






# INNER WEST

## DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	DA/2021/0255
<b>Address</b>	1 Trevor Street LILYFIELD NSW 2040
<b>Proposal</b>	Demolition of existing structures and construction of a two (2) storey new generation boarding house comprising eleven (11) rooms over 2 levels and over a basement car park, and associated works, including fencing, landscaping, excavation and site works
<b>Date of Lodgement</b>	8 April 2021
<b>Applicant</b>	Mr Ibrahim Conlon
<b>Owner</b>	Mr William J Reddy
<b>Number of Submissions</b>	31
<b>Value of works</b>	\$1,377,270.00
<b>Reason for determination at Planning Panel</b>	Number of submissions
<b>Main Issues</b>	View Loss Overshadowing Privacy
<b>Recommendation</b>	Approved with Conditions
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development
<b>Attachment C</b>	Plan of Management



### LOCALITY MAP

Subject Site		Objectors		 N
Notified Area		Supporters		

Note: Due to scale of map, not all objectors could be shown.

## 1. Executive Summary

This report is an assessment of the application submitted to Council for Demolition of existing structures and construction of a two (2) storey new generation boarding house comprising eleven (11) rooms over 2 levels and over a basement car park, and associated works, including fencing, landscaping, excavation and site works at 1 Trevor Street, Lilyfield.

The application was notified to surrounding properties and 31 submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- View Loss
- Overshadowing

The proposal generally complies with the aims, objectives and design parameters contained in the relevant State Environmental Planning Policies (SEPPs), Leichhardt Local Environmental Plan 2013 (LLEP2013) and Leichhardt Development Control Plan 2013 (LDLCP2013), respectively.

The development will not result in 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.

## 2. Proposal

The application (as revised) seeks development consent for demolition of existing structures and construction of a two (2) storey new generation boarding house comprising eleven (11) rooms over 2 levels and over a basement car park, and associated works, including fencing, landscaping, excavation and site works:

- Demolition of all existing structures;
- Construction of a 2-storey building for the purposes of a boarding house comprising the following:
  - Basement Level: 9 x car parking spaces, wash bay, 3 x motorcycle parking spaces, 4 x bicycle locker spaces, waste storage rooms, bulky storage room, plant room, lift, vehicular access ramp to Trevor Street.
  - Ground floor: 5 x boarding rooms with self-contained bathroom and kitchen facilities (1 x single, 1 x accessible single and 3 x doubles), laundry, communal room & courtyard, lift, stairs to the first floor and pedestrian entry point from Joseph Street; and
- First floor: Lift, stairs to the ground floor, 2 x single boarding rooms and 4 x double boarding rooms with self-contained, bathroom and kitchen facilities.
- Excavation, general site and landscaping works.

## 3. Site Description

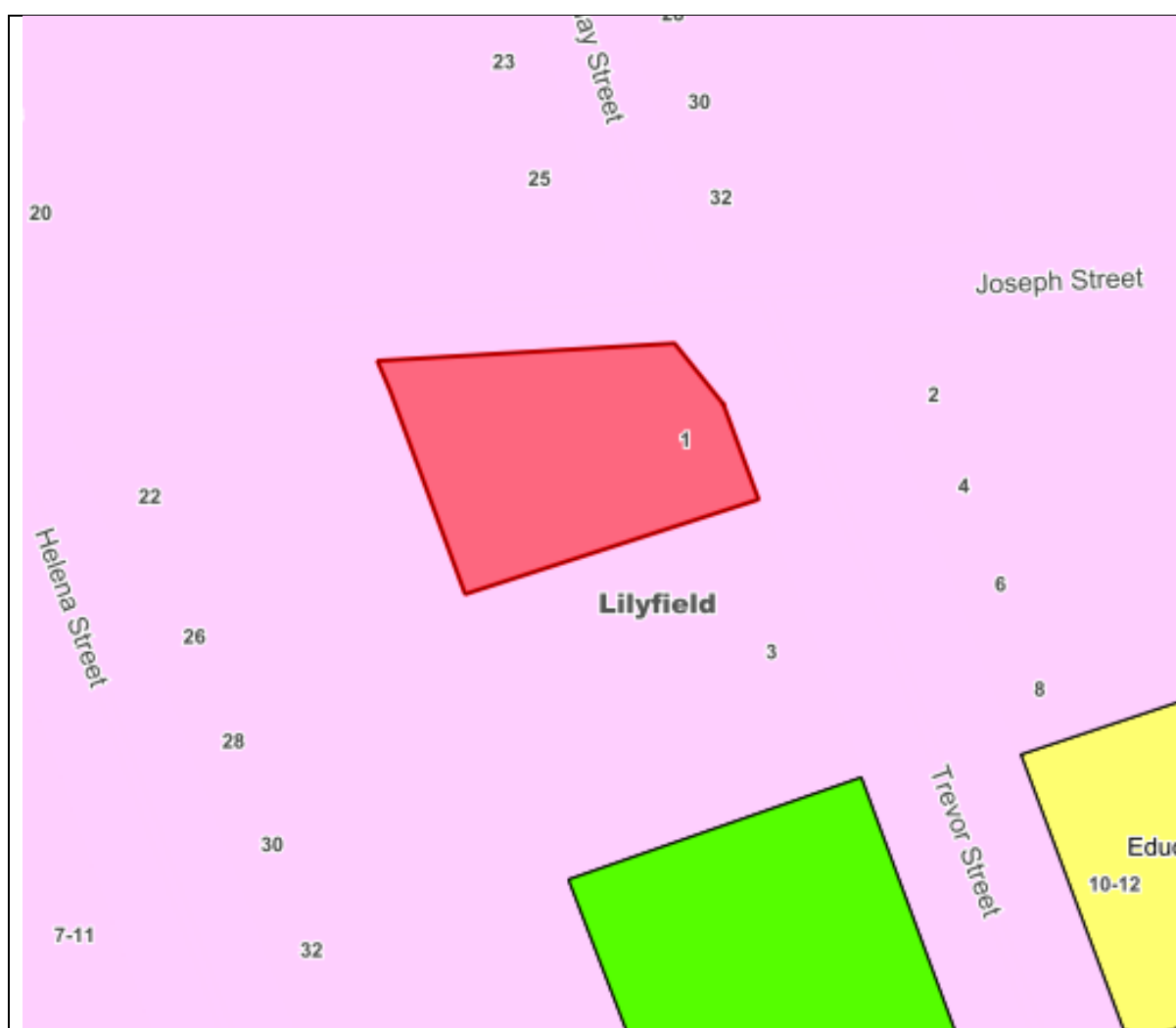
The site is located on the corner of Trevor Street and Joseph Street. It consists of 1 allotment which is legally described as Lot 9 in Deposited Plan (DP) 35364.

The site has a total area of approximately 619.7 square metres (sqm) with a frontage to Trevor Street of approximately 17.735 metres (m) and a frontage to Joseph Street of approximately 28.935m.

The site supports a single storey, masonry dwelling, a timber shed and driveway access. The site contains one small tree in the south-western corner. Adjoining the site immediately to the west is a two-three storey flat building single storey garage and associated driveway. Adjoining the site immediately to the south is a driveway and carpark associated within a site also containing a single storey dwelling and a two-storey flat building. To the east and north of the site on the opposite sides of Trevor Street and Joseph Street respectively, are single storey masonry dwelling houses.

The subject site is located within the 2025ANEF Aircraft Noise Contour for Sydney Kingsford Smith Airport.

The locality comprises a mix of residential accommodation, including residential flat buildings (RFBs) and dwelling houses, Trevor Street playground; and the Inner Sydney Montessori School.



## 4. Background

### 4(a) Site history

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

## Subject Site

Application	Proposal	Decision & Date
PDA/2020/0223	Demolition of existing structures and construction of a new generation 20 room boarding house with associated parking and landscape works	Issued 17/08/2020
PDA/2020/0355	Demolition of existing structures and construction of a new generation 19 room boarding house with associated parking and landscape works	Issued 30/10/2020

## Surrounding properties

20 Helena Street

Application	Proposal	Decision & Date
DA/2020/0701	Demolition of existing house and structures, proposed subdivision and construction of two Semi-detached dwellings and related landscaping	23/10/2020 Approved
MOD/2021/0102	Modify approved semi-detached dwellings - changes include additional floor area, relocation of external wall/s, changes to windows, new balconies and associated changes to internal and external layout and detailing.	18/06/2021 Approved

22 Helena Street

Application	Proposal	Decision & Date
TREE/2020/0311	Removal of 1 x <i>Corymbia citriodora</i> (lemon scented gum) within the front setback of the property	27/07/2020 Refused

## 4(b) Application history

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

Date	Discussion / Letter / Additional Information
18 Oct 2021	Amended Plans submitted
10 Sept 2021	Council request for further information/amendments

## 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:

- *State Environmental Planning Policy No. 55—Remediation of Land (SEPP 55)*;

- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)*;
- *Leichhardt Local Environmental Plan 2013 (LLEP 2013)*.
- *State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*

The following provides further discussion of the relevant issues:

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

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. LDCP 2013 provides controls and guidelines for remediation works. *SEPP 55* requires the consent authority to be satisfied that “the site is, or can be made, suitable for the proposed use” prior to the granting of consent.

A phase 1 Preliminary Site Investigation report was submitted with application that concluded that the site in its current condition is suitable for the proposed use without remediation works being required.

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

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

#### *5(a)(iii) State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP)*

*Vegetation SEPP* concerns the protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council’s DCP.

The application seeks the removal of vegetation from within the site. The application was referred to Council’s Urban Forest Officer whose comments are summarised as follows:

There are no prescribed trees on the site. The proposal is considered acceptable with regard to the *Vegetation SEPP* and *LDCP* subject to the imposition of conditions, which have been include in the recommendation of this report.

#### *5(a)(iii) State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP)*

*State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP)* provides controls relating to various matters relating to height, floor space ratio, landscaped area, solar access, and private open space requirements for various types of affordable rental housing, including boarding houses.

An assessment of the proposal against the abovementioned relevant provisions is carried out hereafter:

Part 2 New affordable rental housing (Division 3 Boarding Houses)

Clause 29 of ARH SEPP 2009 stipulates that the following standards cannot be used to refuse consent:

Standard	Proposed	Compliance
<p>(1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:</p> <p>a. the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or</p> <p>b. if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or</p> <p>c. if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:</p> <p>i. 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or</p> <p>ii. 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.</p>	<p>The following is acknowledged with respect to this matter:</p> <ul style="list-style-type: none"> <li>• The site contains an area of approximately 619.7sqm; and</li> <li>• A floor space ratio (FSR) of 0.6:1 or is permitted under Clause 4.4 of LLEP 2013.</li> </ul> <p>RFBs are permissible with consent in the site's R1 Residential zoning under LLEP 2013.</p> <p>The site has no heritage status under LLEP 2013</p> <p>Therefore, the proposal is entitled to a 0.5:1 bonus under this Clause. The permissible FSR on the site then being 1.1:1.</p> <p>The proposal complies with this standard having an FSR of 0.67:1.</p>	<p>Yes</p>
<p>(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:</p> <p>(a) building height - if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,</p>	<p>There is no height control under LLEP.</p>	<p>Yes</p>
<p>(b) landscaped area - if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,</p>	<p>The front setback is proposed to be landscaped which is considered compatible with the surrounding streetscape.</p>	<p>Yes</p>
<p>(c) solar access - where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,</p>	<p>A communal living room on the ground floor will receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.</p>	<p>Yes</p>

<p><i>(d) private open space - if at least the following private open space areas are provided (other than the front setback area):</i></p> <p><i>(i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers,</i></p> <p><i>(ii) if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,</i></p>	<p>The proposed communal courtyard and planter exceeds the minimum area requirement and complies with the minimum dimension requirements.</p> <p>Further, the site contains approximately 60sqm within the front setback adjacent the communal room and courtyard as POS. With a further 110sqm of POS in the western and southern side setbacks.</p> <p>The proposal does not provide on-site Manager accommodation.</p>	<p>Yes</p>
<p><i>e. parking - if:</i></p> <p><i>i. in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and</i></p> <p><i>ii. in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and</i></p> <p><i>(iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and</i></p> <p><i>iii. in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,</i></p>	<p>The development is not proposed to be carried out by or on behalf of a social housing provider.</p> <p>The proposal complies with the 6 car space requirement, as it provides 9 car spaces (including 1 accessible space).</p>	<p>Yes</p>
<p><i>(f) accommodation size - if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</i></p> <p><i>(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</i></p> <p><i>(ii) 16 square metres in any other case.</i></p>	<p>Each boarding room satisfies the relevant minimum size standard.</p>	<p>Yes</p>
<p><i>(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.</i></p>	<p>Each boarding room has private kitchen and bathroom facilities.</p>	<p>Yes</p>
<p><i>(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).</i></p>	<p>Noted.</p>	<p>Noted.</p>

In addition, Clause 30 of *ARH SEPP 2009* outlines that consent must not be granted unless Council is satisfied with the following standards for boarding houses:

<b>Standard</b>	<b>Proposed</b>	<b>Compliance</b>
(1) <i>A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:</i>  (a) <i>if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,</i>	A suitable communal living room is provided on the ground floor.	Yes
(b) <i>no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,</i>	All boarding rooms have a maximum gross floor area of below 25sqm (excluding private kitchen and bathroom facilities).	Yes
(c) <i>no boarding room will be occupied by more than 2 adult lodgers,</i>	No boarding room is capable of accommodating more than 2 adult lodgers.  A condition of consent has been included in the recommendation to reaffirm this requirement.	Yes, subject to condition
(d) <i>Adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger</i>	Each boarding room is provided with private kitchen and bathroom facilities.	Yes
(1)(e) <i>If the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on-site dwelling will be provided for a boarding house manager</i>	The proposed boarding house has the capacity to accommodate 18 lodgers. As such, a room for a boarding house manager is not required.	N/A
(g) <i>If the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use</i>	The land on which the boarding house is located is zoned residential.	N/A
(1)(f) <i>At least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms (1 bicycle space and 1 motorcycle space required)</i>	The proposal complies with this requirement, as 4 spaces are provided for bicycles and 3 spaces provided for motorcycles.	Yes

#### Clause 30A – Character of local area

The *ARH SEPP 2009* requires the consent authority to consider whether the design of proposed boarding house development is compatible with the character of the local area.

