

 DEVELOPMENT ASSESSMENT REPORT	
Application No.	DA/2020/0233
Address	16 William Street LEICHHARDT NSW 2040
Proposal	Demolition of the existing building, erection of a three-storey boarding house containing 25 boarding rooms with basement parking and associated works.
Date of Lodgement	06 April 2020
Applicant	William Assets Pty Ltd
Owner	William Assets Pty Ltd
Number of Submissions	Initial: 27 After Renotification: 23
Value of works	\$3,255,356.00
Reason for determination at Planning Panel	Number of submissions exceeds Officer delegations
Main Issues	<ul style="list-style-type: none"> • Impacts to streetscape and desired future character • Amenity impacts in relation to solar access to the surrounding properties • Issues in relation to proposed relation of council stormwater line • Issues in relation to Flood Risk and Stormwater design
Recommendation	Refusal
Attachment A	Reasons for refusal
Attachment B	Plans of proposed development
	
LOCALITY MAP	
Subject Site	
Notified Area	
Objectors	
Supporters	
 N	
Note: Due to scale of map, not all objectors could be shown.	

3. Executive Summary

This report is an assessment of the application submitted to Council for Demolition of the existing building, erection of a three-storey boarding house containing 25 boarding rooms with basement parking and associated works at 16 William Street Leichhardt.

The application was notified and 27 submissions were received in response to the initial notification and 23 submissions were received in response to renotification of the application.

The main issues that have arisen from the application include:

- Unacceptable streetscape impacts and unsatisfactory response to desired future character controls.
- Adverse amenity impacts in relation to solar access to the surrounding properties.
- Issues in relation to proposed relocation of council stormwater line.
- Issues in relation to Flood Risk and Stormwater design.

These issues have not been resolved or adequately addressed either initially or by the amended plans, and therefore, the application is recommended for refusal.

2. Proposal

The proposed development is for a “new generation” boarding house. The original scheme comprised of the following:

- 28 boarding rooms.
- 1 manager's room.
- 15 car parking spaces including 2 disabled car parking spaces.
- 6 bicycle parking spaces.
- 6 motorcycle parking spaces.
- storage areas.
- indoor communal area and outdoor communal area.
- Divert council stormwater pipeline.

The amended design (Issue B) which was submitted to council on 7 August 2020, was renotified for 21 days with a closing submission date of 1 October 2020, and comprised of the following changes:

- Total number of rooms reduced from 28 to 25 rooms.
- GFA increased from 770.89 sqm to 771.09 sqm.
- Number of storey reduced from 4 storey to 3 storey.
- Number of car parking spaces reduced from 15 to 13 car parking spaces.
- Basement layout updated as per traffic comments.
- RL Ground Floor lowered 400mm from 13.40 to 13.00.
- Relocated the fire egress to eastern boundary and providing pedestrian entrance from William Street.
- Ground Floor layout updated.
- Level 01 and 02 layout updated.
- Common room relocated at Level 02.
- Large communal open space balcony provided facing William.
- Planter box at eastern side of the proposed building.
- The shape of the building has been amended.
- Removal and replacement of two street trees.

The assessment report is based on the amended proposal.

3. Site Description

The subject site is a corner lot located on the northern side of William Street, between James and Francis Street, with a second frontage to Francis Street. The site consists of four allotments (Lot 55 Sec B DP 1663, Lot 56 Sec B DP 1663, Lot 57 Sec B DP 1663, Cnr Lot 58 Sec B DP 1663) and is generally rectangular in shape with a total area of 771 sqm.

The site has a frontage to William Street of approximately 26.5 metres and a secondary frontage of approximate 30 metres to Francis Street.

The site supports a two storey residential building that was most recently operated as a Boarding House. The adjoining properties support single residential dwellings to the east and the south and an adaptive reuse of an industrial building into an apartment building to the west.

The subject site is not listed as a heritage item. The property is not located within a conservation area. The property is identified as a flood prone lot.

The following trees are located on the site and within the vicinity.

- Street Trees to the north and west of the subject site.



Figure 1: Zoning Map



Figure 2: View of existing building from William Street



Figure 3: View of existing building from Francis Street

4. Background

4(a) Site history

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

Subject Site

Application	Proposal	Decision & Date
DA1515	Erection of two storey block consisting of 12 flats	5 August 1960

Surrounding Properties

Application	Proposal	Decision & Date
DA 196/95, 198/95, 199/95. 200/95, 201/95	<u>20 – 38 William Street</u> Convert industrial building to residential units.	Approved 18/7/1995
D/2018/608 M/2019/87	<u>14 William Street</u> Demolition of existing dwelling and construction of two storey dwelling with parking, and associated works. Modification of Development Consent D/2018/608 seeking various changes, including: modification to conditions relating to privacy screening and deck setback; modifications to the facade in response to deleted carspace; changes to rear windows; and alter roof pitch at the front of the building.	Approved 28/02/2019 Approved 26/07/2019
D/2000/232 M/2000/118 D/2000/571 DAREV/2000/31 PREDA/2016/132 PREDA/2019/201 DA/2020/0501	<u>40-76 Willam Street</u> Use of existing premises as a self storage facility. Modification of Development Consent D/2000/232 seeking extension of operating hours. Change of use to a warehouse for wholesaling of furniture. Review of Council's 6 month consent for use of the site as a self storage facility. Residential redevelopment of commercial warehouse style building. Residential redevelopment and adaptive reuse of existing warehouse building and associated works, including basement car parking. Adaptive reuse and alterations and additions to existing industrial warehouse building and conversion into a residential flat building comprising 181 residential apartments above two levels of basement car parking, and associated	Approved 24/03/2000 Approved LEC 03/08/2000 Refused 25/07/2000 Approved 24/10/2000 Advice Issued 23/08/2016 Advice Issued 06/12/2019 Decision Pending / Undetermined

works.

4(b) Application history

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

Date	Discussion / Letter / Additional Information
1 July 2020	Request for additional information letter sent to the applicant. The letter raised the following concerns: <ul style="list-style-type: none"> A. The proposal in its current form is not considered to be accept in regards to impacts to streetscape and desired future character B. The proposal in its current form results in adverse amenity impacts in relation to solar access to the surrounding properties C. The proposal in its current form results in adverse amenity impacts in relation to visual privacy to the surrounding properties D. Non-compliance with FSR E. Issues in relation to proposed car parking F. Issues in relation to proposed relation of council stormwater line G. Issues in relation to Flood Risk and Stormwater design H. Issues in relation to Landscape Design
7 August 2020	Additional information submitted which includes: <ul style="list-style-type: none"> • Amended plans (Issue B – refer to section 2 above) • Amended Stormwater Plans • Response to council letter regarding flooding • Landscape Plans • Certificate of design - Traffic and parking
27 August 2020	Renotification of amended plans (Issue B)
10 September 2020	Second renotification of amended plans (Issue B) due to error in description of the amended scheme (number of boarding room reduced to 25 instead of 23).

5. Assessment

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

5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy No. 55—Remediation of Land*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *Leichhardt Local Environmental Plan 2013*

The following provides further discussion of the relevant issues:

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

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. The LDCP2013 provides controls and guidelines for remediation works. SEPP 55 requires the consent authority to be satisfied that “the site is, or can be made, suitable for the proposed use” prior to the granting of consent.

The site has been used as residential flats since 1960. However, as stated on page 18 in the Statement Environment Effects prepared by NEXUS Environment Planning Pty Ltd dated 1 April 2020, the subject site is located in an area where property in the surrounding areas had been used for industrial purposes in the past.

Given that the proposal includes large areas of excavation to facilitate the underground car park, conditions would be recommended in relation to the provision of a contamination report prior to the issue of a construction certificate if the application was supported. However, the proposal is recommended for refusal for reasons outlined elsewhere in this report.

5(a)(vii) State Environmental Planning Policy (Affordable Rental Housing) 2009

The provisions of *State Environmental Planning Policy (Affordable Rental Housing) 2009* are applicable to the proposed development. The relevant provisions of the State Policy are provided in the table below.

Standard	Compliance/Comment
<p><i>29 Standards that cannot be used to refuse consent</i></p> <p><i>(1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than, inter alia...</i></p> <p><i>(c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:</i></p> <p><i>(i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or</i></p> <p><i>(ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.</i></p>	<p>The land is zoned R1 – General Residential.</p> <p>The maximum allowable FSR for any form of residential accommodation on the land under Clause 4.4 (2B)(c) of <i>Leichhardt Local Environmental Plan (LLEP) 2013</i> is 0.5:1.</p> <p>The land is within a zone in which residential flat buildings are permitted and does not contain a heritage item and as such, a maximum FSR of 1:1 applies.</p> <p>The proposal complies with this requirement.</p>
<p><i>(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:</i></p>	
<p><i>(a) building height</i></p>	<p>The <i>LLEP 2013</i> does not impose any height</p>

<p><i>if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,</i></p>	<p>limit.</p>
<p><i>(b) landscaped area if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located</i></p>	<p>The proposal provides a landscaped front setback that is predominately lawn with a mixture of shrubs and canopy trees on the setback area in the vicinity of the southern boundary. The proposal is compatible with the streetscape in which the building is located in this regard.</p>
<p><i>(c) solar access where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,</i></p>	<p>The proposed communal area is located in the north-eastern corner of the building, which will achieve 3 hours direct sunlight between 9am and 3pm in mid-winter to the communal living room.</p> <p>Therefore, the proposal is considered acceptable with respect to solar access.</p>
<p><i>(d) private open space if at least the following private open space areas are provided (other than the front setback area): (i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers, (ii) if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,</i></p>	<p>The amended proposal includes a balcony approximately 28.5 sqm with a minimum dimension of approximately 3.9 metres that adjoins the communal living room and thus satisfies (d)(i).</p> <p>A private open space of approximately 8.8 sqm with a minimum dimension of 2.5 metres had been provided for the boarding house manager’s unit, and thus, the proposal complies with (d)(ii).</p>
<p><i>(e) parking if: (i) in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and (ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and (iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and (iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,</i></p>	<p>The proposed development is not provided by a social housing provider, and therefore, at least 0.5 parking spaces are to be provided for each boarding room. As the proposed boarding rooms had been reduced from 28 boarding rooms to 25 rooms, 13 parking spaces are required.</p> <p>The proposal provides 13 car parking spaces, and therefore completes with (e)(iia)</p>

<p><i>(f) accommodation size if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</i></p> <p><i>(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</i></p> <p><i>(ii) 16 square metres in any other case.</i></p>	<p>Page 18 in the Statement Environment Effects prepared by NEXUS Environment Planning Pty Ltd dated 1 April 2020 outlines that each boarding room has private toilet and kitchen facilities. While neither the original plans or the amended shows any kitchen stove tops, it is assumed that the bench area associated with the sink and the fridge forms the 'private kitchen' area.</p> <p>Excluding the kitchen and bathroom areas, the smallest double boarding rooms had a minimum size of at least 16.5 sqm and therefore complies with (f).</p> <p>However, once the kitchen and bathroom areas are excluded from the area calculations, the single boarding rooms (G09 and 110) only have an area of approximately 11.2 sqm. If the application was supported, a condition will be recommended that requires the kitchen of G09 and 110 to be either deleted or amended to ensure these boarding rooms have a size of 12 sqm (excluding bathroom and kitchen).</p>
<p><i>(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.</i></p>	<p>The proposed plans does not clearly show that the boarding rooms have kitchen facilities but it is noted that the SEE provided suggests that all boarding rooms contain kitchen facilities. All boarding rooms have private bathroom facilities and is consistent with (3). It is also noted that the proposed communal space/room provides kitchen facilities.</p>
<p><i>(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).</i></p>	
<p>30 Standards for boarding houses</p>	
<p><i>(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:</i></p>	
<p><i>(a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,</i></p>	<p>One communal space had been provided on the third floor and complies with this clause.</p>
<p><i>(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,</i></p>	<p>Excluding the bathrooms for each boarding room, the large boarding room will have a size of approximately 24 sqm, and therefore, all boarding rooms will be less than 25 sqm in size.</p>
<p><i>(c) no boarding room will be occupied by more than 2 adult lodgers,</i></p>	<p>No boarding room will be occupied by more than 2 lodgers.</p>

	<p>If the application was supported, the maximum number of adult lodgers per room would have been reaffirmed by way of condition.</p>
<p><i>(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,</i></p>	<p>Each boarding room provides a bathroom and therefore adequate bathroom facilities had been provided.</p>
<p><i>(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,</i></p>	<p>A boarding room for a boarding house manager had been provided.</p>
<p><i>(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,</i></p>	<p>The site is not zoned for commercial purposes.</p>
<p><i>(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.</i></p>	<p>As the proposal consists of 25 boarding rooms, 5 motor cycle and 5 bicycle parking spaces area required. 6 motor cycle parking spaces and 6 bicycle spaces have been provided and therefore complies.</p>
<p><i>30A Character of local area A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.</i></p>	<p>Refer to more detailed discussion below - unsatisfactory and therefore is not supported.</p>
<p><i>52 – No subdivision of boarding houses A consent authority must not grant consent to the strata subdivision or community title subdivision of a boarding house.</i></p>	<p>If the application was supported, a condition would be imposed to reaffirm this Clause.</p>

30A Character of local area

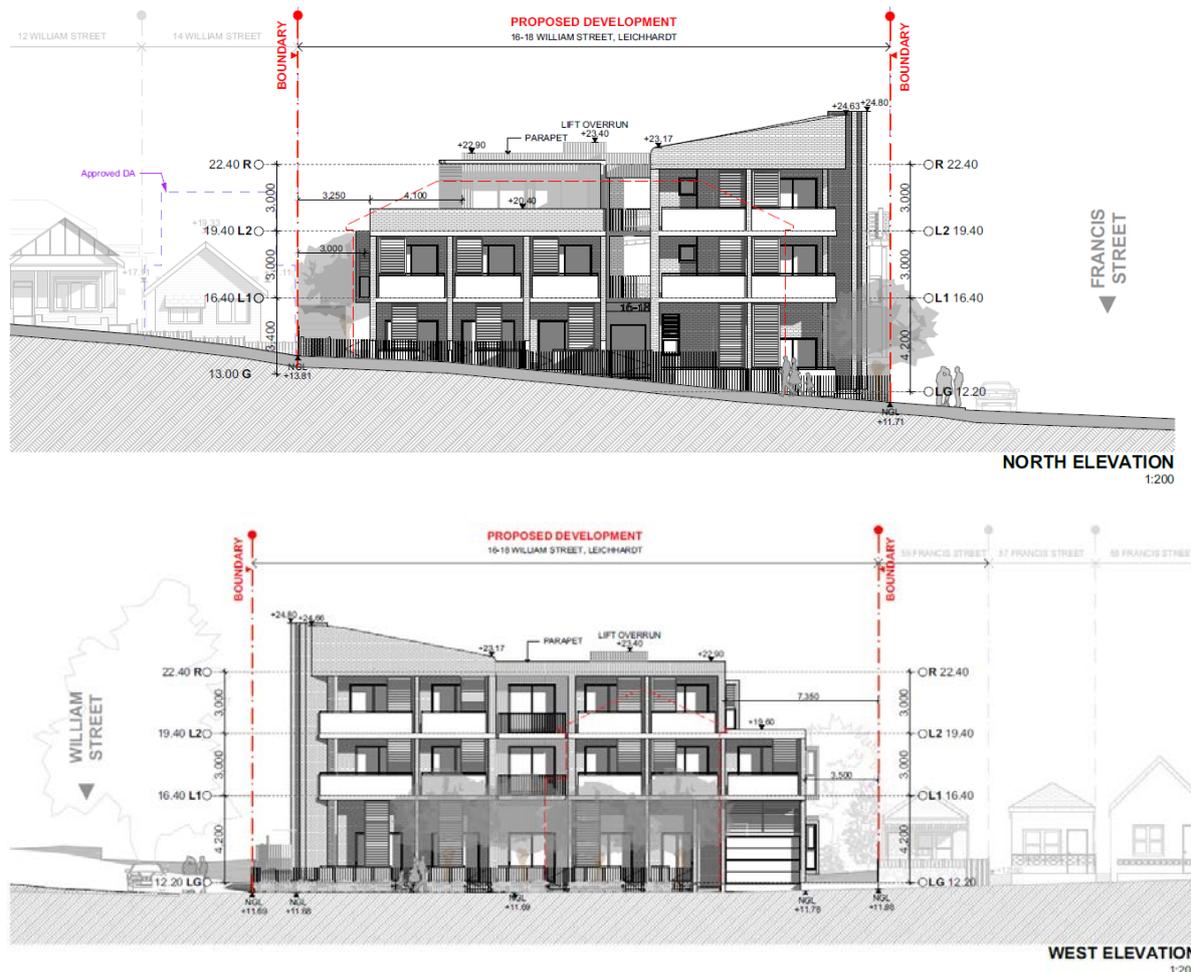


Figure 4: Street elevations

Given the nature of the proposal and the context of the local area, the application was referred to Council’s Architectural Excellence Panel and its recommendations were included in the request for additional information letter dated 1 July 2020. The amended scheme was again referral to the Architectural Excellence Panel and the following comments were provided by the Architectural Excellence Panel:

“The original proposal was reviewed at the Architectural Excellence Panel Meeting on 9 June 2020. The AEP made recommendations regarding the built form, ground floor configuration, common areas provision and the architectural expression of the proposal at the previous meeting. The revised scheme has been submitted as a response to the AEP Recommendations.

