



Burwood^{Inc.1874}
Burwood . Burwood Heights . Croydon . Croydon Park . Enfield . Strathfield

Attachments Excluded from Agenda
Burwood Local Planning Panel Meeting
Tuesday, 29 October, 2024
6:00 PM

Table of Contents

Development Applications

DA11/24	2 - 4 Alexandra Street, 7-9 Acton Street, 11 Acton Street Croydon - Construction of a community and youth facility including youth kitchen, library, basement car park and open space.	
	Attachment 1: Recommended Conditions - Acton Street - 29 October 2024	3
	Attachment 2: Plans Acton Street - 29 October 2024	26
DA12/24	171 Burwood Road Burwood - Fitout and use of local heritage item as a food and drink premises	
	Attachment 1: Recommended Conditions - 171 Burwood Road Burwood 29 October 2024	172
	Attachment 2: Plans - 171 Burwood Road Burwood - 29 October 2024	181
	Attachment 3: Heritage Impact Statement - 171 Burwood Road Burwood - 29 October 2024	192
	Attachment 4: Heritage Referral - 171 Burwood Road Burwood - 29 October 2024	199
DA13/24	22 Belmore Street Burwood - Alternations and additions to a local heritage listed residential flat building	
	Attachment 1: Attachment 1 - Recommended Conditions - 22 Belmore Street Burwood	202
	Attachment 3: Attachment 3 - Heritage Impact Statement - 22 Belmore Street Burwood - 29 October 2024	218

Conditions of Approval

1. The development being carried out in accordance with the plans and documentation in the table below (stamped and approved by Council) except where amended by the conditions of approval:

- Development Plans as follows:

Document	Author	Revision/Plan Number	Date
Ground Floor Plan	Hill Thalys	C, DA 2.03	29/8/2024
Roof Plan	Hill Thalys	C, DA 2.04	29/8/2024
Elevations South	Hill Thalys	C, DA 4.03	29/8/2024
Demolition Site Plan	Hill Thalys	A, DA 1.10	09/4/2024
Site Plan	Hill Thalys	A, DA 1.11	09/4/2024
Basement Plan Lower	Hill Thalys	A, DA 2.01	09/4/2024
Basement Plan Upper	Hill Thalys	A, DA 2.02	09/4/2024
Section A	Hill Thalys	A, DA 3.00	09/4/2024
Section B	Hill Thalys	A, DA 3.01	09/4/2024
Section C	Hill Thalys	A, DA 3.02	09/4/2024
Elevations East	Hill Thalys	A, DA 4.00	09/4/2024
Elevations North	Hill Thalys	A, DA 4.01	09/4/2024
Elevations West	Hill Thalys	A, DA 4.02	09/4/2024
Schedule of External Finishes	Hill Thalys	A, DA 8.00	09/4/2024
Roof Floor Drainage Plan	United	1 of 4	22/3/2024
Ground Floor Drainage Plan	United	2 of 4	22/3/2024
Upper Basement Drainage Plan	United	3 of 4	22/3/2024
Lower Basement Drainage Plan	United	4 of 4	22/3/2024

- Landscape Plans as prepared by Melissa Wilson dated 28 March 2024
 - Statement of Environmental Effects as prepared by GYDE, dated 17 October 2024
 - Heritage Impact Statement as prepared by Weir Phillips dated April 2024
 - Plan of Management as prepared by GYDE, dated 29 August 2024
 - Acoustic Assessment Report as prepared by Anvas, Reference Number 2024-251, dated 28 August 2024
 - Traffic Impact Assessment Report as prepared by Traffix, Reference Number 24.026r01v04, dated August 2024
2. In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

3. **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.
4. **Support for neighboring buildings.** If the development involves excavation that extends below the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - a) Protect and support the adjoining premises from possible damage from the excavation, and
 - b) Where necessary, underpin the adjoining premises to prevent any such damage, in accordance with relevant Australian Standards.
5. **Hours of work.** No work being carried out other than between the hours of 7:00am – 6:00pm Mondays to Fridays and 7:00am – 4:00pm on Saturdays, with no work at all being carried out on Sundays and Public Holidays. Demolition, excavation and/or construction works that involve heavy machinery, noisy trades or the like are not permitted to be carried out from 1:00pm to 4:00pm on Saturdays.
6. **Hoardings.**
 - a) A hoarding or fence must be erected between the work site and any adjoining public place.
 - b) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.
7. Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
8. All services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (e.g. Telstra, Jemena, Ausgrid, etc), with all costs associated with this alteration to be borne by the applicant.
9. In accordance with the requirements of the Roads Act, the applicant must obtain consent (Road opening Permit) from Council prior to any excavation being undertaken in the road reserve (this includes verge and public footpath areas). No works shall be carried out in the road reserve without this permit being paid and a copy kept on the site.
10. Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS, Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

DEMOLITION CONDITIONS

The following conditions are imposed to ensure compliance with relevant legislation and Australian Standards, and to ensure that the amenity of the neighbourhood is protected. A Construction Certificate is not required for Demolition.

11. **Provision of contact details/neighbour notification.** At least 7 days before any demolition work commences:
 - (a) 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
 - (b) A written notice must be placed in the letter box of each property identified in the attached locality plan advising of the date the work is due to commence.
12. **Excavation**
 - (a) All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent the activities from being dangerous to life or property and, in accordance with the design of a structural engineer.
 - (b) A Demolition Work Method Statement must be prepared by a licensed demolisher who is registered with the Work Cover Authority, in accordance with AS 2601-2001: *The Demolition of Structures*, or its latest version. The applicant must provide a copy of the Statement to Council prior to commencement of demolition work.
13. **Asbestos.** Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by Work Cover New South Wales.
14. **Asbestos – disposal.** All asbestos wastes must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal dockets must be retained by the person performing the work for at least 3 years and be submitted to Council on request.
15. **Waste management plan.** Demolition material must be managed in accordance with the approved waste management plan.
16. **Disposal of demolition waste.** All demolition waste must be transported to a facility or place that can lawfully be used as a waste facility for those wastes.

Imported fill

17. **Imported fill – type.** All imported fill must be Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*.

PRIOR TO THE ISSUING OF A CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

18. The fees and/or bonds shown in the Table of Fees, are to be paid to Council or another approved collection agency (the Long Service Levy Corporation and its agents and an approved insurer under the Home Building Act 1989) and suitable evidence of payment is to be provided to the Principal Certifier prior to the issuing of a Construction Certificate.

TABLE OF FEES

FEES/BONDS TO BE PAID TO COUNCIL OR TO THE NOMINATED BODY PRIOR TO ISSUING A CONSTRUCTION CERTIFICATE

- a. **Building and Construction Industry Long Service Corporation Levy \$12,307.00** (Payment to be made to Council, the Corporation or its Agent)
- b. **Damage Deposit** - security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc.) during building work **\$36,921.00 (Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/bulk excavation).**
 - i. This deposit is refundable if no damage occurs. Any damage caused will be repaired at Council's restoration rates, at the applicant's expense. All or part of the deposit will be forfeited to cover damage to Council's property during the course of demolition and/or construction.
 - ii. Council will carry out two inspections of the Council's footpath, kerb and gutter, stormwater drainage system and roadway, prior to works commencing and at the completion of all work covered by this consent. Council is aware that damage may be caused by individual contractors that culminate in the damage inspected at Council's final

inspection. The applicant is responsible for attributing any part of the damage to their individual contractors. Council will not refund any part of a damage deposit until the completion of the work covered by this consent.

- iii. The applicant shall lodge an application to council for refund of damage deposit after obtaining an occupation certificate (OC). The OC must be formally submitted to Council prior to lodging the application for refund of damage deposit.
- c. **Pursuant to Section 7.12** of the *Environmental Planning and Assessment Act 1979* and the Section 94A Contributions Plan for the Burwood Local Government Area (Excluding Burwood Town Centre), the following monetary contribution towards public services and amenities is required:

Contribution Element		Contribution	
A levy of 1% of the cost of carrying out the development, where the cost calculated and agreed by Council is \$5,936,986		\$49,228.87	
Index Period	July 2024	CPI₁	137.7

Office Use: T56

The above contribution will be adjusted at the time of payment. Applicants are advised to contact Council for the adjusted amount immediately prior to arranging payment.

The contribution will be adjusted in accordance with the following formula:

$$\text{Contribution (at time of payment)} = \frac{C \times \text{CPI}_2}{\text{CPI}_1}$$

Where:

C: The original contributions amount as shown in the development consent;

CPI₂: The Consumer Price Index: All Groups Index for Sydney, for the immediate past quarter (available from the Australian Bureau of Statistics at the time of payment)

CPI₁: The Consumer Price Index: All Groups Index for Sydney, applied at the time of granting the development consent as shown on the development consent.

Note: The minimum payment will not be less than the contribution amount stated on the consent.

The contribution is to be paid to Council, or evidence that payment has been made is to be submitted to the Principal Certifier, **prior to the issuing of a Construction Certificate.**

Council may accept works in kind or other material public benefits in lieu of the contribution required by this condition subject to and in accordance with the requirements specified in the Section 94A Contributions Plan for the Burwood Local Government Area (Excluding Burwood Town Centre).

Note: The payment of a Section 7.12 contribution over an amount of \$5,000.00 may only be paid by Bank Cheque (i.e. personal or company cheques will not be accepted). Contributions of \$5,000.00 or less may be paid by cash, EFTPOS, cheque or credit card. Payments by credit card may be subject to a surcharge.

20. All fees, levies, bonds and/or contributions as required by this Determination Notice must be paid to relevant the authority/entity, **prior to the issuing of a Construction Certificate.**
21. **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifying Authority prior to the issue of the **Construction Certificate.**
22. **Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the **Construction Certificate.**
23. **Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to www.sydneywater.com.au/tapin to apply.
24. **Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifying Authority prior to the release of the **Construction Certificate.**
25. Prior to the issue of the Construction Certificate, a structural engineer is to provide details of how the existing dwellings at 2 and 4 Alexandra Street will be protected during excavation and construction of the basement carpark, and certify that the excavation can be accrued out without impacting the structural integrity or retained fabric of the dwellings.
26. A suitably qualified and experienced heritage architect is to be commissioned for the extent of the project, to ensure the works to the houses at 2 and 4 Alexandra Avenue are constructed in accordance with the consent and to advise on appropriate detailing to ensure the conservation of original fabric and

details. Written confirmation of the engagement of the heritage architect is to be provided with the Construction Certificate.

27. Prior to the issue of a Construction Certificate and prior to any demolition on site, a photographic recording of the existing dwelling-house shall be undertaken by a suitably qualified professional. The photographic recording shall be undertaken in accordance with the NSW Heritage Branch guidelines and submitted digitally to Burwood Council on a USB device or Archival Quality CD/DVD. The photographic recording shall include (but not be limited to) the exterior and interior of the dwelling-house, original internal and external features, and the context of the site. Satisfaction of this condition shall be confirmed upon written advice by Council.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

28. **Notification – Prior to Commencement of Works:** Prior to the commencement of building work, the following is to be carried out:-
- a. Submit to Council a “Notice of Intention to Commence Building Work and Appointment of a Principal Certifier” form. Council’s “Notice of Intention to Commence Building Work and Appointment of a Principal Certifier” form is to be used where application is made to Council.
 - b. Ensure detailed plans and specifications of the building are endorsed with a Construction Certificate by Council or an Accredited Certifier. Council’s “Construction Certificate Application” form is to be used where application is made to Council. Copies are available on request. (Vide Section 6.6 (81A) *Environmental Planning & Assessment Act 1979*)
29. **Site Sign**
- (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
 - (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.
 - (b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
30. **Excavation adjacent to adjoining land**
- (a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the

- excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.
- (b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.
 - (c) An owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

31. **Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with Safework NSW requirements and be a minimum of 1.8m in height.

32. **Dial Before You Dig.** A free national community service to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use every day – electricity, gas, communications and water

Before you dig call “Dial Before You Dig” on 1100 (listen to the prompts) or register on line at www.1100.com.au for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia’s excavators. Whether you are a backyard renovator, an individual tradesman or an professional excavator, the potential for injury, personal liability and even death exists everyday. Obtaining accurate information about your work site significantly minimises these risks.

33. **Toilet Facilities.** Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

- a. Must be a standard flushing toilet, and
- b. Must be connected
 - (i) To a public sewer, or
 - (ii) To an approved chemical closet facility

The toilet facilities are to be completed before any other work is commenced.

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

34. **Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2000*.
35. **Noise from construction work.** All feasible and reasonable measures must be implemented to minimise the emission of noise from construction work.
36. **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.
37. **Construction materials.** All materials associated with construction must be retained within the site.
38. **Site maintenance**
The applicant must ensure that:
 - (a) approved sediment and erosion control measures are installed and maintained during the construction period;
 - (b) building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
 - (c) the site is clear of waste and debris at the completion of the works.
39. **Work within public road.** At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 "Traffic Control Devices for Work on Roads".

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

40. Prior to the issue of any Occupation Certificate, documentary evidence must be provided to the Principal Certifier to demonstrate that the four (4) allotments pertaining to 2 Alexandra Avenue (Lot 68 in DP 11902), 4 Alexandra Avenue (Lot 67 in DP 11902), 11 Acton Street (Lot 54 in DP 11902) and 7-9 Acton Street (Lot 10 in DP 1147567) have been consolidated into a single allotment.
41. **Fire Safety:** A single and complete *Fire Safety Certificate*, certifying the installation and operation of all of the fire safety measures within the building must be submitted to Council with the *Occupation Certificate*. Details of *critical stage* inspections carried out by the principal certifying authority together with any other certification relied upon must be provided to Council with the occupation certificate.
42. **Works as Executed:** Following completion of all drainage works:
 - a) Works-as-executed plans, prepared and signed by a registered surveyor, shall be prepared. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. These plans are to be reviewed by the competent practicing hydraulic/civil engineer that inspected the works during construction.
 - b) The Principal Certifying Authority is to be provided with a Certificate from a competent practicing hydraulic/civil engineer. The Certificate shall state that all stormwater drainage and related work has been constructed in accordance with the approved plans and consent conditions as shown on the work-as-executed plans, prior to the issuing of an Occupation Certificate.

43. **Registered Surveyors Certificate:** A Registered Surveyor's Certificate being submitted to the Principal Certifier, **prior to the issuing of an Occupation Certificate**, as follows:
 - a) Before proceeding beyond ground floor height to show boundary clearances; and
 - b) On completion of the building to indicate the heights of the finished floor levels and roof ridge level and to show boundary clearances and areas of the site occupied by the building.
44. In the event of any accidental or deliberate damage to building fabric which has been identified for retention in the approved plans and documentation, reconstruction shall be undertaken with salvaged material, to the original design, and all work completed to a high quality standard **prior to the issue of any Occupation Certificate or Interim Occupation Certificate**. This requirement does not in any way affect Council's powers to investigate breaches and impose orders and/or fines in respect to unauthorised work.
45. **Identification Survey Report:** Prior to the issuing of an Occupation Certificate, A report by a registered surveyor must be submitted to the Principal Certifier verifying that the height of floor structures at each level, the height of external walls, the height of roof structures/roof eaves overhangs and that the external wall setbacks to the property boundaries all conform with the approved plans.
46. The tree protection fences must be installed **prior to the issue of a Construction Certificate** and maintained in tact **until the issue of an Occupation Certificate**.
47. Landscaping must be completed **prior to the issuing of an Occupation Certificate**.

PLANNING

48. The operating hours of the community facility shall be restricted to 7am and 10pm, from Monday to Sunday.
49. The operating hours of the community library shall be restricted to 9am and 9pm, from Monday to Sunday.
50. The operating hours of the community (youth) kitchen shall be restricted to 7am and 9pm, from Monday to Sunday.
51. The maximum number of patrons/students/children to be present on the site at any one time for the following activities/events are:
 - Community facility: 30
 - Volunteers in youth kitchen: 6
 - Community library: 10

- Community events occurring up to 14 times a year: 270
52. The use of the premises for community events held up to 14 times a year with up to 270 attendees is subject to a trial period of 12 months from the date of issue of any Occupation Certificate.
53. All recommendations including acoustic treatment and mitigation measures specified within the submitted Noise Emission Assessment prepared by Anvas, Reference Number 2024-251, dated 18 September 2024, shall be complied with at all times.
54. The use of the premises must comply with the following requirements:
- a. The operation of the business must be conducted so as to avoid unreasonable noise and cause no interference to adjoining or nearby residences.
 - b. Emission of sound from the premises must be controlled at all times so as not to unreasonably impact upon nearby owners/occupants.
 - c. Appropriate signage must be located outside the building to encourage patrons to minimise noise when leaving the premises.
 - d. The use of the premises is not to interfere with the amenity of the residential area.
 - e. The premises must be maintained in a clean and tidy state at all times. In this regard, cleaning must be carried out as required to ensure that the premises is maintained in an environmentally satisfactory manner.
55. All works and storage must be confined wholly within the building.
56. The development must comply with the requirements of the Food Act 2003, Food Regulation 2015, Food Safety Standards and the Australian Standards and A.S. 4674.2004 – Design, construction and fit out of food premises is be submitted for further consideration.

HERITAGE CONDITIONS

57. All decorative ceilings and timber joinery, including doors, windows, architraves, skirting boards, picture rails and the like, are to be retained and conserved within the works to 2 and 4 Alexandra Street. All leadlight windows to the retained parts of the dwellings are to be retained insitu. If any leadlight windows are to be removed from the rear section of the dwelling, they are to be incorporated into the new works under the guidance of the project heritage architect.

ENGINEERING CONDITIONS

58. All activities and works external to the site, or that affect public roads, are to be carried out in accordance with Council's Policies including but not limited to the Works on Council's Road Reserve Assets Policy, Rubbish Skips Policy, Work Zone Policy and Temporary Road Closure (Including Standing Plant) Policy.

59. A road-opening permit shall be obtained for all works carried out on public or Council controlled lands. Restoration of landscaping, roads and paths shall be carried out by Council at the applicant's expense in accordance with Council's Schedule of Fees and Charges. The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of \$20 million, and shall provide proof of such cover to the Principal Certifier prior to carrying out the works. Please see Burwood Council's web site www.burwood.nsw.gov.au - Go to Rates and Payments/ Works on Council Property/ Application for Works on Council Property
60. Spoil and building materials shall not be placed, stored, thrown or caused to fall on any public roadway or footpath. Waste containers shall be placed in accordance with Council's Rubbish Skips Policy. Contact Council for a list of approved skip bin suppliers.
61. The builder is to ensure footpaths and roads affected by construction works are kept safe and prevent any damage to Council property. The builder shall erect and maintain where necessary approved hoardings, barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be maintained at all times.
62. Any redundant vehicular crossing or a part thereof shall be removed and replaced with new kerb and gutter and footpath at no cost to Council.
63. Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the site.
 - a. An Erosion and Sediment Control Plan (ESCP) is to be prepared by a competent practicing hydraulic/civil engineer in accordance with the publication "Managing Urban Stormwater: Soils & Construction" (Landcom, 2004) and Supplement 10 of Council's Stormwater Management Code prior to the commencement of any demolition, excavation or construction works on the site.
 - b. All relevant erosion and sediment control measures identified in the ESCP must be implemented during and throughout the entire works e.g. demolition, construction etc. to prevent sediment and polluted waters discharging from the site.
64. All demolition and excavation materials are to be removed from the site or disposed off-site using methods that comply with relevant environmental protection legislation.
65. Vehicles removing demolished materials from the site shall access and depart from the site through Acton Street and Parramatta Road. Vehicles involved in removing materials from the site shall be limited to an 8 tons' gross weight per axle.

66. The following conditions are for bulk earthwork & shoring of basement excavation:
- a) No opening is to be made in any road or footpath, nor is any hoarding to be erected without the prior consent of Council. The builder is to obtain the relevant permit for which fees will be charged in accordance with Council's Schedule of Fees and Charges.
 - b) The builder shall erect and maintain in good order all necessary hoardings, barricades and warning signs required to provide adequate public safety. Night warning lamps are to be provided where necessary.
 - c) Public roads to be kept clean and free of any material which may fall from vehicles or plant. Waste containers shall be placed in accordance with Council's Code for Activities Affecting Roads and are subject to the payment of appropriate fees.
 - d) Heavy vehicles entering and leaving the site must only cross the footpath where it is adequately timbered and strapped. Pedestrian access across this footpath must be maintained in good order at all times during the excavation work.
 - e) The contractor shall strictly implement all erosion and sediment control (ESCP) measures prior to the commencement of excavation. Such measures shall be inspected at site by a competent practicing hydraulic/civil engineer and the PCA shall be provided with a compliance certificate that all the ESCP measures have been implemented.
 - f) The Applicant shall prepare detailed survey reports of all existing service authority assets in and around the site of the proposed development that may be affected in any way by the proposed excavation. Surveys should include, but not be limited to, high and low voltage electricity, water, stormwater, sewer, gas, telecommunications, street lighting and drainage assets, etc.
 - g) The Applicant shall liaise with all relevant service authorities (including, but not limited to electricity, water, stormwater, sewer, gas, telecommunications, street lighting and drainage) to develop final designs that satisfy all requirements of the service authority providers in respect of protection, termination or relocation of existing assets, temporary access and future permanent access for maintenance of assets.
 - h) The Applicant shall prepare detailed method statements to demonstrate how the proposed excavation is to be conducted such that all relevant utility authority assets are protected and maintained throughout the construction stage of the development, or are relocated. Method statements are to be submitted to the relevant utility authorities for their written approval.
67. Should the applicant require the use of temporary ground anchors to shore the bulk excavation within public roads an NPER Registered Structural Engineer's certificate along with certified plans showing the

details and extent of work shall be submitted to Council for its record. The following conditions shall be addressed by the Applicant.

- a) The Applicant is required to obtain a 'Temporary Ground Anchor Permit' from Council for which an 'Application for Works on Council's Property' shall be lodged with Council. Subject to the application being approved by Council, the applicant shall pay Council calculated Anchor Fees and a 'Refundable Deposit' as required under Council's 'Fees and Charges 2022 – 2023'. Payment of the 'Refundable Deposit' can be made in the form of a Bank Guarantee.

NOTE: This deposit is refundable if no damage occurs.

- b) The contractor shall be responsible to obtain and submit to Council a written authority from all public utility authorities that they have no objection in regards to the installation of temporary ground anchors, prior to works commencing.
- c) The contractor shall be responsible to obtain permission from the neighbours of the adjoining properties prior to installation of anchors.
- d) The contractor shall be responsible for any injury or damage either to persons or property due to the presence or failure of the supporting structure on the public way and the contractor shall indemnify the Council against all claims that may arise from the installation of the supporting structure. In this regard the contractor shall provide written evidence of public liability insurance cover to the minimum value of \$20 million, with Council named in the insurance policy, prior to work commencing.
- e) The anchors shall be installed in accordance with the manufacturer's instructions. The construction of ground anchors shall be of a temporary nature only and a written undertaking shall be given that the ground anchors are temporary only and shall be de-stressed after final lateral supports are in place. The written undertaking is to be provided to Council, prior to work commencing.
- f) Council may unilaterally use the damage deposit for the demolition and removal of the shoring elements constructed within the public road including the repair/reconstruction of any other associated damage to Councils infrastructure, it be necessary due to non-compliance with these conditions.
- g) All shoring with the exception of the released temporary ground anchors shall be completely removed from the public road to a depth of 2.5m on completion. The void shall be backfilled by suitable materials and compacted.
- h) All shoring including ground anchors are to be certified by a practicing professional structural engineer. Certification is required as follows:
 - i. That the proposed shoring and anchor scheme is capable of supporting the public road, to be submitted prior to work commencing.
 - ii. Certification that the shoring and anchor scheme has been adequately constructed, following installation.

- iii. Final certification that the anchors have been de-stressed following de-stressing of the anchors on completion of lateral supports. This is mandatory prior to release/refund of Anchor Bond.
 - i) Council's footpath and roadway are to be kept safe for the passage of motorists and pedestrians at all times. Closure of any part of the public thoroughfare shall only be carried out with the approval of Council's Traffic Engineer.
 - j) All stockpiled shoring materials and equipment shall be kept solely within the private property and not obstruct the footpath or roadway at any time.
 - k) All earth and rock anchors shall be released before the completion of building work.
68. The stormwater drainage plans shall be designed in accordance with Burwood Council Stormwater Management Code, Sec.4.7 as follows:
- a. The proposed On-Site Detention (OSD) storage volume shall be determined from: $\text{Site Area (ha)} \times 300$, where no rainwater tank is provided.
 - b. OSD storage must restrict outflows during 100 year ARI storms to a permissible site discharge (PSD) determined from: $\text{PSD (L/s)} = \text{Site Area (ha)} \times 150$
69. Drainage of paved area must be provided with grated drains, pits and pipes connected to OSD storage. Drainage bypassing the OSD shall be accounted for and should be limited to 10% of lot area.
70. The following stormwater quality targets for post development shall be adopted in accordance with modeling guideline developed by Sydney Metropolitan Catchment Management Authority (CMA).
- 90% reduction in the post development Average Annual Gross Pollutant load (greater than 5mm)
 - 85% reduction in the post development Mean Annual Load of Total Suspended Solids (TSS)
 - 65% reduction in the post development Mean Annual Load of Total Phosphorus (TP)
 - 45% reduction in the post development Mean Annual Load of Total Nitrogen (TN)

Water Quality requirements should be determined by modelling of the proposed development to meet the quality targets. Computer models like MUSIC (the Model for Urban Stormwater Improvement Conceptualisation) can be used to present default and proposed water quality parameters.

The revised drawing must be reviewed by Council or an Accredited Certifier - Civil Engineering, prior to the issuing of a Construction Certificate.

71. The stormwater works on the development property and connection to Council's stormwater system are to be inspected during construction by a competent practicing hydraulic/civil engineer. The inspections are to be carried out at the stages of construction listed in the following schedule. A compliance Certificate verifying that the construction is in accordance with the approved design, this development consent and satisfies the relevant Australian Standard is to be submitted to the Principal Certifier before proceeding beyond the relevant stage of construction.

SCHEDULE OF CONSTRUCTION STAGES REQUIRING INSPECTION

- a. Following placement of pipe bedding material. Confirm trench/pipe location, adequacy of depth of cover, bedding material and depth.
 - b. Following joining of pipes and connection to Council's stormwater system.
 - c. For on-site detention systems:
 - o Following set out of detention tank/area to confirm area and volume of storage.
 - o Following placement of weep-holes, orifice and/or weir flow control, outlet screen and overflow provision.
 - d. Following backfilling. Confirm adequacy of backfilling material and compaction.
72. Following completion of all drainage works: -
- a. Works-as-executed (WAE) plans, shall be prepared and signed by a registered surveyor. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. These plans are to be reviewed by the competent practicing hydraulic/civil engineer that inspected the works during construction.
 - b. The Principal Certifier is to be provided with a Certificate from a competent practicing hydraulic/civil engineer. The Certificate shall state that all stormwater drainage and related work has been constructed in accordance with the approved plans and consent conditions as shown on the work-as-executed plans, prior to the issuing of an Occupation Certificate.
73. Positive Covenant under section 88E of the *Conveyancing Act* shall be created on the title of the property(s) detailing the
- i) *Overland surface flow path*
 - ii) *On-site Stormwater Detention system*
 - iii) *Pump and rising main system*

incorporated in the development. The wording of the Instrument shall include but not be limited to the following:

- a. The proprietor of the property agrees to be responsible for keeping clear and the maintenance of the facilities consisting of:
 - i) *The overland surface flow path*
 - ii) *On-site Stormwater Detention system*
 - iii) *Pump and rising main system*
- b. The proprietor agrees to have the facilities inspected annually by a competent practicing Hydraulic/Civil Engineer.
- c. The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean repair and maintain in good working order the facilities in or upon the said land; and recover the costs of any such works from the proprietor.
- d. The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from failure of any component of the facilities.

The applicant shall bear all costs associated with the preparation of the 88E Instrument. The wording of the Instrument shall be submitted to, and approved by Council prior to lodgment at the Land and Property Information office. Evidence that the Instrument has been registered at the Land and Property Information office shall be submitted to Council, prior to issuing of an Occupation Certificate.

74. Any boundary fence along the southern boundary of the properties shall be constructed in materials that allow unobstructed passage of surface stormwater flows. Fencing details shall be submitted to Council or an Accredited Certifier - Civil Engineering.
75. The following conditions are to be satisfied for pump system for the drainage of the basement areas where the finished slab is below the ground level.
 - a. A pump and rising main design shall be submitted to the Principal Certifying Authority and shall satisfy the following conditions:
 - (i) The holding tank for the pump shall be capable of storing runoff from a one hour, 1 in 100 year ARI storm event.
 - (ii) The pump system shall consist of two (2) pumps, connected in parallel, with each pump being capable of emptying the holding tank at a rate equal to the lower of the allowable on site detention discharge rate, or the rate of inflow for the one-hour duration storm.
 - (iii) An overflow, flashing light and audible alarm are to be provided, to warn of pump failure.

- (iv) Full details of the holding tank, pump type, discharge rate and the delivery line size are to be documented.
 - b. The applicant shall submit written evidence to the Principal Certifier that a contract has been let for the regular maintenance of the pumping system for a minimum period of 12 months. Information to be submitted to the Principal Certifying Authority prior to issuing of an Occupation Certificate.
76. Public Domain - Construction
- a) Detailed public domain improvements shall be undertaken at the property frontages on Action Street and Alexandra Ave and completed at applicant's cost in accordance with Burwood Council DCP and Public Works Element Manual (PWEM).
 - b) Three copies of Public Domain Plan drawn at 1:100 scales shall be prepared and certified by a qualified civil engineer, landscape architect or urban designer and submitted to Council. The plan shall be further reviewed by Council's design engineer prior to construction.
 - c) The plan shall include all existing service authority assets on street frontage and in and around the areas as per the survey report. This should include, but not be limited to, high and low voltage electricity, water, stormwater, sewer, gas, telecommunications, street lighting and drainage assets, etc.
 - d) The plan shall show the entire street frontages of the properties for improvement e.g. footpath paving, kerb & gutter, pram ramps, bollards, service pits, stormwater pit & lintel including mill & re-sheeting of the road pavement as determined by Council engineer's final inspection.
 - e) The plan shall incorporate the standard specifications and details in accordance with the Public Works Elements Manual and Council's standard drawings and technical specifications.
 - f) The Applicant shall liaise with all relevant service authorities to satisfy all requirements of the service authority providers in respect of protection, termination or relocation of existing assets prior to construction. A written consent shall be required where a service authority asset will be affected.

TRAFFIC CONDITIONS

- 77. Events at the hall must not coincide with church services or events and must be scheduled outside the operating hours of the child care center.
- 78. All owners, tenants and occupiers of this building are not eligible to participate in any existing or proposed Council on-street resident parking schemes.

79. Signs reading 'all owners, tenants and occupiers of this building are advised that they are not eligible to obtain an on-street resident parking permit from Council' must **be permanently displayed and located** in prominent places such as at display apartments and on all directory boards or notice boards, where they can easily be observed and read by people entering the building. The signs must be erected prior to an Occupation Certificate being issued and must be maintained in good order at all times **by the Owners Corporation**.
80. A total of 40 additional spaces and a total of 78 spaces off-street car parking spaces must be provided on-site. The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking and Council's Development Control Plan. The layout, design and security of bicycle facilities either on-street or off-street must comply with the minimum requirements of Australian Standard AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities.
81. All spaces must be appropriately line-marked and labelled according to this requirement prior to the issue of an Occupation Certificate. If the development is to be strata subdivided, the car park layout must respect the required allocation:
82. Courier spaces and loading docks must be located close to the service entrance and away from other parking area, as detailed below:
 - A minimum of 1 B99 Service bay
83. Parking spaces must not at any time be allocated, sold or leased to an individual owner/occupier and must be strictly retained as common property by the Owners Corporation for use by building residential visitors.
84. Where a boomgate or barrier control is in place, the visitor spaces must be accessible to visitors by the location of an intercom (or card controller system) at the car park entry and at least 6m clear of the property boundary, wired to all units. The intercom must comply with '*Australian Standard AS 1428.2-1992: Design for access and mobility - Enhance and additional requirements - Building and facilities Sections 22 and 23*'.
85. Of the required car parking spaces, at least 16 must be designed and provided for accessible car parking for people with mobility impairment in accordance with Australian Standard AS/NZS 2890.1 - 2004 Parking facilities Part 1: Off-street car parking. Accessible car parking spaces must have a minimum headroom of 2.5m and must be clearly marked and appropriately located as accessible parking for people with mobility impairment. The car park must respect the following allocation:
86. The following signs must be provided and maintained within the site at the point(s) of vehicle egress:

- (a) Regulatory “STOP” sign (R1-1) compelling drivers to stop before proceeding onto the footway
 - (b) “Give Way to Pedestrians” sign compelling drivers to give way to pedestrians before crossing the footway.
- 87. Solid walls immediately adjacent to the basement entry and exit must not exceed 0.6m in height for the first 2.5m within the boundary so as to ensure adequate sight lines for motorists and pedestrians.
- 88. All loading and unloading operations associated with servicing the site must be carried out within the confines of the site, at all times and must not obstruct other properties/units or the public way.
- 89. At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.
- 90. The size of vehicles servicing the property must be a maximum length of 6m.
- 91. Any proposals for alterations to the public road, involving traffic facilities and/or parking restrictions, excluding the construction of a vehicular crossing, must be designed in accordance with RMS Technical Directives and must be referred to and agreed to by the Traffic Committee prior to any work commencing on site.
- 92. All costs associated with the construction of any new road works including kerb and gutter, road pavement, street lighting, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with any relevant Australian Standards, Austroads Guides and RMS Technical Directions.
- 93. All costs associated with signposting for any kerbside parking restrictions and traffic management measures, including any relocation of parking meters, associated with the development shall be borne by the developer.
- 94. A Construction Traffic Management Plan must be submitted and approved by Council prior to the commencement of demolition and excavation or issuing of the Construction Certificate (whichever occurs first). The Construction Traffic Management Plan must be complied with at all times. The following matters should be addressed in the plan (where applicable):
 - a) A plan view of the entire site and frontage roadways indicating:
 - i. Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and all vehicles in the frontage roadways.
 - ii. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all vehicles on the site.

- iii. The proposed locations of work zones where it is not possible for loading/unloading to occur on the site in the frontage roadways (which will require separate approval by Council).
 - iv. Location of any proposed crane and concrete pump and truck standing areas on and off the site (which will require separate approval by Council).
 - v. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries.
 - vi. Traffic routes to and from the site from the closest arterial road in all directions.
- b) Traffic control plan(s) for the site must be in accordance with the Roads and Maritime Services publication "Traffic Control Worksite Manual" and prepared by a suitably qualified person. The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each stage.
95. All works carried out in conjunction with the development including during the course of demolition, excavation and construction must be implemented in accordance with the approved Construction Traffic Management Plan (CTMP) and/or approved permits from Council or any other Road authority.
96. Heavy vehicles approaching, entering and exiting the site must approach, enter and exit the site in accordance with the approved route(s) as set out in the Construction Traffic Management Plan (CTMP)
97. All heavy vehicles must comply with the approved CTMP, once heavy vehicles have exited the Burwood LGA via the approved routes stated in the CTMP, only State Roads (Parramatta Road, The Boulevarde, Coronation Parade, Liverpool Road and Georges River Road) are permitted to be used on re-entry into Burwood LGA.
98. Should works require any of the following on public property (footpaths, roads, reserves), an application shall be submitted and approved by Council prior to the commencement of the works associated with such activity
- i. Work zone.
 - ii. Temporary closure of roadway/footpath.
 - iii. Mobile crane or any standing plant
 - iv. Scaffolding/Hoardings (fencing on public land)
 - v. Road works including vehicle crossing/kerb & guttering, footpath, stormwater provisions etc.
 - vi. Installation or replacement of private stormwater drain, utility service or water supply

TREE MANAGEMENT

Landscaping

- 99. Landscaping must be installed as per the Landscape Plan by Melissa Wilson, Issue C, dated 28 March 2024.
- 100. Landscaping must be maintained at all times following installation, including the replacement of any plants that are dead, damaged, unhealthy or stolen, with like for like.

Street Tree Protection

- 101. The three existing brush box street trees located on the nature strip outside 11 Acton Street, 2 Alexandra Avenue and 4 Alexandra Avenue must be retained and protected in accordance with AS4970-2009 (Protection of Trees on Development Sites). This includes the installation of a tree protection fence around all four sides of each tree, extending one metre either side of the trunks, parallel to the kerb, and to the full limits of the nature strip width.
- 102. The tree protection fences must be constructed of 1.8m high, chain link panels, braced together and held in place with concrete feet.
- 103. No pruning or root cutting is permitted to any street trees without the specific written consent of Council.
- 104. In accordance with Council's Schedule of Fees and Charges, a monetary bond or bank guarantee to the value of **\$5,000** is required to be lodged to Council, **prior to the commencement of any work**, to ensure the proper protection of the street trees.
- 105. The trees will be inspected by Council at completion of the works and the bond released only if the trees are not damaged.

New Community Hall & Facilities
for St Joseph's Maronite Church
2 - 4 Alexandra Avenue & 11 Acton St, Croydon

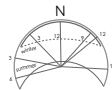
No.	Sheet Name.	Rev.	Scale.
DA 0.00	Cover Page	A	NTS
DA 0.01	Location Plan	A	1:3000
DA 0.02	Site Context	A	1:750
DA 0.03	Historical Context	A	1:750
DA 0.04	Site Controls & Analysis	A	1:250
DA 1.00	Existing Site Plan	A	1:200
DA 1.01	Existing Elevations	A	1:200
DA 1.10	Demolition Site Plan	A	1:200
DA 1.11	Proposed Site Plan	A	1:200
DA 2.01	Proposed Basement Plan Lower	A	1:200
DA 2.02	Proposed Basement Plan Upper	A	1:200
DA 2.03	Proposed Ground Floor Plan	A	1:100
DA 2.04	Proposed Roof Plan	A	1:100
DA 3.00	Section A	A	1:100
DA 3.01	Section B	A	1:100
DA 3.02	Section C	A	1:100
DA 4.00	Elevations - East (Acton St)	A	1:100
DA 4.01	Elevations - North (Wychbury Ave)	A	1:100
DA 4.02	Elevations - West (Alexandra Ave)	A	1:100
DA 4.03	Elevations - South	A	1:100
DA 5.01	Site Calculations	A	1:400
DA 6.00	Solar Analysis - June 21	A	1:200
DA 6.01	Solar Analysis - June 21	A	1:200
DA 6.02	Solar Analysis - View June 21	A	1:200
DA 7.01	Perspective View - Acton St	A	NTS
DA 7.02	Perspective View - Alexandra Ave	A	NTS
DA 7.10	Building Height Plane	A	NTS
DA 8.00	Schedule of External Finishes	A	NTS

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	A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION	New Community Hall & Facilities	Cover Page				
				11 Acton Street & 2-4 Alexandra Avenue, Croydon	JOB NO	SHEET	SCALE	DRAWING NO.	
					CLIENT	DRAWN	CHECKED	PLOT DATE	REVISION
					St Joseph's Maronite Catholic Church	JK/VK	PT		A



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AMENDMENT
ISSUE FOR DEVELOPMENT APPLICATION

PROJECT
New Community Hall & Facilities
11 Acton Street & 2-4 Alexandra Avenue, Croydon

CLIENT
St Joseph's Maronite Catholic Church

DRAWING TITLE

JOB NO
23.34

SHEET
ISO A1

SCALE
1:3000

DRAWN
JK/VK

CHECKED
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PLOT DATE

Location Plan

DRAWING NO.
DA 0.01

REVISION
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Conservation Area C21
'Wychbury and Alexandra Avenues
Heritage Conservation Area'

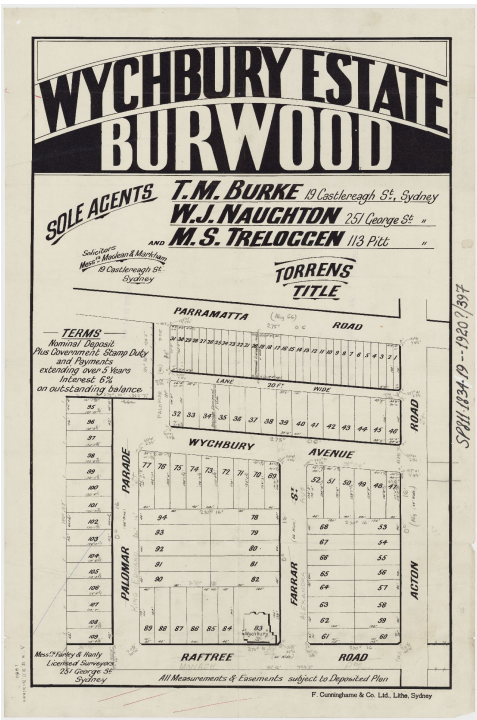
Adjoining Sites in Common
Ownership
8-12 Wychbury Avenue
7-9 Acton Street

Subject Site
2-4 Alexandra Avenue
11 Acton Street (outside conservation area)

LEP Controls

Zone R2
Height 8.5m
FSR 0.55:1

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		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION		Site Context			
						JOB NO	SHEET	SCALE	DRAWING NO.
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						DRAWN	CHECKED	PLOT DATE	REVISION
						JK/VK	PT		A

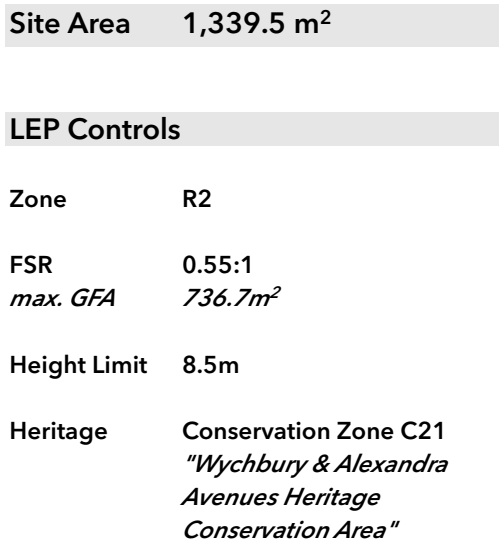


Church Site
smaller church appears to previously have occupied the two corner lots of the block

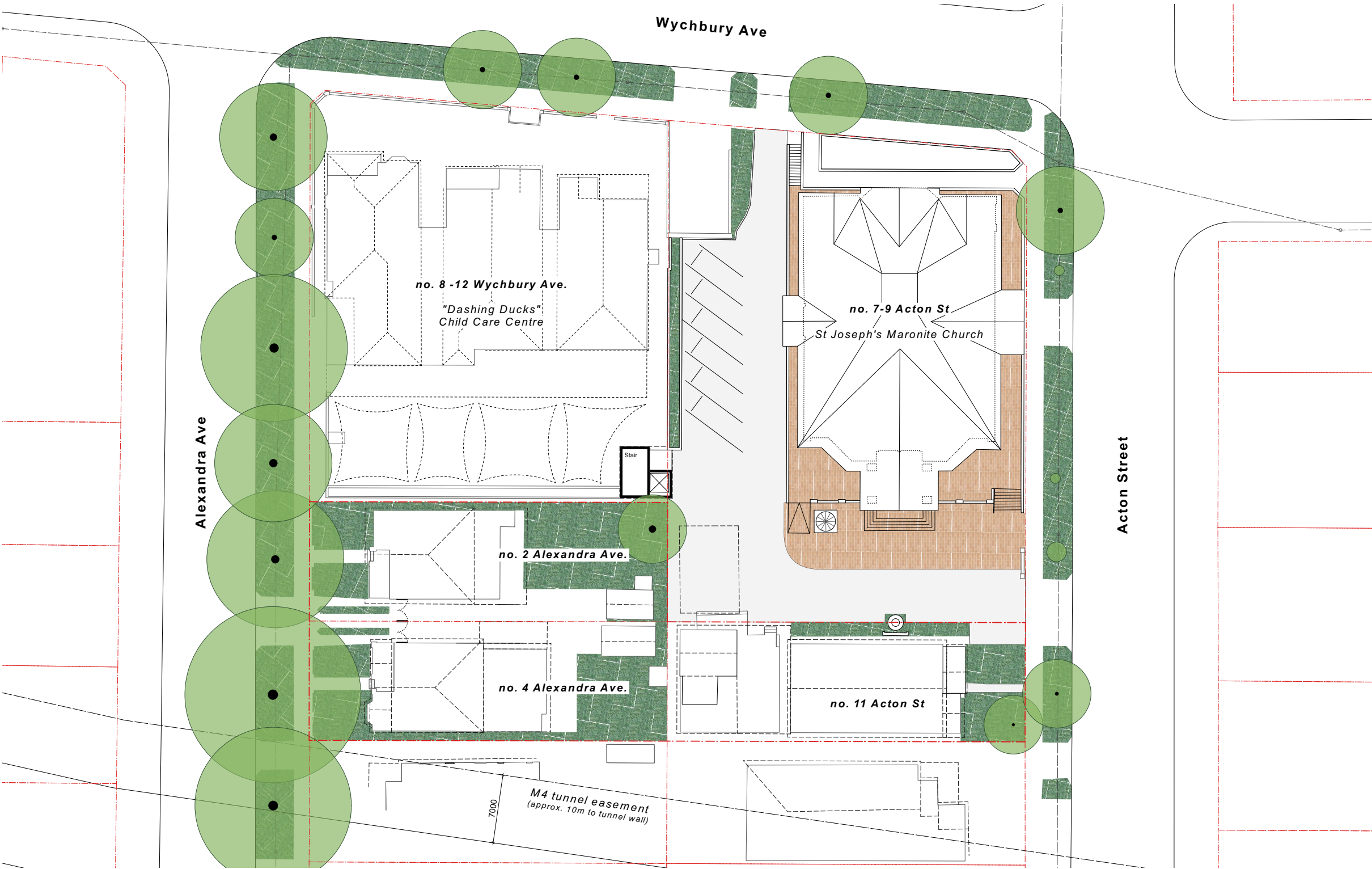
Wychbury
original house giving the estate its namesake

Brickworks
common throughout the innerwest, the brickworks remains evident in contemporary 'Wangal Park'

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		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION			Historical Context						
							New Community Hall & Facilities						
							11 Acton Street & 2-4 Alexandra Avenue, Croydon						
								CLIENT	DRAWN	CHECKED	PLOT DATE	REVISION	
								St Joseph's Maronite Catholic Church	JK/VK	PT		A	



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		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION		<p>Site Controls & Analysis</p>			
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					St Joseph's Maronite Catholic Church	23.34	ISO A1	1:250	DA 0.04
						DRAWN	CHECKED	PLOT DATE	REVISION
						JK/VK	PT		A

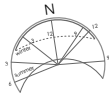


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Notwithstanding to whomsoever
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PROJECT

New Community Hall & Facilities
11 Acton Street & 2-4 Alexandra Avenue, Croydon

CLIENT

St Joseph's Maronite Catholic Church

DRAWING TITLE

Existing Site Plan

JOB NO

23.34

SHEET

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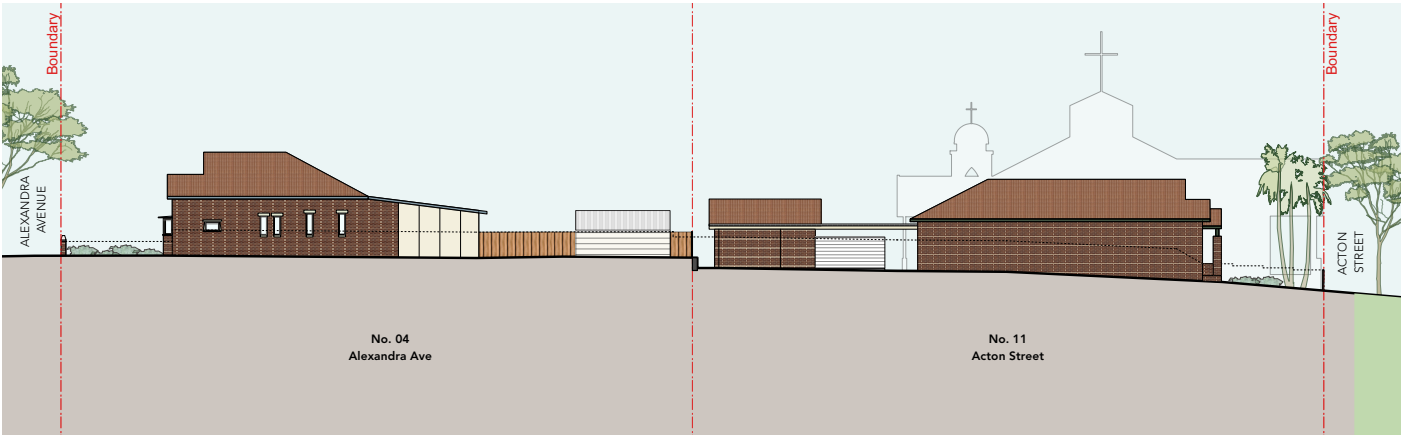
Eastern Elevation - Acton Street



Northern Elevation



Western Elevation - Alexandra Avenue



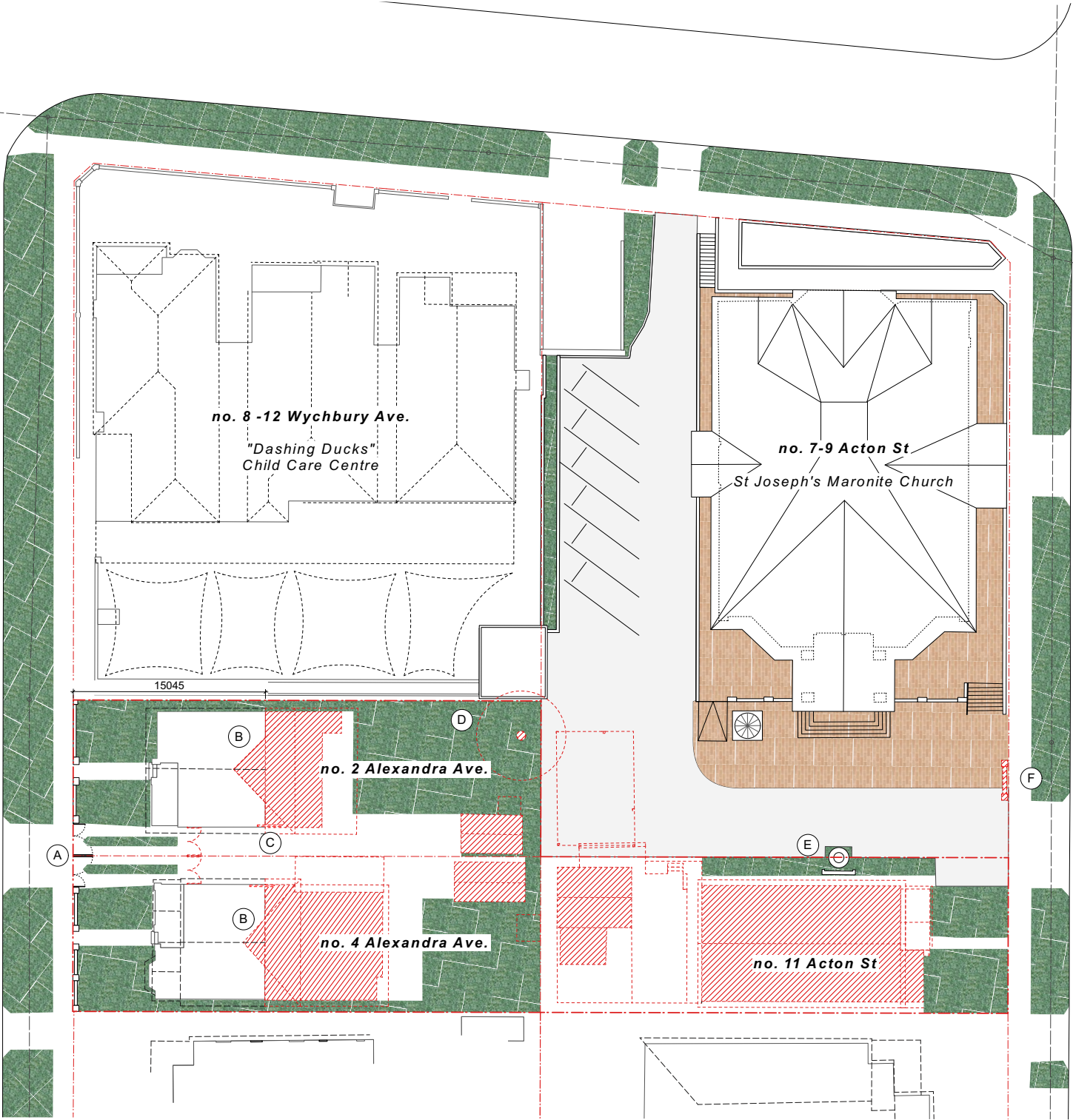
Southern Elevation

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		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION			Existing Elevations			
							JOB NO	SHEET	SCALE	DRAWING NO.
							23.34	ISO A1	1:200	DA 1.01
						CLIENT	DRAWN	CHECKED	PLOT DATE	REVISION
							JK/VK	PT		A

Notes:

- (A) Retain and restore existing low brick walls and concrete crossover. Relocate original swing gates to front boundary. Source new gates to match where required.
- (B) Maintain existing ridgeline and adjust roof structure at rear to connect with proposed new addition. Salvage and relocate existing windows where possible, if in good condition.
- (C) Relocate original timber framed window and hood.
- (D) Remove Mango Tree.
- (E) Relocate Garden Statue.
- (F) Remove front wall and signage. Replace sign as necessary.

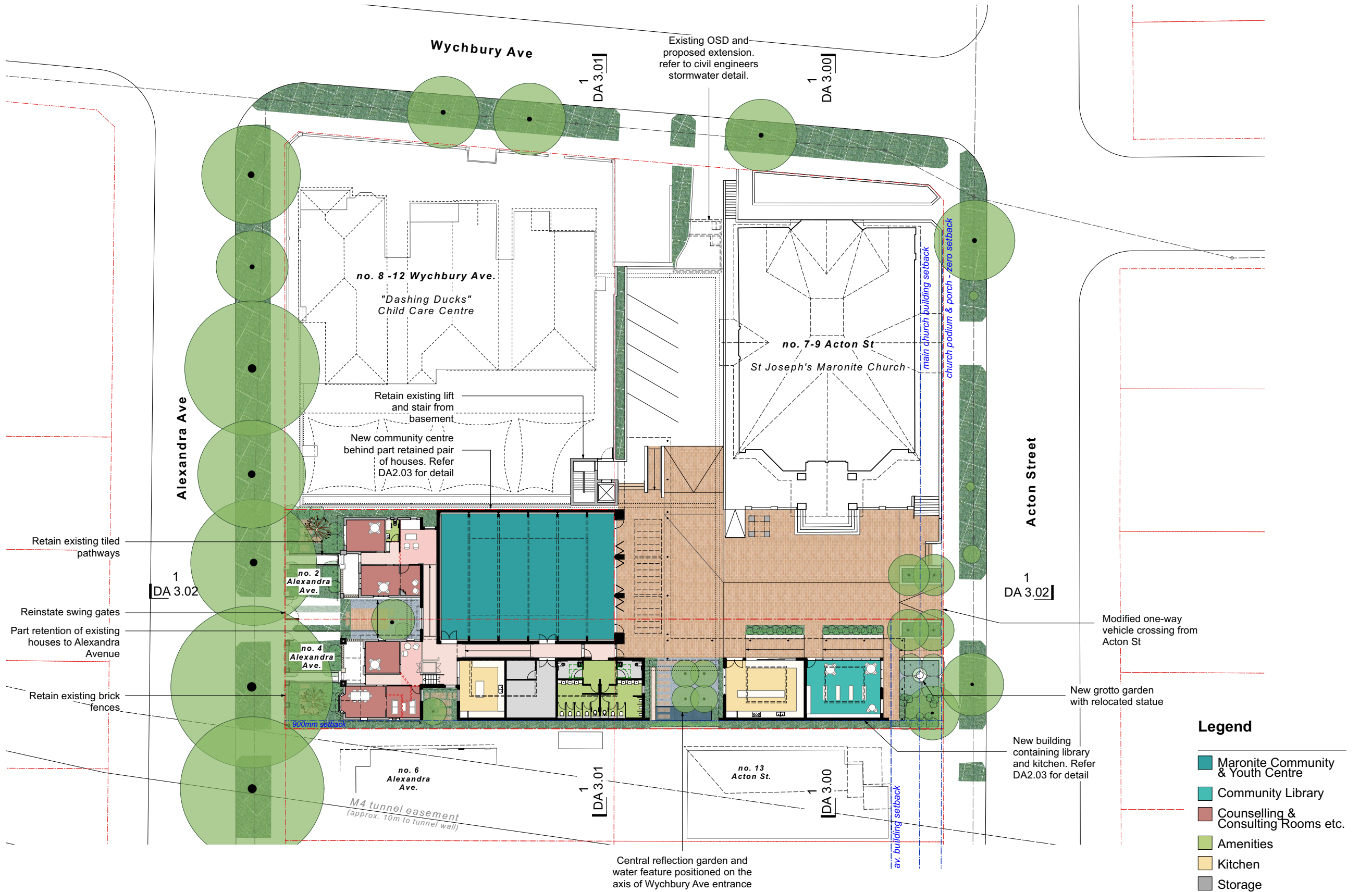
Re-use bricks for outdoor bench seating, and associated landscaping elements.