The following is noted with respect to the design of the development:

- Surrounding sites vary between two/three level multi-dwelling forms to single-storey detached cottages.
- The building adopts a low form with the upper level being low set, clad with different material and setback from the ground level walls so as to better fit in the subject location that is sympathetic to nearby development.
- The development has been sited in an appropriate manner, which includes the adoption of suitable setbacks that minimise impacts on adjoining sites.
- The proposal provides sufficient landscaped areas within the front and side setback, which complement that of nearby properties.



- A suitable material and colour palette is proposed which will allow the building to complement the character of buildings within the streetscape and locality.
- As demonstrated further within this report, the proposal will have an acceptable amenity impact on nearby development in terms of overshadowing and privacy; and
- As outlined further within this report, the proposal readily complies with the relevant provisions under the *LLEP 2013*, including the Landscaped Area and Site Coverage development standards, ensuring it is compatible with the desired future character of the area.

Given the above, the development is compatible with the character of the area and satisfies Clause 30A under the *ARH SEPP 2009*.

*(Part 4 – Miscellaneous) Clause 52 – No subdivision of boarding house*

Clause 52 stipulates that consent is not to be granted for the strata subdivision or community title subdivision of a boarding house. The application does not propose any form of subdivision of the boarding house. Notwithstanding, a condition has been included in the recommendation that prohibits the subdivision of the boarding house in perpetuity.

*5(a)(i) Leichhardt Local Environment Plan 2013 (LLEP 2013)*

The application was assessed against the following relevant clauses of *the Leichhardt Local Environmental Plan 2013*:

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.7 - Demolition
- Clause 4.3A - Landscaped areas for residential accommodation in Zone R1
- Clause 4.4 – Floor Space Ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 6.2 - Earthworks
- Clause 6.4 - Stormwater management
- Clause 6.8 - Development in areas subject to aircraft noise

(i) *Clause 2.3 - Land Use Table and Zone Objectives*

The site is zoned R1 under the *LLEP 2013*. The *LLEP 2013* defines the development as:

***boarding house*** means a building that—

- (a) is wholly or partly let in lodgings, and*
- (b) provides lodgers with a principal place of residence for 3 months or more, and*
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and*
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,*

*but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.*

The development is permitted with consent within the land use table. The development is consistent with the objectives of the R1 zone.

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

Standard	Proposal	non compliance	Complies
<b>Floor Space Ratio</b> Maximum permissible: 0.6:1	0.67:1 or 412.5sqm	40.68sqm or 10.94%	No
<b>Landscape Area</b> Minimum permissible: 20%	21.03% or 130.3sqm	-	Yes
<b>Site Coverage</b> Maximum permissible: 60%	57.12% or 354sqm	-	Yes

Despite the non-compliance with the maximum FSR standard under the *LLEP2013*, the proposal is well within the applicable FSR standard prescribed by the *SEPP ARH*.

### 5(b) Draft Environmental Planning Instruments

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

- Draft State Environmental Planning Policy (Housing 2021) (Housing SEPP 2021); and
- Draft Inner West Local Environmental Plan 2020 (IWLEP 2020).

The following provides further discussion of the relevant issues:

#### Draft State Environmental Planning Policy (Housing 2021) (Housing SEPP 2021)

The Draft Housing SEPP 2021 was placed on public exhibition commencing on 2 August 2021 and accordingly is a matter for consideration in the assessment of the application under *Section 4.15(1)(a)(ii) of the EP&A 1979*.

The Draft Housing SEPP 2021 contains the following draft provisions that are relevant to the proposal and that differ from current provisions under *ARH SEPP*:

#### **Division 2 Boarding houses**

##### **22 Boarding houses permitted with consent**

*(1) Development for the purposes of a boarding house may be carried out with consent on land on which development for the purposes of a boarding house is permitted with consent under another environmental planning instrument.*

The proposal satisfies the above draft clause as follows:

- The subject site is located within an R1 Zone under the *LLEP 2013* in which boarding houses are permissible with consent.

##### **23 Non-discretionary development standards—the Act, s 4.15**

The proposal has been assessed against the following relevant draft standards:

*(2) The following are non-discretionary development standards in relation to the carrying out of development to which this Division applies—*

*(a) for development on non-heritage land in a zone in which residential flat buildings are permitted—a floor space ratio not exceeding—*

*(i) the maximum permissible floor space ratio for residential accommodation on the land, and*

*(ii) an additional 25% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the boarding house,*

The site is not within a heritage conservation area and residential flat buildings are permissible within the site's R1 Zone under the LLEP 2013. The draft permissible FSR under this clause is 0.75:1. The proposal has an FSR of 0.67:1 which satisfies the above draft standard.

*(e) at least 3 hours of direct solar access provided between 9am and 3pm at mid-winter in at least 1 communal living area,*

The proposed common room satisfies this standard.

*(2)(g) for a boarding house containing more than 6 boarding rooms—*

*(i) a total of at least 30m<sup>2</sup> of communal living area plus at least a further 2m<sup>2</sup> for each boarding room in excess of 6 boarding rooms, and*

*(ii) minimum dimensions of 3m for each communal living area,*

The proposed development does not meet this draft standard. Despite this, it complies with the provisions of the current ARH SEPP 2009 and is considered satisfactory.

*(2)(h) communal open spaces—*

*(i) with a total area of at least 20% of the site area, and*

*(ii) each with minimum dimensions of 3m,*

The proposal does not comply with the above draft requirement. However, the proposal includes 21% of the site as landscaped area. Further, the proposal provides boarding rooms that exceed the minimum area requirements for both single and double rooms, in addition to providing significant landscaped areas over the site.

*(2)(k) at least 1 motorcycle parking space for every 5 boarding rooms*

The proposal satisfies this standard.

*(2)(l) at least 1 bicycle parking space for each boarding room.*

This standard requires the provision of 11 bicycle spaces. The proposal provides 4 bicycle spaces in the basement and does not satisfy this standard.

Notwithstanding, it is acknowledged that the above are draft non-discretionary standards and as detailed within this report, the proposal is compliant with or exceeds the current relevant SEPP provisions relating to these matters.

## **24 Standards for boarding houses**

*(1) Development consent must not be granted under this Division unless the consent authority is satisfied that—*

*(h) the minimum lot size for the development is not less than—*

*(iii) for development on other land—the minimum lot size requirements for residential flat buildings under a relevant planning instrument,*

The lot size of 619.7sqm significantly exceeds the minimum 200sqm lot size requirement under the *LLEP2013*.

**25 Must be used for affordable housing in perpetuity**

*(1) Development consent must not be granted under this Division unless the consent authority is satisfied that from the date of the issue of the occupation certificate and continuing in perpetuity—*

*(a) the boarding house will be used for affordable housing, and*

*(b) the boarding house will be managed by a registered community housing provider.*

*(2) Subsection (1) does not apply to development on land owned by the Land and Housing Corporation or to a development application made by a public authority.*

In relation to the above amendment under draft Clause 25(1)(a) and (b), this would empower the consent authority to impose conditions of consent requiring rental income to be within the definition of affordable housing under the *EP&A Act 1979* and requiring the premises to be operated by a community housing provider. It is acknowledged that this amendment would not alter the form or scale of the development if it were in operation.

Overall, in considering the weight of this instrument it should be noted that this is a draft SEPP that has been exhibited but not made. In this case, the drafting of the final instrument is not available, as it would be with a draft LEP amendment awaiting ministerial consideration. The certainty of the amendment is lessened as the final form is not available and in consideration of submissions received during the exhibition period, the Minister may make the instrument in a form that differs to the requirements under the draft instrument.

In considering the case law in *Terrace Tower Holdings Pty Limited v Sutherland Shire Council* [2003] NSWCA 289 it should be noted that the application does not undermine the intent of the instrument in a substantial way (as in *Lizard Apple Pty Ltd v Inner West Council* [2019] NSWLEC 1146). As a result, it is not considered that the Draft Housing SEPP presents an impediment to the granting of a consent of the subject proposal.

**5(c) 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(d) Development Control Plans**

The application has been assessed and the following provides a summary of the relevant provisions of Leichhardt Development Control Plan 2013.

<b>LDCP2013</b>	<b>Compliance</b>
<b>Part A: Introductions</b>	
Section 3 – Notification of Applications	Yes

<b>Part B: Connections</b>	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Yes
B3.1 Social Impact Assessment	Yes
B3.2 Events and Activities in the Public Domain (Special Events)	n/a
<b>Part C</b>	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.3 Alterations and additions	n/a
C1.4 Heritage Conservation Areas and Heritage Items	n/a
C1.5 Corner Sites	Yes
C1.6 Subdivision	n/a
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	Yes
C1.11 Parking	Yes
C1.12 Landscaping	Yes
C1.13 Open Space Design Within the Public Domain	n/a
C1.14 Tree Management	Yes
C1.15 Signs and Outdoor Advertising	n/a
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	n/a
C1.17 Minor Architectural Details	n/a
C1.18 Laneways	n/a
C1.19 Rock Faces, Rocky Outcrops, Cliff Faces, Steep Slopes and Rock Walls	n/a
C1.20 Foreshore Land	n/a
C1.21 Green Roofs and Green Living Walls	n/a
<b>Part C: Place – Section 2 Urban Character</b>	
Nanny Goat Hill distinctive neighbourhood	Yes
<b>Part C: Place – Section 3 – Residential Provisions</b>	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	The site is subject to a 3.6m Building envelope. The proposal breaches the envelope control by between 0.35m at the rear of the site and 1.7m to the front elevation to Trevor & Joseph Street. Despite the proposed breaches, the height and form

	<p>of the development is less than that of the adjoining flat building at 22 Helena Street. Further, the breaches are predominantly to the street elevation which do not result in any significant amenity impacts.</p> <p>The proposal complies with front and rear Building Location Zones. The main boarding house levels above the basement parking level provide significant front setbacks (3m-3.2m) Joseph Street/ (3.65-5.1m) Trevor Street. These setbacks are characteristic to those of adjoining properties.</p> <p>As the site does not present a rear boundary, being a corner lot, the rear BLZ of the site is not readily identified given the orientation and position of buildings on the adjoining properties. Despite this it is noted that the side and rear setbacks of the main boarding house levels above the basement parking level (3m-3.3m) are greater than the side setbacks of the buildings at 22 and 26 Helena Street.</p> <p>The proposal complies with the side setback controls.</p> <p>The proposed development responds and contributes to its context and is appropriate in terms of the streetscape character. The development is considered to satisfy the design requirements that are able to be applied having due regard to the operation of <i>ARH SEPP</i>.</p>
C3.3 Elevation and Materials	Yes
C3.4 Dormer Windows	n/a
C3.5 Front Gardens and Dwelling Entries	Yes
C3.6 Fences	Yes
C3.7 Environmental Performance	Yes
C3.8 Private Open Space	Yes
C3.9 Solar Access	<p>Surrounding lots are oriented east-west. The proposal would comply with solar access requirements to the adjoining southern property, 3 Trevor Street given the separation distance to the nearest dwelling on that site being separated from the subject site by a driveway and carpark within that site.</p> <p>Main living rooms of dwellings within 22 and 26 Helena Street to the west of the site are unaffected by overshadowing due to the increased side setback provided to that property in the amended plans the subject of this report.</p> <p>The proposal would result in no significant impact to the south facing open space within 22 Helena Street.</p> <p>The proposal would result in loss of solar access at 9am to the north facing POS of units 2 &amp; 3 within 26 Helena Street. However, in this case it is noted that this POS is currently overshadowed. In this regard, it is considered unlikely that any two-storey built form could be erected on the subject site without impacting this limited 9am solar access. Consequently, the proposed impact is considered reasonable in the circumstances.</p>