1. Built Form:

- *Improvements are made to proposal, as the amended 2 storey built form to the side boundaries with 3 storeys at the corner creates a better massing and built form relationship to the context.*
- *It is noted that removal of the 4th storey is a major improvement with reduction in the visual impact and reduction to the extent of additional overshadowing of the dwelling houses to the south.*

- *The improvements to the massing and form along both William Street and Francis Street frontages is considered positive.*

2. Ground Floor Configuration:

- *The fire-egress and wheelchair ramp are relocated along the eastern side boundary. The freeing of the pedestrian entry improves the sense of pedestrian entry and the overall spatial quality. The reconfiguration of the lift core and staircase alignment further improves the common circulation area within the proposal.*
- *It is not ideal that bins are to be presented on Francis Street for waste collection as it would diminish the streetscape character. It is recommended a garbage room from the basement be relocated on ground floor. Room G05 should be removed and replaced with a garbage storage + collection room. It is noted this was recommended at the previous AEP meeting.*
- *The proposal lacks a common laundry facility for clothes washing and drying, which could be located on the ground floor. Room G09 could be removed and replaced with such common laundry facility. A common laundry facility is essential to avoid clothes drying occurring within the private balconies facing streets, as it would diminish the overall outlook within the streetscape.*

3. Architectural Expression:

- *There is a concern that realistic wall thicknesses for the bathrooms have not been incorporated.*
- *The below additional information requested by the Panel, for a review of the architectural expression of the proposal has not been provided by the applicant:*
 - *1:50 wall sections indicating facade type, balustrade fixing, balcony edges, junctions, rain water drainage system showing downpipes, similar details of the primary facades.*
 - *Details of the proposed fence.*
 - *A photo-realistic photomontage.*
 - *A schedule of external finishes.”*

In summary, while the amended scheme is an improvement to the original proposal, the amended design has not fully addressed the issues raised, in particular, the amended proposal has not satisfied the requirements to provide garage collection/storage room and the common laundry room at ground floor level. The amended scheme also has not provided the required details in relation to external finishes, proposed fencing, a photo-realistic photomontage and wall sections. These details are required to conduct a proper appraisal of the design's contextual fit with the character of the area.

Therefore, it has not been demonstrated that amended proposal is acceptable on streetscape grounds and compatible with the character of the local area, and for this and other reasons, the proposal is recommended for refusal.

50 Reduction of availability of affordable housing

(1) A person must not do any of the following in relation to a building to which this Part applies except with development consent—

- (a) demolish the building,
- (b) alter or add to the structure or fabric of the inside or outside of the building,
- (c) change the use of the building to another use (including, in particular, a change of use to backpackers accommodation),
- (d) if the building is a residential flat building, strata subdivide the building.

(2) In determining a development application referred to in subclause (1), the consent authority is to take into account the guidelines and each of the following—

- (a) whether there is likely to be a reduction in affordable housing on the land to which the application relates,
- (b) whether there is available sufficient comparable accommodation to satisfy the demand for such accommodation,
- (c) whether the development is likely to cause adverse social and economic effects on the general community,
- (d) whether adequate arrangements have been made to assist the residents (if any) of the building likely to be displaced to find alternative comparable accommodation,
- (e) the extent to which the development contributes to any cumulative loss of affordable housing in the local government area,
- (f) the structural soundness of the building, the extent to which the building complies with any relevant fire safety requirements and the estimated cost of carrying out work necessary to ensure the structural soundness of the building and the compliance of the building with the fire safety requirements,
- (g) whether the imposition of a condition requiring the payment of a monetary contribution for the purposes of affordable housing would adequately mitigate the reduction of affordable housing resulting from the development,
- (h) in the case of a boarding house, the financial viability of the continued use of the boarding house.

To ensure the proposed development complies with Clause 50 of SEPP ARH, it must be made certain that there is no reduction of the availability of affordable housing that is currently on site. Noting that affordable housing is defined as follows under SEPP (Affordable Rental Housing) 2009 as:

affordable housing means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

(1) In this Policy, a household is taken to be a very low income household, low income household or moderate income household if the household—

- (a) has a gross income that is less than 120 per cent of the median household income for the time being for the Greater Sydney (Greater Capital City Statistical Area) (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent, or
- (b) is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.

(2) In this Policy, residential development is taken to be for the purposes of affordable housing if the development is on land owned by the Land and Housing Corporation.

Given the nature of 'new generation' boarding houses would potentially attract a different group of tenants, it is unclear on whether there will be a reduction of affording housing on the subject site as a result of the development. It was requested on the council letter 1 July 2020 that the Statement of Environmental effects must be updated to include details of the number of boarding rooms that is currently available and how it can be ensured that the proposed development will meet the definition of affordable housing under SEPP ARH. It was also mentioned that it would likely to require the Plan of Management to be updated to ensure that is no reduction of affordable housing on this site. The applicant had not provided

any further additional information to address these concerns and therefore it is considered that Clause 50 had not been satisfied.

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

Vegetation SEPP concerns the protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council's DCP. The application seeks the removal of vegetation from within the site and on Council land. The application was referred to Council's Tree Management Officer whose comments are summarised as follows:

A review of the submitted Proposed Landscape Plan, prepared by ATC Landscape Architects, DWg No, L/01, Revision E, dated 30/07/2020 has been undertaken. The proposed removal and replacement of two Lophostemon confertus (BrushBox) growing in the road reserve along William St is not supported.

The landscape plan provided in its current form is also considered to be insufficient. Any new landscape plan to be submitted in the future must demonstrate that canopy trees are planted a minimum distance of 1.5m from any boundary or structures and 2m from any dwelling or garage. It must be demonstrated that there is sufficient soil volume to support mature specimens in the landscape in the long term.

In conclusion, there is insufficient justification for the proposed street trees to be removed, and hence in this regard, the proposal is not a satisfactory response to the Vegetation SEPP or Council's local landscape controls.

5(a)(ix) *State Environmental Planning Policy (Infrastructure) 2007*

An acoustic report had been prepared by Blackett Acoustics dated March 2020 which provides recommendations to address the potential traffic noise issues as required to be address under clause 102 of SEPP (Infrastructure) 2007 and is satisfactory with respect to the provisions of the Infrastructure SEPP

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

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

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.5 - Additional permitted uses for land
- Clause 2.7 - Demolition
- Clause 4.3A - Landscaped areas for residential accommodation in Zone R1
- Clause 4.4 – Floor Space Ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 4.6 - Exceptions to development standards
- Clause 5.3 – Development near zone boundaries
- Clause 5.4 - Controls relating to miscellaneous permissible uses
- Clause 6.1 - Acid Sulfate Soils
- Clause 6.2 - Earthworks
- Clause 6.3 - Flood Planning
- Clause 6.4 - Stormwater Management
- Clause 6.8 - Development in areas subject to aircraft noise

The following provides a further assessment of relevant issues:

Clause 1.2 – Aims of Plan

The proposal in its current form has not adequately demonstrated that it will be compatible with the existing streetscape and consistent with the desired future character of the area. The proposal is also considered to result in unacceptable adverse amenity impacts to the surrounding properties, particularly in relation to overshadowing impacts. Therefore, the proposal is contrary to the following objectives under Clause 1.2 of the LLEP2013:

- (d) *to promote a high standard of urban design in the public and private domains,*
- (e) *to protect and enhance the amenity, vitality and viability of Leichhardt for existing and future residents, and people who work in and visit Leichhardt*
- (f) *to ensure that development is compatible with the character, style, orientation and pattern of surrounding buildings, streetscape, works and landscaping and the desired future character of the area,*

Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned LR1 under the *LLEP 2011*. The *LLEP 2013* defines the development as:

“Boarding House”

The development is permitted with consent within the land use table. However, the development is considered to be inconsistent with the objectives of the R1 zone.

The proposal is not considered acceptable with regard to the following relevant objectives of this R1 General Residential Zone:

- *To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*

Comment: The proposal fails to comply with a number of the standards and controls of LEP 2013 and DCP 2013 and is not considered to be compatible with the pattern of surrounding development.

- *To protect and enhance the amenity of existing and future residents and the neighbourhood.*

Comment: The proposed development is considered to have adverse impacts on the amenity of adjoining residential properties, particularly in terms of overshadowing.

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

Standard	Proposal	Non-compliance	Complies
Floor Space Ratio Maximum permissible: 1:1 (including ARH bonus) or 771.4 sqm	1:1 or 771.09.5 sqm	N/A	Yes
Landscape Area Minimum permissible: 15% or 154 sqm	21.6% or 166.5sqm	N/A	Yes
Site Coverage Maximum permissible: 60% or 463 sqm	52.5% or 405sqm	NA	Yes

Clause 6.3 Flood Planning and Clause 6.4 - Stormwater Management

The site is a flood control lot with a Council stormwater pipe and flood flow path that passes through the property. As discussed in a later section of this report, the proposed floor levels and basement entries are lower than the Flood Planning Level. The feasibility of the proposed diversion of the existing Council stormwater pipe that passes through the property and flood flow paths have also not been satisfactorily demonstrated. Therefore, the proposal is considered to unsatisfactory with respect to the provisions and objectives of Clauses 6.3 and 6.4 of the LDCP2013.

Clause 6.8 - Development in Areas Subject to Aircraft Noise

The subject site is located within the ANEF 20-25 contour. An acoustic report had been prepared by Blackett Acoustics dated March 2020 which provides recommendations to address Aircraft noise - Australian Standard AS2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction. The proposal has therefore satisfactorily addressed the provisions of Clause 6.8 of the LLEP2013.

5(b) Draft Environmental Planning Instruments

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

- Draft IWLEP 2020

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

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

5(d) Development Control Plans

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

The following provides discussion of the relevant issues:

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B3.1 Social Impact Assessment	No – See discussion
Part C	
C1.0 General Provisions	No – see discussion
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.5 Corner Sites	No – see discussion
C1.6 Subdivision	Yes
C1.7 Site Facilities	No – see discussion
C1.8 Contamination	Yes
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	Yes, subject to conditions if approved – see discussion
C1.11 Parking	Yes – see Section 5(a)(ii)
C1.12 Landscaping	No – see discussion
C1.14 Tree Management	No – see discussion
Part C: Place – Section 2 Urban Character	
C2.2.3.4 Helsarmel Distinctive Neighbourhood	No – see discussion
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	No – see discussion
C3.3 Elevation and Materials	No – see Section 5(a)(ii)
C3.5 Front Gardens and Dwelling Entries	Yes – see Section 5(a)(ii)
C3.6 Fences	Yes
C3.7 Environmental Performance	Yes
C3.8 Private Open Space	Yes – see Section 5(a)(ii)
C3.9 Solar Access	No – see discussion
C3.10 Views	Yes– see discussion
C3.11 Visual Privacy	No – see discussion
C3.12 Acoustic Privacy	Yes– see discussion
C3.14 Adaptable Housing	Yes– see discussion
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.3 Residential Development	Yes
Part E: Water	
Section 1 – Sustainable Water and Risk Management	
E1.1 Approvals Process and Reports Required With Development Applications	No – see discussion

E1.1.1 Water Management Statement
E1.1.2 Integrated Water Cycle Plan
E1.1.3 Stormwater Drainage Concept Plan
E1.1.4 Flood Risk Management Report
E1.2 Water Management
E1.2.1 Water Conservation
E1.2.2 Managing Stormwater within the Site
E1.2.3 On-Site Detention of Stormwater
E1.2.4 Stormwater Treatment
E1.2.5 Water Disposal
E1.2.6 Building in the vicinity of a Public Drainage System
E1.2.7 Wastewater Management
E1.3 Hazard Management
E1.3.1 Flood Risk Management

The following provides discussion of the relevant issues:

C1.0 General Provisions

The proposal in its current form has not adequately demonstrated that it will be compatible with the existing streetscape and consistent with the desired future character of the area. The proposal is also considered to result in adverse amenity impacts to the surrounding properties, particularly in relation to overshadowing. Therefore, the proposal is contrary to the following objectives:

O4 Amenable: places and spaces provide and support reasonable amenity, including solar access, privacy in areas of private open space, visual and acoustic privacy, access to views and clean air.

O6 Compatible: places and spaces contain or respond to the essential elements that make up the character of the surrounding area and the desired future character. Building heights, setbacks, landscaping and architectural style respond to the desired future character.

B3.1 Social Impact Assessment

Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979* states that, as part of the assessment of a Development Application, the consent authority is to consider:

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Council's *Social Impact Assessment Policy* states:

- *Social issues embrace all aspects of human life including how we live, our culture, our community, our health and well-being, and our aspirations.*
- *Council is committed to the process of social impact assessment (SIA) as a means of considering social issues more comprehensively and consistently in its planning and decision-making.*
- *Impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. The SIA process involves analysing, monitoring, and managing these social consequences, both positive and negative, and any social change processes invoked by them.*

The applicant has provided a Social Impact Statement prepared by NEXUS Environment Planning Pty Ltd dated 1 April 2020 which provided the following conclusion:

"It is proposed to demolish the existing affordable rental housing development on the Site and erect a new generation boarding house containing 28 boarding rooms and accommodation for an on-site Manager..."

...The proposed development would have a positive social impact in that it would provide for much needed affordable rental housing in the Leichhardt area which has been identified by Council as a major issue for the Inner West LGA and would provide a means by which those experiencing housing stress might be able to remain within the locality.

The proposal would also allow professional people, nurses, police, students and other people who do not necessarily require permanent rental accommodation to live in the Leichhardt area and add to the social mix of the population..."

Given the nature of 'new generation' boarding houses would potentially attract a different group of tenants, it is unclear on whether there will be a reduction of affordable housing on the subject site as a result of the development. As discussed in an above section of the report, the applicant had not clearly demonstrated that affordable housing will be retained on the proposed site. However, the application is recommended for refusal for reasons outlined elsewhere in the report.

C1.5 Corner Sites and C2.2.3.4 Helsarmel Distinctive Neighbourhood

As discussed in more detail in an earlier section of the report, the application was referred to Council's Architectural Excellence Panel to provide comments on issues relating to urban design and compatibility with the streetscape. While the amended scheme is an improvement to the original proposal, the amended design has not fully address the issues raised, in particular, the amended proposal has not satisfied the requirements to provide garage collection/storage room and the common laundry room at ground floor level. The amended scheme also has not provided specific details of the materials and finishes of the building.

Therefore, the amended proposal has not demonstrated that it is a satisfactory response to the following controls under C1.5 Corner Sites:

C2 Development extending to two distinct streetscapes shall vary the scale and form between each frontage to complement the predominant character and scale of that streetscape.

C4 Building elements including wall height, roof form and front setback and architectural features including balconies, awnings, verandahs, parapets and dormers are to be compatible in scale with the streetscape.

The amended proposal has also not demonstrated that it is a satisfactory response to the following desired future character controls under C2.2.3.4 Helsarmel Distinctive Neighbourhood:

C1 Maintain the character of the Helsarmel Distinctive Neighbourhood by keeping development complementary in architectural style, form and materials.

C2 Maintain and enhance the predominant low scale 'cottage' character of the residential streets.

C9 Building wall height is to be a maximum of 3.6m, with the exception of development along Darley Road where there is potential for higher, more dense development, where a maximum building wall height of 6.0m shall apply.

For these and other reasons, the application is recommended for refusal.

C1.6 Subdivision

The current site consists of 4 allotments. While the application is recommended for refusal for reasons outlined elsewhere in the report, in the event that the application was supported for approval, conditions would need to be recommended on any consent requiring the consolidation of the lots.

C1.7 Site Facilities

It is not ideal that bins are to be presented on Francis Street for waste collection as it would diminish the streetscape character. It is recommended that a garbage room from the basement be relocated on ground floor and be suitably screened from view. Room G05 should be removed and replaced with a garbage storage + collection room. This issue is not addressed in the amended design, and therefore, the proposal in its current form is considered to be inconsistent with C1 of this part:

C1 Rubbish storage and collection areas are to be shaded and be designed and located to have minimal impacts and visibility from the street. They shall not be located next to openings such as doors and windows to habitable rooms. They should be located to minimise the transfer of waste through residential dwellings.

C1.12 Landscaping and C1.14 Tree Management

The Landscape Plan provided is not satisfactory as there is insufficient information to demonstrate that mature specimens will be able to be provided and maintained long term. There is also insufficient justification for the public street trees to be removed. Given the above, the proposal is considered to be an unsatisfactory response to the provisions of Clauses C1.12 and C1.14 of the LDCP2013.

C3.2 Site Layout and Building Design

Building Location Zone (BLZ)

The subject site consists of four allotments and is a corner lot which is different in shape and size to the adjoining properties, and while the front alignment of the BLZ can be deduced from the adjoining properties, there is no established rear alignments that can be utilised. The location of the front walls on both the William Street frontage and the Francis Street frontage are considered to be consistent with the front alignments of the two immediate adjoining properties at 14 William Street and 59 Francis Street, and therefore, the front alignment is considered to achieve compliance with the BLZ.

