



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	10.2016.127.1
Address	8-12 Murrell Street ASHFIELD
Proposal	Demolition of existing structures and construction of an 8 storey residential flat building containing 42 dwellings above 3 basement levels of car parking.
Date of Lodgement	29 June 2016
Applicant	CD Architects C/- Ziad Chanine
Owner	Murrell Street Holdings Pty Ltd
Number of Submissions	3
Value of works	\$11,208,339
Reason for determination at Planning Panel	Exceeds officer delegation
Main Issues	<ul style="list-style-type: none"> • FSR • Height • Apartment Design Guide
Recommendation	Deferred commencement consent

Location Plan	Legend
	Site
	Objections

1. Executive Summary

This report is an assessment of the application submitted to Council for demolition of existing structures and construction an 8 storey residential flat building containing 42 dwellings above 3 basement levels of car parking including landscaping at 8-12 Murrell Street, Ashfield. The application was notified to surrounding properties and 3 submissions were received.

The main issues that have arisen from the application include:

- Floor space ratio: The development proposes an FSR of 3.47:1 which exceeds the maximum permissible FSR for the site of 3.0:1. This exceedance results from the additional height provided by the provision of affordable housing under clause 4.3A of ALEP 2013. This variation to FSR is specifically envisaged by Section 2, cl. 2.3 of Part C3, Ashfield Town Centre, Ashfield Interim Development Assessment Policy. A request has been submitted under clause 4.6 to contravene the development standard and is considered to be well founded in that the proposal satisfies the objectives of both the zone and the development standard and also provides sound environmental planning grounds by way of the provision of affordable housing.
- Height: The proposal exceeds the maximum permissible height by 210mm due to the provision of an unnecessarily tall lift overrun. This will be limited to a compliant height by condition of consent. It is noted that available lift technology is available for lift overruns capable of compliance with the height limit.
- Height (GFA within upper 3m of height limit): A non-compliance of 1.1m is created by the provision of an accessible toilet on the roof top communal open space which is classified as GFA. This issue can be readily addressed by way of condition of consent requiring the deletion of this toilet which would remove all gross floor area within the upper 3m of the height limit.
- Apartment Design Guide separation distances: Although parts of the upper levels are fully compliant, portions breach the recommended separation distance from the rear boundary of 9m by 2-3m. It is noted that the purpose of this guideline is to ensure adequate privacy impacts and solar access. The minor non-compliance is considered acceptable given that:
 - The area of non-compliance is located to the south of adjacent properties and cannot overshadow them.
 - The non-compliant levels exceed the total required separation distance (ie the boundary distance x 2) from any corresponding level on the adjacent building to the north (which is only one storey) and do not further impinge on the privacy of that site.

Given this, the variation is considered acceptable as the objectives of the guideline are achieved.

- Vehicular circulation: Council's traffic engineer requires that the upper entry ramp from the street to the first basement level not exceed a gradient of 1:5 due to the use of this level by short term visitors. This can be addressed by way of deferred commencement condition.
- Parking: Council's traffic engineer requires that all visitor parking have a minimum width of 2.6m (rather than the 2.4m proposed) to provide greater manoeuvrability for short term users. This can be addressed by way of deferred commencement condition.

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

2. Proposal

The DA proposes the demolition of all existing structures on the site and construction of a residential flat building incorporating:

- 42 dwellings over 8 storeys

- 11 x 1 bedroom,
- 31 x 2 bedroom,
- 52 car parking spaces (including 43 resident spaces and 9 visitor spaces)
- 2 motor cycle spaces and 9 bicycle spaces
- Car wash bay
- Communal open space

3. Site Description

The subject site is located on the western side of Murrell Street, Ashfield. It consists of three individual allotments with a total area of approximately 944.6 square metres. Two of the lots are occupied by existing dwelling houses while the third lot is occupied by a two storey residential flat building. Surrounding development comprises mixed use development including residential flat buildings, commercial development and Ashfield Public School (a primary school). Refer to **Attachment 1** for a locality map.

The site consists of the following lots:

Street Address	Lot No.	Deposited Plan	Title System	Site Area
8 Murrell Street	10	956	Torrens	311.1m ²
10 Murrell Street	11	956	Torrens	313.0m ²
12 Murrell Street	12	956	Torrens	320.5m ²
TOTAL				944.6m²

4. Background

4(a) Site history

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

No.	Determination Date	Proposal	Determination
8 Murrell Street			
-	-	No records	-
10 Murrell Street			
6.1965.5630.1	02.11.1965	Double car port	Approved
12 Murrell Street			
6.1938.8389.1	09.03.1938	Original building construction	Approved
6.1992.348.1	21.12.1992	Replacement front fence	Approved

4(b) Application history

The following table shows the background to the current application:

Application Milestones		
Date	Event	File no
29.06.2016	Development Application lodged “as-is”	10.2016.127.1
30.09.2016	Email sent to applicant raising following issues: <i>a. Massaging the architectural expression of the podium level facing the street to provide a more solid street edge at the ground and first floor level;</i> <i>b. Provision of more landscaping and canopy trees in the front setback area (eg using deep planting boxes etc)</i> <i>c. Tree issues.</i>	10.2016.127.1
20.10.2016	Letter sent to applicant raising following issues: 1. SEPP 65: a. Rear separation distances do not comply with the ADG (ie 9m). Analysis of the context to the rear is required to demonstrate acceptable impact. b. The detail of the fire stair exiting within the front setback area is unclear. It would not be desirable to have a fully enclosed roofed structure in this location. c. More elevational detail is required of the ground floor front elevation and the setback area. d. Over bonnet storage appears inadequate. Dedicated storage could be provided in the unexcavated area to the front of Basement level 3. e. Massaging the architectural expression of the podium level facing the street to provide a more solid street edge at the ground and first floor level; f. The driveway entry appears like a cavernous opening and should be “framed” if possible; g. Provision of more landscaping and canopy trees in the front setback area (eg using deep planting boxes etc); and h. Providing some kind of set back to the north boundary (say above level 3 or 4) and greater articulation of this façade due to the fact that the adjacent building is strata titled and unlikely to redevelop. i. The front façade is too articulated and may be difficult to incorporate politely into a future “street wall”. In particular, the following is suggested: a. The building should align more closely with the angle of the front boundary; b. The rebate at the south west corner for the balconies of Units X05 should be removed and made flush with the balconies of Units X04. This may compensate for any floor area lost on the eastern side. 2. Waste Management: Stacked bins in garbage rooms not supported. 3. Stormwater: provide updated plans which reflect the pipe connection along Council’s kerb in Murrell Street to its connection to Council’s existing pipe network as indicated	10.2016.127.1

	<p>in the attachment provided.</p> <p>4. Trees: In order to satisfy their accountability for tree protection and management the applicant is to provide a detailed arborist report incorporating;</p> <ol style="list-style-type: none"> a. A survey of all protected trees on the sites and on adjacent sites, within 5 metres of the development site. b. An arboricultural impact statement on all protected trees impacted by the development proposal. The tree setbacks, root protection zones should reflect the accumulative damage to the trees in 1 Brown Street when that site was developed. c. An arboricultural/Tree Management Plan for all retained and planted trees. <p>As a result of this arboricultural assessment I would expect that the deep soil zone should increase and that the soil levels and landscape treatments will also need to appropriately protect the roots systems of adjacent trees.</p> <p>With regard to the landscape proposal the tree species for Murrell Street shall be <i>Zelkova serrata</i> "Green Vase". 5 trees are to be planted from 200 litre containers. In this regard the planter design, surface areas, effective soil depth and soil volumes shall increase to accommodate the future growing requirements of these trees.</p> <ol style="list-style-type: none"> 5. Plans do not scale correctly at 1:200. 6. Materials: Natural stone or face brick should be utilised at ground level, especially for retaining walls, boundary walls, and planter boxes as well at the walls of the podium level especially where exposed to high levels of wear and tear. 7. Calculations: GFA, deep soil and landscape area calculation sheets are not provided. 8. Fire Services: Realistic location and size of fire protection equipment such as fire booster valves and the like should be shown accurately on the plans. 9. Traffic: Council's traffic engineer has forward the following comments: <ol style="list-style-type: none"> a. <i>All car parking needs for the development must be provided off-street including service vehicle activity. Headroom height and ramp slope in the carpark will need to be designed to AS2890.2-2002 for any service vehicle activity within the carpark.</i> b. <i>The driveway/ramp way for at least the first 6 metres in from the property/building line shall be at grade 1:20 and at minimum width of 5.5m.</i> c. <i>Visitor car parking shall be of a minimum width of 2.6metres. Visitors are considered short term parkers—casual users.</i> d. <i>Maximum ramp grade with transitions shall be 1 in 5 as per Council IDAP 2013. The carpark is used by casual users being visitors and considered of public use and not solely a private carpark to which the</i> 	
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

	<p><i>AS infers to a 1 in 4 grade. Amendment 1 to AS 2890.1:2004 incorporates a clause 1.3.19 in reference to a private carpark: "A carpark (e.g. at a residential development or place of employment) which is not open to or intended to be used by the public or casual users"</i></p> <p><i>e. Planners are to liaise with the developer on appropriate measures of waste collection, and that bins shall not interfere or provide hazard to pedestrians and traffic along the public way (i.e. roadway and footpath).</i></p> <p><i>f. Sight view clearance for pedestrians is to be established and designed at the driveway exits to Section 3.2.4 Fig 3 of AS 2890.1:2004. In this particular situation the left hand side section of the carpark exit shall have a minimum sight triangle clearance as depicted in Fig 3 at the property line. An alternate very low level wall with see through railing is considered acceptable. Note that school children will cross at the location and a very low wall at this location would need to be considered.</i></p> <p><i>g. All vehicles must enter and exit the site in a forward direction.</i></p> <p><i>h. A Construction Traffic Management Plan (CTMP) shall be submitted for Council approval detailing how truck movements and deliveries are to be managed during the development-construction process (i.e. demolition, excavation and construction), and how the interface of the site with the road network will be controlled. The CTMP must be submitted prior to any works (which includes demolition, excavation and construction) commencing on site and should ideally be provided with the development application.</i></p> <p><i>In this particular situation the CTMP will also need to address the following requirement by council:</i></p> <ul style="list-style-type: none"> <i>• All vehicles associated with development-construction activity (which includes demolition, excavation and construction) shall be accommodated on-site.</i> <i>• No work zone shall be approved on the public street (which includes the footway).</i> <i>• Single bogie trucks shall only be used in the course of demolition, excavation and construction with respect to road narrowness and constraints.</i> <i>• Frequency (demolition, excavation, construction) and maximum type length construction vehicles will need to be demonstrated in the CTMP.</i> <i>• The applicant will need to consider other development activity in the area.</i> 	
20.10.2016	Meeting held with applicant at Council	10.2016.127.1