	<p>The proposal would also result in increased 9am shadow to the rear POS of 28 Helena Street. However, it is noted that this POS does not currently receive the required 2.5 hours solar access between 9am-3pm. Solar access to the north facing living room glazing in 3/26 Helena St would be reduced to two hours between 9am-3pm. Again, it is considered that any likely redevelopment of the subject site involving a two-storey form would result in similar or greater impacts.</p>
<p>C3.10 Views</p>	<p>The proposal would result in substantial loss of the existing view to the CBD available from the eastern bedroom window of 10/22 Helena Street. The applicant notes that the top of Westfield Tower would still be visible above the roof of the proposed development. Despite this, it is considered that the existing view would essentially be obstructed by the development.</p> <p>In this regard, it is noted that the view is gained over multiple properties to the east of the site, including the subject site. It is considered that preservation of this view is problematic given the surrounding properties, including the subject site, are able to development consistent with LDCP 2013 and also potentially <i>SEPP (Exempt and complying Development) 2008</i>, which could include two-storey forms that would obstruct this view.</p> <p>Consequently, in the circumstances the view loss impact of the proposed development would be equivalent to that of any redevelopment of the site involving a two-storey form. As such the view loss is considered reasonable in the circumstances.</p>  <p><i>Photo - View from bedroom window of Unit 10, 22 Helena Street toward CBD skyline</i></p>
<p>C3.11 Visual Privacy</p>	<p>The amended plans the subject of this report now generally provide windows facing adjoining properties with sill heights of 1.6m. This, in combination with increased significant setbacks of the proposed development from adjoining properties mitigate any significant visual privacy impacts.</p>
<p>C3.12 Acoustic Privacy</p>	<p>The amended plans the subject of this report do not provide external balconies to the boarding house rooms and now provide increased setbacks of the development from adjoining properties. Consequently, these design measures would act to mitigate any significant acoustic privacy impacts.</p>

C3.13 Conversion of Existing Non-Residential Buildings	n/a
C3.14 Adaptable Housing	n/a
<b>Part C: Place – Section 4 – Non-Residential Provisions</b>	
C4.1 Objectives for Non-Residential Zones	n/a
C4.2 Site Layout and Building Design	n/a
C4.3 Ecologically Sustainable Development	n/a
C4.4 Elevation and Materials	n/a
C4.5 Interface Amenity	n/a
C4.6 Shopfronts	n/a
C4.7 Bulky Goods Premises	n/a
C4.8 Child Care Centres	n/a
C4.9 Home Based Business	n/a
C4.10 Industrial Development	n/a
C4.11 Licensed Premises and Small Bars	n/a
C4.12 B7 Business Park Zone	n/a
C4.13 Markets	n/a
C4.14 Medical Centres	n/a
C4.15 Mixed Use	n/a
C4.16 Recreational Facility	n/a
C4.17 Sex Services Premises	n/a
C4.18 Vehicle Sales or Hire Premises And Service Stations	n/a
C4.19 Vehicle Repair Station	n/a
C4.20 Outdoor Dining Areas	n/a
C4.21 Creative Industries	n/a
<b>Part D: Energy</b>	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	Yes
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.3 Residential Development	Yes
D2.4 Non-Residential Development	n/a
D2.5 Mixed Use Development	n/a
<b>Part E: Water</b>	
Section 1 – Sustainable Water and Risk Management	
E1.1 Approvals Process and Reports Required With Development Applications	Yes
E1.1.1 Water Management Statement	Yes



E1.1.2 Integrated Water Cycle Plan	Yes
E1.1.3 Stormwater Drainage Concept Plan	Yes - subject to conditons
E1.1.4 Flood Risk Management Report	n/a
E1.1.5 Foreshore Risk Management Report	n/a
E1.2 Water Management	Yes
E1.2.1 Water Conservation	Yes
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.3 On-Site Detention of Stormwater	Yes
E1.2.4 Stormwater Treatment	Yes
E1.2.5 Water Disposal	Yes
E1.2.6 Building in the vicinity of a Public Drainage System	n/a
E1.2.7 Wastewater Management	n/a
E1.3 Hazard Management	n/a
E1.3.1 Flood Risk Management	n/a
E1.3.2 Foreshore Risk Management	n/a
<b>Part F: Food</b>	n/a
<b>Part G: Site Specific Controls</b>	n/a

The following provides discussion of the relevant issues:

#### 5(e) 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(f) 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(g) Any submissions

The originally lodged application and plans were notified in accordance with the Community Engagement Framework for a period of 21 days to surrounding properties.

31 submissions were received in response to the initial notification.

The amended plans the basis of this report, were not required to be renotified under the Community Engagement Framework as they represent a reduced/similar impact to the originally lodged design.

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

- View loss – See Section 5(d)
- Overshadowing – See Section 5(d)
- Privacy – See Section 5(d)
- Character – See Section 5(a)(iii)
- Parking – See Section 5(a)(iii)
- Contamination – See Section 5(a)(i)
- 

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

Issue: The proposal is of excessive height.  
Comment: The proposal complies with the relevant controls relating to building height.

Issue: The proposal would result in traffic congestion/conflict.  
Comment: Given the size of the development and the site being on a corner allotment served by several streets, the proposal is unlikely to result in any significant traffic issues.

Issue: The boarding house would cause noise disturbance  
Comment: Given the design of the premises, and without external balconies or dedicated communal areas immediately adjacent to adjoining properties the proposal is unlikely to result in significant acoustic privacy impacts.

Issue: The boarding house would compromise child safety and welfare in the vicinity.  
Comment: No evidence is provided to support this objection.

Issue: The boarding house would result in social blight.  
Comment: No evidence is provided to support this objection.

Issue: The boarding house would result in vagrancy in the area.  
Comment: No evidence is provided to support this objection.

Issue: The boarding house would adversely impact property values in the area.  
Comment: No evidence is provided to support this objection.

Issue: The boarding house does not provide sufficient room sizes.  
Comment: The proposal complies with the design requirements of the applicable ARH SEPP.

Issue: The boarding house Social Impact Assessment is unsatisfactory.  
Comment: The proposed Social Impact Assessment has been reviewed and is considered satisfactory.

Issue: The excavation required for the proposal would result in structural damage to neighbouring properties.  
Comment: The proposed basement is setback from the boundaries of the site. Due to the slope of the site the deeper excavation is located closer to Joseph street to the north. Any consent would be subject to appropriate conditions to manage excavation works.

Issue: The proposal represents an overdevelopment of the site.  
Comment: The proposal complies with the design requirements of the applicable ARH SEPP and is not considered to constitute an overdevelopment of the site.

Issue: The proposal does not comply with the FSR.

Comment: The proposal complies.

Issue: The boarding house would result in increased crime in the area.

Comment: No evidence is provided to support this objection.

Issue: The boarding house would attract the wrong kind of resident in the area.

Comment: No evidence is provided to support this objection.

Issue: The proposal provides inadequate open space.

Comment: The proposal complies.

Issue: The boarding house is unsatisfactory and could not be properly governed/controlled/administered as it does not have an on-site manager

Comment: No evidence is provided to support this objection. A Plan of Management has been submitted that provides details and operational management of the use.

Issue: The boarding house does not provide low-cost accommodation.

Comment: No evidence is provided to support this objection.

Issue: The proposal does not represent a 'New Gen' boarding house.

Comment: No evidence is provided to support this objection.

Issue: The proposal does not provide / would interfere with, adequate emergency access.

Comment: No evidence is provided to support this objection.

Issue: The proposal does not have access to adequate public transport.

Comment: The site is located close to both bus routes and light rail.

Issue: The proposal is not compatible with current COVID risks.

Comment: No evidence is provided to support this objection.

Issue: The proposal would result in clustering of social housing in the area.

Comment: The proposed development is located close to nearby public housing to the west of the site. As a privately operated boarding house the proposal is unlike public housing development.

Issue: The boarding house would result in an increase in antisocial behaviour and disturbance in the area.

Comment: No evidence is provided to support this objection.

## 5(h) The Public Interest

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

The proposal is not contrary to the public interest.

## 6 Referrals

### 6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in the report or conditions of consent recommended.

- Urban Forest
- Waste Management
- Development Engineer
- Building Certification
- Community Services
- Health

### 6(b) External

The application was referred to the following external body. Referral advice is incorporated in recommended conditions.

- Ausgrid

## 7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$141,169.54 would be required for the development under the relevant Leichhardt Contributions Plans. A condition requiring that contribution to be paid is included in the recommendation.

## 8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Leichhardt Local Environmental Plan 2013 and Leichhardt Development Control Plan 2013.

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

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

## 9. Recommendation

- 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 Development Application No. DA/2021/0255 for Demolition of existing structures and construction of a two (2) storey new generation boarding house comprising eleven (11) rooms over 2 levels and over a basement car park, and associated works, including fencing, landscaping, excavation and site works at 1 Trevor Street LILYFIELD NSW 2040 subject to the conditions listed in Attachment A below

## Attachment A – Recommended conditions of consent

### CONDITIONS OF CONSENT

#### DOCUMENTS RELATED TO THE CONSENT

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

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
1441.109-8D	Demolition Plan	5/10/2021	ISC Design Architects
1441.109-9D	Basement Plan	5/10/2021	ISC Design Architects
1441.109-10D	Site Ground Plan	5/10/2021	ISC Design Architects
1441.109-11D	Site First Plan	5/10/2021	ISC Design Architects
1441.109-12D	Site Roof Plan	5/10/2021	ISC Design Architects
1441.109-13D	Sections	5/10/2021	ISC Design Architects
1441.109-14D	East & North Elevations	5/10/2021	ISC Design Architects
1441.109-15D	West & South Elevations	5/10/2021	ISC Design Architects
L/01-A	Ground Floor Landscape Plan	11/10/2021	Discount Landscape Plans
L/02-A	First Floor Landscape Plan	11/10/2021	Discount Landscape Plans
L/03	Landscape Details	12/2/2021	Discount Landscape Plans
L/04	Landscape Specification	12/2/2021	Discount Landscape Plans
000/B	Stormwater Concept Plan - Cover Sheet	15/10/2021	MBR Consulting Engineers
101/B	Stormwater Concept Plan - Basement Level	15/10/2021	MBR Consulting Engineers

102/B	Stormwater Concept Plan - Roof Plan	15/10/2021	MBR Consulting Engineers
103/B	Stormwater Concept Plan - Level 1 & Roof Plan	15/10/2021	MBR Consulting Engineers
104/B	Stormwater Concept Plan - Ground Level	15/10/2021	MBR Consulting Engineers
105/B	Stormwater Concept Plan - OSD & WSUD Catchment Plan	15/10/2021	MBR Consulting Engineers
106/B	Stormwater Concept Plan - Pump-out Tank Details & Calculations	15/10/2021	MBR Consulting Engineers
107/B	Stormwater Concept Plan - OSD & WSUD Details & Calculations - Sheet 1	15/10/2021	MBR Consulting Engineers
108/B	Stormwater Concept Plan - OSD & WSUD Details & Calculations - Sheet 2	15/10/2021	MBR Consulting Engineers
109/B	Stormwater Concept Plan - OSD & WSUD Details & Calculations - Sheet 3	15/10/2021	MBR Consulting Engineers
110/B	Stormwater Concept Plan - Ground Level	15/10/2021	MBR Consulting Engineers
C00/A	Civil Works - Cover Sheet	11/1/2021	MBR Consulting Engineers
C01/B	Civil Works - Layout	18/10/2021	MBR Consulting Engineers
C02/B	Driveway Long Sections - Sheet 1	18/10/2021	MBR Consulting Engineers
C03/A	Driveway Long Sections - Sheet 1	11/1/2021	MBR Consulting Engineers
C04/B	Swept Paths	18/10/2021	MBR Consulting Engineers
C05/B	Boundary Long Section	18/10/2021	MBR Consulting Engineers
C06/A	Civil Works - Details	11/1/2021	MBR Consulting Engineers

S00/B	Basement Structural Plans - Cover sheet	5/10/2021	Elite Australian Engineering
S01/B	Basement Structural Plans - Basement Plan	5/10/2021	Elite Australian Engineering
S02/B	Basement Structural Plans - Section X	5/10/2021	Elite Australian Engineering
20415 Vers.3	Operation Plan of Management	5/10/2021	EPlanning
-	Waste Management Plan	3/3/2021	ISC Design Architects
-	Material Finishes Schedule	3/3/2021	ISC Design Architects
HARP0556-GEO AA	Geotechnical Report	30/12/2020	Greywacke Geotechnics
-	Access Report	12/10/2021	Design Right Consulting
201185-01L-DD	Acoustic Report	4/10/2021	Acoustic Consulting Engineers
-	NCC Report	16/2/2021	Design Right Consulting
-	NCC Report - Section J	5/10/2021	EPlanning
1175191M_03	BASIX Certificate	9/10/2021	EPlanning

As amended by the conditions of consent.