Legend

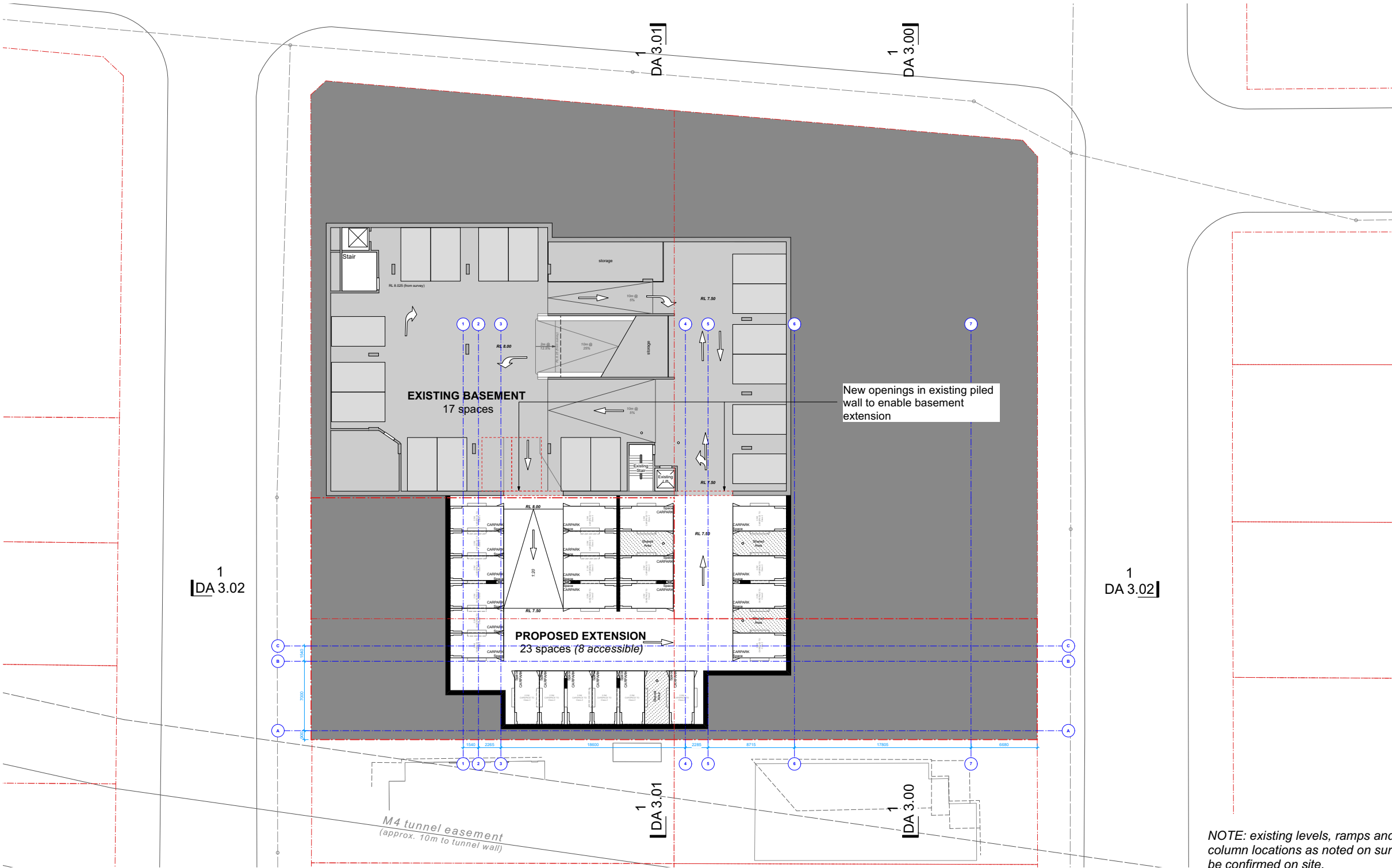
Demolition

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		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION		Demolition Site Plan			
						JOB NO	SHEET	SCALE	DRAWING NO.
						23.34	ISO A1	1:200	DA 1:10
						DRAWN	CHECKED	PLOT DATE	REVISION
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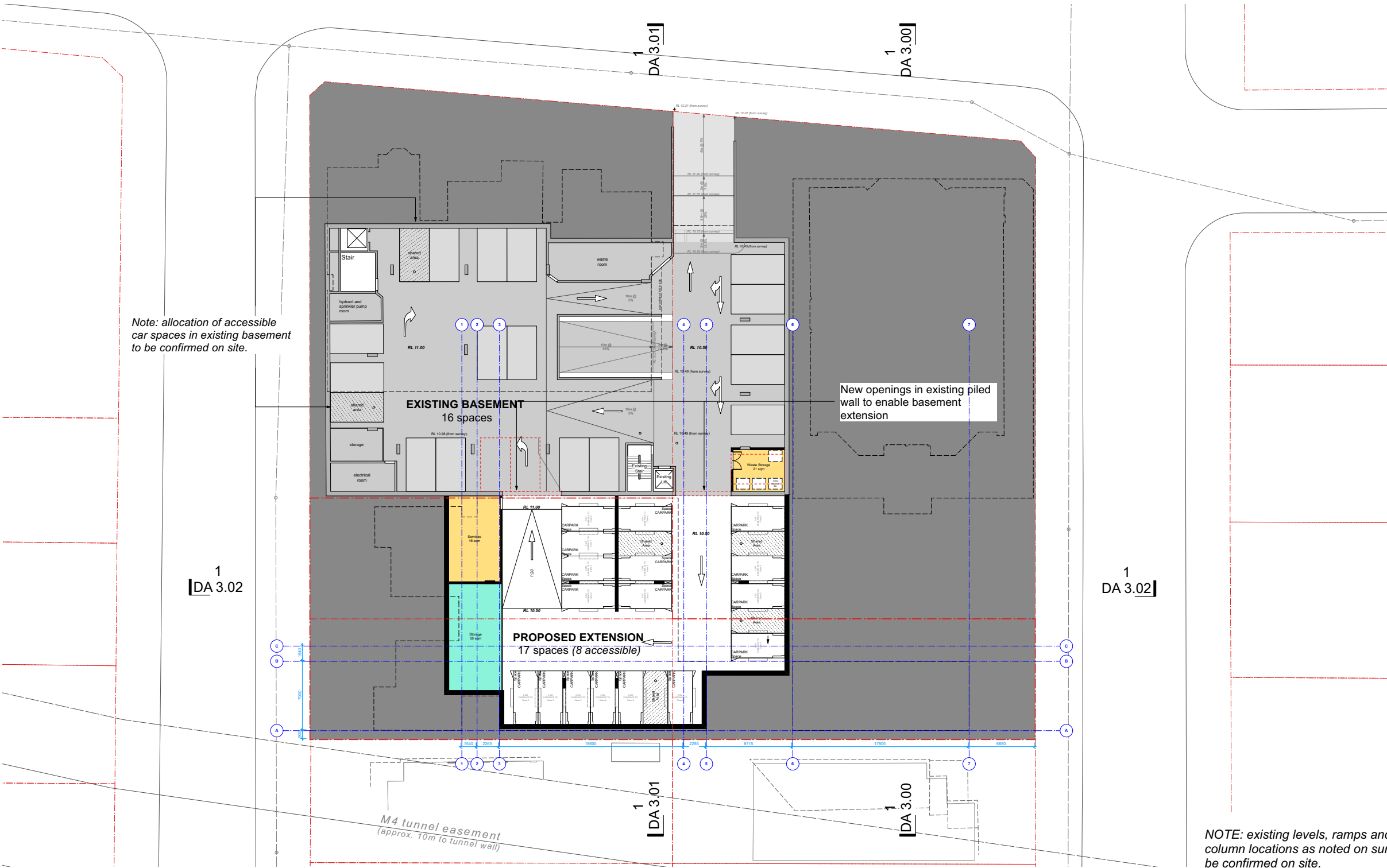
Legend			
	Maronite Community & Youth Centre		
	Community Library		
	Counselling & Consulting Rooms etc.		
	Amenities		
	Kitchen		
	Storage		

<div>ARCHITECT Hill Thalys Architecture + Urban Projects <small>Geedgel Lands Level 6, 55 Foster Street Surry Hills NSW 2010 Australia T 02 9201 6276 E admin@hillthalys.com.au www.hillthalys.com.au Nominated Architects Philip Thalys #1780 Surah Hill #15285</small></div>		REV	DATE	AMENDMENT	MATERIALS LEGEND <div>AFD Aluminium Framed Door AFW Aluminium Framed Window BAL-1 Metal Balustrade BAL-2 Finished Masonry Balustrade BRK-1 Brick, Medium BRK-E Brick, Existing BRK-R Brick, Existing Recycled CLD-1 Metal Cladding DP Downpipe GU Gutter HR Handrail LA Landscaping LB Letterboxes LV Louvre Vent MF Metal Fence MG Metal Gate MH Metal Hood MRS Metal Roof Sheeting PD Panel Lift Door PER Pergola Shade Structure PAV-1 Paving PAV-2 Paving RC Concrete Finish RTI Roof Tiles RWT Rainwater Tank SCR-1 Brick Screen SH External Blind SK Skylight TF Timber Fence TLD Panel Lift Door TFW-E Window, Existing TFW-R Window, Relocated</div>	PROJECT New Community Hall & Facilities 11 Acton Street & 2-4 Alexandra Avenue, Croydon	DRAWING TITLE Proposed Site Plan			
		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION		CLIENT St Joseph's Maronite Catholic Church	JOB NO 23.34	SHEET ISO A1	SCALE 1:200	DRAWING NO. DA 1.11
							DRAWN JK/VK	CHECKED PT	PLOT DATE 9/4/2024	REVISION A



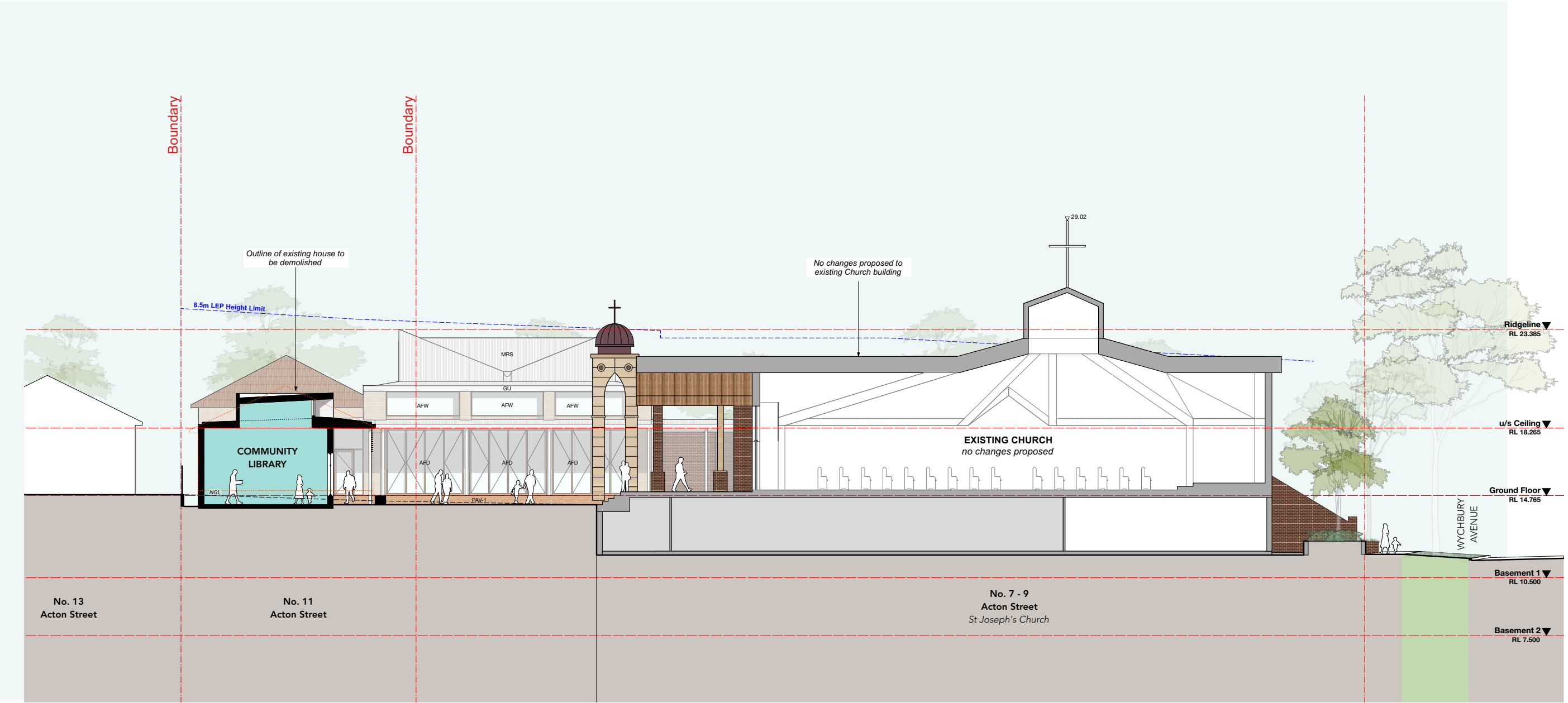
NOTE: existing levels, ramps and structural column locations as noted on survey provided, to be confirmed on site.

<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Geodigital Lands</div><div>Level 4, 10 Foster Street</div><div>Surry Hills NSW 2010 Australia</div><div>T 02 9201 6276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div></div> <div><div>Nominated Architects</div><div>Philip Thalys #6780 Sarah Hill #5285</div></div>		REV	DATE	AMENDMENT	MATERIALS LEGEND								PROJECT		DRAWING TITLE				
		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION	<div><div>AFD</div><div>Aluminium Framed Door</div></div> <div><div>AFW</div><div>Aluminium Framed Window</div></div> <div><div>BAL-1</div><div>Metal Balustrade</div></div> <div><div>BAL-2</div><div>Finished Masonry Balustrade</div></div> <div><div>BRK-1</div><div>Brick, Medium</div></div> <div><div>BRK-E</div><div>Brick, Existing</div></div> <div><div>BRK-R</div><div>Brick, Existing Recycled</div></div> <div><div>CLD-1</div><div>Metal Cladding</div></div> <div><div>DP</div><div>Downpipe</div></div> <div><div>GU</div><div>Gutter</div></div> <div><div>HR</div><div>Handrail</div></div> <div><div>LA</div><div>Landscaping</div></div> <div><div>LB</div><div>Letterboxes</div></div> <div><div>LV</div><div>Louvre Vent</div></div> <div><div>MF</div><div>Metal Fence</div></div> <div><div>MH</div><div>Metal Hood</div></div> <div><div>MRS</div><div>Metal Roof Sheet</div></div> <div><div>PD</div><div>Panel Lift Door</div></div> <div><div>PER</div><div>Pergola Shade Structure</div></div> <div><div>PAV-1</div><div>Paving</div></div> <div><div>PAV-2</div><div>Paving</div></div> <div><div>RC</div><div>Concrete Finish</div></div> <div><div>RTI</div><div>Roof Tiles</div></div> <div><div>RWT</div><div>Rainwater Tank</div></div> <div><div>SCR-1</div><div>Brick Screen</div></div> <div><div>SH</div><div>External Blind</div></div> <div><div>SK</div><div>Skylight</div></div> <div><div>TF</div><div>Timber Fence</div></div> <div><div>TFW-E</div><div>Window, Existing</div></div> <div><div>TFW-R</div><div>Window, Relocated</div></div>								New Community Hall & Facilities		Proposed Basement Plan Lower				
		11 Acton Street & 2-4 Alexandra Avenue, Croydon										JOB NO		SHEET		SCALE		DRAWING NO.	
												23.34		ISO A1		1:200		DA 2.01	
												DRAWN		CHECKED		PLOT DATE		REVISION	
		St Joseph's Maronite Catholic Church										JK/VK		PT		9/4/2024		A	



NOTE: existing levels, ramps and structural column locations as noted on survey provided, to be confirmed on site.

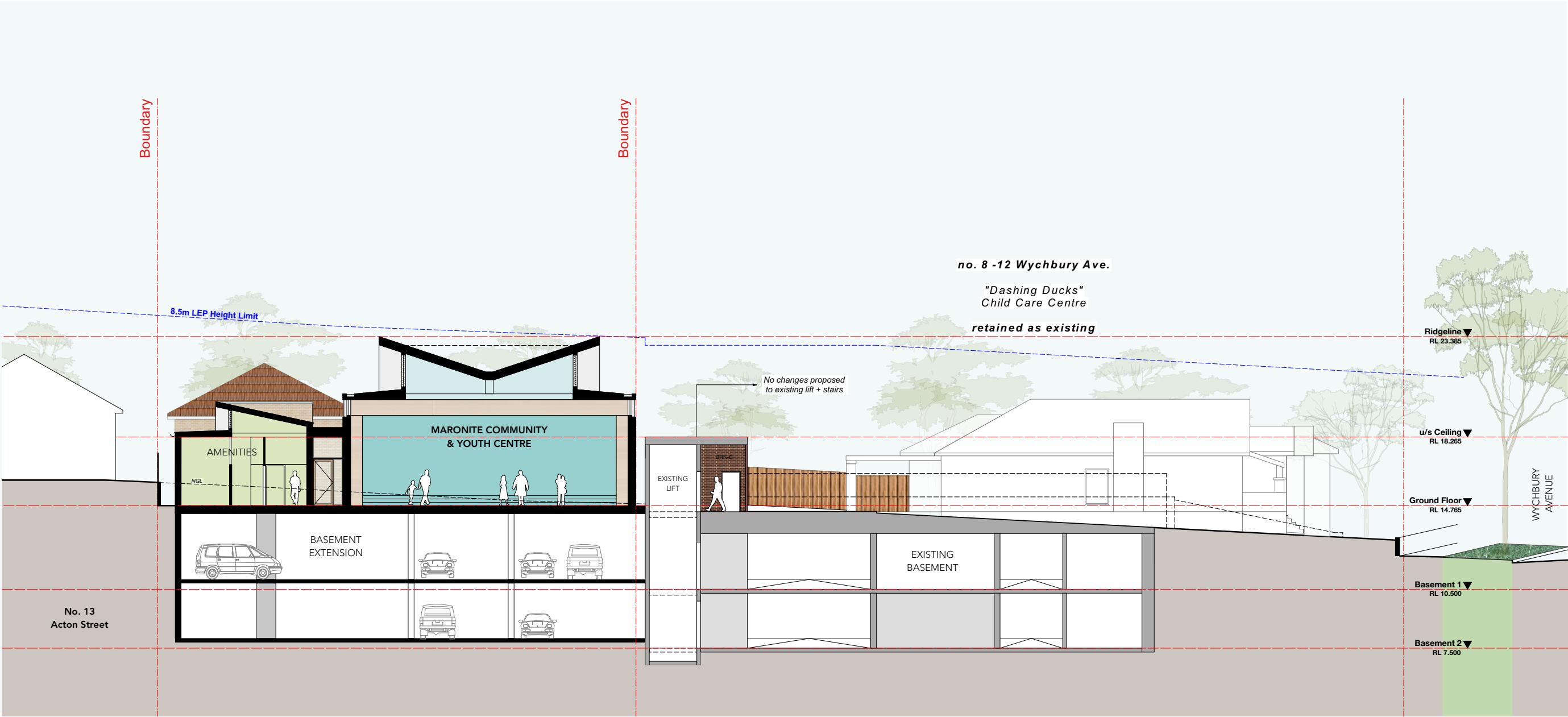
<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Geodigital Lands</div><div>Level 4, 10 Foster Street</div><div>Surry Hills NSW 2010 Australia</div><div>T 02 9291 6276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div></div> <div><div>Nominated Architects</div><div>Philip Thalys #5780 Sarah Hill #5285</div></div>		REV	DATE	AMENDMENT	<div>MATERIALS LEGEND</div> <div><div>AFD Aluminium Framed Door</div><div>AFW Aluminium Framed Window</div><div>BAL-1 Metal Balustrade</div><div>BAL-2 Finished Masonry Balustrade</div><div>BRK-1 Brick, Medium</div><div>BRK-E Brick, Existing</div><div>BRK-R Brick, Existing Recycled</div><div>CLD-1 Metal Cladding</div><div>DP Downpipe</div><div>GU Gutter</div><div>HR Handrail</div><div>LA Landscaping</div><div>LB Letterboxes</div><div>LV Louvre Vent</div><div>MF Metal Fence</div><div>MG Metal Gate</div><div>MH Metal Hood</div><div>MRS Metal Roof Sheeting</div><div>PD Panel Lift Door</div><div>PER Pergola Shade Structure</div><div>PAV-1 Paving</div><div>PAV-2 Paving</div><div>RC Concrete Finish</div><div>RTI Roof Tiles</div><div>RWT Rainwater Tank</div><div>SCR-1 Brick Screen</div><div>SH External Blind</div><div>SK Skylight</div><div>TF Timber Fence</div><div>TFW-E Window, Existing</div><div>TFW-R Window, Relocated</div></div>	PROJECT		DRAWING TITLE	
		New Community Hall & Facilities		Proposed Basement Plan Upper					
		11 Acton Street & 2-4 Alexandra Avenue, Croydon		JOB NO	SHEET	SCALE	DRAWING NO.		
		CLIENT		23.34	ISO A1	1:200	DA 2.02		
		St Joseph's Maronite Catholic Church		DRAWN	CHECKED	PLOT DATE	REVISION		
				JK/VK	PT	9/4/2024	A		



NOTE: Timber structure to structural engineer's design.

NGL: Natural Ground Line

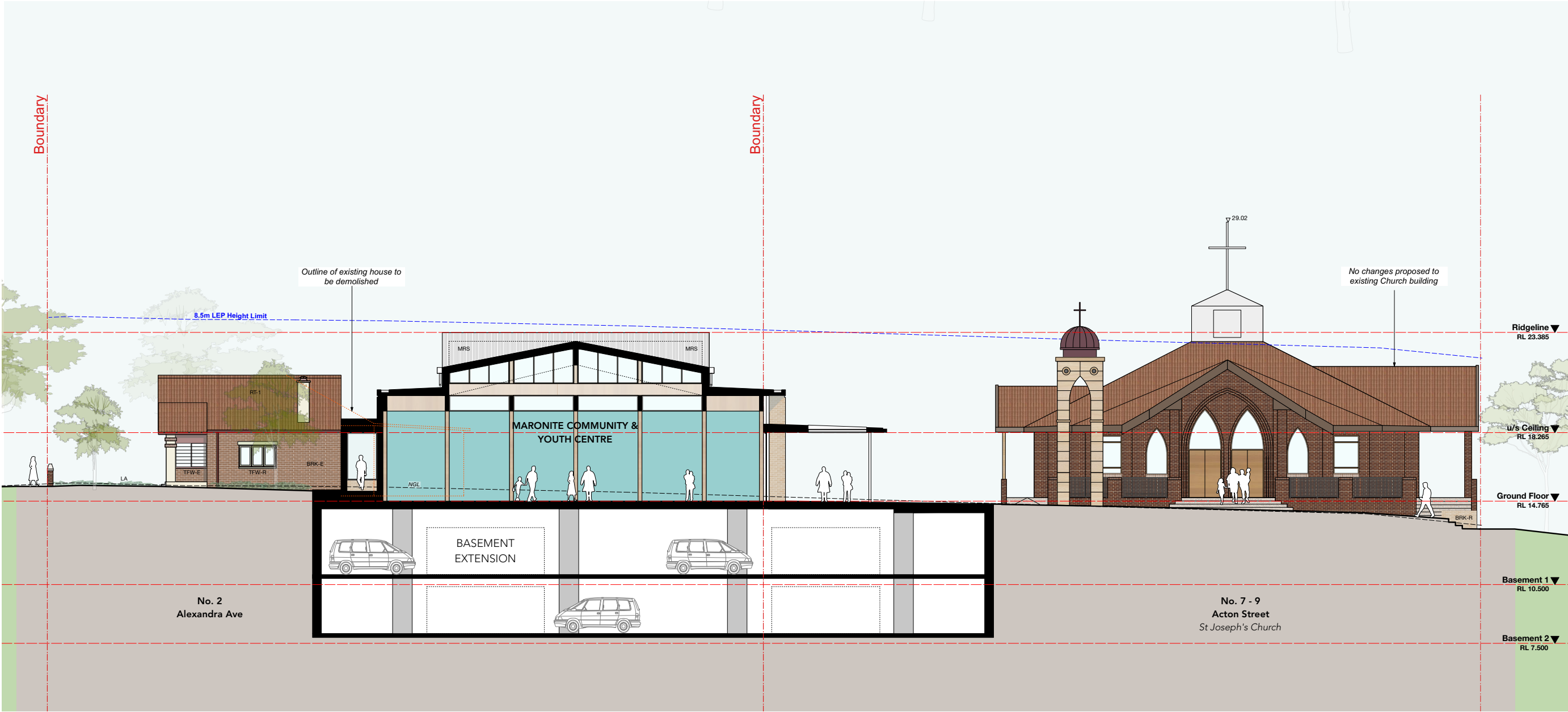
<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Geedgel Lands</div><div>Level 4, 10 Foster Street</div><div>Surry Hills NSW 2010 Australia</div><div>T 02 929 6276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div></div> <div><div>Notified Architects</div><div>Philip Thalys #12780 Sarah Hill #15285</div></div>		REV	DATE	AMENDMENT	<div>MATERIALS LEGEND</div> <div><div>AFD Aluminium Framed Door</div><div>AFW Aluminium Framed Window</div><div>BAL-1 Metal Balustrade</div><div>BAL-2 Finished Masonry Balustrade</div><div>BRK-1 Brick, Medium</div><div>BRK-E Brick, Existing</div><div>BRK-R Brick, Existing Recycled</div><div>CLD-1 Metal Cladding</div><div>DP Downpipe</div><div>GU Gutter</div><div>HR Handrail</div><div>LA Landscaping</div><div>LB Letterboxes</div><div>LV Louvre Vent</div><div>MF Metal Fence</div><div>MG Metal Gate</div><div>MH Metal Hood</div><div>MRS Metal Roof Sheeting</div><div>PD Panel Lift Door</div><div>PER Pergola Shade Structure</div><div>PAV-1 Paving</div><div>PAV-2 Paving</div><div>RC Concrete Finish</div><div>RTI Roof Tiles</div><div>RWT Rainwater Tank</div><div>SCR-1 Brick Screen</div><div>SH External Blind</div><div>SK Skylight</div><div>TF Timber Fence</div><div>TFW-E Window, Existing</div><div>TFW-R Window, Relocated</div></div>	PROJECT		DRAWING TITLE						
		New Community Hall & Facilities								Section A				
		11 Acton Street & 2-4 Alexandra Avenue, Croydon								JOB NO	DRAWING NO.			
										23.34	DA 3.00			
CLIENT	St Joseph's Maronite Catholic Church	DRAWN		CHECKED		PLOT DATE		REVISION						
		JK/VK		PT						A				



NOTE: Timber structure to structural engineer's design.

NGL: Natural Ground Line

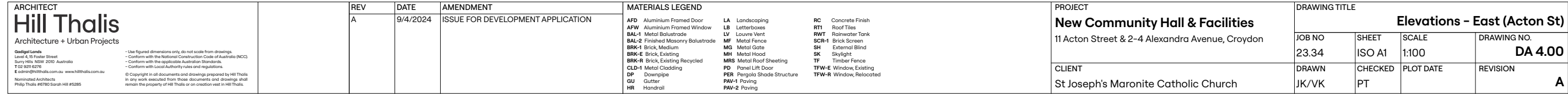
<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Geedgel Lands</div><div>Level 4, 10 Foster Street</div><div>Surry Hills NSW 2010 Australia</div><div>T 02 9591 6276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div></div> <div><div>Nominated Architects</div><div>Philip Thalys #15780 Sarah Hill #15285</div></div>		REV	DATE	AMENDMENT	MATERIALS LEGEND										PROJECT				DRAWING TITLE										
		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION											New Community Hall & Facilities				Section B										
																						11 Acton Street & 2-4 Alexandra Avenue, Croydon							
																						CLIENT				DRAWING NO.			
																						St Joseph's Maronite Catholic Church				DA 3.01			
																						JK/VK				A			

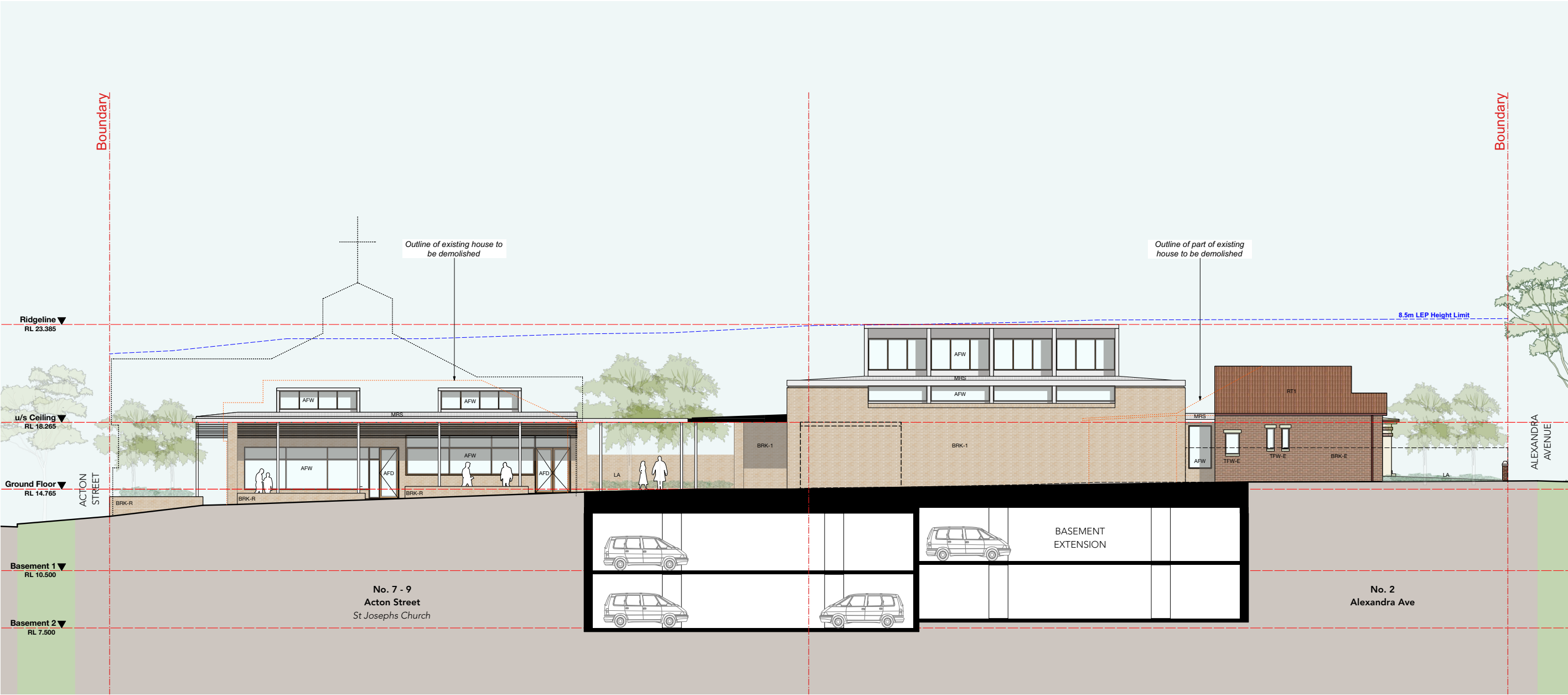


NOTE: Timber structure to structural engineer's design.

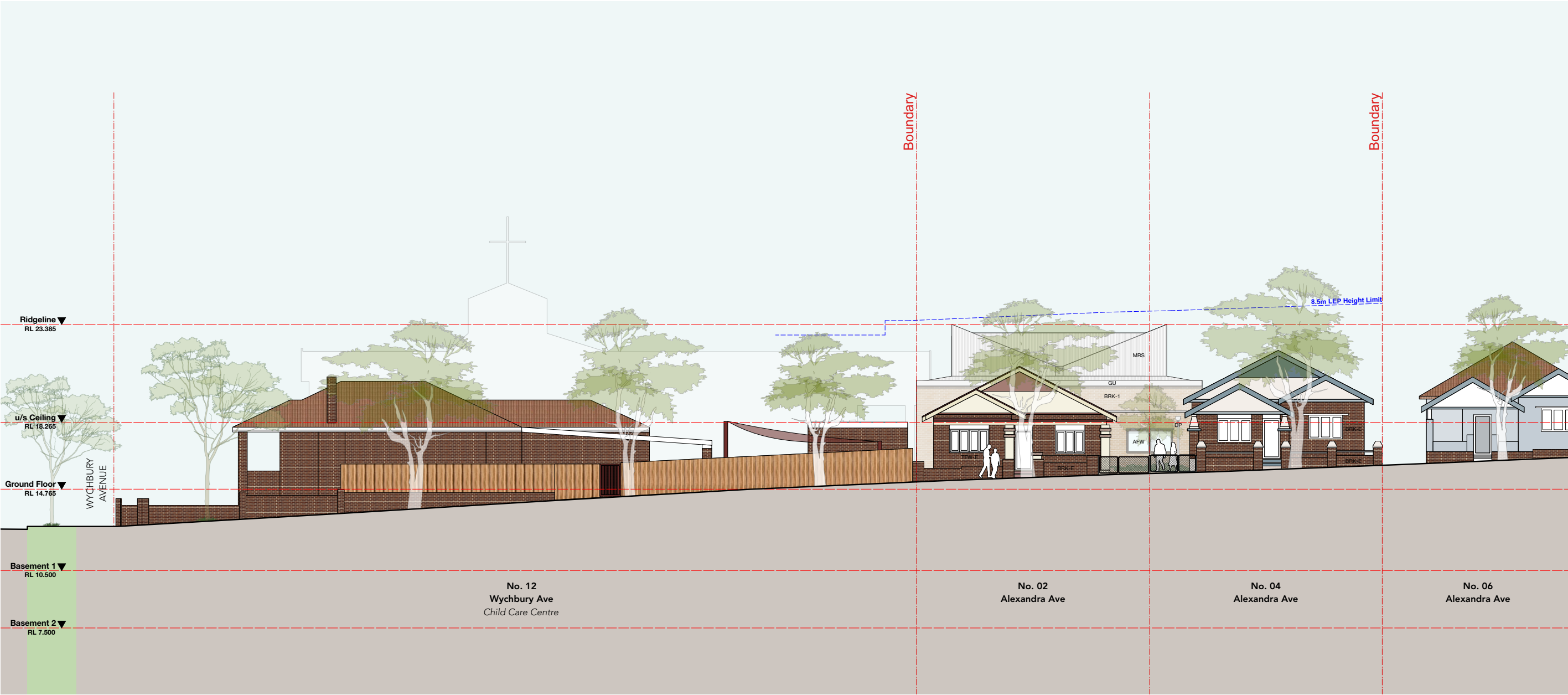
NGL: Natural Ground Line

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					AFW	Aluminium Framed Window	LB	Letterboxes	RT1	Roof Tiles	11 Acton Street & 2-4 Alexandra Avenue, Croydon				JOB NO							
					BAL-1	Metal Balustrade	LV	Louvre Vent	RWT	Rainwater Tank	SCR-1	Brick Screen					23.34					
					BAL-2	Finished Masonry Balustrade	MF	Metal Fence	SH	External Blind	SK	Skylight					ISO A1					
					BRK-1	Brick, Medium	MS	Metal Gate	TF	Timber Fence	TFW-E	Window, Existing					1:100					
					BRK-E	Brick, Existing	MH	Metal Hood	TFW-E	Window, Existing	TFW-R	Window, Relocated					DRAWING NO.					
					BRK-R	Brick, Existing Recycled	MRS	Metal Roof Sheeting	TF	Timber Fence					DA 3.02							
					CLD-1	Metal Cladding	PD	Panel Lift Door	TF	Timber Fence					REVISION							
					DP	Downpipe	PER	Pergola Shade Structure	TFW-E	Window, Existing					A							
					GU	Gutter	PAV-1	Paving	TFW-R	Window, Relocated					DRAWN							
					HR	Handrail	PAV-2	Paving					CHECKED									
											PLOT DATE											
											ST JOSEPH'S MARONITE CATHOLIC CHURCH											
											REVISION											
											A											








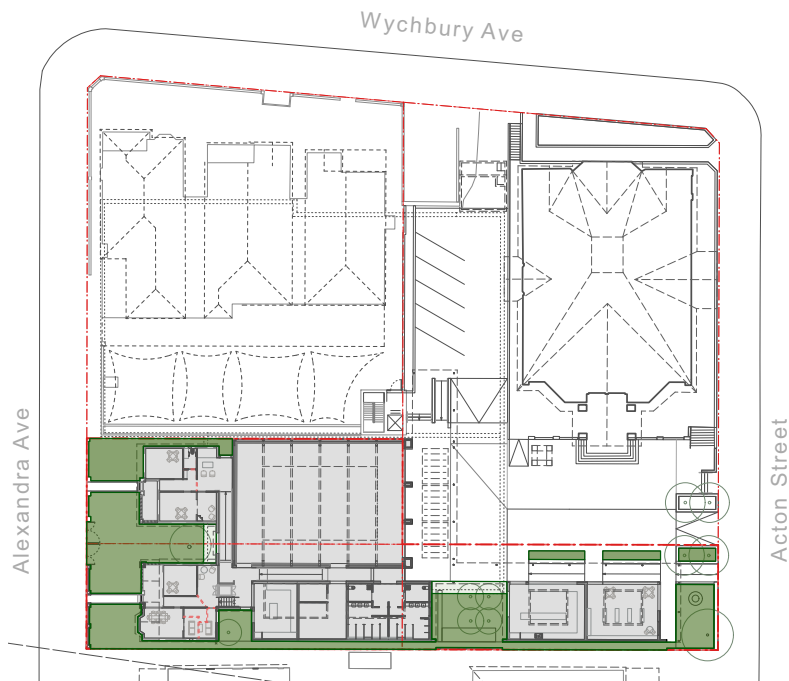


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		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION	<div>AFD Aluminium Framed Door</div> <div>AFW Aluminium Framed Window</div> <div>BAL-1 Metal Balustrade</div> <div>BAL-2 Finished Masonry Balustrade</div> <div>BRK-1 Brick, Medium</div> <div>BRK-E Brick, Existing</div> <div>BRK-R Brick, Existing Recycled</div> <div>CLD-1 Metal Cladding</div> <div>GP Downpipe</div> <div>GU Gutter</div> <div>HR Handrail</div> <div>LA Landscaping</div> <div>LB Letterboxes</div> <div>LV Louvre Vent</div> <div>MF Metal Fence</div> <div>MG Metal Gate</div> <div>MH Metal Hood</div> <div>MRS Metal Roof Sheetting</div> <div>PD Panel Lift Door</div> <div>PER Pergola Shade Structure</div> <div>PAV-1 Paving</div> <div>PAV-2 Paving</div> <div>RC Concrete Finish</div> <div>RT1 Roof Tiles</div> <div>RT2 Rainwater Tank</div> <div>RWT Brick Screen</div> <div>SH External Blind</div> <div>SK Skylight</div> <div>TF Timber Fence</div> <div>TFW-E Window, Existing</div> <div>TFW-R Window, Relocated</div>								New Community Hall & Facilities				Elevations - North (Wychbury Ave)			
		11 Acton Street & 2-4 Alexandra Avenue, Croydon												JOB NO	SHEET	SCALE	DRAWING NO.			
														23.34	ISO A1	1:100	DA 4.01			
		CLIENT												DRAWN	CHECKED	PLOT DATE	REVISION			
St Joseph's Maronite Catholic Church												JK/VK	PT		A					

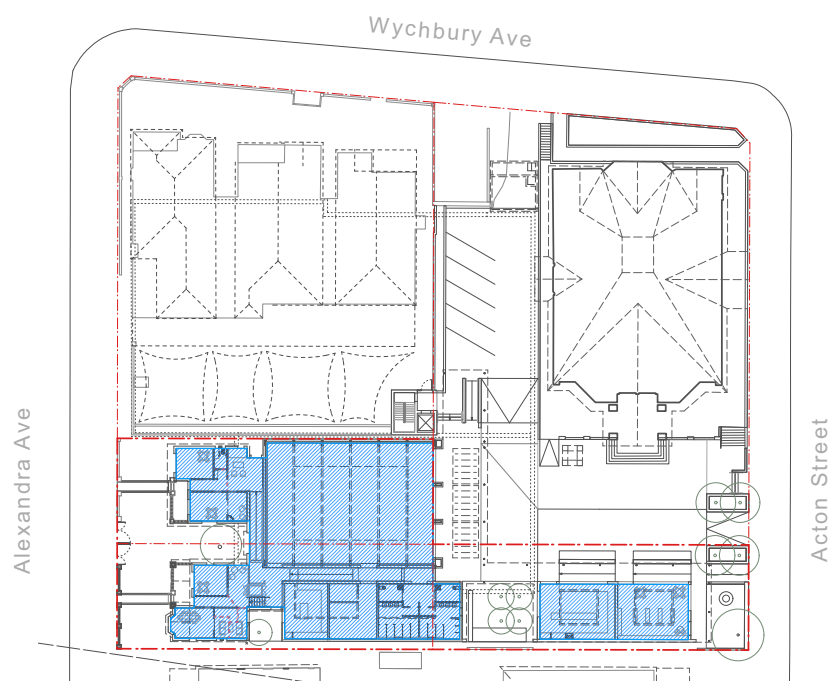


<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Geedgel Lands</div><div>Level 4, 10 Foster Street</div><div>Surry Hills NSW 2010 Australia</div><div>T 02 9291 6276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div></div> <div><div>Notwithstanding to whom these documents and drawings shall be issued, the Architect shall remain the owner of these documents and drawings and shall retain the right to use them in whole or in part in any other project without limitation.</div></div>		REV	DATE	AMENDMENT	<div>MATERIALS LEGEND</div> <div><div>AFD Aluminium Framed Door</div><div>AFW Aluminium Framed Window</div><div>BAL-1 Metal Balustrade</div><div>BAL-2 Finished Masonry Balustrade</div><div>BRK-1 Brick, Medium</div><div>BRK-E Brick, Existing</div><div>CLD-1 Metal Cladding</div><div>DP Downpipe</div><div>GU Gutter</div><div>HR Handrail</div><div>LA Landscaping</div><div>LB Letterboxes</div><div>LV Louvre Vent</div><div>MF Metal Fence</div><div>MG Metal Gate</div><div>MH Metal Hood</div><div>MRS Metal Roof Sheeting</div><div>PD Panel Lift Door</div><div>PER Pergola Shade Structure</div><div>PAV-1 Paving</div><div>PAV-2 Paving</div><div>RC Concrete Finish</div><div>RTI Roof Tiles</div><div>RWT Rainwater Tank</div><div>SCR-1 Brick Screen</div><div>SH External Blind</div><div>SK Skylight</div><div>TF Timber Fence</div><div>TFW-E Window, Existing</div><div>TFW-R Window, Relocated</div></div>	<div>PROJECT</div> <div>New Community Hall & Facilities</div> <div>11 Acton Street & 2-4 Alexandra Avenue, Croydon</div> <div>CLIENT</div> <div>St Joseph's Maronite Catholic Church</div>	<div>DRAWING TITLE</div> <div>Elevations - West (Alexandra Ave)</div>			
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						JK/VK	PT		A	

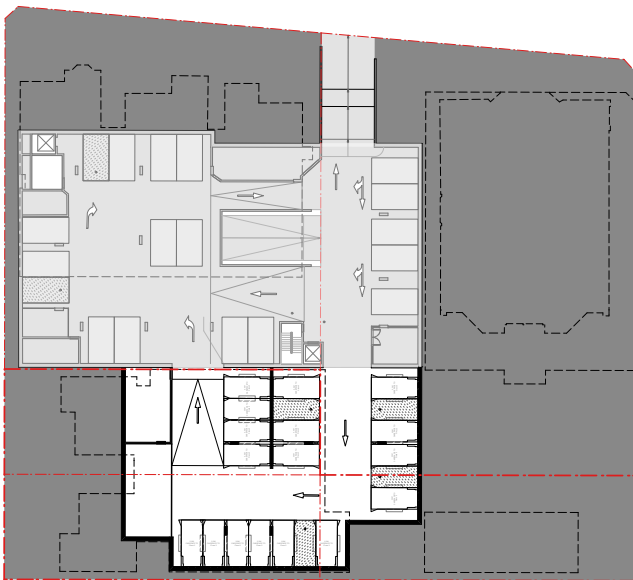
Site Area		1,339.5m ²
Proposed GFA		719.5m ²
Proposed FSR		0.53:1
Landscaped Area		361.8m ² (26.0% site)
Deepsoil Area Total		342.9m ² (24.5% site)
Building Footprint		805.3m ² (60.1% site)
Carparking Proposed		40 (incl. 16 accessible)



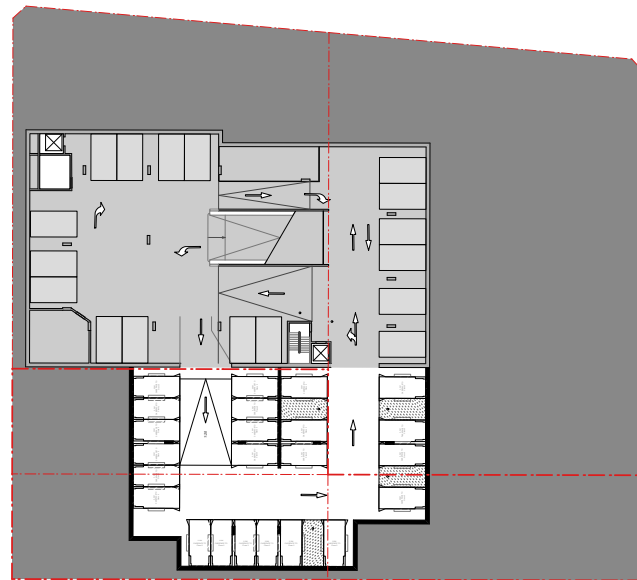
4 Site Footprint & Deepsoil Landscape
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5 Ground Floor GFA
Scale: 1:400

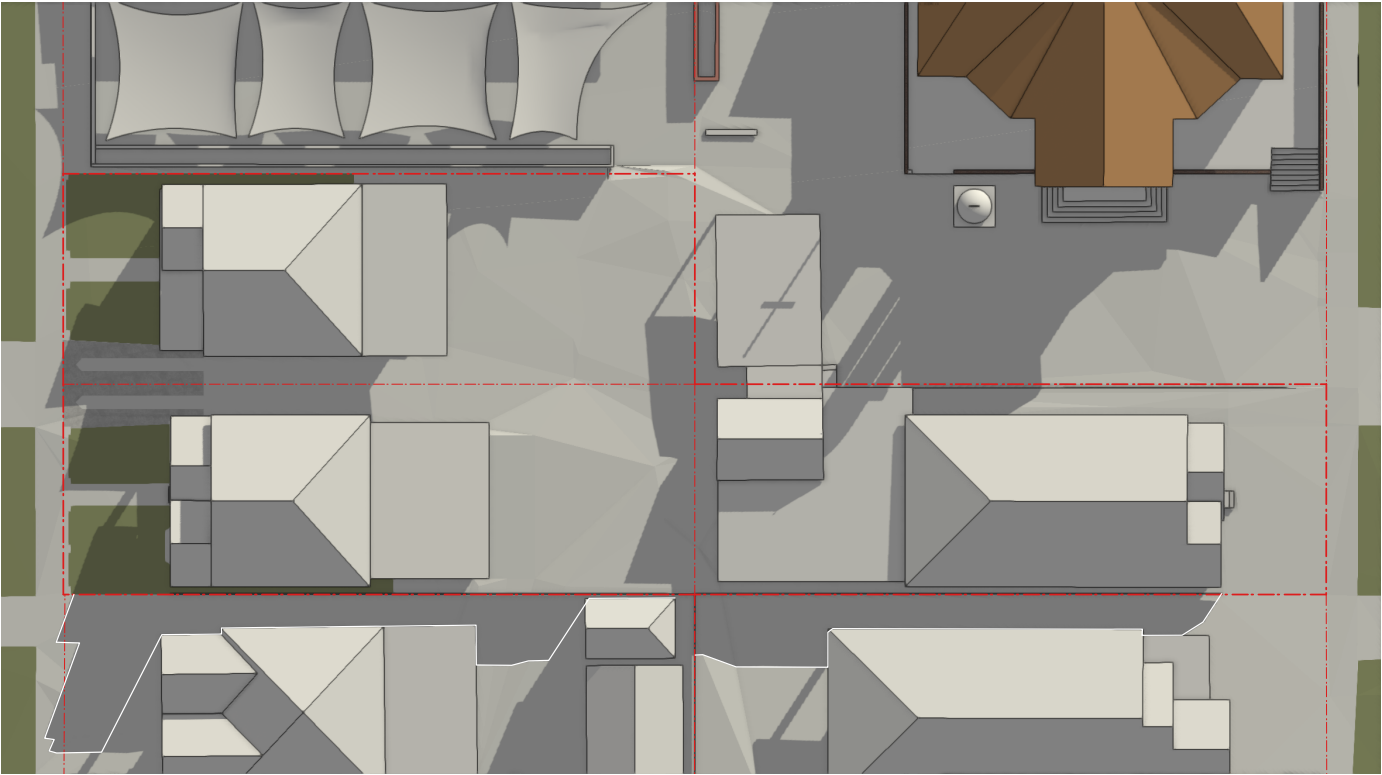


3 Basement 1
Scale: 1:400



4 Basement 2
Scale: 1:400

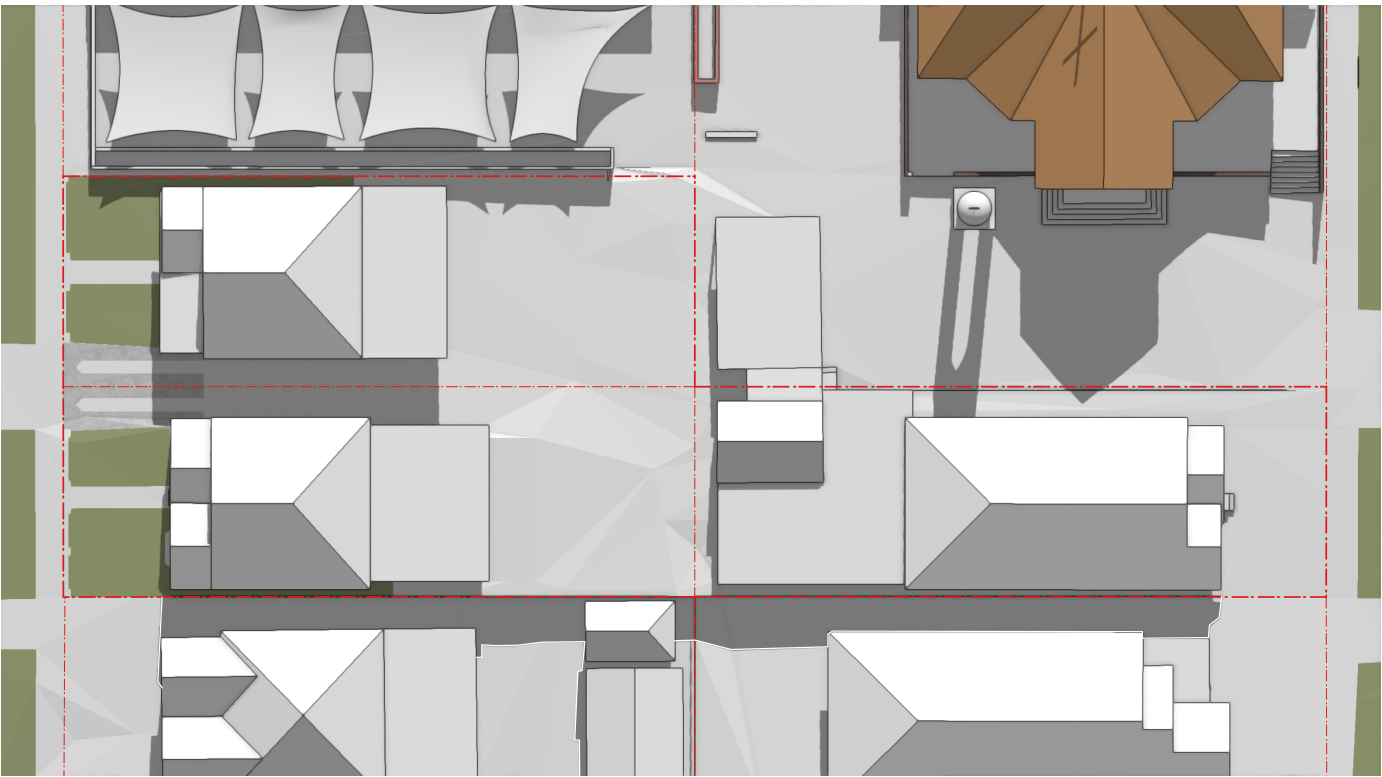
<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Geodgel Lands</div><div>Level 4, 10 Foster Street</div><div>Surry Hills NSW 2010 Australia</div><div>T 02 9291 6276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div><div>Nominated Architects</div><div>Philip Thalys #15780 Sarah Hill #15285</div></div>		REV	DATE	AMENDMENT	<div>PROJECT</div> <div>New Community Hall & Facilities</div> <div>11 Acton Street & 2-4 Alexandra Avenue, Croydon</div> <div>CLIENT</div> <div>St Joseph's Maronite Catholic Church</div>	<div>DRAWING TITLE</div> <div>Site Calculations</div>			
		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION		JOB NO	SHEET	SCALE	DRAWING NO.
		<div>© Copyright in all documents and drawings prepared by Hill Thalys in any work executed from those documents and drawings shall remain the property of Hill Thalys or on creation vest in Hill Thalys.</div>				23.34	ISO A1	1:400	DA 5.01
						DRAWN	CHECKED	PLOT DATE	REVISION
						JK/VK	PT		A



1 9am - Existing
Scale: 1:200



2 9am - Proposed
Scale: 1:200

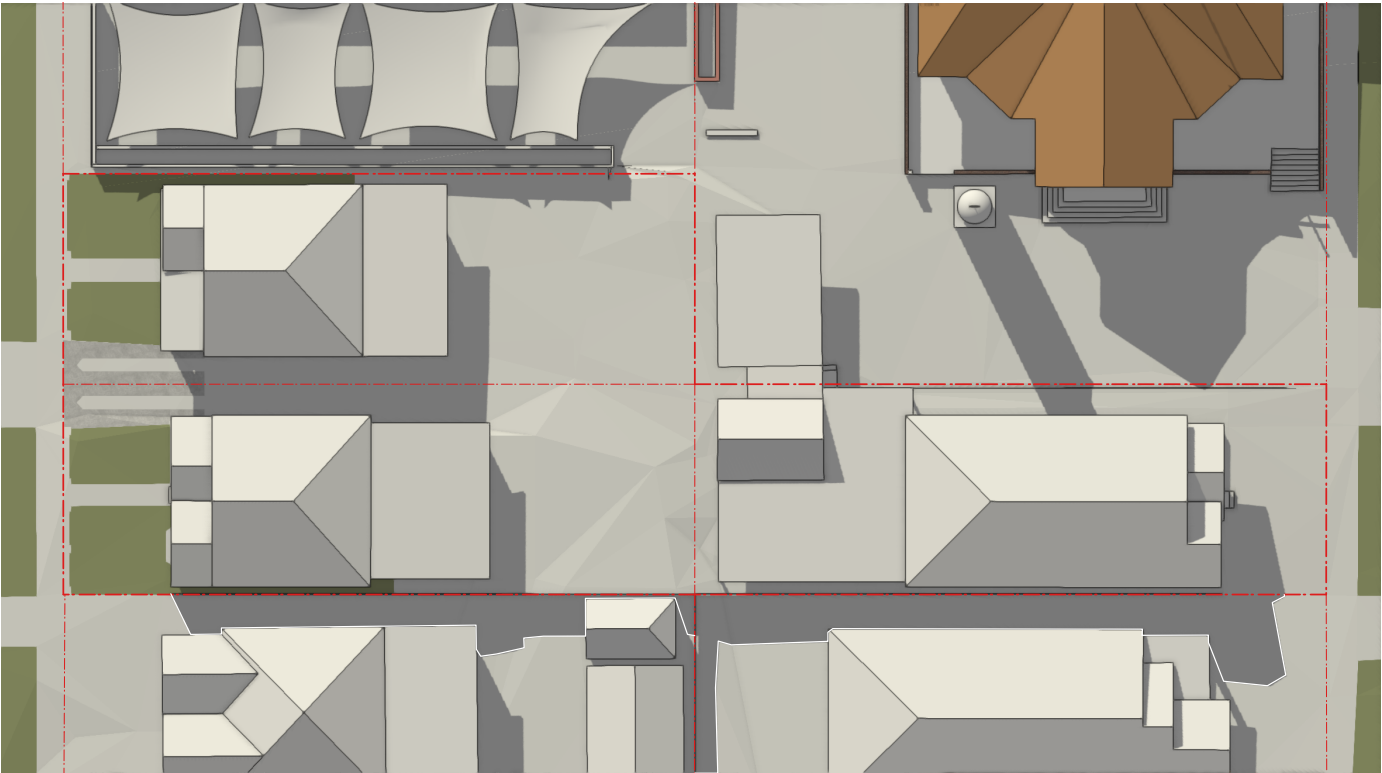


3 11am - Existing
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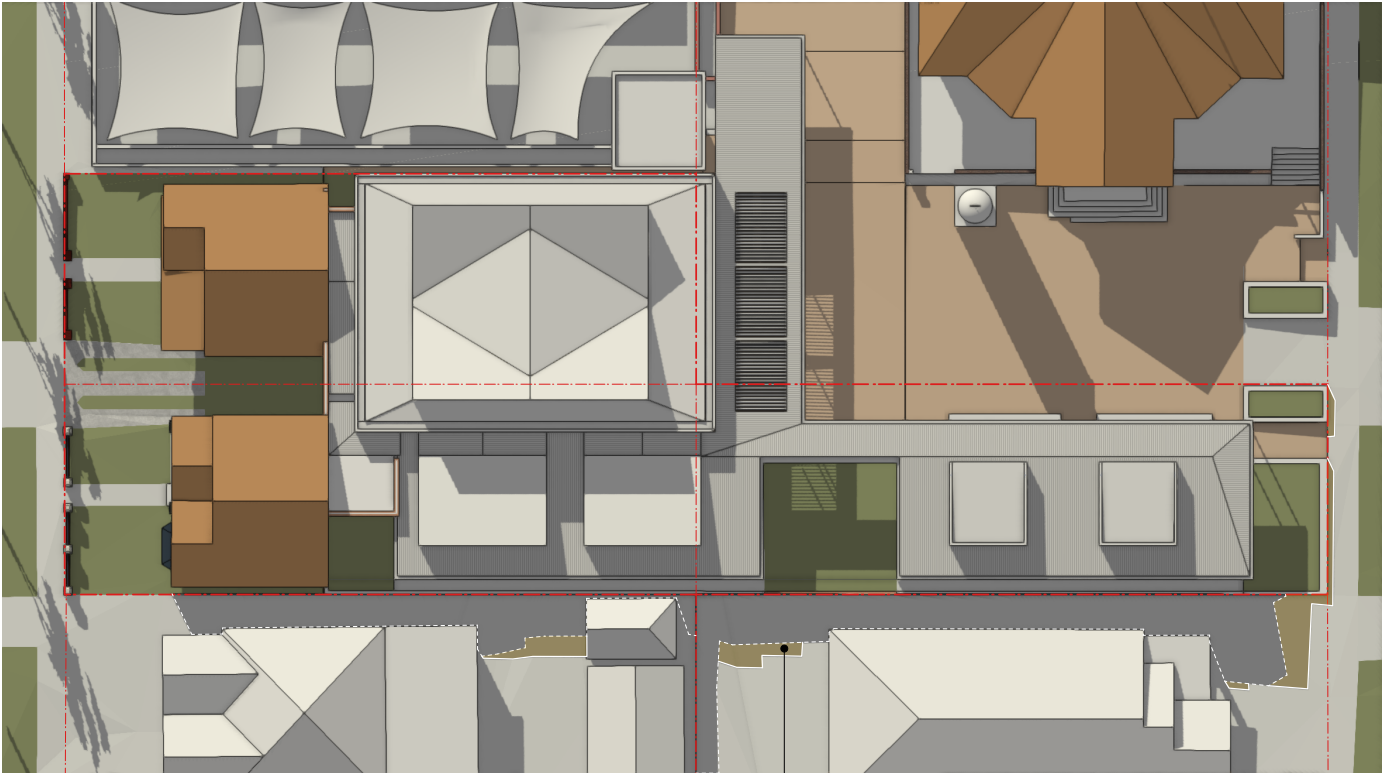


4 11am - Proposed
Scale: 1:200

<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Geedgel Lands</div><div>Level 4, 16 Foster Street</div><div>Surry Hills NSW 2010 Australia</div><div>T 02 929 6276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div><div>Nominated Architects</div><div>Philip Thalys #0180 Sarah Hill #15285</div></div> <div><div><div>N</div><div>12</div><div>11</div><div>10</div><div>9</div><div>8</div><div>7</div><div>6</div><div>5</div><div>4</div><div>3</div><div>2</div><div>1</div><div>0</div><div>315</div><div>270</div><div>225</div><div>180</div><div>135</div><div>90</div><div>45</div><div>0</div></div></div>	REV	DATE	AMENDMENT	<div>PROJECT</div> <div>New Community Hall & Facilities</div> <div>11 Acton Street & 2-4 Alexandra Avenue, Croydon</div> <div>CLIENT</div> <div>St Joseph's Maronite Catholic Church</div>	<div>DRAWING TITLE</div> <div>Solar Analysis - June 21</div>			
	A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION		<div>JOB NO</div> <div>23.34</div>	<div>SHEET</div> <div>ISO A1</div>	<div>SCALE</div> <div>1:200</div>	<div>DRAWING NO.</div> <div>DA 6.00</div>
					<div>DRAWN</div> <div>JK/VK</div>	<div>CHECKED</div> <div>PT</div>	<div>PLOT DATE</div>	<div>REVISION</div>
								A