10.11.2016	Amended plans received addressing above issues.	10.2016.127.1
07.12.2016	<p>Further issues referred to applicant:</p> <ol style="list-style-type: none"> 1. <i>Ground: The first basement ramp from the street should be no more than 1:5 (the others may be 1:4);</i> 2. <i>Ground: Details should be provided of the front fence and retaining walls which should be constructed in a dark coloured face brick for durability.</i> 3. <i>Ground: The height and detail of the hydrant booster valve area should be shown on the front elevation – ideally at a scale of 1:50 which might also include clearer details of finishes and colours generally.</i> 4. <i>Ground: The door to the waste rooms should be 1.5m wide to cater for future larger bins.</i> 5. <i>Ground: The internal door between the lift lobby and the apartment lobby seems to be unnecessary and may be better deleted unless it serves a particular purpose.</i> 6. <i>Ground: It is suggested that the vertical podium screen be constructed in off-form concrete unpainted to produce a more durable.</i> 7. <i>Ground: The landscape areas in the front 3m of the site should have deeper soil at least 1m deep or more (possibly borrowed from the ceiling space of the basement level below) and should be planted more generously with small trees.</i> 8. <i>Levels 1-5: The rear setback should be at least 6m. This can be absorbed by the large void area in the three centre units.</i> 9. <i>Levels 6 & 7: Units 601, 606, 701 & 706 should be cut back to be in line with the outer edge of the balconies of Units 702 and 705. Some internal replanning will be necessary and may involve the loss of a unit on each floor or the reduction in size of some.</i> 10. <i>Elevations: The exterior should include more durable finishes such as face brick, especially at ground level and for retaining walls, driveway entry walls etc, to provide better durability.</i> 11. <i>If not already done, could you please nominate the units to be allocated to affordable housing.</i> 12. <i>Could you please also advise the existing allocation of existing dwellings on the site as follows: less than 60m², 60m² – 84m² and greater than 84m². This is required to calculate the credits on your s94 development contributions.</i> 	10.2016.127.1
14.12.2016	Amended plans received to address previously raised issues.	10.2016.127.1

5. Assessment

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

5(a) Environmental Planning Instruments

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

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

The following provides further discussion of the relevant issues:

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

Given the long term and continuous residential use of the properties comprising the site, there is no reason for any suspicion that the site may be contaminated.

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

The proposal is subject to the requirements of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65).

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

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

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

Apartment Design Guide

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

State Environmental Planning Policy No. 65: Design Quality of Residential Flat Development				
Clause	Standard		Proposed	Complies
28(2)(c)	Apartment Design Guide			
Part 3	Siting the development			
3D-1	Communal open space	Communal open space: min. 25% site area (944.6m ²): 236m ²	35% • Roof: 329m ²	Yes

		Solar access to communal open space	Excellent solar access to rooftop communal open space and a large area of the podium open space.	Yes
3E-1	Deep soil zones	7% min dimension 3m	9% (83m ²)	Yes
3F1	Building Separation (up to four storeys)	6 metres between habitable rooms/balconies and side/rear boundaries 12m between habitable rooms/balconies in the same development	North boundary: <ul style="list-style-type: none"> • 6m 	Yes
3F1	Building Separation (5 - 8 storeys)	9 metres between habitable rooms/balconies and side/rear boundaries 18m between habitable rooms/balconies in the same development	North boundary: <ul style="list-style-type: none"> • Floors 5-6: 6m – 9m • Floors 7-8: 7m – 9m <p>Although parts of the upper levels are fully compliant, portions breach the recommended separation distance by 2-3m.</p> <p>The purpose of this guideline is to ensure adequate privacy impacts and solar access. It is acceptable given that:</p> <ul style="list-style-type: none"> • The area of non-compliance is located to the south of adjacent properties and cannot overshadow them. • The non-compliant levels exceed the total required separation distance (ie the boundary distance x 2) from any corresponding level on the adjacent building to the north (which is only one storey) and do not further impinge on the privacy of that 	Acceptable

			<p>site. Given this, the variation is considered acceptable as the objectives of the guideline are achieved.</p>	
3J-1	<p>Car parking</p> <ul style="list-style-type: none"> • 88m of railway or light rail station; or • In or within 400m of B3/B4 land 	<p>RTA Rates for sub-regional centres:</p> <ul style="list-style-type: none"> • 0.6 spaces per 1 bedroom unit: 11 x 0.6 = 6.6 spaces • 0.9 spaces per 2 bedroom unit: 31 x 0.9 = 28 spaces <p>Total: 38 spaces</p> <ul style="list-style-type: none"> • 1 visitor space per 5 units: 42 x 0.2 <p>Total: 8 spaces</p> <p>TOTAL: 46 spaces</p>	<ul style="list-style-type: none"> • Residential spaces: 43 • Visitor spaces: 9 • Car wash: 1 <p>TOTAL: 52</p> <p>The proposal provides 6 spaces in excess of minimum requirements.</p>	Yes
Part 4	Designing the Building			
4A-1(1)	Solar & daylight access	70% of living rooms and private open spaces: min. 2 hours solar access between 9am and 3pm in mid-winter.	70%	Yes
4B-3(1)	Natural ventilation	Natural cross ventilation: min. 60% of apartments	64%	Yes
4B-3(2)	Natural ventilation	Maximum depth of cross through apartments: 18m glass to glass	16m	Yes
4C-1	Ceiling heights	<ul style="list-style-type: none"> • Habitable rooms: 2.7m • Non-habitable: 2.4m • 2 storey: 2.4m 2nd storey • Attics: 1.8m at edge of room with 30 deg slope • Commercial: 3.3m ground and first floor. 	2.7m	Yes
4D-1(1)	Apartment size and layout	<p>Minimum internal areas:</p> <ul style="list-style-type: none"> • Studio: 35m² • 1 bed: 50m² 	All units exceed the minimum areas. Note: some one bedroom units are	Yes

		<ul style="list-style-type: none"> • 2 bed: 70m² • 3 bed: 90m² 	notated on plan with a smaller area than 50m ² but the inclusion of the stairs (as is correct practice) reveals the area to be compliant.	
4D-1(2)	Apartment size and layout	All habitable rooms to have window in external wall min. 10% floor area.	All habitable rooms comply.	Yes
4E-1(1)	Private open space & balconies	Min. Balcony size/depth: <ul style="list-style-type: none"> • Studio: 4m²- • 1 Bed: 8m²/2m • 2 Bed: 10m²/2m • 3 Bed: 12m²/2.4m 	All units comply.	Yes
4F-1(1)	Common circulation spaces	Max. apartments off a single core: 8	7	Yes
4G-1(1)	Storage	Minimum storage: <ul style="list-style-type: none"> • Studio: 4m³ • 1 Bed: 6m³ • 2 Bed: 8m³ • 3 Bed: 10m³ 50% to be in apartment (not bedroom/kitchen)	Units do not provide adequate storage. Conditions will be applied to any consent requiring compliance.	Condition
4J-2	Noise and pollution	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	The acoustic report recommends suitable acoustic treatment which will be conditioned in any consent.	Condition
4M-1	Facades	Building facades provide visual interest and respect character of local area.	The building façade (as represented in the photorenderings) provides a variety of materials and finishes which provides good articulation and a visual character suitable to the existing and evolving context of the locality.	Yes
4N-2	Roof design	Opportunities to use roof space for residential accommodation and open space are maximised.	The roof has been utilised for a large area of communal open space which also includes landscaping, BBQ areas, eating	Yes

			areas, covered sitting areas and general open space.	
4N-3	Roof design	Roof design incorporates sustainability features.	Part of the roof includes planting and covered areas which reduce heat gain to the units below.	Yes
4Q-2	Universal design	Adaptable housing in accordance with Council policy.	10% of units are adaptable.	Yes
4X-3	Building maintenance	Material selection reduces ongoing maintenance costs.	Higher durability materials such as face brick are proposed at ground floor level and for podium and retaining walls.	Yes

As identified in the above table, the proposal generally satisfies the requirements of the SEPP except as noted above where the impacts would be acceptable.

There are a number of minor non-compliances in respect of, inadequate storage as well as inadequate refinement of materials and finishes. These matters can be addressed by way of deferred commencement conditions.

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

A suitable BASIX Certificate was submitted with the application.

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

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

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

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

Ashfield Local Environmental Plan 2013 Summary Compliance Table				
Clause No.	Clause	Standard	Proposed	Complies
2.3	Zone objectives and land use table	Zone B4 Mixed Use	Residential Flat Building	Yes

4.3(2)	Height of buildings	23m (30m by operation of cl. relies on cl. 4.3A)	30.21m A small non-compliance exists at the top of the lift overrun. A condition will be applied to any consent requiring the maximum height to not exceed AHD 61.9 which will result in a maximum height of 29.81m (and will allow for a small tolerance for margin of error).	Condition
4.3(2A)	Height of buildings	If a building is located on land in Zone B4 Mixed Use, any part of the building that is within 3 metres of the height limit set by subclause (2) must not include any area that forms part of the gross floor area of the building and must not be reasonably capable of modification to include such an area: (27m by operation of cl. relies on cl. 4.3A)	28.1m A non-compliance of 1.1m is created by the provision of an accessible toilet on the roof top communal open space which is classified as GFA. A condition will be applied to any consent to delete this toilet which will result in a compliant height of 25.05m.	Condition
4.3A	Exception to maximum height of buildings in Ashfield town centre	<ul style="list-style-type: none"> • 30m • 27m to top of habitable floor If 25% of additional floor space above height limit is allocated to affordable rental housing)	<ul style="list-style-type: none"> • 29.81m (by condition lowering height of lift overrun) • 25.05m to top of habitable floor (by condition noted above) 3 units (203, 204 & 305) are nominated for affordable rental housing. They total 231m ² which is 27% of the additional floor space above the height limit and consequently satisfy this provision.	Yes – by condition noted above
4.4	Floor space ratio	3:1	3.47:1	No (see cl. 4.6)
4.6(3)	Exceptions to development standards	Development consent must not be granted for development that contravenes a	Written requests submitted for variations to cl. 4.4.	Yes

		development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:		
4.6(3)(a)	“	That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and	Demonstrated. <ul style="list-style-type: none"> • Cl. 4.4 (FSR): The applicant’s submission that the proposal is consistent with the objectives of the standard is supported (see applicant’s justification). 	Yes
4.6(3)(b)	“	That there are sufficient environmental planning grounds to justify contravening the development standard.	Demonstrated. <ul style="list-style-type: none"> • Cl. 4.4 (FSR): The contravention results from the adoption of the height bonus in cl. 4.3A to provide affordable housing and which cannot be implemented without a variation to the FSR standard. As such, there are solid planning grounds for the variation. The environmental planning benefit is the provision of affordable housing. 	Yes
4.6(4)	“	Development consent must not be granted for development that contravenes a development standard unless:		
4.6(4)(a)	“	The consent authority is satisfied that:		
4.6(4)(a) (ii)	“	The applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3), and	Demonstrated.	Yes
4.6(4)(a) (iii)	“	The proposed development will be in the public interest because it is consistent	The proposed development is consistent with the objectives of the	Yes

		with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and	standard or of the zone.	
4.6(4)(b)	“	The concurrence of the Director-General has been obtained.	Concurrence has been granted to Council by the Director-General.	Yes