## **FEES**

### **2. Security Deposit - Custom**

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

<b>Security Deposit:</b>	\$20,000.00
<b>Inspection Fee:</b>	\$236.70

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the initial consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

**3. Section 7.11 (Former Section 94) Contribution**

Prior to the issue of a Construction Certificate works written evidence must be provided to the Certifying Authority that a monetary contribution of \$141,169.54 in accordance with Developer Contributions Plan No.1 – Open Space and Recreation; 'Developer Contributions Plan No.2 – Community Facilities and Services (2005); and Leichhardt Developer Contributions Plan – Transport and Access 'CP' has been paid to the Council.

The above contribution is the contribution applicable as at 21/10/2021.

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:



<b>Local Infrastructure Type:</b>	<b>Contribution \$</b>
Open Space and Recreation	121,116.00
Community Facilities and Services	18,517.00
Local Traffic Area Management	13,011.45
Light Rail Access Works	109.05
Bicycle Works	116.04
<b>TOTAL</b>	<b>\$ 141,169.54</b>

A copy of the CP can be inspected at any of the Inner West Council Services Centres or viewed online at:

<https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment methods:

The required contribution must be paid either **by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions; cash (to a maximum of \$10,000))**. It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. **Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.**

\*NB A 0.75% credit card transaction fee applies to all credit card transactions.

#### **4. Long Service Levy**

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

## **GENERAL CONDITIONS**

### **5. Tree Protection**

No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council's Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

Any public tree within five (5) metres of the development must be protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.

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

The recommendations contained in the acoustic report prepared by Acoustic Consulting Engineers Pty Ltd, reference 201185-01L-DD dated 4 October 2021 must be implemented.

### **7. Hazardous Materials Survey**

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

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

### **8. Boundary Alignment Levels**

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

### **9. Car Parking**

The development must provide and maintain within the site:

- a. Nine (9) car parking spaces in total must be paved and line marked;
- b. One(1) car parking spaces, for persons with a disability must be provided and marked as disabled car parking spaces;
- c. Three (3) off-street motorcycle parking spaces must be provided, paved, line marked and maintained at all times;
- d. Bicycle storage capacity for Four (4) bicycles is to be provided within the site; and
- e. One (1) Carwash bay.

#### **10. Boarding House**

The development must provide and maintain:

- a. A minimum of one (1) Accessible boarding rooms; and
- b. All rooms within the boarding house must be connected to a centralised electricity, water and gas (if installed) service.

#### **11. Residential Flat Buildings – Hot Water Systems**

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

#### **12. Residential Flat Buildings – Air Conditioning Systems**

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

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

Prior to the issue of a Construction Certificate, the Certifying Authority, must be provided with plans that demonstrate one (1) room is Adaptable.

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

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

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

#### **15. Erosion and Sediment Control**

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and

specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

**16. Standard Street Tree Protection**

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

**17. Verification of Levels and Location**

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

**18. Works Outside the Property Boundary**

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

**19. Boarding House not to be subdivided**

The boarding house and site must not be subdivided at any time.

**PRIOR TO ANY DEMOLITION**

**20. Resource Recovery and Waste Management Plan - Demolition and Construction**

Prior to any demolition works, the Certifying Authority must be provided with a Resource Recovery and Waste Management Plan - Demolition and Construction that includes details of materials that will be excavated and their proposed destination or reuse.

**21. Hoardings**

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must

be erected between the work site and the public property. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.

Separate approval is required from the Council under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property.

## **22. Construction Traffic Management Plan – Detailed**

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

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

- a. Description of the demolition, excavation and construction works;
- b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c. Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d. Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- e. Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- f. Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g. Proposed hours of construction related activities and vehicular movements to and from the site;
- h. Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- i. Any activities proposed to be located or impact upon Council's road, footways or any public place;
- j. Measures to maintain public safety and convenience;
- k. Any proposed road and/or footpath closures;
- l. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- m. Locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;

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

### **23. Dilapidation Report**

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

### **24. Advising Neighbours Prior to Excavation**

At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

### **25. Construction Fencing**

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

### **26. Ausgrid - Overhead Powerlines**

Prior to the commencement of any works (including demolition),

Overhead Powerlines Safe work NSW Document – Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding. The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website, [www.ausgrid.com.au](http://www.ausgrid.com.au) It remains the responsibility of the developer and relevant contractors to verify and maintain these clearances onsite. "Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost. It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site." TELEPHONE: 13 13 65 EMAIL: [development@ausgrid.com.au](mailto:development@ausgrid.com.au) Should you have any enquiries, please contact Ausgrid at [development@ausgrid.com.au](mailto:development@ausgrid.com.au)

### **PRIOR TO CONSTRUCTION CERTIFICATE**

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

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

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

The bin storage area is to meet the design requirements detailed in the Leichhardt DCP 2013 and must include doorways/entrance points of 1200mm.

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

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating that the bulky waste storage area must meet the floor area requirements as per the Leichhardt DCP 2013 and have minimum doorways of 1200mm wide to accommodate large items.

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

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a plan demonstrating that the path of travel between the bin storage area/bulky waste storage area and the designated waste/recycling collection point is has a minimum 1200mm wall-to-wall clearance, be slip-proof, of a hard surface, be free of obstructions and at no point have a gradient exceeding 1:12.

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

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

### **31. Noise General – Acoustic Report**

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

### **32. Aircraft Noise – Acoustic Report (ANEF20-25 or Greater)**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report that meets the relevant provisions of Australian Standard AS 2021:2000 Acoustics – Aircraft noise intrusion – Building siting and construction. The recommendations of the report are to be indicated on the architectural plans and / or specifications.

### **33. Shared Accommodation / Boarding House – Plan Of Management**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Plan of Management demonstrating compliance with operation and maintenance standards set out in the *Local Government (General) Regulation 2005*.

### **34. Dilapidation Report – Pre-Development – Minor**

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



### 35. Parking Facilities – Major (including basement)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) demonstrating that the design of the vehicular access, off-street parking facilities and associated vehicle standing areas comply with Australian Standard AS/NZS 2890.1-2004 Parking Facilities: Off-street car parking, Australian Standard AS 2890.2-2018 Parking Facilities: Commercial vehicle facilities, AS/NZS 2890.3-2015 Parking facilities: Bicycle Parking, AS/NZS 2890.6-2009 Parking facilities: Off-street parking for people with disabilities and the following specific requirements:

- a. The garage slab or driveway must rise within the property to be 170mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004;
- b. A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors;
- c. Headroom at a 'sag' type grade change must be measured in accordance with Figure 5.3 of AS/NZS 2890.1-2004;
- d. Minimum headroom of 2500mm must be provided above any disabled parking space(s);
- e. The longitudinal profile of the access and any ramps within the parking facilities must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004 for a B99 design vehicle. Longitudinal sections must be provided along each outer edge of the ramp at a natural scale of 2:25;
- f. The layout and minimum dimensions of any standing area comply with clause 2.4 of AS/NZS 2890.1-2004 such that:
  - i. Car spaces adjacent to walls or fences are increased in width by an additional 300mm; End spaces are provided with an additional 1m aisle extension;
  - ii. End spaces are provided with an additional 1m aisle extension; and
  - iii. The location of columns within the carpark complies with figure 5.1 of AS/NZS 2890.1-2004.
- g. At the property boundary the access from the road to a standing area is (as near as practicable) perpendicular to the line of the adjacent road;
- h. The relative surface levels of the internal access from the road being controlled so that:
  - i. The surface levels at the property boundary match "alignment levels"
  - ii. The change in grade for any 2m length of access way does not exceed 1 in 8 (12.5%) unless suitable transitions are provided in accordance with AS2890.1;
  - iii. The maximum grade at any point does not exceed 1 in 5 (20%) or in the case of ramps greater than 20m in length 1 in 6 (16.7%); and
  - iv. The maximum grade at the property boundary does not exceed 1 in 20 (5%) within 6m of the property boundary.

- i. The vehicle egress is designed such that there are no obstructions to lines of sight, along with the footpath and the roadway for drivers of egressing vehicles;
- j. A bicycle storage area must consist of security level A individual lockers for residents in accordance with Leichhardt DCP requirements and be designed in accordance with relevant provisions of AS 2890.3-2015.
- k. Bollards must be provided to protect parts of the building including to prevent vehicle encroachment into pedestrian ways, stairs, doorways, lifts and the like as per Section 2.4.5.5 of AS2890.1:2004. Swept paths must consider the location of these bollards.

### **36. Stormwater Drainage System – Major Developments**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans incorporating on site stormwater detention and/or on site retention/ re-use facilities (OSR/OSD) and Stormwater Quality Improvement Devices (SQIDS), certified by a suitably experienced Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that the design of the site drainage system complies with the following specific requirements:

- a. The design must be generally in accordance with the stormwater drainage concept plan on Drawing No. 20116/101 revision (B) prepared by MBR Consulting Engineers and dated 15 October 2021, must be amended to comply with the following;
- b. Stormwater runoff from all surface areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter of a public road/directly to Council's piped drainage system via the OSD/OSR tanks;
- c. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- d. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage;
- e. The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- f. OSD may be reduced or replaced by on site retention (OSR) for rainwater reuse in accordance with the relevant DCP that applies to the land. Where this is pursued, the proposed on-site retention (OSR) tanks must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks where the collected water is to be used to supply water inside the dwelling, such as for toilet flushing or laundry use;
- g. The plans, including supporting calculations, must demonstrate that the post development flows for the 100 year ARI storm are restricted to the pre development flows for the 5 year ARI storm event in accordance with Section E1.2.3 (C2 and C3)

of Council's DCP2013 and the maximum allowable discharge to Council's street gutter limited to 15 litres/second (100year ARI);

- h. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;
- i. Where a combined OSD/OSR is proposed, only roof water is permitted to be connected to the OSD/OSR. The over flow from the storage tank must be connected under gravity to Trevor Street. Stormwater outlet pipe at a lower level of the storage tank is not required.
- j. Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided;
- k. An overland flow path must be provided within the setback to the southern side boundary between the rear of the dwelling and the Trevor Street frontage. The rear courtyard must be graded so that bypass flows from the site drainage system are directed to the overland flow path; The design shall make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands.
- l. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor are
- m. The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands;
- n. Details of external catchments currently draining to the site must be included on the plans. Existing natural overland flows from external catchments may not be blocked or diverted, but must be captured and catered for within the proposed site drainage system. Where necessary an inter-allotment drainage system must be incorporated into the design;
- o. No nuisance or concentration of flows to other properties;
- p. The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system;
- q. Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required;
- r. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;
- s. Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site;
- t. New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0 mm and a maximum section height and width of 100 mm or sewer grade uPVC pipe with a maximum diameter of 100 mm;
- u. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings;

- v. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated;
- w. Water quality filtration basket(s) with screening bag or similar primary treatment device(s) must be installed on the site stormwater drainage system such that all water entering the site stormwater drainage system is filtered by the device(s)
- x. Stormwater quality improvement devices must be installed such that stormwater flows leaving the site meet the following environmental targets:
- y.

<b>Pollutant</b>	<b>Baseline Pollution (kg/ha/yr)</b>	<b>Annual Load</b>	<b>Retention Criteria</b>
Gross Pollutants, including trash, litter and vegetation matter greater than 5mm	500		90% reduction of average annual load
Total Suspended solids, including sediment and other fine material less than 5mm	900		85% reduction of average annual load
Total Phosphorous	2		65% reduction of average annual load
Total Nitrogen	15		45% reduction of average annual load
Hydrocarbons (Oil and Grease)			90% reduction of average annual load – no visible discharge
Toxicants			100% containment of toxicants

- z. A water balance model must be submitted to accompany the water re-use proposal;
- aa. A WSUD Strategy Report must be provided to ensure the treatment measures proposed to meet Council's water quality targets. For sites with a GFA greater than 2000sqm a MUSIC model (including .sqz file) must be included with the report;
- bb. 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.

- cc. 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. Alternatively, the basement must be fully "tanked" so as not to allow the ingress of seepage or groundwater.
- dd. No impact to street tree(s).

### **37. Structural and Geotechnical Report**

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

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

### **38. Sydney Water – Tap In**

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

*Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 13 20 92*

### **39. Acoustic Report – Aircraft Noise**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans detailing the recommendations of an acoustic report prepared by a suitably qualified Acoustic Engineer demonstrating compliance of the development with the relevant provisions of Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.