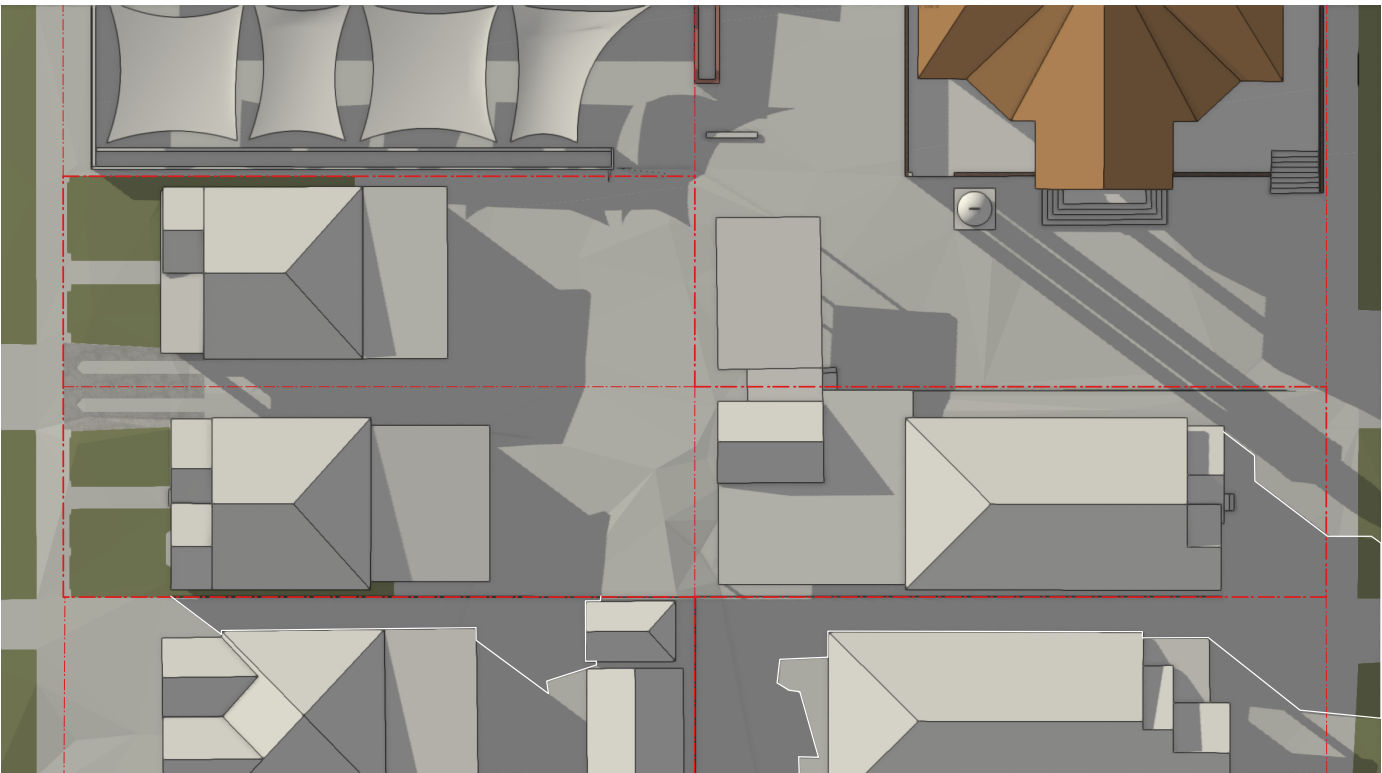


1 1pm - Existing
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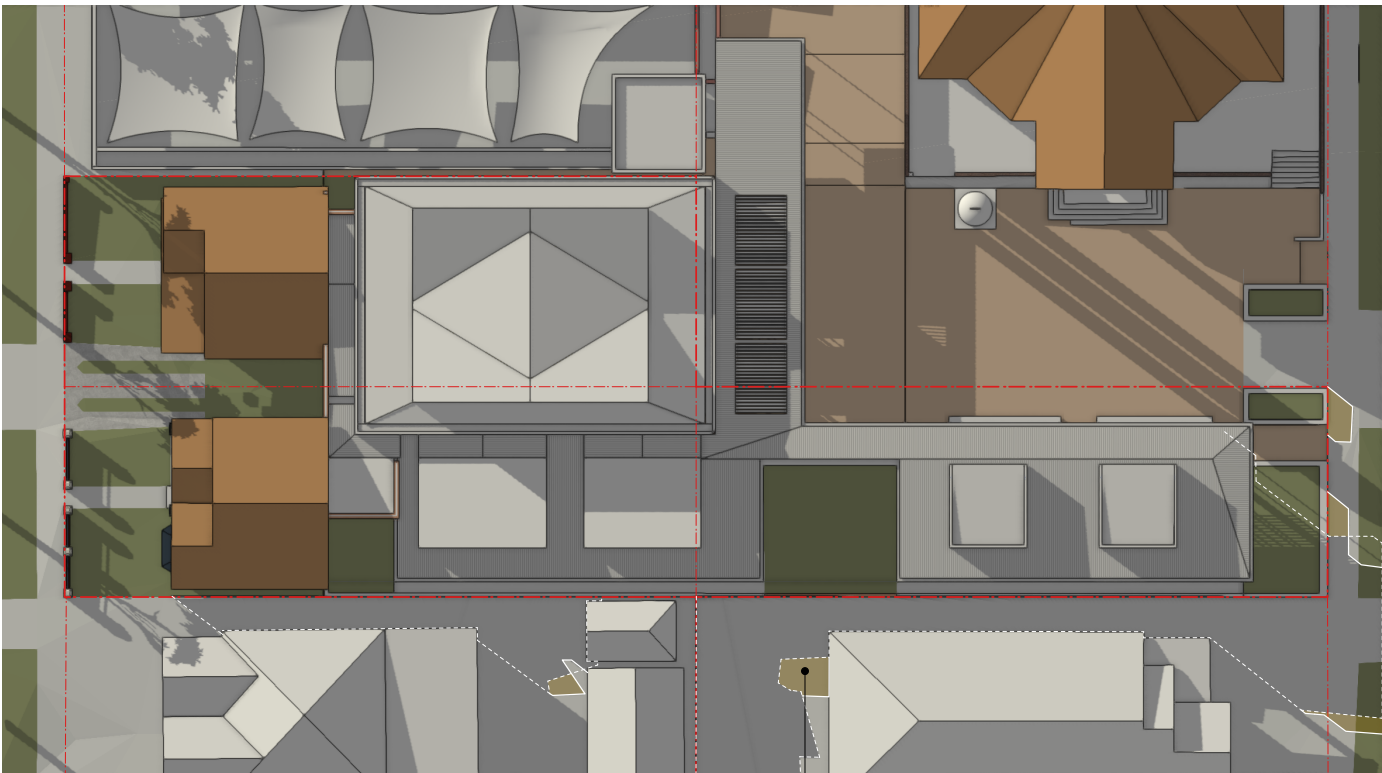


2 1pm - Proposed
Scale: 1:200

extent of additional shadow



3 3pm - Existing
Scale: 1:200



4 3pm - Proposed
Scale: 1:200

extent of additional shadow

<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Redgel Lands</div><div>Level 4, 81 Foster Street</div><div>Surry Hills NSW 2010 Australia</div><div>T 02 9291 6276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div></div> <div><div>Registered Architects</div><div>Philip Thalys #12780 Sarah Hill #15285</div></div>		REV	DATE	AMENDMENT		PROJECT	DRAWING TITLE			
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							JOB NO	SHEET	SCALE	DRAWING NO.
							23.34	ISO A1	1:200	DA 6.01
						CLIENT	DRAWN	CHECKED	PLOT DATE	REVISION
							JK/VK	PT		A
						St Joseph's Maronite Catholic Church				



1 June 21st - 9am
Scale: 1:200



2 June 21st - 11am
Scale: 1:200



3 June 21st - 1pm
Scale: 1:200

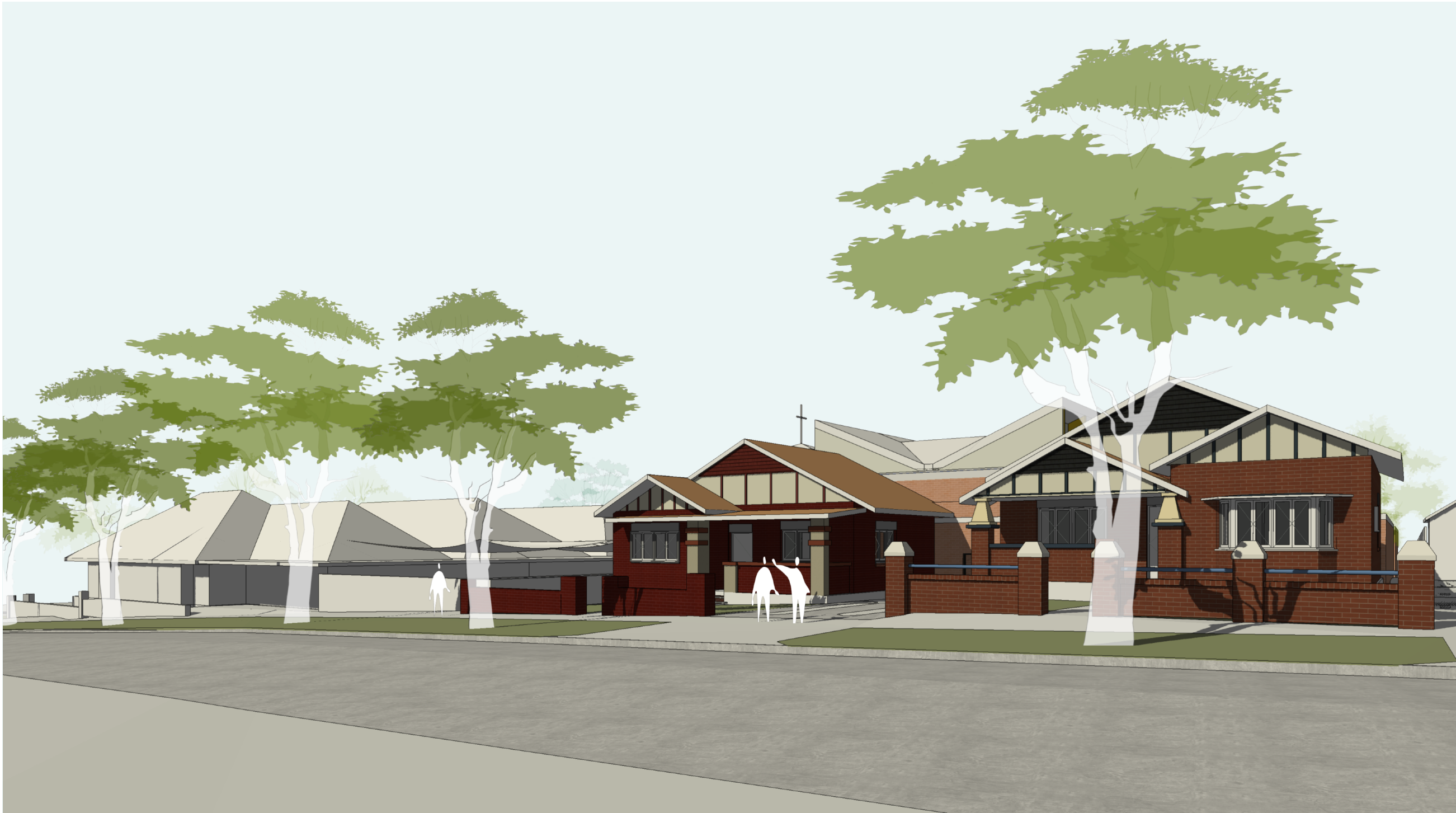


4 June 21st - 1pm
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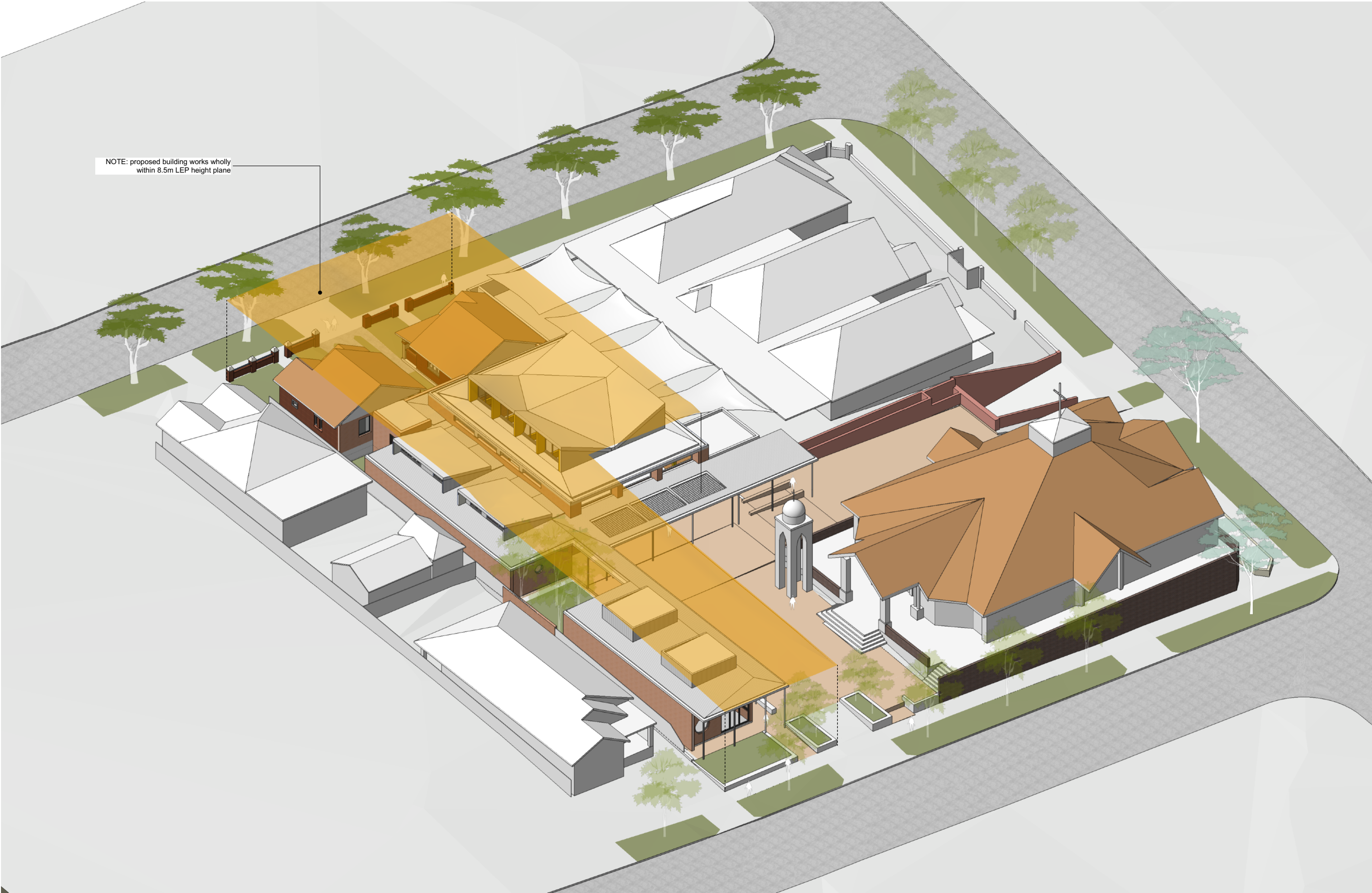
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							Solar Analysis - View June 21			
							JOB NO	SHEET	SCALE	DRAWING NO.
							23.34	ISO A1	1:200	DA 6.02
						CLIENT	DRAWN	CHECKED	PLOT DATE	REVISION
							JK/VK	PT		A



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		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION	<div><div>AFD Aluminium Framed Door</div><div>AFW Aluminium Framed Window</div><div>BAL-1 Metal Balustrade</div><div>BAL-2 Finished Masonry Balustrade</div><div>BRK-1 Brick, Medium</div><div>BRK-E Brick, Existing</div><div>BRK-R Brick, Existing Recycled</div><div>CLD-1 Metal Cladding</div><div>DP Downpipe</div><div>GU Gutter</div><div>HR Handrail</div></div> <div><div>LA Landscaping</div><div>LB Letterboxes</div><div>LV Louvre Vent</div><div>MF Metal Fence</div><div>MG Metal Gate</div><div>MH Metal Hood</div><div>MRS Metal Roof Sheeting</div><div>PD Panel Lift Door</div><div>PER Pergola Shade Structure</div><div>PAV-1 Paving</div><div>PAV-2 Paving</div></div> <div><div>RC Concrete Finish</div><div>RTI Roof Tiles</div><div>RTW Rainwater Tank</div><div>SCR-1 Brick Screen</div><div>SH External Blind</div><div>SK Skylight</div><div>TF Timber Fence</div><div>TFW-E Window, Existing</div><div>TFW-R Window, Relocated</div></div>								New Community Hall & Facilities		Perspective View - Acton St			
		11 Acton Street & 2-4 Alexandra Avenue, Croydon										JOB NO	SHEET	SCALE	DRAWING NO.			
												23.34	ISO A1	NTS	DA 7.01			
		CLIENT		DRAWN	CHECKED	PLOT DATE	REVISION											
		St Joseph's Maronite Catholic Church						A										
												JK/VK	PT	9/4/2024				



<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Geelong Lands</div><div>Level 4, 12 Foster Street</div><div>Surry Hills NSW 2010 Australia</div><div>T 03 920 6276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div></div> <div><div>Nominated Architects</div><div>Philip Thalys #12780 Sarah Hill #12385</div></div>		REV	DATE	AMENDMENT	MATERIALS LEGEND								PROJECT				DRAWING TITLE				
		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION									New Community Hall & Facilities				Perspective View - Alexandra Ave				
		11 Acton Street & 2-4 Alexandra Avenue, Croydon																			
		CLIENT																			
		St Joseph's Maronite Catholic Church																			
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AFW	Aluminium Framed Window	LB	Letterboxes	RVT	Rainwater Tank	SHEET															
BAL-1	Metal Balustrade	LV	Louvre Vent	SCR-1	Brick Screen	ISO A1															
BAL-2	Finished Masonry Balustrade	MF	Metal Fence	SH	External Blind	NTS															
BRK-1	Brick, Medium	MG	Metal Gate	SK	Skylight	DA 7.02															
BRK-E	Brick, Existing	MH	Metal Hood	TF	Timber Fence																
BRK-R	Brick, Existing Recycled	MRS	Metal Roof Sheetting	TFW-E	Window, Existing																
CLD-1	Metal Cladding	PD	Panel Lift Door	TFW-R	Window, Relocated																
DP	Downpipe	PER	Pergola Shade Structure																		
GU	Gutter	PAV-1	Paving																		
HR	Handrail	PAV-2	Paving																		



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REV

A

DATE

9/4/2024

AMENDMENT

ISSUE FOR DEVELOPMENT APPLICATION

MATERIALS LEGEND

AFD	Aluminium Framed Door	LA	Landscaping	RC	Concrete Finish
AFW	Aluminium Framed Window	LB	Letterboxes	RTI	Roof Tiles
BAL-1	Metal Balustrade	LV	Louvre Vent	RWT	Rainwater Tank
BAL-2	Finished Masonry Balustrade	MF	Metal Fence	SCR-1	Brick Screen
BRK-1	Brick, Medium	MG	Metal Gate	SH	External Blind
BRK-E	Brick, Existing	MH	Metal Hood	SK	Skylight
BRK-R	Brick, Existing Recycled	MRS	Metal Roof Sheeting	TF	Timber Fence
CLD-1	Metal Cladding	PD	Panel Lift Door	TFW-E	Window, Existing
DP	Downpipe	PER	Pergola Shade Structure	TFW-R	Window, Relocated
GU	Gutter	PAV-1	Paving		
HR	Handrail	PAV-2	Paving		

PROJECT

New Community Hall & Facilities
11 Acton Street & 2-4 Alexandra Avenue, Croydon

CLIENT

St Joseph's Maronite Catholic Church

DRAWING TITLE

Building Height Plane

JOB NO

23.34

SHEET

ISO A1

SCALE

NTS

DRAWING NO.

DA 7.10

DRAWN

JK/VK

CHECKED

PT

PLOT DATE

9/4/2024

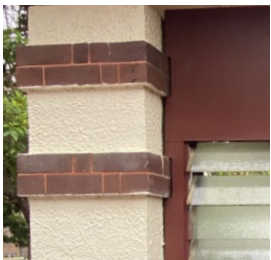
REVISION

A

Existing Dwellings, 2-4 Alexandra Ave



Existing Roof,
replace terracotta where required



Front Porch Details
restore and repair where required



Existing brick
Reuse bricks from demolished walls



Existing Windows
Repair timber framed windows, provide new external hood where required



Low brick wall
Retain and repair where required



Existing Church, 7-9 Acton Street



Existing Features
Ensure that new works are sympathetic to existing Church Features

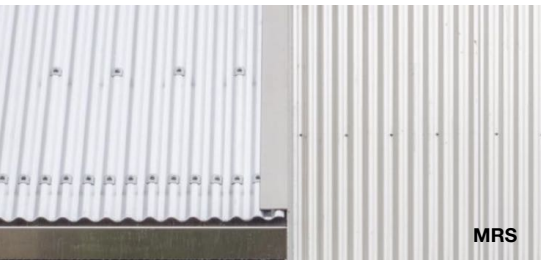


Existing Bricks

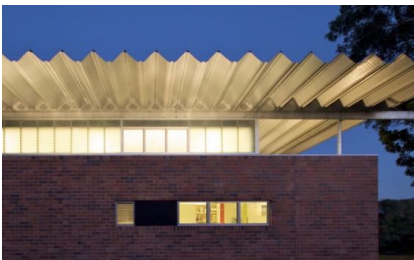


Replace Existing Pavers
Beside Church Podium

New Built Works



Metal Roof Sheet



Terracotta Roof Tiles



Brick Walls



Glazed Tiles



External Paving



Main Hall Interior Structure



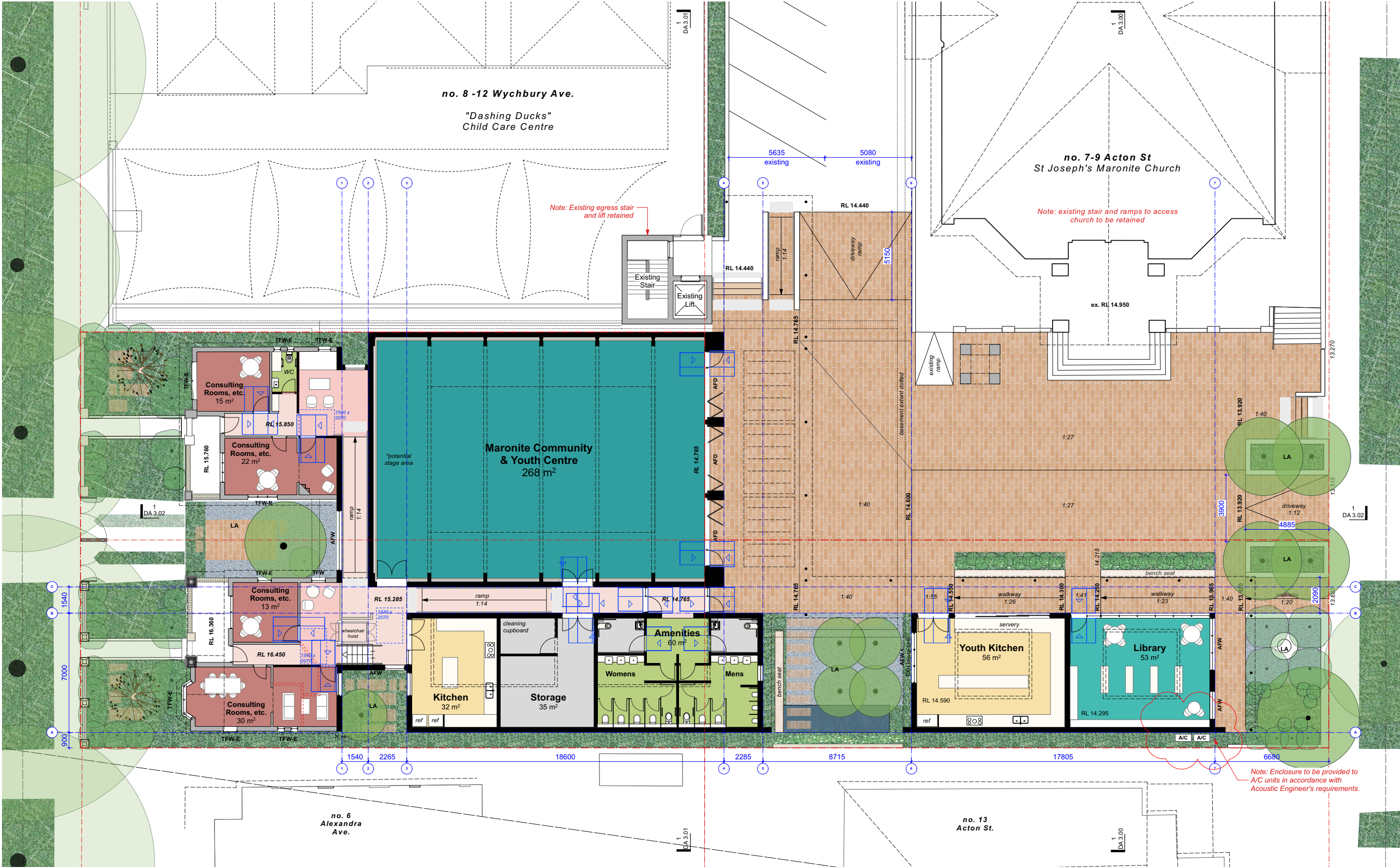
Top Light Windows



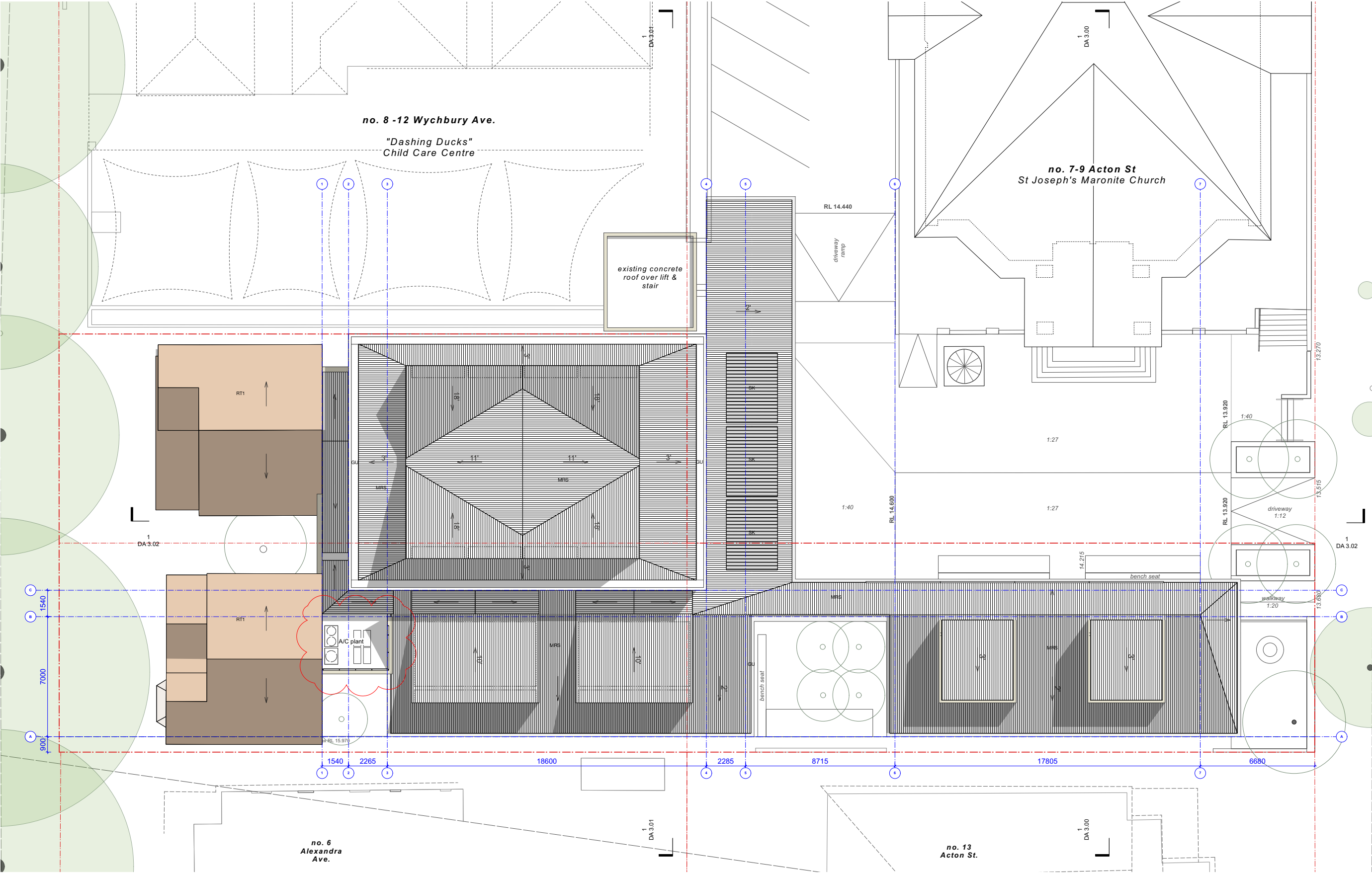
Protected Awning



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						11 Acton Street & 2-4 Alexandra Avenue, Croydon										
						CLIENT										
						St Joseph's Maronite Catholic Church										
					JOB NO		SHEET		SCALE		DRAWING NO.					
					23.34		ISO A1		NTS		DA 8.00					
					DRAWN		CHECKED		PLOT DATE		REVISION					
					JK/VK		PT		9/4/2024		A					



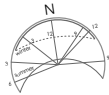
<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Goddard Lands</div><div>Level 6, 50 Foster Street</div><div>Surry Hills NSW 2010 Australia</div><div>T 02 9291 6276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div></div> <div><div>Nominated Architects</div><div>Philip Thalys #6780 Surry Hill #5285</div></div>		REV	DATE	AMENDMENT	<div>MATERIALS LEGEND</div> <div><div>AFD</div><div>Aluminium Framed Door</div></div> <div><div>AFW</div><div>Aluminium Framed Window</div></div> <div><div>BAL-1</div><div>Metal Balustrade</div></div> <div><div>BAL-2</div><div>Finished Masonry Balustrade</div></div> <div><div>BRK-1</div><div>Brick, Medium</div></div> <div><div>BRK-E</div><div>Brick, Existing</div></div> <div><div>BRK-R</div><div>Brick, Existing Recycled</div></div> <div><div>CLD-1</div><div>Metal Cladding</div></div> <div><div>DP</div><div>Downpipe</div></div> <div><div>GU</div><div>Gutter</div></div> <div><div>HR</div><div>Handrail</div></div> <div><div>LA</div><div>Landscaping</div></div> <div><div>LB</div><div>Letterboxes</div></div> <div><div>LV</div><div>Louvre Vent</div></div> <div><div>MF</div><div>Metal Fence</div></div> <div><div>MG</div><div>Metal Gate</div></div> <div><div>MH</div><div>Metal Hood</div></div> <div><div>MRS</div><div>Metal Roof Sheeting</div></div> <div><div>PD</div><div>Panel Lift Door</div></div> <div><div>PER</div><div>Pergola Shade Structure</div></div> <div><div>PAV-1</div><div>Paving</div></div> <div><div>PAV-2</div><div>Paving</div></div> <div><div>RC</div><div>Concrete Finish</div></div> <div><div>RTI</div><div>Roof Tiles</div></div> <div><div>RWT</div><div>Rainwater Tank</div></div> <div><div>SCR-1</div><div>Brick Screen</div></div> <div><div>SH</div><div>External Blind</div></div> <div><div>SK</div><div>Skylight</div></div> <div><div>TF</div><div>Timber Fence</div></div> <div><div>TFW-E</div><div>Window, Existing</div></div> <div><div>TFW-R</div><div>Window, Relocated</div></div>																
		A	9/4/2024	ISSUE FOR DEVELOPMENT APPLICATION																	
		B	15/8/2024	Issue for Coordination																	
		C	29/8/2024	AMENDED ISSUE FOR DA																	
		<div>PROJECT</div> <div>New Community Hall & Facilities</div> <div>11 Acton Street & 2-4 Alexandra Avenue, Croydon</div> <div>CLIENT</div> <div>St Joseph's Maronite Catholic Church</div>		<div>DRAWING TITLE</div> <div>Proposed Ground Floor Plan</div> <table><tr><td>JOB NO</td><td>SHEET</td><td>SCALE</td><td>DRAWING NO.</td></tr><tr><td>23.34</td><td>ISO A1</td><td>1:100</td><td>DA 2.03</td></tr><tr><td>DRAWN</td><td>CHECKED</td><td>PLOT DATE</td><td>REVISION</td></tr><tr><td>JK/VK</td><td>PT</td><td>29/8/2024</td><td>C</td></tr></table>				JOB NO	SHEET	SCALE	DRAWING NO.	23.34	ISO A1	1:100	DA 2.03	DRAWN	CHECKED	PLOT DATE	REVISION	JK/VK	PT
JOB NO	SHEET	SCALE	DRAWING NO.																		
23.34	ISO A1	1:100	DA 2.03																		
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JK/VK	PT	29/8/2024	C																		



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DATE
9/4/2024
15/8/2024
29/8/2024

AMENDMENT
ISSUE FOR DEVELOPMENT APPLICATION
Issue for Coordination
AMENDED ISSUE FOR DA

MATERIALS LEGEND

AFD	Aluminium Framed Door	LA	Landscaping	RC	Concrete Finish
AFW	Aluminium Framed Window	LB	Letterboxes	RT1	Roof Tiles
BAL-1	Metal Balustrade	LV	Louvre Vent	RWT	Rainwater Tank
BAL-2	Finished Masonry Balustrade	MF	Metal Fence	SCR-1	Brick Screen
BRK-1	Brick, Medium	MG	Metal Gate	SH	External Blind
BRK-E	Brick, Existing	MH	Metal Hood	SK	Skylight
BRK-R	Brick, Existing Recycled	MRS	Metal Roof Sheeting	TF	Timber Fence
CLD-1	Metal Cladding	PD	Panel Lift Door	TFW-E	Window, Existing
DP	Downpipe	PER	Pergola Shade Structure	TFW-R	Window, Relocated
GU	Gutter	PAV-1	Paving		
HR	Handrail	PAV-2	Paving		

PROJECT

New Community Hall & Facilities
11 Acton Street & 2-4 Alexandra Avenue, Croydon

CLIENT

St Joseph's Maronite Catholic Church

DRAWING TITLE

Proposed Roof Plan

JOB NO

23.34

SHEET

ISO A1

SCALE

1:100

DRAWING NO.

DA 2.04

DRAWN

JK/VK

CHECKED

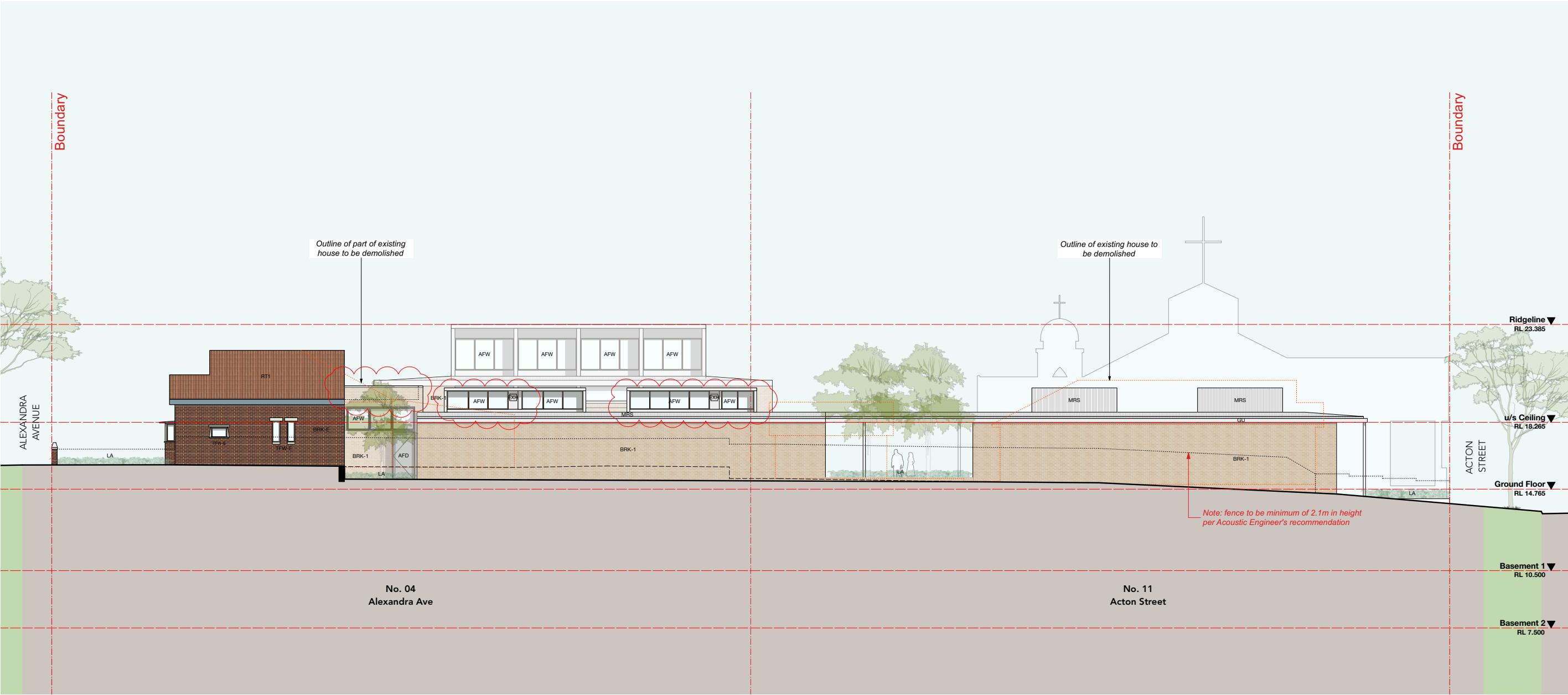
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PLOT DATE

29/8/2024

REVISION

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PROJECT

2-4 ALEXANDRA AVENUE AND 11 ACTON STREET, CROYDON

LANDSCAPE ARCHITECTURAL DRAWING LIST

DWG NO.	SHEET NAME	SCALE	ISSUE	REV. DATE
LS00	LANDSCAPE COVER PAGE (THIS PAGE)	NTS@A3	C	28.03.24
LS01	LANDSCAPE SITE PLAN	1:350@A3	C	28.03.24
LS02	LANDSCAPE GROUND FLOOR FORECOURT	1:100@A3	C	28.03.24
LS03	LANDSCAPE GROUND FLOOR COURTYARDS	1:100@A3	C	28.03.24
LS04	LANDSCAPE GROUND FLOOR COTTAGE GARDENS	1:100@A3	C	28.03.24
LS05	LANDSCAPE ELEVATION	AS SHOWN@A3	C	28.03.24
LS05	LANDSCAPE ELEVATION	AS SHOWN@A3	C	28.03.24
LS06	LANDSCAPE MOOD BOARD FORECOURT	NTS@A3	C	28.03.24
LS07	LANDSCAPE MOOD BOARD COURTYARDS	NTS@A3	C	28.03.24
LS08	LANDSCAPE MOOD BOARD COTTAGE GARDENS	NTS@A3	C	28.03.24
LS09	LANDSCAPE PLANT SPECIES TREES	NTS@A3	C	28.03.24
LS10	LANDSCAPE PLANT SPECIES SHRUBS + GRASSES	NTS@A3	C	28.03.24
LS11	LANDSCAPE NOTES	NTS@A3	C	28.03.24
LS12	LANDSCAPE TYPICAL DETAILS	AS SHOWN@A3	C	28.03.24

MWLA

PROJECT NUMBER

2410

CLIENT

ST JOSEPH'S MARONITE
CATHOLIC CHURCH

ISSUE

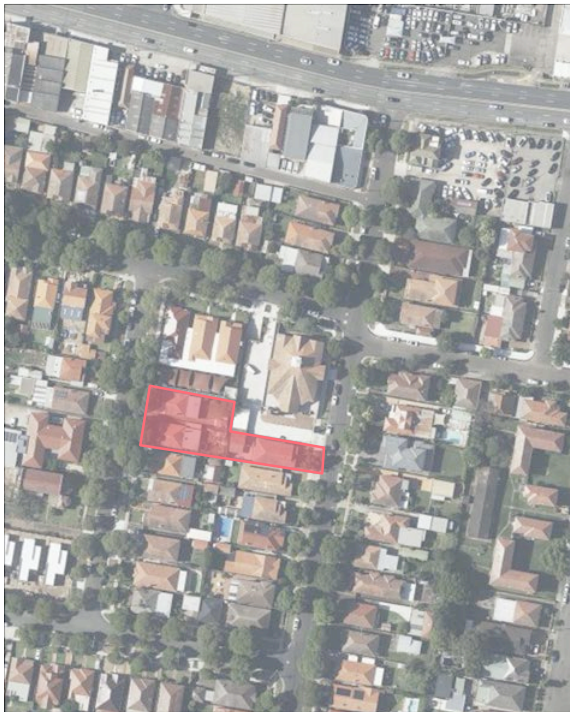
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DATE

28.03.24

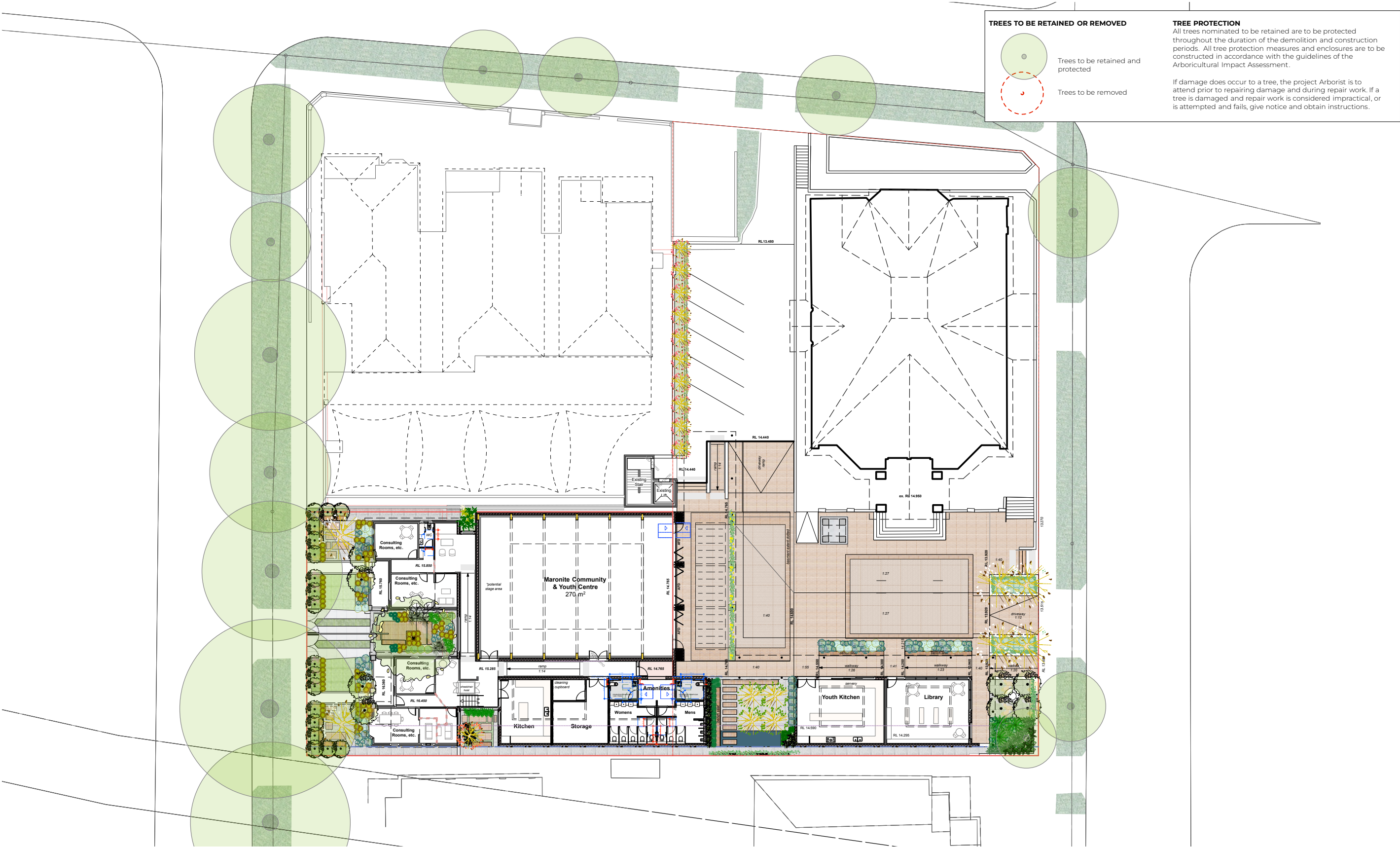
NOMINATED LANDSCAPE ARCHITECT

MELISSA WILSON



MELISSA WILSON LANDSCAPE ARCHITECTS

0416 112 862
LEVEL 4 | 15 FOSTER STREET SURRY HILLS, 2010 NSW
PO BOX DARLIGHURST NSW 1300
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ISSUE	AMENDMENT	DATE
A	CONCEPT	13.03.24
B	CONCEPT UPD 1	26.03.24
C	DRAFT DA	28.03.24

SCALE: 1:350@A3

DRAWN: MW

CLIENT: ST JOSEPH'S MARONITE CATHOLIC CHURCH

PROJECT NUMBER: 2410

DRAWING TITLE

LANDSCAPE | SITE PLAN

PROJECT

2-4 ALEXANDRA AVENUE, CROYDON AND 11 ACTON ROAD, CROYDON

DWG NO.

LS01

ISSUE

C

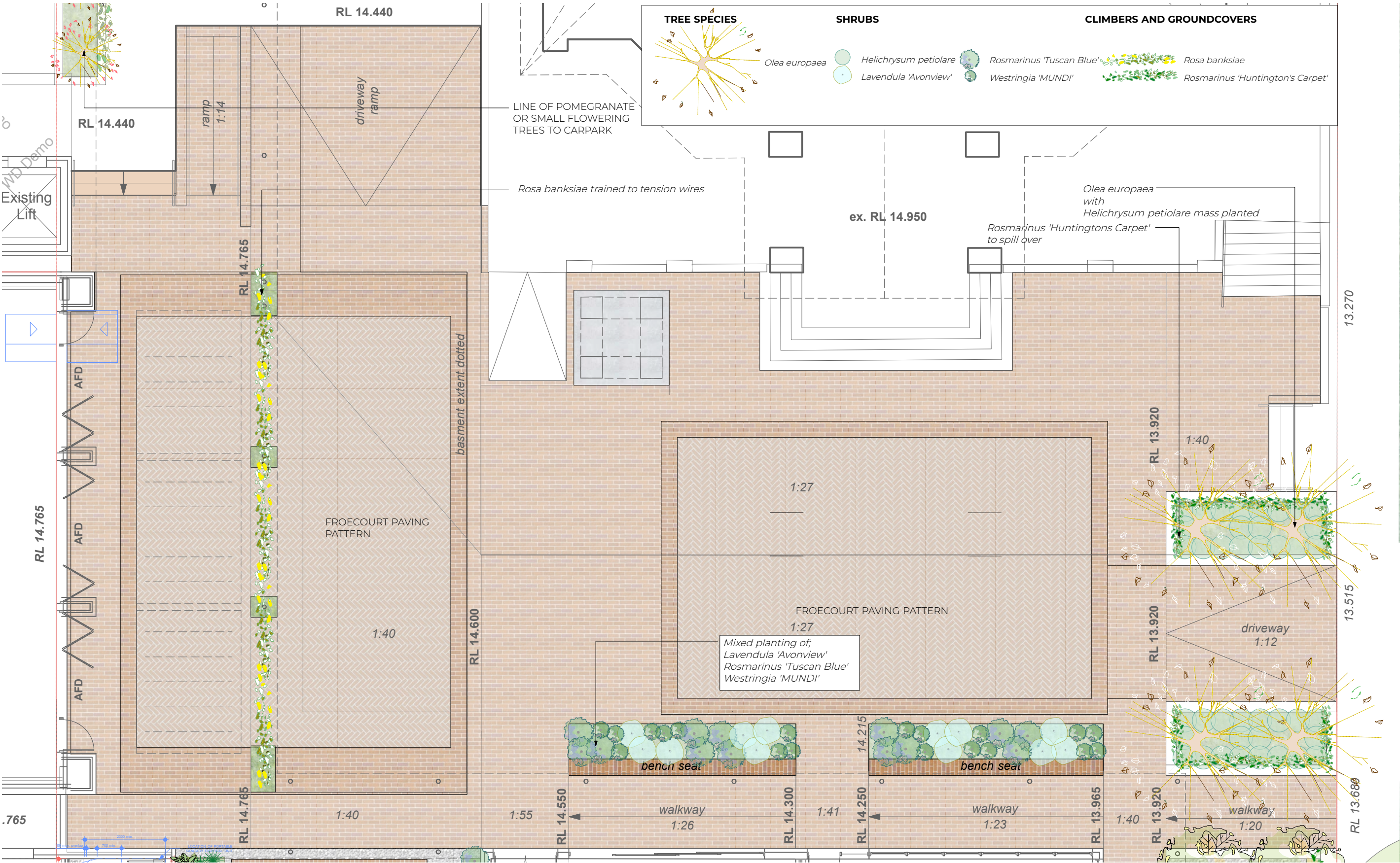
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REFER TO DETAIL SURVEY FOR SITE IDENTIFICATION, BOUNDARY INFORMATION & LEVELS.

ALL LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE, IF ANY DISCREPANCIES OCCUR PLEASE NOTIFY THE LANDSCAPE ARCHITECT



NOT FOR CONSTRUCTION





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ISSUE	AMENDMENT	DATE
A	CONCEPT	13.03.24
B	CONCEPT UPD 1	26.03.24
C	DRAFT DA	28.03.24

SCALE: 1:100@A3

DRAWN: MW

CLIENT: ST JOSEPH'S MARONITE CATHOLIC CHURCH

PROJECT NUMBER: 2410

DRAWING TITLE

LANDSCAPE | GROUND FLOOR | FORECOURT

PROJECT

2-4 ALEXANDRA AVENUE, CROYDON AND 11 ACTON ROAD, CROYDON

DWG NO.