As demonstrated in the above table, the proposed development satisfies all the provisions of ALEP 2013 except for the following:

- Clause 4.3(2), Height of buildings: The exceedance is due to a slight excess in the height of the lift overrun. This will be limited to a compliant height by condition of consent. It is noted that available lift technology is available for lift overruns capable of compliance with the height limit.
- Clause 4.3(2A), Height of buildings: A non-compliance results from the provision of a toilet on the communal roof terrace which would be defined as gross floor area. Deletion of this toilet by condition would result in compliance with the height standard.
- Clause 4.4, Floor space ratio: The development proposes an FSR of 3.47:1 which exceeds the maximum permissible FSR for the site of 3.0:1. This exceedance results from the additional height permitted by virtue of the provision of affordable housing under clause 4.3A. This variation to FSR is specifically envisaged by Section 2, cl. 2.3 of Part C3, Ashfield Town Centre, Ashfield Interim Development Assessment Policy. A request has been submitted under clause 4.6 to contravene the development standard and is considered to be well founded in that the proposal satisfies the objectives of both the zone and the development standard and also provides sound environmental planning grounds by way of affordable housing provision.

Given the above, it is considered that the proposal satisfies the requirements of Ashfield LEP 2013.

5(b) Draft Environmental Planning Instruments

There are no relevant Draft Environmental Planning Instruments.

5(c) Development Control Plans

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

The proposal is considered to meet the aims and objectives of Ashfield Interim Development Assessment Policy 2013. Specifically to the following Parts:

Ashfield Interim Development Assessment Policy 2013 Summary Compliance Table				
No.	Standard	Required	Proposed	Complies
Part C1	Access, Adaptability and Mobility			
Complies with this part.				

Part C3		Ashfield Town Centre		
1.1	Building Appearance	<p>mixed developments shall be of a traditional architectural language:</p> <ul style="list-style-type: none"> • basic tripartite arrangements to facades, employing symmetry and proportion • punctuated extremities, which signal the boundaries of the building. • solid walls, which have punched openings for balconies and windows, and have vertically emphasized proportions. • expression of architectural detailing, such as expression of datum lines and string courses, and a colour palette of materials of medium to dark monotone face brickwork and rendered coloured surfaces. 	<p>Building is of a contemporary aesthetic but follows traditional architectural compositional practice in that:</p> <ul style="list-style-type: none"> • It adopts a base, middle and top; • It expresses the extremities; • It has a strong pattern of solid and void; • It expresses the form of the building with architectural expression of the facade elements. 	Yes
1.3		buildings employing contemporary or non-historic building styles shall achieve a high compositional standard.	The architectural expression is considered to be of a high compositional standard.	Yes
1.5		Blank side wall facades without windows be modelled to provide an articulated and attractive appearance.	The side walls which are built on the boundary have been designed to be publicly visibly until such time as an adjacent development conceals it.	Yes
2.1	Maximum Building height	Max. number of storeys: 6 + 2 bonus=8	8	Yes
2.2	Site Amalgamations	Site amalgamation may be necessary to	3 lots have been amalgamated to	Yes

		achieve adequate site area to achieve maximum heights.	achieve a coherent and efficient development site which yields high quality urban design benefits.	
2.3	Exceptions to maximum permitted height of buildings	A height bonus of up to 7 metres available for development within Area 1 subject to Clause 4.3A of Ashfield LEP 2013.	The application proposes the required proportion of affordable housing to activate the height bonus.	Yes
2.3		FSR to be varied by way of cl.4.6 to achieve additional floor area required to provide affordable housing.	cl. 4.6 contravention request has been provided.	Yes
2.4	Solar access for adjoining properties	Must not compromise ability of adjacent sites to build to full floor space ratio potential and maintain solar access.	Does not overshadow adjoining properties as rear of the site faces generally north and development generally overshadows the street only.	Yes
2.6	Facades parallel to Street	External facades of buildings, including buildings above the street frontage height, are to be parallel with the primary street boundary of the property.	Facades are parallel where appropriate.	Yes
Part C11	Parking			
Provisions of ADG prevail.				
Part D1	Planning for Less Waste			
	Bin Numbers	Residential (42 dwellings): <ul style="list-style-type: none"> • 1 x 240L garbage bin/2 dwellings=21 bins • 1 x 240L recycling bin/2 dwellings=21 bins • TOTAL: 42 bins 	Residential: <ul style="list-style-type: none"> • 25 x 240L garbage bin • 25 x 240L recycling bin TOTAL: 50 bins	Yes
	Bulky Goods Storage	Bulky goods storage area is required.	No bulky goods storage area provided – can be addressed by condition.	Condition
	Bin Presentation		Adequate space along Murrell Street frontage for presentation of 21 bins at one time.	Yes

It is considered the application complies with the parts of the Ashfield Interim Development Assessment Policy 2013 as indicated and ultimately achieves the aims and objectives of the AIDP 2013. Where there are minor non-compliances, these can be addressed by way of condition of consent.

5(d) The Likely Impacts

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

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

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

5(f) Any submissions

The application was notified for a period of 21 days to surrounding properties. A total of 3 submissions were received.

Submission Issue	Assessing Officer's Comment
SEE is generally unreliable and, in particular, makes the mistaken assumption that the nearby school is a high school rather than a primary school.	Any errors in the SEE and other supporting documentation have been taken into account in the assessment.
Excessive traffic flow for Murrell Street given that it is a no through road and adjacent a primary school.	Council's traffic engineer has reviewed the application and not raised any objection on the grounds of traffic generation.
The application does not adequately address pedestrian safety, in particular the location of the site adjacent a primary school.	Pedestrian safety issues have been assessed by Council's traffic engineer.
There is no boom gate at the top to ensure safety of school children as they walk past the driveway exit.	This will be addressed by way of condition requiring signage to warn drivers exiting the property of passing pedestrians such as school children.
Impacts during construction.	Conditions will be applied to any consent requiring minimum standards are adhered to in respect of hours of work, noise, dust, safety and the like. In addition, conditions will require preparation of a construction traffic management plan for approval by Council to ensure traffic impacts during construction are appropriately managed.
The height of the building is excessive especially given its lack of contribution to public or community space.	The height of the proposal is consistent with the applicable planning controls.
The height is excessive given its location directly adjacent a one storey dwelling house.	The site of the adjacent single storey building is subject to the same planning controls as the subject site and could also be redeveloped to a similar height, scale and form to that of the proposed development.

Inadequate parking provision.	The parking provision on site is consistent with the applicable planning controls.
Murrell Street is not suitable for a building of this height and density.	The planning controls applying to the site and to the western side of Murrell Street permit buildings of the scale proposed.
There is a suggestion that the developer may have been unorthodox in their approach to home owners in the street to purchase their properties.	This is not a relevant planning consideration.
The proposal has a zero side setback to the adjacent sites.	The applicable planning controls for this locality envisage that the end result will be a consistent "street wall" resulting from buildings on these sites being constructed to connect at their sides. The proposal is consistent with this. There will
The zero side setback may result in structural damage to adjacent properties due to subsidence from the excavation process.	Conditions will be applied to any consent to ensure adequate protection is provided to the adjacent properties.
The proposal would completely overshadow 6 Murrell Street.	Given that the property is located to the east (rather than the north) of 6 Murrell Street, it would only result in early morning overshadowing which is considered acceptable under the applicable planning controls.
The developer may need to gain access to the adjacent property during construction due to the zero side setback.	The developer may only gain access to the adjacent property with the owner's consent. It is not uncommon, however, to undertake construction on a boundary wholly within the development site.
The zero boundary setback will result in privacy issues for the adjacent properties.	Given that there are no side facing windows in the proposal, the privacy impacts would not be any less should a greater side setback be proposed.
The scale of the development may result in excessive noise and dust.	Strict conditions will be applied to any consent requiring the application of acceptable standards in respect of noise and dust.
The adjacent property may be restricted in its development rights due to the zero side boundary setback if Council determines that a setback from the proposed development is required.	Under the current planning controls, it is permissible (and anticipated) for the adjacent properties to all build to their side boundaries to create a continuous urban wall.
The scale of the development represents an overdevelopment of the site.	The height of the proposal is consistent with the applicable development standards applying to the site.
The nil side setback is out of character with adjacent properties.	The site is located in an area which is subject to planning controls permitting increased height, scale and density and which is, as a consequence, undergoing transformation. If the adjacent sites are redeveloped, as is permissible, it is anticipated that they will be developed in a similar manner to that of the subject site.

The nil side setbacks result in a lack of articulation.	The applicant has been required to modify the proposal to provide well-articulated side elevations in the event that the adjacent properties remain undeveloped for any length of time.
The proposal may result in loss of rent and reduction in the value of adjacent properties.	This is not a relevant planning consideration.
The proposal may not comply with Ashfield LEP 2013.	This is addressed in the body of the report.
The proposal may not comply with the Building Code of Australia.	Compliance with the BCA will be conditioned by any consent.
The proposal should have a side setback of 6m in accordance with the Apartment Design Guide.	The ADG does not require any setback on side boundaries “where the desired character is for a continuous street wall, such as in dense urban areas, main streets or for podiums within centres”. It is noted that the site is located in the Ashfield Town Centre in which a continuous street wall is part of the established character of the locality which is sought to be reinforced by the applicable planning controls and future development.
The proposal should be reduced in scale, height and density.	The height is compliant with the applicable planning controls and the variation to the density standard is consistent with that envisaged by the Interim Development Assessment Policy in relation to the provision of affordable rental housing.
A time limit should be placed on the period of construction.	It is not customary to limit the period within which a development must be completed once commenced.

5(g) The Public Interest

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

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

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

Internal Referrals		
Officer	Comments	Support
Building Surveyor	Satisfactory subject to conditions.	Yes

Traffic Engineer	Satisfactory subject to conditions.	Yes
Drainage Engineer	Satisfactory subject to conditions.	Yes
Environmental Health Officer	Satisfactory subject to conditions.	Yes
SEPP 65 Advisor	Satisfactory subject to conditions.	Yes
Waste Management	Satisfactory subject to conditions.	Yes

6(b) External

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

External Referrals		
Referral Body	Comments	Support
Sydney Trains	Supported subject to conditions.	Yes
NSW Police	Supported subject to conditions.	Yes

7. Section 94 Contributions

Section 94 contributions are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of **\$450,219.83** would be required for the development under Ashfield Section 94 Contributions Plan. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

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

9. Recommendation

That Council as the consent authority pursuant to Clause 80(3) of the Environmental Planning and Assessment Act 1979 (as amended) grant deferred commencement consent to Development Application No. 10.2016.127.1 for demolition of existing structures and construction of an 8 storey residential flat building containing 42 dwellings above 3 basement levels of car parking including landscaping on Lots 10, 11 & 12, DP 956, known as 8-12 Murrell Street, Ashfield, subject to the conditions listed in Attachment A.