### **40. Fibre-ready Facilities**

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

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

### **41. Concealment of Plumbing and Ductwork**

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

## **DURING DEMOLITION AND CONSTRUCTION**

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

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

### **43. Construction Hours – Class 2-9**

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

- a. 7:00am to 6.00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

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

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

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

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

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

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

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

#### **44. Survey Prior to Footings**

Upon excavation of the footings and before the pouring of the concrete, the Certifying Authority must be provided with a certificate of survey from a registered land surveyor to verify that the structure will not encroach over the allotment boundaries.

## **PRIOR TO OCCUPATION CERTIFICATE**

### **45. Certification of Tree Planting**

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with evidence certified by a person holding a minimum qualification of AQF3 Certificate of Horticulture or Arboriculture that:

Three (3) x canopy trees have been planted as per the Landscape Plan, Drawing L/01, ISC Design, 11/10/2021. The trees must be planted in deep soil zones allowing for future tree growth. The tree stock is to conform to AS2303—*Tree stock for landscape use*.

If the replacement trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species (up to 3 occurrences). If the trees are found dead before they reach a height where they are protected by Council's Tree Management Controls, they must be replaced with the same species.

### **46. Noise – Acoustic Report**

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

### **47. Noise From Aircraft – Compliance**

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

- a. *State Environmental Planning Policy (Infrastructure) 2007*;
- b. Australian Standard 2021-2000: Acoustics - Aircraft noise intrusion - Building siting and construction;
- c. conditions of development consent; and
- d. Recommendations of Acoustic Consulting Engineers Pty Ltd, reference 201185-01L-DD dated 4 October 2021.



#### **48. Public Domain Works**

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

- a. Heavy duty concrete vehicle crossing(s) at the vehicular access location(s);
- b. The redundant vehicular crossing to the site must be removed and replaced by kerb and gutter and footpath. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb must also be in stone;
- c. The existing damaged concrete footpath across the frontages of the site must be reconstructed; and
- d. Other works subject to the *Roads Act 1993* approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

#### **49. No Encroachments**

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

#### **50. Protect Sandstone Kerb**

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any damaged stone kerb has been replaced.

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

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

- a. The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards; and
- b. Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed, OSD/OSR system commissioned and stormwater quality improvement device(s) and any pump(s) installed in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plan(s) must show the as built

details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifier stamped Construction Certificate plans.

#### **52. Operation and Management Plan**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities and stormwater quality improvement device(s) and pump(s). The Plan must set out the following at a minimum:

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

#### **53. Redundant Vehicle Crossing**

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that all redundant vehicular crossings to the site have been 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". Where the kerb in the vicinity of the redundant crossing is predominantly stone the replacement kerb must also be in stone.

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

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

- a. The car park has been completed, line marked and all signage relating to car parking erected;
- b. A notice has been clearly displayed at the Trevor Street frontage to indicate that visitor parking is available within the property with access from Trevor Street;
- c. Sign(s) have been erected that clearly indicate(s) to the drivers of vehicles both on and off the property which driveway they are to use to enter or leave the subject land;
- d. Sign(s) have been erected that clearly indicate to the drivers of vehicles both on and off the property the location and means of access to the car parking area(s).

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

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

#### **56. Basement/Retaining Wall Signoff – Major Development**

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with certification from a suitably experienced structural and geotechnical engineer, who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng), that the basement and driveway has been constructed in accordance with the development consent and relevant Australian Standards and that the basement is fully tanked construction such that pump-out of subsurface flows is not required.

#### **57. Section 73 Certificate**

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

### **ON-GOING**

#### **58. Bin Storage**

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

#### **59. Tree Establishment**

The tree/s planted as part of this consent is/are to be maintained in a healthy and vigorous condition for 12 months from the issue of an Occupation Certificate. If any of the tree/s is/are found faulty, damaged, dying or dead within 12 months of the issue of an Occupation Certificate it/they must be replaced with the same species within one (1) month (up to 3 occurrences).

#### **60. Noise General**

The proposed use of the premises and the operation of all plant and equipment must not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act*

1997 and Regulations, NSW EPA Noise Policy for Industry and NSW EPA Noise Guide for Local Government.

### **61. Operation and Management Plan**

The Operation and Management Plan for the on-site detention and/or on-site retention/re-use, approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

### **62. Vehicles Leaving the Site**

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

### **63. Boarding House**

The use of the premises as a boarding house must comply at all times with the following:

- a. The use must comply at all times with the Plan of Management specified by condition in this Determination;
- b. A copy of the Plan of Management and House Rules must be annexed to each and every tenancy/occupation agreement for a room;
- c. A copy of the approved Plan of Management and House Rules must be clearly displayed within every common room in the building at all times;
- d. The Plan of Management must not be amended without the prior consent of Council and must be made available to Council officers and the Police upon request;
- e. All tenancy/occupation agreements for rooms within the premises must be for a minimum period of three (3) months;
- f. The premises must be used exclusively as a boarding house containing a maximum total of 11 lodger's rooms with not more than 18 adult lodgers residing in the premises at any one time;
- g. Not more than 2 lodgers may occupy a boarding room;
- h. The premises must not be adapted for use as backpacker's accommodation, serviced apartments or a residential flat building;
- i. All common rooms/areas and recreation rooms/areas must be maintained at all times for the use of the lodgers; and
- j. Each self-contained room must be fitted out with washing up facilities, a cooktop, oven, fridge and storage space with such utilities being maintained in working order at all times.

## **ADVISORY NOTES**

### **Notice to Council to deliver Residential Bins**

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

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

### **Recycling / Garbage / Organics Service Information and Education**

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

### **Consent of Adjoining property owners**

This consent does not authorise the applicant, or the contractor engaged to do the tree works to enter a neighbouring property. Where access to adjacent land is required to carry out approved tree works, Council advises that the owner's consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent must meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

### **Arborists standards**

All tree work must be undertaken by a practicing Arborist. The work must be undertaken in accordance with AS4373—*Pruning of amenity trees* and the Safe Work Australia Code of Practice—*Guide to Managing Risks of Tree Trimming and Removal Work*. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.

### **Tree Protection Works**

All tree protection for the site must be undertaken in accordance with Council's *Development Fact Sheet—Trees on Development Sites* and AS4970—*Protection of trees on development sites*.

### **Tree Pruning or Removal (including root pruning/mapping)**

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and must be retained and protected in accordance with Council's *Development Fact Sheet—Arborist Reports*.

### **Mechanical Ventilation System Certification**

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

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

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

### **Asbestos Removal**

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m<sup>2</sup> of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

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

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

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

### **Permits**

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

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

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

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

#### **Insurances**

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

#### **Prescribed Conditions**

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000*.

#### **Notification of commencement of works**

At least 7 days before any demolition work commences:

- a. the Council must be notified of the following particulars:
  - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
  - ii. the date the work is due to commence and the expected completion date; and
- b. a written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

### **Storage of Materials on public property**

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

### **Toilet Facilities**

The following facilities must be provided on the site:

- a. Toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees; and
- b. A garbage receptacle for food scraps and papers, with a tight fitting lid.

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

### **Infrastructure**

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

### **Other Approvals may be needed**

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

### **Failure to comply with conditions**

Failure to comply with the relevant provisions of *the Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

### **Other works**

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.



### **Obtaining Relevant Certification**

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;
- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;
- f. Development Application for demolition if demolition is not approved by this consent;  
or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

### **Disability Discrimination Access to Premises Code**

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

### **National Construction Code (Building Code of Australia)**

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

### **Notification of commencement of works**

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

- a. In the case of work for which a principal contractor is required to be appointed:
  - i. The name and licence number of the principal contractor; and
  - ii. The name of the insurer by which the work is insured under Part 6 of that Act.

- b. In the case of work to be done by an owner-builder:
  - i. The name of the owner-builder; and
  - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

#### **Dividing Fences Act**

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

#### **Permits from Council under Other Acts**

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

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

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

#### **Noise**

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997* and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

#### **Amenity Impacts General**

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

and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

#### **Fire Safety Certificate**

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

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

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

#### **Boarding House – Registration with Fair Trading**

Boarding houses with two or more residents who have additional needs or five or more residents who do not have additional needs are required to register with the Department of Fair Trading.

#### **Construction of Vehicular Crossing**

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

#### **Lead-based Paint**

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

### Dial before you dig

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

### Useful Contacts

BASIX Information 1300 650 908 weekdays 2:00pm - 5:00pm  
[www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Department of Fair Trading 13 32 20  
[www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)

Enquiries relating to Owner Builder Permits and Home Warranty Insurance.

Dial Prior to You Dig 1100  
[www.dialprior toyoudig.com.au](http://www.dialprior toyoudig.com.au)

Landcom 9841 8660  
To purchase copies of Volume One of "Soils and Construction"

Long Service Corporation Payments 131441  
[www.lspc.nsw.gov.au](http://www.lspc.nsw.gov.au)

NSW Food Authority 1300 552 406  
[www.foodnotify.nsw.gov.au](http://www.foodnotify.nsw.gov.au)

NSW Government  
[www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.diySAFE.nsw.gov.au](http://www.diySAFE.nsw.gov.au)

Information on asbestos and safe work practices.

NSW Office of Environment and Heritage 131 555  
[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

Sydney Water 13 20 92

[www.sydneywater.com.au](http://www.sydneywater.com.au)

Waste Service - SITA 1300 651 116  
Environmental Solutions

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

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

WorkCover Authority of NSW 13 10 50

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

Enquiries relating to work safety and asbestos removal and disposal.

### **Street Numbering**

If any new street numbers or change to street numbers (this includes unit and shop numbers) are required, a separate application must be lodged with and approved by Council's GIS Team before being displayed.

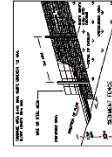
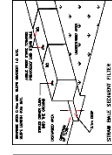
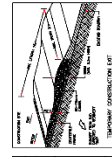
# Attachment B – Plans of proposed development

**CONSTRUCTION MANAGEMENT NOTES**  
 01. ALL CONSTRUCTION WORK TO BE CARRIED ON ONLY IN HOURS AS NOMINATED BY CITY COUNCIL.

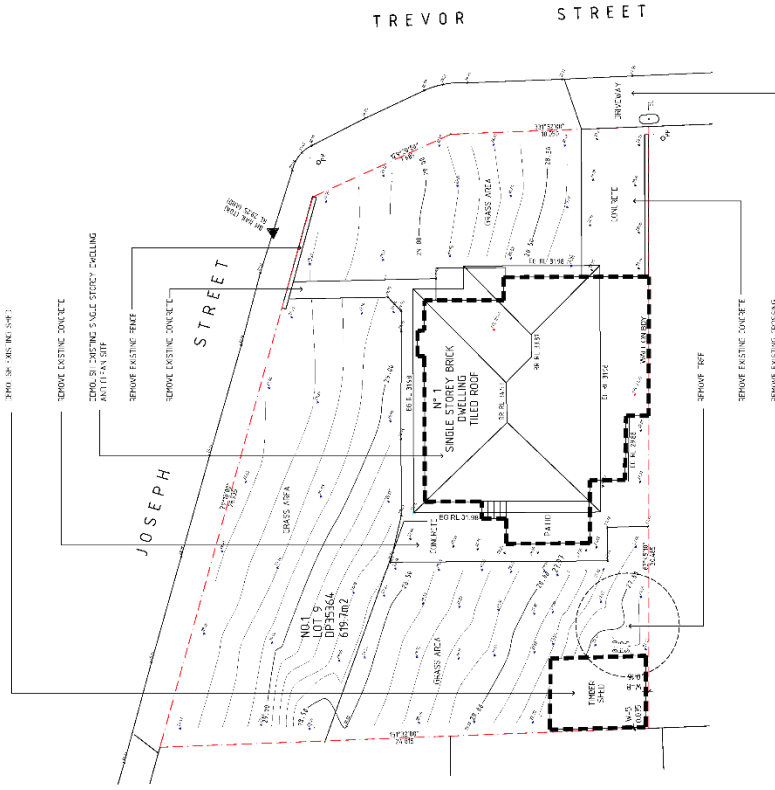
02. ALL BUILDING MATERIALS, WASTE CONTAINERS, TEMPORARY TOILETS, ETC. TO BE KEPT WHOLLY WITHIN THE CONFINES OF THE SITE.

**DEMOLITION NOTES**  
 01. ALL EXISTING STRUCTURES ARE TO BE DEMOLISHED AS PER THE REQUIREMENTS AS SET OUT IN ACCORDANCE WITH AS 2601-1991 - THE DEMOLITION OF STRUCTURES, AND ANY OTHER CODE OR STANDARD REFERENCED THEREIN. ALL DEBRIS TO BE CLEARED FROM SITE IN ACCORDANCE WITH CITY COUNCIL'S REQUIREMENTS.