LS02

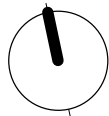
ISSUE

C

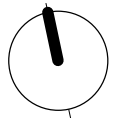
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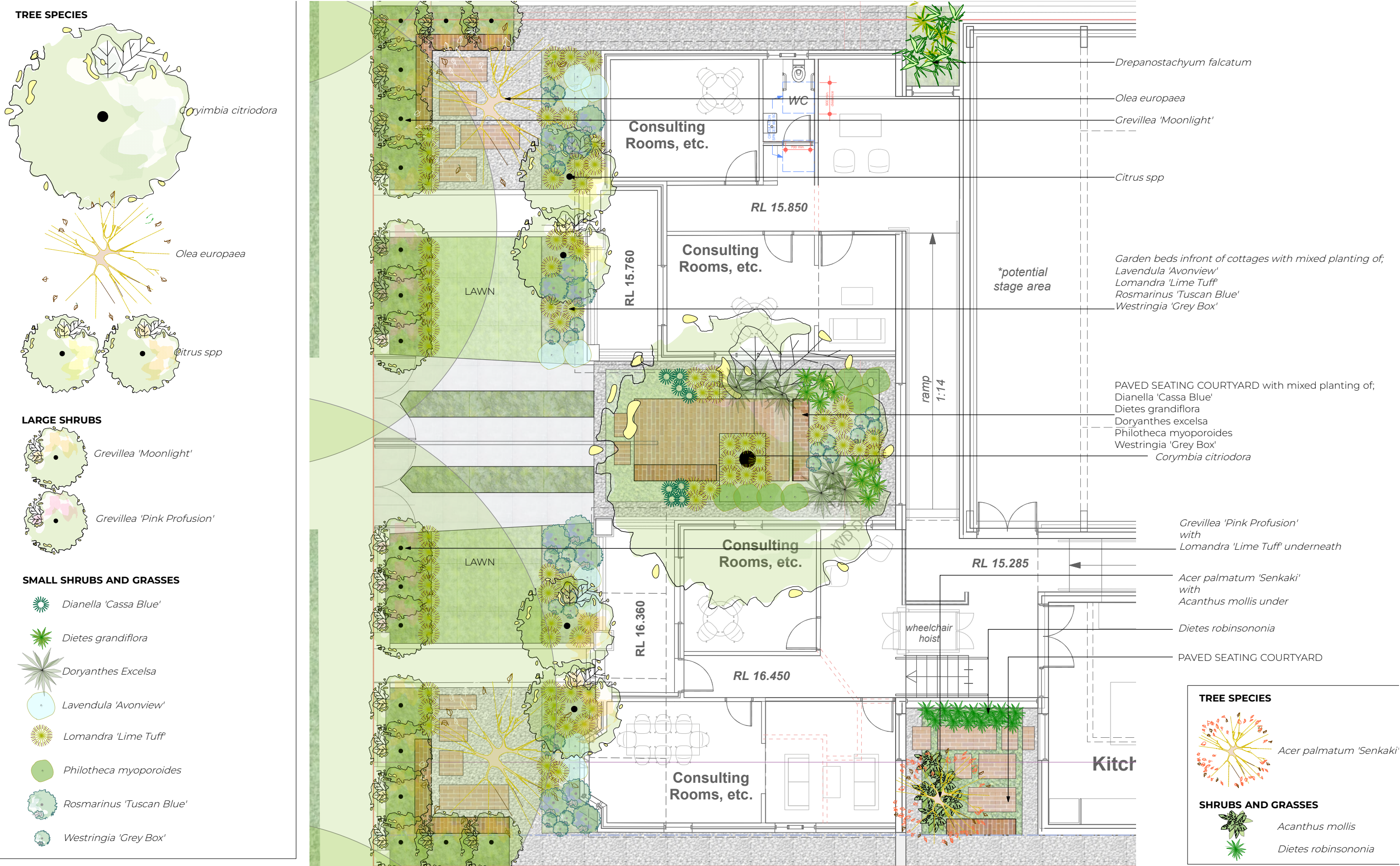
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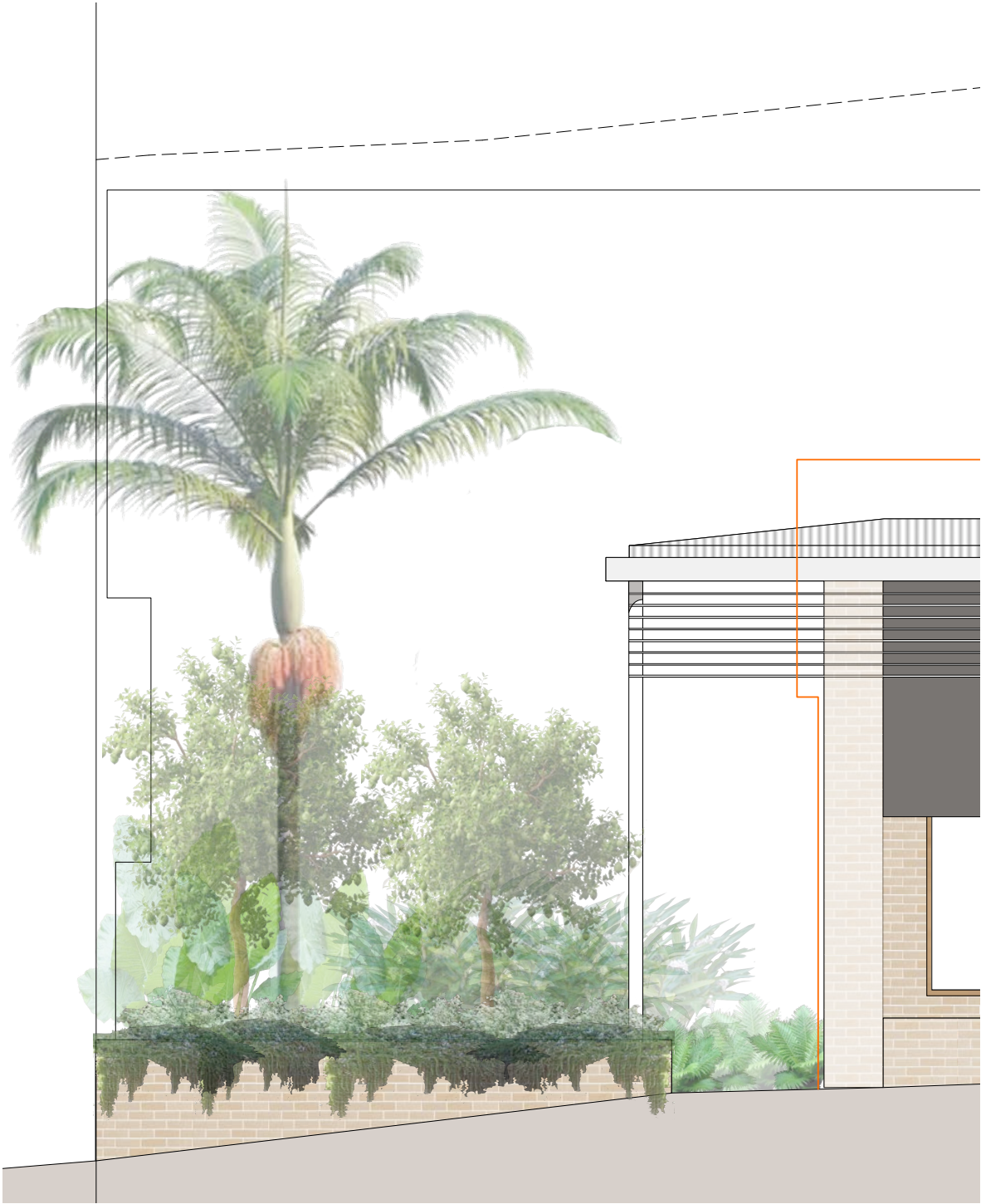
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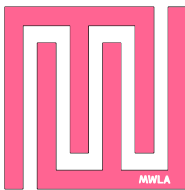




1 11 Acton St Grotto Planting Elevation
1:50@A3



2 Grove Courtyard Planting Elevation
1:50@A3



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ISSUE	AMENDMENT
A	CONCEPT
B	CONCEPT UPD 1
C	DRAFT DA

DATE
13.03.24
26.03.24
28.03.24

SCALE: AS SHOWN@A3
DRAWN: MW
CLIENT: ST JOSEPH'S MARONITE
CATHOLIC CHURCH
PROJECT NUMBER: 2410

DRAWING TITLE
LANDSCAPE | SECTION + ELEVATION
PROJECT
2-4 ALEXANDRA AVENUE, CROYDON AND 11 ACTON
ROAD, CROYDON

DWG NO.
LS05
ISSUE
C

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BOUNDARY INFORMATION &
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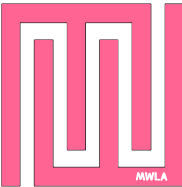
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1 Cottage Courtyard Planting Elevation
1:100@A3



2 Secondary Courtyard Planting Elevation
1:50@A3



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ISSUE	AMENDMENT
A	CONCEPT
B	CONCEPT UPD 1
C	DRAFT DA

DATE
13.03.24
26.03.24
28.03.24

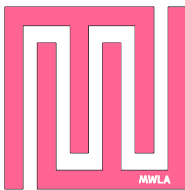
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DRAWN: MW
CLIENT: ST JOSEPH'S MARONITE
CATHOLIC CHURCH
PROJECT NUMBER: 2410

DRAWING TITLE
LANDSCAPE | PLANTING ELEVATIONS
PROJECT
2-4 ALEXANDRA AVENUE, CROYDON AND 11 ACTON
ROAD, CROYDON

DWG NO.
LS05.1
ISSUE
C

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ISSUE
A CONCEPT
B CONCEPT | UPD 1
C DRAFT DA

DATE
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26.03.24
28.03.24

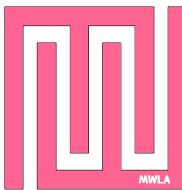
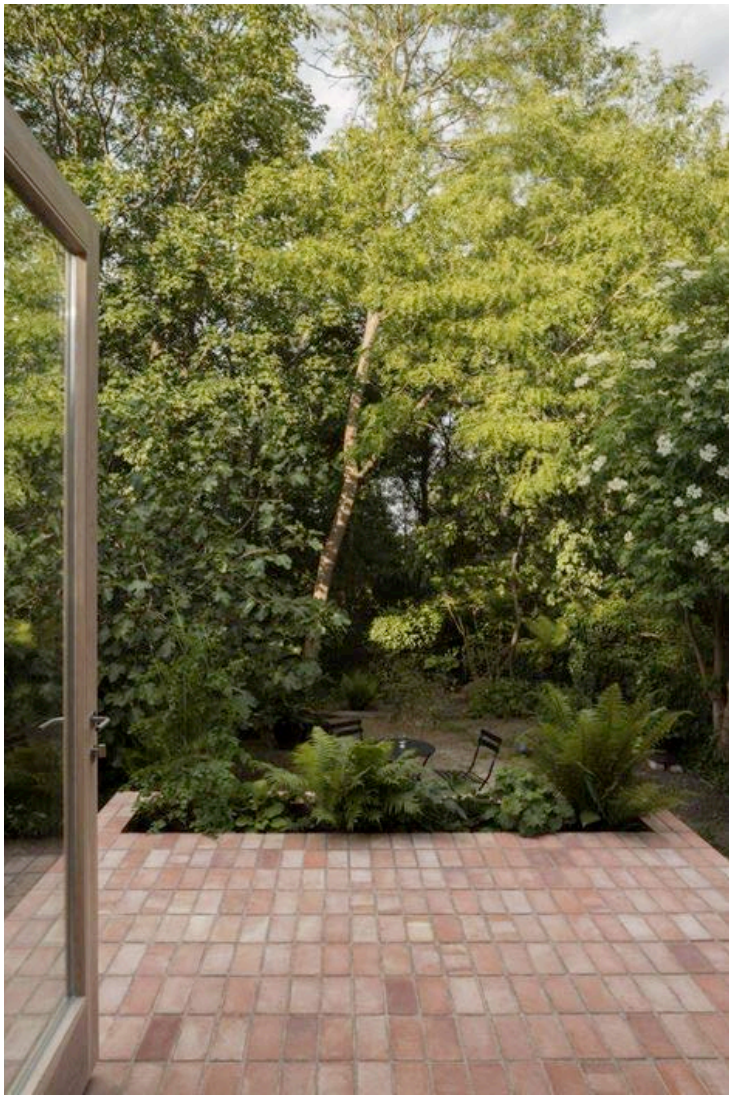
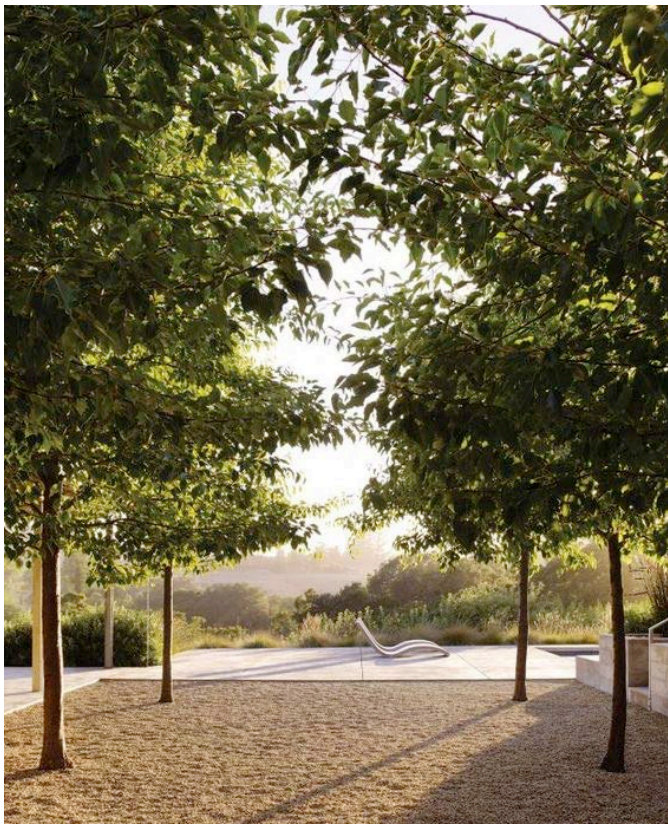
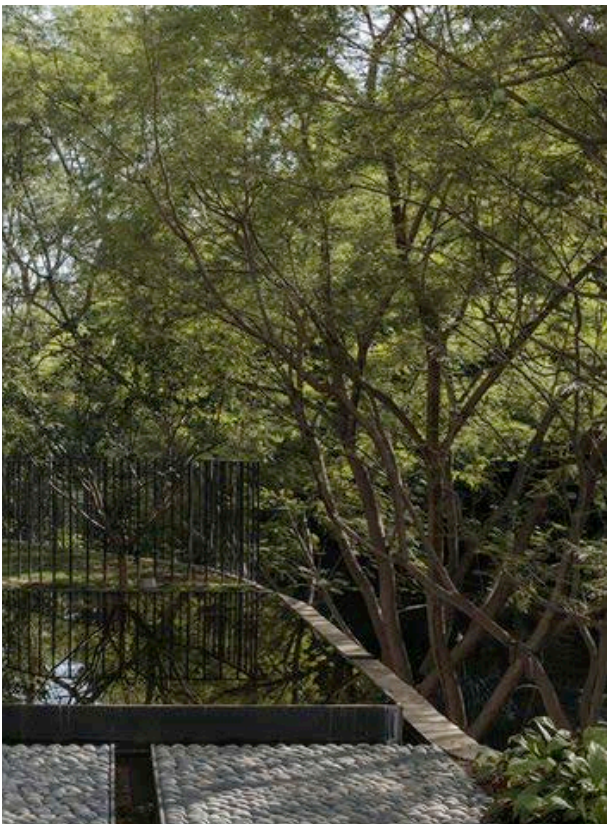
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CLIENT: ST JOSEPH'S MARONITE
CATHOLIC CHURCH
PROJECT NUMBER: 2410

DRAWING TITLE
LANDSCAPE | MOOD BOARD | FORECOURT
PROJECT
2-4 ALEXANDRA AVENUE, CROYDON AND 11 ACTON
ROAD, CROYDON

DWG NO.
LS06
ISSUE
C

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ISSUE	AMENDMENT
A	CONCEPT
B	CONCEPT UPD 1
C	DRAFT DA

DATE
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26.03.24
28.03.24

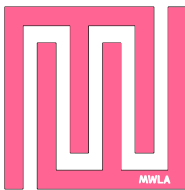
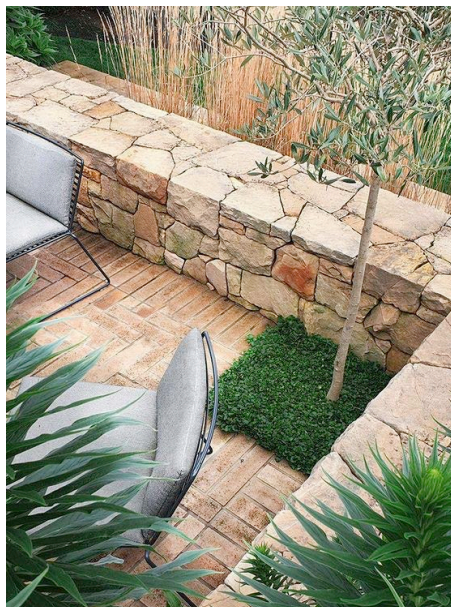
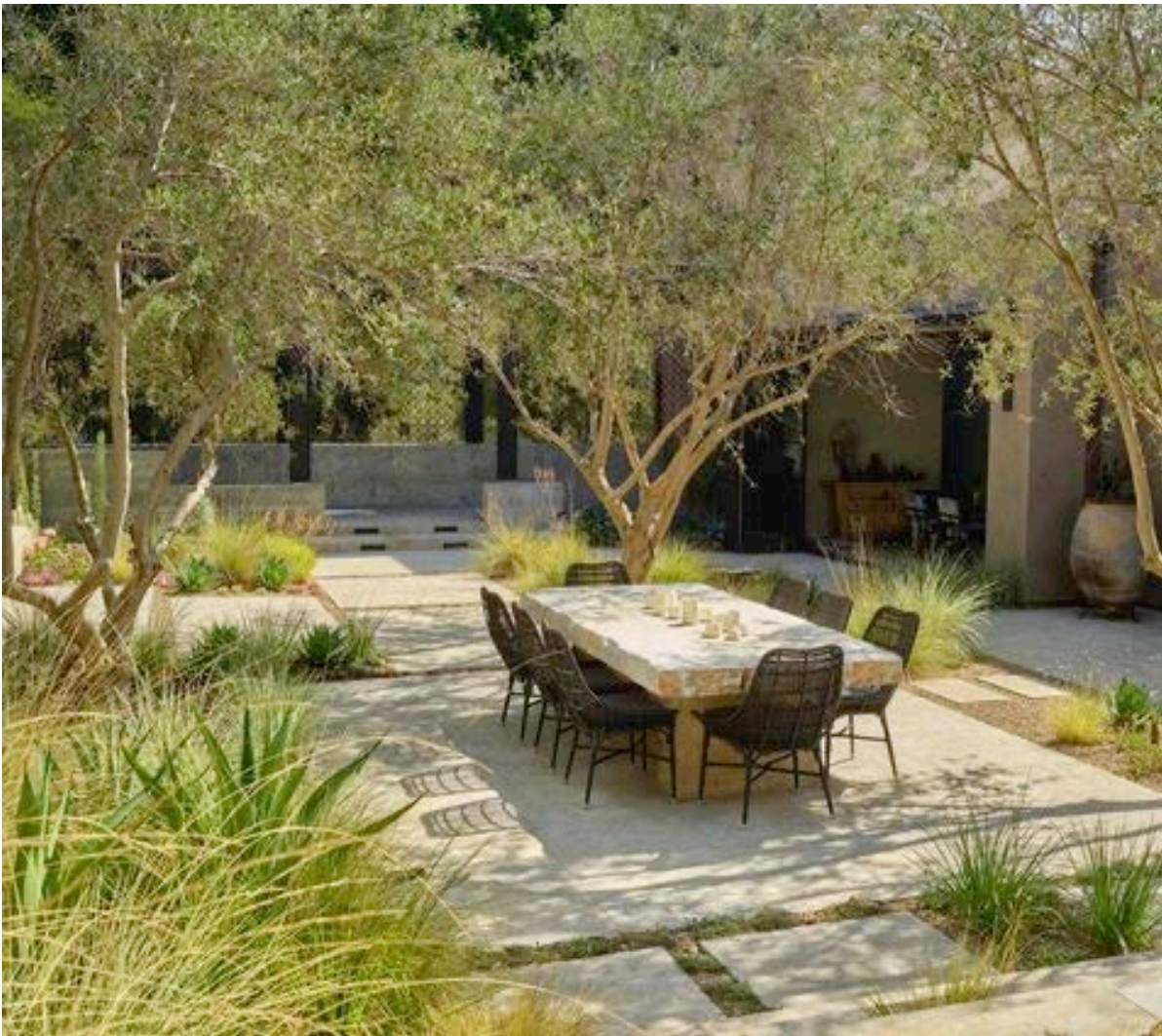
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CLIENT: ST JOSEPH'S MARONITE CATHOLIC CHURCH
PROJECT NUMBER: 2410

DRAWING TITLE
LANDSCAPE MOOD BOARD COURTYARDS
PROJECT
2-4 ALEXANDRA AVENUE, CROYDON AND 11 ACTON ROAD, CROYDON

DWG NO.
LS07
ISSUE
C

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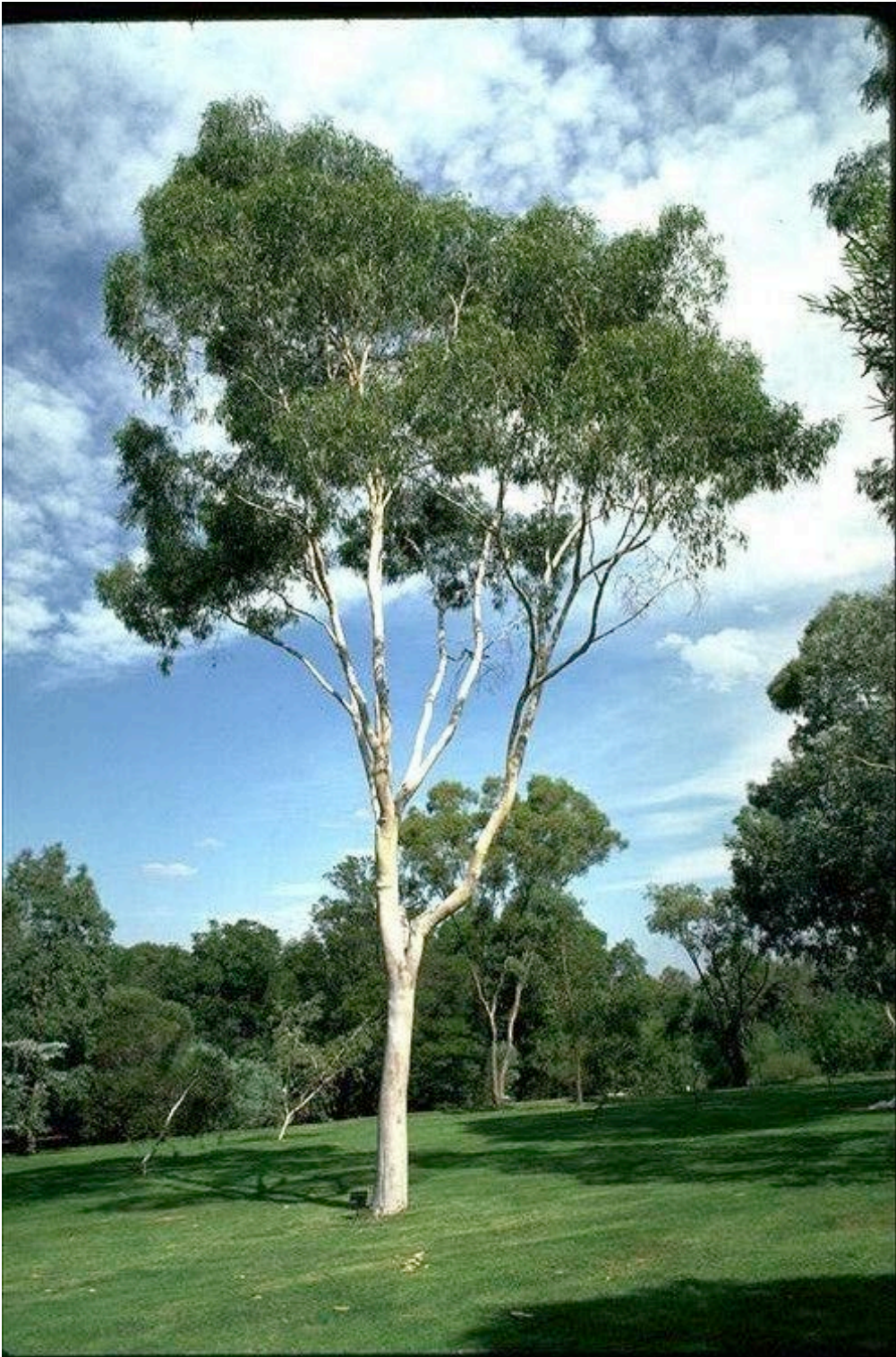
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DRAWN: MW
CLIENT: ST JOSEPH'S MARONITE CATHOLIC CHURCH
PROJECT NUMBER: 2410

DRAWING TITLE
LANDSCAPE MOOD BOARD COTTAGE GARDENS
PROJECT
2-4 ALEXANDRA AVENUE, CROYDON AND 11 ACTON ROAD, CROYDON

DWG NO.
LS08
ISSUE
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Corymbia citriodora



Acer palmatum



Citrus limon



Citrus sinensis



Olea europaea



Pyrus syriaca



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DATE
13.03.24
26.03.24
28.03.24

SCALE: NTS@A3

DRAWN: MW

CLIENT: ST JOSEPH'S MARONITE CATHOLIC CHURCH

PROJECT NUMBER: 2410

DRAWING TITLE

LANDSCAPE | PLANT SPECIES | TREE OPTIONS

PROJECT

2-4 ALEXANDRA AVENUE, CROYDON AND 11 ACTON ROAD, CROYDON

DWG NO.

LS09

ISSUE

C

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SHRUBS + GRASSES



Acanthus mollis



Blechnum 'Silver Lady'



Dianella caerulea 'Cassa Blue'



Dietes grandiflora



Dietes robinsonia



Doryanthes excelsa

SCREEN PLANTING



Alocasia macrohorrida



Lavendula 'Avonview'



Liriope 'Evergreen Giant'



Liriope 'Just Right'



Ligularia reniformis



Lomandra 'Lime Tuff'



Macrozamia communis



Alpinia zerumbet



Philotheca myoporoides
GROUNDCOVERS



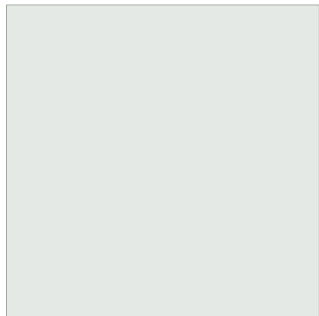
Rosmarinus 'Gorza'



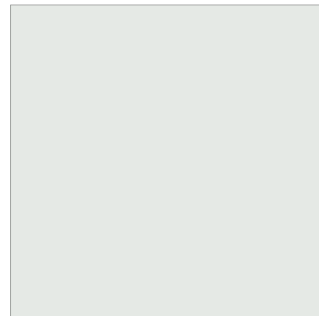
Westringia 'MUNDI'



Westringia 'Grey Box'



CLIMBERS



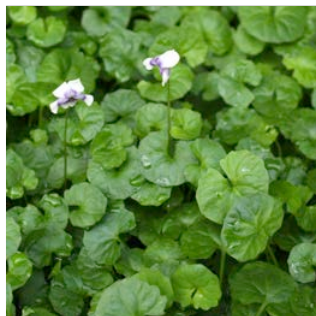
Grevillea 'Billy Bonkers'



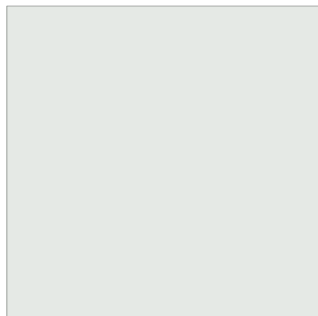
Dichondra repens



Rosmarinus 'Huntingtons Carpet'



Viola hederacea



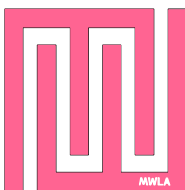
Pandorea 'Lady Di'



Rosa banksiae



Grevillea 'Moonlight'



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ISSUE
A CONCEPT
B CONCEPT | UPD 1
C DRAFT DA

AMENDMENT

DATE
13.03.24
26.03.24
28.03.24

SCALE: NTS@A3

DRAWN: MW

CLIENT: ST JOSEPH'S MARONITE
CATHOLIC CHURCH
PROJECT NUMBER: 2410

DRAWING TITLE
LANDSCAPE | PLANT SPECIES | SHRUBS + GRASSES

PROJECT
2-4 ALEXANDRA AVENUE, CROYDON AND 11 ACTON ROAD, CROYDON

DWG NO.
LS10
ISSUE
C

NOTES
REFER TO DETAIL SURVEY
FOR SITE IDENTIFICATION,
BOUNDARY INFORMATION &
LEVELS.
ALL LEVELS AND
DIMENSIONS TO BE
CONFIRMED ON SITE. IF ANY
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CONSTRUCTION

LANDSCAPE NOTES

ON SLAB PLANTER DRAINAGE

Location
Note that all waterproofing of slabs and location of drainage outlets is to the project engineers specification.

DRAINAGE CELL:

350mm x 350mm x 30mm drainage cell as supplied by Atlantis Water Management or approved equal. Lay according to manufacturer's instructions. Drainage cell to be fully wrapped in geotextile fabric as specified.

GEOTEXTILE FABRIC:

Geotextile as recommended appropriate by Atlantis Water Management or similar and approved. Wrapped and taped to manufacturer's instructions.
Sources/ contacts:
Atlantis Water Management
Phone: 9419 6000

SAND BLINDING LAYER:

Coarse washed river sand laid to a depth of 50mm as detailed.

MEMBRANE PROTECTION BOARD

Provide 5mm FC sheeting or similar and approved securely affixed to all vertical faces of the membrane in a manner that will not damage the integrity of the membrane. Note hold point requirements.

TOPSOIL

Source | Type:
Imported topsoil type A: Light weight planter box mix, Benedict's SmartMix No. 4. Product code RN133. As supplied by Benedict Sand and gravel or approved equivalent.
Imported topsoil type B: Light weight subsoil mix, Benedict's SmartMix No. 5. Product code BO133. As supplied by Benedict Sand and Gravel or approved equivalent.

PLANTING BEDS ON SLAB

Clean out any loose cement and other material likely to be harmful to plant growth. Install Drainage cell as specified and to manufacturers instructions. Seal edge of geotextile fabric to planter box wall. Provide membrane protection board to sides of planter and secure with liquid nails or similar method that will not damage the waterproof membrane. Note hold point requirement. Provide sand blinding layer as specified in clause 3.3. Install topsoil in 150mm layers and consolidate as specified below.

TOPSOIL CONSOLIDATION

Compact lightly and uniformly in 150mm layers. Compact topsoil mix with a single pass of a 50 kg hand drawn tennis court roller or similar means to a compacted depth of 150mm. Lightly water with a fine mist spray each layer, prior to installing the following layer. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

Finished to 30mm above design levels to allow for consolidation.
Smooth and free from stones or lumps of soil.
Graded to drain freely, without ponding, to catchment points.
Graded evenly into adjoining ground surfaces.
Ready for planting.

SETTLEMENT PERIOD

Allow the topsoil in planter boxes to settle for one week prior to planting. Top up any settlement as required to meet design levels.

Topsoil depth

Typically spread topsoil to the depths as indicated on drawings

Surplus topsoil

General: Spread surplus topsoil on designated areas on site, if any; otherwise, dispose off site.

PLANTING BEDS ON GRADE

SUBSOIL
Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of 100mm.
Remove all building rubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil.
Cultivate to a minimum depth of 100 mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.
Confirm that the planting beds are free draining, if not install sub-soil drainage lines and connect to stormwater system
Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil.

TOPSOIL

Where possible use site topsoil and compost mixed at a rate of 4 soil:1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Benedicts Sand and Gravel *Organic Garden mix M13* for garden bed areas or *Turf Underlay* mix for turf areas
Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction
Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for planting.
Spread topsoil to the following typical depths:
Planting beds: 300 mm
Grass areas: 100 mm.

COMPOST

Well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth, and with a neutral pH value.

PLANTING

Trees: Excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball. Break up the base of the hole to a further depth of 100mm, and loosen the compacted sides of the hole.
Shrubs/groundcovers: Excavate a hole big enough for the plant plus 100 mm all round.
Provide plants which have large healthy root systems, with no evidence of root curl, restriction or damage are vigorous, well established, free from disease and pests, of good form consistent with the species or variety; and are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
Trees: Provide trees which, unless required to be multi-stemmed, have a single leading shoot.
Label at least one plant of each species or variety in a batch using a durable, readable tag.
Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.
When the hole is of the correct size, remove the plant from the container with minimum disturbance to the root ball. Ensure that the root ball is moist and place in the final position, in the hole and plumb, with the top soil level of the plant root ball level with the finished surface of the surrounding soil, or 75 mm below paving level to allow placement of mulch.
Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container.
Thoroughly water plants before planting and immediately after planting.
In planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of planting at the rate recommended by the manufacturer.

MULCH

All garden bed areas are to be mulched to 50mm depth with same or similar to *Forest Blend* as supplied by Benedict Sand and Gravel.
Provide mulch which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks.
Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

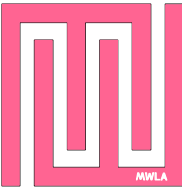
IRRIGATION

Design, supply and install an automatic irrigation system that will deliver evenly, sufficient water to the trees, shrubs, groundcovers, turf and other planting on the site to maintain healthy growth continuously throughout the year.
The contractor shall be responsible for establishing the numbers and locations of emitters, spray heads, solenoid valves, filters etc required to provide a satisfactory performance of the system. Spray heads shall be directed away from seating, walls, paving, paths and steps.

Provide an automatic irrigation system with drippers/ microsprays to all garden beds. Ensure the pipework is installed in the least visible position possible. The detailed layout of all irrigation is to be approved prior to installation.
Drippers: Drippers shall deliver 2.3 litres per hour, at 400mm spacing or to base of individual plants as required and should be pressure compacted drippers.
Spray heads: To meet requirements of trees and lawn areas.
Valves: Richdel or similar approved 24 volt solenoid valves to be installed in Brookes or approved equal valve boxes. Top of box to be installed flush with finished soil level and covered with mulch layer.
Controller: Richdel or similar approved with numbers of stations required to isolate each area. Contractor is to allow for Controller in lockable metal cabinet in a location to the direction of the Architect. Power outlet for the operation of this unit to be supplied by others.
Pipework: Class HDPE pipe with pressure rating PN12.5 to be used for main lines. Copper pipework under paving and through masonry is to be installed. Drip lines will be LDPE laid on the surface of the soil under the mulch layer.
Cabling: 24 volt cabling to be enclosed in conduit in all areas. All wire must be installed in an unbroken length from the controller to the solenoid valve. All wires to be multistrand multicore and manufactured to AS 1125 and have polyethylene protective coating. All wire connectors must be waterproof. Cable to be minimum 1.0m2.
Rain sensor: A "mini klik" or similar or approved device to be supplied and installed to the approval of the superintendent. This unit is to be set to turn the system off after 3mm of rain has occurred.
The irrigation contractor shall check and monitor the system performance; once per month throughout the planting establishment period.
The contractor shall provide the client with a recommended watering schedule for summer and winter that includes the dates to change the operation.

MAINTENANCE/ ESTABLISHMENT

Throughout the planting establishment period (12 weeks), carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, renovating, top dressing, and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.
Ongoing maintenance of landscape works is to be undertaken by the tendered landscape contractor engaged by the building management such that the landscape is maintained throughout the life of the building in accordance with the above requirements.



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PROJECT NUMBER: 2410

DRAWING TITLE

LANDSCAPE | NOTES

PROJECT

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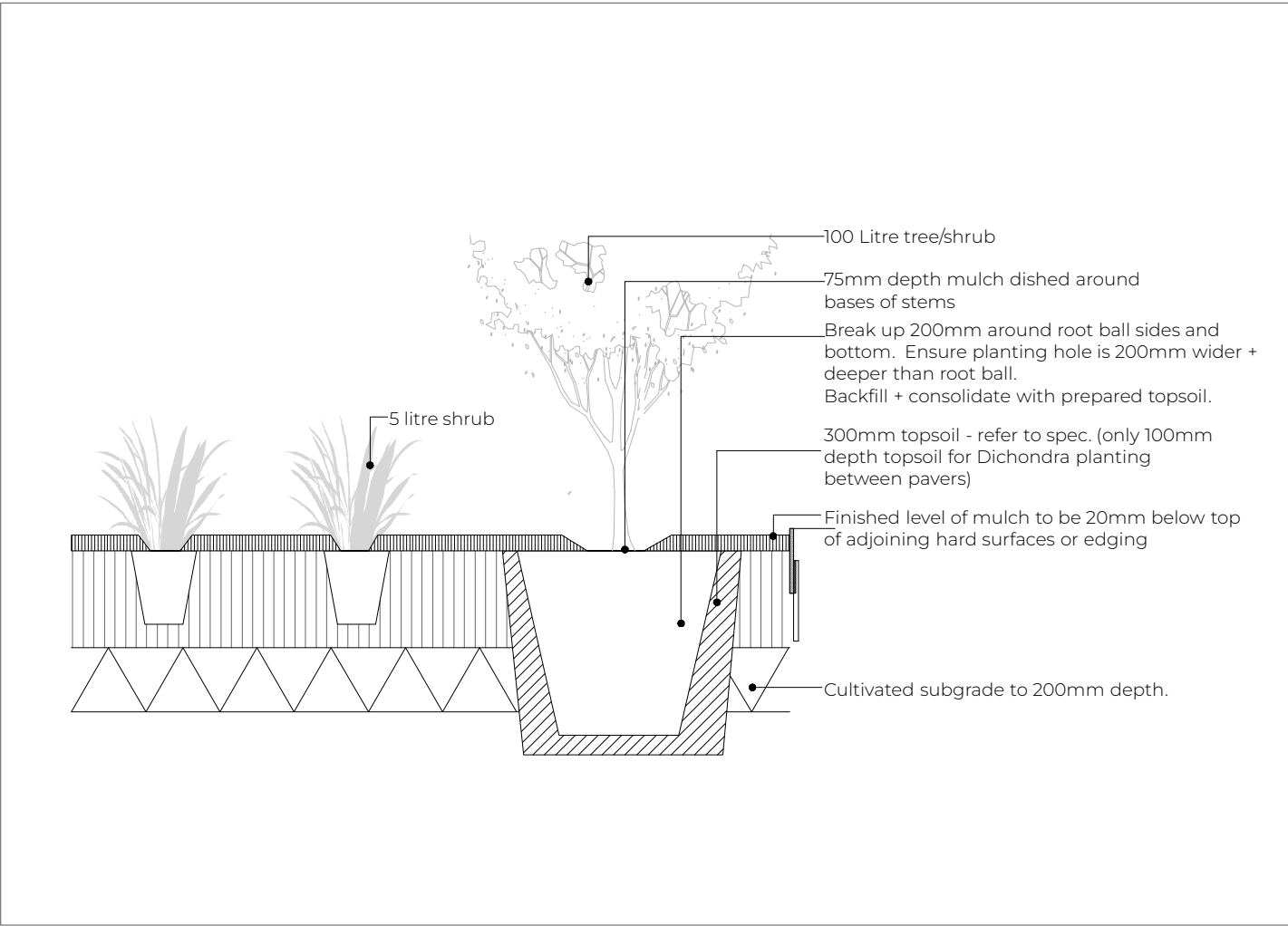
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ISSUE

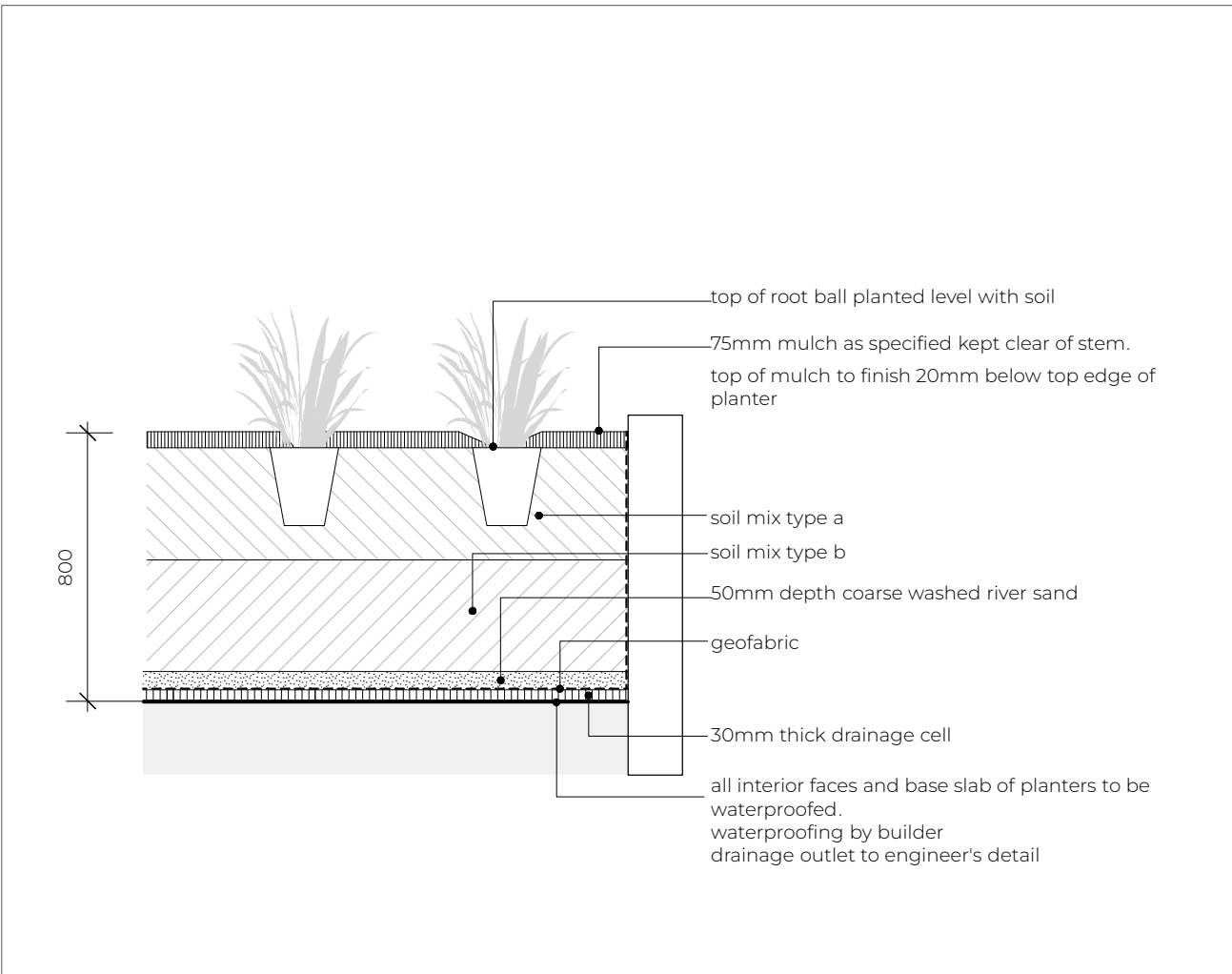
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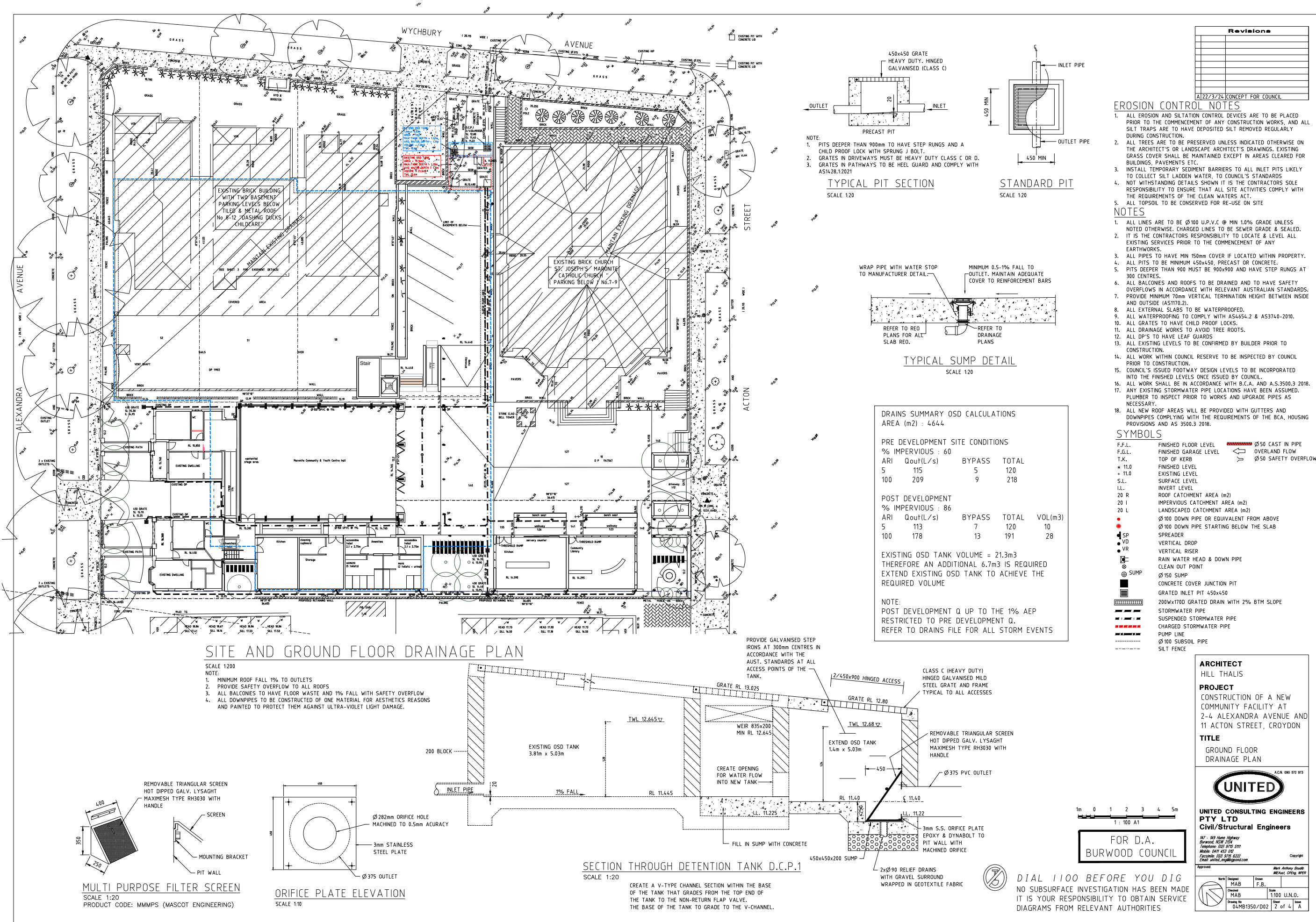


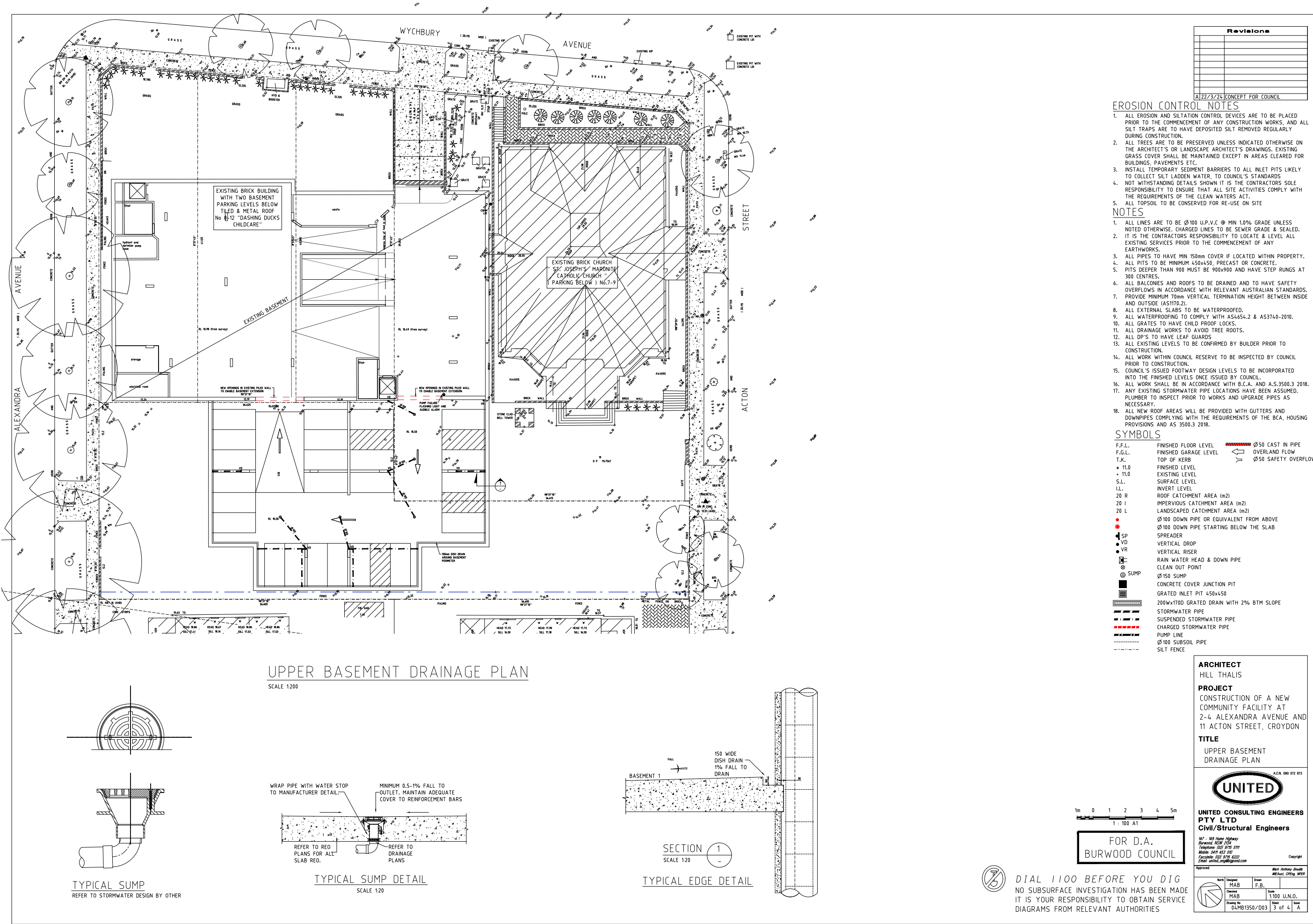
1 MASS PLANTING ON GRADE
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2 MASS PLANTING ON SLAB
1:20@A3







GYDE

Plan of Management

Community Facility

2-4 Alexandra Avenue and 11 Acton Street, Croydon Park

Submitted to Burwood City Council
on behalf of Saint Joseph's Maronite Catholic Church

29 August 2024



Acknowledgment of Country



Towards Harmony by Aboriginal Artist Adam Laws

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

This report was prepared by:

Approver: Stephen Kerr

Author: Hannah Collins

Project: Community Facility

Report Version: Final

This report was reviewed by: Stephen Kerr

Disclaimer

This report has been prepared by Gyde Consulting with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde Consulting accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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Contents

1.	Introduction.....	1
2.	Plan of Management Objectives	1
3.	The Proposal.....	1
4.	Hours of Operation.....	3
5.	Patrons/ venue capacity	3
6.	Patron Management	3
7.	Operational Procedures.....	4
8.	Security	4
9.	Public Liability	5
10.	Noise	5
11.	Waste	6
12.	Parking and Traffic	6
13.	Evacuation and Emergency Strategy	7
14.	Incident Reporting.....	7
15.	Complaint Handling.....	8
16.	Review Period	8

GYDE

1. Introduction

This Plan of Management (PoM) has been prepared by Gyde Consulting (Gyde) on behalf of Saint Joseph's Maronite Church for 2-4 Alexandra Avenue and 11 Acton Street, Croydon Park (the site), to accompany the development application (DA) to Burwood Council for the construction of a new youth and community facility (the proposal).

The proposed community facility will provide a new multi-purpose space that supports activity and culture and community events.

This PoM explains how the premises will be operated to meet obligations associated with the Church's management policies, the safety and security of the patrons and to minimise impacts on neighbours.

The community centre is to operate in accordance with this PoM and may be amended following consultation with required authorities. A copy of the PoM and development consent is to be kept on premises and available upon request by Police and Council Officers.

2. Plan of Management Objectives

The purpose of this PoM is to provide a framework for the management and operations of the proposed premises that facilitates and maintains a satisfactory level of amenity and safety, consistent with community standards. The objectives of the PoM are:

- Provide an easy-to-follow document that outlines how the community facility will be managed and maintained in a manner that provides for a high standard of use for all occupants.
- To ensure management policies and procedures support the successful operation of the community facility as a responsible and responsive member of the Burwood community.
- To ensure all usage of the community centre is carried out in a coordinated, safe and managed manner, with minimal disruption to the surrounding area and residents.
- To ensure all employees receive training on their responsibilities and have a sound understanding of management procedures adopted by the Operator.
- To ensure that vehicle access, traffic generation and parking associated with the community centre has a minimal impact on the local road network and its residents.
- To minimise the impacts of the operation of the community centre on patrons and the community, and to respond to concerns and incidents promptly and professionally.

3. The Proposal

3.1 Site description

The new youth and community facility will be located at 2 Alexandra Avenue (Lot 68 in DP 11902), 4 Alexandra Avenue (Lot 67 in DP 11902) and 11 Acton Street (Lot 54 in DP 11902) in the suburb of Croydon.

The facility will be on the eastern side of Alexandra Avenue, south of Wychbury Avenue. It is integrated with the Saint Joseph's Maronite Church.

The facility will be accessed from an existing driveway on Wychbury Avenue.

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3.2 Proposed use of the site

The facility consists of a multi-purpose hall and foyer, community library, community kitchen, various offices, storage, amenities room and a youth kitchen. Additionally, it contains various outdoor areas within the development, including covered open space and a grotto.

The proposed community facility (268m²) will be used to provide a range of primarily youth related community services including counselling and youth activities. The number of people attending these activities will typically range between 3 and 30. During the year there will be occasional community events with up to 230 people attending.

The community library (53m²) will be staffed by between 1 and 2 volunteers and is designed to accommodate up to 10 people inclusive of the volunteers. In addition, the community (youth) kitchen (56m²) will prepare meals to be delivered via a community outreach program and to be consumed on-site. It will be staffed by as many as 6 volunteers.

The development will utilise the existing driveway located on Acton Street and proposes to create new openings in the existing piled wall to enable a basement extension. This extension will allow for an additional 40 car parking spaces to be provided, including 23 spaces on the lower basement level, and 17 on the upper basement level. The basement extension will utilise the existing stairs, lift, and driveway located on the Church site.

The proposed community facilities will provide services to all members of the community irrespective of faith. The purpose is to promote the welfare of the community with a particular focus on young people and in the case of the community kitchen, older members of the community.

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4. Hours of Operation

- 4.1 The community facility inclusive of the community hall and counselling rooms will operate between the hours of 7am and 10pm, from Monday through to Sunday.
- 4.2 The community library will operate between 9am and 9pm, from Monday through to Sunday
- 4.3 The community/youth kitchen will operate between 7am and 9pm, from Monday through to Sunday.
- 4.4 The Operator will ensure that operations do not contravene the approved operating hours.

5. Patrons/ venue capacity

- 5.1 The number of people attending the community hall and counselling rooms on a day-to-day basis will generally range been 3 and 30.
- 5.2 As many as 14 time each year, larger community events (typically seminars) will take place in the community hall. These events will accommodate as many as 270 people and take place in the evening period.
- 5.3 The community events will be coordinated so that they do not coincide with events at the adjacent place of worship.
- 5.4 The community library will be staffed by up to 2 volunteers and will accommodate up to 10 people at any given time (inclusive of the volunteers).
- 5.5 The community (youth) kitchen will be staffed by up to 6 volunteers at any given time.

6. Patron Management

- 6.1 The Operator shall, through the implementation of this PoM, take all reasonable measures to ensure the behaviour of staff and patrons do not adversely affect the amenity of the neighbourhood and that adequate controls and policies are in place to monitor behaviour across the entire area of the community centre when it is in use.
- 6.2 The Operator will adopt a zero-tolerance policy to anti-social behaviour.
- 6.3 The Operator will insist on high standards of competence and conduct from staff.
- 6.4 The Operator will monitor the performance of staff closely to ensure a professional and ethical standard is maintained.
- 6.5 The Operator will make staff aware of the Operator's established standards, specific values and venue management plans and procedures. It is necessary they complete a venue induction before commencing duty. Specific roles, standards and duties must be defined and frequently communicated to all staff, particularly if there is a regular turnover of staff in these roles.
- 6.6 The Operator will ensure the business operates within the confines of the tenancy. The movement of patrons will be monitored entering and exiting the community centre to prevent loitering. Crowding outside the facility is not permitted.
- 6.7 The Operator will establish sufficient measures to ensure staff interaction with patrons is closely monitored.

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- 6.8 The Operator will record any incidents in the Incident Register, details of witnesses will be recorded, and CCTV footage will be stored.

7. Operational Procedures

- 7.1 The community facility will be operated by 'The Operator' (and / or manager) and supporting staff in accordance with the requirements and standards set out in this PoM.
- 7.2 The Operator will ensure that all staff are inducted. The induction process must include the study of the PoM and that all staff uphold the requirements set out in this PoM.
- 7.3 The Operator will endeavour to establish communication with local police and Burwood Council to ensure accountability and compliance with this PoM.
- 7.4 The use of the community centre shall be carried out in such a manner so as not to interfere with, nor materially affect, the amenity of the neighbourhood.
- 7.5 The Operator will ensure the community centre is regularly checked to ensure fire safety including that all required exits and egress paths are clear and free of locks and obstructions.
- 7.6 The Operator will ensure a copy of this PoM is available on site for immediate inspection upon request by Police or Council Officers.

8. Security

- 8.1 The Operator will keep the community facility safe and secure at all times.
- 8.2 The Operator agrees the safety of patrons, staff and general public will be the priority in the management of the community facility.
- 8.3 To prevent concealment and shadowing, and improve safety, external lighting will be provided around the community facility site, including building entries to enable clear vision and wayfinding.
- 8.4 CCTV will monitor the community centre in strategic locations including, but not limited to, entry points, common areas and grounds.
- 8.5 CCTV will operate 24 hours a day. Recorded data will be retained for a period of 1 month (unless otherwise instructed by a relevant authority within reason).
- 8.6 Upon request, all CCTV recordings will be made available to local police and Burwood Council.
- 8.7 The Operator will ensure that CCTV coverage is operated with due regard to the privacy and civil liberties of all persons within the development and in strict accordance with the Privacy and Personal/Information Protection Act 1998.
- 8.8 The upkeep of data, infrastructure and enquiry handling of the CCTV shall be managed by the Operator.
- 8.9 The Operator will ensure all staff will be trained in relevant security measures. Staff initiation and ongoing training days will be held on a regular basis to reinforce safety and security procedures for each of the businesses.

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- 8.10 The Operator will ensure that training will include measures that articulate that in the event of a robbery, theft or anti-social behaviour, staff acts in a manner to best protect themselves and the guests.
- 8.11 The Operator will encourage staff to provide passive surveillance of all areas of the community centre and report any suspicious activity or persons in and around the area to Management and / or Local Police.
- 8.12 The Operator will continue to instruct staff to patrol, at regular intervals, the community centre for anti-social behaviour.
- 8.13 Weapons of any type, i.e. knives, firearms, etc., will not be permitted at any time, unless in the hands of authorised security personnel or Police.
- 8.14 Access will be restricted particularly in relation to nominated 'secure areas' such as back of house areas. This will be achieved by the installation of security hardware (locks, etc.).

9. Public Liability

- 9.1 In the event a patron is injured at the community facility, their safety shall be made a priority. An appropriate response to the event shall be assisted by the Operator and / or staff.
- 9.2 An accurate record of any injury shall be made as soon as practicable. It is the responsibility of the Operator to complete an incident report for any injury to a patron. The incident report shall include the injury, how it occurred, the people involved and any additional information or statements.
- 9.3 The injury event shall be assessed by the management and consultation with authorities (if applicable) shall take place and a course of action be devised to prevent or remove the cause of the injury.

10. Noise

- 10.1 All staff members will undergo complaints training to ensure that they are skilled in being able to appropriately manage complaints or when they are required to be elevated to a Manager. Generally, all noise complaints will be dealt with by Managers appointed by the Operator.
- 10.2 All external windows and doors are to remain closed after 7pm or anytime music is played.
- 10.3 External windows and doors are constructed with minimum 35mm glazing to reduce noise spill.
- 10.4 No amplified music will be permitted in external areas after 7pm.
- 10.5 Signs are to be displayed at the entry/exit of the community facility reminding patrons to minimise noise when departing the premises, especially after 8pm.
- 10.6 Users of the facility making any significant noise at sensitive times will be asked to reduce their volume and any patrons behaving in an unsociable manner will be asked to moderate their behaviour.
- 10.7 Staff will be encouraged to minimise noise whilst on site and always report any negative behaviour. Reports of all noise complaints will be documented in a register and kept on site. Staff will be encouraged to ensure that customers behave in an appropriate manner whilst on the site and do not disturb the neighbourhood when exiting the premises late at night.

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- 10.8 If a noise complaint is received the complaint should be recorded on a Complaint Form.
- 10.9 To protect the amenity of residents located around the development, where possible – garbage collection, deliveries and disposal of bottle/waste should be completed between the hours of 7am and 6 pm.
- 10.10 The Operator will implement the recommendations of the Acoustic Report prepared to accompany the Development Application.

11. Waste

- 11.1 All waste and recyclable material is to be removed from the facility at the conclusion of each days' business and is to be deposited in the appropriate bins provided in the Waste Storage Area (WSA).
- 11.2 On designated collection days, the containers collected from the waste storage areas are to be placed in the designated area for collection (See Waste Management Plan).
- 11.3 A licensed private waste and recycling contractor will provide all general waste and recycling services to the building.
- 11.4 The proprietors of the facility will be responsible for ensuring that patrons deposit their waste and recycling material into the appropriate bins.
- 11.5 All waste is to be placed in the red lidded waste bins. All recyclable material is to be placed in the yellow lidded recycling bins.
- 11.6 Appropriate signage will be erected in a prominent place within the building to assist employees of the facility to ensure that all waste and recyclable material is placed into the appropriate bins.
- 11.7 The Operator will implement the requirements as per Waste Management Plan prepared to accompany the Development Application / Modification.
- 11.8 The premises will comply with common policy in relation to all Graffiti. Any damage to property by way of Graffiti will be removed from the site within 24 hours of being noticed.
- 11.9 Staff will ensure as far as practical that the premises is kept in a clean and tidy condition both internally and externally to the extent of the building that is managed and controlled by the Church.
- 11.10 Cleaning of both internal and external areas of the hotel will be undertaken by cleaning staff.

12. Parking and Traffic

- 12.1 During major events, the Operator will ensure staff will be on hand to manage traffic and parking on site and along Acton Street.
- 12.2 The expanded car park will be made available during the existing church services, which will reduce existing on-street parking demands at peak times.
- 12.3 During special events, the expected parking demand of 62 during occasional peak events will be arranged so that other users of the car park can be accommodated within the remaining 26 spaces. As such, all normal parking demands will be readily accommodated on-site.
- 12.4 The Operator will ensure staff wear high visibility clothing when managing traffic and parking.

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- 12.5 The Operator's duties will include, but not be limited to:
- Guiding movement of vehicles and pedestrians in and out of the facility
 - Ensuring safe/ orderly entry and exit of vehicles to reduce potential impacts to neighbours.
 - Once the onsite car parking reaches capacity, closing the vehicle entry.
 - Guiding the flow of vehicles within the car park both on arrival and departure.

13. Evacuation and Emergency Strategy

- 13.1 The Operator will ensure that up to date safety procedures and equipment are implemented, at all times.
- 13.2 Unobstructed access shall be provided and maintained to emergency exits, at all times.
- 13.3 The Operator will ensure that an up-to-date list of emergency telephone numbers are near all phones at all times.
- 13.4 Detailed maps of the facility are to be places in highly visible areas depicting emergency exits and assemble points.
- 13.5 The Operator will ensure staff are aware of the fire safety procedures to be followed in the event of a fire at the premises.
- 13.6 An appropriate qualified fire equipment maintenance contractor will be contracted to provide an ongoing service to maintain all fire prevention and control of equipment at the community facility, and ensure all relevant codes are complied with and any recommendations outside the code which emphasise the safety of patrons will be implemented.

14. Incident Reporting

- 14.1 An Incident Register shall be obtained by the Operator and maintained at the community facility and details of all incidents are to be recorded. Details of any action taken in response to an incident must also be recorded.
- 14.2 The Operator will be responsible for the Incident Register, but it will be the responsibility of designated staff to ensure that entries are recorded when an incident occurs
- 14.3 Incidents which must be recorded include any incident that:
- involves violence or anti-social behaviour
 - results in a person needing medical assistance
 - involves attendance of the facility by Police or Burwood Council
 - involves the safety of the premises and patrons.

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15. Complaint Handling

- 15.1 All staff members will undergo complaints training to ensure that they are skilled in being able to appropriately manage complaints or when they are required to be elevated to a Manager. Generally, all complaints will be dealt with by Managers appointed by the Operator.
- 15.2 This PoM, the proposed Development Consent, together with a Complaints Recording Log, is to be always kept on site.
- 15.3 The Complaints Recording Log is to include date, time, nature of complaint and action, and is to be made available to Police and Burwood Council for review on their request.

16. Ongoing Review

- 16.1 The Operator will undertake a review process to ensure the continuous improvement of Operational Procedures outlined in this PoM.
- 16.2 The Operator may amend this PoM at 12-month intervals, subject to written approval by the Director of Planning at Burwood Council.