Attachment A – Recommended conditions of consent

DA 10.2016.127.1

8 – 12 Murrell Street ASHFIELD 2131

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

Demolition of existing structures and construction of an 8 storey residential flat building containing 42 dwellings above 3 basement levels of car parking.

PART A

Deferred Commencement conditions to be satisfied prior to activation of consent:

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

- (1) A plan shall be submitted indicating that the visitor car parking shall be of a minimum width of 2.6metres. Visitors are considered short term parkers–casual users.
- (2) The maximum ramp grade with transitions shall be 1 in 5 as per Council IDAP 2013. The carpark is used by casual users being visitors and considered of public use and not solely a private carpark to which the AS infers to a 1in 4 grade. Amendment 1 to AS 2890.1:2004 incorporates a clause 1.3.19 in reference to a private carpark: “A carpark (e.g. at a residential development or place of employment) which is not open to or intended to be used by the public or casual users”.
- (3) Each dwelling is to be provided with storage which complies with the minimum volumes specified in clause 4G-1(1) of the Apartment Design Guide.
- (4) A bulky goods store of suitable size to the satisfaction of Council is to be provided either on the ground floor or in the basement.

This information is required to be provided and approved by Council within 12 months of the date of the approval. Failure to satisfy the above requirements by the specified date will result in lapse of consent.

The correspondence issued by Council, once the above conditions are satisfied, and any associated documents submitted to satisfy the deferred commencement condition are to form part of this consent.

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

PART B

A General Conditions

(1) Approved plans stamped by Council

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

No.	Revision	Title	Prepared by	Amendment Date
DA 001	B	Site Plan	CD Architects	28.11.2016
DA 002	B	Demolition Plan	CD Architects	28.11.2016
DA 100	B	Basement Level 3 Plan	CD Architects	28.11.2016
DA 101	B	Basement Level 2 Plan	CD Architects	28.11.2016
DA 102	C	Basement Level 1 Plan	CD Architects	14.12.2016
DA 103	C	Ground Floor Plan	CD Architects	14.12.2016
DA 104	C	First Floor Plan	CD Architects	14.12.2016
DA 105	C	Level 02 Floor Plan	CD Architects	14.12.2016
DA 106	C	Level 03 Floor Plan	CD Architects	14.12.2016
DA 107	C	Level 04 Floor Plan	CD Architects	14.12.2016
DA 108	C	Level 05 Floor Plan	CD Architects	14.12.2016
DA 109	C	Level 06 Floor Plan	CD Architects	14.12.2016
DA 110	C	Level 07 Floor Plan	CD Architects	14.12.2016
DA 111	C	Roof Plan	CD Architects	14.12.2016
DA 200	C	South Elevation	CD Architects	14.12.2016
DA 201	C	North Elevation	CD Architects	14.12.2016
DA 202	C	East Elevation	CD Architects	14.12.2016
DA 203	C	West Elevation	CD Architects	14.12.2016
DA 300	C	Section A	CD Architects	14.12.2016
DA 301	C	Ramp Section	CD Architects	28.11.2016
DA 302	C	Hydrant Booster Detail	CD Architects	14.12.2016
DA 730	C	Finishes Schedule	CD Architects	14.12.2016
D00	A	Cover Sheet, Legend & Drawing Schedule	Australian Consulting Engineers	13.05.2016
D01	C	Basement 3 Stormwater Drainage Plan	Australian Consulting Engineers	07.12.2016
D02	C	Basement 2 Stormwater Drainage Plan	Australian Consulting Engineers	07.12.2016
D03	C	Basement 1 Stormwater Drainage Plan	Australian Consulting Engineers	07.12.2016
D04	D	Ground Floor Stormwater Drainage Plan	Australian Consulting Engineers	07.12.2016
D05	B	Site Stormwater Drainage Details 1	Australian Consulting Engineers	07.12.2016
D06	A	Site Stormwater Drainage Details 1	Australian Consulting Engineers	13.05.2016
D07	A	Erosion and Sediment Control Plan and Details	Australian Consulting Engineers	13.05.2016
1375.L.01	B	Landscape Plan – Ground Floor	Greenland Design Pty Ltd	22.11.2016
1375.L.02	B	Landscape Plan – Level 1	Greenland Design Pty Ltd	22.11.2016

1375.L.03	B	Landscape Plan – Level 2	Greenland Design Pty Ltd	22.11.2016
1375.L.04	B	Landscape Plan – Roof Terrace	Greenland Design Pty Ltd	22.11.2016
1375.L.05	B	Landscape Details & Specification	Greenland Design Pty Ltd	22.11.2016

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

Payment of any Additional Fees

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

(2) NSW Police Conditions

- a) Surveillance IP Cameras with a minimum of 1.3 megapixels are to be installed and operable 24 hours a day with images kept for a minimum of 30 Days for viewing by police as required. Cameras should be placed in the following areas to maximise security; Foyer entry/exits, driveway entry and letterbox area.
- b) The camera facing the driveway entry/exit should be an Automated Number Plate Recognition camera. This is to be installed and operable prior to the issue of an Occupational Certificate.
- c) Cameras are to be registered with the NSW Police Force CCTV Register. http://www.police.nsw.gov.au/cctv_register
- d) Install bright sensor lights around the building to provide adequate illumination of all areas around the building where residents and visitors might have access to.
- e) Affix signage on the internal and external walls to reinforce security and deter unauthorised access and trespassing.
- f) Ensure all access points to the building (this would include lifts and stairwells) should be restricted to residents only through a security system. Visitors to the residential complex should be provided with access via the intercom.
- g) Ensure vehicle and pedestrian access to any parking area is controlled by key or key card access only.
- h) Install bicycle storage lockers that will prevent access to any part of the bicycle such as 'Crime safe' products or similar, for storage lockers.
- i) Storage lockers should be covered, so its contents cannot be seen by visitors or residents. Consider 'Crime safe' products or similar, for storage lockers.
- j) The site is to be treated with anti-graffiti paint to a height level which is usually accessible in order to deter graffiti offenders targeting the building and its perimeter.
- k) Vegetation surrounding the building should be trimmed to prevent hiding spots for offenders, reducing the risk of personal violence offences as well as property offences.
- l) Mirrors to be placed in the basement car park for drivers to see vehicles entering and exiting the car park.
- m) Quality safety devices must be installed on all windows above ground floor level. It must stop the window opening more than 12.5cm.
- n) It is recommended that sensor lights be placed in the communal open area to prevent unauthorised persons loitering at location at night.
- o) Letter boxes must be fitted with quality 'Radial Pin Locks' to prevent mail theft.
- p) Letter boxes must be easily accessible to postman from council pedestrian footpaths.
- q) Secured letter boxes are to be installed which can only be accessed from a secure foyer area.

- r) Final risk assessments to be conducted by the NSW Police Crime Prevention Officer to ensure the Crime Prevention measures have been applied.

(3) Sydney Trains Conditions

The proposed development is to comply with the deemed to satisfy provisions in the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads – Interim Guidelines".

(4) Landscape Conditions

The tree species for Murrell Street shall be *Zelkova serrata* "Green Vase". 5 trees are to be planted from 200 litre containers. In this regard the planter design, surface areas, effective soil depth and soil volumes shall be suitable to accommodate the future growing requirements of these trees.

B Design Changes

(1) Building Height

The height of the lift overrun is not to exceed AHD 61.9. Amended plans are to be provided prior to issue of the Construction Certificate.

(2) Deletion of Roof Terrace Toilet

The roof terrace toilet is to be deleted. The roof proposed over this area may be retained along with the walls provided that either:

- the space is partially open on one side and is used as a covered area ancillary to the rooftop communal open space; or
- the room is allocated for the use of plant or mechanical equipment.

Amended plans are to be provided prior to issue of the Construction Certificate.

(3) Traffic engineering Amendments

The following amendments shall be made to the plans and approved by Council prior to the issue of the Construction Certificate:

- a) Inclusion of sight view clearance for pedestrians at the driveway exits to Section 3.2.4 Fig 3 of AS 2890.1:2004. In this particular situation both the left hand and right hand side of the carpark exit shall have a minimum sight triangle clearance as depicted in Fig 3 at the property line. An alternate very low level wall with see through railing is considered acceptable. Note that school children will cross at the location and very low walls at this location shall be constructed.
- b) Appropriate signage placed to the exit of the driveway warning motorists of children crossing at the driveway. Appropriate signage shall also be placed to either end of driveway warning pedestrians of vehicles exiting the driveway.

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

(1) Consolidation of allotments

Lots 10, 11 & 12 in DP 956 are to be consolidated into one. A plan of consolidation prepared by a registered surveyor and six (6) paper copies are to be submitted to Council for signature prior to registration at the Land Titles Office (Department of Information and Land Management). Evidence of consolidation from the Land Titles Office shall be submitted to Council or the Principal Certifying Authority prior to the release of a Construction Certificate.

(2) Construction and Site Management Plan

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

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

Where it is proposed to:

- pump concrete from within a public road reserve or laneway, or
- stand a mobile crane within the public road reserve or laneway, or
- use part of Council's road/footpath area,
- pump stormwater from the site to Council's stormwater drains, or
- store waste and recycling containers, skip, bins, and/or building materials on part of Council's footpath or roadway,

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

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

(3) Long service levy

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

the issue of a Construction Certificate. Payments can be made at Long Service Payments Corporation offices or most Councils.

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

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

(5) Sydney Water - Section 73 Compliance Certificate

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

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

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

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

(6) Section 94 Development Contributions

In accordance with Section 80A(1) of the *Environmental Planning and Assessment Act 1979* and the Ashfield Council Development Contributions Plan, the following monetary contributions shall be paid to Council Prior to issue of a Construction Certificate to cater for the increased demand for community infrastructure resulting from the development:

<u>Community Infrastructure Type</u>	<u>Contribution</u>
Local Roads	\$12,233.81
Local Public Transport Facilities	\$23,368.22
Local Car Parking Facilities	\$0.00
Local Open Space and Recreation Facilities	\$376,140.78
Local Community Facilities	\$19,805.62
Plan Preparation and Administration	\$18,671.40
TOTAL	\$450,219.83

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

$$\$C_c = \frac{\$C_p \times CPI_c}{CPI_p}$$

Where:

\$ C_c is the amount of the contribution for the current financial quarter

\$ C_p is the amount of the original contribution as set out in this development consent

CPI_c is the Consumer Price Index (Sydney – All Groups) for the current financial quarter as published by the ABS.