However, the proposal will establish a new BLZ with respect to rear alignment locations, and therefore, the proposed rear alignments have assessed under Subclause C6 of Part C3.2 of the DCP with respect to determining acceptability. In this regard, pursuant to Subclause C6, where a proposal establishes a new BLZ, various tests needs to be met as follows:

- a. *amenity to adjacent properties (i.e. sunlight, privacy, views) is protected and compliance with the solar access controls of this Development Control Plan is achieved;*
- b. *the proposed development will be compatible with the existing streetscape, desired future character and scale of surrounding development;*

- c. *the proposal is compatible in terms of size, dimensions, privacy and solar access of private open space, outdoor recreation and landscaping;*
- d. *retention of existing significant vegetation and opportunities for new significant vegetation is maximised; and*
- e. *the height of the development has been kept to a minimum to minimise visual bulk and scale, as viewed from adjoining properties, in particular when viewed from the private open space of adjoining properties.*

As discussed in above sections of this report, the proposal is considered to be incompatible with the existing streetscape and desired future character of the area. Further, as discussed in more detail in a later section of this report, the proposal will result in unsatisfactory impacts with respect to solar access impacts to the south-adjoining neighbour at 59 Francis Street. Therefore, the proposed rear alignments are unable to be supported and will be included as a reason for refusal.

Side Setback

The amended design complies with the side setback controls under this part:

Elevation	Proposed Maximum Wall Height (m)	Required setback (m)	Proposed setback (m)	Difference (m)
Eastern	6.7	2.25	3.25	Complies
Southern	7.72	2.8	3.5	Complies

C3.9 Solar Access

The solar access requirements under the SEPP ARH 2009 to the subject boarding house have been satisfied. However, the potential solar access impacts to the adjoining properties are required to be assessed.

The surrounding lots have north-south orientation to the east and an east-west orientation to the south. The following solar access controls under Clause C3.9 of the LDCP2013 apply to the proposal in relation to impacts to glazing on the surrounding sites.

- *C12 - Where the surrounding allotments are orientated east/west, main living room glazing must maintain a minimum of two hours solar access between 9am and 3pm during the winter solstice*
- *C13 Where the surrounding allotments are orientated north/south and the dwelling has north facing glazing serving the main living room, ensure a minimum of three hours solar access is maintained between 9am and 3pm during the winter solstice.*
- *C15 - Where surrounding dwellings currently receive less than the required amount of solar access to the main living room between 9am and 3pm during the winter solstice, no further reduction of solar access is permitted.*

In this regard, the only protected windows that could be adversely impacted by the proposal are the north-facing windows of No. 59 Francis Street. By letter dated 1 July 2020, Council requested that shadow diagrams in elevation were required in elevation to demonstrate the impacts to the north-facing windows of No. 59 Francis Street

The additional information provided on August 7 by the applicant did not contain the requested shadow diagrams in elevation form, and therefore, the applicant has not demonstrated that the impacts to No. 59 Francis Street are satisfactory.

In addition, Clause C3.9 of the LDCP2013 also requires protection of solar access to private open spaces of adjoining properties. The subject site has east-west orientation, and therefore, the following solar access controls apply to the proposal in relation to solar access to private open spaces of affected properties:

- *C16 Where surrounding dwellings have south facing private open space ensure solar access is retained for two hours between 9am and 3pm to 50% of the total area during the winter solstice.*
- *C18 - Where surrounding dwellings have east/west facing private open space, ensure solar access is retained for two and a half hours between 9am and 3pm to 50% of the total area (adjacent to living room) during the winter solstice.*
- *C19 – Where surrounding dwellings currently receive less than the required amount of solar access to their private open space between 9am and 3pm to during the winter solstice, no further reduction of solar access is permitted.*

Shadow diagrams in plan in hourly increments have been provided for assessment, and the most impacted properties in this regard would be the properties at No. 59 Francis Street, No. 12 William Street, No. 14 William Street and No. 62 James Street. There are impacts to No. 60 James Street at 3pm, but this affected property will receive the required solar access between 11am and 2pm during winter solstice.

From the shadow diagrams, it is clearly demonstrated that the properties at 59 Francis Street, 12 William Street, No. 14 William Street and 62 James Street do not receive the required solar access to their private open spaces between 9am and 3pm during the winter solstice and therefore as per C19, no further reduction of solar access is permitted. As the shadow diagrams indicate that the proposal will result in additional overshadowing impacts to the private open space of No. 59 Francis Street at 2pm and 3pm during winter solstice and additional overshadowing impacts to No. 12 William Street, No. 14 William Street and No. 62 James Street at 3pm, the proposal is contrary to C19 and does not achieve compliance.

Assessing the impact of development on the solar access of neighbours:

In assessing the reasonableness of solar access impact to adjoining properties, and in particular, in any situation where controls are sought to be varied, Council will also have regard to the ease or difficulty in achieving the nominated controls having regard to:

- a. *the reasonableness of the development overall, in terms of compliance with other standards and controls concerned with the control of building bulk and having regard to the general form of surrounding development;*
- b. *site orientation;*
- c. *the relative levels at which the dwellings are constructed;*
- d. *the degree of skill employed in the design to minimise impact; and*
- e. *whether reasonably available alternative design solutions would produce a superior result.*

In summary, the amended proposal has not demonstrated that the overshadowing of the northern glazing of No. 59 Francis Street is satisfactory and the shadow diagrams have demonstrated that the proposed works will result in additional overshadowing of the private open spaces of the surrounding properties contrary to Control C19 to Clause C3.9 of the LDCP2013. As outlined in the above sections of the report, the proposal is not considered to be compatible with the Streetscape or the Desired Future Character of the area, and there are alternative solutions, via further reduction of area to either reduce the height, bulk and scale or reducing the number of proposed boarding rooms, to reduce the overshadowing impacts. Therefore, it is considered that the overshadowing impacts to the surrounding properties are excessive and will be included as reason for refusal.

C3.10 Views

Two objections have been received in relation to the loss of views. Council will consider the following steps in the assessment of reasonable view sharing:

a. What views will be affected? In this Plan, a reference to views is a reference to water views and views of significant landmarks (e.g. Sydney Harbour, Sydney Harbour Bridge, ANZAC Bridge and the City skyline including features such as Centre Point Tower). Such views are more highly valued than district views or views without significant landmarks.

b. How are the views obtained and assessed? Views from private dwellings considered in development assessment are those available horizontally to an observer standing 1m from a window or balcony edge (less if the balcony is 1m or less in depth).

c. Where is the view enjoyed from? Views enjoyed from the main living room and entertainment areas are highly valued. Generally it is difficult to protect views from across side boundaries. It is also generally difficult to protect views from other areas within a residential building particularly if views are also available from the main living room and entertainment areas in the building concerned. Public views are highly valued and will be assessed with the observer standing at an appropriate point in a public place.

d. Is the proposal reasonable? A proposal that complies with all development standards (e.g. building height, floor space ratio) and planning controls (e.g. building setbacks, roof pitch etc) is more reasonable than one that breaches them."

The following images were attached as part of the objection in relation to loss of views from Unit 6 of 20-38 William Street:





The following in in relation to the loss of views from a bedroom associated with 14 William Street



From these images, it is clear there are no significant views (i.e. no water views, no views of significant landmarks Sydney Harbour, Sydney Harbour Bridge, ANZAC Bridge or the City skyline) currently. As the only views that would be lost are district views and sky views, it is considered that there are no adverse amenity impacts in relation to loss of views that would warrant the application to be refused in this regard. However, the application is recommended for refusal for reasons outlined elsewhere in the report.

C3.11 Visual Privacy, C3.12 Acoustic Privacy

The following controls are applicable in C3.11 Visual Privacy

C1 Sight lines available within 9m and 45 degrees between the living room or private open space of a dwelling and the living room window or private open space of an adjoining dwelling are screened or obscured unless direct views are restricted or separated by a street or laneway.

C5 The provision of landscaping may be used to complement other screening methods but cannot be solely relied upon as a privacy measure.

C7 New windows should be located so they are offset from any window (within a distance of 9m and 45 degrees) in surrounding development, so that an adequate level of privacy is obtained/retained where such windows would not be protected by the above controls (i.e. bathrooms, bedrooms).

As the sightlines to the apartments at 20-38 Williams Street are separated by a street (i.e. William Street), it is considered that there is no adverse privacy amenity impacts to these apartments. However, it is considered that the proposal in its current form will have adverse privacy amenity impacts to the adjoining properties to the east and the south.

While a number of windows on the southern and eastern windows have high window sill heights or the sightlines have been diverted towards the street, there are a number of at the first floor level windows on the eastern elevation that have the potential to provide view lines into the windows or private open spaces of the surrounding properties (windows associated with rooms 110 and 111).

The southern and eastern sides of the proposed corridor/breezeway and the communal open space on the top level will also have sightlines into the windows of the adjoining properties, and therefore, the proposal in its current form is not satisfactory with respect to visual privacy. If the application was supported, conditions would be required to restrict sightlines from these areas.

The following controls are applicable in C3.12 Acoustic Privacy

C3 Noise generating areas that are not contained within buildings, such as private outdoor open space, parking and service equipment, is located and oriented away from bedroom windows on adjoining sites.

C8 Private open space is encouraged to be located away from bedrooms on adjoining properties to ensure minimal acoustic impacts.

In this regard, parking and service equipment are not located adjacent to bedroom windows. As the proposed terrace area associated with the communal room is setback approximately 6 metres from the side boundary, and the proposed location of the communal would be the best position to receive solar access, it is considered that on balance, this is an appropriate location for the proposed terrace to be located.

To reduce the potential impacts, if the application was supported, it is considered that conditions would be imposed to reduce the size of the proposed balcony to minimum 20 sqm required under the SEPP (Affordable Rental housing) 2009 by setting the balcony further away from the eastern boundary. However, the proposal development is recommended for refusal due to other reasons outlined elsewhere in the report.

C3.14 Adaptable Housing

The following control is applicable:

C1 Development that has 10 or more dwellings, development provides adaptable housing units that have a flexible design that complies with AS4299 Adaptable Housing in accordance with Table C12: Adaptable Housing Numbers, to the nearest whole number of dwellings.

Table C12: Adaptable Housing Numbers

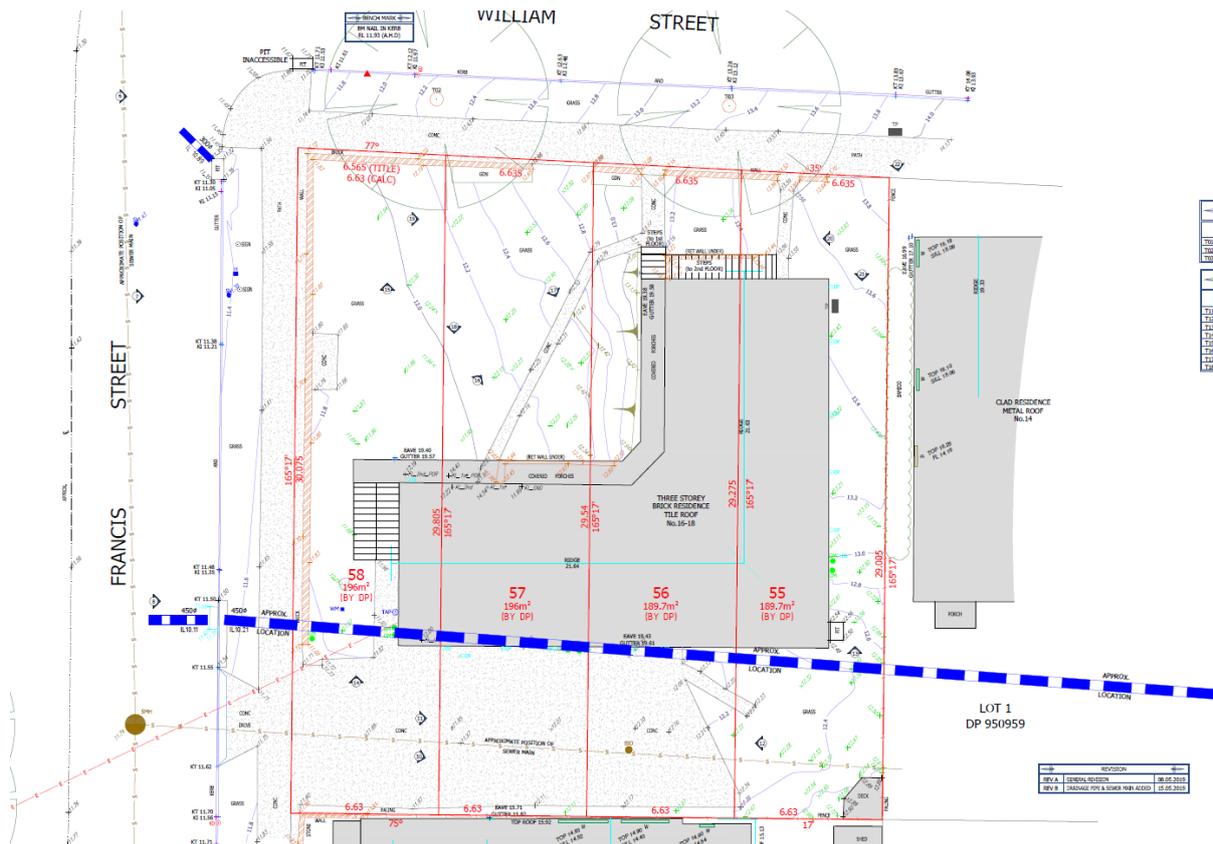
Number of dwellings	Number of adaptable housing units
10-15	1
16-24	2
25-34	3
35 or more	10% of the total number of dwellings

As the proposal includes 25 boarding rooms, it is expected that 3 of these boarding rooms would be able to be used as adaptable housing. If the application was approved, conditions would need to be recommended to ensure 3 of the boarding rooms can be used by people with a disability. However, the application is recommended for refusal for reasons outlined elsewhere in the report.

E1.2.2 Managing Stormwater within the Site, E1.2.6 Building in the vicinity of a Public Drainage System and E1.3.1 Flood Risk Management

Flood Risk

The site is a flood control lot with a Council stormwater pipe and flood flow path that passes through the property – see below.



The proposal is not supported as it does not comply with Section E1.2.6 (Controls C1, C2, C3) and Section E3.1.1 (Controls C1, C3, C9 and C10) of DCP 2013. In this regard, the proposed floor levels and basement entries must be raised to the Flood Planning Level. It is noted that this will require significant redesign as the Flood Planning Level at the north west corner of the William Street frontage is RL 14.45m AHD and the adjacent proposed floor level is RL13.00m AHD and entry to the basement is 13.65m AHD.

Raising the floor levels to resolve flood planning issues will have corresponding effects including exacerbating the overshadowing and privacy impacts noted above.

As the proposed floor levels below the Flood Planning Levels has unacceptable risk to human-life and damage to property, and therefore, will be included as a reason for refusal.

Diversion of Council Stormwater Pipe

The proposal seeks to divert the existing Council stormwater pipe that runs through the property – see below:

The proposal in its current form is considered to be incompatible with the existing streetscape and desired future character of the area

Adverse amenity impacts to the surrounding properties

The proposal in its current form is considered to have an adverse impact to the adjoining properties in relation to solar access and visual privacy.

Unacceptable risk to lives and damage to property due to flood related issues

As the proposed floor levels below the Flood Planning Levels, there is an unresolved and unacceptable risk to human life and property.

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

It is considered that the proposal will have an adverse impact on the adjoining properties and therefore it is considered that the site is unsuitable to accommodate the proposed development.

5(g) Any submissions

The application was notified in accordance with Leichhardt Development Control Plan for a period of 21 days to surrounding properties.

27 submissions were received in response to the initial notification.

23 submissions were received in response to renotification of the application.

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

- Building height and scale, impact to streetscape – see Section 5(a)(ii) and Section 5(d) – Not Satisfactory
- The lack of provision of green space and landscaping – see 5(a)(v) – Complies with Landscaped Area requirements, but Landscape Plan provided is not satisfactory.
- Removal of Council Street Trees – see Section 5(a)(iii) – Not Supported.
- A very small communal room - – see Section 5(a)(ii)– Complies with SEPP ARH 2009.
- Solar Access impacts – see Section 5(d) – Not Satisfactory
- Loss of View impacts – see Section 5(d) – No adverse impacts.
- Privacy impacts – see Section 5(d) – Not Satisfactory
- Number of Adaptable housing required – see Section 5(d), would have been conditioned to ensure 3 rooms can be used by disabled people if the application was approved.
- Garbage Disposal – see Section 5(d) – Not satisfactory.
- Flooding and Stormwater – see Section 5(a)(v) and Section 5(d) – Not satisfactory.

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

Issue: The boarding rooms are too small

Comment: The size of the boarding rooms are outlined by SEPP (Affordable Rental Housing) 2009 and the proposed rooms sizes complies with the requirements. However, the application is recommended for refusal for other reasons outlined in the report.

Issue: Issues in relation to type of people that will live in these boarding rooms, noise, drugs etc.