GYDE

GYDE

ACCESS REPORT

DEVELOPMENT APPLICATION

COMMUNITY FACILITY 2~4 ALEXANDRA AVENUE & 11 ACTON STREET CROYDON



Prepared By Mark Relf

3rd April 2024



Accessibility Solutions (NSW) PTY LTD

ABN 20 105 200 128 | 20 Begonia Street PAGEWOOD 2035

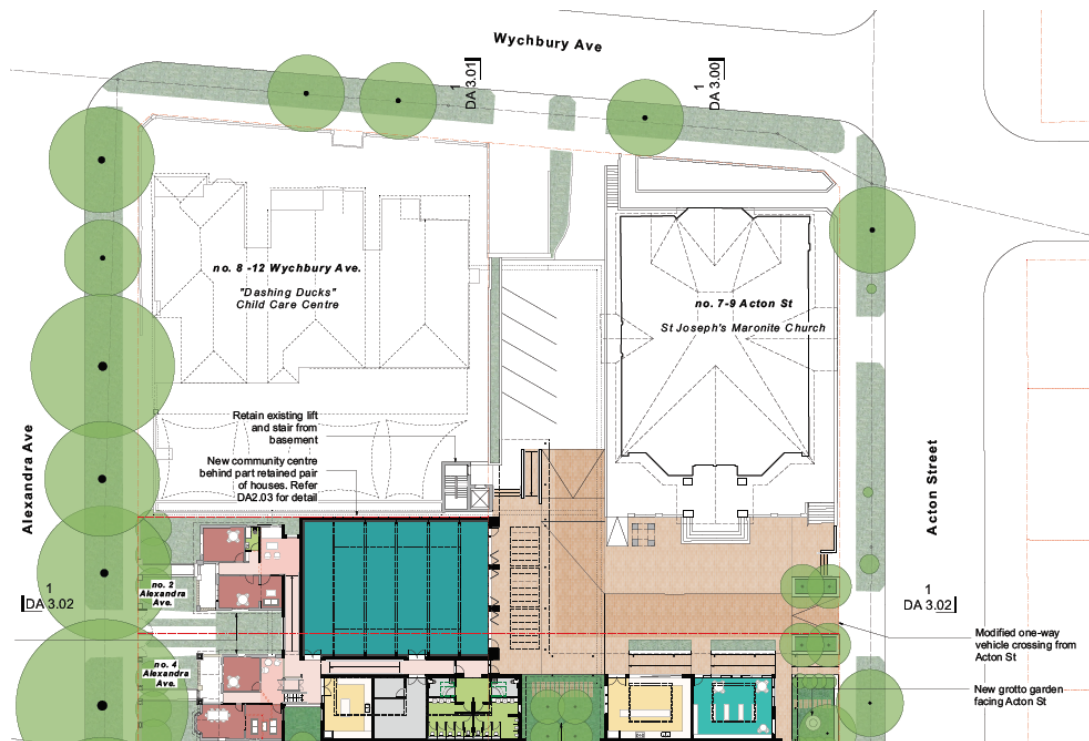
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Introduction

This report has been prepared to provide an accessibility review of the plans for a new community facility at 11 Acton Street and 2-4 Alexandra Avenue, Croydon, which adjoins St Joseph's Maronite Church.

The development shall consist of:

- On-grade ramped access from Acton Street
- A new multi-purpose community hall / youth centre
- Library, youth centre kitchen, staff kitchen and sanitary facilities
- Adaptive reuse of dwellings located at nos 2 and 4 Alexandra Avenue for the purpose of consulting services.
- Basement carpark extension 40 cars including 16 accessible spaces



Assessment Criteria

The assessment considers the following legislation, planning instruments and standards pertaining to access for people with disabilities:

- (1) DDA Premises Standards and Disability Discrimination Act (DDA)
- (2) Sections D4 and clauses E3D7, E3D8 and F4D5/D6 of the Building Code of Australia (BCA 2023).
- (3) Australian Standard AS1428.1 (2009) – Design for Access and Mobility.
- (4) Australian Standard AS1428.4.1 (2009) – Design for Access and Mobility.
- (5) Australian Standard AS1735.12 (1999) – Lifts.
- (6) Australian Standard AS2890.6 (2009) – Parking for People with Disability.

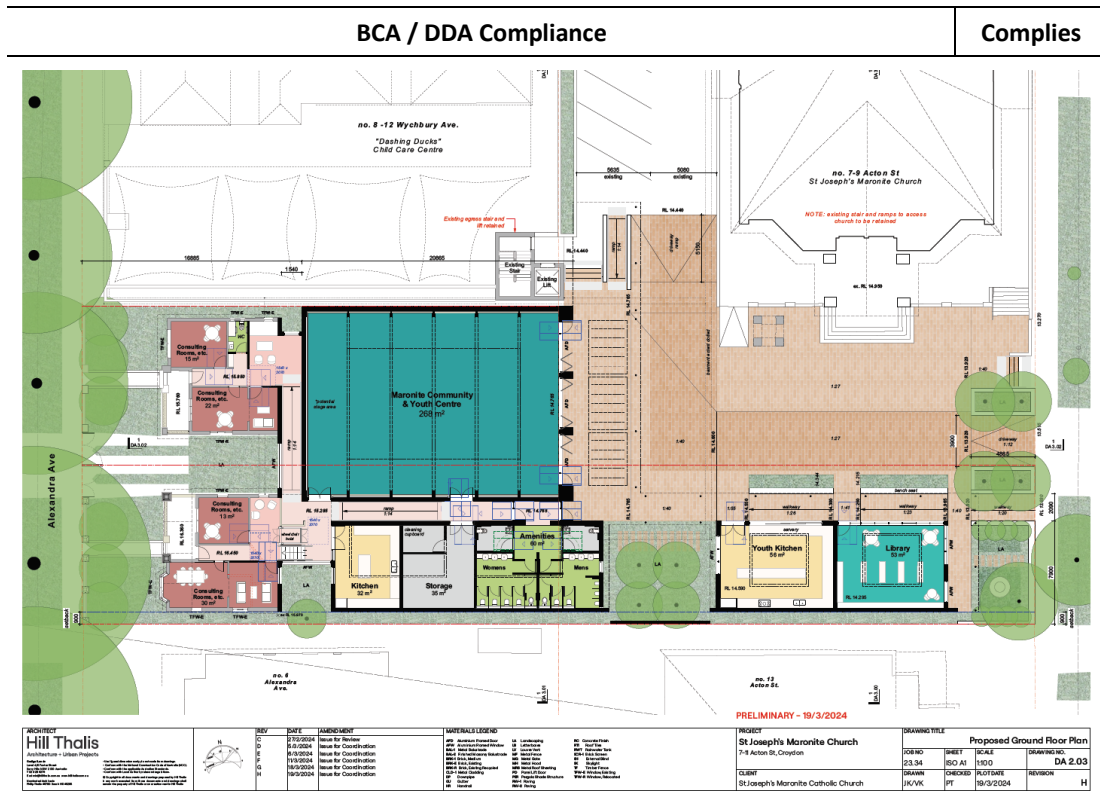
DA Plans

The plans relied upon for this accessibility assessment include the following:

Drawing No.	Revision	Description
DA-0.00	A	Cover Sheet
DA-0.01	B	Location Plan
DA-0.02	B	Site Context Plan
DA-0.03	B	Historical Context
DA-0.04	B	Site Controls
DA-1.00	A	Existing Site Plan
DA-1.01	A	Existing Elevations
DA-1.02	A	Existing Elevations
DA-1.10	A	Demolition Site Plan
DA-1.11	F	Proposed Site Plan
DA-2.01	G	Proposed Basement Plan Lower
DA-2.02	G	Proposed Basement Plan Upper
DA-2.03	H	Proposed Ground Floor Plan
DA-2.04	E	Proposed Roof Plan
DA-3.00	A	Section A-A
DA-3.01	A	Section B-E
DA-3.02	A	Section C-E
DA-4.00	E	Elevation – East
DA-4.01	E	Elevation – North
DA-4.02	E	Elevation – West
DA-4.03	E	Elevation – South
DA-5.01	C	Site Calculations
DA-7.01	C	Perspective View
DA-7.03	B	Perspective View

Accessibility Assessment

External Pathway Links & Building Entrances (cls D4D2 & D4D3 of the BCA)



- The development proposes a 1:20 graded pedestrian accessway into the site which continues to the library, youth kitchen, community hall/youth centre and sanitary facilities @RL14.765 with rest landings at doorway entrances to ensure equitable access to enter these areas to comply with clauses D4D2, D4D3 of the BCA and DDA Premises Standards.
- The driveway shall be modified that will include a stairway setback from the boundary by at least 900mm to allow for detailing handrails, nosings and tactile indicators in accordance with ASI428.1 and ASI428.4.1 to satisfy clauses D3D15, D4D4 and D4D9 of the BCA and DDA Premises Standards.
- The driveway reconfiguration shall include a step ramp to the church entrance, 1:14 ramp and stair to access the existing carpark lift to enable equitable access throughout the site. The ramps and stair will be detailed with handrails, nosings and tactile indicators in accordance with ASI428.1 and ASI428.4.1 to satisfy clauses D3D15, D4D4 and D4D9 of the BCA and DDA Premises Standards.
- The entry doorway thresholds shall be generally level or detailed with threshold ramps not exceeding 280 length or 35mm rise as specified by ASI428.1.
- Entry doorways and glazing markings shall be confirmed at construction certificate stage.

YES

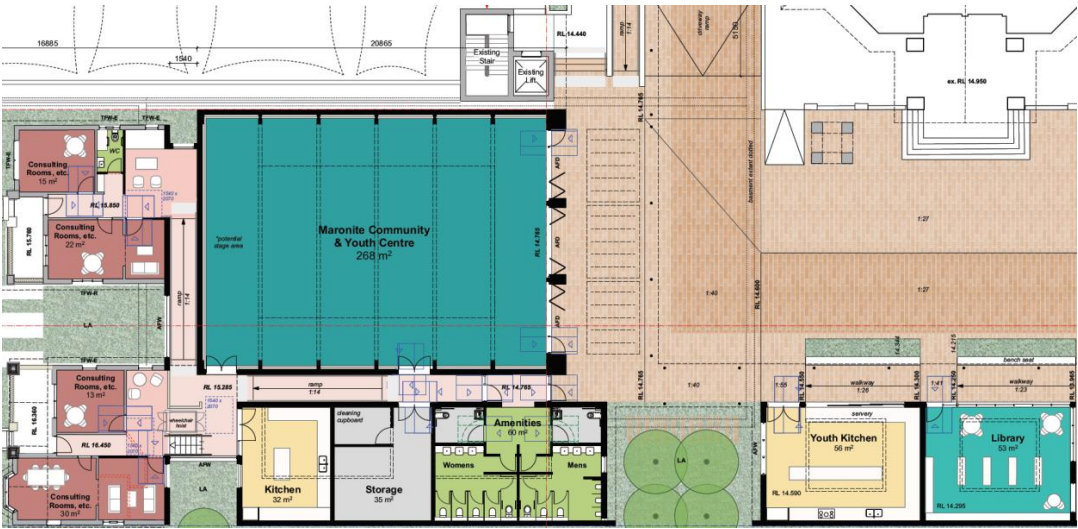
YES

YES

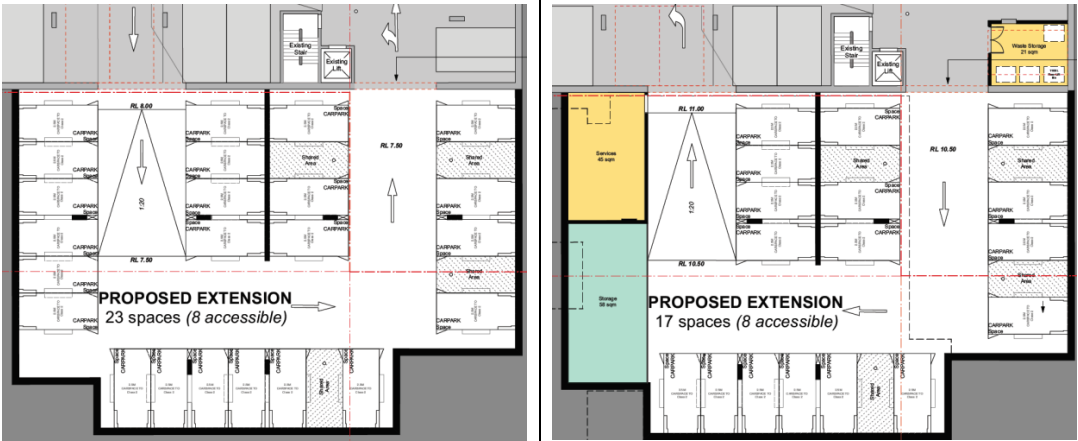
YES

YES

Internal Accessways (cls D4D4 of the BCA)

BCA / DDA Compliance	Complies
	
<p>Community Hall / Youth Centre, Adjoining Consulting Rooms & Amenities</p> <p>6. As noted above the plans propose a library and youth kitchen with accessible doorway entrances. Internally, these rooms provide a generally open plan arrangement across a single floor level with circulation spaces complying with AS1428.1 to satisfy clause D4D4 of the BCA and the DDA Premises Standards.</p> <p>7. The community hall proposes a single floor level with a potential raised stage area @RL15.285 with doorway access to a level landing and 1:14 connecting ramps. There are two principal entry doorways and a third access door that provide ample circulation spaces in accordance with AS1428.1 to satisfy clause D4D4 of the BCA and the DDA Premises Standards.</p> <p>8. The accessways adjoining the community hall provide doorway access that enable entry to the sanitary facilities and a second doorway that allows side access into the hall and a 1:14 ramp to RL15.285 whereby there is level entry to a staff kitchen, lift and stair access to the former residence at No. 4 Alexander Avenue. The former residence proposes several consulting rooms and waiting area with circulation spaces complying with AS1428.1 to satisfy clause D4D4 of the BCA and the DDA Premises Standards. The original entry door shall be decommissioned as an entry.</p> <p>9. The plans show a second a 1:14 ramp to RL15.850 whereby there is level entry to the former residence at No. 2 Alexander Avenue that proposes several consulting rooms and waiting area with circulation spaces complying with AS1428.1 to satisfy clause D4D4 of the BCA and the DDA Premises Standards. The original entry door shall be decommissioned as an entry.</p> <p>10. The existing sanitary facility in this building proposes an upgrade to be ambulant accessible while the main group of sanitary facilities will incorporate appropriate</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>

11 ACTON STREET & 2-4 ALEXANDRA AVENUE, CROYDON

BCA / DDA Compliance	Complies
<p>unisex wheelchair accessible and ambulant accessible facilities in accordance with AS1428.1 to satisfy clauses F4D5 and F4D6 of the BCA and the DDA Premises Standards.</p> <p>11. The 1:14 ramps will be detailed with handrails, tactile indicators and slip resistance in accordance with AS1428.1 and AS1428.4.1 to satisfy clauses D3D15, D4D4 and D4D9 of the BCA and DDA Premises Standards.</p>	<p>YES at CC stage</p>
<p>Basement carpark extension</p> <p>12. Within the basement carpark the plans show extended areas on the lower and upper levels with direct access to the lift from 16 new accessible parking spaces</p> <p>13. The sixteen (16) accessible parking spaces are designed in accordance with AS2890.6 to satisfy D4D6 of the BCA and DDA Premises Standards.</p>	<p>YES</p> <p>YES</p>
	
<p>14. Lift - The existing basement lift will be reviewed to ensure lift car controls and other features in accordance with AS1735.12 to satisfy E3D8 of the BCA and DDA Premises Standards.</p>	<p>YES</p>
<p>15. Non-Fire Isolated Stairways - The plans also show stairways adjoining the carpark lift and to access No. 4 Alexander Avenue that will be detailed with handrails, slip resistant luminance contrasting nosings and tactile indicators in accordance with AS1428.1 and AS1428.4.1 to satisfy D3D15, D4D4 and D4D9 of the BCA and DDA Premises Standards.</p> <p>16. Doors - Details of doorways, door hardware, door force, luminance contrast shall be confirmed at construction certificate stage in accordance with AS1428.1 and AS1428.4.1 to satisfy clause D4D4 of the BCA and DDA Premises Standards.</p>	<p>YES at CC stage</p> <p>YES at CC stage</p>

Hearing Augmentation (clause D4D8 of the BCA)

BCA / DDA Compliance	Complies
<p>17. In accordance with clause D4D8 of the BCA the construction certificate plans shall confirm the provision of an assistive listening system within the hall where in-built</p>	<p>YES at CC stage</p>

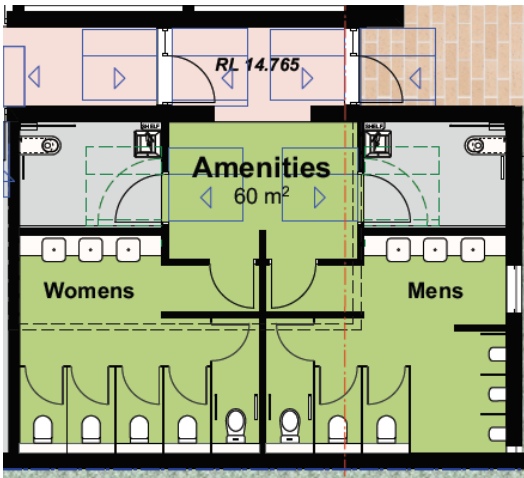
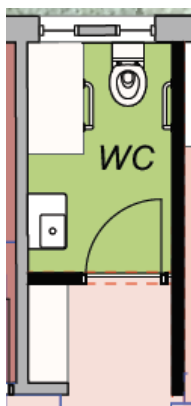
11 ACTON STREET & 2-4 ALEXANDRA AVENUE, CROYDON

sound amplifiers are installed; either an audio induction loop, FM or infrared system.	
18. The installations shall also incorporate raised tactile and Braille signage to identify the seating area that provides the hearing augmentation system.	YES at CC stage

Tactile ground surface indicators (clause D4D9 of the BCA)

BCA / DDA Compliance	Complies
19. In accordance with Part D3.8 of the BCA the non-fire isolated stairs and ramps shall incorporate tactile ground surface indicators as required by AS1428.4.1.	YES at CC stage

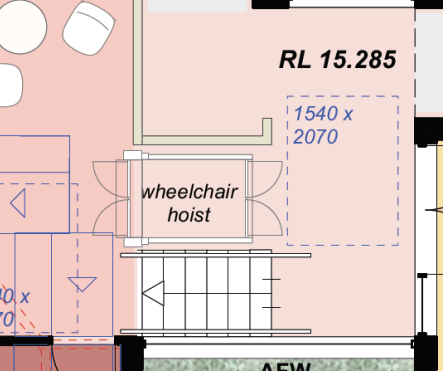
Accessible Sanitary Facilities (clauses F4D5 & F4D6 of the BCA)

BCA / DDA Compliance	Complies
	 No. 2 Alexander Ave
20. The plans propose a group of toilets adjoining the common accessway which include male, female and unisex accessible toilets which complies with clause F4D5 of the BCA and DDA Premises Standards.	YES
21. In accordance with AS1428.1 the plans show a unisex wheelchair accessible toilet of approximately 2000 X 2700 with a layout that satisfies clauses F4D5, F4D6 of the BCA and the DDA Premises Standards.	YES
22. The plans propose male and female ambulant accessible toilet cubicles which will be detailed with grabrails and circulation spaces as specified by AS1428.1 to satisfy the DDA Premises Standards and clauses F4D5 and F4D6 of the BCA.	YES at CC stage

Identification – Braille and tactile signage (clause D4D7 of the BCA)

BCA / DDA Compliance	Complies
23. In accordance with clause D4D7 and Specification 15 of the BCA the construction certificate plans confirm the provision of raised tactile and Braille signage for all toilets and the hearing augmentation system.	YES at CC stage

Lifts (clauses E3D7 and E3D8 of the BCA)

BCA / DDA Compliance		Complies
<p>24. The development proposes a new platform lift to facilitate equitable and inclusive access to the consulting rooms within No.4 Alexander Avenue to satisfy clauses D4D2 and D4D3 of the BCA and the DDA Premises Standards.</p> <p>25. The Lift Specification for the new lift will confirm a 1400mm X 1100mm minimum lift car that shall provide control panels with tactile and Braille, handrails to comply with AS1735.12 and clauses E3D7 and E3D8 of the BCA and the DDA Premises Standards.</p>		<p>YES</p> <p>YES at CC stage</p>

Conclusion

In summary, the plans illustrate that all areas within the various new buildings and adapted dwellings at Nos. 2 and 4 Alexander Avenue will provide equitable access to readily comply with Australian Standards AS1428.1, AS1428.4.1, AS1735.12 to satisfy section D4 and clauses E3D7, E3D8, F4D5, F4D6 of the BCA and the DDA Premises Standards.

Details of various fixtures and fittings associated with ramps, stairs, lift, hearing augmentation, accessible toilet installations, door schedule and tactile/Braille signs and the like shall be confirmed at construction certificate stage to reaffirm the above outcomes.



Mark Relf
Access Consultant (ACAA)

Appendix A – Statement of Expertise



CONSULTANCY PROFILE & STATEMENT OF EXPERTISE

Accessibility Solutions consultancy offers a range of services to provide advice for clients to develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors People or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Apartment Design Guide and various local government DCP's.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principal consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is an accredited member of the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.





ANAVS-ACOUSTIC NOISE & VIBRATION SOLUTIONS P/L

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Acoustic Report

**For the Proposed Community Centre &
Facilities
at**

**No. 11 Acton St & No. 2-4 Alexandra Ave,
Croydon**

Prepared by: Domeniki Tsagaris M.I.E. Aust, B.E. (UNSW)

Australian Acoustical Society (Sub).

Approved by: Moussa Zaioor M.I.E. Aust, CPENG

Australian Acoustical Society (Member).

Date: August 28, 2024

Reference No.: 2024-251

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

DOCUMENT CONTROL

<i>Date</i>	<i>Revision History</i>	<i>Prepared By:</i>	<i>Reviewed and Authorised by:</i>
15/08/2024	Initial Report	Domeniki Tsagaris	Moussa Zaioor
28/08/2024	DA Submission	Domeniki Tsagaris	Moussa Zaioor

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

TABLE OF CONTENTS	PAGE
1.0 INTRODUCTION	4
2.0 GENERAL DESCRIPTION AND ENVIRONMENT	4
3.0 NOISE SURVEY & INSTRUMENTATION	6
4.0 ACCEPTABLE NOISE LEVEL FROM PROPOSED DEVELOPMENT– Noise Break out -	7
4.1 NSW NOISE POLICY FOR INDUSTRY (2017)	7
4.1.1 AMENITY NOISE CRITERIA	8
4.1.2 INTRUSIVENESS NOISE CRITERIA	10
4.1.3 PROJECT NOISE TRIGGER LEVEL	11
4.2 TRAFFIC NOISE GENERATION CRITERIA	11
4.3 NOISE GUIDE FOR LOCAL GOVERNMENT	12
4.3.1 SLEEP DISTURBANCE	12
5.0 PREDICTED NOISE LEVELS ARISING FROM THE PROPOSED BUILDING USE INCLUDING MECHANICAL PLANT	13
5.1 NOISE FROM PATRONS INSIDE PROPOSED YOUTH COMMUNITY CENTRE & ATTENDEES ARRIVING, DEPARTING, & CONGREGATING ON SITE	13
5.2 NOISE FROM PROPOSED MECHANICAL PLANT & EQUIPMENT	16
5.2.1 MECHANICAL PLANT RECOMMENDATIONS	17
5.3 CUMULATIVE NOISE IMPACT & COMPLIANCE	18
6.0 NOISE CONTROL RECOMMENDATIONS	18
6.1 MANAGEMENT OF PROPOSED CENTRE & USE OF USHERS	18
6.2 SIGNS	18
6.3 SOUND BARRIER	19
6.4 OPERATION OF WINDOWS & DOORS OF THE YOUTH CENTRE	19
6.5 MECHANICAL PLANT & EQUIPMENT	19
6.6 NOISE MANAGEMENT PLAN	19
7.0 NOISE IMPACT STATEMENT	20
8.0 APPENDIX	21

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

1.0 INTRODUCTION

ANAVS - Acoustic, Noise & Vibration Solutions Pty Ltd was commissioned to investigate the environmental noise impact of the proposed community centre & facilities at 11 Acton St & 2-4 Alexandra Ave, Croydon on the local environment in accordance with Burwood Council requirements.

Noise breakout from the use of the proposed building, including all proposed mechanical plants and equipment, is to comply with the NSW Noise Policy for Industry (2017), Noise Guide For Local Government, NSW Road Noise Policy and Burwood Council requirements.

This commission involves the following:

- Inspect the site and environs.
- Measure the background noise levels at critical locations and times.
- Establish acceptable noise level criterion.
- Quantify noise emissions from the proposed alterations & additions to the existing Place of Worship
- Calculate the level of noise emission, taking into account building envelope transmission loss, screen walls and distance attenuation.
- Provide in principle noise control recommendations (if necessary).
- Prepare an Environmental Noise Impact Report.

2.0 GENERAL DESCRIPTION AND ENVIRONMENT

The proposed community centre & facilities are an extension of the existing Church at 7-9 Acton St (Figure 1 – Site Location). No changes are proposed to the existing church building.

As per the proposed architectural plans provided by Hill Thales dated April 9th, 2024, the proposed development will include the following main features (Figure 2 – Proposed Site Layout):

- Community & Youth Centre
- Youth Kitchen (south of site)
- Community Library (south-east of site)
- Consulting Rooms (west of site)
- Extension of Open Forecourt (east of site)
- Extension of Basement Carpark

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

The proposed site is located within a primarily residential area (Figure 3 – Surrounding Environment). The nearest residential and commercial receivers that have the potential to be affected by the operation of the proposed community centre & facilities are the tenancies located in Table 2.1 (Figure 4 – Nearest Residential Receivers).

Table 2.1 – Nearest Residential Receivers

Receiver	Address & Location	Dwelling Type
R1	No. 13 Acton St, Croydon (south of site)	Single Storey Residence
R2	No. 6 Alexandra Ave, Croydon (south of site)	Single Storey Residence with Granny Flat
R3	No. 18 Acton St, Croydon (east of site)	Double Storey Residence
R4	No. 20 Acton St, Croydon (east of site)	Single Storey Residence
R5	No. 3 Alexandra Ave (west of site)	Single Storey Residence
R6	No. 5-7 Alexandra Ave (west of site)	Sisters of Josphe- 2 Storey building

As mentioned above, the existing Church structure located on the northern boundary of the property will be retained and will not undergo any alterations. The existing two (2) levels of church basement parking will be extended to accommodate a total of seventy-three (73) car parking spaces (Figure 5 – Proposed Basement Parking). Furthermore, the paved open forecourt situated east of the site will be extended to the adjoining community facilities (Figure 2 – Site Layout).

The proposed Community & Youth Centre, located west of the site, will accommodate a maximum of two-hundred and seventy (270) patrons. The existing structure and proposed alterations/additions will be of brick construction with a metal roof.

The proposed operating hours for the community centre are as follows:

- Monday to Sunday: 7:00 am – 10:00 pm

The proposed operating hours of the community facilities are as follows:

- Community Library – Monday to Sunday: 9:00 am – 9:00 pm
- Youth Kitchen – Monday to Sunday: 7:00 am – 9:00 pm

The following assessment will only examine noise emitted by the operation of the proposed Youth Community Centre and associated Facilities. The existing Church is approved and there are no proposed changes to its existing structure or operation.

According to the NSW Noise Policy for Industry 2017 NPfI 2017 section 6.1, a project noise trigger level for noise from “new/modified components (not the whole site) of the operation may be set at 10 dB(A) or more below existing site noise levels or requirements”. This approach is used in the calculations adopted in section 5.1 of this acoustic report.

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

3.0 NOISE SURVEY & INSTRUMENTATION

On the 7th of August, 2024, an engineer from this office went to the above address and carried out noise measurements at the proposed development. Unattended noise measurements (Point A) were carried out at the rear of No. 11 Acton St, Croydon to determine background noise levels (Figure 6 – Noise Reading Location – Point A).

The unattended noise measurements were conducted for seven (7) days between 7th August 2024 and 14th August, 2024. The noise survey was conducted to determine the L_{A90} (15 minutes) and L_{Aeq} (15 minutes) of the existing background noise levels during the day (7:00-18:00), evening (18:00-22:00) and night (22:00-7:00).

All unattended sound level measurements and analysis performed throughout this project are carried out with a NSRTW_MK3 wireless sound level data logger (Serial No. Alv8DHWQUXU3grtCZwJZPD-). The sound logger's specifications are as follows:

- Type 1 digital MEMS microphone
- Non-volatile 128 Mb recording memory
- Records L-max, L-min and Leq levels
- Log interval adjustable from 125 ms (8 points per second) up to hours
- A, C and Z weighting curves
- Oscilloscope and spectrum analyser features
- Observes and records 100% of the acoustic signal
- Software calculates global Leq according to ISO and OSHA methods
- WIFI connectivity to report measured levels remotely
- Weatherproof casing designed for indoor/outdoor applications
- Activity detection and logging.
- Long-term measurement and recording of acoustic levels for environmental impact studies.

The logger is factory calibrated and calibration certificates dated 05/07/2022 & 14/08/2023 are presented in Figure 7 – Calibration Certificate.

The microphone was positioned 1.5m from ground level. The machine was calibrated prior and after reading using our Svantek SV 33A S/N: 90200 Class 1 Calibrator with no significant drift recorded. Any noise readings affected by strong wind or rain have been disregarded. A summary of those readings is presented in the table below:

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

Table 3.1 – Summary of Unattended Background Noise Measurements at Point A
August 7th, 2024 – August 14th, 2024

<i>Location</i>	<i>Time of Day</i>	<i>L_{Aeq} 15 Minute dB(A)</i>	<i>L₉₀ 15 Minute dB(A)</i>	<i>RBL *</i>
Point A	Day 7:00-18:00	56	45	43
	Evening 18:00-22:00	53	42	39
	Night 22:00-7:00	46	38	35

*RBL is calculated as per Fact Sheet B of the NPfI (2017)

Noise data is validated using the weather zone websites addresses:

<https://www.weatherzone.com.au/station/SITE/29063/observations/2024-08-07> to
<https://www.weatherzone.com.au/station/SITE/29063/observations/2024-08-14>

The Full Average Statistical Noise Parameters L(Aeq, 15 minutes), L(A90, 15 minutes), L(A10, 15 minutes), L(A1, 15 minutes) are presented in Figure 8 – Noise Survey (Point A)

4.0 ACCEPTABLE NOISE LEVEL FROM PROPOSED DEVELOPMENT– Noise Break out -

4.1 NSW NOISE POLICY FOR INDUSTRY (2017)

The above policy seeks to promote environmental well-being through preventing and minimizing noise by providing a framework and process for deriving noise limits conditions for consent and licenses.

The Noise Policy for Industry NPfI 2017 recommends two separate noise criteria to be considered, the Intrusive Noise Criteria and the Amenity Noise Criteria. A project noise trigger level being the lowest of the amenity and the intrusiveness noise level is then determined.

If the predicted noise level L_{Aeq} from the proposed project exceeds the noise trigger level, then noise mitigation is required. The extent of any ‘reasonable and feasible’ noise mitigation required whether at the source or along the noise path is to ensure that the predicted noise level L_{Aeq} from the project at the boundary of most affected residential receiver is not greater than the noise trigger level.

The above policy seeks to promote environmental well-being through preventing and minimizing noise by providing a framework and process for deriving noise limit conditions for consent and licenses.

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

The Noise Policy for Industry 2017 recommends two separate noise criteria to be considered, the Intrusive Noise Criteria and the Amenity Noise Criteria. A project's noise trigger level is determined as the lower of the amenity and the intrusiveness noise level.

If the predicted noise level L_{Aeq} from the proposed project exceeds the noise trigger level, then noise mitigation is required. The extent of any 'reasonable and feasible' noise mitigation required whether at the source or along the noise path is to ensure that the predicted noise level L_{Aeq} from the project at the boundary of the most affected residential receiver is not greater than the noise trigger level.

4.1.1 AMENITY NOISE CRITERIA

The amenity noise levels presented for different residential categories are presented in Table 2.2 of the Noise Policy for Industry 2017. These levels are introduced as guidance for appropriate noise levels in residential areas surrounding industrial areas.

The recommended amenity noise levels for the proposed development at No. 11 Acton St & 2-4 Alexandra Ave are presented in Table 6.1.1.1 below.

Table 4.1.1.1- Recommended Amenity Noise levels

<i>Type of Receiver</i>	<i>Area</i>	<i>Time Period</i>	<i>Recommended Leq Noise Level, dB(A)</i>
Residence	Urban	Day	60
		Evening	50
		Night	45

Where a noise source contains certain characteristics such as tonality, impulsiveness, intermittency, irregularity or dominant low-frequency content, a correction is to be applied which is to be added to the measured or predicted noise levels at the receiver, before comparison with the criteria. Shown below are the correction factors that are to be applied:

Table 4.1.1.2 – Modifying Factor Corrections as per Fact Sheet C (Noise Policy for Industry 2017)

<i>Factor</i>	<i>Correction</i>
Tonal Noise	+ 5 dB ^{1,2}
Low-Frequency Noise	+ 2 or 5 dB ¹
Intermittent Noise	+ 5 dB
Duration	+ 0 to 2 dB(A)
Maximum Adjustment	Maximum correction of 10 dB(A) ¹ (excluding duration correction)

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

1. Where a source emits tonal and low-frequency noise, only one 5-dB correction should be applied if the tone is in the low-frequency range, that is, at or below 160 Hz.
2. Where narrow-band analysis using the reference method is required, as outlined in column 5, the correction will be determined by the ISO1996-2:2007 standard.

Correction for duration is to be applied where a single-event noise is continuous for a period of less than two and a half hours in any assessment period. The allowable exceedance of the $L_{Aeq,15min}$ equivalent noise criterion is depicted in Table 7.1.1.3 for the duration of the event. This adjustment accounts for unusual and one-off events and does not apply to regular and/or routine high-noise level events.

Table 4.1.1.3 – Adjustment for Duration as per Fact Sheet C (Noise Policy for Industry 2017)

<i>Allowable duration of noise (one event in any 24-hour period)</i>	<i>Allowable exceedance of $L_{Aeq,15min}$ equivalent project noise trigger level at receptor for the period of the noise event, dB(A)</i>	
	<i>Daytime & evening (7 am–10 pm)</i>	<i>Night-time (10 pm–7 am)</i>
1 to 2.5 hours	2	Nil
15 minutes to 1 hour	5	Nil
6 minutes to 15 minutes	7	2
1.5 minutes to 6 minutes	15	5
less than 1.5 minutes	20	10

According to Section 2.4 of the above policy, the project amenity noise level is determined as follows:

Project amenity noise level for industrial developments = recommended amenity noise level (Table 2.2) minus 5 dB(A)

To convert from a period level to a 15-minute level, 3 dB (A) are added as per Section 2.2 of the policy.

Therefore, the project amenity noise level for the proposed development at No. 11 Acton St & 2-4 Alexandra Ave is as follows:

- Day period: $60 - 5 + 3 = \mathbf{58 \text{ dB(A)}}$
- Evening period: $50 - 5 + 3 = \mathbf{48 \text{ dB(A)}}$
- Night period: $45 - 5 + 3 = \mathbf{43 \text{ dB(A)}}$

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

4.1.2 INTRUSIVENESS NOISE CRITERIA

Section 2.3 of the NSW Noise Policy for Industry summarizes the intrusive criteria as below:

$$L_{Aeq,15\text{ minute}} \leq \text{rating background level plus 5}$$

While the background noise level known as $LA_{90,15\text{ minutes}}$ is the Noise exceeded 90% percent of a time period over which annoyance reactions may occur (taken to be 15 minutes). The RBL is defined as the overall single-figure $LA_{90,15\text{ minutes}}$ background level representing each assessment period (day/evening/night) over the whole monitoring period.

For the short-term method, the rating background noise level is simply the lowest measured $LAF_{90,15\text{min}}$ level.

For the long-term method, the rating background noise level is defined as the median value of:

- all the day assessment background levels over the monitoring period for the day as per Fact sheet B of the NPfI .
- all the evening assessment background levels over the monitoring period for the evening as per Fact sheet B of the NPfI and
- all the night assessment background levels over the monitoring period for the night as per Fact sheet B of the NPfI .

The predicted noise from the source $L_{Aeq,15\text{ min}}$ is measured at the most affected point within the most affected residential at the point where the most impact occurs. Therefore, the acceptable L_{eq} noise intrusiveness criterion for the proposal during the day, evening and night is as follows:

- Day period: $43 + 5 = \mathbf{48\text{ dB(A)}}$
- Evening period: $39 + 5 = \mathbf{44\text{ dB(A)}}$
- Night period: $35 + 5 = \mathbf{40\text{ dB(A)}}$

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

4.1.3 PROJECT NOISE TRIGGER LEVEL

A summary of Intrusiveness and Amenity Noise Levels as determined in Sections 4.1.1 & 4.1.2 are shown in Table 4.1.3.1 below:

Table 4.1.3.1- Summary of Intrusiveness and Project Amenity Noise levels

<i>Period</i>	<i>Intrusiveness Noise Level dB(A)</i>	<i>Project Amenity Noise level dB(A)</i>
Day Time (7:00am-6:00pm)	48	58
Evening Time (6:00pm-10:00pm)	44	48
Night & Early Morning (10:00pm – 7:00am)	40	43

The project noise trigger level is the lower (that is, the most stringent) value of the amenity and intrusiveness noise levels for the day, evening and night-time. Therefore, the project noise trigger levels for the proposed development are as shown below:

- **Day period $L_{Aeq,15\text{ min}}$: 48 dB(A)**
- **Evening period $L_{Aeq,15\text{ min}}$: 44 dB(A)**
- **Night period $L_{Aeq,15\text{ min}}$: 40 dB(A)**

The proposed developments and its activities including all mechanical plants will not exceed the project noise trigger level at the most sensitive location, provided all noise control recommendations in Section 6 are adhered to.

4.2 TRAFFIC NOISE GENERATION CRITERIA

Table 3 in Section 2.3.1 of the NSW Road Noise Policy, sets out traffic noise assessment criteria as follows:

Table 4.2.1 – NSW Road Noise Policy Traffic Noise Criteria

Road Category	Type of Project/Land Use	Assessment Criteria – dB(A)	
		Day (7am – 10pm)	Night (10pm – 7am)
Local Roads	Existing Residences affected by additional traffic on existing local roads generated by land use developments	L_{Aeq} (1 hour) 55 (external)	L_{Aeq} (1 hour) 50 (external)

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

4.3 NOISE GUIDE FOR LOCAL GOVERNMENT

The Department of Environment and Conservation (NSW) published the amended *Noise Guide for Local Government* in October 2010. The policy is specifically aimed at assessing noise from light industry, shops, entertainment, public buildings, air conditioners, pool pumps and other noise sources in residential areas.

Section 2.2.3 of the Noise Guide for Local Government recommends noise measurements and an intrusive noise level when attempting to achieve acceptable and achievable noise limits.

Section 2.2.1 of the Noise Guide for Local Government states that a noise source is generally considered to be intrusive if the noise from the source when measured over a 15-minute period exceeds the background noise by more than 5 dB(A). Therefore, the noise criteria are as follows:

- Day period: **$45 + 5 = 50 \text{ dB(A)}$**
- Evening period: **$42 + 5 = 47 \text{ dB(A)}$**
- Night period: **$38 + 5 = 43 \text{ dB(A)}$**

The appropriate regulatory authority (Local Council) may, by notice in writing given to such a person, prohibit the person from causing, permitting or allowing:

1. any specified activity to be carried out at the premises, or
2. any specified article to be used or operated at the premises.

or both, in such a manner as to cause the emission from the premises to exceed a specified level when measured at any specified point (whether within or outside the premises), at all times or at specified times and/or days.

It is an offence to contravene a noise control notice. Prior to being issued with a noise control notice, no offence has been committed.

4.3.1 SLEEP DISTURBANCE

In order to minimize the potential of sleep disturbance, Section 2.2.4 of the Noise Guide for Local Government recommends that $L_{A1,1\text{-minute}}$ level of any noise outside a bedroom should not exceed the background noise level by more than 15dB.

$L_{A1, 1 \text{ minute}} \leq 38 + 15 = 53 \text{ dB(A)}$ outside bedroom window of nearest residential receiver.

Similar text about sleep arousal is adopted in the Noise Policy for Industry 2017 as

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

below:

Where the subject development/premises night-time noise levels at a residential location exceed:

- $L_{Aeq,15min}$ **40 dB(A)** or the prevailing RBL plus 5 dB, whichever is greater, and/or
- L_{AFmax} **52 dB(A)** or the prevailing RBL plus 15 dB, whichever is greater, a detailed maximum noise level event assessment should be undertaken.

Further studies by the enHealth Council (2004) and the guidelines published by the World Health Organisation (1999) were reviewed and analysed in terms of the guidance on noise exposure and sleep disturbance. The enHealth report states that:

‘as a rule for planning for short-term or transient noise events, for good sleep over 8 hours the indoor sound pressure level measured as a maximum instantaneous value should not exceed approximately 45 dB(A) $L_{A, (Max)}$ more than 10 or 15 times per night’.

Given that the Community centre will operate only during daytime and evening hours, an assessment of Sleep Disturbance is not relevant to this acoustic study.

5.0 PREDICTED NOISE LEVELS ARISING FROM THE PROPOSED USE INCLUDING MECHANICAL PLANT

The main noise sources arising from the use of the proposed development are classified into three main noise sources:

- Noise from additional vehicles on the road utilising the above development and noise from vehicles in the basement car park and driveway. This is not expected to create any nuisance as the basement carpark is located under ground and noise from doors closing, cars starting and cars accelerating will be confined to the basement carpark.
- Noise from the inside the new Community and Youth centre and the Communal forecourt space.
- Noise from Mechanical Plant & Air-Conditioning

5.1 NOISE FROM PATRONS INSIDE PROPOSED YOUTH COMMUNITY CENTRE & ATTENDEES ARRIVING, DEPARTING, & CONGREGATING ON SITE

As per the architectural plans by Hill Thales dated April 9th, 2024, the proposed development at No. 11 Acton St & 2-4 Alexandra Ave will include the extension of the paved open courtyard on the eastern boundary of the site (Figure 2 – Proposed Site Layout). Attendees of the community centre & facilities may congregate in this open space which has the potential to impact surrounding residential receivers. The communal area will be restricted to Day and Evening Use only (7:00am – 10:00pm).

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

The noise levels from attendees using the proposed library and consulting rooms are expected to be confined within the internal space of the proposal. This section mainly addresses noise from the new Community Centre which will accommodate a maximum of two hundred and seventy (270) patrons and will operate from 7:00 am till 10:00 pm, Monday-Sunday. The existing structure and proposed alterations/additions will be of brick construction with insulated metal roof & insulated ceiling.

As per Harris/Pearson, Bennet, & Fidell (1977) report, the sound power level of (1) person talking (male & female) is as per Table 5.1.1 below.

Table 5.1.1 – Sound Power Level of Male & Females at different vocal levels

Vocal Effort	No. of Talkers	Sound Power Levels [dB] at Octave Band Centre Frequencies [Hz] *, **, ***							dB(A)
		125	250	500	1000	2000	4000	8000	
Females									
Casual	1	48.0	61.0	61.0	54.0	51.0	47.0	48.0	61.0
Normal	1	49.0	63.0	66.0	61.0	56.0	44.0	50.0	66.0
Raised	1	47.0	67.0	72.0	70.0	66.0	61.0	54.0	74.0
Loud	1	47.0	62.0	77.0	79.0	76.0	70.0	62.0	82.0
Shouted	1	48.0	68.0	82.0	89.0	88.0	81.0	71.0	93.0
Males									
Casual	1	58.0	62.0	63.0	55.0	53.0	51.0	48.0	63.0
Normal	1	60.0	66.0	69.0	62.0	58.0	54.0	48.0	69.0
Raised	1	65.0	71.0	76.0	70.0	66.0	61.0	55.0	76.0
Loud	1	69.0	78.0	85.0	84.0	79.0	73.0	63.0	87.0
Shouted	1	58.0	83.0	93.0	97.0	93.0	85.0	76.0	100.0

For a number of patrons (n) in any vocal category the increase in noise level at any octave band centre frequency is $\Delta L = 10 \log_{10}(n)$.

The total noise level from all groups is determined using the equation:

$$L = 10 \log_{10} \left(\sum_{i=1}^n 10^{(L_i / 10)} \right)$$

Where L_i is the noise level from each group.

The sound loss through the façade of the proposed Community Youth centre is calculated using Templeton/Saunders equation (A-Weighted):

$$L_{p2} = L_{p1} - R + 10 \log_{10}(S) - 20 \log_{10}(r) - 17 + DI \text{ dB}$$

Where;

- L_{p2} Noise level at location 2 from the source;
- L_{p1} Noise level at the source;
- R Weighted sound reduction index of the façade;
- S Area of the façade;
- r Distance in meters to location 2 from the source; and
- DI Directivity associated with the source =3.

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

The predicted noise level results from inside the Youth Centre are presented in Table 5.1.2 below.

Table 5.1.2 - Expected LAeq from Attendees inside Community Centre at Boundary of Nearest Residential Receivers*

Activity	Period	Expected LAeq, 15min at No. 13 Acton St, Croydon R1	Expected LAeq, 15min at No. 6 Alexandra Ave, Croydon R2	Expected LAeq, 15min at No. 18 & 20 Acton St, Croydon R3 & R4	Expected LAeq, 15min at No. 3 Alexandra Ave, Croydon R5	Complies with Noise Guide for Local Government as per Section 4.3 **,***
Attendees inside Community Centre (50% Talking)	7:00pm – 6:00 pm Day Hours**	20 dB(A)	13 dB(A)	28 dB(A)	22 dB(A)	Yes ✓ ≤ 40 (50-10) dB(A)
Attendees inside Community Centre (50% Talking)	6:00pm – 10:00 pm Evening Hours**	20 dB(A)	13 dB(A)	28 dB(A)	22 dB(A)	Yes ✓ ≤ 37 (47- 10) dB(A)

* Assuming all recommendations in section 6.0 are adhered to.

**NPfI does not apply, Exclusions listed in section 1.5 page 5 of the policy. – Background Noise levels + 5 applies.

***According to the NSW Noise Policy for Industry 2017 NPfI 2017 section 6.1, a project noise trigger level for noise from “new/modified components (not the whole site) of the operation may be set at 10 dB(A) or more below existing site noise levels or requirements”.

The noise levels from people in the forecourt are calculated in accordance with ISO 9613.2 – *Acoustics – Attenuation of sound during propagation outdoors — Part 2: General method of calculation*. The predicted noise levels at the most affected residential receivers’ boundaries are presented in Table 5.1.3 below:

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

**Table 5.1.3- Expected LAeq from Attendees in the Forecourt
at Boundary of Nearest Residential Receivers***

Activity	Period	Expected LAeq, 15min at No. 13 Acton St, Croydon R1	Expected LAeq, 15min at No. 6 Alexandra Ave, Croydon R2	Expected LAeq, 15min at No. 18 & 20 Acton St, Croydon R3 & R4	Expected LAeq, 15min at No. 3 Alexandra Ave, Croydon R5	Complies with Noise Guide for Local Government as per Section 4.3**
Attendees @ open forecourt	7:00pm – 6:00 pm Day Hours**	34 dB(A)	38 dB(A)	32 dB(A)	21 dB(A)	Yes ✓ <= 40 (50-10) dB(A)***
Attendees @ open forecourt	6:00pm – 10:00 pm Evening Hours**	34 dB(A)	38**** dB(A)	32 dB(A)	21 dB(A)	Yes ✓ <= 37 (47- 10) dB(A)***

* Assuming all recommendations in section 6.0 are adhered to.

**NPfI does not apply, Exclusions listed in section 1.5 page 5 of the policy. – Background Noise levels + 5 applies.

***According to the NSW Noise Policy for Industry 2017 NPfI 2017 section 6.1, a project noise trigger level for noise from “new/modified components (not the whole site) of the operation may be set at 10 dB(A) or more below existing site noise levels or requirements”.

**** Exceeds noise limit by 1 d B which is Barely Perceivable.

5.2 NOISE FROM PROPOSED MECHANICAL PLANT & EQUIPMENT

A range of mechanical plants, equipment and ventilation will be included in the proposed development. Noise emitted using the proposed mechanical plant is assessed by the Noise Policy for Industry 2017.

The proposed levels of basement parking are located below ground level which makes natural ventilation not possible. Thus, a mechanical extract system should be used. The mechanical ventilation system needs to achieve all required air changes for exhaust fume and extract smoke clearance in accordance with Australian Standard AS 1668.2 “*The use of ventilation and air-conditioning in buildings Mechanical ventilation in buildings*”.

A garage roller door may also be located at the entry of the car park. Predicted noise levels from the operation of garage roller doors have been estimated according to typical rollers doors installed at other developments. The average time duration for a garage roller door to fully open or close is approximately 30 seconds. Air-conditioning might also be installed in the proposed development. Typical noise levels for car park exhaust fans, condensing units and car-park roller doors are presented in Table 5.2.1

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

Table 5.2.1 – Typical Mechanical Plant Leq Sound Power Levels (dB(A))

<i>Frequency [Hz]</i>	<i>63</i>	<i>125</i>	<i>250</i>	<i>500</i>	<i>1k</i>	<i>2k</i>	<i>4k</i>	<i>8k</i>	<i>dB(A)</i>
Typical Car Park Exhaust Fan/Supply Fan	89	84	91	88	87	84	81	75	91
Typical Condensing Unit	71	69	67	61	58	54	47	44	64
Car-Park Security Roller Door	73	75	77	79	82	77	76	74	85

The operation of the proposed mechanical plant & equipment will comply with the criteria of the NSW Noise Policy for Industry 2017, provided the recommendations in Section 5.2.1 below are adhered to.

5.2.1 MECHANICAL PLANT RECOMMENDATIONS

The recommendations listed in Table 5.2.1.1 below are essential for the noise break-out from the proposed development to comply with section 7 of this report.

Table 5.2.1.1– Typical Mechanical Plant Recommendations

Item	RECOMMENDATIONS
Basement Roller Door	<ul style="list-style-type: none"> • Ensure maintenance and lubrication of motor bearings, door tracks and joints. • The proposed security door fitted to the car parking area entrance must be independently mounted on rubber pads to prevent vibration noise transmission through the concrete walls and/or columns.
AC Condenser Units	<ul style="list-style-type: none"> • We recommend that all outdoor air-conditioning units to be acoustically enclosed or set away by more than 3.0m from any boundary with a sound power level of each unit no more than 70 dB(A).
General Mechanical Plant	<ul style="list-style-type: none"> • We recommend acoustic assessment at CC stage of all proposed mechanical plants and equipment once the development has been approved and full Mechanical Services Plans have been prepared. In the meantime, we recommend the following: <ul style="list-style-type: none"> ○ Procurement of quiet plant (when required) and the maintenance of existing plant. ○ Strategic positioning of plant away from potential sensitive receivers. ○ Commercially available silencers or acoustic

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

	<p>attenuators for air discharge and air intakes of plant.</p> <ul style="list-style-type: none"> ○ Acoustically lined and lagged ductwork. ○ Acoustic screens and barriers between plant and sensitive neighboring premises; and/or, ○ Partially enclosed or fully enclosed acoustic enclosures around plant.
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

As the proposed development is still in the initial application stage, we recommend that further acoustic assessment is carried out when the development has been approved and Mechanical Services plans have been prepared for our review.

5.3 CUMULATIVE NOISE IMPACT & COMPLIANCE

The cumulative noise emanating from the proposed development (Carpark, Proposed Community Center and Mechanical plant & Air-Conditioning) will comply with the noise trigger levels and noise limits established for this project provided all recommendations in Section 6 are adhered to.

6.0 NOISE CONTROL RECOMMENDATIONS

6.1 MANAGEMENT OF PROPOSED CENTRE & USE OF USHERS

Attendees must be informed of the nearest residential noise receivers and the importance of minimizing indoor and outdoor noise produced.

We recommend ushers are used when attendees are arriving/departing the Youth Centre when the Youth Center is at or near full capacity. Ushers to ensure that attendees enter and leave the site in an orderly fashion and farewell and greet each other inside the centre only.

Ushers should discourage people from accumulating in the street adjacent to neighboring properties. Should people gather and accumulate on-site or on the street the ushers should ask them kindly to leave the area.

6.2 SIGNS

Signs reminding attendees to minimise noise at all times shall be installed at entry and exit points of the proposed centre and car parking area. It is advised that the signs be provided in several languages to accommodate the different language needs of members of the community.

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

6.3 SOUND BARRIER

We recommend that a 2.1 meter gap free Sound Barrier is installed on the southern boundaries of the site adjacent to the nearest residential receiver R1 & R2 at No. 13 Acton St, & No. 6 Alexandra Ave, (Figure 9 – Noise Barrier Location). The gap-free barrier is to be of lapped & capped timber, Colorbond or masonry construction.

6.4 OPERATION OF WINDOWS & DOORS OF THE YOUTH CENTRE

All operable windows and doors located in the proposed Youth Community Center are to be closed during the hours of operation of the proposed Youth Centre. Rw of doors and windows to be minimum 35. Roof is to be Colorbond Steel Roofing with R2 insulation over battens, 13mm plasterboard ceiling with 75mm thick, 11kg/m3 insulation, in the ceiling cavity.

6.5 MECHANICAL PLANT & EQUIPMENT

As previously mentioned, we recommend acoustic assessment of all proposed Mechanical Plant & Equipment once the development has been approved and Mechanical Services Plans have been prepared.

6.6 NOISE MANAGEMENT PLAN

A Noise Management Plan should be implemented and should include the following:

- Install a contact number at the front of the Place of proposal so that complaints regarding the centre operation can be made.
- Implement a complaint handling procedure. If a noise complaint is received the complaint should be recorded on a Complaint Form. The Complaint Form should contain the following:
 - Name and Address of the Complainant
 - Time and Date the Complaint was received
 - The nature of the complaint and the time/date the noise was heard
 - The name of the employee that received the complaint
 - Actions taken to investigate the complaint and the summary of the results of the investigation
 - Indication of what was occurring at the time the noise was happening (if applicable)
 - Required remedial action (if applicable)
 - Validation of the remedial action
 - Summary of feedback to the complainant

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

Also a permanent register of complaints should be held on the premises, which shall be reviewed monthly by attendees to ensure all complaints are being responded to. All complaints received shall be reported to management with initial action/investigation commencing within 7 days. The complainant should also be notified of the results and actions arising from the investigation.

7.0 NOISE IMPACT STATEMENT

ANAVS - Acoustic, Noise & Vibration Solutions have taken background noise level measurements at the most noise sensitive locations near the proposed Community Centre & facilities. The levels of noise emission from the proposed development at No. 11 Acton St & 2-4 Alexandra Ave, Croydon have been calculated and quantified using reliable test data.

Provided the noise controls as recommended in Section 6.0 of this report are fully implemented, we are confident that the noise emission levels will be controlled and not exceed the criteria outlined in Section 4.0 of this report and will satisfy the conditions/requirements of Burwood Council.

Should you require further explanations, please do not hesitate to contact us.