TEMPORARY 1.8M HIGH WIRE MESH FENCE WITH 100MM HOLE SIZE TO BE INSTALLED TO ALL BOUNDARIES AS REQUIRED.  
 LOCATION OF WASTE BINS  
 SEDIMENT FENCE AS REQUIRED  
 GRAVEL ACCESS  
 SITE ACCESS AREA TO BE USED FOR WASHDOWN AREA  
 FOOTPATH CLEAN AND CLEAR AT ALL TIMES  
 LOCATION OF STOCKPILE MATERIAL TO BE KEPT WITHIN THE WASTE AREA  
 TEMPORARY TOILETS  
 INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS, LIKELY TO COLLECT SILT, ADDEN WATER, TO COUNCIL'S REQUIREMENTS.



STANDARD SEDIMENT CONTROL DETAILS



PROPOSED DEMOLITION PLAN

1:1000A1 1:2000A3



1441.109-80

PROPOSED NEW GENERATION ECO BOARDING HOUSE

NO.1 LOT 9 DP95364 TREVOR STREET, LILYFIELD NSW 2040

ISC DESIGN ARCHITECTURAL, DEVELOPMENT & HERITAGE DESIGN, DOCUMENTATION, REPRESENTATION & ADMINISTRATION  
 15/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

**BASIX**

COMPLY WITH BASIX 2019 - LA 100 (M2017)

WATER: 1.700 L PER LITRE OF WATER CONSUMED  
 ENERGY: 1.000 KWH PER M2 PER YEAR  
 GREENHOUSE GAS: 1.000 KG CO2-E PER M2 PER YEAR

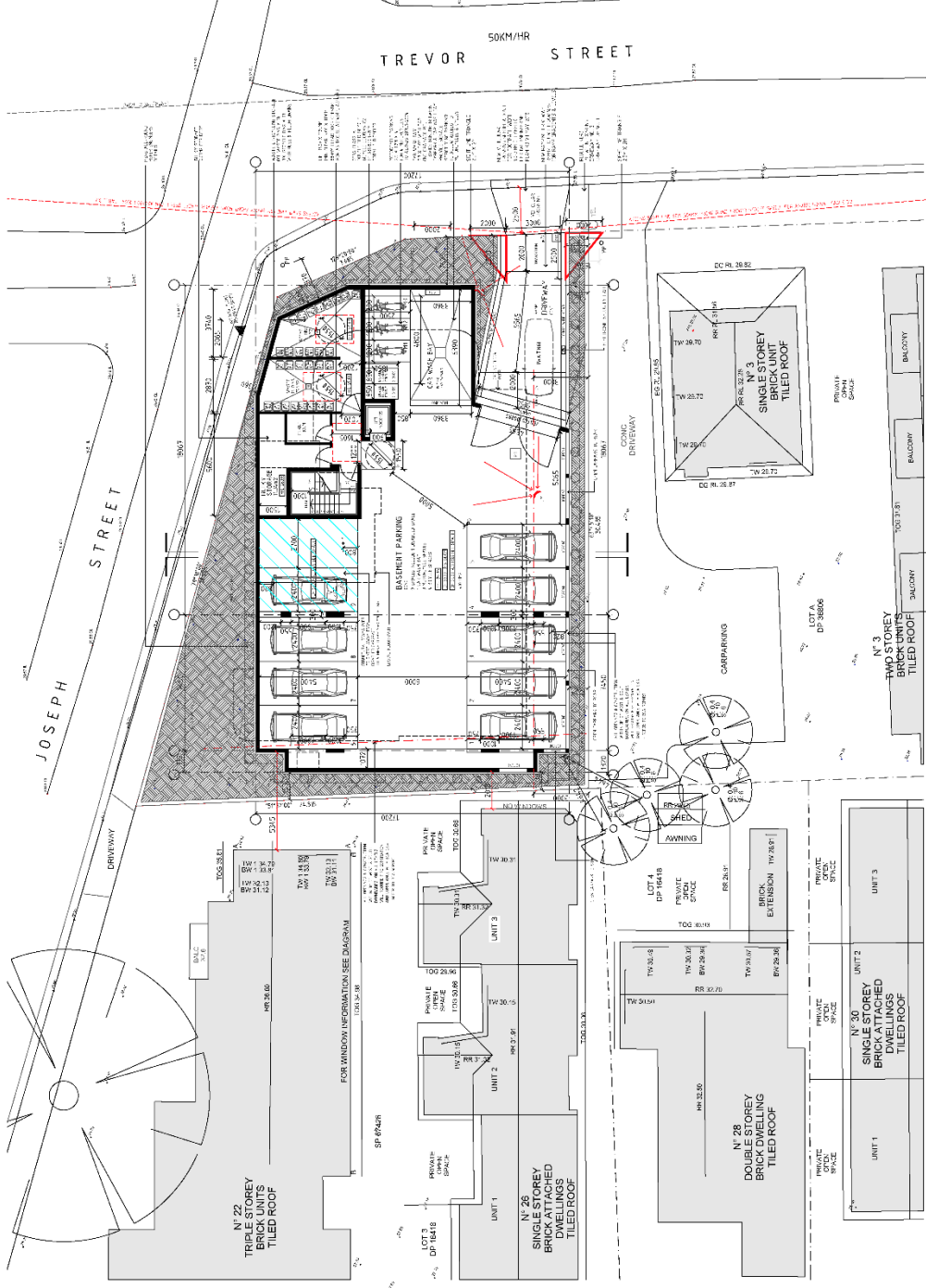
WATER SAVING MEASURES:  
 1. WATER SAVING FAUCETS  
 2. WATER SAVING TOILETS  
 3. WATER SAVING SHOWERHEADS  
 4. WATER SAVING TAPERS  
 5. WATER SAVING DRAINAGE SYSTEMS  
 6. WATER SAVING LAWN IRRIGATION SYSTEMS  
 7. WATER SAVING LAWN MOWERS  
 8. WATER SAVING LAWN SPRINKLERS  
 9. WATER SAVING LAWN WATERING SYSTEMS  
 10. WATER SAVING LAWN WATERING SYSTEMS  
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 12. WATER SAVING LAWN WATERING SYSTEMS

ENERGY SAVING MEASURES:  
 1. ENERGY SAVING LIGHTS  
 2. ENERGY SAVING APPLIANCES  
 3. ENERGY SAVING HEATING SYSTEMS  
 4. ENERGY SAVING COOLING SYSTEMS  
 5. ENERGY SAVING WALLS  
 6. ENERGY SAVING ROOFS  
 7. ENERGY SAVING WINDOWS  
 8. ENERGY SAVING DOORS  
 9. ENERGY SAVING FLOORS  
 10. ENERGY SAVING CEILING

GREENHOUSE GAS SAVING MEASURES:  
 1. GREENHOUSE GAS SAVING LIGHTS  
 2. GREENHOUSE GAS SAVING APPLIANCES  
 3. GREENHOUSE GAS SAVING HEATING SYSTEMS  
 4. GREENHOUSE GAS SAVING COOLING SYSTEMS  
 5. GREENHOUSE GAS SAVING WALLS  
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 8. GREENHOUSE GAS SAVING DOORS  
 9. GREENHOUSE GAS SAVING FLOORS  
 10. GREENHOUSE GAS SAVING CEILING

**LEGEND:**

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1441.109-9D PROPOSED NEW GENERATION ECO BOARDING HOUSE

NO.1 LOT 2 DP35364 TREVOR STREET, LILYFIELD NSW 2040

ISC DESIGN ARCHITECTURAL DEVELOPMENT & HERITAGE  
 DESIGN, DOCUMENTATION, REPRESENTATION & ADMINISTRATION  
 BRUNNITZ COURT, SYDNEY NSW 2015  
 TEL: 02 9550 1111  
 FAX: 02 9550 1112  
 T: LA 1581 1112

PROPOSED SITE BASEMENT PARKING PLAN

1:1000 A1 1/2000 A3

**BASIX**

1. BASIX CERTIFICATE (H3) P/L: DATE: 15/03/2019  
 2. BASIX CERTIFICATE (H3) P/L: DATE: 15/03/2019  
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**ISC DESIGN ARCHITECT**  
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 SYDNEY, NSW 2040  
 TEL: 02 9550 1234  
 WWW.ISCDSIGN.COM.AU

**PROPOSED SITE GROUND PLAN**  
 1:1000 A1 1:2000 A3

144.1:109-100 PROPOSED NEW GENERATION ECO BOARDING HOUSE  
 NO.1 LOT 9 DP35364 TREVOR STREET, LILLYFIELD NSW 2040

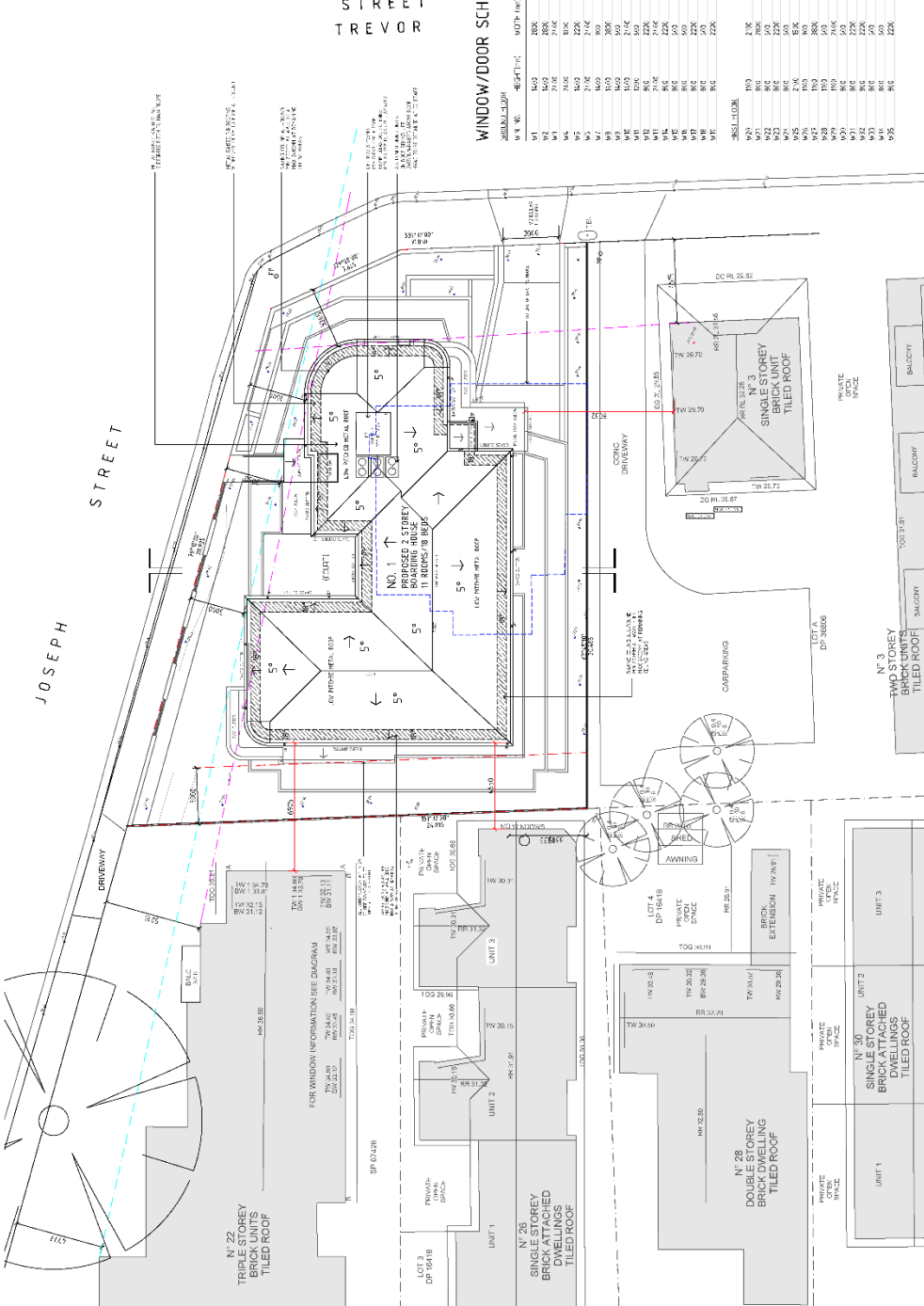
DA RSSE 5.10.21





**BASIX**

1. WINDOW OPERABLE BY HAND OR BY REMOTE CONTROL
2. WINDOW FRAME AND GLASS TO BE LOW EMISSION (LOW-E) WITH A MINIMUM U-VALUE OF 0.25 W/M<sup>2</sup>K AND A MINIMUM SHGC OF 0.60
3. WINDOW GLASS TO BE TINTED TO REDUCE SOLAR HEAT GAIN
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**WINDOW/DOOR SCHEDULE**

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**PROPOSED SITE ROOF PLAN**  
1:1000 A1 1:2000 A3