Comment: The applicant have provided a Plan of Management that includes a complaints register process and a boarding house manager will also be required to reside on the premise as part of the plan of management that would be included as a stamped document if the application was approved. However, the application is recommended for refusal for other reasons outlined in the report.

Issue: Issues in relation to parking and traffic

Comment: The parking are outlined by SEPP (Affordable Rental Housing) 2009 and the proposed parking complies with the requirements and therefore the application cannot be refused on this basis. However, the application is recommended for refusal for other reasons outlined in the report.

Issue: There is no Boarding Manager office

Comment: This is not required under SEPP (Affordable Rental Housing) 2009 but it is anticipated that the Boarding Manager Accommodation will be used for this purpose during the day.

Issue: Case law regarding *Milton Brook Developments v Leichhardt Municipal Council* (November 1989)

Comment: Notwithstanding that the subject case is in relation to a Development Application to a property in Allen Street from 1989 where the planning controls are different to the current planning controls, each application is assessed on its own merits. However, the application is recommended for refusal for reasons outlined elsewhere in the report.

Issue: Size and amenity of Communal Room

Comment: The requirements are set out in SEPP (Affordable Rental Housing) 2009 and it is satisfactory in these regards. However, the application is recommended for refusal for reasons outlined elsewhere in the report.

Issue: Heritage Significance of the Cyclops building

Comment: The heritage significance of the Cyclops building had been considered by the Architectural Excellence Panel in their assessment of the appropriateness of the form and design of the proposed development. However, the proposal in its current form is not supported.

Issue: Fire egress relocation

Comment: This aspect of the design had been reviewed as part of the amended design considered by the Architectural Excellence Panel in their assessment of the appropriateness of the form and design of the proposed development. While this component is not considered to have an adverse impact to the streetscape or the adjoining property, the proposal in its current form is not supported.

Issue: Overcrowding

Comment: The Boarding Houses DCP document from Marrickville DCP 2011 does not apply to former Leichhardt LGA areas and the number of boarding house managers is outlined in the SEPP (Affordable Rental Housing) 2009. However, the application is recommended for refusal for reasons outlined elsewhere in the report.

Issue: Appropriateness for the location of a Boarding House

Comment: The subject site is zoned Residential, and therefore, Boarding Houses are a permissible development in the zoning and there are no site constraints that would restrict a boarding house development on the subject site. However, there are a number of issues associated with the proposal in its current form and the application is recommended for refusal for reasons outlined elsewhere in the report.

Issue: Without the top-level communal space it is likely that an elevator will not be required. The maintenance and inspection requirements of elevators are high and will increase the cost of operating the building

Comment: Cost of operating elevators is not an issue that would warrant the application to be refused or a changed to the design of the proposal. However, the application is recommended for refusal for reasons outlined elsewhere in the report.

Issue: Issues in relation to future management

Comment: In the event that the application were approved, once occupied, the subject site will need to register the premise as a Boarding House and the property will need to adhere to the Plan of Management which includes a complaint register. However, the application is recommended for refusal for reasons outlined elsewhere in the report.

Issue: Issues in lack of laundry/drying area

Comment: Agreed. The proposal does not provide adequate laundry/drying area that was requested but not addressed in the amended design.

Issue: Legitimacy of Application/ owner's bona fides

Comment: From the information from NSW Land Registry Services, the owner of the site is William Assets Pty Ltd, and their consent has been provided. Whether this company is registered on the ABN register or not does not impact the legitimacy of the application.

5(h) The Public Interest

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

On balance, approval of the proposal is considered to be contrary to the public interest.

6 Referrals

6(a) Internal

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

- Tree Specialist
- Engineering
- Architectural Excellence Panel

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.

Ausgrid

In this regard, Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, Electro- Magnetic Fields (EMF), noise, visual amenity and other matters that may impact on Ausgrid or the development.

Ausgrid consents to the above mentioned development subject to the following conditions:-

Proximity to Existing Network Assets - Underground Cables

- There are existing underground electricity network assets in William St. Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.
- Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.
- Safework Australia–Excavation Code of Practice, and Ausgrid’s Network Standard NS156 outlines the minimum requirements for working around Ausgrid’s underground cables.

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions are payable for the proposal.

The carrying out of the proposed development would result in an increased demand for public amenities and public services within the area. A condition requiring that contribution to be paid should be imposed on any consent granted. However, the application is recommended for refusal for reasons outlined elsewhere in the report.

8. Conclusion

The proposal does not comply with the relevant aims, objectives and design parameters contained in *Leichhardt Local Environmental Plan 2013* and *Leichhardt Development Control Plan 2013*. The proposal also does not fully comply with the relevant requirements under SEPP (Affordable Rental Housing) 2009.

The development would result in significant impacts on the amenity of the adjoining properties and the streetscape and is not considered to be in the public interest. The proposal will also result in unacceptable risk to health, safety and damage to property due to flooding issues.

The application is considered unsupportable, and in view of the circumstances, refusal of the application is recommended.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, refuse Development Application No. DA/2020/0233 for Demolition of the existing building, erection of a three-storey boarding house containing 25 boarding rooms with basement parking and associated works 16 William Street Leichhardt for the following reasons:
1. The proposed development is inconsistent and / or has not demonstrated compliance with Clause 30A and Clause 50 of State Environmental Planning Policy (Affordable

- Rental Housing) 2009, pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979.
2. The proposed development is inconsistent and / or has not demonstrated compliance with State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP), pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979.
 3. The proposed development is inconsistent and / or has not demonstrated compliance with the Leichhardt Local Environmental Plan 2013, pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979:
 - a) Clause 1.2 – Aims of the Plan;
 - b) Clause 2.3 - Zone objectives and Land use Table;
 - c) Clause 6.3 – Flood Planning; and
 - d) Clause 6.4 – Stormwater Management.
 4. The proposed development is inconsistent and / or has not demonstrated compliance with the following provisions of Leichhardt Development Control Plan 2013, pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979:
 - a) Clause B3.1 - Social Impact Assessment
 - b) Clause C1.0 – General Provisions;
 - c) Clause C1.5 – Corner Lot;
 - d) Clause C1.7 - Site Facilities;
 - e) Clause C1.12 – Landscaping;
 - f) Clause C1.14 – Tree Management;
 - g) Clause C2.2.3.4 – Helsarmel Distinctive Neighbourhood;
 - h) Clause C3.2 - Site Layout and Building Design;
 - i) Clause C3.9 - Solar Access;
 - j) Clause C3.11 – Visual Privacy;
 - k) Clause E1.1.3 - Stormwater Drainage Concept Plan;
 - l) Clause E1.2.2 - Managing Stormwater within the Site;
 - m) Clause E1.2.6 - Building in the vicinity of a Public Drainage System; and
 - n) Clause E1.3.1 - Flood Risk Management.
 5. The proposal will result in adverse environmental impacts in the locality, pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979.
 6. The adverse environmental impacts of the proposal mean that the site is not considered to be suitable for the development as proposed, pursuant to Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979.
 7. The public submissions raised valid grounds of objection and approval of this application is considered contrary to the public interest, pursuant to Section 4.15 (1)(d) and (e) of the Environmental Planning and Assessment Act 1979.

Attachment A – Draft conditions of consent in the event that the DA is approved

CONDITIONS OF CONSENT

The following is a Deferred Commencement condition imposed pursuant to Section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. This Consent will not operate and may not be acted upon until the Council is satisfied as to the following matter(s):

A. Tree Planting Plan

A detailed tree planting plan, drawn to scale, by an AQF5 consultant Arborist or Landscape Designer, must be submitted to and approved by Council. The plan must include:

- a. Location of existing and proposed structures on the site including, but not limited to: existing and proposed trees, paved areas and planted areas;
- b. Details of any earthworks, changes to existing grade and soil depths including mounding and retaining walls and planter boxes (if applicable). The minimum soil depths for planting on slab must be 1000mm for trees;
- c. Location, numbers, type and supply of trees, with reference to AS2303:2018—*Tree stock for landscape use* (if applicable);
- d. A minimum of five (5) new trees must be included in the design. The trees species must attain a minimum mature height of ten (10) metres. Trees listed as exempt species from Council's Tree Management Controls, Palms, fruit trees and species recognised to have a short life span are not acceptable in satisfaction of this condition;
- e. New trees must be planted in natural ground. It must be demonstrated that there is sufficient soil volume to allow maturity to be achieved (refer to Council's *Development Fact Sheet—Trees on Development Sites* for further information). Planter boxes will not be accepted for tree planting;
- f. New trees must be appropriately located away from existing buildings and structures to allow maturity to be achieved without restriction. Trees must be located at a minimum setback of 1.5metres from any boundary or structure and 2m from any dwelling or garage;
- g. Structures such as OSD's, electrical kiosks, services etc. are not to be located within areas of deep soil or under the canopy of any existing tree; and
- h. Details of planting specification and maintenance programme.

B. Ad-Hoc Deferred Commencement Condition 1

The following deferred commencement conditions must be complied with to the satisfaction of Council, prior to the issue of an operational Development Consent.

1. Amended plans and documentation must be submitted addressing the following:

- The proposal must comply with Section E1.2.6 (Controls C1, C2, C3) and Section E3.1.1 (Controls C1, C3, C9 and C10) of DCP 2013.

- The proposed floor levels and basement entries must be raised to the Flood Planning Level. It is noted that this will require significant redesign as the Flood Planning Level at the north west corner of the William Street frontage is RL 14.45m AHD and the adjacent proposed floor level is RL13.00m AHD and entry to the basement is 13.65m AHD.

- Council requires further information demonstrating the feasibility of the proposed diversion of the existing Council stormwater pipe that passes through the property and flood flow paths. Council would only consider relocation of the pipeline where the applicant could demonstrate the following:

- The right-angled junction pit at the eastern boundary must be amended to provide an angle difference of no greater than 45 degrees.
- The proposed replacement pipeline design has been endorsed by a Sydney Water Water Services Coordinator to manage the conflict with the existing sewer that passes through the site.
- Consideration of existing utility services within Francis Street. In this regard the proposed alignment appears to clash with an existing sewer junction pit and it has not been demonstrated other services have been considered and proposals to address conflicts.
- The easement must have a minimum width of 3m located over the centreline of the pipe. This will require the basement and buildings to be suitably setback.
- A minimum clearance of 3m must be provided from the property boundary (or boundary structure, whichever is closer) to any projection of the main building to allow for ongoing maintenance access.
- The flood report and supporting hydrologic and hydraulic modelling must demonstrate no increased depth or hazard within or against the wall of adjacent properties or increased hazard within Francis Street due to diversion of flood flow paths.

- Clarification as to how the proposed swale and flow path has been modelled noting that the downstream end appears to be below the level of the Francis Street footpath.
2. Amended plans and documentation addressing all relevant requirements of Part E (Water) of DCP 2013 must be submitted, including:
 - a. A Stormwater Drainage Concept Plan (Section E1.1.3) incorporating on site detention (OSD) and/or on site retention for rainwater reuse (OSR) in accordance with Section E1.2.3 (C2 and C3). It is noted that the OSD calculation provided suggests post development 100yr flows not restricted to predevelopment 5yr flows as required and it appears the OSD tank is undersized, and the orifice is too large.
 - b. The basement must be fully tanked unless demonstrated by geotechnical investigation that groundwater flows are minimal or intermittent.
 - c. Stormwater Treatment in accordance with Section E1.2.4 (C1, C3, C4). A water quality filtration basket or similar primary treatment device must be installed on the site stormwater drainage system. A car wash bay may be provided separately or in the managers car parking space.
 - d. Stormwater quality improvement devices shall be installed such that stormwater flows leaving the site meet the following environmental targets:

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

Toxicants		100% containment of toxicants
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3. BASIX certificate consistent with the approved development must be submitted.

The operational Development Consent will be issued by Council (in writing) after the applicant provides sufficient information to satisfy Council in relation to the conditions of the deferred commencement consent.

If the applicant fails to satisfy Council as to the above matters within 2 years from the date of determination this consent will lapse.

Evidence of the above matter(s) must be submitted to Council within 2 years otherwise the Consent will not operate.

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
A-1201, Rev. B	BASEMENT PLAN	07/08/2020	Ghazia Al Ali Architects
A-1202, Rev. B	GROUND FLOOR PLAN	07/08/2020	Ghazia Al Ali Architects
A-1203, Rev. B	LEVEL 01 PLAN	07/08/2020	Ghazia Al Ali Architects
A-1204, Rev. B	LEVEL 02 PLAN	07/08/2020	Ghazia Al Ali Architects
A-1205, Rev. B	ROOF PLAN	07/08/2020	Ghazia Al Ali Architects
A-1301, Rev. B	ELEVATIONS 01	07/08/2020	Ghazia Al Ali Architects

A-1302, Rev. B	ELEVATIONS 02	07/08/2020	Ghazia Al Ali Architects
A-1401, Rev. B	SECTIONS 01	07/08/2020	Ghazia Al Ali Architects
A-1402, Rev. B	SECTIONS 02	07/08/2020	Ghazia Al Ali Architects
L/01, L/02, L/03	Proposed Landscape Plan	30.07.20	ATC
	Access Report	10 March 2020	Design Right Consultants
Report No A190305	Acoustic Report	March 2020	Blackett Acoustics
	Plan of Management	1 April 2020	NEXUS Environment Planning Pty Ltd
	LOT CLASSIFICATION REPORT	12/03/2019	Ideal Geotech

As amended by the conditions of consent.

DESIGN CHANGE

2. Design Change

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:

- a. A minimum three accessible boarding rooms is provided.
- b. The deck/terrace associated with the communal room to be reduced to a maximum of 20 sqm by setting back the eastern side of deck further away from the eastern boundary.
- c. The kitchen of G09 and 110 to be either deleted or amended to ensure these boarding rooms have a size of 12 sqm (excluding bathroom and kitchen).

FEES

3. Security Deposit

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

Security Deposit:	\$150,000
Inspection Fee:	\$236.70

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

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

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

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

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

4. Section 7.11 (Former Section 94) Contribution

Prior to the issue of a Construction Certificate works written evidence must be provided to the Certifying Authority that a monetary contribution of \$200956.38 (Developer Contributions Plan No.1 – Open Space and Recreation; Developer Contributions Plan No.2 – Community

Facilities and Services (2005); and Leichhardt Developer Contributions Plan – Transport and Access (“CP”) has been paid to the Council.

The above contribution is the contribution applicable as at 8 October 2020.

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

*Leichhardt delete if not applicable

Local Infrastructure Type:	Contribution \$
Open Space and Recreation	\$173641.00
Community Facilities and Services	\$26546.00
Local Area Traffic Management	\$769.38
TOTAL	\$200956.38

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

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

The contribution must be paid either in cash, by unendorsed bank cheque (from an Australian Bank only), via EFTPOS (Debit only) or credit card*. Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.

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

5. Long Service Levy

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

GENERAL CONDITIONS

6. Tree Protection

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

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

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

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

The trees identified below are to be retained and protected in accordance with the conditions of consent and Council’s *Development Fact Sheet—Trees on Development Sites* throughout the development:

Tree No.	Botanical/Common Name	Location
2x	<i>Lophostemon confertus</i> (Brushbox)	Road reserve

Details of the trees must be included on all Construction Certificate plans and shall be annotated in the following way:

- a. Green for trees to be retained;
- b. Red for trees to be removed;
- c. Blue for trees to be pruned; and
- d. Yellow for trees to be transplanted.

7. Project Arborist

Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist must be engaged for the duration of the site preparation, demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the Certifying Authority before work commences.

8. Dry-weather Flows

Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system. Alternatively, the basement or any below ground structure must be designed to be “tanked” preventing the ingress of seepage or groundwater.

9. Rock Anchors

This consent does not grant consent for any rock anchors on the road reserve or Council land.

10. Privacy

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans indicating windows associated with rooms 110 and 111 being amended in the following manner:

- a. Fixed and obscure glazing to a minimum level of 1.6 metres above the floor level; or
- b. Suitable externally fixed screening with a minimum block out density of 75% to a level of 1.6 metres above the floor level; or
Note: The louvers are to individual opening more than 30mm wide and a total area of opening that is less than 30% of the surface area of the screen and made of durable materials. Louvered screens must be securely fitted and may be able to be tilted open from a closed position to an angle of 45 degrees in a downward or upward position.
- c. Minimum sill height of 16 metres above floor level.

11. Balcony

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans indicating the erection of a privacy screen on the southern and eastern sides of the proposed corridor/breezeway and the eastern side of the terrace associated with the communal room at the top level having a minimum block out density of 75% and a height of 1.6 metres above the finished floor levels.

12. Boarding House

The development must provide and maintain:

- a. A minimum of 3 Accessible boarding rooms; and
- b. All rooms within the boarding house must be connected to a centralised electricity, water and gas (if installed) service.

13. Residential Flat Buildings – Air Conditioning Systems

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

14. Residential Flat Buildings – Adaptable Dwellings

Prior to the issue of a Construction Certificate, the Certifying Authority, must be provided with plans that demonstrate the units are Adaptable units.

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

15. Waste Management Plan

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

16. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

17. Standard Street Tree Protection

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

18. Verification of Levels and Location

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

19. Works Outside the Property Boundary

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

PRIOR TO ANY DEMOLITION**20. Hoardings**

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

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.