Yours Sincerely,



M. Zaioor
M.S. Eng'g Sci. (UNSW).
M.I.E.(Aust), CPEng
Australian Acoustical Society (Member #1032).

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

8.0 APPENDIX

Figure 1 - Site Location	22
Figure 2 - Proposed Site Layout.....	23
Figure 3 - Surrounding Environment	24
Figure 4 - Nearest Residential Receivers.....	25
Figure 5 - Proposed Basements.....	26
Figure 6 - Noise Reading Location (Point A).....	27
Figure 7 - Calibration Certificate	28
Figure 8 - Noise Survey (Point A)	29
Figure 9 - Sound Barrier	30

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

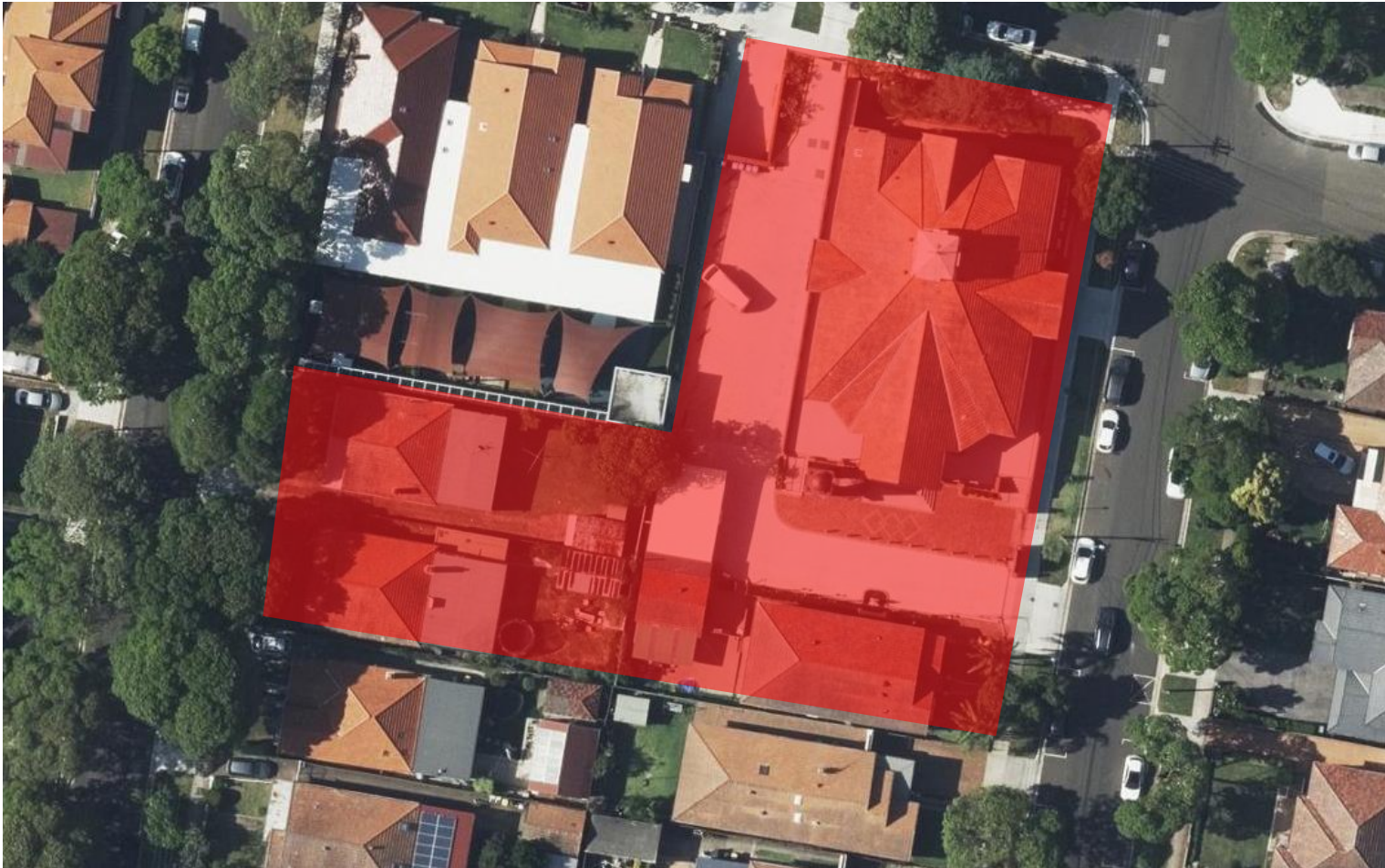


Figure 1 - Site Location

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

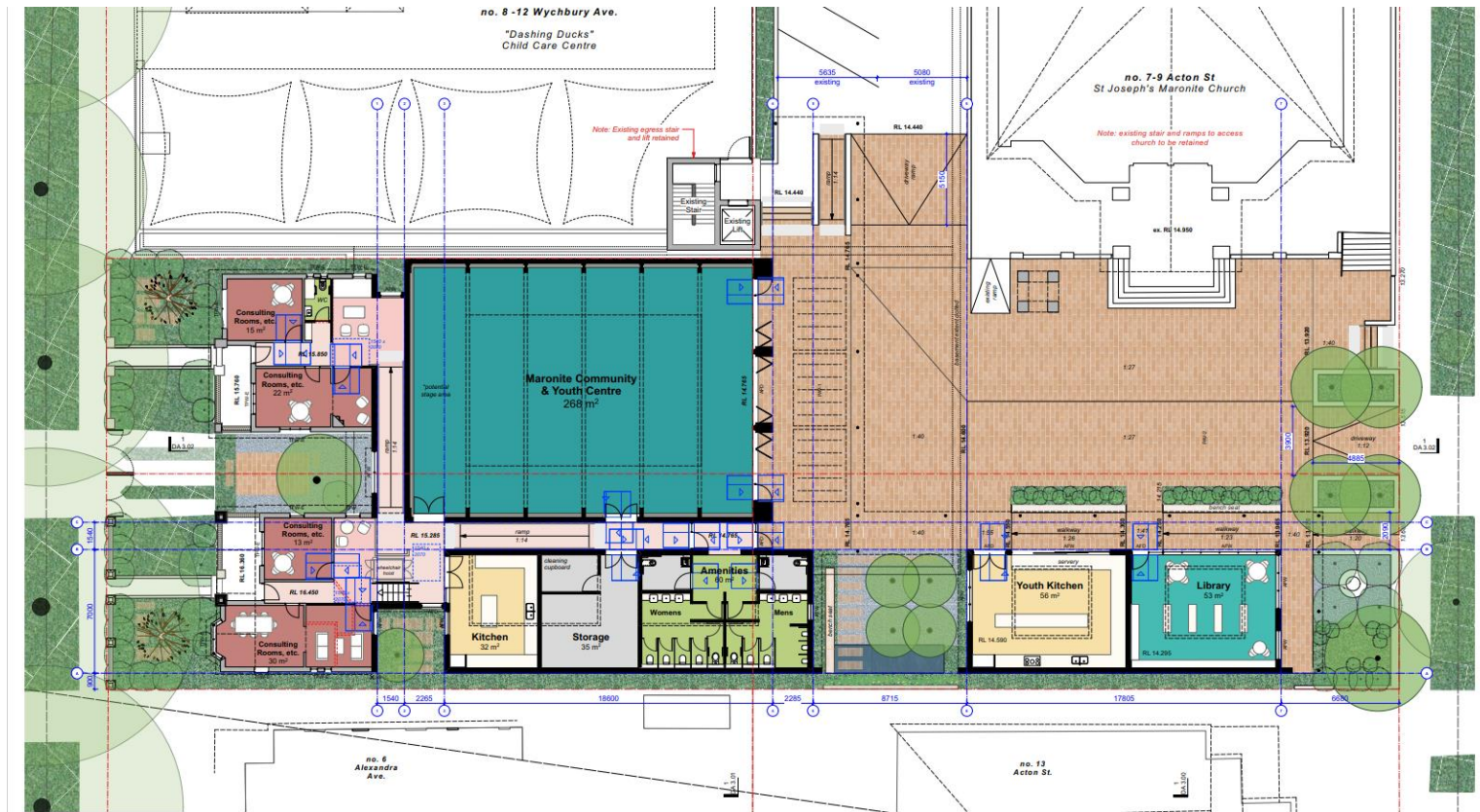


Figure 2 - Proposed Site Layout

Plans Acton Street - 29 October 2024

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Reference No.: 2024-251



Figure 3 - Surrounding Environment

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251



Figure 4 - Nearest Residential Receivers

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

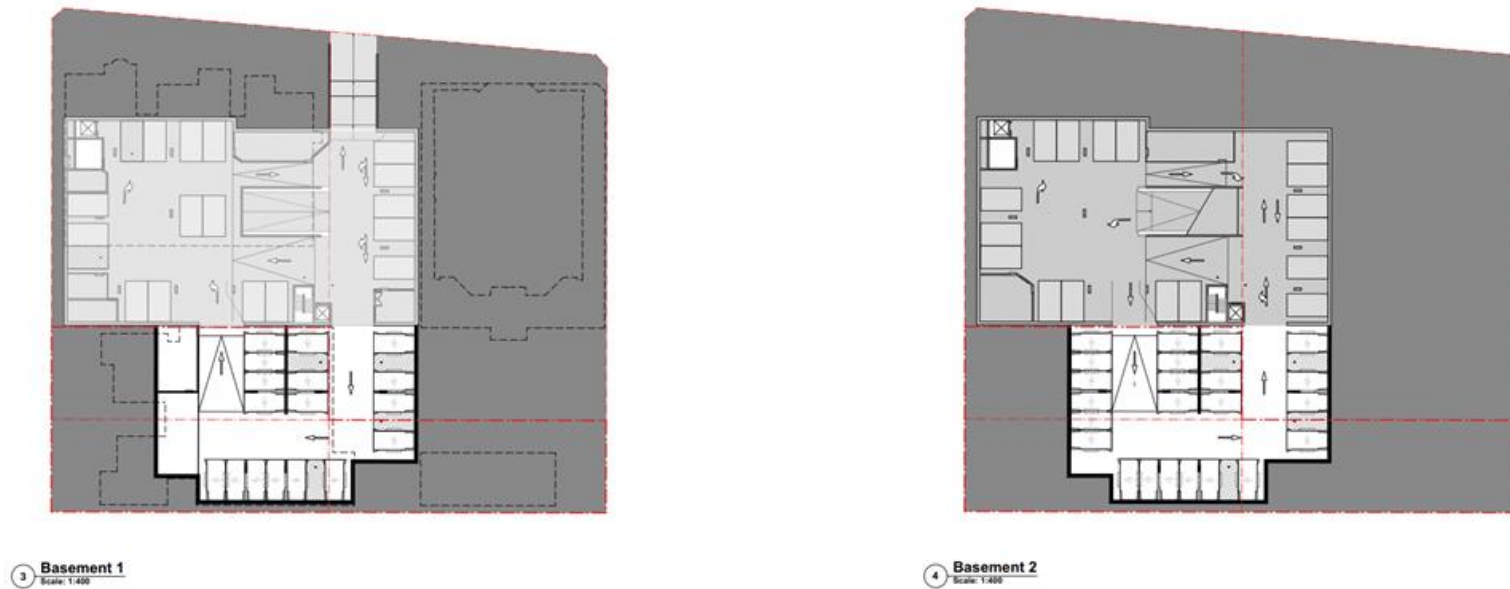


Figure 5 - Proposed Basements

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251



Figure 6 - Noise Reading Location (Point A)

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Reference No.: 2024-251

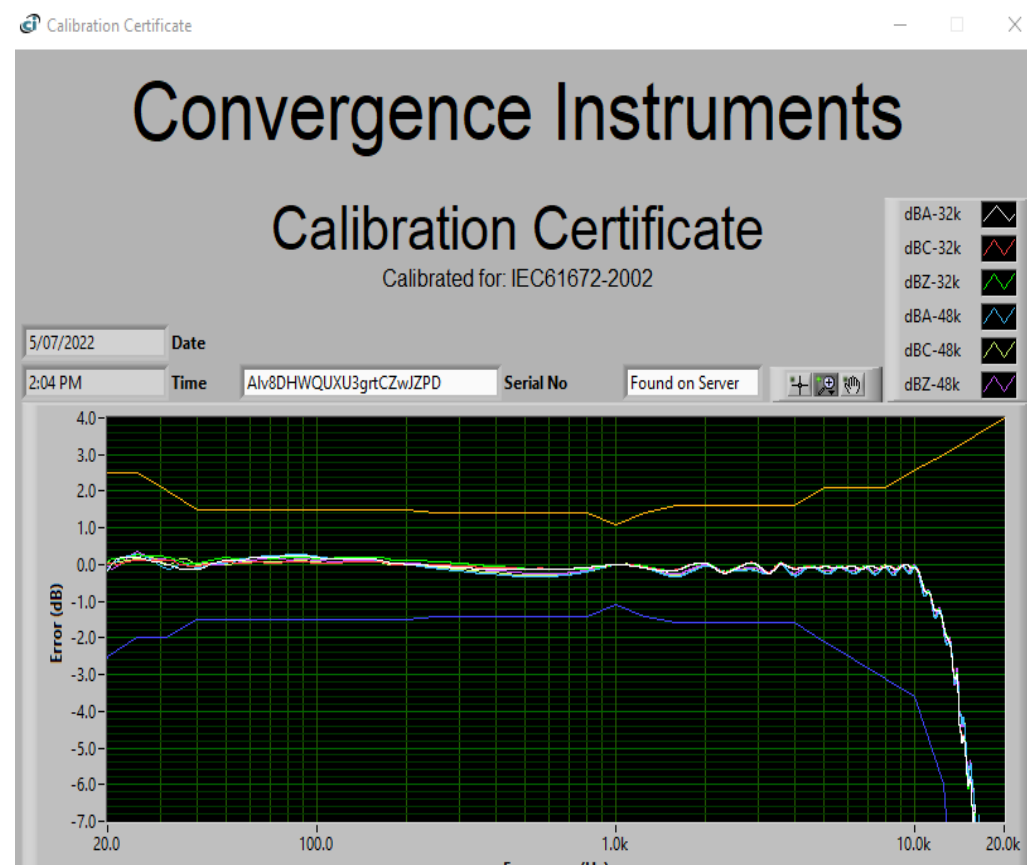


Figure 7 - Calibration Certificate

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251

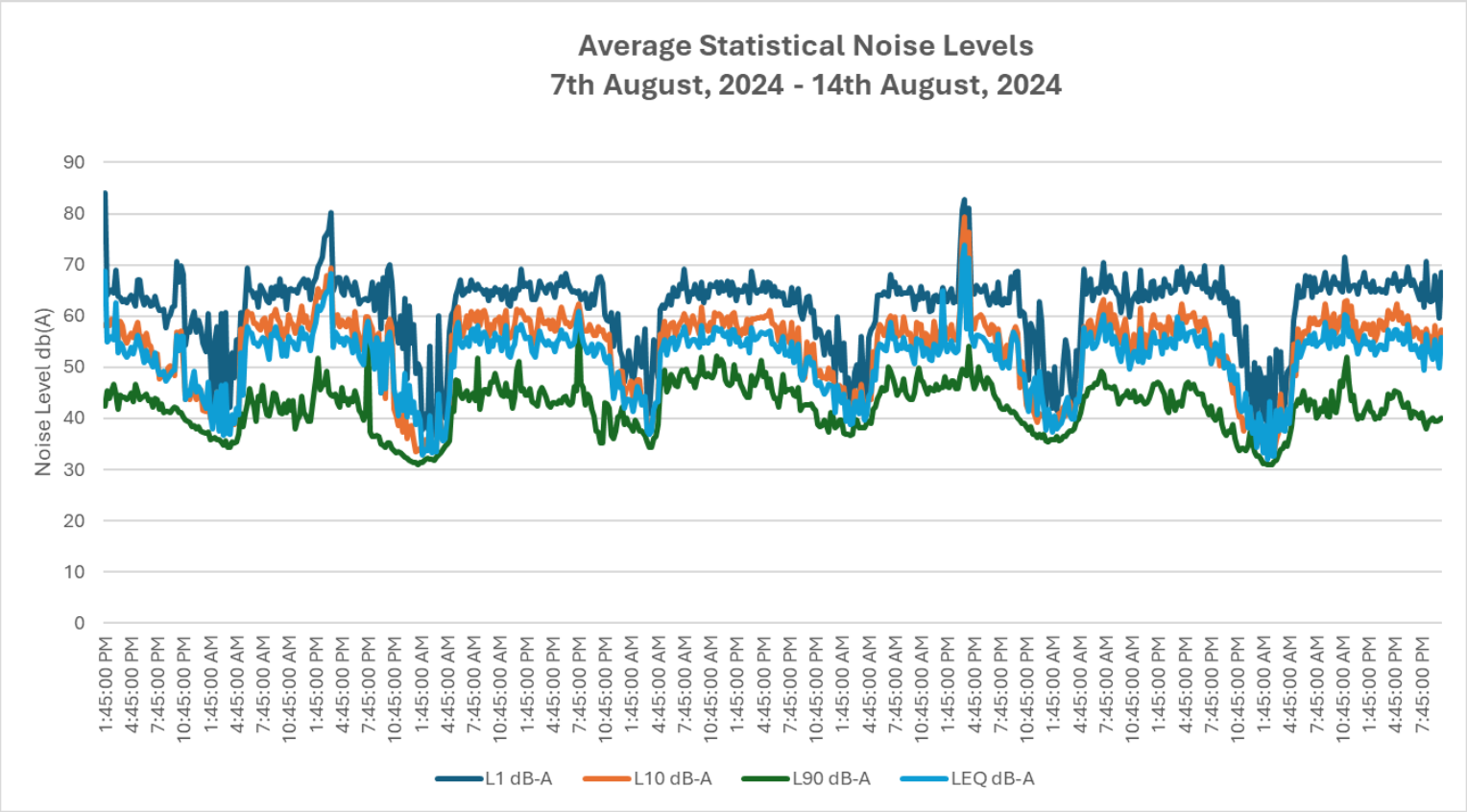


Figure 8 - Noise Survey (Point A)

Acoustic Report for No. 11 Acton St & No. 2-4 Alexandra Ave, Croydon
Reference No.: 2024-251



Figure 9 - Sound Barrier

TRAFFIX
TRAFFIC AND TRANSPORT PLANNERS



TRAFFIC IMPACT ASSESSMENT (TIA)

Proposed Community Facility
2-4 Alexandra Avenue and 11 Acton Street, Croydon

Reference: 24.026r01v04
Date: August 2024

Suite 2.08, 50 Holt St
Surry Hills, NSW 2010

t: (02) 8324 8700
w: www.traffic.com.au



DOCUMENT VERIFICATION

Job Number	24.026			
Project	2-4 Alexandra Avenue and 11 Acton Street, Croydon			
Client	Hills Thalys Architecture + Urban Projects Pty Ltd			
Revision	Date	Prepared By	Checked By	Signed
v04	26/04/2024	Andrew Baraket	Hayden Dimitrovski	



CONTENTS

1. Introduction	1
2. Location and Site	2
3. Existing Traffic Conditions	5
3.1 Road Network	5
3.2 Public Transport	7
4. Description of Proposed Development	9
5. Parking Requirements	10
5.1 Car Parking	10
5.2 Accessible Parking	11
5.3 Refuse Collection and Servicing	11
6. Traffic and Transport Impacts	12
6.1 Existing Site Generation	12
6.2 Development Trip Generation	12
6.3 Traffic Impacts	13
7. Access and Internal Design	14
7.1 Vehicular Access	14
7.2 Internal Design	14
7.3 Summary	15
8. Conclusions	16

Appendices

- Appendix A: Reduced Plans
 - Appendix B: Swept Path Analysis
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1. INTRODUCTION

TRAFFIX has been commissioned by Hills Thalys Architecture and Urban Projects Pty Ltd to undertake a traffic impact assessment (TIA) in support of a development application (DA) relating to proposed additions to a place of worship at 7-11 Acton Street, Croydon, comprising construction of a youth centre and expansion of the existing basement parking area. The development is located within the Burwood Council Local Government Area (LGA) and has been assessed under that Council's controls.

This report documents the findings of our investigations and should be read in the context of the Statement of Environmental Effects (SEE) prepared separately. The development is a minor development and does not require referral to Transport for NSW (TfNSW) under the provisions of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

The report is structured as follows:

- Section 2: Describes the site and its location
- Section 3: Documents existing traffic conditions
- Section 4: Describes the proposed development
- Section 5: Assesses the parking requirements
- Section 6: Assesses traffic impacts
- Section 7: Discusses access and internal design aspects
- Section 8: Presents the overall study conclusions

2. LOCATION AND SITE

The subject site comprises the following parcels of land:

- 11 Acton Street, Croydon Lot 54 on DP11902
- 2-4 Alexandra Avenue, Croydon Lot 68, and Lot 67 on DP11902

In a regional context, it is located about 1.3 kilometres north of Croydon Railway Station and 8.5 kilometres west of the Sydney CBD.

The site has an irregular configuration with a total site area of approximately 1,330m² and currently consists of three residential dwellings. It has a western frontage of 25 metres to Alexandra Avenue and eastern frontage of approximately 11 metres to Acton Street. It is bounded to the south by residential developments and to the north by the St Jospeh's Maronite Catholic Church and a child care centre.

Vehicular access to the site is currently provided via two driveways to the Alexandra Avenue properties.

A Location Plan is presented in **Figure 1**, with a Site Plan presented in **Figure 2**.

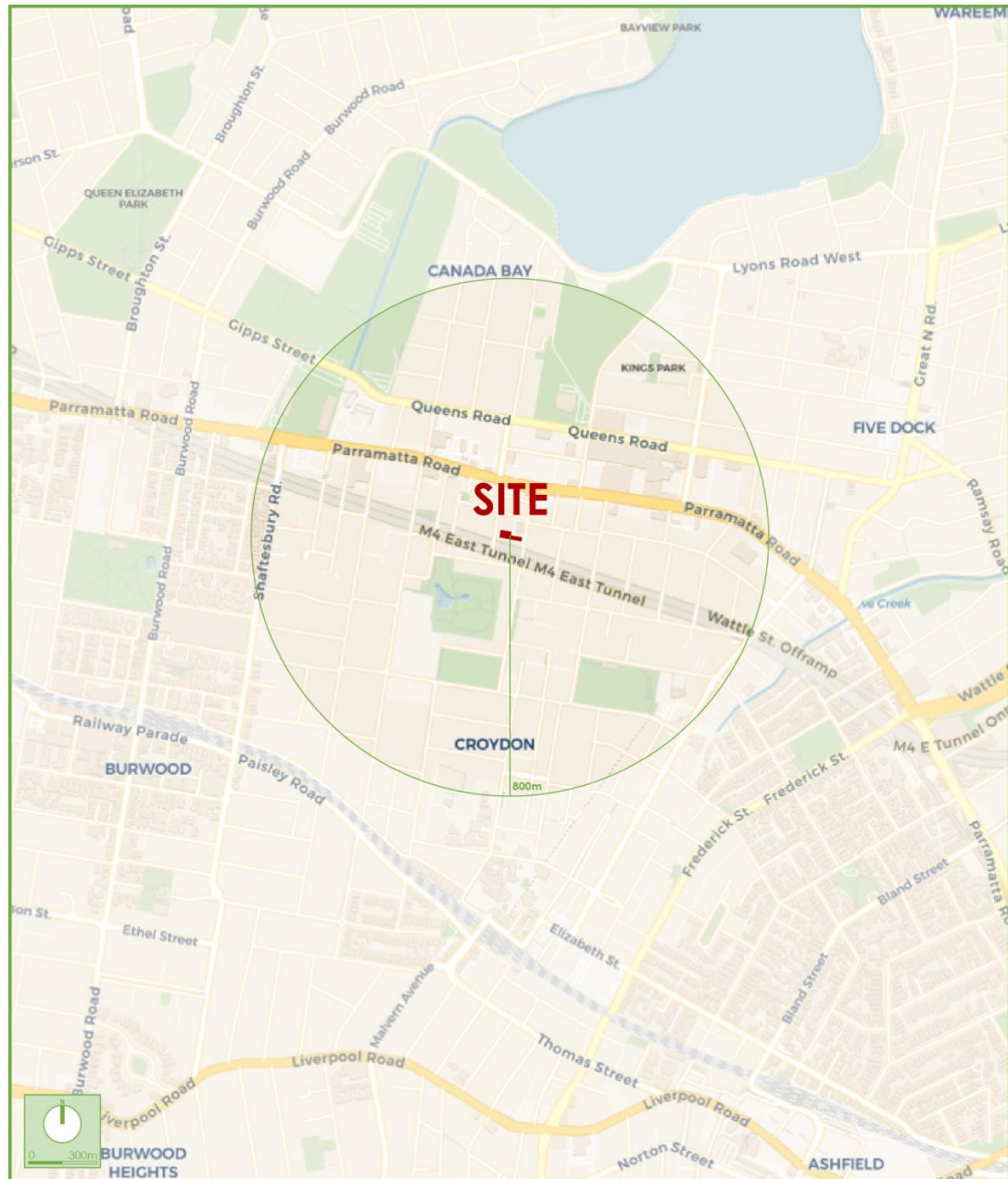


Figure 1: Location Plan

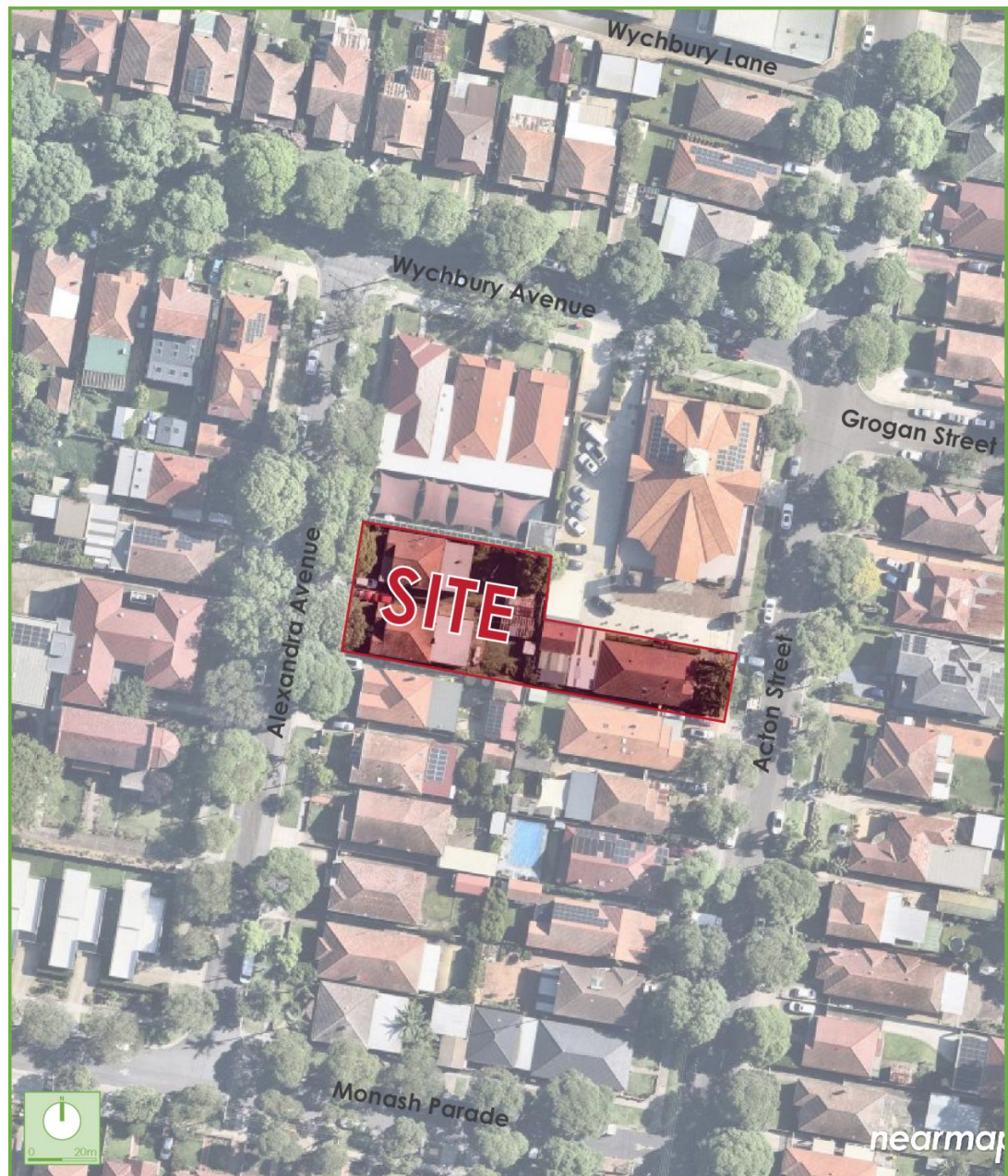


Figure 2: Site Plan

3. EXISTING TRAFFIC CONDITIONS

3.1 Road Network

The road hierarchy in the vicinity of the site is shown in **Figure 3** with the following roads of particular interest:

- **Parramatta Road:** a TfNSW Main Road (HW 5) that forms part of the Great Western Highway generally runs in an east-west direction between Broadway in the east and Church Street in the west. In the vicinity of the site, Parramatta Road is subject to a 60km/h speed zoning, generally consists of three traffic lanes in each direction separated by a median. The kerbside lanes are subject to clearway restrictions with parking not provided along either kerbside outside of the clearway restrictions.
- **Acton Street:** a local road that traverses in a north-south direction between Parramatta Road in the north and Queen Street in the south. It is subject to a 50km/h speed zoning, carries a single lane of traffic in each direction and generally permits on-street parking along both sides.
- **Wychbury Avenue:** a local road that generally traverses in an east-west direction between Acton Street in the east and King Edward Street in the west. It is subject to a 50km/h speed zoning, carries a single lane of traffic in each direction and generally permits on-street parking along both sides.
- **Alexandra Avenue:** a local road that traverses in a north-south direction between Wychbury Avenue in the north and Monash Parade in the south. It is subject to a 50km/h speed zoning, carries a single lane of traffic in each direction and generally permits on-street parking along both sides.

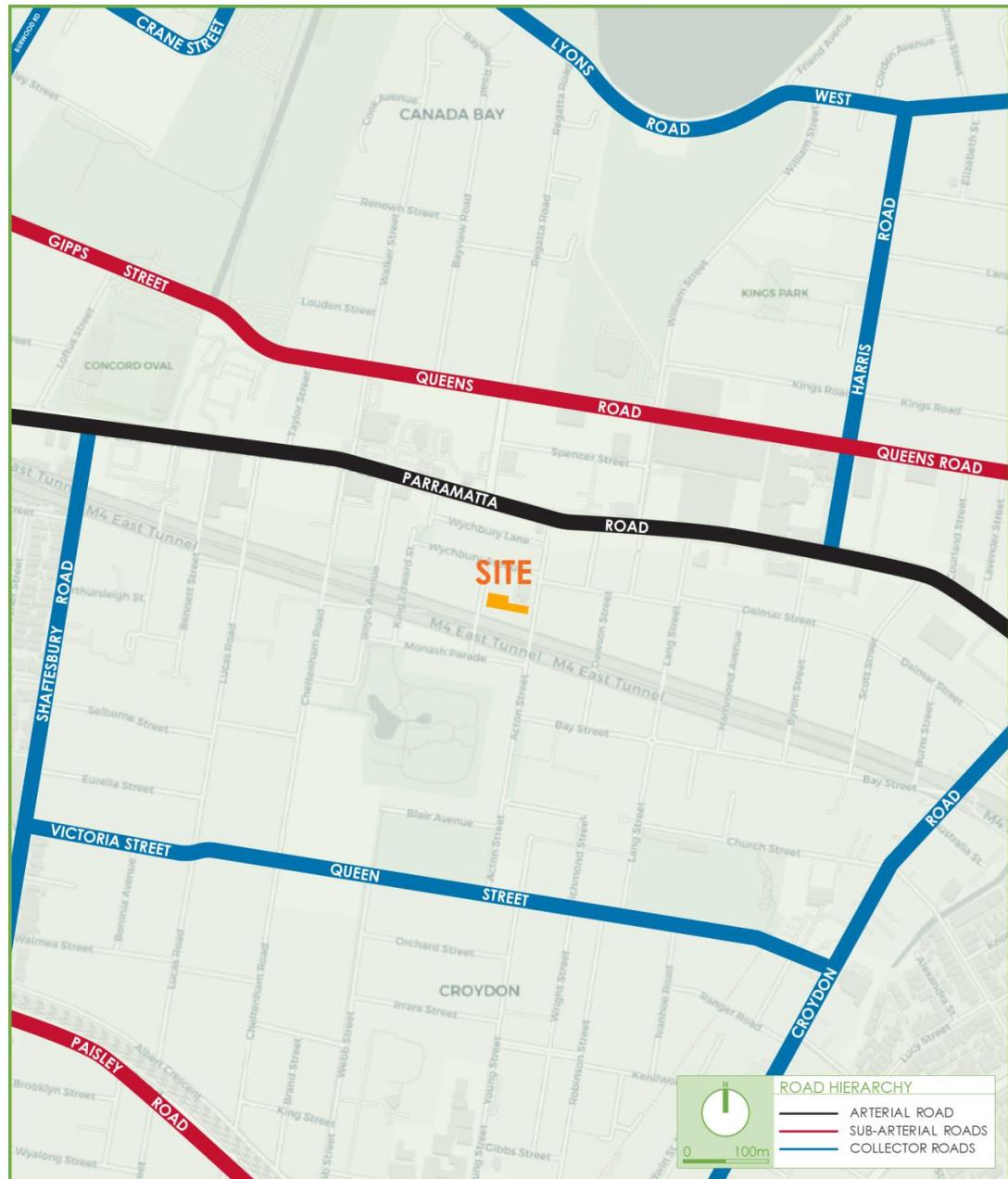


Figure 3: Road Hierarchy

3.2 Public Transport

The existing bus services that operate in the locality are shown in **Figure 4**. It is evident that the development benefits from regular bus services with bus stops in either direction being situated within 130 metres of the site along Parramatta Road. These services provide connections to such centres as Burwood, Campsie, Chatswood, Five Dock and includes an express service to Sydney CBD. These bus routes provide frequent services during the weekday peak hour periods.

Croydon Railway Station is located approximately 1.3 kilometres from site. This station provides services on the following lines:

- T1 North Shore and Western Line;
- T2 Inner West and Leppington Line; and,
- T9 Northern Line.

The above lines provides connections to the City, Strathfield and the wider rail network.

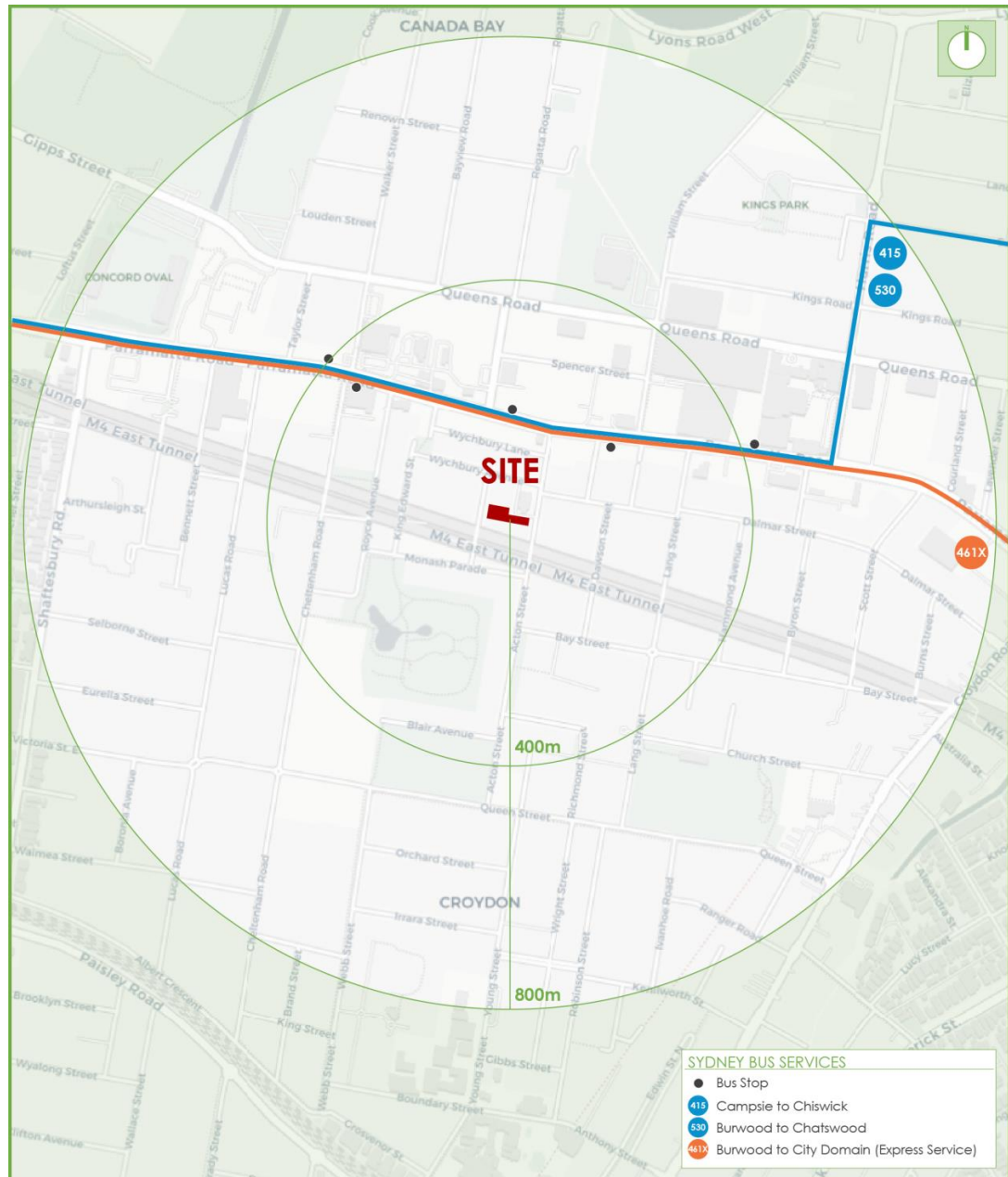


Figure 4: Public Transport

4. DESCRIPTION OF PROPOSED DEVELOPMENT

A detailed description of the proposed development is provided in the Statement of Environmental Effects prepared separately. In summary, the development for which approval is now sought comprises the following components:

- The provision of community facilities including the following:
 - A community hall with an additional 280m² of GFA;
 - Six (6) offices totalling 97m² GFA;
 - A library with 53m² of GFA; and,
 - Ancillary kitchens and library
- Expansion of the existing basement car park with 38 spaces, currently shared by the neighbouring St Joseph's Maronite Catholic Church and the child care centre, by 40 spaces comprising:
 - 17 x additional spaces in basement level 1; and
 - 23 x additional spaces in basement level 2.The existing vehicular access from Wychbury Avenue will continue to be used for access to the basement car park.
- Maintaining the existing vehicular accesses and two parking spaces on the Alexandra Avenue frontage.
- The existing driveway and pedestrian entry area in the adjacent lot at 11 Acton Street will have minor changes to integrate with the proposed development.

The parking and traffic impacts arising from the development are discussed in **Section 5** and **Section 6**. Reference should be made to the plans submitted separately to Council which are presented at reduced scale in **Appendix A**.

5. PARKING REQUIREMENTS

5.1 Car Parking

The Burwood Council Development Control Plan (DCP) 2023, Section 4.6 – Transport and Parking in Residential Developments, requires parking for community facilities to be determined “As determined by Council's Management Plan for the specific facility”. As this facility is not part of a Council Management Plan a first principles assessment of the parking demand based on the capacity of the venue has been undertaken. The development will accommodate up to 270 occupants at community events in the hall. The following assumptions have been made regarding the attendees at the community facility events:

- An 85th percentile attendance of 230 occupants, which is expected an occasional occurrence and considered a conservative estimate with regular weekly uses expected to be significantly less than this level;
- 80% of attendees are expected to drive noting the facility is expected to be used by the local community and a significant proportion of attendees will be in the local area; and,
- An average vehicle occupancy of three (3) persons per vehicle noting the community facility will be mainly family events.

Therefore, the resulting peak parking demand for the venue would be 62 parking spaces during community events. The proposed expanded basement car park with 78 parking spaces will accommodate most of the additional parking demand. It is emphasised that the community facility will not hold separate peak events concurrently with the neighbouring church. This is to ensure parking demands for the community facility are accommodated within the shared basement car park along with the demands of the other shared uses concurrently. The occasional events will be arranged to ensure other uses at the church and child care centre can be accommodate within the 26 existing spaces.

As the facility will not be holding events during peak church services the expanded car park will also be available for use during existing church services to recued existing on-street parking demands at peak services. It is also noted some church services will make use of the community facilities however this will be for parishioners already attending church services and not for additional or separate events at peak times. Therefore, the proposed development will

not be adding to existing parking peaks and the expanded car park will allow for reduced parking impacts at peak church services.

Accordingly, the proposed car parking provision satisfies the parking demand and is considered acceptable.

5.2 Accessible Parking

The accessible parking requirement will be assessed based on the Building Codes Australia Disability Standards 2010. Being a point of assembly this development can be classified as Class 9b. The accessible parking rate can be summarised as;

- 1 space for every 50 carparking spaces or part thereof for up to 1,000 carparking spaces.

Applying this rate to the proposed 40 additional carparking spaces would result in a requirement of one (1) accessible space. In response this development proposes 16 accessible parking spaces. In this regard the provision meets the requirements of the Building Code of Australia and Councils DCP and is considered acceptable.

5.3 Refuse Collection and Servicing

The existing servicing arrangement for the site will be maintained as part of the proposal and the proposed expansion is not expected to significantly impact current servicing demands. Therefore, the existing servicing arrangements are considered acceptable for the proposed development.

6. TRAFFIC AND TRANSPORT IMPACTS

6.1 Existing Site Generation

The TfNSW Technical Direction 2013/04a specifies the following traffic generation rates for low density residential dwellings:

- 0.95 vehicle trips per hour during the morning peak period; and,
- 0.99 vehicle trips per hour during the evening peak period.

Application of the above rates to the three existing residential dwellings results in the following traffic generation for the existing developments on the site:

- 3 vehicle trips per hour during the morning peak period; and, (1 in, 2 out)
- 3 vehicle trips per hour during the morning peak period. (2 in, 1 out)

6.2 Development Trip Generation

The impacts of the proposed development on the external road network have been assessed having regard for the indicative yield scenarios as summarised in **Section 4** above. As the community hall will be utilised predominantly outside of peak periods after 6pm on weekdays and on weekends. As such, only the staff arrivals and departures must be assessed morning and evening peak hours. Therefore, a first principles assessment will be utilised to determine trip generation.

It is conservatively assumed that up to seven (7) staff members will be present in the library, offices, and kitchens most days. For a worst-case scenario, it will be assumed that all staff members arrive and leave the site during both AM and PM network peak hours.

An application of these assumptions results in the following predicted trip generation volumes.

- 7 vehicle trips per hour during the morning peak hour; and (7 in, 0 out)
- 7 vehicle trips per hour during the evening peak hour. (0 in, 7 out)



6.3 Net Traffic Impacts

The proposed development results in the following additional traffic generation when taking into the account the existing development:

- +4 vehicle trips per hour during the morning peak hour; and (+6 in, -2 out)
- +4 vehicle trips per hour during the morning peak hour; and (-2 in, +6 out)

The traffic generation of an addition four (4) vehicle trips for both the AM and PM peak represents an equivalent to one (1) vehicle every 15 minutes, which is considered a minor increase. As such the development is considered supportable from a traffic planning perspective with no external improvements to the network required.

7. ACCESS AND INTERNAL DESIGN

7.1 Vehicular Access

The additional parking provision of 40 spaces within the basement results in a total of 78 parking spaces within the basement car park accessed via the combined entry exit driveway on Wychbury Avenue. The existing driveway is a Category 2 driveway of 6.0m in width which for a local road access with 78 spaces is compliant with Table 3.1 of AS 2890.1 (2004).

The minor changes to the existing entry driveway at 11 Acton Street maintain the existing parking provision and driveway width in accordance with existing approvals.

7.2 Internal Design

The internal car park complies with the requirements of AS 2890.1 (2004) and AS 2890.6 (2009), and the following characteristics are noteworthy:

7.2.1 Clear Head Heights

- A minimum clear head height of 2.2m is provided for all areas within the basement car park as required by AS 2890.1 (2004).
- A minimum clear head height of 2.5m is to be provided above all disabled spaces in accordance with AS 2890.6 (2009).

7.2.2 Parking Modules

- All standard car parking spaces have been designed in accordance with User Class 2 being for residential / employee parking. These spaces are provided with a minimum space length of 5.4m, a minimum width of 2.5m and a minimum aisle width of 5.8m.
- All spaces located adjacent to obstructions of greater than 150mm in height are provided with an additional width of 300mm.
- Dead-end aisles are provided with the required 1.0m aisle extension in accordance with **Figure 2.3** of AS2890.1 (2004).



- All accessible parking spaces have been designed in accordance with AS 2890.6 (2009), being 2.4m wide, 5.4m long and situated immediately adjacent to a dedicated shared area or the circulating aisle.

7.2.3 Other Considerations

- All columns are located outside of the parking space design envelope shown in **Figure 5.2** of AS 2890.1 (2004).
- The existing driveway at 11 Acton Street will have a revised entry grade of 1:12 (8.3%) which is acceptable for entry as it services less than 100 spaces from a local road.

7.3 Summary

In summary, the internal configuration of the car park has been designed in accordance with AS 2890.1 (2004) and AS 2890.6 (2009). It is however envisaged that a condition of consent would be imposed requiring compliance with these standards and as such any minor amendments considered necessary (if any) can be dealt with prior to the release of a Construction Certificate.

8. CONCLUSIONS

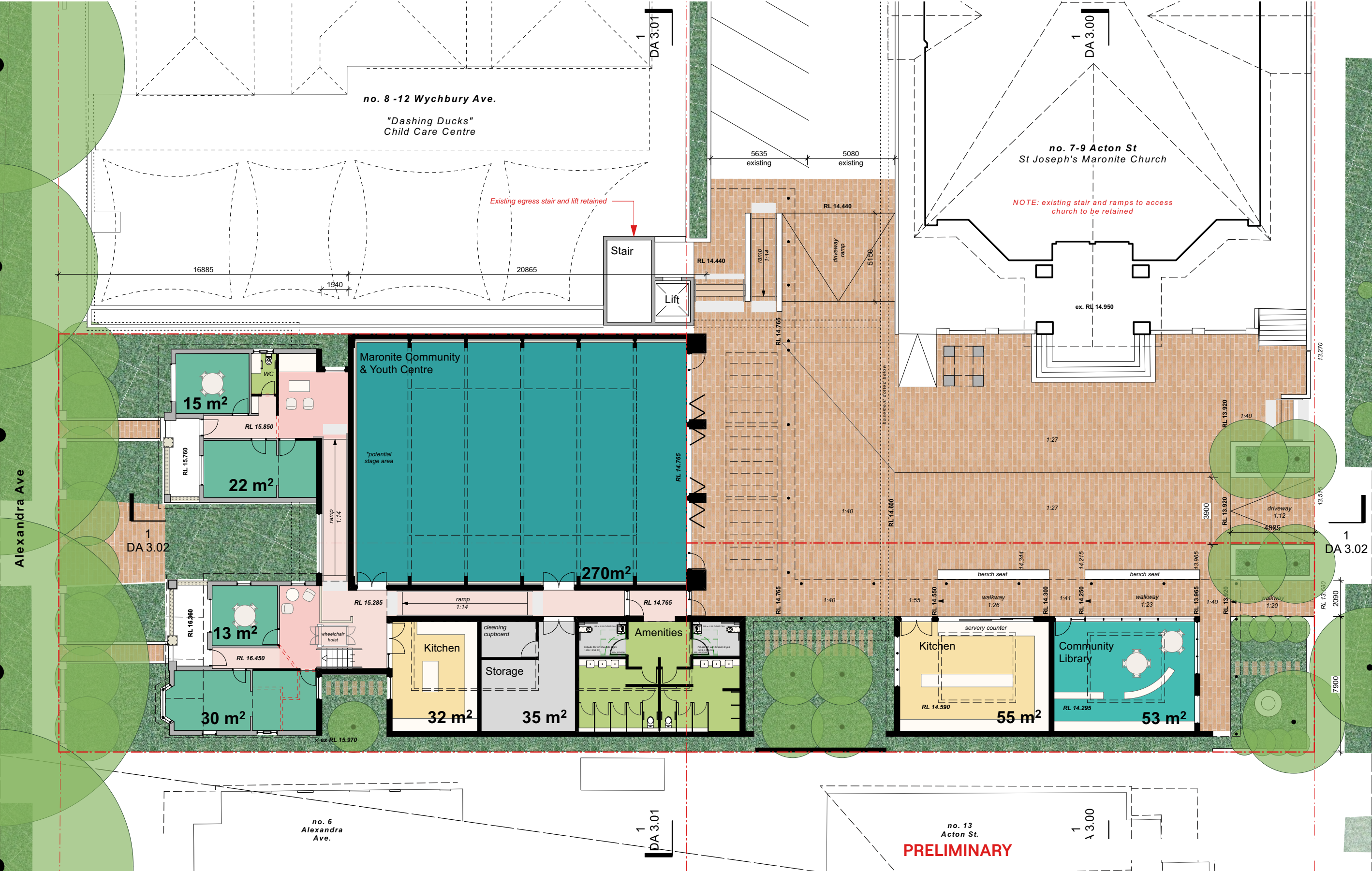
In summary:

- The proposal seeks approval for community facilities at 2-4 Alexandra Avenue and 11 Acton Street, Croydon, including a community hall, library, kitchen, offices and an additional 40 car parking spaces across two basement levels.
- The proposed development provides 40 additional parking spaces in an expanded basement car park, with a total of 78 spaces. The expected parking demand of 62 during occasional peak events will be arranged so that other users of the car park can be accommodated within the remaining 26 spaces. As such, all normal parking demands will be readily accommodated on-site.
- In addition, the expanded car park will be made available during the existing church services, which will reduce existing on-street parking demands at peak times.
- The traffic generation arising from the development has been assessed as a net increase over existing conditions and equates to an additional four (4) vehicle trips per hour during both peak periods. As such, no external improvements are required to facilitate the proposed development. The traffic impacts of the development are therefore considered acceptable.
- The expanded basement car park has been assessed to comply with the requirements of AS 2890.1 (2004), and AS 2890.6 (2009).

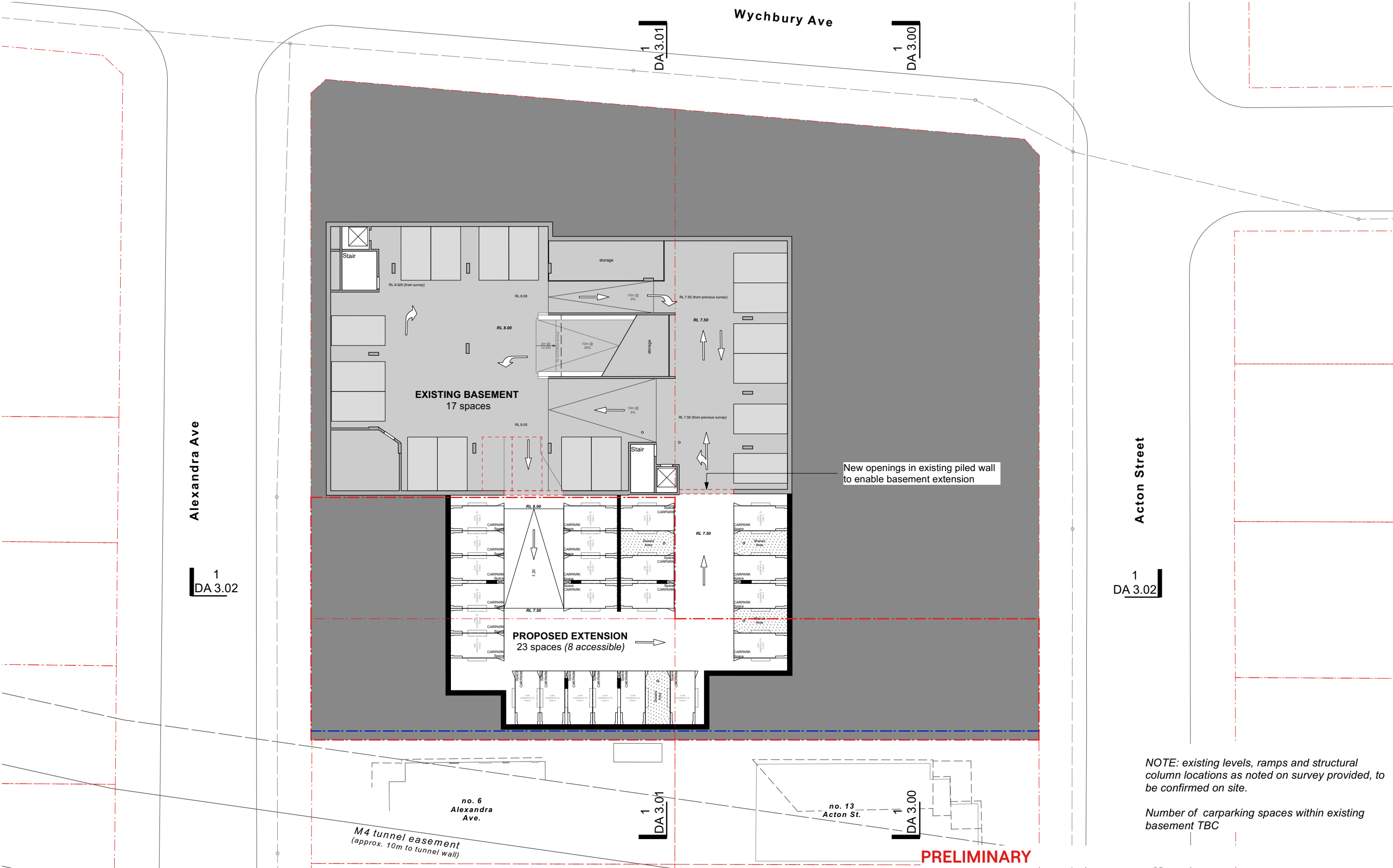
This traffic impact assessment therefore demonstrates that the subject application is supportable on traffic planning grounds. TRAFFIX anticipates an ongoing involvement during the development approval process.

APPENDIX A

Reduced Plans



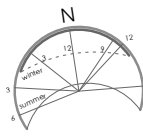
<div>ARCHITECT</div> <div>Hill Thalys</div> <div>Architecture + Urban Projects</div> <div><div>Geodigital Lands</div><div>Level 4, 15 Foster Street</div><div>Berry Hills NSW 2200 Australia</div><div>T 02 9211 8276</div><div>E admin@hillthalys.com.au www.hillthalys.com.au</div><div>Nominated Architects</div><div>Philip Thalys #8780 Sarah Hill #5285</div></div>		REV	DATE	AMENDMENT	PROJECT				DRAWING TITLE			
		A	14/2/2024	Issue for Coordination	St Joseph's Maronite Church				Proposed Ground Floor Plan			
		B	26/2/2024	Issue for Coordination	7-11 Acton St, Croydon				JOB NO	SHEET	SCALE	DRAWING NO.
		C	27/2/2024	Issue for Review	CLIENT				23.34	ISO A3	1:200	DA 2.03
		D	5/3/2024	Issue for Coordination	St Joseph's Maronite Catholic Church				DRAWN	CHECKED	PLOT DATE	REVISION
		E	6/3/2024	Issue for Coordination	JK				PT	6/3/2024	E	



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B	20/2/2024	Issue for Coordination
C	26/2/2024	Issue for Coordination
D	27/2/2024	Issue for Review
E	5/3/2024	Issue for Coordination
F	6/3/2024	Issue for Coordination

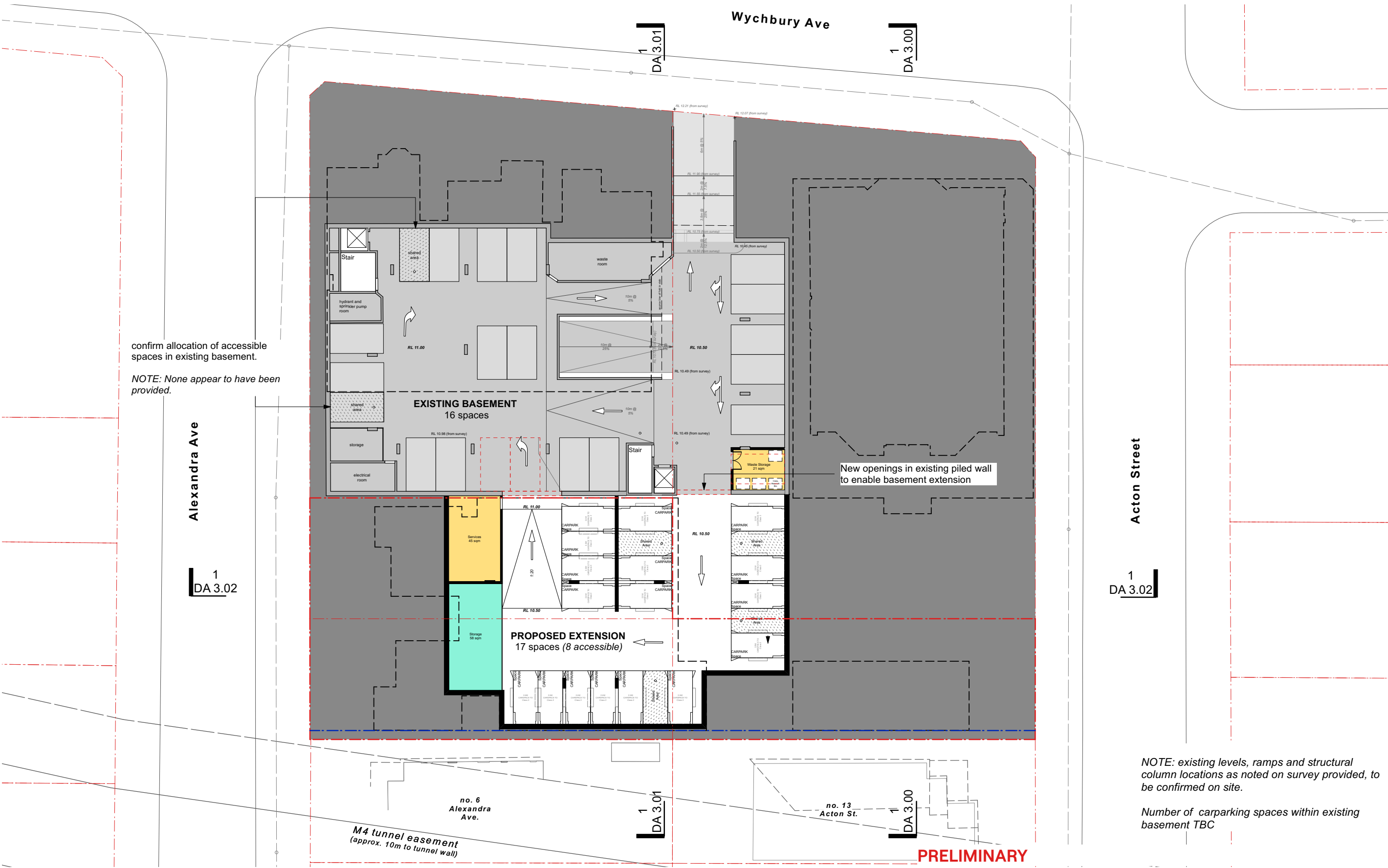
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C	26/2/2024	Issue for Coordination
D	27/2/2024	Issue for Review
E	5/3/2024	Issue for Coordination
F	6/3/2024	Issue for Coordination

MATERIALS LEGEND	
AFD - Aluminium Framed Door	LB - Letterboxes
AFW - Aluminium Framed Window	LV - Louvre Vent
BAL-1 - Metal Balustrade	MF - Metal Fence
BAL-2 - Finished Masonry Balustrade	MG - Metal Gate
BRK-1 - Brick, Medium	MH - Metal Hood
BRK-E - Brick, Existing	MRS - Metal Roof Sheet
CLD-1 - Metal Cladding	PD - Panel Lift Door
DP - Downpipe	PER - Pergola Shade Structure
GU - Gutter	PV - Solar Panels
HR - Handrail	RC - Concrete Finish
LA - Landscaping	RWT - Rainwater Tank

SCR-1 - Brick Screen	SH - External Blind
SK - Skylight	TF - Timber Fence

PROJECT	
St Joseph's Maronite Church	
7-11 Acton St, Croydon	
CLIENT	
St Joseph's Maronite Catholic Church	

DRAWING TITLE			
Proposed Basement Plan Lower			
JOB NO	SHEET	SCALE	DRAWING NO.
23.34	ISO A3	1:350	DA 2.01
DRAWN	CHECKED	PLOT DATE	REVISION
JK	PT	6/3/2024	F



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		REV	DATE	AMENDMENT																									
		A	14/2/2024	Issue for Coordination																									
		B	20/2/2024	Issue for Coordination																									
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23.34	ISO A3	1:350	DA 2.02																										
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JK	PT	6/3/2024	F																										

APPENDIX B

Swept Path Analysis



Notes:

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TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.

Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards (AS/NZS 2890.1:2004 Parking facilities - Off-street car parking, and/or AS2890.2:2002 Parking facilities - Off-street commercial vehicle facilities). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

Rev.	Revision Note	By.	Date
A	Initial Design Review	AB	29-02-24
B	Updated Plans	HD	26-03-24

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect

Hills Thalix Architecture + Urban Projects Pty Ltd

Client

St Joseph's Maronite Catholic Church

Scale / Plan Orientation

0 2 4 6 8m

1:200 @ A3

Project Description

St Joseph's Maronite Catholic Church
7-11 Acton Street, Croydon

Drawing Prepared By

TRAFFIX
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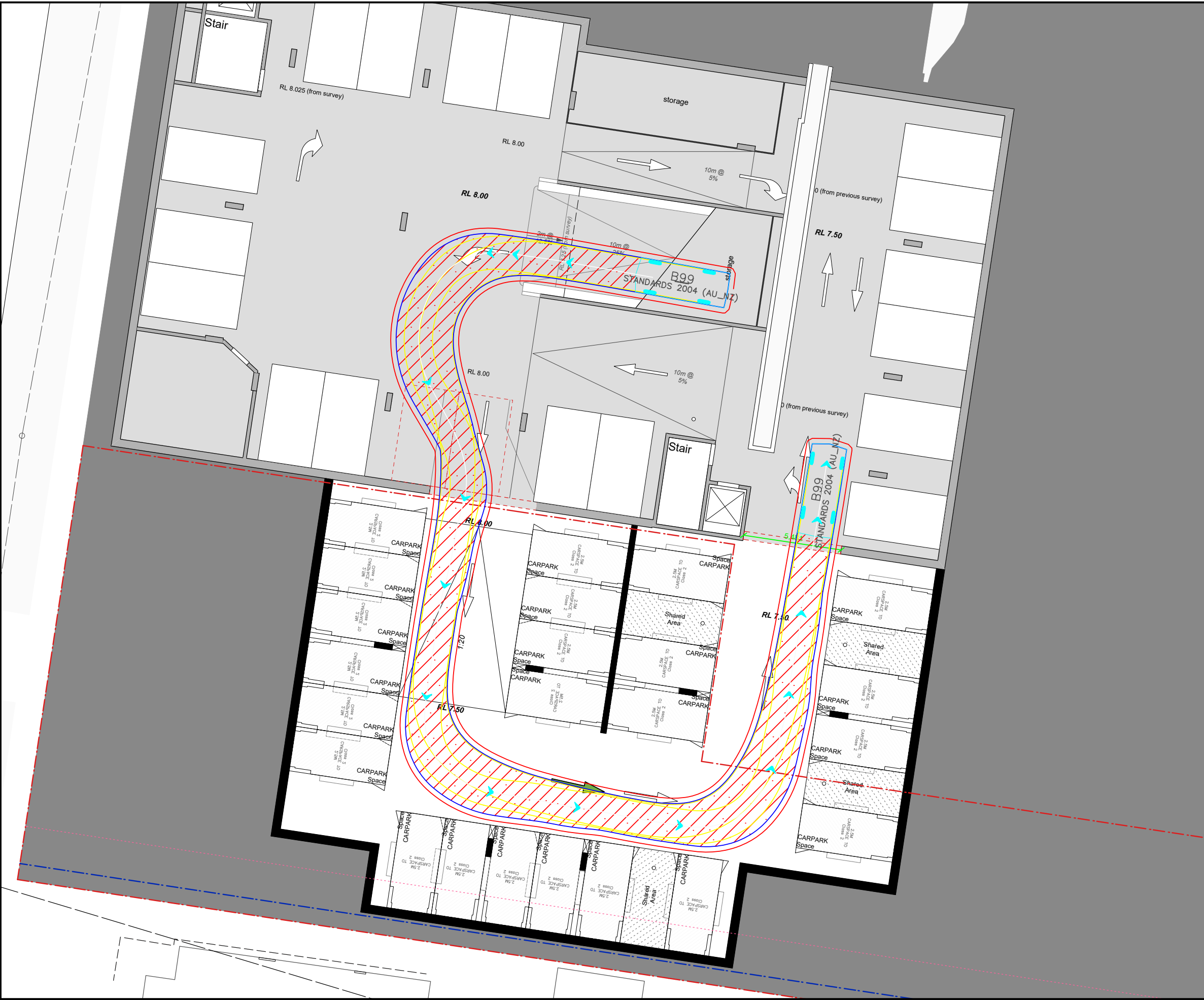
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w: www.traffix.com.au

Drawing Title

Swept Path Analysis
Basement Level 1
B99 Vehicle

Drawn: AB	Checked: HD	Date: 29-02-24
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24.026d02v01 TRAFFIX [240306 Plans] Design Review.dwg			
Project No. 24.026	Drawing Phase DA	Drawing No. TX.01	Rev. B



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Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect

Hills Thalix Architecture + Urban Projects Pty Ltd

Client

St Joseph's Maronite Catholic Church

Scale / Plan Orientation

0 2 4 6 8m

1:200 @ A3

Project Description

St Joseph's Maronite Catholic Church
7-11 Acton Street, Croydon

Drawing Prepared By

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Drawing Title

Design Review
Swept Path Analysis
Basement Level 2

Drawn: AB	Checked: HD	Date: 29-02-24
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24.026d02v01 TRAFFIX [240306 Plans] Design Review.dwg

Project No.	Drawing Phase	Drawing No.	Rev.
24.026	DA	TX.02	B

DICKENS SOLUTIONS
(REF – 24041)

WASTE MANAGEMENT PLAN

HILL THALLIS ARCHITECTS
(ST JOSEPHS MARONITE CATHOLIC
CHURCH)

NEW COMMUNITY HALL & FACILITIES
@
11 ACTON STREET & 2-4 ALEXANDRA AVE
CROYDON

MARCH 2024

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TABLE OF CONTENTS

PART	SUBJECT	PAGE
PART 1 – OVERVIEW & PROPOSAL		
1.1	Introduction	3
1.2	Description of Property	4
1.3	Applicants Details	4
1.4	Proposal	4
PART 2 – DEMOLITION		
2.1	Demolition – Overview	6
2.2	Buildings to be Demolished	6
2.3	Management of Hazardous Waste	6
2.4	Construction – Recycling, Reuse and Disposal Details	7
2.5	Construction – On Site Storage of Materials	10
2.6	Construction – Excavated Material	10
2.7	Licensed Processing and Disposal Facilities	10
PART 3 – CONSTRUCTION		
3.1	Construction – Generally	12
3.2	Construction – Recycling, Reuse and Disposal Details	12
3.3	Construction – On Site Storage of Materials	15
3.4	Construction – Excavated Material	15
3.5	Licensed Processing and Disposal Facilities	15
PART 4 – ON GOING USE		
4.1	Objectives	16
4.2	Assumptions	16
4.3	Waste Handling & Management	16
4.4	Waste & Recycling – Service Requirements	18
4.5	Waste & Recycling – Service Arrangements	18
4.6	Provision of waste & Recycling Services	20
4.7	On Going Operation, Use & Management of Facilities	22
PART 5 – SUMMARY		
5.1	Summary	23

PART 1 – OVERVIEW AND PROPOSAL

1.1 INTRODUCTION

This Waste Management Plan (WMP) is an operational plan, that describes in detail the manner in which all waste and other materials resulting from the demolition, construction, and on-going use of the building on the site are to be dealt with.