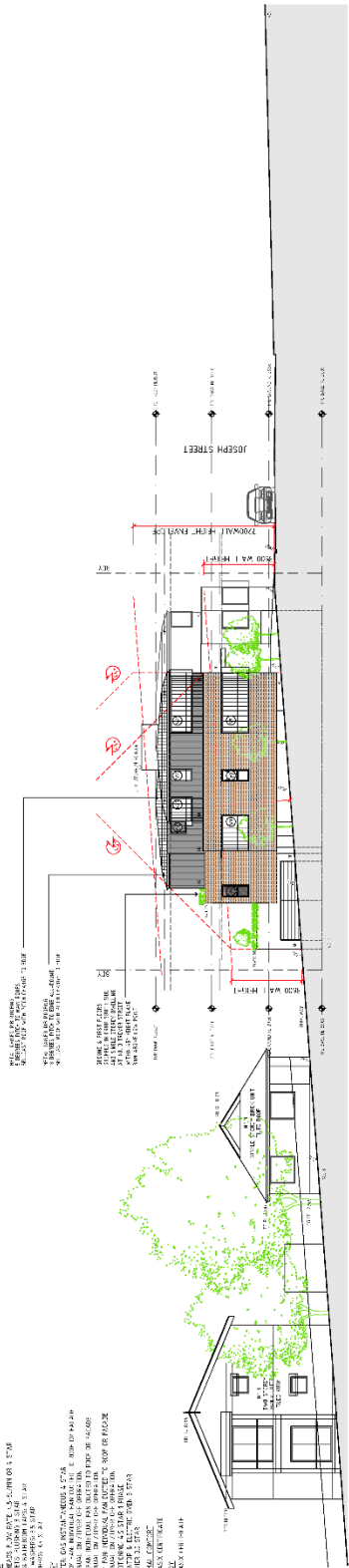
**14.4.109-12D PROPOSED NEW GENERATION ECO BOARDING HOUSE**  
NO.1 LOT 9 DP35364 TREVOR STREET, LILLYFIELD NSW 2040

ISC DESIGN ARCHITECTURAL DEVELOPMENT & HERITAGE  
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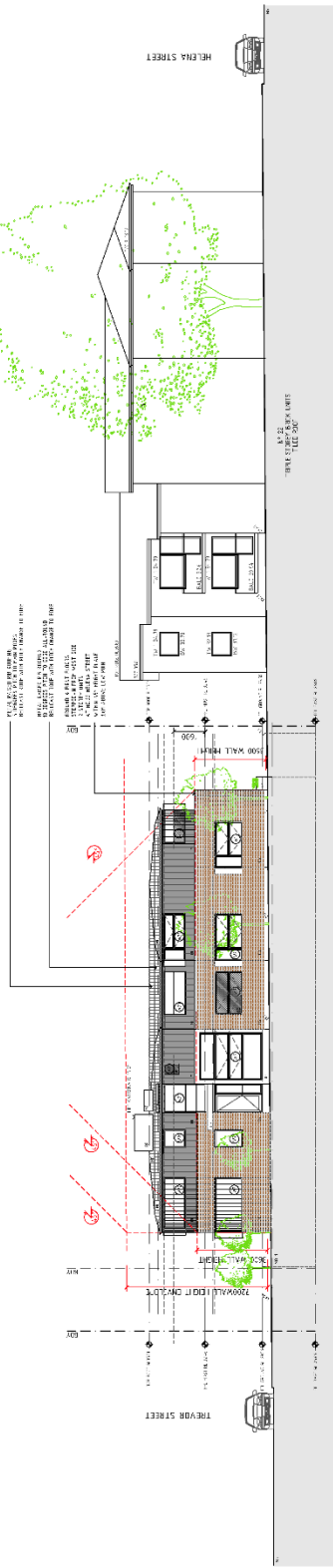


**BASIS**

- 1. TO ASSURE THE DESIGN IS ACCURATE AND COMPLETE
- 2. TO PROVIDE A BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT
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**SIDE ELEVATION 1 TREVOR STREET EAST**  
IMAGE: 102254



**FRONT ELEVATION JOSEPH STREET NORTH**  
IMAGE: 102544

**LEGEND:**

- 1. ALUMINIUM VERTICAL SLAT
- 2. PERFORATED FINISH
- 3. MATCH WINDOW FRAMES (BLACK)
- 4. BRICK TO MATCH BUILDING
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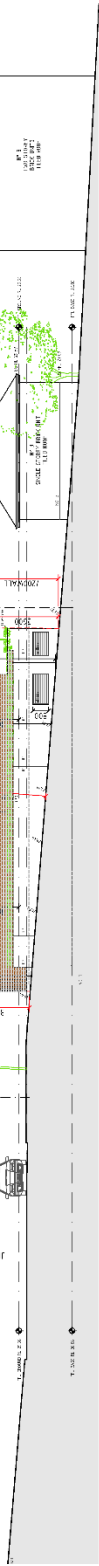
**ISC DESIGN ARCHITECT**  
 144.1.109-14D PROPOSED NEW GENERATION ECO BOARDING HOUSE  
 NO.1 LOT 2 DP35364 TREVOR STREET, LILLYFIELD NSW 2040  
 DESIGN, DOCUMENTATION, REPRESENTATION & ADMINISTRATION  
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 TEL: 02 9550 1111  
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**BASIX**

THE BASIX CERTIFICATION SYSTEM IS A GOVERNMENT MANDATED REQUIREMENT FOR ALL NEW RESIDENTIAL BUILDINGS IN NSW. THE BASIX CERTIFICATION SYSTEM IS A GOVERNMENT MANDATED REQUIREMENT FOR ALL NEW RESIDENTIAL BUILDINGS IN NSW.

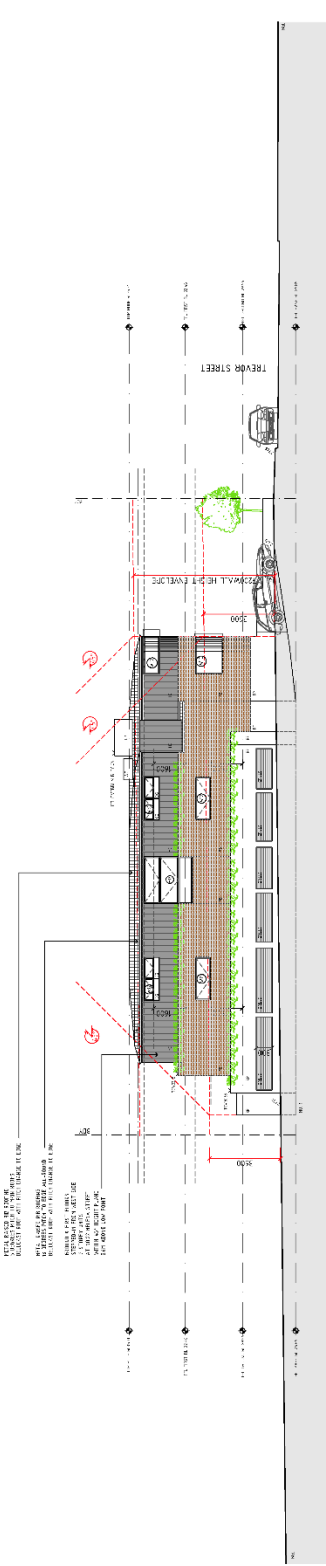
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**SIDE ELEVATION 2 WEST**  
DRAWN: TDM/ML

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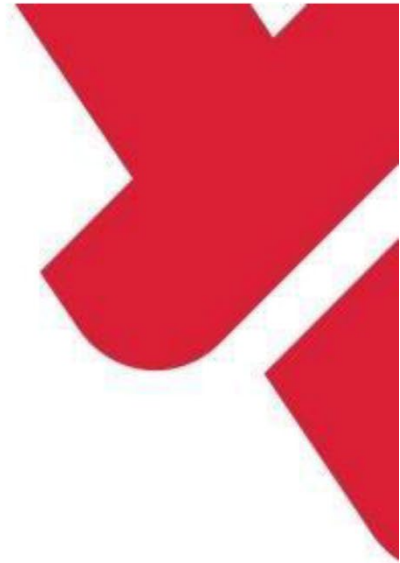


**REAR ELEVATION SOUTH**  
DRAWN: TDM/ML

**LEGEND:**

- 1.00 EXTERIOR WALL FINISH
- 1.01 INTERIOR WALL FINISH
- 1.02 ROOF FINISH
- 1.03 FLOOR FINISH
- 1.04 CEILING FINISH
- 1.05 GLASS FINISH
- 1.06 METAL FINISH
- 1.07 BRICK FINISH
- 1.08 CONCRETE FINISH
- 1.09 PAINT FINISH
- 1.10 PLASTER FINISH
- 1.11 TIMBER FINISH
- 1.12 STONE FINISH
- 1.13 TERRAZZO FINISH
- 1.14 POLISHED CONCRETE FINISH
- 1.15 GRANITE FINISH
- 1.16 MARBLE FINISH
- 1.17 SLATE FINISH
- 1.18 SLIP RESISTANT FINISH
- 1.19 ANTI-GRIP FINISH
- 1.20 SKID RESISTANT FINISH

144.1.109-15D PROPOSED NEW GENERATION ECO BOARDING HOUSE  
 NO.1 LOT 9 DP35364 TREVOR STREET, LILLYFIELD NSW 2040  
 ISC DESIGN ARCHITECTURAL DEVELOPMENT & HERITAGE  
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# ***OPERATIONAL PLAN of MANAGEMENT (PoM)***

***The Proposal:*** *Eleven (11) Room Boarding House with Basement Car Parking*

***Project Address:*** *Lot 9 No 1 Trevor Street, Lilyfield*



***E*** **Planning**

**Document History**

Project Number: 20415

Version	Date	Description	Author	Reviewed
1	14/12/2020	Draft V1	BC	TH
2	18/02/2021	Final	BC	BC
3	05/10/2021	Revised	BC	BC

**Disclaimer**

This report is based on the views, interpretations and opinions expressed by the author EPlanning and may not necessarily be the views, interpretations and opinions expressed by other consultants or professionals.

A number of issues within this report may be recognised to be interpretive. Where issues of this type are encountered, interpretations are made that are considered consistent with standard industry practice and those interpretations viewed by the author EPlanning.

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**Newcastle**  
2 Portside Crescent, Maryville NSW 2293

## **1 Introduction - Operational Plan of Management (PoM)**

This Operational Plan of Management (PoM) forms part of Development Application to the Inner West Council for a proposed Eleven (11) room Boarding House at Lot 9 DP 35364 No 1 Trevor Street, Lilyfield.

The primary purpose of this Plan of Management (PoM) is to outline the operational management controls which will apply to the boarding house to:

- *Ensure an acceptable level of resident amenity, safety and privacy to meet the needs of residents.*
- *Provide a comfortable and harmonious residential environment for residents.*
- *Maintain the internal and external appearance of the boarding house.*
- *Identify a procedure for reporting, processing and resolving complaints.*
- *To ensure that the Boarding House premises is properly maintained and operates in a manner which maintains a high level of amenity, and*
- *Make provision for the PoM to be amended as necessary over time, with the approval of Inner West Council in order to facilitate timely and responsive operational changes to improve and maintain residential amenity both within and external to the Site.*

The primary responsibility for implementing and administering this Operational Plan of Management (PoM) will be the Boarding House Operator / Manager.

## **2 Description of Development Proposed**

The development proposal consists of Demolition of the existing structures and proposed Boarding House containing the following elements:

- *Basement car parking, providing for nine (9) spaces including one (1) disabled parking space, four (4) motor bike and three (3) bicycle spaces and lift / lobby area.*
- *Basement in part will also accommodate the Bin room, Bulky Storage and Plant room.*
- *Ground Level and Level 1 containing nine (9) rooms respectively (eighteen in total), lobby and lift.*
- *Ground level will also contain Communal area, laundry, Cleaners toilet, Courtyard, Common Open Space and landscaping.*

## **3 Objective of the Plan of Management**

The primary objective of this Plan of Management is to ensure the proposed Boarding House accommodation maintains a high level of amenity for neighbouring properties and for all lodgers residing at the premises. To achieve this, the following matters, as a minimum have been considered:

- *General site management*
- *Amenity of occupants and to that of adjoining neighbours*
- *House rules*
- *Fire safety of the premises including Emergency Management and Evacuation*
- *Work Health and Safety*
- *Internal / external cleanliness and appearance, including communal areas and individual units, and*
- *Complaints register*
- *Parking arrangements*
- *Pest Management*



#### **4 Work Health & Safety Requirements**

The Boarders must be aware of their responsibilities under such legislation as the Work Health & Safety Act 2011 (WH&S Act 2011), WHS Regulation 2017, and the Innkeepers Act. The SafeWork NSW website lists the WH&S Act and Regulations and other helpful information – visit [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au).