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

21. Construction Traffic Management Plan – Detailed

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

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

- a. Description of the demolition, excavation and construction works;
- b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c. Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d. Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- e. Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- f. Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g. Proposed hours of construction related activities and vehicular movements to and from the site;

- h. Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);
- i. Any activities proposed to be located or impact upon Council's road, footways or any public place;
- j. Measures to maintain public safety and convenience;
- k. Any proposed road and/or footpath closures;
- l. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- m. Locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- n. Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- o. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- p. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- q. On-site parking area for employees, tradespersons and construction vehicles as far as possible;
- r. Proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period;
- s. How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways; and
- t. Swept Paths for the proposed construction vehicles to demonstrate that the needed manoeuvres can be achieved without causing any nuisance.

22. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining properties at 14 William Street and 59 Francis Street to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

23. Advising Neighbors Prior to Excavation

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

24. Construction Fencing

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

PRIOR TO CONSTRUCTION CERTIFICATE

25. Tree Protection Plan

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a detailed site-specific Tree Protection Plan (TPP) prepared by a AQF5 Consultant Arborist. The TPP is to be prepared in accordance with Council’s *Development Fact Sheet—Trees on Development Sites*.

The trees identified below are to be retained and protected throughout the development:

Tree No.	Botanical/Common Name	Location
2x	<i>Lophostemon confertus</i> (Brushbox)	Road reserve

The tree protection measures contained in the TPP must be shown clearly on the Construction Certificate drawings, including the Construction Management Plan.

The Certifying Authority must ensure the construction plans and specifications submitted fully satisfy the tree protection requirements identified in the TPP.

A Project Arborist is to be appointed prior to any works commencing to monitor tree protection for the duration of works in accordance with the requirements identified in the TPP.

All tree protection measures as detailed in the approved Tree Protection Plan must be installed and certified in writing as fit for purpose by the Project Arborist.

26. Stormwater Drainage System – Major Developments

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

- a. Stormwater runoff from all surface areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to directly to Council's piped drainage system via the OSD/OSR tanks;
- b. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.
- c. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than for any permitted pump-out of subsurface flows and surface flows from the driveway from the basement;
- d. The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- e. The plans, including supporting calculations, must demonstrate that the post development flows for the 100 year ARI storm are restricted to the pre development flows for the 5 year ARI storm event in accordance with Section E1.2.3 (C2 and C3) of Council's DCP2013 ;
- f. The proposed on-site retention/rainwater (OSR/RWT) tanks must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks where the collected water is to be used to supply water inside the dwelling, such as for toilet flushing or laundry use;
- g. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;
- h. Details of the 1 in 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided;
- i. An overland flowpath must be provided within the setback to the eastern and southern side boundaries between the rear of the dwelling and the Francis Street frontage. The rear courtyard must be graded so that bypass flows from the site drainage system are directed to the overland flowpath;
- j. As there is no overland flow/flood path available from the rear and central courtyards, the design of the sag pit and piped drainage system is to meet the following criteria:
 1. Capture and convey the 100 year Average Recurrence Interval flow from the contributing catchment assuming 80% blockage of the inlet and 50% blockage of the pipe.;
 2. The maximum water level over the sag pit shall not be less than 150mm below the floor level or damp course of the building; and
 3. The design shall make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands;
- k. Where a pump-out system for subsurface flows is permitted it must be designed in accordance with the following criteria:
 1. Comply with all relevant Australian Standards;

2. An overflow, flashing light and audible alarm is to be provided to warn of pump failure;
 3. A maintenance regime for the pump system must be provided, including provision for regular maintenance and servicing at least every 6 months;
 4. The proposed pump system must consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to the rate of inflow for the greater of peak subsurface inflows and the one-hour duration and 100-year Average Recurrence Interval (ARI) storm event. The holding tank must be suitably sized and capable of holding one hour's runoff from one-hour duration 20-year ARI storm event;
 5. Where OSD facilities are required by this consent, the pump system must be discharged to the OSD storage tank;
 6. Subsurface flows must be collected at the point of ingress to the basement i.e. at the basement walls;
 7. The subsurface drainage system must have sufficient capacity to collect and convey all surface flows to the pump out system; and
 8. Inlet pits and drains for subsurface drainage must be designed to minimise potential for pollutants from cars or other sources to enter the subsurface drainage system. e.g.. isolate any subsurface drains at boundary walls, inspection pits with solid covers, etc;
- l. The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands;
 - m. Details of external catchments currently draining to the site must be included on the plans. Existing natural overland flows from external catchments may not be blocked or diverted, but must be captured and catered for within the proposed site drainage system. Where necessary an inter-allotment drainage system must be incorporated into the design;
 - n. No nuisance or concentration of flows to other properties;
 - o. The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system;
 - p. Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required;
 - q. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;
 - r. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated;
 - s. Water quality filtration basket(s) with screening bag or similar primary treatment device(s) must be installed on the site stormwater drainage system such that all water entering the site stormwater drainage system is filtered by the device(s);
 - t. Stormwater quality improvement devices must be installed such that stormwater flows leaving the site meet the following environmental targets:

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

- u. A water balance model must be submitted to accompany the water re-use proposal;
- v. A WSUD Strategy Report must be provided to ensure the treatment measures proposed to meet Council’s water quality targets. For sites with a GFA greater than 2000sqm a MUSIC model (including .sqz file) must be included with the report;
- w. A detailed WSUD maintenance plan outlining how all elements of the water quality treatment facility will be maintained and to record annual inspections/maintenance works to be undertaken; and
- x. Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system. Alternatively, the basement must be fully “tanked” so as not to allow the ingress of seepage or groundwater.

27. Structural and Geotechnical Report

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an integrated structural and geotechnical report and structural plans that address the design

of the proposed basement, prepared certified as compliant with the terms of this condition by a qualified practicing Structural and Geotechnical Engineer(s) who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The report and plans must be prepared/ amended to make provision for the following:

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

28. Public Domain Works – Prior to Construction Certificate

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a. The public domain along all frontages of the site inclusive of footpath paving, kerb, street trees, landscaping, street furniture, etc. must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme;
- b. The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;

- c. New concrete footpath and kerb and gutter along the frontage of the site. The kerb type (concrete or stone) must be consistent with the majority of kerb type at this location as determined by the Council Engineer;
- d. Cross sections are to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations. Note, the cross fall of the footpath must be set at 2.5%. These sections will set the alignment levels at the boundary.
- e. The existing Council drainage system and overland flood flow path that passes through the site must be reconstructed as a minimum 750mm diameter Class 4 Steel Reinforced Concrete pipe and suitably designed flood flow path. Changes in direction of the pipe must be no greater than 45 degrees and must transition over no less than 2metres. The building must be setback from the pipeline and easement; The pipeline must be designed to have the capacity to convey flows that would be collected at that section of street as generated by a 20 year Average Recurrence Interval storm event with the overland flow path design to convey the overland flood flows in larger storm events. Pipes must be Class 4 Steel Reinforced Concrete Pipe or approved equivalent and Pits must be cast in-situ. Plans, longsections and details must be provided including location of utility services;
- f. Existing Council stormwater pit within the proposed vehicular crossing relocated/reconstructed with lintel to be outside the crossing;
- g. Full details of flood modelling including hydrological and hydraulic calculations demonstrating no adverse impacts as a result of the proposed works; and
- h. All necessary Sydney Water approvals.

All works must be completed prior to the issue of an Occupation Certificate.

29. Flood Risk Management Plan

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Flood Risk Management Plan prepared and certified by a suitably qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The Plan must be prepared/amended to make provision for the following:

- a. Recommendations on all precautions to minimise risk to personal safety of occupants and the risk of property damage for the total development. Such recommendations must be consistent with the approved development. The flood impacts on the site must be assessed for the 100-year ARI and Probable Maximum Flood (PMF) storm events. The precautions must include but not be limited to the following:
 - i. Types of materials to be used to ensure the structural integrity of the building to immersion and impact of velocity and debris;
 - ii. Waterproofing methods, including electrical equipment, wiring, fuel lines or any other service pipes or connections;
 - iii. Flood warning signs/depth indicators for areas that may be inundated;
 - iv. A flood evacuation strategy; and

- v. On-site response plan to minimise flood damage, demonstrating that adequate storage areas are available for hazardous materials and valuable goods above the flood level.
- b. The proposed floor levels and basement entries must be raised to the Flood Planning Level (100 year flood level plus 500mm freeboard). It is noted that this will require significant redesign as the Flood Planning Level at the north west corner of the William Street frontage is RL 14.45m AHD and the adjacent proposed floor level is RL13.00m AHD and entry to the basement is 13.65m AHD.
- c. All fences along the eastern and southern overland flood flow path must be flood compatible with vertical elements that are no wider than 50mm and separated by no less than 90mm to allow floodwaters to flow through unimpeded.
- d. All works must be designed to comply with the Standard for Construction of Buildings in Flood Hazard Areas in accordance with Section 3.10.3 of the Building Code of Australia. Note that some terms defined in this standard have equivalent meaning to terms used in Council's Development Control Plan as listed below:
 - i. Building Code of Australia;
 - ii. Defined flood level (DFL) 100-year Average Recurrence Interval flood level;
 - iii. Defined flood event (DFE) 100-year Average Recurrence Interval flood; and
 - iv. Flood hazard level (FHL) Flood Planning Level (FPL).

30. Amended Architectural Plans to Reflect Flood Risk Management Plan

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended architectural plans that incorporate the recommendations of the Flood Risk Management Plan. The design must be prepared to make provision for the following:

- a. Specification of materials; and
- b. Waterproofing works, where applicable.

No changes to the external form or appearance of the development contrary to the approved plans must occur except as identified by this condition. Any changes to such must be subject to separate approval.

31. Engineering Design - Structural Engineer Plans and Certification

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans prepared and certified by a suitably qualified Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that incorporate the following recommendations of the Flood Risk Management Plan required by this consent.

The design must be prepared to make provision for the following:

- a. Structural integrity of all structures from immersion and/or impact of velocity and debris; and
- b. Waterproofing works, where applicable.

32. Parking Facilities – Major (including basement)

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

- a. The floor/finished levels within the property must be adjusted to ensure that the levels at the boundary comply with the Alignment Levels issued with this consent;
- b. The garage slab or driveway must rise within the property to be no lower than the Flood Planning Level across the full width of the vehicle crossing. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004;
- c. A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors;
- d. Headroom at a 'sag' type grade change must be measured in accordance with Figure 5.3 of AS/NZS 2890.1-2004;
- e. Minimum headroom of 2500mm must be provided above any disabled parking space(s);
- f. The longitudinal profile of the access and any ramps within the parking facilities must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004 for a B99 design vehicle. Longitudinal sections must be provided along each outer edge of all ramps;
- g. The layout and minimum dimensions of any standing area comply with clause 2.4 of AS/NZS 2890.1-2004 such that:
 - i. Car spaces adjacent to walls or fences are increased in width by an additional 300mm; End spaces are provided with an additional 1m aisle extension;
 - ii. End spaces are provided with an additional 1m aisle extension; and
 - iii. The location of columns within the carpark complies with figure 5.1 of AS/NZS 2890.1-2004.
- h. At the property boundary the access from the road to a standing area is (as near as practicable) perpendicular to the line of the adjacent road;
- i. The relative surface levels of the internal access from the road being controlled so that:

- i. The surface levels at the property boundary match "alignment levels"
 - ii. The change in grade for any 2m length of access way does not exceed 1 in 8 (12.5%) unless suitable transitions are provided in accordance with AS2890.1;
 - iii. The maximum grade at the property boundary does not exceed 1 in 20 (5%) within 6m of the property boundary.
- j. The vehicle egress is designed such that there are no obstructions to lines of sight, along with the footpath and the roadway for drivers of egressing vehicles;
 - k. The curved section of the ramp is designed in accordance with AS/NZS 2890.1-2004 with grades measured along the inside radius;
 - l. All loading docks and parking bays are designed such that all vehicular movements to and from the proposed development are in a forward direction;
 - m. The entry security door must be set back a minimum of 5500mm from the property boundary;
 - n. A bicycle storage area must be provided to accommodate six (6) bicycles at ground floor level in Security Class A bike lockers and be designed in accordance with relevant provisions of AS 2890.3-2015.
 - o. The parking spaces for persons with a disability must be relocated to be adjacent the lift.
 - p. The maximum gradients within the parking module must not exceed 1 in 20 (5%), measured parallel to the angle of parking and 1 in 16 (6.25%), measured in any other direction in accordance with the requirements of Section 2.4.6 of AS/NZS 2890.1-2004.

33. Car Wash Bay – Design

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans showing car wash bay facilities provided in the dedicated managers car parking space for use by residents at request and certification confirming that all wastewater generated from the car wash bay will be discharged to the sewerage systems in accordance with the requirements of Sydney Water.

34. Changes to Levels and Design

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans incorporating the following amendments:

- a. Fencing must be setback to provide a 2m x 2m splay at the corner of William Street and Francis Street.
- b. The building and basement must be setback from the amended drainage easement and pipe alignment at the eastern and southern boundaries.

35. Flood Compatible Fence

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans demonstrating that the proposed fences along the eastern and southern overland flow paths must be flood compatible with vertical elements that are no wider than 50mm and separated by no less than 90mm to allow floodwaters to flow through unimpeded.

36. Enclosure of Fire Hydrant

Prior to the issue of a Construction Certificate, the Certifying Authority is to be provided with plans indicating that all fire hydrant and sprinkler booster valves and the like are enclosed in accordance with the requirements of AS 2419.1 2005.

37. Sydney Water – Tap In

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

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

38. Acoustic Report – Aircraft Noise

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

39. Fibre-ready Facilities

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

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

40. Consolidation of Lots

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that the separate lots comprising the development have been consolidated into one lot and under one title and registered at NSW Land Registry Services.

41. Shared Accommodation / Boarding House – Plan Of Management

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

42. Underground services near trees

Prior to the issue of a Construction Certificate, the Certifying Authority must verify that no proposed underground services are located beneath the canopy of any prescribed tree located on the subject site and adjoining sites (including trees located within the public domain).

DURING DEMOLITION AND CONSTRUCTION

43. Inspections by Project Arborist

The trees to be retained must be inspected, monitored and treated by the Project Arborist during and after completion of development works to ensure their long-term survival. Regular inspections and documentation from the Project Arborist to the Certifying Authority are required at the following times or phases of work:

Tree No./ Botanical/ Common Name/ Location	Time of Inspection	Key stage/ Hold point
2x <i>Lophostemon confertus</i> (Brushbox) located in road reserve.	Prior to commencement of works	<ul style="list-style-type: none"> • Inspection and sign off installation of tree protection measures.

	During Works	<ul style="list-style-type: none"> • Supervise all site preparation and demolition works within the TPZ; • Supervise all works inside or above the TPZ; • Supervise all excavation, trenching works, landscaping works and tree/planting replenishment within the TPZ; • Supervise all tree work.

Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.

44. Construction Hours – Class 2-9

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

- a. 7:00am to 6.00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);

- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

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

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

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

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

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

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

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

45. Survey Prior to Footings

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

46. Contamination – New Evidence

Any new information revealed during demolition, remediation or construction works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Certifying Authority.

PRIOR TO OCCUPATION CERTIFICATE**47. Project Arborist Certification**

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with certification from the project arborist the requirements of the conditions of consent related to the landscape plan and the role of the project arborist have been complied with.

48. Road Widening/Splay

Prior the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence which establishes that a plan of subdivision has been registered with NSW Land and Registry Services which results in the following road widening:

- a. Provision of 2m x 2m splays at the corner of William Street and Francis Street.

49. Public Domain Works

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

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

50. No Encroachments

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

51. Protect Sandstone Kerb

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

52. Parking Signoff – Major Development

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

access and off street parking facilities have been constructed in accordance with the development consent and relevant Australian Standards and the following has been implemented within the property.

- a. The car park has been completed, line marked and all signage relating to car parking erected;
- b. A notice has been clearly displayed at the frontage to indicate that no visitor parking is available within the property;
- c. Parking spaces for persons with a disability have been provide adjacent the lift access.
- d. Bicycle and motorcycle parking have been provided in accordance with the approved plans and conditions of consent.

53. Stormwater Drainage and Road Works – Certification

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

- a. All works required to be undertaken on public roads must be designed and constructed in accordance with Council's approved plans;
- b. Video inspection (CCTV) in accordance with WSA 05-2013 Conduit Inspection Reporting Code of Australia has been carried out of completed stormwater drainage works that are to revert to Council by an accredited operator;
- c. Full works-as-executed plans in PDF and CAD format (dwg or dxf files), prepared and signed by a Registered Surveyor have been submitted to Council; and
- d. Certification by a Registered Surveyor that the as-built Council Stormwater pipeline is located totally within the drainage easement.

54. Works as Executed – Site Stormwater Drainage System

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

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

Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifier stamped Construction Certificate plans.