The aims and objectives of this WMP are to: -

- Satisfy all State and Local Government regulatory controls regarding waste management and minimisation practices.
- Promote the use of recyclable materials in the excavation, demolition, construction, and on-going operation of the building.
- Maximise waste reduction, material separation, and resource recovery in all stages of the development.
- Ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
- Ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will not impact negatively on the health, safety, and convenience of all stakeholders.

The land on which the development is proposed is located within the Burwood LGA.

This WMP is prepared in accordance with: -

- Burwood Local Environment Plan 2015,
- Burwood DCP 2015,
- The 'Better Practice Guide for Resource Recovery in Residential Buildings, published by the NSW EPA (April 2019), and,
- The objective of ensuring that all waste management facilities and collection services will provide an outcome that will be effective and efficient, as well as promote the principles of health, safety, and convenience.

This Waste Management Plan has been prepared for a Development Application to be submitted to Burwood Council, for new community facilities at 11 Acton Street and 2-4 Alexandra Avenue, Croydon, comprising of:

- The construction of a new community hall,
- A new community kitchen and library,
- An extension to the existing basement car park.
- The partial retention of existing housing on the site,
- Upgrading of existing waste storage facilities, and,
- Associated infrastructure.

This WMP is dated 29 March 2024 and has been prepared to be submitted to Council as part of the DA Package for the project.

The WMP has been developed and documented in accordance with the Architectural Drawings prepared by Hill Thallis Architects – Project 23.34 – Revision B.

1.2 PROJECT & PROPERTY DESCRIPTION

This Waste Management Plan (WMP) has been specifically designed for the development described below: -

DESCRIPTION	Community Facilities
DETAILS	<ul style="list-style-type: none"> - The construction of a new community hall, - A new community kitchen and library, - An extension to the existing basement car park. - The partial retention of existing housing on the site at 2-4 Alexandra Avenue, - Upgrading of existing waste storage facilities, and, - Associated infrastructure.
LOCATION	11 Acton Street & 2-4 Alexandra Avenue
PROPERTY DESCRIPTION	The development is to be constructed over seven (7) Torrens Title lots at: Lot 10, in DP1147567, 7-9 Acton St, and, Lot 54, in DP11902, 11 Acton St, Croydon.
DIMENSIONS	Refer to Site and Survey Plans
AREA	1,339sqm (Survey)
LGA	Burwood Council
ZONING	Zone R2 – Low Density Residential
PLANNING INSTRUMENTS	Burwood LEP 2015 Burwood DCP 2015

1.3 APPLICANTS DETAILS

APPLICANT	St Josephs' Maronite Church C/- Hill Thallis Architects
ADDRESS	Level 4, 15 Foster Street, Surry Hills. NSW. 2010.
TELEPHONE	02 9211 6267
E-MAIL	Victoria.k@hillthallis.com.au

1.4 PROPOSAL

The project consists of new community facilities at 11 Acton Street and 2-4 Alexandra Avenue, Croydon, comprising:

- The construction of a new community hall,
- A new community kitchen and library,
- An extension to the existing basement car park.
- The partial retention of existing housing on the site,
- Upgrading of existing waste storage facilities, and,
- Associated infrastructure.

Egress from the building will be on to Wychbury Avenue, at the northern frontage of the site.

All bin storage facilities are provided in a Waste Storage Room located on the eastern side of the Upper Basement as indicated on the Architectural Drawings.

It is proposed to service all waste and recycling bins from a loading bay located adjacent to the bin storage area as detailed herein.

All waste and recycling services will be provided a licensed private waste and recycling collection contractor.

Current buildings on the site to be demolished include:

- 11 Acton Street – a single storey brick and tile dwelling, detached timber framed and clad shed with a tiled roof, metal and perspex awning over tiled areas, concrete driveway, front and rear grassed areas, some trees and shrubs, timber paling perimeter fencing,
- 2 Alexandra Avenue (Partial Demolition, retaining principle building and street frontage) – a single storey brick clad dwelling with a tile and metal roof, detached garage, and shed, concrete driveway, front and rear grassed areas, some trees and shrubs, timber paling perimeter fencing, and,
- 4 Alexandra Avenue (Partial Demolition, retaining principle building and street frontage) – a single storey brick clad dwelling with a tile and metal roof, detached garage and carport, and shed, concrete driveway, front and rear grassed areas, some trees and shrubs, timber paling perimeter fencing.

The project consists of: -

- The demolition of all buildings and structures at 11 Acton Street, and the partial demolition of buildings and structures at 2-4 Alexandra Avenue,
- The removal of all demolished materials in accordance with this WMP,
- Alterations to both basements,
- Construction works,
- The provision of landscaping, open space, driveways, concrete pathways, and other elements associated with the development, and,
- The on-going use of the buildings.

Burwood Council require a demolition, construction, and operational waste management plan to be submitted describing how all demolition, construction and operational waste will be stored, disposed of, and managed.

This Waste Management Plan has been developed not only to satisfy Council's requirements, but also to ensure that all waste management activities associated with the development are carried out and conducted in accordance with best practice industry standards.

PART 2 – DEMOLITION

2.1 GENERALLY

It is recognised that the Sydney metropolitan area has an ever-increasing waste problem, and that this practice is not sustainable. In alignment with current NSW waste management legislation, this WMP aims, where possible, to promote waste avoidance, reuse and the recycling of material, particularly during the course of demolition and construction works.

Part 2.2 on Pages 6, 7, 8, 9, 10 and 11 of this WMP describes the manner in which waste is to be managed during the course of the demolition of the existing structures.

The processes outlined in Part 2.2 are to be read in conjunction with and comply with the Development Consent issued in respect of the proposal. It will be the developer's overall responsibility to ensure compliance in this regard.

All material moved offsite shall be transported in accordance with the requirements of the Protection of the Environment Operations Act (1997).

Approved receptacles of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

2.2 BUILDINGS TO BE DEMOLISHED & REFURBISHED

Current buildings on the site to be demolished include:

- 11 Acton Street – a single storey brick and tile dwelling, detached timber framed and clad shed with a tiled roof, metal and perspex awning over tiled areas, concrete driveway, front and rear grassed areas, some trees and shrubs, timber paling perimeter fencing,
- 2 Alexandra Avenue (Partial Demolition, retaining principle building and street frontage) – a single storey brick clad dwelling with a tile and metal roof, detached garage, and shed, concrete driveway, front and rear grassed areas, some trees and shrubs, timber paling perimeter fencing, and,
- 4 Alexandra Avenue (Partial Demolition, retaining principle building and street frontage) – a single storey brick clad dwelling with a tile and metal roof, detached garage and carport, and shed, concrete driveway, front and rear grassed areas, some trees and shrubs, timber paling perimeter fencing.

2.3 MANAGEMENT OF HAZARDOUS MATERIALS

There may be potential for hazardous building materials to be present in the buildings to be demolished. Accordingly, the generation, storage, treatment and the disposal of hazardous waste (including asbestos) will be conducted in accordance with relevant waste legislation administered by the NSW EPA and any applicable WH&S legislation administered by Work Cover NSW

All friable and non-friable asbestos-containing material shall be handled and disposed of off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classifications Guidelines – Part 1 'Classifying Waste (EPA 2014) and any other instrument as amended.

All friable hazardous waste arising from the demolition process shall be removed and disposed of in accordance with the requirements of Work Cover NSW and the EPA, and with the provisions of;

- a) Work Health and Safety Act 2011;
- b) NSW Protection of the Environment Operations Act 1997 (NSW); and,
- c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non-Liquid Wastes.

2.4 DEMOLITION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all material involved in the demolition of the building will be dealt with, and includes: -

1. An estimate of the types and volumes of waste and recyclables to be generated,
2. How demolished waste materials will be reused, and, or recycled and where residual wastes will be disposed (see below), and,
3. The total percentage of demolition waste that will be reused or recycled.

It is noted that the quantities of materials detailed in this part (Part 2.2) on page 9 are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of site constraints, weather conditions, and any other unforeseeable activities associated with the demolition works, which are beyond the control of the developer, including but not being limited to theft, accidents, and, or, other acts of misadventure. Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

1. Excavated Materials

Volume / Weight	400 cubic metres / 680 Tonnes
On Site Reuse	To be Determined
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 2.8 on page 10

2. Bricks

Volume / Weight	150 cubic metres / 150 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks.
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 2.8 on page 10

3. Concrete

Volume / Weight	120 cubic metres / 288 Tonnes
On Site Reuse	Nil – all to be disposed of, or processed off-site
Percentage Reused or Recycled	75% - 90%
Off Site Destination	Refer to Part 2.8 on page 10

4. Timber

Volume / Weight	100 cubic metres / 40 Tonnes
On Site Reuse	Re-use for formwork and studwork.
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Refer to Part 2.8 on page 10

5. Plasterboard & Fibro

Volume / Weight	200 cubic metres / 70 Tonnes
On Site Reuse	No. All materials will be processed off-site
Percentage Reused or Recycled	To be determined (dependent on asbestos content)
Off Site Destination 10	Refer to Part 2.8 on page 10.
Off Site Destination (Asbestos)	

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	250 cubic metres / 87.50 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Refer to Part 2.8 on page 10

7. Roof Tiles / Tiles

Volume / Weight	180 cubic metres / 135 Tonnes
On Site Reuse	No
Percentage Reused or Recycle	60% - 90%
Off Site Destination	Refer to Part 2.8 on page 10

8. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	200 cubic metres / 70 Tonnes
On Site Reuse	No. All material will be processed or disposed of Off-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 2.8 on page 10

9. Glazing, Electrical & Light Fittings, Cabling, PC items, Ceramics, etc

Volume	175 cubic metres / 52.50 Tonnes
On Site Reuse	No. All material will be processed or disposed of Off-site.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 2.8 on page 10

10. Residual Waste

Volume / Weight	180 cubic metres / 180 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 2.8 on page 10
Notes on calculation of volume of residual waste	<ol style="list-style-type: none"> 1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 2.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the demolition of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure.

Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table. The developer understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractors' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site.

2.5 ON-SITE STORAGE OF MATERIALS

During the demolition and construction stages of the project, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting,

- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclable, and waste materials.

Prior to the commencement of demolition works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Demolition'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

2.6 DEMOLITION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of the demolition of all buildings, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to their removal, transportation, and disposal to an approved waste management facility.

All relevant details must be reported to the PCA.

2.7 LICENSED WASTE MANAGEMENT AND RECYCLING FACILITIES.

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 10 on pages 6 to 9.

1. Kimbriki Waste Management Facility, Kimbriki Road, Ingleside. Tel 02 9486 3512.
2. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights.
Tel 1300 651 116
3. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow.
Tel 1300 424 646
4. Jacks Gully Waste Management Centre, Richardson Road, Narellan.
Tel 1300 651 116
5. Veolia Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified.

The appointed contractor understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

The appointed contractor is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractors responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal, and processing of all materials excess to the construction of the building.

Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

PART 3 – CONSTRUCTION

3.1 CONSTRUCTION – GENERALLY

Upon completion of all demolition works, construction of the building will commence with the excavation of the site for the basement levels of the building. All materials sourced from these activities will be disposed of in accordance with the information provided in Part 3.2 on pages 12, 13, 14, 15 and 16 of this WMP.

Additionally, all materials used in the construction of the building that are not required to be incorporated into it, shall be recycled, reused, or disposed of in accordance with these provisions, and the requirements of the Protection of the Environment Operations Act (1997). It will be the developer's overall responsibility to ensure compliance in this regard.

Mobile Bins of an appropriate size will be located on site for the collection of food scraps, beverage containers, and other waste generated on site by workers.

3.2 CONSTRUCTION – RECYCLING, REUSE & DISPOSAL DETAILS

The following details prescribe the manner in which all materials surplus to the construction of the building will be dealt with, and includes: -

1. An estimate of the types and volumes of waste and recyclables to be generated,
2. A site plan showing sorting and storage areas for construction waste and vehicle access to these areas (see Part 3.3 of this Plan),
3. How excavated and other materials surplus to construction will be reused or recycled and where residual wastes will be disposed (see below), and,
4. The total percentage of waste surplus to construction to be reused or recycled.

1. Excavated Materials

Volume / Weight	1,000 Cubic Metres / 1,700 Tonnes (Basement works)
On Site Reuse	Yes. Keep and reuse topsoil for landscaping. Shore on site. Use some for support of retaining walls (Excavated Materials are only to be used if the material is not contaminated or has been remediated in accordance with any requirements specified by any Environmental Consultancy engaged to carry out any contamination assessment of excavated material).
Percentage Reused or Recycled	To be determined (see above comments)
Off Site Destination	Refer to Part 3.5 on page 16.

2. Bricks

Volume / Weight	5 cubic metres / 5 Tonnes
On Site Reuse	Clean and remove lime mortar from bricks. Broken bricks for internal walls. Crush and reuse as drainage backfill. Crushed and used as aggregate.
Percentage Reused or Recycle	75% - 90%
Off Site Destination	Refer to Part 3.5 on page 16.

3. Concrete

Volume / Weight	100 cubic metres / 240 Tonnes
On Site Reuse	Existing driveway to be retained during construction. Crushed and used as aggregate, drainage backfill.
Percentage Reused or Recycled	60% - 75%
Off Site Destination	Refer to Part 3.5 on page 16.

4. Timber

Volume / Weight	5 cubic metres / 7 Tonnes
On Site Reuse	Re-use for formwork and studwork, and for landscaping
Percentage Reused or Recycled	65% - 90%
Off Site Destination	Refer to Part 3.5 on page 16.

5. Plasterboard & Fibro

Volume / Weight	6 cubic metres / 2 Tonnes
On Site Reuse	No – all material will be transported for disposal off-site.
Percentage Reused or Recycled	To be determined
Off Site Destination	Refer to Part 3.5 on page 16.

6. Metals / Steel / Guttering & Downpipes

Volume / Weight	60 cubic metres / 21 Tonnes
On Site Reuse	No
Percentage Reused or Recycled	60 – 90%
Off Site Destination	Refer to Part 3.5 on page 16.

7. Roof Tiles / Tiles

Volume / Weight	4 cubic metres / 3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycled	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 16.

8. Plastics

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	Nil
Percentage Reused or Recycled	80% - 95%
Off Site Destination	Refer to Part 3.5 on page 16.

9. Glass, Electrical & Light Fittings, PC items

Volume / Weight	5 cubic metres / 1 Tonne
On Site Reuse	No
Percentage Reused or Recycled	70% - 90%
Off Site Destination	Refer to Part 3.5 on page 16.

10. Fixture & Fittings (Doors Fittings, Other Fixtures, etc)

Volume	10 cubic metres / 3.3 Tonnes
On Site Reuse	Broken up and used as fill.
Percentage Reused or Recycle	80% - 90%
Off Site Destination	Refer to Part 3.5 on page 16.

11. Pallets

Volume / Weight	25 cubic metres / 8 Tonne
On Site Reuse	No
Percentage Reused or Recycle	90% - 100%
Off Site Destination	Refer to Part 3.5 on page 16.

12. Residual Waste

Volume / Weight	200 cubic metres / 200 Tonnes
On Site Reuse	No
Off Site Destination	Refer to Part 3.5 on page 16.
Notes on calculation of volume of residual waste	<ol style="list-style-type: none"> 1. In calculating the amount of residual waste produced from the demolition of all buildings on site, it is estimated that 10% of it, will be residual waste. 2. As all of the materials vary in weight per volume, a figure of 1 cubic metre of material is equal to 1 tonne in weight has been used.

It is noted that the quantities of materials detailed in this section (Part 3.2) are estimates only, based on current industry standards and quantity analysis, and may vary due to the prevailing nature of construction constraints, weather conditions, and any other unforeseeable activities associated with the construction of the buildings, which are beyond the control of the developer, including but not being limited to theft, accidents, and other acts of misadventure. Notwithstanding any of the above, the developer will provide Council with all details in relation to any major variations in this regard.

The facilities and agencies that have been nominated to receive the materials listed above have been identified within the NSW waste industry as being a facility or agency that will accept the materials specified in each respective table.

The developer understands that any costs associated with the transportation and receipt of all materials will be their responsibility. The developer is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the developers' responsibility to ensure that all materials excess to construction removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal and processing of all materials associated with the demolition of all structures on site. Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to its construction.

3.3 CONSTRUCTION – ON-SITE STORAGE OF MATERIALS

During the construction of the buildings, an area will be set aside on the site as a compound for the on-site storage of materials prior to their removal from the site. This compound will provide for: -

- Material sorting,
- Segregation of materials that may be hazardous and which will be required to be disposed of,
- Recovery equipment, such as concrete crushers, chippers, and skip bins,
- Material storage, and,
- Access for transport equipment.

Appropriate vehicular access will be provided on and off site, and to the compound, to enable the efficient removal of reusable, recyclables, and waste materials.

Prior to the commencement of construction works, the developer will provide Council with a 'Site Plan for the On-Site Storage of Materials at Construction'. This plan will show in detail the location of each area within the compound, set aside for the segregated storage of all materials involved in the demolition of all buildings on the site.

3.4 CONSTRUCTION – EXCAVATED MATERIAL

All excavated material removed from the site, as a result of any activities associated with the construction of the building, must be classified in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to removal, transportation and disposal to an approved waste management facility. All relevant details must be reported to the PCA.

3.5 LICENSED PROCESSING & DISPOSAL FACILITIES

The facilities nominated below are appropriately licensed to receive the materials nominated in Tables 1 to 10 on pages 6 to 8 and Part 2.7 on page 10.

1. Blacktown Waste Services, 920 Richmond Road, Marsden Park.
Tel 9835 4544
2. Bingo Industries, 3-5 Duck Street, Auburn, or 38 McPherson Street, Banksmeadow.
Tel 1300 424 646
3. Jacks Gully Waste Management Centre, Richardson Road, Narellan.
Tel 1300 651 116
4. Lucas Heights Waste Management Centre, New Illawarra Road, Lucas Heights.
Tel 1300 651 116
5. Veolia Eastern Creek Resource Recovery Park, Wallgrove Road, Eastern Creek. Tel 8887 6112

The facilities and agencies that receive the materials listed above are, licensed and generally able, to accept the materials specified.

The appointed contractor understands that any costs associated with the transportation and receipt of these materials will be their responsibility.

Based on the above information, it is anticipated that between 75% and 85% of all materials excess to construction needs will be able to be recycled or re-used, well above the Council's required targets.

The appointed contractor is under no obligation to use any nominated facility or agency, but should any alternative arrangements be made, it will be the contractors responsibility to ensure that all demolished materials removed from the site are disposed of, or processed, appropriately.

The developer will keep a written record of all documentation associated with the transportation, disposal, and processing of all materials excess to the construction of the building.

Additionally, during the construction of the building, every effort will be made to reduce and minimise the amount of building materials excess to construction.

PART 4 – ON GOING USE

4.1 OBJECTIVES

1. To ensure that the storage, amenity and management of waste is sufficient to meet the needs of the development.
2. To ensure that all waste management activities are carried out effectively and efficiently, and in a manner, that will promote the principles of health, safety and, convenience.
3. To promote waste minimisation practices.

4.2 ASSUMPTIONS

In preparing this Plan, the following assumptions have been made: -

1. The project consists of new community facilities at 11 Acton Street and 2-4 Alexandra Avenue, Croydon, comprising:
 - a) The construction of a new community hall,
 - b) A new community kitchen and library,
 - c) An extension to the existing basement car park.
 - d) The partial retention of existing housing on the site,
 - e) Upgrading of existing waste storage facilities, and,
 - f) Associated infrastructure.
2. Egress from the building will be on to Wychbury Avenue, at the northern frontage of the site.
3. All mobile waste and recycling bins required for the on-going operation of the development will be stored within the confines of an existing Waste Storage Area (WSA) provided on the Upper Basement level as indicated on the Architectural Drawings.
4. As Council's Waste Management DCP does not prescribe waste and recycling generation rates for community facilities all waste and recycling generations have been calculated according to the provisions of the Better Practice Guide for Resource Recovery in Residential Buildings published by the NSW EPA (April 2019).
5. Waste Services provided at least once a week.
6. Recycling services provided at least once a week.
7. As the centre is a commercial operation, a licensed private waste collection contractor will provide all waste and recycling services to the development.
8. All waste and recycling collections will take place outside from a loading bay located adjacent to the bin storage area as detailed herein.

4.3 WASTE HANDLING & MANAGEMENT

The proprietors of the facility will be responsible for ensuring that patrons deposit their waste and recycling material into the appropriate bins. All waste is to be placed in the red lidded waste bins. All recyclable material is to be placed in the yellow lidded recycling bins.

All waste and recyclable material is to be removed from the facility at the conclusion of each days' business and is to be deposited in the appropriate bins provided in the Waste Storage Area (WSA).

Appropriate signage will be erected in a prominent place within the building to assist employees of the facility to ensure that all waste and recyclable material is placed into the appropriate bins.

4.4 WASTE & RECYCLING – SERVICE REQUIREMENTS

The facility is a commercial enterprise, and due to the nature of its use, will generate both waste and recyclable material.

Due to its commercial nature, the provision of residential waste and recycling services to the development do not apply. Accordingly, commercial waste and recycling services will be provided to the Centre.

No formal green waste service will be provided to the building. All green waste will be disposed of privately by a contractor, to be appointed by the Proprietor.

It will be the responsibility of the Proprietors to ensure that all green waste is removed from the complex in an appropriate manner.

4.5 WASTE & RECYCLING SERVICE ARRANGEMENTS

4.5.1 Waste and Recycling Collection Service Provider Details

A licensed private waste and recycling contractor will provide all general waste and recycling services to the building.

4.5.2 Details of Mobile Containers

In relation to the size and design of the waste and recycling mobile bins, the following technical information is provided in relation to indicative bin sizes that may be used for a development of this type: -

CONTAINER TYPE	HEIGHT (metres)	DEPTH (metres)	WIDTH (metres)
240 litre mobile container	1.080	0.735	0.585
1100 litre mobile container	1.470	1.070	1.240

4.5.3 Waste & Recycling – Service Requirements

Waste and recycling services will be provided in accordance with the provisions of this WMP.

All waste and recycling materials will be stored in approved receptacles of an appropriate size as specified in this WMP.

The lids of the bins shall be closed at all times to reduce litter, stormwater pollution, odour and vermin.

4.5.4 Commercial Land Uses – Waste & Recycling Generation Rates

As Council's Waste Management DCP does not prescribe waste and recycling generation rates for community facilities, all waste and recycling generations have been calculated according to the provisions of the Better Practice Guide for Resource Recovery in Residential Buildings published by the NSW EPA (April 2019).

The Table (Table 1) below details the waste and recycling generation rates for the proposed land use.

TABLE 1 – FORMULA FOR CALCULATION WASTE & RECYCLING GENERATION RATES FOR COMMERCIAL LAND USES

SERVICE	LAND USE	WASTE & RECYCLING GENERATION RATES
Waste	Community and Youth Centre / Kitchen	100.0 litres per 100sqm of floor area per day
Recycling	Community and Youth Centre / Kitchen	100.0 litres per 100sqm of floor area per day
Waste	Library and Offices	10.0 litres per 100sqm of floor area per day
Recycling	Library and Offices	10.0 litres per 100sqm of floor area per day

4.5.5 Details of Commercial Land Uses

The facility will occupy the entire site. As such all activities carried out on the premises will be those associated with the temple including but not limited to the following:

- Community Centre and Kitchen – functions, community gatherings, etc., and,
- Library and Offices.

In calculating all waste and recycling generation rates for the site, the following assumptions have been made:

- Library and Offices will be used five (5) days per week,
- On average dining and food services associated with functions and celebrations will be conducted five (5) days per week,
- Meeting, training and study will be conducted daily,

As detailed in the Architectural Drawings the areas of each activity are provided as follows:

- Library and Offices – 130sqm, and,
- Community Centre and Kitchens – 350sqm.

4.6 PROVISION OF WASTE AND RECYCLING SERVICES

4.6.1 Waste and Recycling Service Requirements

The following table (Table 2) specifies the criteria for waste generation rates (as specified in Part 4.5.4 above.

TABLE 2 – WASTE GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Hall, Kitchen & Multi-Purpose Areas	100L per 100sqm of floor area per day	$100 \times 350 / 100 \times 5$	1750.00
Offices + Library	10L per 100sqm of floor area per day	$10 \times 130 / 100 \times 5$	65.00
Total Litres of Waste Generated per Week			1,815.00
Service Requirements		2 x 1100-litre mobile waste bins 1 x Service per Week	
Total Litres of Waste Serviced per Week		2,200-litres Serviced per Week	

All waste services will be provided by a licensed private waste contractor. One (1) service provider will be responsible for the provision of all waste services. doing all services.

Commercial arrangements for the provision of all waste services are to take place generally, in accordance with the abovementioned provisions.

Alternate bins sizes and, or collection frequencies, may be employed to achieve these rates. However, appropriate records are to be maintained to ensure that all service requirements are achieved.

All waste services are to be undertaken in a manner that will not adversely impact on

the principles of health, safety or convenience.

A Service Agreement will be entered into between the Venue owners and the appointed Contractor describing the manner in which all waste services will be provided. A copy of this agreement will be provided to the Council upon request.

4.6.2 Commercial Recycling Service Requirements

The following table (Table 3) specifies the criteria for commingled recycling generation rates (as specified in Part 4.5.4 on pages 18-19).

TABLE 3 – RECYCLING GENERATION RATES

ACTIVITY	FORMULA	CALCULATION	LITRES PER WEEK
Hall, Kitchen & Multi-Purpose Areas	100L per 100sqm of floor area per day	$100 \times 350 / 100 \times 5$	1750.00
Offices	10L per 100sqm of floor area per day	$10 \times 130 / 100 \times 5$	65.00
Total Litres of Waste Generated per Week			1,815.00
Service Requirements		2 x 1100-litre mobile recycling bin 1 x Services per Week	
Total Litres of Waste Serviced per Week		2,200-litres Serviced per Week	

All commingled recycling services will be provided by a licensed private waste contractor. One (1) service provider will be responsible for the provision of all recycling services.

Commercial arrangements for the provision of all recycling services are to take place generally, in accordance with the abovementioned provisions.

Alternate bins sizes and, or collection frequencies, may be employed to achieve these rates. However, appropriate records are to be maintained to ensure that all service requirements are achieved.

All commingled recycling services are to be undertaken in a manner that will not adversely impact on the principles of health, safety or convenience.

A Service Agreement will be entered into between the Venue owners and the appointed Contractor describing the manner in which all recycling services will be provided. A copy of this agreement will be provided to the Council upon request.

4.6.3 Bin Storage

A Bin Storage Area (BSA) is provided for the storage of all waste and recycling bins associated with the use and occupation of the facility.

The BSA is located adjacent to the south-eastern boundary of the existing basement as indicated on the Architectural Drawings. It is an enclosed rectangular structure measuring 5.0m x 4.2m with an area of approximately 21sqm. Within its confines will be space for the storage of:

- 2 x 1100-litre mobile waste bins,
- 2 x 1100-litre mobile recycling bins, and,
- An area for the storage of bulky waste items (cardboard, etc).

The Proprietors of the church will be responsible for ensuring that all waste and recycling services are undertaken in an efficient manner that will promote the principles of health, safety and convenience and not impact negatively on the amenity of the complex and its surrounds.

4.6.4 Waste and Recycling Collections

All waste and recycling services will be provided by a licensed private waste and recycling collection contractor, using a rear loading collection vehicle, that will enable all collections to be carried out effectively and efficiently, and in a manner that will aim not impact negatively on the principles of health, safety or convenience.

All commercial waste and recycling services are to take place as per the existing collection service.

All services are to be undertaken in an efficient manner that will promote the principles of health, safety and convenience and not impact negatively on the amenity of the complex and its surrounds.

The contractor will be responsible for presenting waste and recycling bins for servicing and returning them to the bin room immediately upon the completion of servicing.

4.7 ON GOING OPERATION, USE & MAINTENANCE OF WASTE MANAGEMENT FACILITIES

All waste management facilities will be maintained in a clean and hygienic condition that will promote the principles of health, safety and convenience.

In order to achieve these objectives, the following requirements will apply: -

1. The walls and floor of the Bin Room will be constructed of smooth faced masonry or concrete.
2. The Bin Room will be washed and cleaned on a regular basis.
3. All mobile bins will be washed and cleaned on a regular basis.
4. Any electrical equipment, including the provision of lighting, will be installed in accordance with the relevant Australian Standards.
5. Appropriate signage will be displayed in a prominent position within each WSA, providing instruction to employees on how to use waste and recycling facilities, including what is and what is not recyclable.
6. The Owners Corporation will be responsible for ensuring that all waste and recyclable matter and materials are placed and stored within the appropriate containers provided.

PART 5 – SUMMARY

5.1 SUMMARY

In summarising this proposal, the following information is provided:

1. This Waste Management Plan has been developed and documented in accordance with the appropriate waste management practices.
2. All waste and recycling generation rates have been calculated in accordance with the NSW EPA's Better Practice Guide for Resource Recovery in Residential Buildings.
3. All waste and recycling services will be provided by a licensed private waste and recycling collection contractor.
4. The proprietor of the facility will be responsible for ensuring that all on-going waste management activities are carried out in accordance with the provisions of this Waste Management Plan.
5. The WMP aims to promote the use of recyclable materials in the excavation, demolition, construction, and on-going operation of the building.
6. The WMP aims to ensure the design of waste and recycling storage facilities are of an adequate size, appropriate for the intended use of the building, hygienic with safe and manoeuvrable access.
7. The WMP aims to ensure that the provision of waste and recycling services to the completed buildings are carried out in an efficient manner, which will promote the principles of health, safety, and convenience.

The measures set out in this WMP aim to demonstrate that all such activities will be carried out effectively and efficiently, in a healthy, safe, and convenient manner, to acceptable community standards, and to the requirements of Burwood Council.

Conditions of Approval

1. Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:
 - Existing plan prepared by Aether Architects, sheet number A-03, issue A, dated October.2023.
 - Proposed plan prepared by Aether Architects, sheet number A-04, issue A, dated October 2023.
 - Section 1 prepared by Aether Architects, sheet number A-05, issue A, dated October 2023.
 - Proposed Elevations by Aether Architects, sheet number A-06, issue A, dated October 2023.
 - RCP by Aether Architects, sheet number A-07, issue A, dated October 2023.
 - Section 2 by Aether Architects, sheet number A-08, issue A, dated October 2023.
 - Proposed Section by Aether Architects, sheet number A-09, issue A, dated October 2023.

FEES

2. The fees and/or bonds shown in the Table of Fees, are to be paid to Council or another approved collection agency (the Long Service Levy Corporation and its agents and an approved insurer under the Home Building Act 1989) and suitable evidence of payment is to be provided to the Principal Certifier (PC) prior to the issuing of a Construction Certificate.

TABLE OF FEES

3. If Council is nominated as a Principal Certifier (PC) an inspection fee is to be paid. Please refer to Council's Schedule of Fees & Charges for details. (Payment to be made to Council).
4. Damage Deposit: Security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc.) during building work \$1,000.00 (Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition).
 - a. This deposit is refundable if no damage occurs. Any damage caused will be repaired at Council's restoration rates, at the applicant's expense. All or part of the deposit will be forfeited to cover damage to Council's property during the course of demolition and/or construction.

- b. Council will carry out two inspections of the Council's footpath, kerb and gutter, stormwater drainage system and roadway, prior to works commencing and at the completion of all work covered by this consent. Council is aware that damage may be caused by individual contractors that culminate in the damage inspected at Council's final inspection. The applicant is responsible for attributing any part of the damage to their individual contractors. Council will not refund any part of a damage deposit until the completion of the work covered by this consent.
- c. The applicant shall lodge an application to council for refund of damage deposit after obtaining an occupation certificate (OC). The OC must be formally submitted to Council prior to lodging the application for refund of damage deposit

DESIGN AMENDMENTS

- 5. The existing finishes of the shop front frame must be retained. No approval is granted by this consent for the existing timber entry doors to be replaced with aluminium doors or for the painting of the doors black. **An updated schedule of materials and plans are to be provided to the Principal Certifier prior to the issue of a construction certificate.**
- 6. The proposed roller blind on the interior of the shopfront does not form part of this consent.
- 7. All signage is to be painted or applied flush to the existing signage panels. No approval is given for mini-orb or any new signage panel. **An updated sign schedule and plans are to be provided to the Principal Certifier prior to the issue of a construction certificate.**
- 8. The proposed new signs must not be illuminated. **An updated sign schedule and plans are to be provided to the Principal Certifier prior to the issue of a construction certificate.**
- 9. The proposed works must avoid chasing into any walls, floors, ceilings, columns/beams. Do not modify, notch, drill or fix into any decorative heritage elements including cornices, doors, joinery, windows, etc

PLANNING

- 10. The requirements and provisions of the Environmental Planning & Assessment Act 1979 and Environmental Planning & Assessment Regulation 2000, must be fully complied with at all times. Failure to comply with these legislative requirements is an offence and may result in the commencement of legal proceedings, issuing of 'on-the-spot' penalty infringements or service notice and order by Council.

11. This Determination Notice does not constitute permission to begin works associated with the development. A Construction Certificate must be obtained **prior to the commencement of any development works.**
12. This Determination Notice does not constitute permission to begin works associated with the development. A Construction Certificate must be obtained **prior to the commencement of any development works.**
13. Switchboards for utilities shall not be attached to the street and/or road elevations of the development.
14. Trading hours are confined to between 6am and 10pm, 7 days per week
15. No part of the subject premises or the adjoining street and footpath is to be used by spruikers or public address systems.
16. The footpaths being kept clear of signs, fixtures and goods at all times.
17. No materials are to be stored on Council's roads, footpaths, nature strips or parks.
18. The approved signage is not to use moving, flashing or running light signage.

BUILDING

19. An application for a Construction Certificate is to be made to Council or an Accredited Certifier. The NSW Planning Portal is to be used where application is made to Council. A Construction Certificate must be obtained **prior to the commencement of any new building work.**
 20. **Prior to the commencement of any new building work**, the following is to be carried out:-
 - a) Submit to Council a "Notice of Intention to Commence Building Work and Appointment of a Principal Certifier (PC)" via the NSW Planning Portal. The NSW Planning Portal is to be used where application is made to Council.
 - b) Ensure detailed plans and specifications of the building are endorsed with a Construction Certificate by Council or an Accredited Certifier.
- (Vide Section 6.6 Environmental Planning & Assessment Act 1979)*
21. **Prior to the commencement of any works**, a sign must be erected and **maintained** in a prominent position on the site, which contains the following details:
 - a) name, address, contractor licence number and telephone number of the *principal contractor*, including a telephone number at which the person may be contacted outside working hours, or *owner-builder* permit details (as applicable);
 - b) name, address and telephone number of the *Principal certifier*;

- c) a statement stating that 'unauthorised entry to the work site is prohibited'.
22. Hours of work shall be from 7:00am to 7:00pm Mondays to Fridays inclusive (**during daylight savings period**), 7:00am to 6:00pm Mondays to Fridays inclusive (**outside daylight savings period**) and from 7:00am to 4:00pm on Saturdays. No work shall be carried out on Sundays or Public Holidays. The owner/builder shall be responsible for the compliance of this condition by all sub-contractors, including demolishers.
23. Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:
- a. must be a standard flushing toilet, and
 - b. must be connected:
 - (i) to a public sewer, or
 - (ii) to an approved chemical closet facility.

The toilet facilities are to be completed before any other work is commenced.

24. Access to the premises is to be restricted and the site is to be secured when construction work is not in progress.
25. A hoarding or fence must be erected between the work site and any adjoining public place. Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed
26. Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
27. All demolition work is to be carried out in accordance with the requirements of Australian Standard AS 2601 – 2001, where applicable.
28. Removal of any asbestos must be undertaken in compliance with the requirements of SafeWork NSW. Refer to their Code of Practice "How to Safely Remove Asbestos" dated August 2019.
29. The applicant/demolisher/builder shall take all necessary precautions to adequately protect and prevent dust nuisance to adjoining properties during any demolition and construction
30. All building works being erected wholly within the boundaries of the property.
31. All plumbing and drainage work being carried out by licensed tradesmen and in accordance with the requirements of the Plumbing Code of Australia.
32. All sanitary plumbing being concealed in suitably enclosed ducts. Such ducts are to be constructed internally (i.e. not on the outside face of an external wall) and are to be adequately sound-proofed.

33. Safety glazing being used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with Australian Standard AS 1288-2006 - Glass in Buildings - Selection and Installation. Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**
34. All new building work must be carried out in accordance with the Building Code of Australia (BCA) and applicable Australian Standards.
35. Smoke alarms are to be installed in accordance with the Building Code of Australia (BCA). Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate**
36. Means of access and egress complying with Section D of the Building Code of Australia. Details of the method of achieving this must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**
37. The building works are to be inspected during construction by the Principal Certifier (PC) or an appropriate Accredited Certifier authorised by the Principal Certifier. The Principal Certifier must be satisfied that the construction satisfies the standards specified in the Building Code of Australia or in this approval before proceeding beyond the relevant stage of construction.
38. Structural Engineer details prepared and certified by a practicing Structural Engineer for all reinforced concrete and structural members being submitted to the Principal certifier for approval **prior to the issuing of a Construction Certificate.**
39. The Principal Certifier or Structural Engineer is to also supervise the construction. All Certificates from the supervising Structural Engineer are to be submitted to the Principal Certifier before an Occupation Certificate is issued stating that all reinforced concrete and/or structural members have been erected in accordance with his/her requirements and the relevant SAA Codes.
40. Your attention is directed to the following:

WARNING

Utility Services

Before Construction – apply early as building of water and sewer services can be time consuming or may impact on other parts of your development.

Building Plan Approval

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Tap in™ service provides 24/7 access to a range of services, including:

- a. building plan approvals
- b. connection and disconnection approvals
- c. diagrams
- d. trade waste approvals
- e. pressure information
- f. water meter installations
- g. pressure boosting and pump approvals
- h. changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap in™ online service is available at:
<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

- 41. Any services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (e.g. Telstra, Jemena, Ausgrid, etc.), with all costs associated with this alteration to be borne by the applicant/owner.
- 42. The builder is to ensure footpaths and roads affected by construction works are kept safe and prevent any damage to Council property. The builder shall erect and maintain where necessary approved hoardings, barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be maintained at all times.
- 43. No materials are to be stored on Council's roads, footpaths, nature strips or parks.
- 44. All demolition, excavation and construction materials are to be removed from the site or disposed of on-site using methods that comply with relevant environmental protection legislation. When demolition of any existing building is involved, burning of any demolition materials on the site is prohibited.
- 45. The approved restaurant must not be used until an Occupation Certificate (OC) as referred to in Section 6.4(c) of the *Environmental Planning and Assessment Act 1979* is issued by the Principal Certifier (PC). Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council. A final Occupation Certificate shall not be issued until all conditions relating to demolition, construction and site works of this development consent are satisfied.
- 46. A Fire Safety Certificate is to be given to Council **prior to the premises commencing operation as a food and drink premises** and thereafter once in every 12-month period an Annual Fire Safety Statement is to be given to

Council. The certificate and statement attest to both the inspection of all essential fire safety measures by a suitably qualified person and to the regular maintenance of the fire safety measures. A copy of the Fire Safety Certificate and the Fire Safety Schedule are to be given to the Commissioner of Fire and Rescue NSW **by the building owner** and copies of these documents are to be prominently displayed in the building. Similarly copies of Annual Fire Safety Statements are also to be given to the Commissioner and displayed in the building.

ENVIRONMENTAL MANAGEMENT

47. Sufficient space and or storage area must be provided for the following:
- a. Packaging material and the like;
 - b. Office items and related paper work (enclosed cupboard or drawers);
 - c. Cooking utensils and equipment;
 - d. Dry goods;
 - e. Clothing and personal belongings of staff (separated from cleaning chemicals equipment and the like);
 - f. Cleaning chemicals and equipment, products and the like;

Note: cleaning chemicals products and equipment and any pest control chemicals are to be stored within a room or enclosed cupboard physically separated from areas of food preparation, food handling and personal effects.

48. The wash up area is to be provided with a double bowl sink (adequate in size for the largest piece of equipment), supplied with a sufficient supply of hot and cold water, adequate drainage and drying space and designed and constructed to be physically separated from areas of food handling/storage and food preparation so as to reduce the risk of contamination of food and food surfaces.

49. Hand washing facilities are to be provided within the food handling, wash up areas and toilet facilities in accordance with Australian Standards and A.S. 4674.2004 – Design, construction and fit out of food premises.

Note: Hand wash basins are to be “hands free” and located and installed throughout the premises (including toilet facilities) so that they are not obstructed, are at bench height either permanently fixed to the wall, to a supporting frame (free standing hand basins) or set in a bench top and accessible no further than 5m, except for toilet hand wash basins.

Note. Hand washing facilities are to be positioned so as to reduce the likelihood of contamination from one area to another area.

Note; this may be achieved by means of a barrier of other means of separation.

50. The walls of the food premises inclusive of any new partition walls, such as; the food shop counter walls, office and dry goods storage room are to be of solid construction and finished with approved materials as per Australian Standard A.S. 4674.2004, Design construction and fit-out of food premises.

Note: This is to prevent access and harbourage of vermin in voids and cavities.

51. Ceilings of the food premises are to be rigid smooth faced, non-absorbent material. The surface finish of the ceiling is to be free of open joints, cracks, crevices or openings in which grease, vapours or vermin may collect. The intersection of the walls and ceiling is to be tight jointed, sealed and dust proof.

Note: Drop in, removable panel ceiling is not permitted in food preparation or food storage areas.

52. Ceiling light fittings throughout the premises are to be installed flush with the ceiling and be designed and constructed to prevent contamination of food should the globe or tube shatter, be free of any feature that would harbour pest, dust, dirt, grime or make the fitting difficult to clean.

53. No cooking, heating, or warming equipment, along with dry and potentially hazardous food storage and display cabinets form part of this consent

Reasons: No details have been provided and/or indicated on the plans of any cooking or heating or warming equipment.

Inadequate details, sections or elevations have been provided of food display cabinets, shelving inclusive of means of temperature control, sneeze guards or other protective barriers to protect food from contamination from customer aerosols, such as, coughs, sneezes and direct hand contact.

54. The premises must provide a garbage and recycling bin storage and cleaning area that complies with the following requirements.

- a. Provided with a hose tap connector and back flow prevention device;
- b. Paved with impervious floor materials;
- c. Coved at the intersection of the floor and the walls;
- d. Graded and drained to a floor waste fitted with a basket arrester to a waste disposal system in accordance with the requirements of Sydney Water;

55. The construction and fit-out of food premises must comply with the requirements of the Food Act 2003, Food Regulation 2015, Food Safety Standards, and Australian Standards, including A.S. 4674:2004.

ENGINEERING

56. All activities and works external to the site, or that affect public roads, are to be carried out in accordance with Council's Policies including but not limited to the Works on Council's Road Reserve Assets Policy, Rubbish Skips Policy, Work Zone Policy and Temporary Road Closure (Including Standing Plant) Policy.

57. A road-opening permit and/or construction permit shall be obtained for all

works carried out on public or Council controlled lands. Restoration of landscaping, roads and paths shall be carried out by Council at the applicant's expense in accordance with Council's Schedule of Fees and Charges. The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of \$20 million, and shall provide proof of such cover to the Principal Certifier prior to carrying out the works. Please see Burwood Council's web site www.burwood.nsw.gov.au - Go to Rates and Payments/ Works on Council Property/ Application for Works on Council Property

58. Spoil and building materials shall not be placed, stored, thrown or caused to fall on any public roadway or footpath. Waste containers shall be placed in accordance with Council's Rubbish Skips Policy. Contact Council for a list of approved skip bin suppliers.
59. The builder is to ensure footpaths and roads affected by construction works are kept safe and prevent any damage to Council property. The builder shall erect and maintain where necessary approved hoardings, barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be maintained at all times.
60. All demolition and excavation materials are to be removed from the site or disposed off-site using methods that comply with relevant environmental protection legislation.

ADVISORY

1. The *Commonwealth Disability Discrimination Act*, 1992 may apply to this particular proposal. Submissions and/or approval of the application does not imply or confer compliance with this Act. Applicants should satisfy themselves and make their inquiries to the Human Rights and Equal Opportunity Commission.
2. Dial Before You Dig is a free national community service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use every day – electricity, gas, communications and water.

Before you dig call "Dial Before You Dig" on 1100 (listen to the prompts) or register on line at www.1100.com.au for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia's excavators. Whether you are a backyard renovator, an individual tradesman or a professional excavator, the potential for injury, personal liability and even death exists every day. Obtaining accurate information about your work site significantly minimises these risks.

Reason: To ensure that essential services such as electricity, gas, communications and water are not affected by excavation or construction works.

END OF CONDITIONS

FOR DEVELOPMENT APPLICATION
FOR APPROVAL



CAFE FITOUT
26 BELMORE STREET BURWOOD

DEVELOPMENT APPLICATION

A-01	COVER PAGE	B
A-02	SITE PLAN	A
A-03	EXISTING PLAN	A
A-04	PROPOSED PLAN	A
A-05	EXISTING ELEVATIONS	A
A-06	PROPOSED ELEVATIONS	A
A-07	RCPS	A
A-08	EXISTING SECTION	A
A-09	PROPOSED SECTION	A
A-10	PROPOSED SHOPFRONT	A
A-11	PROPOSED COUNTER	A

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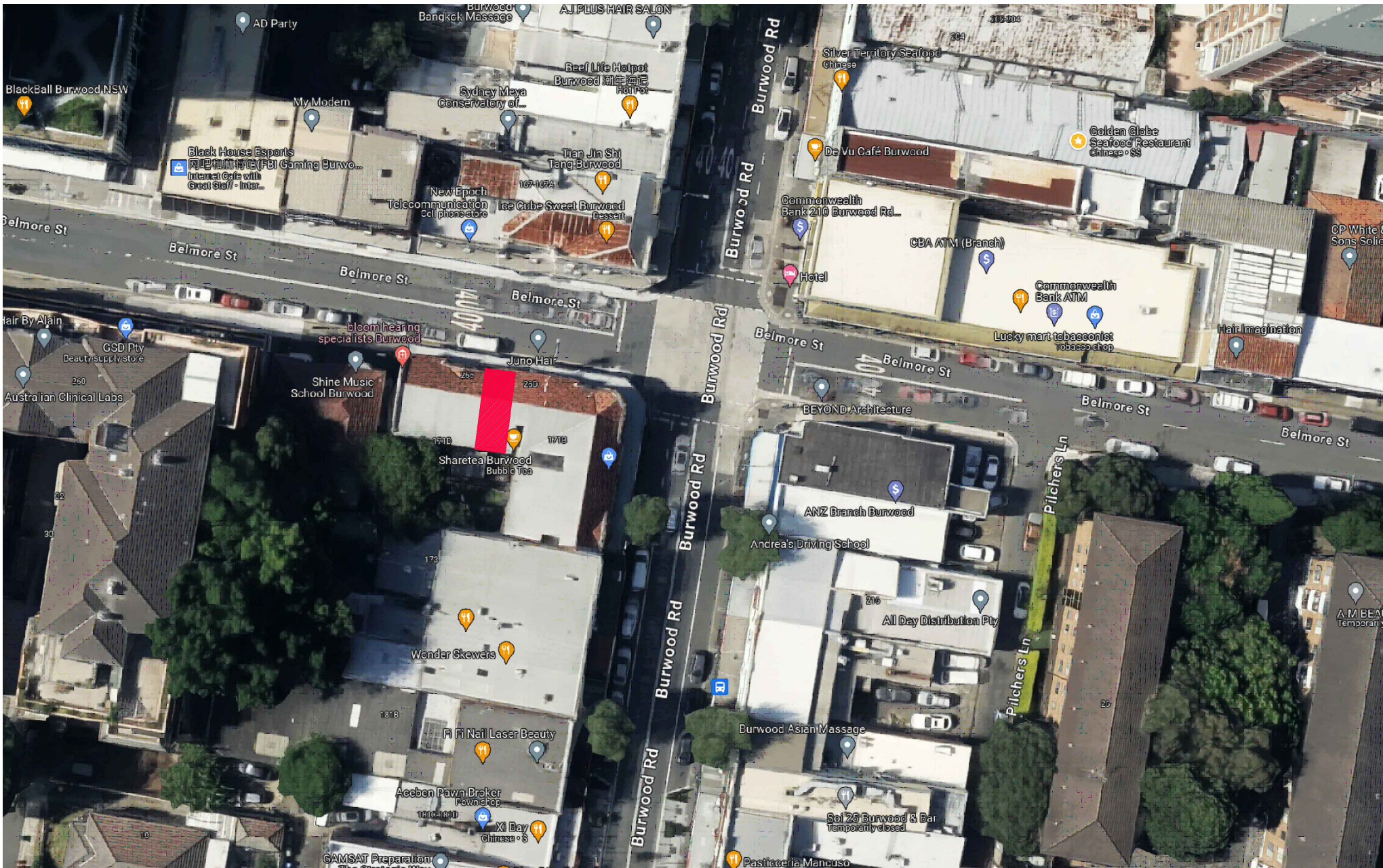
REVISION	DESCRIPTION
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING ALL DIMENSIONS TO BE CHECKED ON SITE	

DESIGNER	AETHER ARCHITECTS STUDIO@AETHER-ARCHITECTS.COM
CLIENT	TOBY

PROJECT	CAFE FITOUT 26 BELMORE STREET BURWOOD
DRAWING	COVER PAGE

DATE	OCT 2023	DRAWN	EW	REVIEWED	WW	SHEET NUMBER	A-01
JOB NUMBER	2023S36	SCALES	1 : 50	ISSUE			B

FOR DEVELOPMENT APPLICATION
FOR APPROVAL



PROPOSED SITE
171 BURWOOD ROAD, BURWOOD

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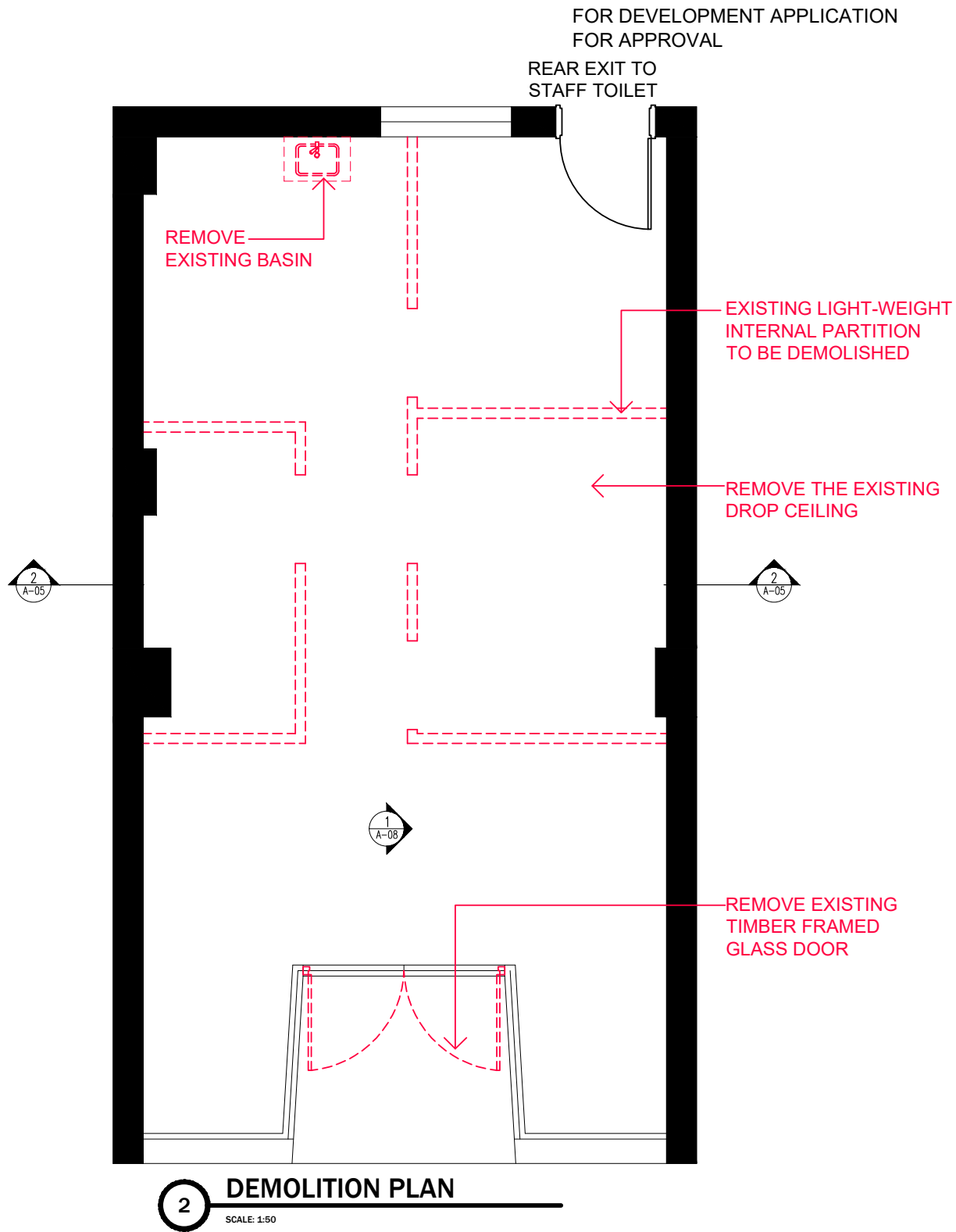
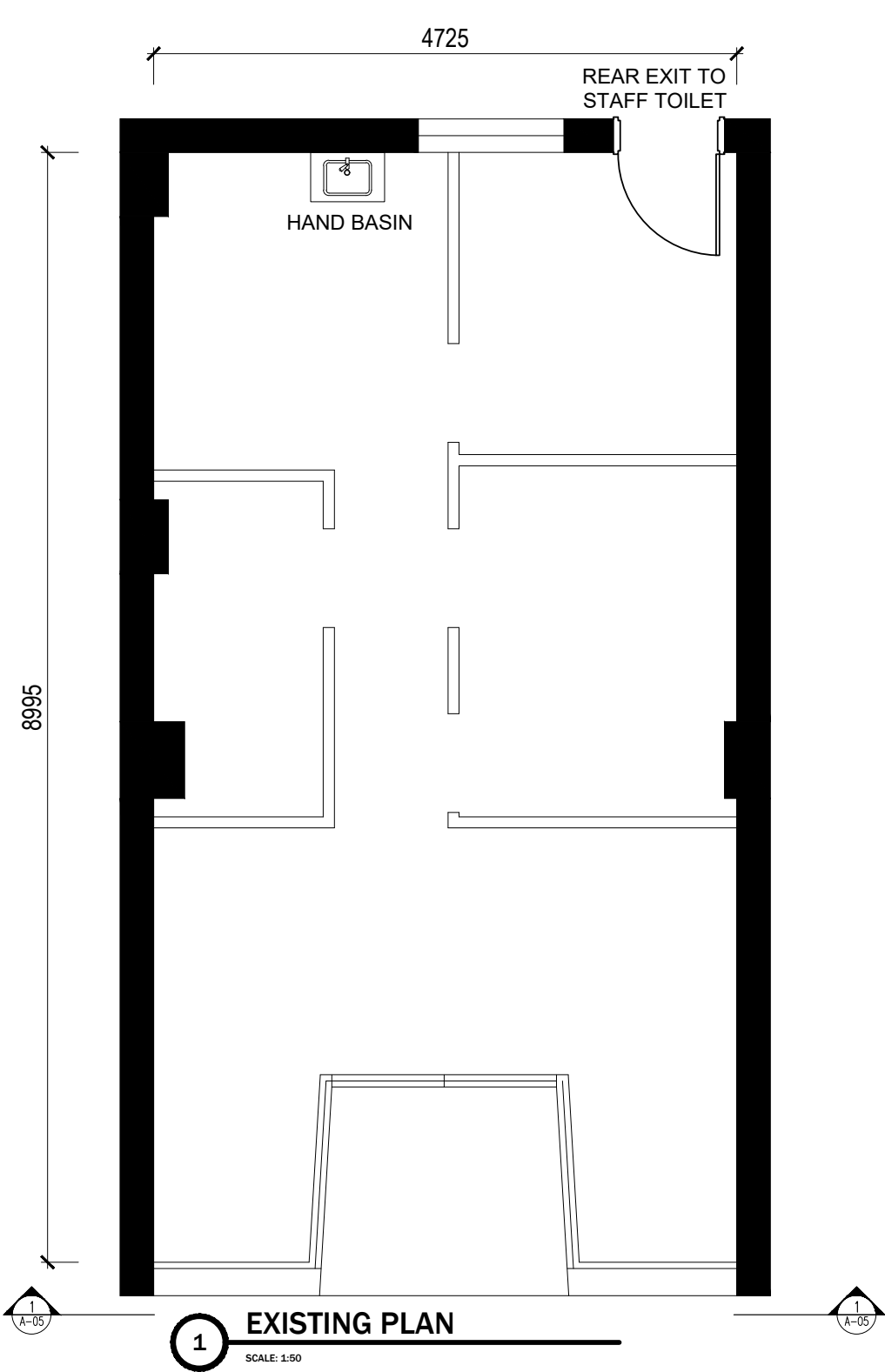