CPI_p is the Consumer Price Index for the financial quarter at the time of the original consent.

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

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

(7) Preparation of geotechnical report

To ensure that the structural integrity of the proposal and neighbouring buildings will be maintained, a full geotechnical report must be submitted to the Council or the PCA prior to the issue of a construction certificate and prior to the commencement of excavation works. The report must include an investigation of site and soil conditions as well as the proposed means of construction and must contain, where required, recommendations to ensure that excavation, backfilling and construction, including temporary works during construction, will not affect the structural integrity of neighbouring buildings or the structural stability of neighbouring public land, property or services. The report is to be prepared and certified by an appropriately qualified practicing geotechnical engineer.

All demolition, excavation, backfilling and construction must be undertaken in accordance with the recommendations of the geotechnical report.

(8) Vibration damage assessment

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

(9) Street numbering

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

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

A Damage Deposit of \$20,000 is to be submitted prior to any of the following:

- commencement of works or
- demolition or
- excavation upon the site or
- the release of the **Construction Certificate**

whichever may come first, covering repair and/or replacement of adjoining footpath, road shoulder, road pavement, kerbing and guttering both outside the subject site and the surrounding area. This is to be paid to Council and may be refunded subject to satisfactory completion of construction or demolition.

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

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

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

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

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

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

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

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

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

(11) Footpath/laneway – photographs to be submitted

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

(12) Design and construction of car parking area

The car park layout is to be designed and constructed in accordance with Australian Standards AS 2890.1 2004 "Off Street Car Parking" as well as AS2890.6 -2009 Parking Facilities - Off-street parking for people with disabilities.

This shall include but not be limited to the following design aspects being included prior to the release of the Construction Certificate:

- (1) All car parking needs for the development must be provided off-street including service vehicle activity. Headroom height and ramp slope in the carpark will need to be designed to AS2890.2-2002 for any service vehicle activity within the carpark.
- (2) The driveway/ramp way for at least the first 6 metres in from the property/building line shall be at grade 1:20 and at minimum width of 5.5m.
- (3) All vehicles must enter and exit the site in a forward direction.

(13) Services adjustment or relocation

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

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

(14) Pumpout system specifications

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

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

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

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

(15) Stormwater disposal-calculations

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

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

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

- (i) Roof areas.
- (ii) Paved areas.

- (iii) Grassed areas.
 - (iv) Garden areas.
 - (v) The percentages of Pre-development and Post-development impervious areas
- (b) At each pit and or bend, a level of pipe is to be shown (the minimum grade for pipes is 1%).
- (c) All flowpaths both internal and external, which pass through or around the proposed development site, are to be shown on the Construction Certificate plan
- (d) Calculations and details are to be provided to Council showing that provisions have been made to ensure runoff from all storms up to the 100 year ARI, which cannot be conveyed within the piped drainage system (including pits and including overflows from roof gutters) is safely conveyed within formal or informal overland flow paths to the detention storage facility. Where it is not practicable to provide paths for overland flows the piped drainage system should be sized to accept runoff up to and including the 100-year ARI.
- (e) All garbage and waste areas must drain to the sewer and not the stormwater system.

(16) Stormwater detention storage facility

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

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

(17) Connection to Council's street drainage

Details and a Long section of the proposed street drainage line in Murrell Street shall be prepared by a suitably qualified professional civil engineer in accordance with Council's Stormwater Management Code, and submitted and approved by Council prior to the release of the Construction Certificate.

The long section to be submitted of the proposed Council pipe line in Murrell Street shall show the pipe invert levels proposed pipe cover and the location of any obstacles which the pipe line will incur (i.e. gas, water, sewer, electricity, Telstra, etc).

The depth and location of all services within the area affected by the new 375mm stormwater pipeline to be laid in Murrell Street (i.e. gas, water, sewer, electricity, Telstra, etc) shall be confirmed by the applicant on site prior to the release of the Construction Certificate.

(18) Provision of public art

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

(19) Entry control - safety

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

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

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

(20) Exhaust fumes from car park

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

(21) No external service ducts

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

(22) SEPP 65 – Design Verification

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

D Conditions that must be complied with before work commences

(1) Notice of Commencement – Notification of Works

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

(2) Requirement for a Construction Certificate

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

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

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

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

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

(3) Inspections required by Principal Certifying Authority

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

(4) Site Controls

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

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

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

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

(5) Building location - check survey certificate

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

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

(6) Crane permit

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

(7) Site fencing/security

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

(8) Dilapidation Reports

A Dilapidation Report on the current structural condition of the existing buildings at 6 Murrell Street, 1 Orchard Crescent and 1-2 Orchard Crescent, must be prepared by a practicing structural engineer. The Dilapidation Report must be completed and submitted to the owner of the subject property and to Council prior to the commencement of any demolition, excavation or construction works. At the completion of the works, a second Dilapidation Report recording the structural condition must be prepared. That Report must be submitted to the owner of the subject property and to Council.

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

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

Notes:

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

(10) Sydney Water approval

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

The consent authority or a private accredited certifier must either

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

(11) Structural Engineering Details

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

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

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

(13) Traffic Management Plan

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

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

- All vehicles associated with development-construction activity (which includes demolition, excavation and construction) shall be accommodated on-site.
- No work zone shall be approved on the public street (which includes the footway).
- Single bogie trucks shall only be used in the course of demolition, excavation and construction with respect to road narrowness and constraints.
- Frequency (demolition, excavation, construction) and maximum type length construction vehicles will need to be demonstrated in the CTMP.
- The applicant will need to consider other development activity in the area.

(14) On site detention system – check survey

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

(15) Erosion, dust, topsoil and sediment control

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

(16) Sanitary facilities - demolition/construction sites

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

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

(17) Haulage route information

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

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

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

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

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

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

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

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

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

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

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

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

(5) Demolition requirements/standards

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

- (a) Australian Standard 2601 and any requirements of the Workcover Authority.
- (b) The Waste Management Plan submitted with the Development Application.
- (c) The property is to be secured to prohibit unauthorised entry.
- (d) All precautions are to be exercised in the handling, removal and disposal of all asbestos materials. Licensed contractors and the disposal of asbestos is to be carried out in accordance with the requirements of the Work Cover Authority.
- (e) All other materials and debris is to be removed from the site and disposed of to approved outlets.
- (f) Any demolition on the site is to be conducted in strict accordance with, but not limited to, sections 1.5, 1.6, 1.7, 3.1 and 3.9 of the AS 2601 - 1991, demolition of structures. The following measures must be undertaken for hazardous dust control:
- (g) Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- (h) Hazardous dust must not be allowed to escape from the site or contaminate the immediate environment. The use of fine mesh dust proof screens, wet-lead safe work practices, or other measures is required.
- (i) All contractors and employees directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with WorkSafe Requirements (in particular the WorkSafe standard for the *Control of Inorganic Lead At Work* (NOHSC: 1012, 1994) and AS 2641, 1998).

- (j) Any existing accumulations of dust (eg; ceiling voids and wall cavities must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter and disposed of appropriately.
- (k) All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Unclean water from the suppressant spray is not be allowed to enter the street gutter and stormwater systems.
- (l) Demolition is not to be performed during high winds that may cause dust to spread beyond the site boundaries without adequate containment.
- (m) All lead contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.
- (n) Construction and demolition waste, particularly timber, bricks and tiles, concrete and other materials need not be disposed of- they can be recycled and resold if segregated properly from any hazardous waste contamination.
- (o) Following demolition activities, soil must be tested by a person with suitable expertise to ensure the soil lead levels are below acceptable health criteria for residential areas. Full certification is to be provided for approval by the Principal Certifying Authority.

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

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

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

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

(7) Safety Glazing – BCA

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

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

(8) Fire Detection/Alarm System installation and certification

Smoke alarms must be installed in dwellings in accordance with Clause 3.7.2.3 of the Building Code of Australia (BCA) and AS 3786 on or near the ceiling in -

- (a) any storey containing bedrooms -

- between each area containing bedrooms and the remainder of the dwelling, including any hallway associated with the bedrooms

(b) any storey not containing bedrooms.

Smoke alarms must be connected to the consumer mains power and have a stand-by power supply.

The licensed Electrical Contractor shall on completion of the installation of the smoke alarm system, submit to the Principal Certifying Authority a certificate certifying compliance with AS 3000 and AS 3786:1993.

(9) BASIX Requirements

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

(10) Noise control during construction and demolition

For construction and demolition periods of 4 weeks or less the L10 level, measured over a period of 15 minutes when the construction or demolition site is in operation, must not exceed the background level by more than 20dB.

(11) Dust control

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

(12) Site vehicles - mud/debris

You are to ensure that ALL vehicles leaving the site are free of mud and debris. Loads are to be fully covered and vehicles/wheels washed down to ensure that no nuisance occurs.

(13) Footpath, kerb and gutter reconstruction

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

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

1. All kerb and footpath works shall be to the satisfaction of both Council.
2. The redundant vehicular crossings shall be removed and replaced with concrete kerb and concrete gutter.
3. A minimum of three trees consistent with the requirements/specifications of the street tree strategy and the Ashfield Town Centre Study shall be planted in front of the site. Each tree shall have a minimum 45 litre root ball and have a tree guard placed around it and porous paving located at the base. Council shall approve all the above items mentioned above prior to installation.
4. A permit to carry out these works on Public land will be required to be obtained. In order for Council to grant approval for these works plans and details shall be submitted to Council for approval.

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

(14) Footpath, kerb and gutter protection

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

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

(15) Vehicle access driveways

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

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

(16) Road opening permit- Council controlled lands

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

(17) Traffic control on public roads

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

(18) Engineering staff to inspect roadworks/drainage

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

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

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

(19) Finished ground surface levels at property boundary

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

(20) Spoil and building materials on road and footpath

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

(21) Stormwater runoff-collection/discharge

Stormwater runoff from all roof and paved surfaces shall be collected and discharged by means of a gravity pipe system to Council's drainage system located in Orchard Crescent at a maximum Permissible Site Discharge (PSD) where the Pre-development discharge equals the Post-development discharge for a 1:100 ARI event.

(22) Stormwater runoff

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

(23) Connection to Council's street drainage

The connection to Council's street drainage system shall be constructed at the applicant's expense. It shall consist of a pipeline across to the street kerb with the pipeline then continuing under the kerb and gutter in Murrell Street to Council's drainage system in Orchard Crescent.

The pipes shall be 375 mm diameter reinforced concrete spigot and socket with rubber ring joints. A pit shall be constructed at the property boundary and at the kerb line as well as at the connection to Council's pipe.