The following WH&S guidelines will be observed in the premises and boarders must abide by them:-

- *All hazards (e.g. broken chairs, loose carpets, missing lights) should be removed, repaired or replaced in consultation with the Managing Agent;*
- *No item of plant or machinery may be operated unless the safeguards provided are correctly in place, secured and operating effectively and the staff member and/or contract services personnel have been trained*
- *Dangerous chemicals are to be handled properly, labelled (SDS), and locked in a secure storage area when not in use;*
- *Passageways and aisles are to be kept clear at all times;*
- *Materials or products are not to be stacked higher than what is considered to be safe;*
- *Rubbish bins must be used to dispose of all rubbish;*
- *Excessive alcohol consumption or drugs not prescribed by a doctor are forbidden on the premises; and*
- *All no smoking rules are to be observed*

#### **5 Registration of Boarding House**

The Boarding House will be registered with the relevant State government authority and Inner West Council.

#### **6 Public Liability**

The owners will maintain a public liability cover of \$10 million

#### **7 Management Arrangements**

The boarding house is to be managed by a private entity who will be familiar with the content of this management plan and enforce the requirements outlined within.

- *Management will ensure their contact details are made available and displayed externally at the front entrance of the boarding house and internally within the communal living area.*
- *Management will conduct inspections/visitations on a weekly basis and keep record of these in a log book.*
- *Management will maintain an incident register and make it available if requesting during inspection.*
- *Management is responsible for organising any maintenance required, waste collection and other facility needs, and*
- *Management must notify Inner West Council in writing if there is any change to management arrangements or contact details within 1 month of the change.*

#### **8 Access to Plan of Management**

A copy of the Plan of Management (PoM) will be provided to each boarding house occupant and will be made available to all persons involved in the operation and management of the boarding house. The PoM will be available for viewing within the communal living area of the boarding house and will be made available on request by Management, Council or other Authorities.

## **9 Management and Supervision**

The boarding house is to be managed by a private entity who will be contactable 24 hours a day, 7 days a week. The contact details for Management will be placed on the notice board located in the Communal room. The name and contact details of Management will be provided to Inner West Council. Any changes to the management of the boarding house must be notified to Inner West Council immediately.

A clearly visible sign with the name and telephone number of the Management company will be displayed externally at the front entrance of the boarding house and internally in the common areas. Management will be responsible for the operation, administration, cleanliness and fire safety of the premises, including compliance with the conditions of both the PoM and the Development Consent as issues by the Inner West Council for the boarding house.

## **10 Managements Responsibilities**

Management will monitor and supervise the following aspects of the boarding house:

- **Contract Cleaning & Maintenance workers**  
Management will be responsible for the ongoing cleaning of common areas of the premises on a regular basis. The Manager will be responsible for the collection and sorting of rubbish and removal by council / private contractors. Common areas will be appropriately constructed, maintained and controlled against vermin. These areas shall be regularly inspected by an authorized pest control company once every 12 months. Building maintenance/repairs is to occur when required.
- **Room Furnishings**  
Combustible furnishings and fittings, such as lounges, desks and display boards are not permitted in public corridors and egress routes from sleeping rooms as they may restrict the safe means of egress from the building and reduce the level of fire safety in the building. The premises will be checked regularly to ensure that fire safety and essential fire safety measures in the building are maintained and that all required exits and egress paths are clear and free of obstructions.

## **11 House Rules**

The Boarding House Rules are as follows:

- Resident and guest behaviour - Residents and their guests must not interfere with the reasonable peace, comfort and privacy of other residents and neighbouring properties.
- Maintenance of rooms Residents must maintain their rooms - in a clean manner - in a way that does not interfere with the reasonable comfort of other residents - in a way that does not create a fire or health hazard.
- Residents must not intentionally or recklessly damage or destroy any part of their rooms or a facility of the boarding house.
- Guests Residents must make sure their guests are aware of, and follow, the House Rules. No guests are allowed into the boarding house before 7:30am and after 10:00pm.
- Pets must not be kept on the premises without the permission of the Manager, Landlord or Agent.
- Garbage is to be enclosed in a plastic bag (tied at the top) and placed in the bins in the garbage area. No domestic rubbish, food scraps, food wrappers, goods or materials are to be left in the hallways, common areas or outside the boarding house.
- Fire Safety - Occupants are to familiarise themselves with the fire safety and evacuation procedures located in the hallway and back of room doors, location of fire blankets and fire extinguishers.
- Noise is to be kept to a minimum at all times. Please enter and leave the premises quietly.

- Security - The front door of the premises is to be locked at all times. Please do not let anyone in the premises who has no legitimate reason to be there.
- Outdoor communal areas - The outdoor communal areas will be available for use of the occupants, at all times, between 7:30am and 10:00pm, 7 days a week.
- Indoor communal areas - The indoor communal areas will be available for use of occupants at all times **between 6:00am and 10:00pm, 7 days a week.**
- Communal kitchen - The communal kitchen will be available for use of the occupants, at all times, between the hours of 6:00am and 10:00pm, 7 days per week.
- Alcohol / Drugs Alcohol and drugs are strictly prohibited from being consumed in the boarding house
- The House Rules will be prominently displayed in the common areas and entry point of the boarding house.

The House Rules will be attached to the Lease Agreement of each tenant and will require mandatory compliance. The Manager will ensure that the occupants comply with the House Rules.

### **12 Impact to adjoining premises**

This will be managed through the House Rules as well as any complaints received from neighbouring residents. A 24 hour contact number will be displayed on the outside of the building to ensure any complaints are promptly addressed. Management will ensure that noise from the boarding house does not unreasonably impact upon surrounding residents and neighbours. This includes ensuring occupants adhere to the House Rules in relation to noise emanating from the boarding house (including common living areas and outdoor communal areas).

### **13 Waste minimisation and recycling**

Management will ensure that a cleaner attends the boarding house twice weekly to ensure that the common areas, private open space, car parking and general outside areas of the boarding house are kept clean, tidy and disinfected to a professional standard. Each room will be provided with a waste disposal container. Management will ensure that occupants place all non-recyclable waste in the garbage bins and that all recyclable waste is placed in the recycling bins provided.

### **14 Safety and Security**

Residents, staff and visitors all have a collective legal and personal responsibility to assist in ensuring Living remains a safe environment. If you create or become aware of a potential hazardous situation (for example, exposed electrical wires, trip and slip hazard, etc.) you should report these to your residence office immediately. Internal signage will be prominently displayed to provide Management contact details, as well as emergency contact numbers for essential services such as fire, ambulance, police, and utilities such as gas, electricity, plumbing, locksmith, security and cleaning services.

Management will provide occupants with a key to their room and the common areas once they have entered into a Lease Agreement. The Manager will check equipment, fittings and furnishings and maintain them in safe working order. If equipment is identified as unusable, these items will be tagged appropriately and a replacement or repair organised within a reasonable period. The Manager will ensure laundry facilities are maintained in safe working order within each room.

### **15 Tenant Selection**

Management will ensure that all tenants submit a tenancy application, together with appropriate identification and verification checks prior to entering into a Lease Agreement. All tenants will be screened through the National Tenancy Database, criminal record, employment and reference checks.

## **16 Access to Boarding House**

The boarding house is to be accessible 24 hours a day, 7 days a week and, where necessary, through the use of a security card to access particular areas of the boarding house (i.e. parking). Alternatively, access is to be provided by appointment with Management.

## **17 Occupation of Boarding House**

A maximum of one (1) occupant is permitted in each single bed boarding room which will be nominated on the Lease Agreement. Occupants will be provided with the following:

- A copy of this Plan of Management and a copy of their Lease Agreement.
- One (1) key per occupant to access their bedroom and designated communal areas as deemed necessary by the Manager.
- Access to all nominated communal areas deemed necessary by the Manager except basement vehicle parking unless specified as part of the occupant's Lease Agreement.
- Working door locks to individual rooms.
- A waste disposal container.
- Working laundry facilities within each room.
- A copy of the Fire Safety Plan.
- Fittings, equipment and furnishings which are maintained in safe working order.

## **18 Visitors**

Any visitors will be accompanied at all times by an occupant of the boarding house. Visitors are only permitted on-site between 7:30am and 10:00pm, 7 days a week. Visitors will conduct themselves in a responsible and courteous manner while on the premises so as not to negatively impact the amenity of other occupants and surrounding residents. Occupants are responsible for ensuring all visitors comply with the House Rules. Failure to do so may result in visitors, and in certain cases occupants, being evicted from the boarding house.

## **19 Fire Safety**

The boarding house will comply with essential fire safety measures outlined in the Environmental Planning and Assessment Regulation 2000, including but not limited to the following:

- A copy of the annual fire safety statement and current fire safety schedule for the boarding house will be prominently displayed in the boarding house entry area.
- A floor plan will be permanently fixed to the inside of the door of each room to indicate the available emergency egress routes.
- Management will be trained in relation to the operation of the approved Emergency Management and Evacuation Plan.
- The boarding house will obtain annual certification for the essential fire safety measures to comply with the Environmental Planning and Assessment Regulation 2000.

## **20 Notice Board**

Appropriate notice boards will be placed around the boarding house to provide information to occupants. The notice boards are to be placed at the following locations to ensure equitable access to all residents:

- Within the entrance foyer and/or in the communal lounge rooms of the boarding house.
- On the ground floor opposite the lift.

## **21 Complaint Register**

Management is to maintain a complaints register of both public (external) and occupant (internal) complaints. The register will contain forms to be completed by the Manager, occupants and/or complainants. The form is to record the name, address, phone number and date of any person making a complaint and the details of the complaint.

Only complaints where all the above information is given are to be recorded in the register. The Manager (or, where appropriate, the owner) will respond to a complaint whether written or oral within 24 hours by telephone and provide the reference number of the complaint.

Management will respond within 7 days to a complaint in writing. Should more than 7 days be required to respond to the complaint, Management will advise the complainant of why additional time is required to address the issue and provide an approximate time frame to enable a response. The complainant may request a meeting with Management to discuss the issue. The owner will be present at such a meeting. The Manager will keep minutes of any such meeting and attach these minutes to the Complaint Register.

## **22 Review of Plan of Management**

The PoM will be reviewed on an annual basis and completed prior to 30 June each respective year. Management is responsible for overseeing each annual review and amending the PoM as necessary. The PoM (including House Rules) may be varied from time to time by the inner West Council, on the application of the owner/Manager, without the need for formal modification of the development consent. Once modified, Management will provide an updated copy of the PoM to all occupants.

## **23 Signage:**

The following signage must be conspicuously installed and maintained at the premises:

- The name and 24 hour contact number of the Boarding House Manager must be displayed externally at the front of the premises, as well as in the in the ground floor lobby area.
- 'No Smoking' / 'Smoke Free Premises' signage is to be displayed in all common areas of the premises.
- The House Rules shall be displayed in the common area of the premises.
- The minimum length of stay of any guest shall be displayed in public view outside the premises.
- A schedule showing the numerical designation of each boarding room and the maximum number of persons permitted to be accommodated in each room must be displayed in the reception area.

### **Contacting "000"**

When contacting "000", give the information set out below:

### **Standard Orders:**

#### **FIRE EMERGENCY PROCEDURE**

- *Raise Alarm by phoning reception or activating the fire alarm or **Dialling 000***
- *Assist anyone in danger if safe to do so*
- *Use extinguisher (if appropriately trained) to smother fire where safe to do so*
- *Move to assembly point on instruction from warden or when it is unsafe to remain in the area*
- *Assist employees, contractors and visitors to evacuate*
- *Remain at Evacuation Area until instructed by Warden or emergency services*

**MEDICAL EMERGENCY**

- Check for any immediate dangers and control them only if safe to do so
- Do not move any casualties unless they are in a life threatening situation
- Notify the Emergency Warden or the First Aider
- Emergency warden or First Aider to coordinate call for ambulance on **000** and designate someone to meet them
- Provide support to First Aider or ambulance personnel if required

**Boarding Room Schedule**

<b>Room</b>	<b>Total Room Area sqm</b>	<b>Occupancy</b>
1	20.03 sqm	1 persons (adapt)
2	16.00 sqm	2 persons
3	17.85 sqm	2 persons
4	13.39 sqm	1 persons
5	21.00 sqm	2 persons
6	25.00 sqm	2 persons
7	12.70 sqm	1 persons
8	19.80 sqm	2 persons
9	18.50 sqm	2 persons
10	12.00 sqm	1 persons
11	18.70 sqm	2 persons

**25 Pest Control**

Regular pest control measures will be implemented to ensure the complex is free of threats. A Pest Management Plan is to be in place prior to occupation. This plan is to be established by a licensed contractor. Once in place the company will be responsible for year round monitoring, documentation and communication with management. Only environmentally responsible methods will be accepted by management.

**26 Car parking**

The basement car park must be security controlled at all times and provide amenity to residents only. A total of Nine (9) car parking spaces, four (4) motor bike and three (3) bicycle spaces must be made available to boarders only at all times. The car wash bay must be kept clean and tidy at all times and strictly No parking of vehicles in this area. Access must be provided to the bicycle places at all times.

- **END** -