55. Operation and Management Plan

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

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

56. Easements, Restrictions on the Use of Land and Positive Covenants

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that Easements, Restrictions on the Use of Land and Positive Covenants under Section 88B or 88E, whichever is relevant to the subject development, of the *Conveyancing Act 1919*, has been created on the title of the property detailing the following :

- a. Easement for drainage of water;
- b. Restrictions on the Use of Land to prevent the erection of any structures or fencing;
- c. Restrictions on the Use of Land related to on Site Stormwater Detention System and stormwater quality improvement devices;
- d. Restrictions on the Use of Land related to Stormwater Surface Flow Paths;
- e. Positive Covenant related to on-site stormwater detention and retention system;
- f. Positive Covenant related to stormwater quality improvement devices; and
- g. Positive Covenant related to Stormwater Surface Flow Paths.

The wording in the Instrument must be in accordance with Councils Standard wording.

57. No Weep Holes

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that any weep holes to Council road or footpath resulting from the building works have been removed.

58. Basement/Retaining Wall Signoff – Major Development

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with certification from a suitably experienced structural and geotechnical engineer, who holds current Chartered Engineer qualifications with the Institution of Engineers

Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng), that the basement and driveway has been constructed in accordance with the development consent and relevant Australian Standards and that the basement is fully tanked construction such that pump-out of subsurface flows is not required unless subsurface pump-out is permitted by the consent.

59. Heavy Duty Vehicle Crossing

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that heavy duty concrete vehicle crossing/s, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" has been constructed at the vehicular access locations.

60. Flood Risk Management Plan - Certification

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a qualified practising Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) that all aspects of the flood risk management plan have been implemented in accordance with the approved design, conditions of this consent and relevant Australian Standards including that the stormwater and overland flow path diversion works have been constructed in accordance with the approved documentation and will not result in adverse flood impacts to the subject and adjacent properties.

61. Car Wash Bay – Trade Waste Agreement

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a copy of the Sydney Water Trade Waste Agreement for the disposal of wastewater from the premises.

62. Aircraft Noise –Alterations and Additions

Prior to the issue of any Occupation Certificate, the Principal Certifier must be provided with a report prepared and submitted by an accredited Acoustics Consultant certifying that the final construction meets AS2021-2015 with regard to the noise attenuation measures referred to in the "Before the Issue of a Construction Certificate" Section of this Determination. Such report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development.

Where it is found that internal noise levels are greater than the required dB(A) rating due to faulty workmanship or the like, necessary corrective measures must be carried out and a further certificate being prepared and submitted to the Principal Certifier in accordance with this condition.

63. Smoke Alarms - Certification of upgrade to NCC requirements

Prior to the issue of any Occupation Certificate, the Principal Certifier is required to be satisfied the existing building has been upgraded to comply with the provisions of the National Construction Code (Building Code of Australia) in relation to smoke alarm systems.

64. Section 73 Certificate

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

PRIOR TO SUBDIVISION CERTIFICATE**65. Section 73 Certificate**

Prior to the issue of a Subdivision Certificate, the Certifying Authority must be provided with the Section 73 Certificate. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

66. Separate Stormwater

Prior to the issue of a Subdivision Certificate, the Certifying Authority must be provided with details, endorsed by a practising stormwater engineer demonstrating separate drainage systems to drain each proposed lot.

ON-GOING**67. Tree Establishment**

The canopy trees required by this consent are to be maintained in a healthy and vigorous condition until they attain a height of 6 metres whereby they will be protected by Council's Tree Management Controls. If any of the trees found faulty, damaged, dying or dead they shall be replaced with the same species within 1 month (up to 3 occurrences).

68. Operation and Management Plan

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

69. Vehicles Leaving the Site

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

70. Flood Risk Management Plan

The Flood Risk Management Plan approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

71. Boarding House

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

- a. The use must comply at all times with the Plan of Management referred to in this consent and as amended by the conditions in this Determination;
- b. A copy of the Plan of Management and House Rules must be annexed to each and every tenancy/occupation agreement for a room;
- c. A copy of the approved Plan of Management and House Rules must be clearly displayed within every common room in the building at all times;
- d. The Plan of Management must not to be amended without the prior consent of Council and must be made available to Council officers and the Police upon request;
- e. All tenancy/occupation agreements for rooms within the premises must be for a minimum period of three (3) months;
- f. The premises must be used exclusively as a boarding house containing a maximum total of 25 lodger's rooms and one on-site manager's room with not more than 48 adult lodgers and one adult on-site manager residing in the premises at any one time;
- g. Not more than 2 lodgers must occupy each boarding room;
- h. The premises must not be adapted for use as backpacker's accommodation, serviced apartments or a residential flat building;
- i. All common rooms/areas and recreation rooms/areas must be maintained at all times for the use of the lodgers; and
- j. Each self-contained room and shared kitchen must be fitted out with washing up facilities, a cooktop, oven, fridge and storage space with such utilities being maintained in working order at all times.

ADVISORY NOTES**Consent of Adjoining property owners**

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

to their land, the person acting on the consent must meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

Arborists standards

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

Tree Protection Works

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

Tree Pruning or Removal (including root pruning/mapping)

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

Rock Anchors

If you are seeking to use temporary anchors, you must make a request for approval for a Permit under Section 138 of the Roads Act 1993. The submission would need to be supported by an engineering report prepared by a suitably qualified Structural Engineer, with supporting details addressing the following issues:

- a. Demonstrate that any structures within the road reserve are of adequate depth to ensure no adverse impact on existing or potential future service utilities in the road reserve. All existing services must be shown on a plan and included on cross-sectional details where appropriate.
- b. Demonstrate how the temporary anchors will be removed or immobilised and replaced by full support from structures within the subject site by completion of the works.
- c. The report must be supported by suitable geotechnical investigations to the efficacy of all design assumptions.

Electrical Substations

Should the proposed development require the provision of an electrical substation, such associated infrastructure must be incorporated wholly within the development site and may be the subject of an application for modification of consent.

Permits

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

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

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

Easement and Covenant Process

The following documents must be submitted to Council as part of the Easement and Covenant process and requirements, for the site on-site detention/on-site retention/reuse facilities (OSD/OSR) and stormwater quality improvement devices (SQIDS):

- a. Work-As-Executed Plans

A "Work-as-Executed" plan prepared and signed by a Registered Surveyor must be submitted to the Council's Development Assessment Engineer at the completion of the works showing the location of the detention basin and SQIDS 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 the Council's drainage system must be shown together with the following information: location; pipe diameter; gradient; pipe material, i.e. PVC or RCP etc.; pits sizes;

orifice size; trash screen at orifice; emergency overflow dimensions and RL; all buildings (including floor levels) and finished ground and pavement surface levels and full details of SQIDS.

b. Engineer's Certificate

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

- c. The soundness of the storage structure;
- d. The capacity of the detention storage;
- e. The emergency overflow system being in place;
- f. The works being constructed in accordance with the Development Application Consent and Council's Stormwater Management DCP/Code;
- g. 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 Management DCP/Code;
- h. Basement car park pumps are class one zone two; and
- i. OSR pumps and SQIDS have been installed and commissioned.

c. Restriction-As-To-User

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

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

A typical document is available from Council's Development Assessment Engineer.

d. A Maintenance Schedule.

Subsurface drainage pump-out systems

Where it is demonstrated by detailed geotechnical investigation that the groundwater flows are minimal or intermittent, a pump out system for groundwater may be considered. An application for modification of development consent with supporting documentation must be submitted. Where this option is to be pursued dry-weather flows of any seepage water will not be permitted through kerb outlets and must be connected directly to a Council stormwater system in accordance with Council requirements.

Insurances

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

Prescribed Conditions

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

Notification of commencement of works

At least 7 days before any demolition work commences:

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

Storage of Materials on public property

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

Toilet Facilities

The following facilities must be provided on the site:

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

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

Infrastructure

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

Other Approvals may be needed

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

Failure to comply with conditions

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

Other works

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

Obtaining Relevant Certification

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

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

- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

Disability Discrimination Access to Premises Code

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

National Construction Code (Building Code of Australia)

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

Notification of commencement of works

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

- a. In the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor; and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
 - i. The name of the owner-builder; and
 - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Dividing Fences Act

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

Permits from Council under Other Acts

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

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

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

Noise

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

Amenity Impacts General

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

Fire Safety Certificate

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

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

Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Certificate for each of the Fire Safety Measures listed in the Schedule.

The Annual Fire Safety Certificate must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

Boarding House – Registration with Fair Trading

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

Construction of Vehicular Crossing

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

Lead-based Paint

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

Dial before you dig

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

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
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Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
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Dial Prior to You Dig	1100	www.dialprior toyoudig.com.au
Landcom	9841 8660	To purchase copies of Volume One of "Soils and Construction"
Long Service Corporation	Payments 131441	www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406	www.foodnotify.nsw.gov.au
NSW Government		www.nsw.gov.au/fibro www.diysafe.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555	www.environment.nsw.gov.au
Sydney Water	13 20 92	www.sydneywater.com.au
Waste Service - Environmental Solutions	SITA 1300 651 116	www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)		www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50	www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

Asbestos Removal

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

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

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

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

Street Numbering

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

Health Premises Registration – Generic

The premises are required to be registered with Council's Environment Health Team in accordance with the following relevant legislation:

- a. *Food Shop - Food Act 2003;*
- b. *Hairdressing Salon / Barber - Public Health Act 2010 and the Local Government (General) Regulation 2005;*
- c. *Skin Penetration - Public Health Regulation 2012;*
- d. *Cooling Tower / Warm Water System - Public Health Act 2010 and Public Health Regulation 2012; and*
- e. *Boarding House / Shared Accommodation - Boarding Houses Act 2012 and the Local Government (General) Regulation 2005.*

Attachment B – Plans of proposed development

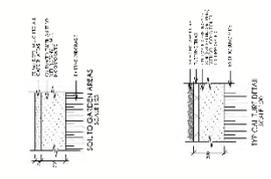
DEVELOPMENT APPLICATION PROPOSED LANDSCAPE PLANS BOARDING HOUSE DEVELOPMENT 16-18 WILLIAM STREET, LEICHHARDT

DRAWING LIST

SHEET NO.	TITLE	DATE
L001	LANDSCAPE PLAN - GROUND FLOOR PLAN & LEVEL PLAN	22.07.20
L002	PROPOSED TREE PLANTING PLAN	30.07.20
L003	TREE PROTECTION DETAILS	30.07.20



LANDSCAPE DETAILS



LANDSCAPE SPECIFICATION

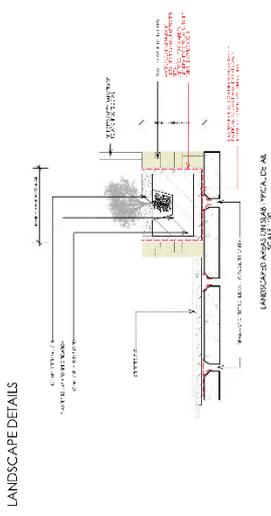
Proposed for the above site, the following landscape specification is provided for the proposed development. The landscape specification is intended to guide the design and construction of the landscape. The landscape specification is based on the following assumptions:

- The landscape specification is based on the proposed development and the surrounding context.
- The landscape specification is based on the proposed development and the surrounding context.
- The landscape specification is based on the proposed development and the surrounding context.

Complete this specification in accordance with the following requirements:

- Use the specified materials and finishes.
- Use the specified plants and trees.
- Use the specified irrigation system.
- Use the specified lighting system.
- Use the specified furniture and fixtures.

PROPOSED BOARDING HOUSE DEVELOPMENT



CLIENTS
WILLIAM STREET ASSETS PTY LTD

Legend

- PROPOSED BOARDING HOUSE DEVELOPMENT

Project

PROPOSED BOARDING HOUSE DEVELOPMENT

CLIENTS: WILLIAM STREET ASSETS PTY LTD

NOTES

- All dimensions are to be taken as per the contract documents.
- Refer to the contract documents for further details.
- Refer to the contract documents for further details.
- Refer to the contract documents for further details.
- Refer to the contract documents for further details.