Any adjustment required will be at the applicant's expense. The relevant authority's written consent for any adjustments or works affecting their services shall be obtained prior to works commencing.

Prior to works commencing a Council "Road Opening Permit" must be obtained.

(24) Vehicle wash bays

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

(25) Ausgrid Requirements

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

(26) Noise transmission – stair shaft – BCA

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

(27) Noise transmission - dividing walls – BCA

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

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

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

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

Nil

G Conditions that must be complied with before the building is occupied**(1) Landscaping completion**

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

(2) Approval to use/occupy building

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

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

(3) Street Number

A street number appropriately designed to complement the character of the building must be displayed in a position clearly visible from the street, in numbers having a height of not less than 200 mm. The number must be in place before the premises can be occupied.

(4) Street Numbering

Prior to the issue of an occupation certificate the developer shall furnish the Council with a schedule of individual unit/street numbers allocated to the units within each block of units, that is otherwise to be in accordance with the street numbering approval letter issued by Council.

(5) Boundary fencing replacement

The existing boundary fencing along the boundaries with 1 Brown Street, 6 Murrell Street, 1 Orchard Crescent and 1-2 Orchard Crescent and is to be replaced with fencing to a height of 1.8m in any of the following materials:

- Dark coloured prefinished Colorbond metal;
- Treated pine lapped and capped.

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

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

They are:

(a) Work-As-Executed Plans

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

- location

- pipe diameter
- gradient
- pipe material i.e. PVC or EW etc
- orifice size
- trash screen at orifice
- all buildings (including floor levels) and finished ground and pavement surface levels

(b) Engineer's Certificate

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

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

(c) Restriction-As-To-User

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

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

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

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

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

The wording in the Instrument shall be submitted to and approved by Ashfield Municipal Council prior to lodgement at the Land Titles Office and prior to the release of the Occupation Certificate. The Instrument shall be registered prior to the completion of development.

(8) Residential car park

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

(9) Surveillance

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

- a closed circuit television (surveillance cameras);
- A room having the relevant control panels; and

- Digital data 'on disc' or similar to be properly stored and retained on site for a minimum of twenty-one (21) days for the availability of Council or NSW Police.

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

(10) Affordable housing Restriction

Before the date of the issue of the occupation certificate, a restriction is to be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the [Conveyancing Act 1919](#), that will ensure that:

- (i) Units 203, 204 and 304 must be used for the purposes of affordable housing, and
- (ii) those units are to be managed by a registered community housing provider.

H Conditions that are ongoing requirements of development consents

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

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

(2) Landscape Maintenance

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

(3) Air conditioners

To preserve the streetscape, air conditioners or any plant equipment shall not be placed along the street façade or any place/part of the building that is visible from the public domain.

I Advisory Notes

(1) Other approvals

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

- an Application for Approval under Section 68 of the *Local Government Act 1993* for any proposed activity under that Act, including any erection of a hoarding. All such applications must comply with the *Building Code of Australia*.
- an application for an Occupation Certificate under Section 109(C)(2) of the *Environmental Planning and Assessment Act 1979*.

Note: An application for an Occupation Certificate may be lodged with Council if the applicant has nominated Council as the Principal Certifying Authority.

(2) Works and requirements of other authorities

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

(3) Application for a Construction Certificate

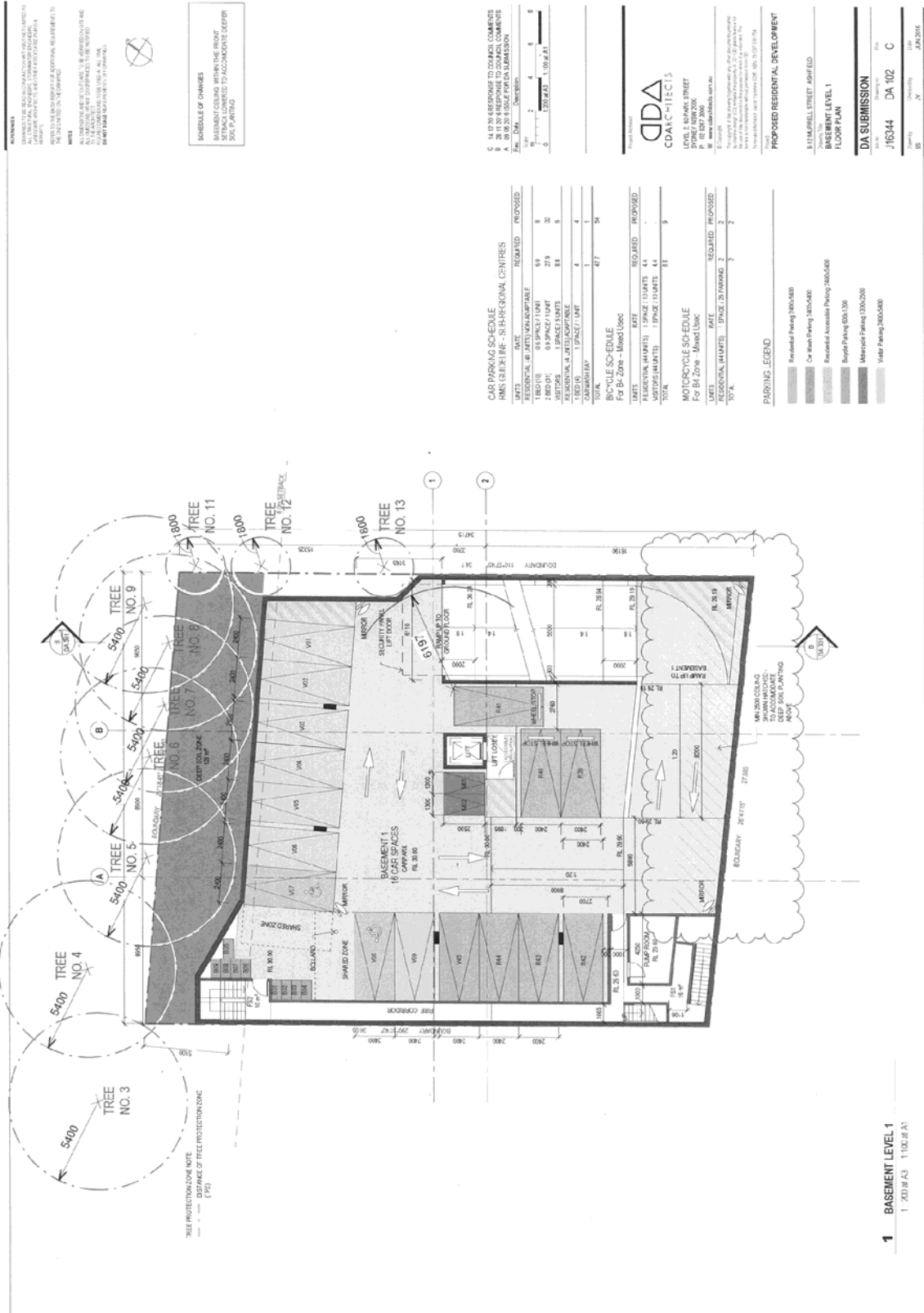
The required application for a Construction Certificate may be lodged with Council. Alternatively, you may apply to an accredited private certifier for a Construction Certificate.

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

(4) Modifications to your consent - prior approval required

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

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



REVISIONS
 1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

NOTES
 1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.



SCHEDULE OF CHANGES
 1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

CAR PARKING SCHEDULE
 RMS (RHS) - 1800mm CENTRES

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (4 UNITS)	1 SPACE / 1 UNIT	4	4
COMMERCIAL (1 UNIT)	1 SPACE / 1 UNIT	1	1
TOTAL		5	5

MOTORCYCLE SCHEDULE
 For B1 Zone - Mixed Use

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (4 UNITS)	1 SPACE / 1 UNIT	4	4
COMMERCIAL (1 UNIT)	1 SPACE / 1 UNIT	1	1
TOTAL		5	5