Project Information

NO.	DESCRIPTION	DATE
1	PRELIMINARY	22.07.20
2	PROPOSED BOARDING HOUSE DEVELOPMENT	30.07.20

COVER SHEET

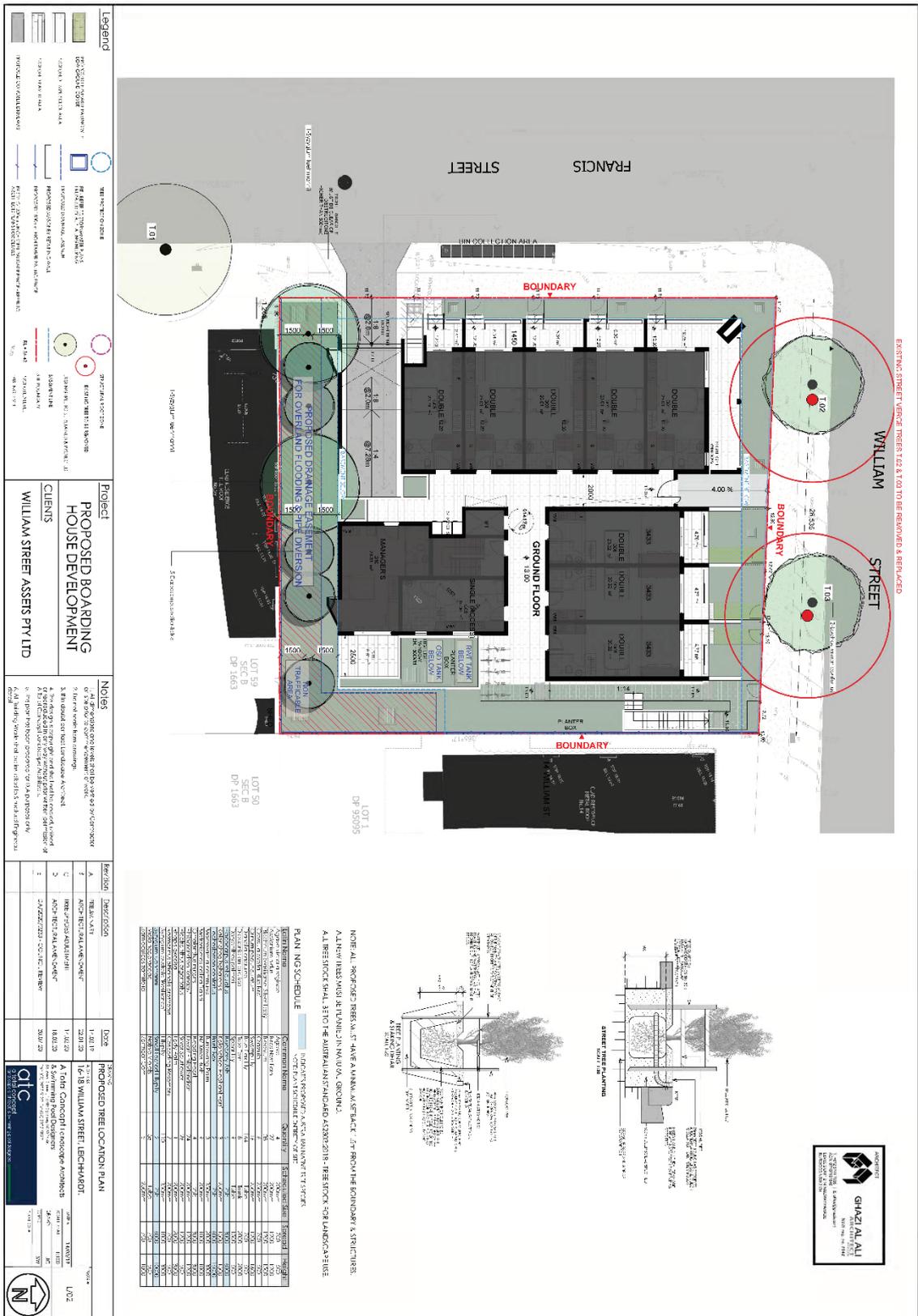
16-18 WILLIAM STREET, LEICHHARDT

Author: GHAZIALALI ARCHITECTURE & INTERIORS

Client: WILLIAM STREET ASSETS PTY LTD

Scale: 1:100

Sheet: 1 of 4



Legend

PROPOSED BOARDING HOUSE DEVELOPMENT

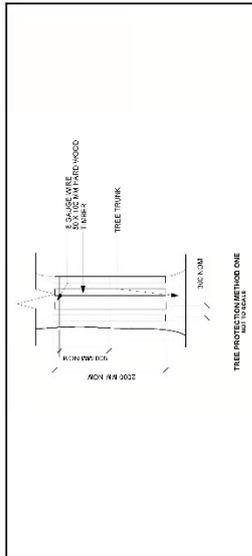
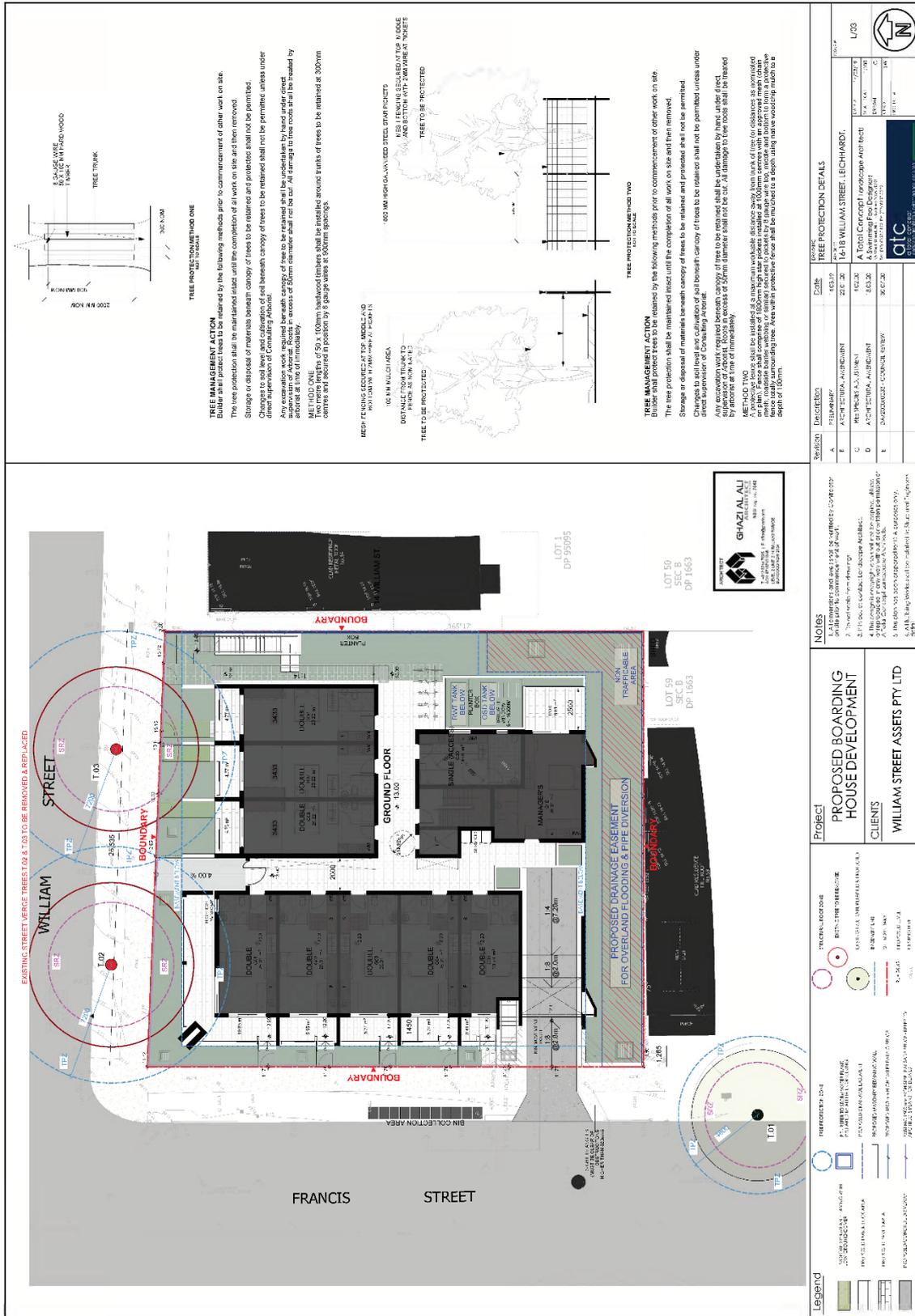
CLIENTS
WILLIAM STREET ASSETS PTY LTD

NOTES

1. All dimensions are in millimeters unless otherwise stated.
2. Refer to the relevant drawings for details.
3. The design is subject to the relevant council's requirements.
4. The design is subject to the relevant council's requirements.
5. The design is subject to the relevant council's requirements.
6. All building work shall be in accordance with the relevant standards.

PROPOSED TREE LOCATION PLAN

Tree Name	Species	Height	Location
1
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100



TREE MANAGEMENT ACTION

Builder and/or contractor shall be responsible for the following methods prior to commencement of other work on site. The tree protection shall be maintained until the completion of all work on site and then removed.

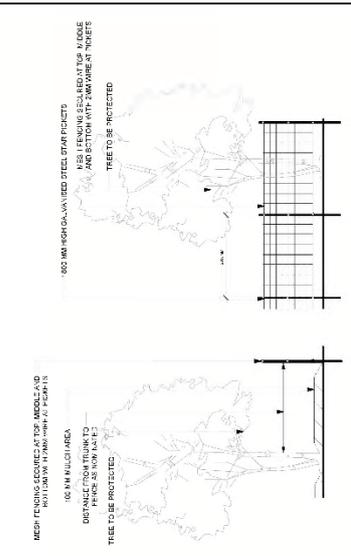
Storage or disposal of materials beneath canopy of trees to be retained and protected shall not be permitted. Changes to soil level and cultivation of soil beneath canopy of trees to be retained shall not be permitted unless under direct supervision of Consulting Arborist. Canopy of trees to be protected shall be protected by hand under direct supervision of arborist. Roots in excess of 50mm diameter shall not be cut. All damage to tree roots shall be treated by arborist at time of finalisation.

Any excavation works required beneath canopy of trees to be retained shall be undertaken by hand under direct supervision of Consulting Arborist.

By the nature of the work, any excavation works shall not be permitted unless under direct supervision of Consulting Arborist.

METHOD TWO

A protective fence shall be installed at a maximum allowable distance away from trunk of tree to establish the permitted work zone. The fence shall be constructed of 1800mm high chain link fencing with 50mm diameter posts. The fence shall be secured in position by 6 gauge wire at 900mm spacings.



TREE MANAGEMENT ACTION

Builder and/or contractor shall be responsible for the following methods prior to commencement of other work on site. The tree protection shall be maintained until the completion of all work on site and then removed.

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Revision	Description	Date	By	Checked
A	PRELIMINARY	14/01/17	DP	DP
B	ACTING ESTIMATOR - AMENDMENT	20/01/17	DP	DP
C	PRELIMINARY - AMENDMENT	14/02/17	DP	DP
D	ACTING ESTIMATOR - AMENDMENT	08/02/17	DP	DP
E	FINAL QUOTE - CONSULTING ARBORIST	08/02/17	DP	DP

PROJECT

16-18 WILLIAM STREET, LEICHDARD

CLIENTS

A. Total Concept Landscape Architect
B. Grounding Floor Development
C. Grounding Floor Development
D. Grounding Floor Development
E. Grounding Floor Development

DATE

10/11/17

SCALE

1:100

PROJECT NO.

100174

U/S

atc

ARBOR CONSULTANTS

10/11/17

DRAWING SCHEDULE

- A-0000 TITLE PAGE [B - 07/09/2020]
- A-0020 UNIT SCHEDULE
- A-1010 SITE PLAN
- A-1050 STREETSCAPE ANALYSIS
- A-1051 CHARACTER ANALYSIS
- A-1101 SURVEY PLAN
- A-1102 DEMOLITION PLAN
- A-1201 BASEMENT PLAN [B - 07/09/2020]
- A-1202 GROUND FLOOR PLAN [B - 07/09/2020]
- A-1203 LEVEL 01 PLAN [B - 07/09/2020]
- A-1204 LEVEL 02 PLAN [B - 07/09/2020]
- A-1205 ROOF PLAN [B - 07/09/2020]
- A-1301 ELEVATIONS 01 [B - 07/09/2020]
- A-1302 ELEVATIONS 02 [B - 07/09/2020]
- A-1401 SECTIONS 01 [B - 07/09/2020]
- A-1402 SECTIONS 02 [B - 07/09/2020]
- A-2000 GFA CALCULATION [B - 07/09/2020]
- A-2010 SOLAR ACCESS DIAGRAM
- A-2030 LANDSCAPE CALCULATION
- A-2101 SHADOW DIAGRAM 9.00AM 21 JUNE [B - 07/09/2020]
- A-2102 SHADOW DIAGRAM 10.00AM 21 JUNE [B - 07/09/2020]
- A-2103 SHADOW DIAGRAM 11.00AM 21 JUNE [B - 07/09/2020]
- A-2104 SHADOW DIAGRAM 12.00PM 21 JUNE [B - 07/09/2020]
- A-2105 SHADOW DIAGRAM 1.00PM 21 JUNE [B - 07/09/2020]
- A-2106 SHADOW DIAGRAM 2.00PM 21 JUNE [B - 07/09/2020]
- A-2107 SHADOW DIAGRAM 3.00PM 21 JUNE [B - 07/09/2020]
- A-2150 SHADOW DIAGRAM 3D 21 JUNE
- A-2151 SHADOW DIAGRAM 3D 21 JUNE
- A-2152 SHADOW DIAGRAM 3D 21 JUNE
- A-2201 MATERIAL SCHEDULE

FSR

SITE AREA: 771.4 m²
 PERMISSIBLE FSR: 0.5 (40.5.1 ARH)
 PERMISSIBLE GFA: 771.4m²
 TOTAL FSR: 0.991

UNIT MIX

DOUBLE BED: 23
 SINGLE BED: 2 (ACCESSIBLE UNIT)
 MANAGER'S ROOM: 1

UNITS TOTAL: 26

COMMUNAL ROOM: 1

PARKING

13 CAR PARKING SPACES PROVIDED
 (2 ACCESSIBLE CAR PARKING)

6 BICYCLE PARKING SPACES PROVIDED

6 MOTOR BIKE PARKING SPACES PROVIDED



GHAZAL ALI
ARCHITECT PTY LTD
 LEVEL 2, UNIT 2, 14 RAILWAY PARADE
 BURWOOD NSW 2134
 T: +61 2 9544 7033 E: office@ghazal.com.au
 Mob: 0713131444
 Lic: 15131444

PROPOSED BOARDING HOUSE DEVELOPMENT
 PURSUANT TO ARH SEPP 2009

WILLIAM ST

16-18 WILLIAM STREET,
 LEICHHARDT NSW 2040



BASEMENT PLAN
1:200

SCALE: 1:200 @ A3
0 1 2 3 5 10M

FOR DA PURPOSES ONLY
CONSTRUCTION
DA

DISCLAIMER
THESE DOCUMENTS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CONSTRUCTION SHALL BE SUBJECT TO CONTRACT.



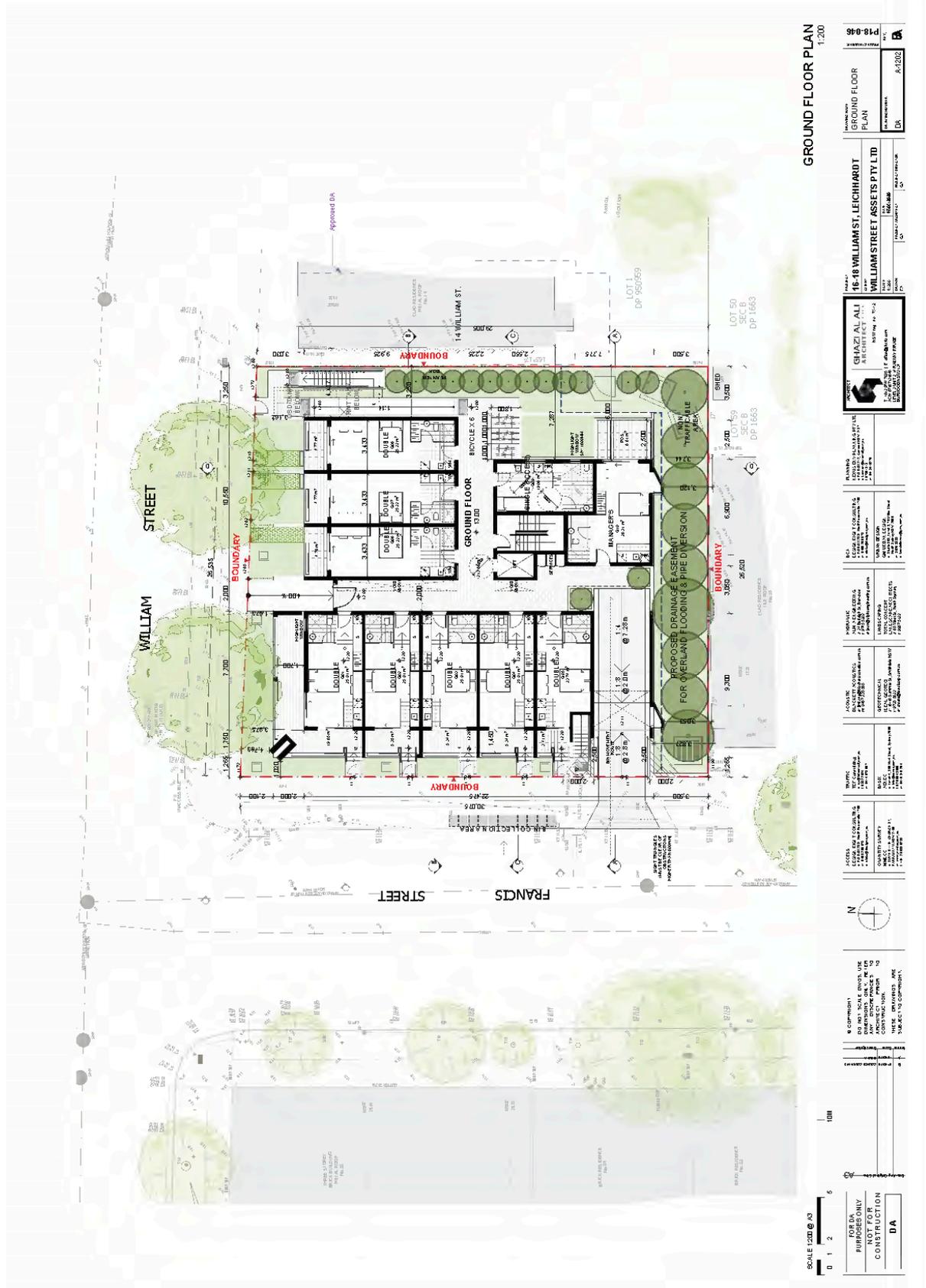
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DESIGNER CONSULTING
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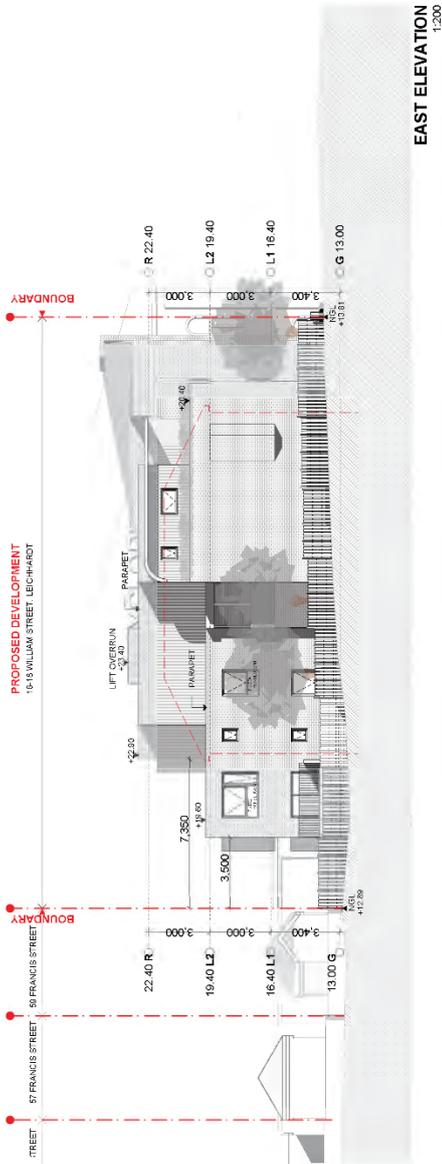
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IP CONSULTING
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BUCKET ACCOUNTS
BUCKET ACCOUNTS
1/100-110/112
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APPROVALS
APPROVALS
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DESIGNER CONSULTING
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UNIT MIX TABLE

UNIT TYPE	QUANTITY	COMMUNAL IN AREA	TOTAL
0	1	0	1
LEVEL 01	1	0	1
LEVEL 02	0	6	6
TOTAL	2	6	8

GFA CALCULATION

SITE AREA: 771.40m²
 PERMISSIBLE FSR: 0.5 AND 0.5:1
 PERMISSIBLE GFA: 771.40m²
 771.09 SOM

TOTAL GFA: 771.09 SOM
 TOTAL FSR: 0.99:1

SCALE: 1:200 @ A3

0 1 2 3 4 5 6 7 8 9 10M

FOR DA
 SUBJECT TO
 NOT FOR
 CONSTRUCTION
 DA

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GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL WALLS ARE 200MM THICK UNLESS OTHERWISE SPECIFIED.
 3. ALL FLOORS ARE FINISHED TO 100MM CONCRETE SLAB UNLESS OTHERWISE SPECIFIED.
 4. ALL ROOFS ARE FINISHED TO 100MM CONCRETE SLAB UNLESS OTHERWISE SPECIFIED.
 5. ALL CEILING ARE FINISHED TO 100MM CONCRETE SLAB UNLESS OTHERWISE SPECIFIED.
 6. ALL DOORS ARE 2000MM WIDE UNLESS OTHERWISE SPECIFIED.
 7. ALL WINDOWS ARE 1200MM WIDE UNLESS OTHERWISE SPECIFIED.
 8. ALL STAIRS ARE FINISHED TO 100MM CONCRETE SLAB UNLESS OTHERWISE SPECIFIED.
 9. ALL BALCONIES ARE FINISHED TO 100MM CONCRETE SLAB UNLESS OTHERWISE SPECIFIED.
 10. ALL TERRACES ARE FINISHED TO 100MM CONCRETE SLAB UNLESS OTHERWISE SPECIFIED.