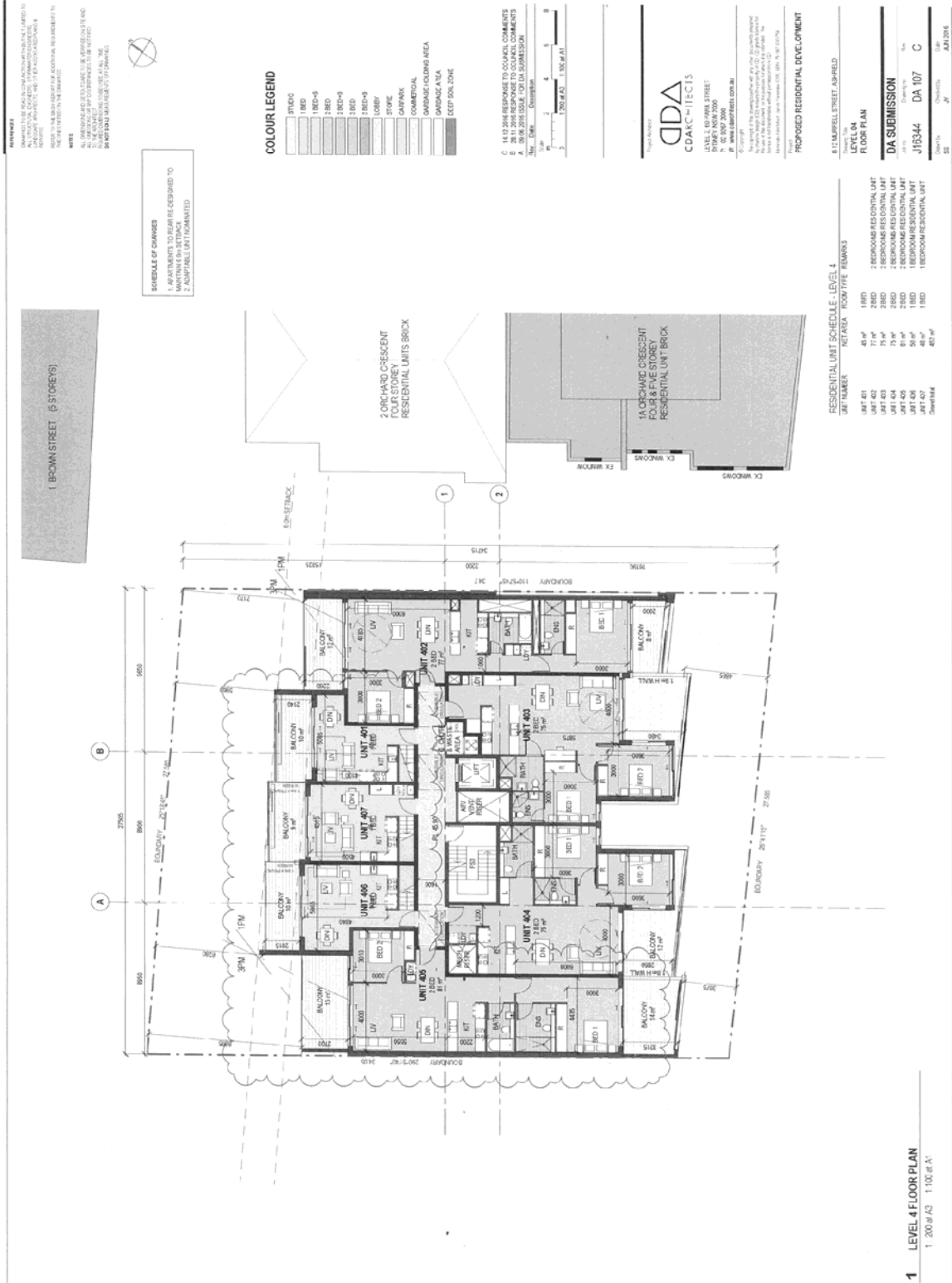
PARKING LEGEND

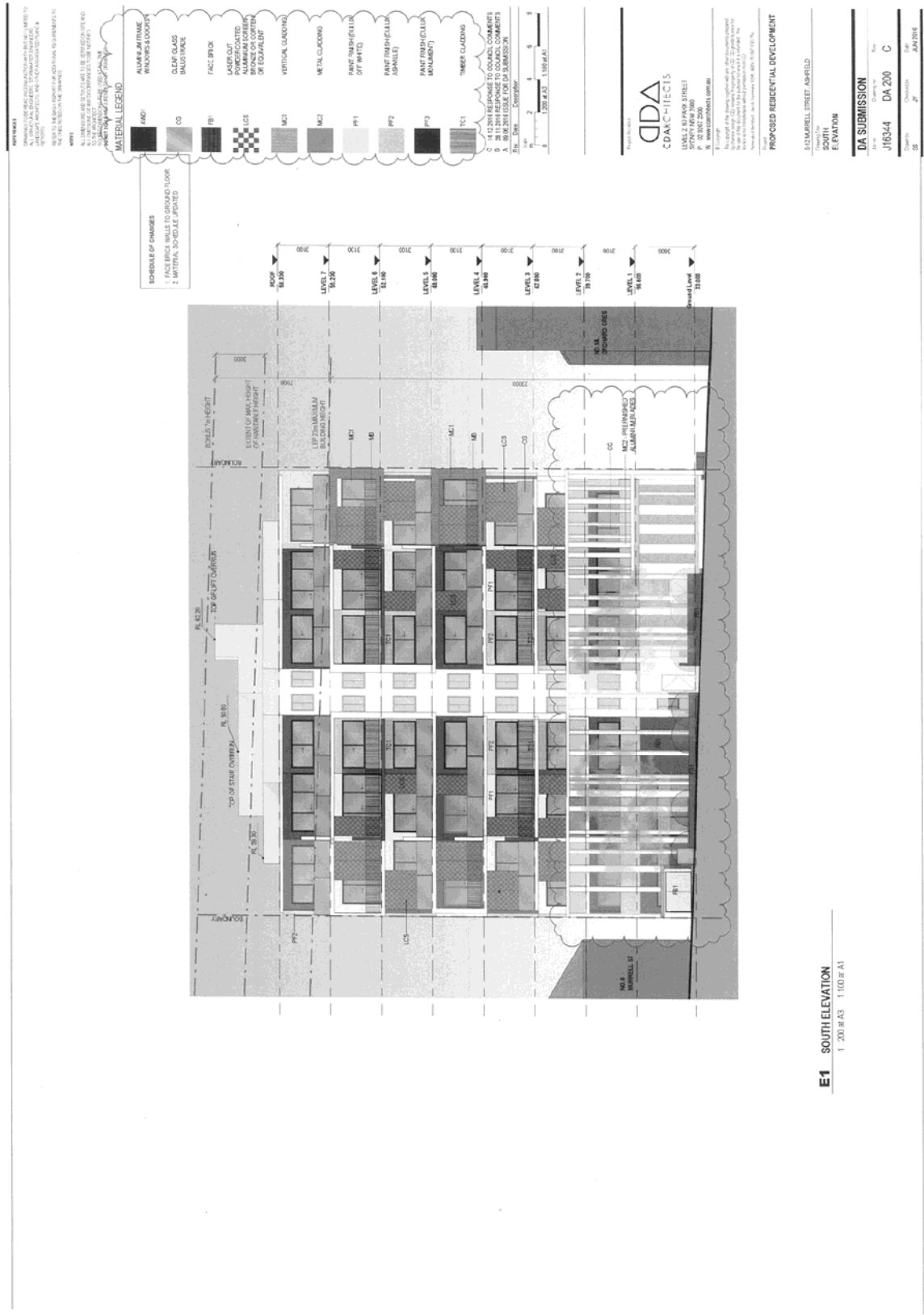
- Residential Parking (RMS)
- Commercial Parking (CMS)
- Motorcycle Parking (MPS)
- Visitor Parking (VPS)

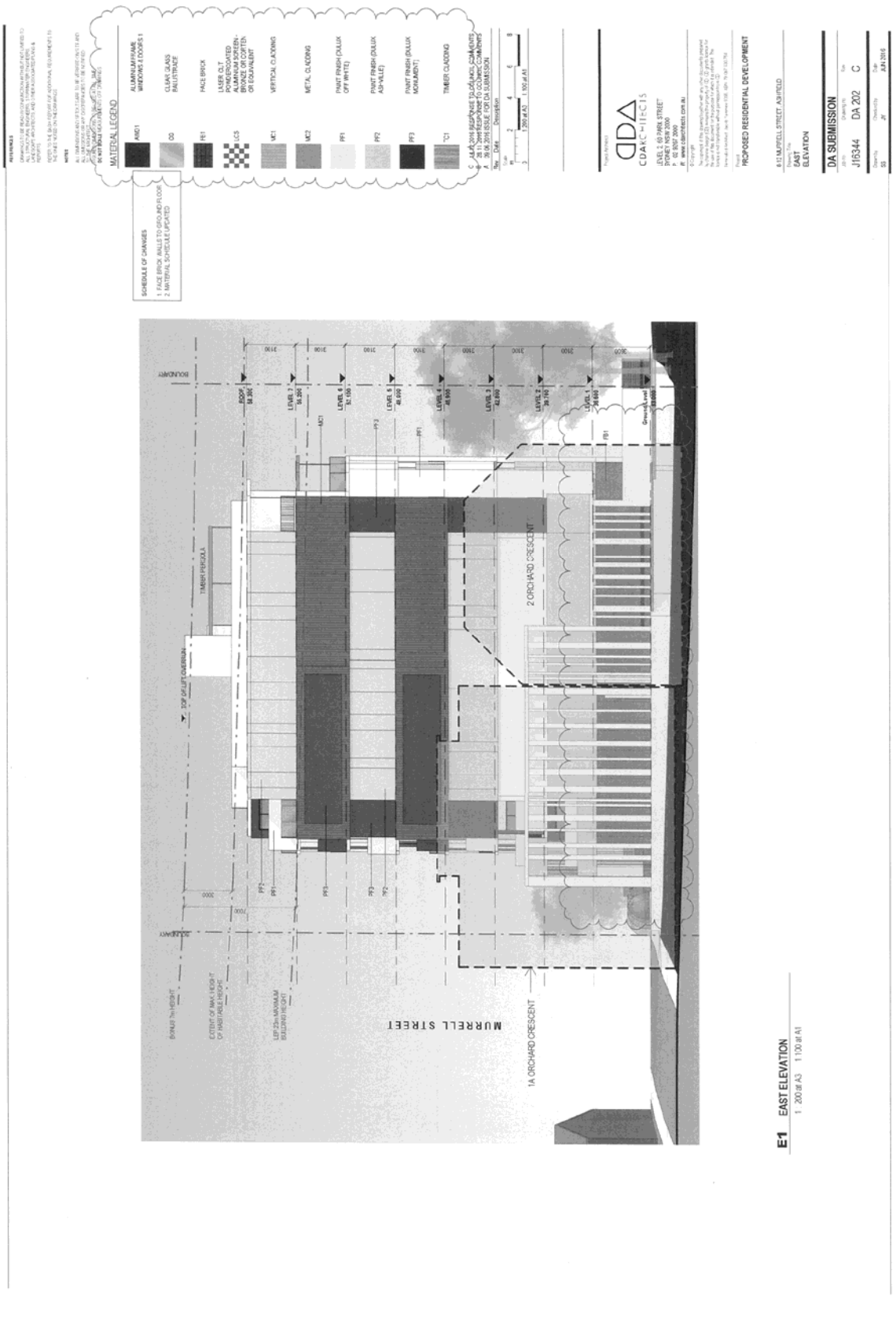
PROPOSED RESIDENTIAL DEVELOPMENT
 1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

DA SUBMISSION
 J16344 DA 102 C
 DATE: 20/01/2016

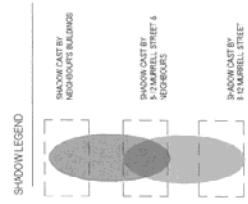
1 BASEMENT LEVEL 1
 1 - 200 B A S 1 1 U L U E A 1







REFERENCES
 CONSULT THE RELEVANT ACTS AND REGULATIONS WHICH RELATE TO THE DEVELOPMENT OF LAND AND THE CONSTRUCTION OF BUILDINGS.
 A. 2016 ACT: LOCAL GOVERNMENT ACT 2016
 B. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 C. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 D. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 E. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 F. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 G. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 H. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 I. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 J. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 K. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 L. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 M. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 N. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 O. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 P. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 Q. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 R. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 S. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 T. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 U. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 V. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 W. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 X. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 Y. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016
 Z. 2016 ACT: LOCAL GOVERNMENT (MAYORAL POSITIONS) ACT 2016



NOT TO SCALE

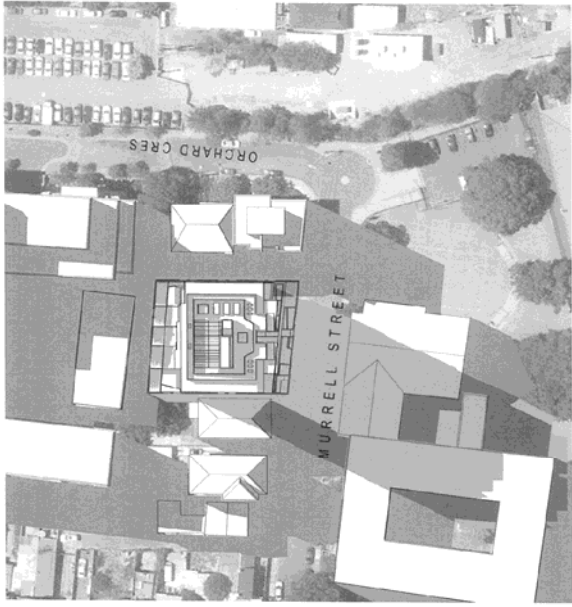
B. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 A. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 C. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 D. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 E. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 F. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 G. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 H. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 I. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 J. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 K. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 L. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 M. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 N. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 O. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 P. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 Q. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 R. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 S. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 T. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 U. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 V. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 W. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 X. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 Y. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016
 Z. 2016 ACT: LOCAL GOVERNMENT (GENERAL PURPOSES) ACT 2016