STRUCTURAL NOTES:
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MECHANICAL NOTES:
 1. ALL MECHANICAL SERVICES ARE TO BE PROVIDED BY THE CLIENT.
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 9. ALL MECHANICAL SERVICES ARE TO BE PROVIDED BY THE CLIENT.
 10. ALL MECHANICAL SERVICES ARE TO BE PROVIDED BY THE CLIENT.



GHAZI AL ALI
 ARCHITECTS
 16-18 WILLIAM STREET, LEICHHARDT
 WILLIAM STREET ASSETS PTY LTD
 16-18 WILLIAM STREET, LEICHHARDT
 NSW 1585
 TEL: 02 9550 1111
 FAX: 02 9550 1112
 WWW.GHAZIARCHITECTS.COM.AU

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	ISSUED FOR DA	15/08/2018	GA	GA
2	ISSUED FOR CONSTRUCTION	15/08/2018	GA	GA



59 FRANCIS STREET	FRONT YARD	REAR YARD
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT	0.0 m ² (0.0%)	0.0 m ² (0.0%)
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT	0.0 m ² (0.0%)	0.0 m ² (0.0%)

57 FRANCIS STREET	FRONT YARD	REAR YARD
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT	0.0 m ² (0.0%)	3.82 m ² (19.3%)
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT	0.0 m ² (0.0%)	3.82 m ² (19.3%)

55 FRANCIS STREET	FRONT YARD	REAR YARD
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT	0.0 m ² (0.0%)	6.28 m ² (18.0%)
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT	0.0 m ² (0.0%)	6.28 m ² (18.0%)

AREA OF MANAGER'S POS	8.81 m ²
SOLAR ACCESS AREA AT 9 AM	0.00 m ² (0.0%)

DRAWING LEGEND

- PROPOSED DEVELOPMENT SHADOW
- EXISTING DEVELOPMENT SHADOW
- EXISTING NEIGHBOUR BUILDING SHADOW
- FRONT COURTYARD AREA
- REAR COURTYARD AREA
- SOLAR ACCESS AREA OF EXISTING DEVELOPMENT
- SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT

SHADOW DIAGRAM	9:00 AM 21 JUNE
DATE	2-2019

PROJECT	16-18 WILLIAM ST, LEICHHARDT
CLIENT	WILLIAM STREET ASSETS PTY LTD
DATE	16-06-2018
SCALE	AS SHOWN

GHIAZI AL ALI ARCHITECT
 1/111 WILSON STREET, SYDNEY NSW 1588
 TEL: 02 9550 1111
 WWW.GHIAZIARCHITECT.COM.AU

DATE	16-06-2018
SCALE	AS SHOWN
PROJECT	16-18 WILLIAM ST, LEICHHARDT
CLIENT	WILLIAM STREET ASSETS PTY LTD

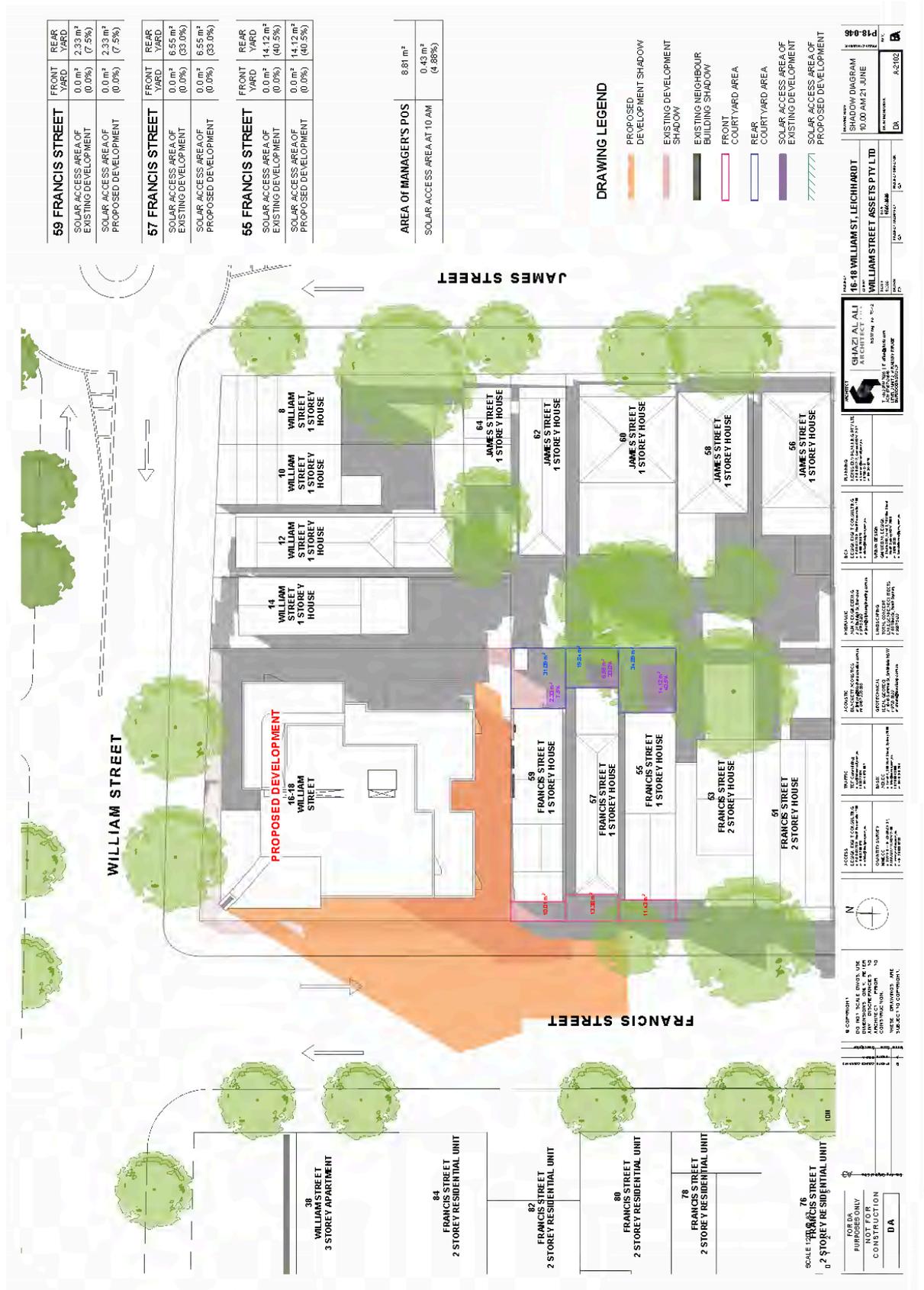
DATE	16-06-2018
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CLIENT	WILLIAM STREET ASSETS PTY LTD



59 FRANCIS STREET	FRONT YARD	0.0 m ² (0.0%)	REAR YARD	2.33 m ² (7.5%)
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT				
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT				

57 FRANCIS STREET	FRONT YARD	0.0 m ² (0.0%)	REAR YARD	6.55 m ² (33.0%)
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT				
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT				

55 FRANCIS STREET	FRONT YARD	0.0 m ² (0.0%)	REAR YARD	14.12 m ² (40.5%)
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT				
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT				

AREA OF MANAGER'S POS	8.81 m ²
SOLAR ACCESS AREA AT 10 AM	0.43 m ² (4.88%)

DATE	10/06/2024
TIME	10:00 AM
DATE	10/06/2024
TIME	10:00 AM

PROJECT	16-18 WILLIAM ST, LEICHHARDT
CLIENT	WILLIAM STREET ASSETS PTY LTD
DATE	10/06/2024
TIME	10:00 AM

GHIAZI AL ALI ARCHITECT
 10/100 WILLIAM STREET, LEICHHARDT NSW 1585
 PH: 02 9550 1234
 WWW.GHIAZIARCHITECT.COM.AU

SCALE	AS SHOWN
DATE	10/06/2024
TIME	10:00 AM

PROJECT	16-18 WILLIAM ST, LEICHHARDT
CLIENT	WILLIAM STREET ASSETS PTY LTD
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CLIENT	WILLIAM STREET ASSETS PTY LTD
DATE	10/06/2024
TIME	10:00 AM



59 FRANCIS STREET	FRONT YARD	REAR YARD
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT	1.35 m ² (13.5%)	5.39 m ² (17.3%)
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT	0.0 m ² (0.0%)	5.39 m ² (17.3%)

57 FRANCIS STREET	FRONT YARD	REAR YARD
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT	1.35 m ² (10.1%)	9.17 m ² (46.2%)
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT	0.05 m ² (7.2%)	9.17 m ² (46.2%)

55 FRANCIS STREET	FRONT YARD	REAR YARD
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT	1.85 m ² (16.2%)	14.71 m ² (42.2%)
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT	1.85 m ² (16.2%)	14.71 m ² (42.2%)

AREA OF MANAGER'S POS	8.81 m ²
SOLAR ACCESS AREA AT 11 AM	0.94 m ² (10.68%)

DRAWING LEGEND

- PROPOSED DEVELOPMENT SHADOW
- EXISTING DEVELOPMENT SHADOW
- EXISTING NEIGHBOUR BUILDING SHADOW
- FRONT COURTYARD AREA
- REAR COURTYARD AREA
- SOLAR ACCESS AREA OF EXISTING DEVELOPMENT
- SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT

DATE	22/03/20
TIME	11:00 AM
DATE	22/03/20

SHADOW DIAGRAM
11:00 AM 21 JUNE

16-18 WILLIAM ST, LEICHHARDT
WILLIAM STREET ASSETS PTY LTD

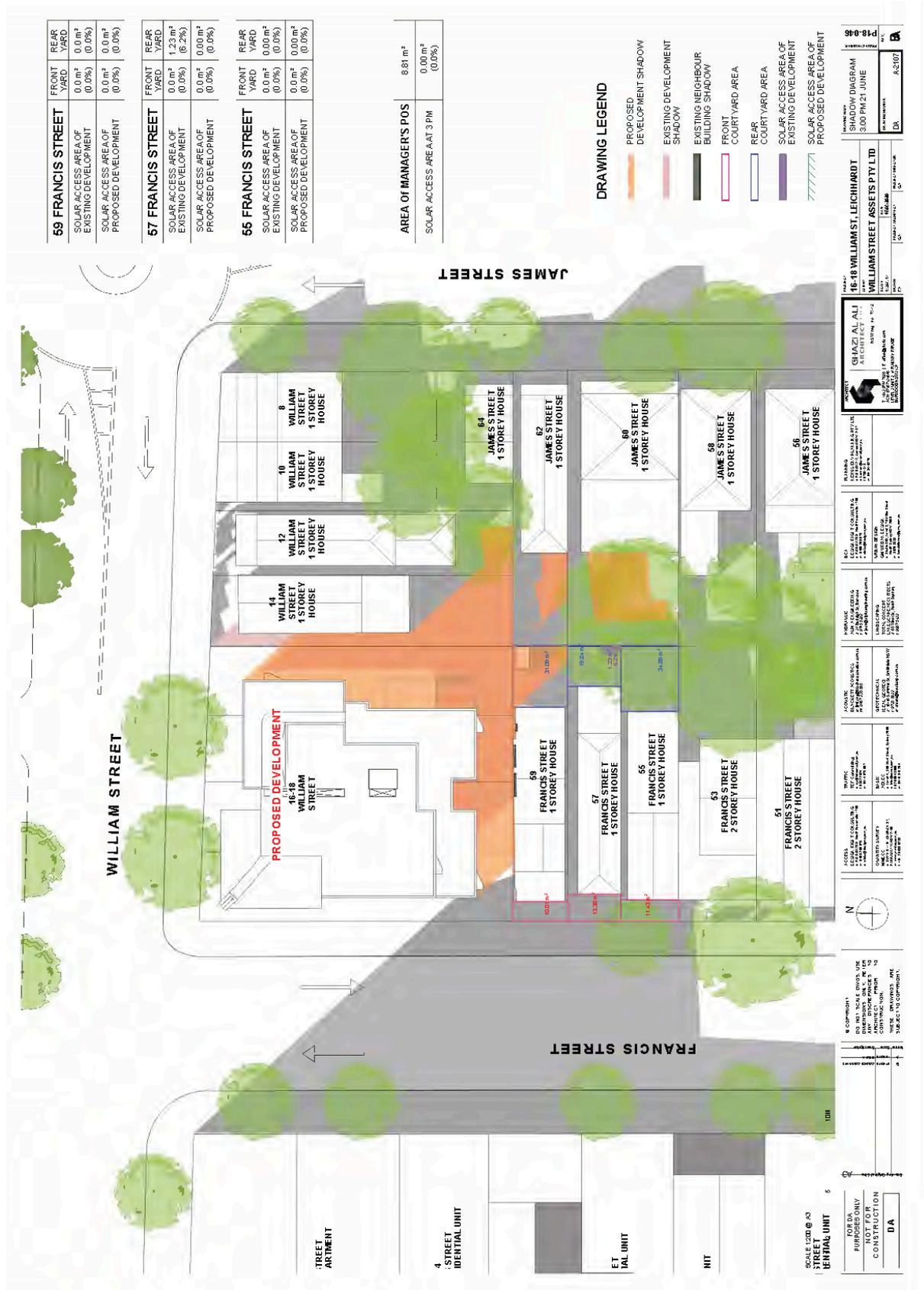
GHIAZI AL ALI ARCHITECT

SCALE: 1:200

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION DA

16-18 WILLIAM STREET ASSETS PTY LTD

16-18 WILLIAM STREET ASSETS PTY LTD



59 FRANCIS STREET	FRONT YARD	REAR YARD
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT	0.0 m ² (0.0%)	0.0 m ² (0.0%)
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT	0.0 m ² (0.0%)	0.0 m ² (0.0%)

57 FRANCIS STREET	FRONT YARD	REAR YARD
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT	0.0 m ² (0.0%)	1.23 m ² (6.2%)
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT	0.0 m ² (0.0%)	0.0 m ² (0.0%)

55 FRANCIS STREET	FRONT YARD	REAR YARD
SOLAR ACCESS AREA OF EXISTING DEVELOPMENT	0.0 m ² (0.0%)	0.0 m ² (0.0%)
SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT	0.0 m ² (0.0%)	0.0 m ² (0.0%)

AREA OF MANAGER'S POS	8.81 m ²
SOLAR ACCESS AREA AT 3 PM	0.00 m ² (0.0%)

DRAWING LEGEND

- PROPOSED DEVELOPMENT SHADOW
- EXISTING DEVELOPMENT SHADOW
- EXISTING NEIGHBOUR BUILDING SHADOW
- FRONT COURTYARD AREA
- REAR COURTYARD AREA
- SOLAR ACCESS AREA OF EXISTING DEVELOPMENT
- SOLAR ACCESS AREA OF PROPOSED DEVELOPMENT

DATE	9/6/20
TIME	3:00 PM-21 JUNE
PROJECT	16-18 WILLIAM STREET ASSETS PTY LTD
SCALE	AS SHOWN

CLIENT	GHIAZI AL ALI ARCHITECT
PROJECT	16-18 WILLIAM STREET ASSETS PTY LTD
DATE	9/6/20
TIME	3:00 PM-21 JUNE

PROJECT	16-18 WILLIAM STREET ASSETS PTY LTD
DATE	9/6/20
TIME	3:00 PM-21 JUNE

PROJECT	16-18 WILLIAM STREET ASSETS PTY LTD
DATE	9/6/20
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DATE	9/6/20
TIME	3:00 PM-21 JUNE

STORMWATER LEGEND

- EXISTING PIPE TO DISCONNECT PIPE
- EXISTING PIPE TO REMAIN BUT MARK
- EXISTING STREET DRAINAGE LINE
- PROPOSED STORMWATER DIVERSION
- PROPOSED DRAINAGE LINE TO BE RETAINED
- PIPE PROTECTION COULDRITE

ISSUED FOR DA APPROVAL

ALPHA
ENGINEERING & DEVELOPMENT

PROJECT TITLE
STORMWATER PIPE DIVERSION PLAN

DESIGNED
RP

DRAWN
JM

APPROVED
JM

REVISION
H

SCALES
AS SHOWN

DRAWING NO.
A9065 - SW02

PROPOSED DEVELOPMENT
16 - 18 WILLIAM STREET,
LEICHHARDT

ARCHITECT

PROPOSED PIPE LONG SECTION
SCALE: 1:100

PROPOSED PIPE PLAN
SCALE: 1:100

PROPOSED FLOOR PLAN
SCALE: 1:100

STORMWATER LEGEND

- EXISTING PIPE TO DISCONNECT PIPE
- EXISTING PIPE TO REMAIN BUT MARK
- EXISTING STREET DRAINAGE LINE
- PROPOSED STORMWATER DIVERSION
- PROPOSED DRAINAGE LINE TO BE RETAINED
- PIPE PROTECTION COULDRITE

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