CIDA
 CONSULTING INFRASTRUCTURE DESIGN ARCHITECTS
 LEVEL 2, 80 PARK STREET
 SYDNEY NSW 2000
 P. 61 2 9237 3000
 W. www.cida.com.au

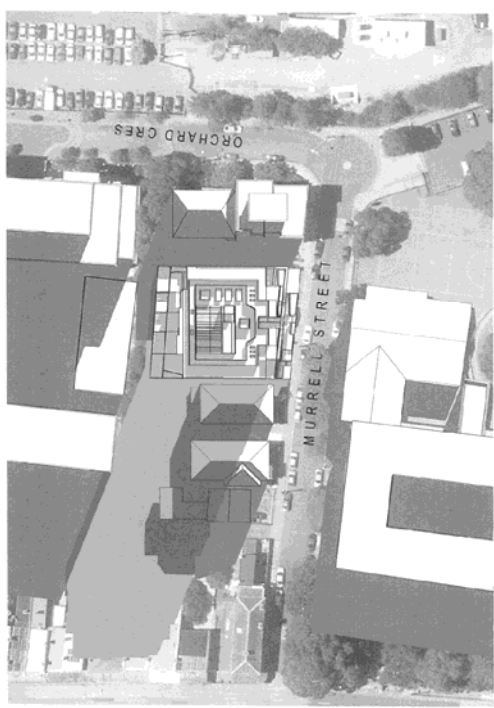
PROPOSED RESIDENTIAL DEVELOPMENT

1 MURRELL STREET, ASHFIELD
 SHADOW DIAGRAMS
 - WINTER SOLSTICE

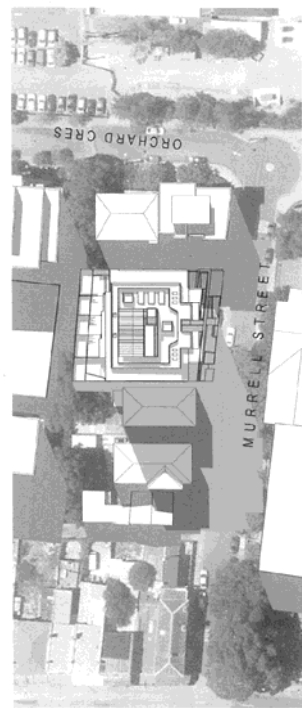
DA SUBMISSION
 DA No: J16344 DA 600 B
 Date: JAN 2016



3 SHADOW DIAGRAM - 15pm, 21 JUNE



1 SHADOW DIAGRAM - 09am, 21 JUNE



2 SHADOW DIAGRAM - 12PM, 21 JUNE

NO CHANGE

REMARKS
 APPROVED FOR THE REASON THAT THE PROPOSED DEVELOPMENT IS NOT IN CONFLICT WITH ANY OF THE ZONING PROVISIONS AND THE PROPOSED DEVELOPMENT IS NOT IN CONFLICT WITH ANY OF THE PROVISIONS OF THE ACT.
NOTES
 1. THE PROPOSED DEVELOPMENT IS NOT IN CONFLICT WITH ANY OF THE PROVISIONS OF THE ACT.
 2. THE PROPOSED DEVELOPMENT IS NOT IN CONFLICT WITH ANY OF THE PROVISIONS OF THE ACT.
 3. THE PROPOSED DEVELOPMENT IS NOT IN CONFLICT WITH ANY OF THE PROVISIONS OF THE ACT.
 4. THE PROPOSED DEVELOPMENT IS NOT IN CONFLICT WITH ANY OF THE PROVISIONS OF THE ACT.
 5. THE PROPOSED DEVELOPMENT IS NOT IN CONFLICT WITH ANY OF THE PROVISIONS OF THE ACT.

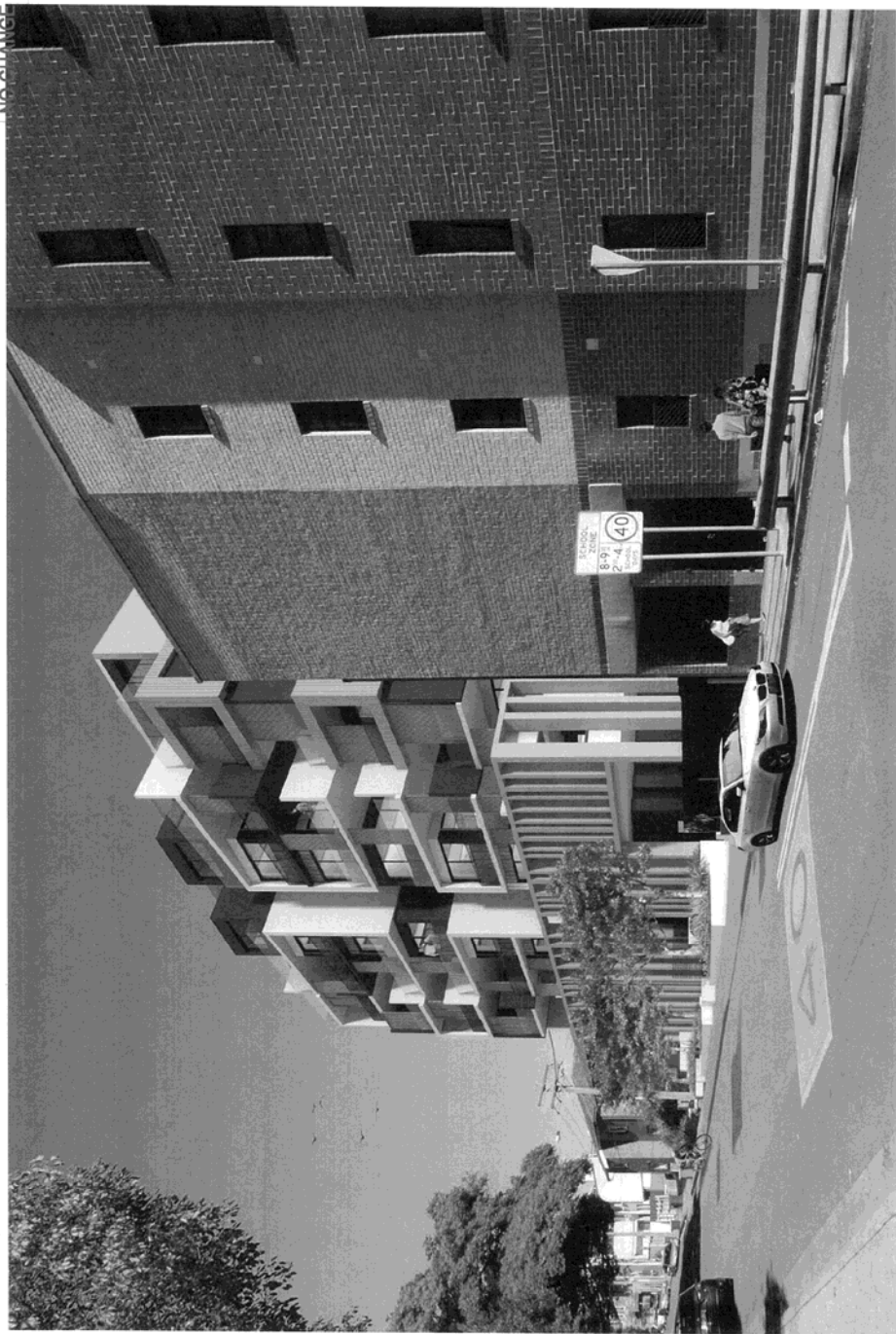
B 11-1916 RESPONSE TO COUNCIL COMMENTS
 B 11-1916 ISSUE FOR DA SUBMISSION
 Date: 11/19/2016
 By: [Redacted]

DDA
 CDAC PROJECTS
 1000 S. 10TH STREET
 DENVER, CO 80202
 P: 303.733.2000
 E: [Redacted]

PROPOSED RESIDENTIAL DEVELOPMENT
 Proposed development is a 10-story residential building with a total of 100 units. The building is located at 1000 S. 10th Street, Denver, CO. The building is a brick structure with a modern design. The building is surrounded by trees and a parking lot. The building is a good example of modern residential architecture.

B 11-1916 PHOTO MONTAGE
 Date: 11/19/2016
 By: [Redacted]

DA SUBMISSION
 DA: J18344
 DA: DA-710
 B
 Date: 11/19/2016
 By: [Redacted]



REFERENCES
 1. ALL FINISHES TO BE APPROVED BY THE LOCAL COUNCIL.
 2. ALL FINISHES TO BE APPROVED BY THE LOCAL COUNCIL.
 3. ALL FINISHES TO BE APPROVED BY THE LOCAL COUNCIL.

NOTES
 1. ALL FINISHES TO BE APPROVED BY THE LOCAL COUNCIL.
 2. ALL FINISHES TO BE APPROVED BY THE LOCAL COUNCIL.
 3. ALL FINISHES TO BE APPROVED BY THE LOCAL COUNCIL.

MATERIAL LEGEND

PF1	FACE BRICK
CG	CLEAR GLASS BALUSTRADE
PF1	FACE BRICK
LCS	LINEN OIL POLYMER COATED ALUMINIUM SCREEN WITH ANTI-GLARE FILTER
MC1	VERTICAL CLADDING
MC2	METAL CLADDING
PF1	PAINT FINISH (DULUX OFF WHITE)
PF2	PAINT FINISH (DULUX ASPIRE)
PF3	PAINT FINISH (DULUX MONUMENT)
TC1	TIMBER CLADDING

PROPOSED RESIDENTIAL DEVELOPMENT
 1/1 MARBLE STREET, ASHBELD
 FINISHES SCHEDULE

DA SUBMISSION
 DA No: J16344
 DA No: DA 730
 Date: JAN 2018

SCHEDULE OF FINISHES
 1. FACE BRICK WALLS TO GROUND FLOOR
 2. METALLIC SCREEN BALUSTRADE

Architectural elevation drawing of a residential building facade. The drawing shows a multi-story building with a mix of materials and finishes. Callouts on the left side of the drawing include: PF3, CG, PF1, TC1, PF3, PF2, PF1, LCS, MC2, and FB1. Callouts on the right side include: AWD1, MB, MC2, and FB1. The drawing is oriented vertically on the page.