REVISION	DESCRIPTION
	FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING ALL DIMENSIONS TO BE CHECKED ON SITE

DESIGNER	AETHER ARCHITECTS STUDIO@AETHER-ARCHITECTS.COM
CLIENT	TOBY

PROJECT	CAFE FITOUT 26 BELMORE STREET BURWOOD
DRAWING	LOCATION PLAN

DATE	OCT 2023	DRAWN	EW	REVIEWED	WW	SHEET NUMBER	A-02
JOB NUMBER	2023S36	SCALES	NIS	ISSUE			A



- CONSTRUCTION NOTE
- PROVIDE COVING TO FOOD PREPARATION AREAS, FOOD STORAGE ROOMS AND WASTE ROOM
 - PROVIDE FLOOR WASTES (BASKET TYPE) TO FOOD PREPARATION AREA
 - WALLS IN FOOD PREPARATION AREAS TO BE SOLID CONSTRUCTION
 - AUSTRALIAN NEW ZEALAND FOOD PREMISES CODE 3.2.3 - FOOD PREMISES AND EQUIPMENT.
 - THE FOOD ACT 2003.
 - BUILDER TO CHECK FINAL MEASUREMENT ONSITE
 - PROVIDE ACCESSIBLE HANDLES THROUGHOUT
 - ALL PROPOSED DOOR OPENINGS ARE TO HAVE 850MM CLEAR OPENINGS FROM OBSTRUCTION

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REVISION	DESCRIPTION
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING	ALL DIMENSIONS TO BE CHECKED ON SITE

DESIGNER AETHER ARCHITECTS
STUDIO@AETHER-ARCHITECTS.COM

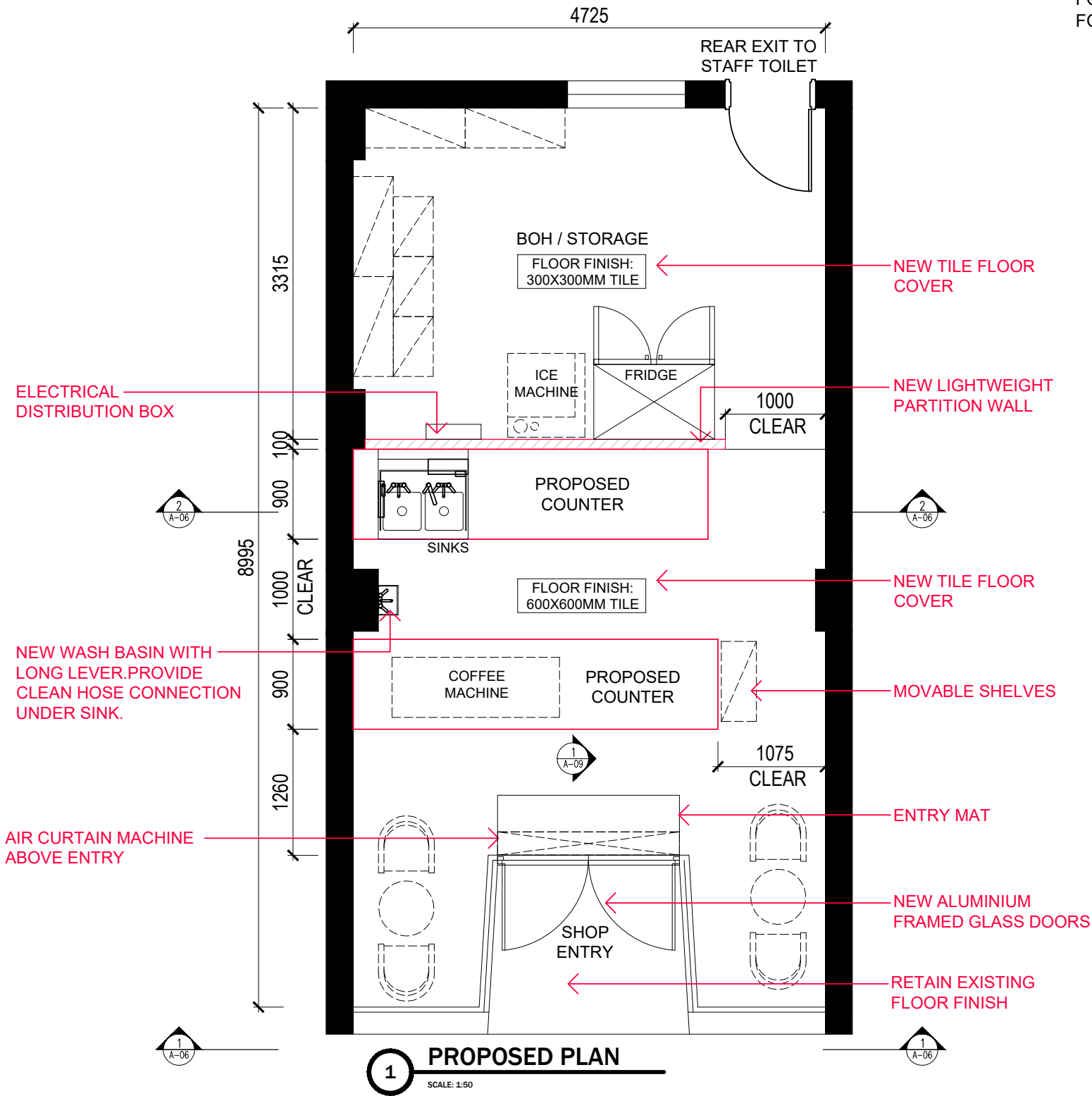
CLIENT TOBY

PROJECT CAFE FITOUT
26 BELMORE STREET BURWOOD

DRAWING EXISTING PLAN

DATE	DRAWN	REVIEWED	SHEET NUMBER
OCT 2023	EW	WW	A-03
JOB NUMBER	SCALES	ISSUE	
2023S36	1 : 50	A	

FOR DEVELOPMENT APPLICATION
FOR APPROVAL



- CONSTRUCTION NOTE
- PROVIDE COVING TO FOOD PREPARATION AREAS, FOOD STORAGE ROOMS AND WASTE ROOM
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 - PROVIDE ACCESSIBLE HANDLES THROUGHOUT
 - ALL PROPOSED DOOR OPENINGS ARE TO HAVE 850MM CLEAR OPENINGS FROM OBSTRUCTION

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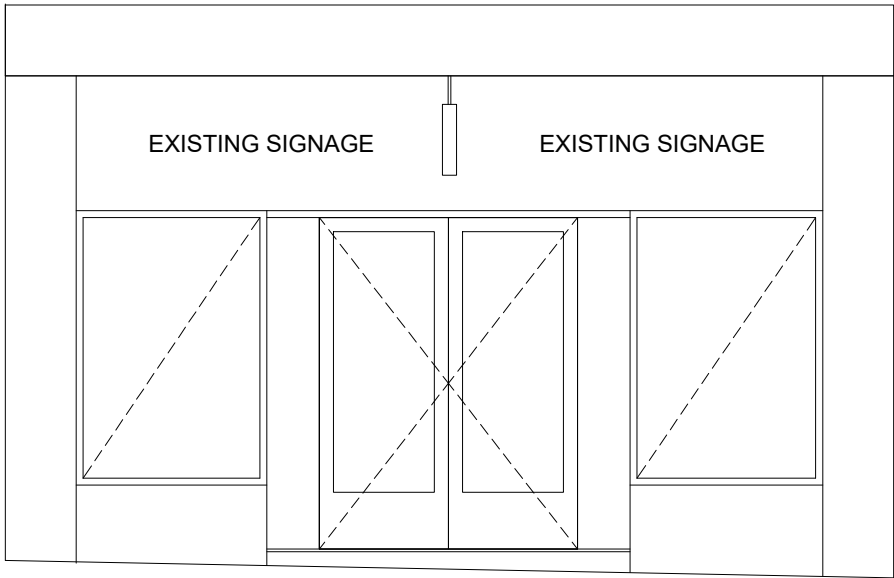
REVISION	DESCRIPTION
FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING	ALL DIMENSIONS TO BE CHECKED ON SITE

DESIGNER	AETHER ARCHITECTS
	STUDIO@AETHER-ARCHITECTS.COM
CLIENT	TOBY

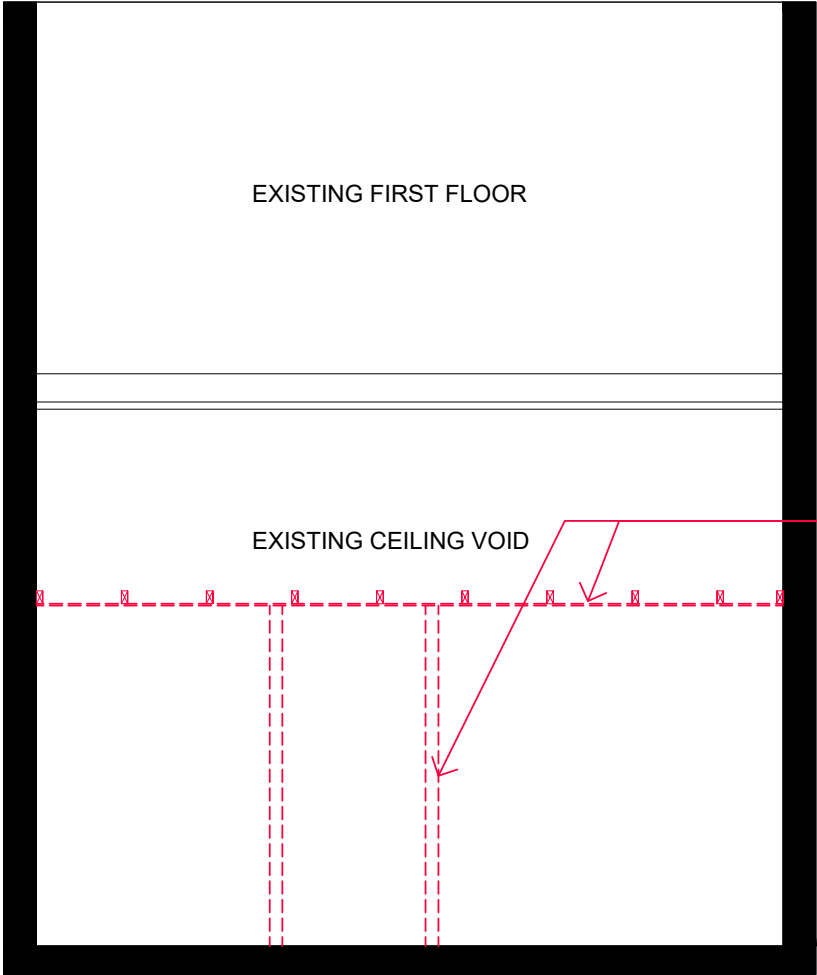
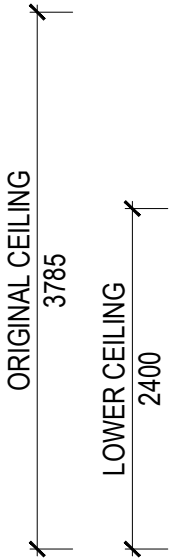
PROJECT	CAFE FITOUT
	26 BELMORE STREET BURWOOD
DRAWING	PROPOSED PLAN

DATE	OCT 2023	DRAWN	EW	REVIEWED	WW	SHEET NUMBER	A-04
JOB NUMBER	2023S36	SCALES	1 : 50	ISSUE			A

FOR DEVELOPMENT APPLICATION
FOR APPROVAL



1 EXISTING SHOP-FRONT
SCALE: 1:50



2 EXISTING SECTION 1 / DEMOLITION
SCALE: 1:50

- CONSTRUCTION NOTE
- PROVIDE COVING TO FOOD PREPARATION AREAS, FOOD STORAGE ROOMS AND WASTE ROOM
 - PROVIDE FLOOR WASTES (BASKET TYPE) TO FOOD PREPARATION AREA
 - WALLS IN FOOD PREPARATION AREAS TO BE SOLID CONSTRUCTION
 - AUSTRALIAN NEW ZEALAND FOOD PREMISES CODE 3.2.3 - FOOD PREMISES AND EQUIPMENT.
 - THE FOOD ACT 2003.
 - BUILDER TO CHECK FINAL MEASUREMENT ONSITE
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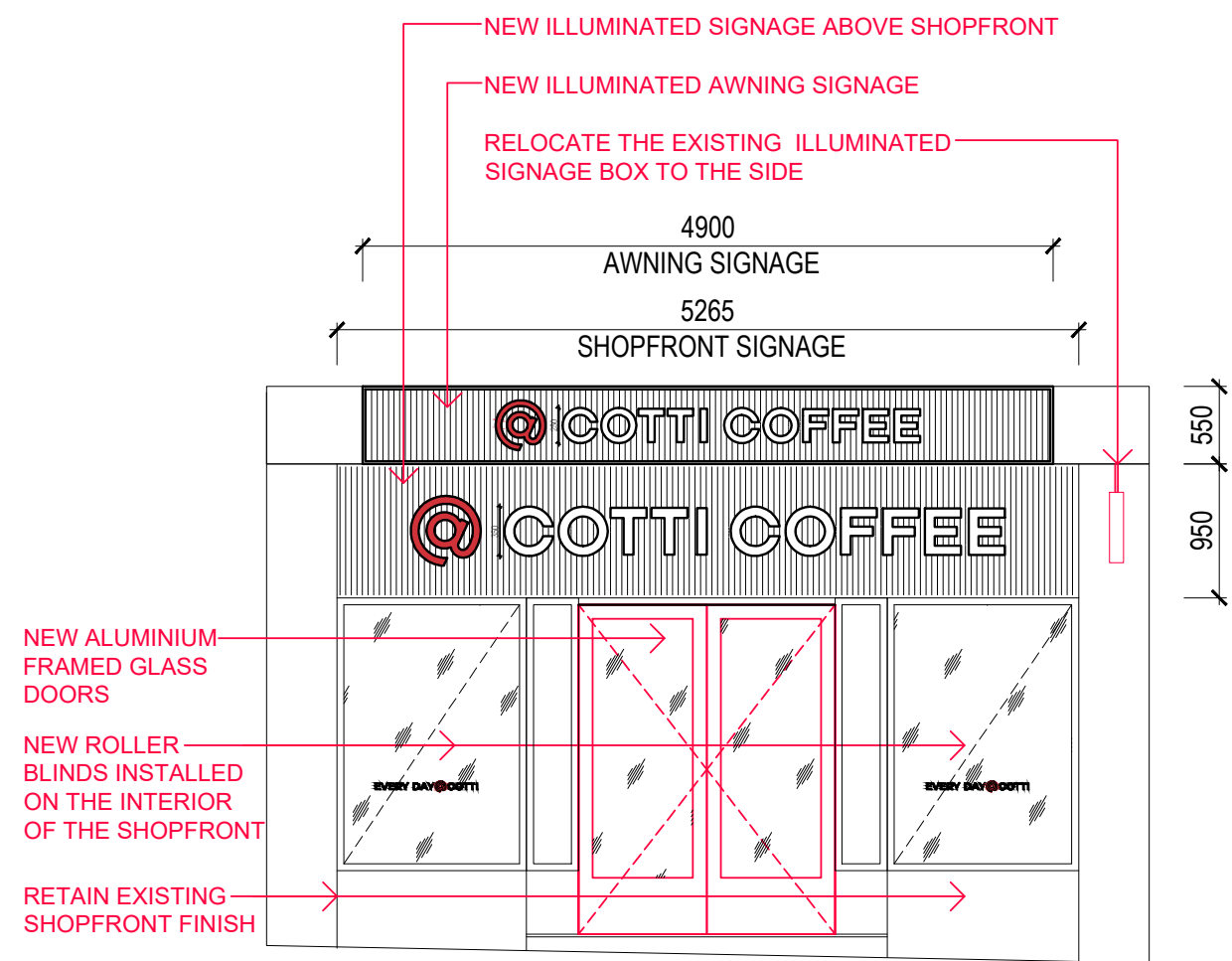
REVISION	DESCRIPTION
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DESIGNER	AETHER ARCHITECTS STUDIO@AETHER-ARCHITECTS.COM
CLIENT	TOBY

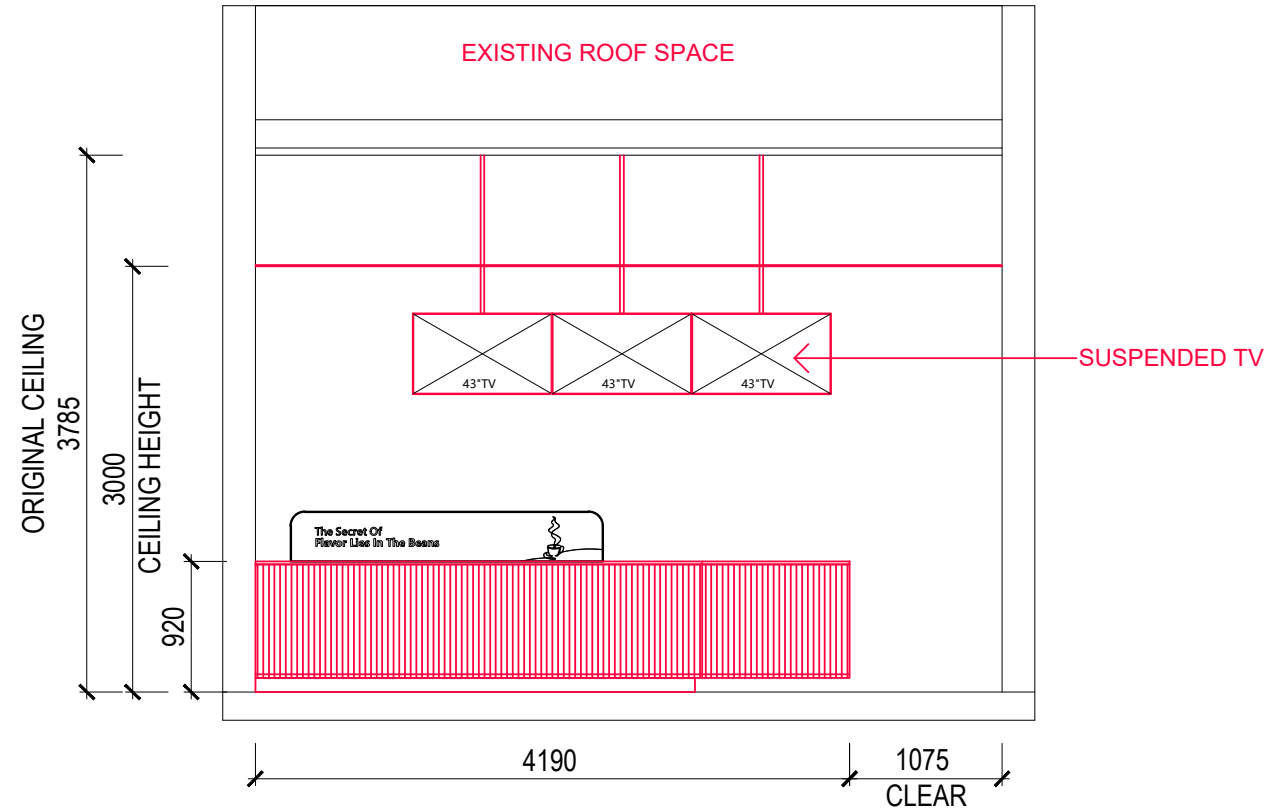
PROJECT	CAFE FITOUT 26 BELMORE STREET BURWOOD
DRAWING	SECTIONS 1

DATE	OCT 2023	DRAWN	EW	REVIEWED	WW	SHEET NUMBER	A-05
JOB NUMBER	2023S36	SCALES	1 : 50	ISSUE	A		

FOR DEVELOPMENT APPLICATION
FOR APPROVAL



1 PROPOSED SHOP-FRONT
SCALE: 1:50



2 PROPOSED SECTION 1
SCALE: 1:50

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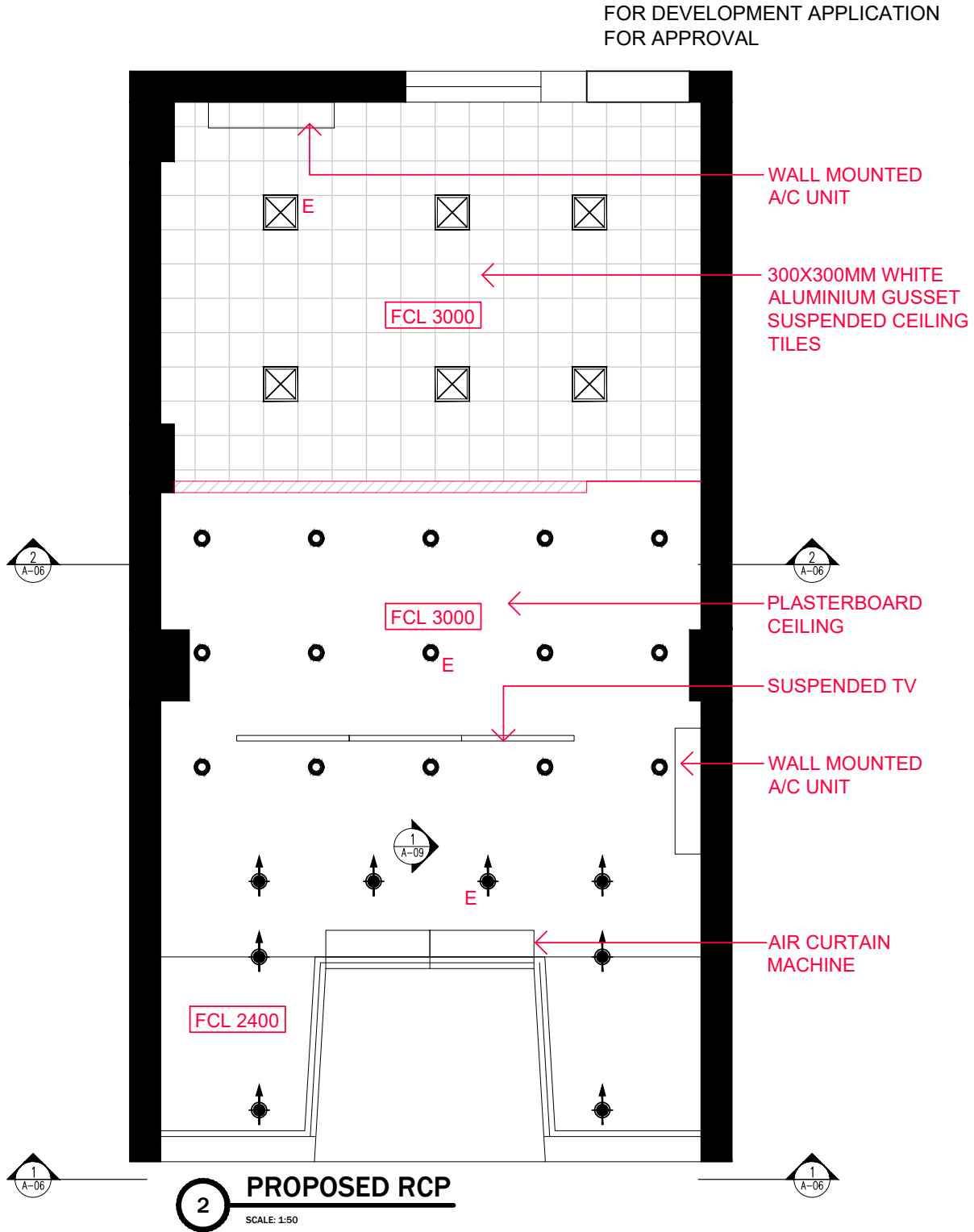
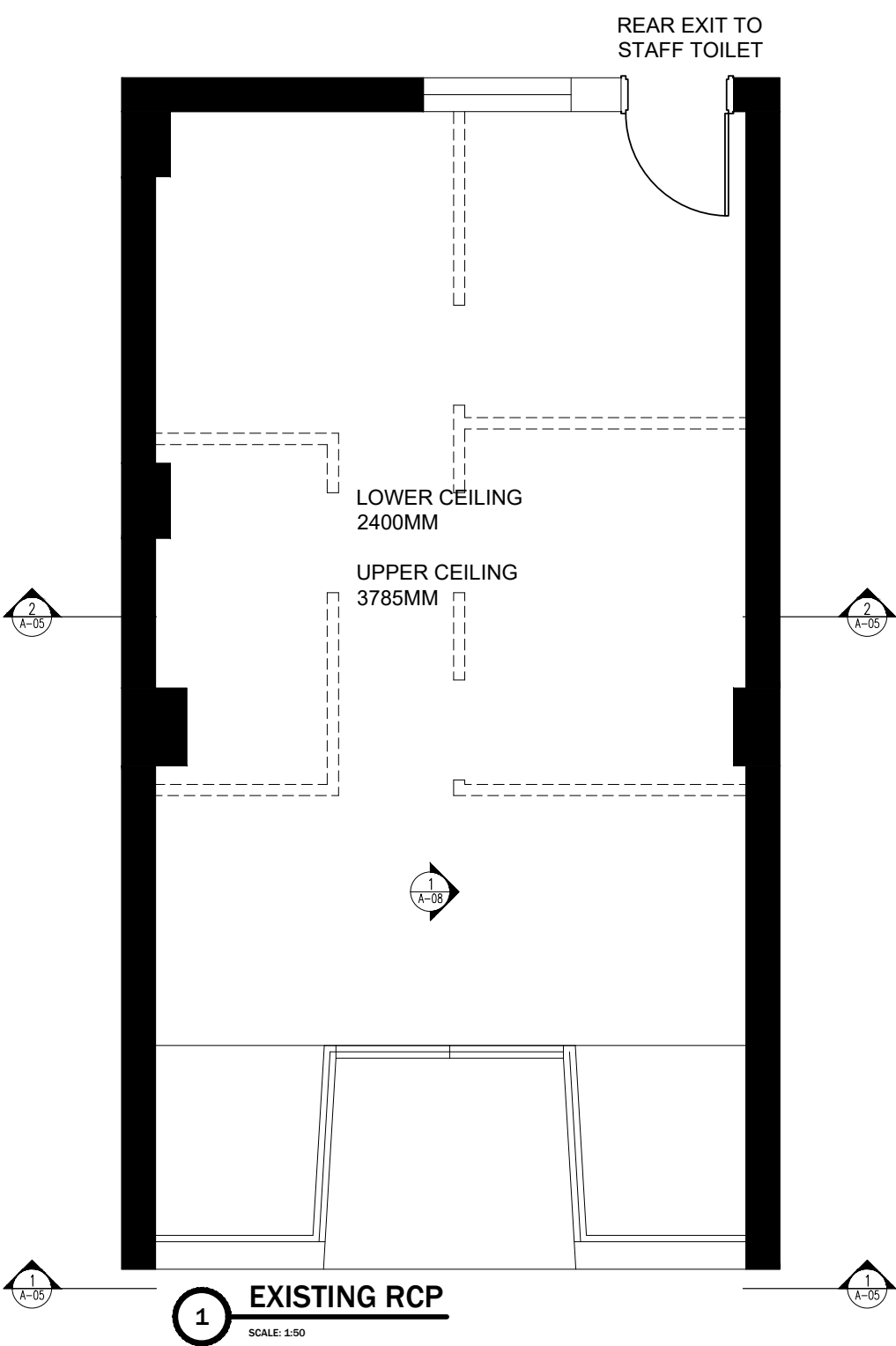
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CLIENT TOBY

PROJECT CAFE FITOUT
26 BELMORE STREET BURWOOD

DRAWING PROPOSED ELEVATIONS

DATE	DRAWN	REVIEWED	SHEET NUMBER
OCT 2023	EW	WW	A-06
JOB NUMBER	SCALES	ISSUE	
2023S36	1 : 50	A	



- CONSTRUCTION NOTE
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STUDIO@AETHER-ARCHITECTS.COM

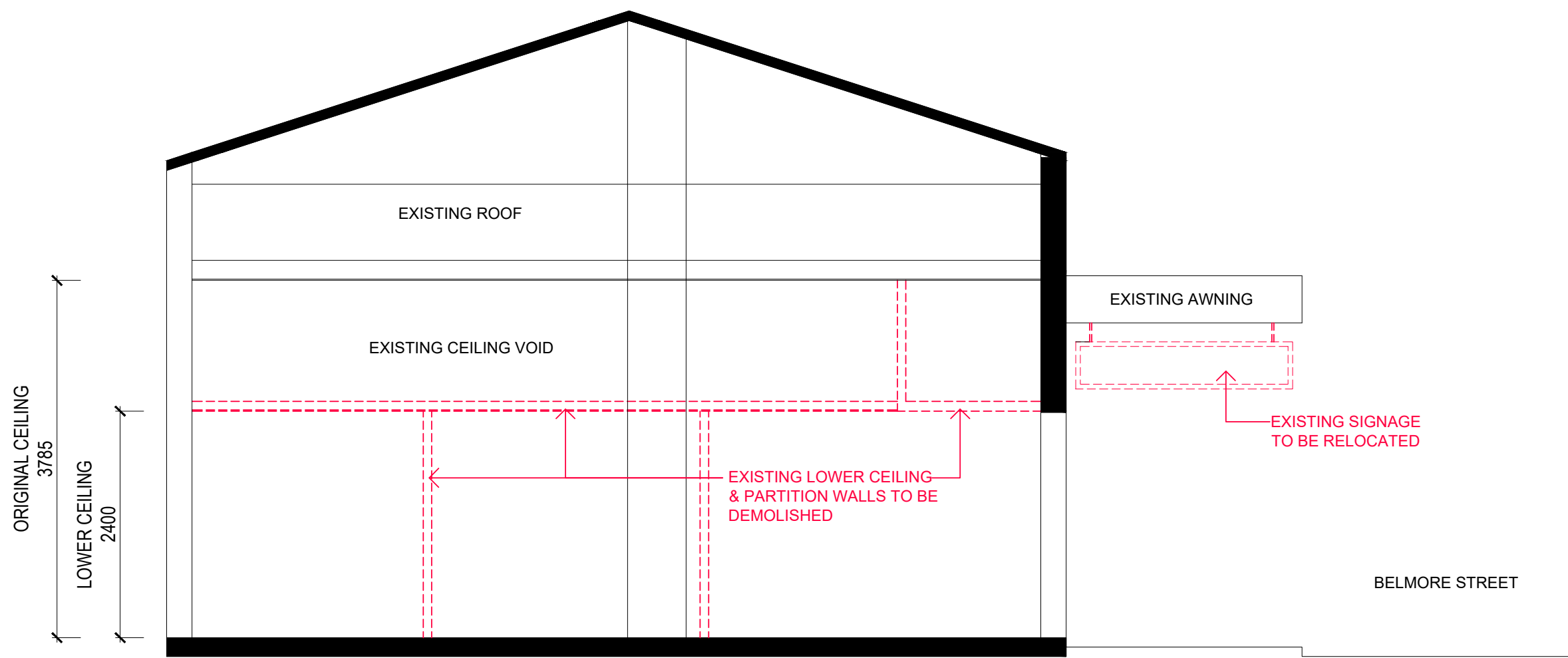
CLIENT TOBY

PROJECT CAFE FITOUT
26 BELMORE STREET BURWOOD

DRAWING RCP

DATE	DRAWN	REVIEWED	SHEET NUMBER
OCT 2023	EW	WW	A-07
JOB NUMBER	SCALES	ISSUE	
2023S36	1 : 50	A	

FOR DEVELOPMENT APPLICATION
FOR APPROVAL



1 EXISTING SECTION 2/ DEMOLITION

SCALE: 1:50

- CONSTRUCTION NOTE
- PROVIDE COVING TO FOOD PREPARATION AREAS, FOOD STORAGE ROOMS AND WASTE ROOM
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REVISION DESCRIPTION

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING
ALL DIMENSIONS TO BE CHECKED ON SITE

DESIGNER AETHER ARCHITECTS
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CLIENT TOBY

PROJECT CAFE FITOUT
26 BELMORE STREET BURWOOD

DRAWING SECTIONS 2

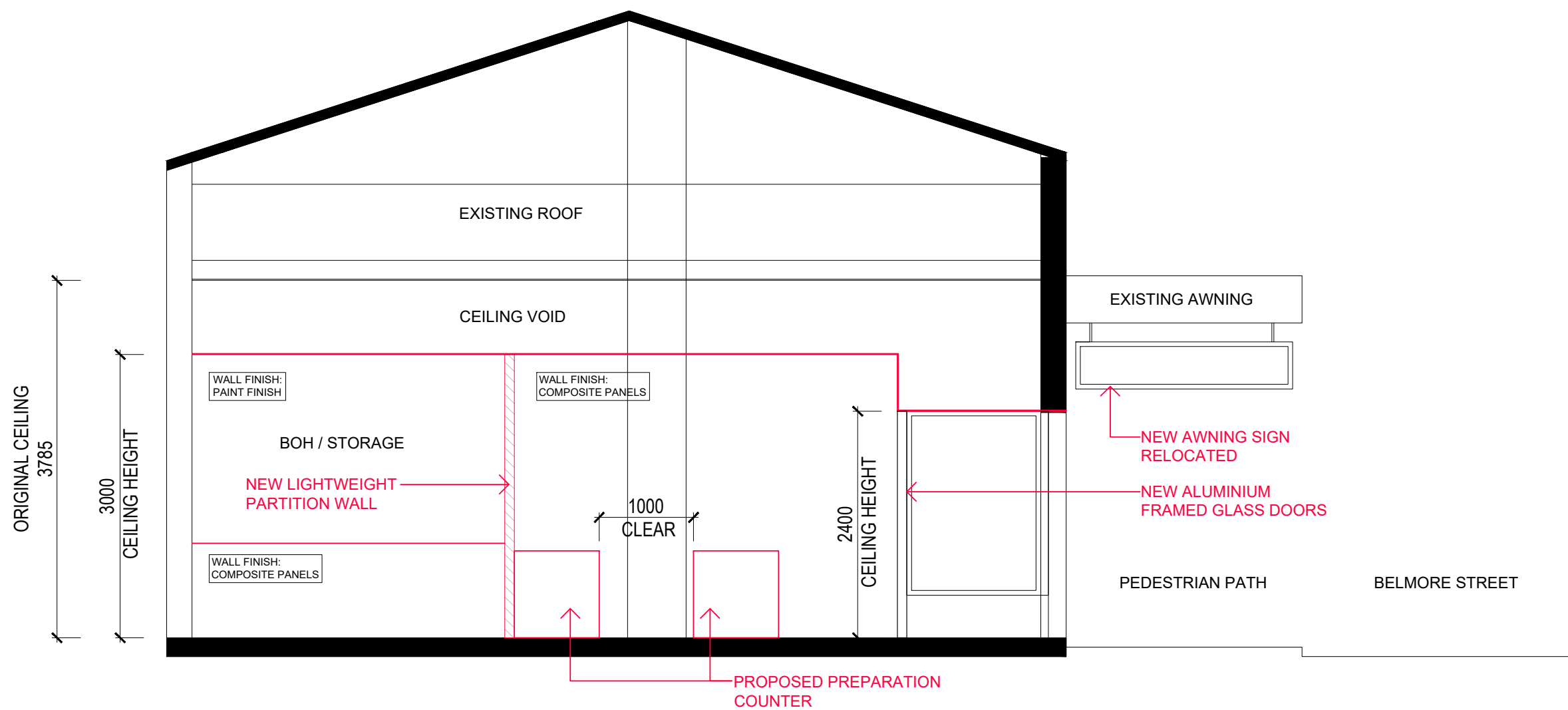
DATE OCT 2023
JOB NUMBER 2023S36

DRAWN EW
SCALES 1 : 50

REVIEWED WW
ISSUE A

SHEET NUMBER A-08

FOR DEVELOPMENT APPLICATION
FOR APPROVAL



1 PROPOSED SECTION 2
SCALE: 1:50

- CONSTRUCTION NOTE
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REVISION	DESCRIPTION
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	STUDIO@AETHER-ARCHITECTS.COM
CLIENT	TOBY

PROJECT	CAFE FITOUT
	26 BELMORE STREET BURWOOD
DRAWING	PROPOSED SECTION

DATE	OCT 2023	DRAWN	EW	REVIEWED	WW	SHEET NUMBER	A-09
JOB NUMBER	2023S36	SCALES	1 : 50	ISSUE	A		

FOR DEVELOPMENT APPLICATION
FOR APPROVAL



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REVISION	DESCRIPTION
	FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING ALL DIMENSIONS TO BE CHECKED ON SITE

DESIGNER	AETHER ARCHITECTS STUDIO@AETHER-ARCHITECTS.COM
CLIENT	TOBY

PROJECT	CAFE FITOUT 26 BELMORE STREET BURWOOD
DRAWING	PROPOSED CONCEPT

DATE	OCT 2023	DRAWN	EW	REVIEWED	WW	SHEET NUMBER	A-10
JOB NUMBER	2023S36	SCALES	1 : 50	ISSUE			B

FOR DEVELOPMENT APPLICATION
FOR APPROVAL



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DESIGNER	AETHER ARCHITECTS STUDIO@AETHER-ARCHITECTS.COM
CLIENT	TOBY

PROJECT	CAFE FITOUT 26 BELMORE STREET BURWOOD
DRAWING	PROPOSED CONCEPT

DATE	OCT 2023	DRAWN	EW	REVIEWED	WW	SHEET NUMBER	A-11
JOB NUMBER	2023S36	SCALES	1 : 50	ISSUE	B		



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6 August 2024

General Manager
Burwood Council
PO Box 240
Burwood NSW 1805

SHORT-FORM HERITAGE IMPACT STATEMENT—171 BURWOOD ROAD, BURWOOD

1 Purpose

This short-form Heritage Impact Statement (HIS) has been prepared on the instruction of the tenant (Cotti Coffee) of (26B) 171 Burwood Road, Burwood (the subject place)—a substantial circa 1931 block of shops listed as a 'local' heritage item (I27). It relates to a Development Application (DA) for a commercial refurbishment and fitout. This document provides the consent authority, Burwood Council, with an expert assessment of the scheme's projected heritage impact.

Terminology and principles in this document are based on sound heritage management approaches, namely as expressed by *The Australia ICOMOS Charter for Places of Cultural Significance*, *The Burra Charter* (rev. 2013) and the Department of Planning and Environment's *Guidelines for preparing a statement of heritage impact* (June 2023). This report is informed by a non-invasive inspection of the subject place and its setting (November 2023).

2 Heritage Management Framework

The subject property is a single land parcel—legally described as Lot 101, DP136390—at the southwest corner of Burwood Road and Belmore Street, comprising prominent frontages to both. The immediate setting is the Burwood Town Centre (as defined by the *Burwood Development Control Plan 2021*).

The subject place is identified as an individual heritage item under Schedule 5 of the *Burwood Local Environmental Plan 2012* (BLEP). Its listing details follow:

Item name	Address	Property Description	Significance	Item no.
Shops	171 Burwood Road, Burwood	Lot 101, DP136390	Local	I27

The Council-adopted Statement of Significance for the subject place, extracted from the NSW Heritage Inventory, reads:

No. 171 Burwood Road, Burwood has historic and aesthetic significance as part of the Inter-War period of development in the local area constructed in c. 1930's. Despite some modifications to the ground floor shop fronts the building still retains its original form and detailing including face brick walls with decorative curved brickwork,



multi-paned timber framed windows with arched window tops, bands of louver windows with decorative sills and plain timber frame double hung windows [sic]. (Updated: July 2014)

The listing of the subject place derives from the *Burwood Heritage Study: Part II* (Fox & Associates, 1989), where it was identified as 'shops – façade' and provided with the following comment on significance:

Situated on the corner of Belmore Street, this shop addresses the corner with a splayed frontage. It is constructed of face brick with arched window tops, timber windows, tile roof and raised parapet detail to the corner. This building also retains what appears to be the original signage on the splayed corner. The ground floor façade has modern aluminium frames, however, it still retains its original wall tiling.

This building is of local significance as a substantially intact shop on a prominent corner location. It contributes to the Burwood Road streetscape and represents the development of Burwood Road as a major local shopping centre.¹

While neither of the above Statements of Significance meets contemporary heritage management standards, on collective review, they do identify the key elements and built fabric through which the subject place's ascribed historical and aesthetic significance as a fairly intact and distinctive late interwar Art Deco-style block of shops is embodied. Given the limited intensity of the new work (see Section 4), this understanding of heritage value is sufficient for this project.

Mapping of the extent of the heritage listing (title boundary) is available in HER_001 (BLEP).

3 Place Summary

Based on a review of the *Sands Sydney, Suburban and Country Commercial Directory*, the existing block of shops was constructed circa 1931, replacing an earlier commercial building. Considering the building's well-resolved Art Deco motifs, it was likely designed by an architect, although preliminary research has not identified the individual or practice.

The subject building forms a dramatic built component of the Burwood Road/Belmore Street intersection, a key commercial junction in the locality. Its splayed corner is defined by a tall, stepped parapet with a semi-circular pediment and an elongated cartouche, which likely initially accommodated signage, flanked by delicate terracotta vents arranged in a circular pattern. At either end of its L-shaped form are secondary versions of the principal parapet/pediment. Unusually for a commercial building, much of the primary gabled roof is expressed, featuring relatively deep bracketed eaves with a board soffit. Glazed variegated terracotta tiles to the roof appear original but have been replaced on the rear planes with corrugated metal sheeting. Upper walls are of a 'liver' face brick (characteristic of 1930s Sydney) in stretcher bond and include paired arched windows with multi-paned timber-framed sashes. The visible west side wall is rendered. Former openings to recessed balconies have been enclosed with aluminium or timber-frames, often with louvres. The suspended verandah is presumably an original feature; however, its metal fascia and ceiling are replacement fabric.

The interwar shopfronts have largely been lost on the east frontage of the subject building (Burwood Road) but largely survive to the splayed corner and northern ground floor (Belmore Street). The latter includes the subject shopfront (26B), which is proposed for refurbishment as part of this DA. It has retained its original format with a central, deeply recessed entrance flanked by tall display windows and outer pilasters. While the shopfront frames are contemporary (aluminium—initially, probably brass or stainless steel), the glazed ceramic tiling appears to be interwar in origin and is consistent with the other remnant ground-floor sections of the building. The tiling displays 'jazzy'/Art Deco motifs, with a vivid slender band of tiles above the frieze (non-original sheeting and signage) and to the upper part of the pilasters (suggestive of a capital). Mosaic tiling to the recessed threshold is also original, as is likely the paired timber-framed glazed door (with lower letterbox) and small (bronze?) decorative vents in the tiled stallboard.

Internally, the subject shop has been thoroughly modified, seemingly through progressive fitouts. The original spatial experience of the front room—that is, its visual/functional connection to the streetscape—remains interpretable, but its partitions are contemporary, and no noteworthy interwar elements remain visible from within the interior (floor boards are replacements + skirting boards/cornices and ceiling are all non-decorative).

Photographs of the subject place accompany the DA drawings.

¹ Fox & Associates, *Burwood Heritage Study: Part II*, 1989, Inventory Item No. 2.76



Item 127 (subject building) viewed across Belmore Street.



Belmore Street frontage, with subject shopfront, indicated.



Subject shopfront from opposite Belmore Street.



Subject shopfront. Largely original, except for replacement frames and signage.



Interior, facing the street. (Source: Coleman Property Group)

4 The Proposal

The proposed scheme is outlined in a set of DA drawings prepared by Aether Architects. This report should be read in conjunction with these documents and others submitted with respect to this DA.

In summary, a refurbishment and fit-out of Shop 26B for 'Coffi Coffee' (a café) is proposed, which would require:

- Demolition of non-original partition (plasterboard) walls and ceiling (non-decorative),
- Construction of a new partition wall (rear) with forward service counter (cabinetry),
- Remove the rear (north elevation) non-original unroofed porch (replace with stairs to extant door),
- New services,
- Finish the internal floor with new tiles,
- Replacement of likely original front paired timber doors with similar, albeit metal framed, and
- New illuminated signage to non-original panel above the shopfront and the awning fascia.

5 Heritage Policy

As the new work is non-exempt and would affect a heritage item, the BLEP at cl. 5.10(2)(a)(i) requires development consent from the consent authority, Burwood Council. The latter is required to 'consider' the effect of the scheme on the heritage significance of item I27 pursuant to cl. 5.10(4). The overarching objective of cl 5.10(1)(b) is to 'conserve' its identified heritage value, including 'associated fabric, setting and views'.

This short-form HIS, prepared by a suitably qualified and independent heritage practitioner, constitutes the required specialist documentation to allow the Council to understand the proposal's heritage impact from a heritage perspective and make a substantiated and justified assessment.



While the following review of heritage impact adopts a merit/issue-based assessment model, it is recognised that the statutory heritage objectives of the BLEP are the focal point for the Council's decision-making, assisted by the non-statutory heritage guidance of the *Burwood Development Control Plan 2021*, chiefly section 3.5.7 ('Heritage in Centres and Corridors'). Also relevant for decision-making are the 'Recommended Management' strategies set out in the NSW Heritage Inventory citation, which follow:

[a] Architectural detailing and decorative elements of the building should be conserved. [b] The form, scale and character of the building, together with its curtilage and streetscape presentation should be maintained. [c] Any future additions should be generally confined to the rear of the building and should be subordinate to the principal building form. [d] Architectural details and decorative elements which have been damaged or lost should be repaired and/or reinstated (based on sound evidence/research). [e] Any new signage shall not obscure significant architectural elements and should be sympathetic with the character of the building. Any existing unsympathetic signage should be removed.

6 Review of Heritage Impact

Overall, the proposed scheme is modest and in line with a typical commercial fit-out/refurbishment, a process that has clearly been a common occurrence for all parts of the subject building's ground floor and speaks to its ongoing commercial use. It is noted that the attributed historical and aesthetic significance of the subject building lies in the intact parts of its external envelope and broad legibility as a substantial Art Deco-style block of shops. The new work would not physical impact these core elements.

However, it is proposed that the extant paired timber-framed glazed doors be removed and replaced for security and functionality reasons. While these doors are original, they are typical components of commercial shopfronts for the interwar period and, in my view, make more of a secondary contribution to the significance of the subject shopfront, being unremarkable examples of their type. The ground-floor interest and significance of the subject place draw more from its retained original shopfront composition/format and the lively tiling as opposed to the door frames themselves. I also note that although there is another example of timber doors at the adjacent (east) shopfront, there are varied metal door types elsewhere at the subject building. As opposed to the remnant tiling, which is consistent, extensive, and particularly evocative of interwar commercial aesthetics/design and taste, the doors do not comprise a major visual/architectural attribute of the place (at least, anymore). Accepting that, the loss of the original door and its replacement with a new paired element that would not present as incongruent with the shopfront amounts to only a minor impact, and is supported.

Having said that, although it would be far more burdensome for the commercial tenant, there could be an option of retaining the extant doors and strengthening their security and performance or replacing them with a more closely matching version (at least when viewed from the public realm). However, these options should only be imposed by the consent authority if it deems the preservation of the doors as a core imperative for conserving the significance of the subject building. It should not be mandated for simply preservationist reasons. As noted, it is my view that the impact of the current scheme is not inappropriate.

The proposed signage would be traditionally located (above the shopfront) and would present as visually inoffensive, particularly in the context of the Burwood CBD. Given the latter and the absence of a significant streetscape, I have no concerns about the proposed illumination of the signs. Should Council consider this problematic, a low voltage illuminance could be specified for the signage.

Internal modifications are more extensive but would not result in the loss of any fabric or attributes (inside/streetscape connection) that contribute to the subject building's significance.

If it is proposed to clean the existing glazed shopfront tiles, this should occur by hand with only mildly abrasive, non-scratch pads (no wire wool or any hard abrasive material) and after wetting the surfaces (do not over wet). A pH-neutral soapless detergent (pH7) would likely be appropriate for use but should be tested in a small, discreet area first to ensure the tiles are robust enough. Then, rinse off the cleaning product. Hardened substances can be removed with a small blade or chisel. If



any more intensive repair work is required (stain removal, grouting, replacement of a damaged tile), then the advice of a heritage consultant or the Council should be sought.

In summation, this short-form HIS determines that the proposed works fulfil the statutory heritage management objectives of the BLEP and are consistent with the relevant guidance of the BDCP. The subject place and affected shop would remain readily legible as a notable example of the Art Deco-style applied to a commercial design in Burwood with original fabric of core significance conserved.

Yours faithfully,

Patrick Wilson

Director—Principal Heritage Consultant and Professional Historian
Touring the Past Pty Ltd
B.A (Hist Hons), M. Cult Heritage
M. ICOMOS, Pro Hist PHA (NSW & ACT + VIC), SAHANZ, APT, IAIA, Interps Aus, Nat Trust (NSW)



LISA TRUEMAN
HERITAGE ADVISOR

53A ALEXANDER STREET, MANLY 2095
T: 0403 823 403 E: LJTRUEMAN@HOTMAIL.COM

MEMO

To:	Burwood Council
Att:	Sumathi Navaratnam, Manager City Planning
From:	Lisa Trueman
Date:	29 September 2024
Subject:	DA.2024.56 – 171 Burwood Road Burwood - Heritage Referral Comments

Background

This heritage referral relates to Development Application DA.2024.56 which seeks approval for internal demolition works and new fitout and signage as a takeaway coffee shop at 171 Burwood Road, Burwood. The property is listed as a heritage item within Schedule 5 of the *Burwood Local Environmental Plan 2012* (BLEP), (Item 127) The property is also located within the vicinity of other local heritage items.

The site is located on a prominent corner at the intersection of Belmore Street and Burwood Road in Burwood, addressing the corner with a splayed frontage. The building contains shops at ground level with residential accommodation above. Built c1931, the building has Art Deco details and features, including the remaining original shopfronts. The building appears largely intact externally, with alterations internally. The current proposal is for works to the shop at unit 26B of the building.

Heritage Significance

The property contains a shop building, which is listed as a heritage item in the BLEP. The SHI provides the following Statement of Significance:

No. 171 Burwood Road, Burwood has historic and aesthetic significance as part of the Inter-War period of development in the local area constructed c1930s. Despite some modifications to the ground floor shop fronts the building still retains its original form and detailing including face brick walls with decorative curved brickwork, multi-paned timber framed windows with arched window tops, bands of louvre windows with decorative sills and plain timber framed double hung windows.

The property is not located within a heritage conservation area.

Proposed Development

The proposed development comprises

- Demolition of existing internal partition walls and ceiling
- Addition of new internal partition walls, flooring, service counter and services
- Removal of rear porch
- New aluminium framed entrance doors
- Illuminated signage above doors and on awning fascia



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Relevant Controls

As the proposed development relates to a heritage conservation area, the following heritage controls are relevant to the assessment of this DA:

- BLEP 2012 Clause 5.10 (Heritage Conservation); and
- *Burwood Development Control Plan 2012* (BDCP 2012) Part 4.7 (Heritage in Residential Precincts).

Heritage Impact Assessment

An assessment of the heritage impacts of the proposal has been undertaken against the relevant BLEP and BDCP controls relating to heritage. This assessment relies on the following documentation:

- Architectural drawings (including Schedule of Finishes) by Aether Architects, October 2023
- Short Form Heritage Impact Statement, *Touring the Past*, August 2024

The proposal involves internal modifications to the existing shop tenancy, including partition walls, internal fixtures and services. The interior of the shop is already modified, and the internal works will have minor impacts on original fabric.

The SHI Datasheet for the item provided the following 'Recommended Management' for the item:

[a] Architectural detailing and decorative elements of the building should be conserved.

[b] The form, scale and character of the building, together with its curtilage and streetscape presentation should be maintained.

[c] Any future additions should be generally confined to the rear of the building and should be subordinate to the principal building form.

[d] Architectural details and decorative elements which have been damaged or lost should be repaired and/or reinstated (based on sound evidence/research).

[e] Any new signage shall not obscure significant architectural elements and should be sympathetic with the character of the building. Any existing unsympathetic signage should be removed.

The proposal also involves the replacement of the original timber framed front entrance doors with new aluminium doors. These doors form an important part of the significant shopfront of the shop and this loss of remaining original fabric to the significant front façade is not supported. A condition of consent is recommended for the retention of the original timber doors.

In addition, the proposal is for new illuminated signage panels above the doors and on the awning fascia. These panels will be black mini-orb panels with corporate signage that will be illuminated. The size and detail of these signs is inconsistent with the character of the building, will be highly visible from the public domain, inconsistent with other signage on the building and will detract from the aesthetic significance of the building. As such, the proposed signage is not supported. It is recommended that the corporate signage is painted directly onto the existing panels, with no illumination, consistent with other significance of the building.



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Conclusion and Recommendation

The proposed internal fitout at shop 26B 171 Burwood Road Burwood generally complies with Clause 5.10 (Heritage and Conservation) of the BLEP and with the relevant heritage controls of the BDCP. The interior of the shop has already been modified and the works are largely reversible, limiting impacts on significant fabric. However, the proposed removal and replacement of the original entrance doors and illuminated mini-orb signage panels will have a detrimental impact on the significant facade of the heritage item, inconsistent with Clause 5.10 of the BLEP. Should the application be approved, it is recommended that the following conditions of consent be imposed to mitigate the heritage impacts

Recommended Conditions of Consent

Original Entrance Doors to be retained

The existing timber framed main entrance doors form part of the original shop front and are to be retained. No approval is given for their removal and replacement with new doors.

Signage to be modified

All signage is to be painted or applied flush to the existing signage panels. No approval is given for mini-orb or any new signage panel. The signs are not to be illuminated.

No chasing of original internal walls

The proposed works must avoid chasing into any walls, floors, ceilings, columns/beams. Do not modify, notch, drill or fix into any decorative heritage elements including cornices, doors, joinery, windows, etc.

CONDITIONS OF APPROVAL

(1) The development shall be carried out in accordance with the following approved documents:

- Architectural Plans prepared by PlanShop

Plan Title	Sheet Number	Drawing Number	Dated
Site Plan	02	DR-4395	4 June 2024
Demolition Ground Floor Plan	03	DR-4395	4 June 2024
Ground Floor Plan	04	DR-4395	4 June 2024
Demolition First and Second (Typical Floor Plan)	05	DR-4395	4 June 2024
Proposed First and Second (Typical Floor Plan)	06	DR-4395	4 June 2024
Main Dwelling Elevations	07	DR-4395	4 June 2024
Main Dwelling Elevations	08	DR-4395	4 June 2024
Driveway Section	09	DR-4395	4 June 2024
Garage Ground Floor Existing/Demo Plan	10	DR-4395	4 June 2024
Garage Ground Floor Proposed Plan	11	DR-4395	4 June 2024
Garage North and South Elevations	11	DR-4395	4 June 2024
Garage East and West Elevations	13	DR-4395	4 June 2024
Section A-A	14	DR-4395	4 June 2024
Proposed Garage Door and Window Schedule	15	DR-4395	4 June 2024
Stormwater Drainage Concept Plan	16	DR-4395	4 June 2024
Finishes Schedule	17	DR-4395	4 June 2024
Soil and Water Management Plan	18	DR-4395	4 June 2024
General Notes	19 and 20	DR-4395	4 June 2024

- Heritage Impact Statement prepared by three+one heritage, dated 28 May 2024 and
- Statement of Environmental Effects prepared by Sky Planning, Revision A, dated 3 June 2024

(2) **Inconsistency between documents.** In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.

HERITAGE

- (3) **New garage building:** The new garage building is to have face brick walls to match the existing residential apartment building on the site. Bricks from the demolition off the existing garage should be used where possible. The garage is to have a pitched tiled roof to match the existing garage in pitch and form. Roof tiles from the existing garage are to be used where possible and new tiles are to match the existing in terms of profile, colour and finish. **Details are to be provided to the Principal Certifying Authority prior to the issue of a construction certificate.**
- (4) **Balcony Balustrades:** The increase in the height of the balustrades to the front balcony is to be achieved using flat steel metal rails (laid horizontally), rather than brickwork, in order to assist in differentiating original and later work whilst retaining the general appearance of the existing façade. Any new penetrations into the existing brick balustrades should be undertaken through the mortar joints, avoiding existing brickwork (ensure sound connection), and utilising 316 marine grade stainless steel. **Details are to be provided to the Principal Certifying Authority prior to the issue of a construction certificate.**
- (5) **Front Steps:** Re-pointing should be carried out using a compatible lime-based, non-cementitious mortar, profiled and tinted to match the existing finish. Any penetration required into the steps in order to install the non-slip nosing treads, should be installed through the mortar joints (ensure sound connection), avoiding original brickwork. **Details are to be provided to the Principal Certifying Authority prior to the issue of a construction certificate.**
- (6) **Concrete repairs:** Mortar used for concrete repair must be shrinkage compensated, and compatible with the existing concrete in terms of strength, porosity, permeability, etc. It should be finished to closely match the appearance and texture of the existing. **Details are to be provided to the Principal Certifying Authority prior to the issue of a construction certificate.**
- (7) **Building Code of Australia.** All building works approved by this consent must be carried out in accordance with the requirements of the Building Code of Australia.
- (8) **Support for neighboring buildings.** If the development involves excavation that extends below the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - a) Protect and support the adjoining premises from possible damage from the excavation, and

- b) Where necessary, underpin the adjoining premises to prevent any such damage, in accordance with relevant Australian Standards.
- (9) **Hours of work.** No work being carried out other than between the hours of 7:00am – 6:00pm Mondays to Fridays and 7:00am – 4:00pm on Saturdays, with no work at all being carried out on Sundays and Public Holidays. Demolition, excavation and/or construction works that involve heavy machinery, noisy trades or the like are not permitted to be carried out from 1:00pm to 4:00pm on Saturdays.
- (10) **Hoardings.**
 - a) A hoarding or fence must be erected between the work site and any adjoining public place.
 - b) Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.
- (11) **Illumination of public place.** Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- (12) **Development to be within site boundaries.** The development must be constructed wholly within the boundaries of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath.
- (13) **Public space.** The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, without prior approval from Council.
- (14) **Service Alterations.** All services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (e.g. Telstra, Jemena, Ausgrid, etc), with all costs associated with this alteration to be borne by the applicant.
- (15) **Road Opening Permit.** In accordance with the requirements of the Roads Act, the applicant must obtain consent (Road opening Permit) from Council prior to any excavation being undertaken in the road reserve (this includes verge and public footpath areas). No works shall be carried out in the road reserve without this permit being paid and a copy kept on the site.
- (16) **Public Utilities.** Compliance with the requirements (including financial costs) of any relevant utility provider (e.g. Energy Australia, Sydney Water, Telstra, RMS,

Council etc) in relation to any connections, works, repairs, relocation, replacements and/or adjustments to public infrastructure or services affected by the development.

DEMOLITION CONDITIONS

The following conditions are imposed to ensure compliance with relevant legislation and Australian Standards, and to ensure that the amenity of the neighbourhood is protected.

- (17) **Provision of contact details/neighbour notification.** At least 7 days before any demolition work commences:
- (a) 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
 - (b) A written notice must be placed in the letter box of each property identified in the attached locality plan advising of the date the work is due to commence.
- (18) **Excavation**
- (a) All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent the activities from being dangerous to life or property and, in accordance with the design of a structural engineer.
 - (b) A Demolition Work Method Statement must be prepared by a licensed demolisher who is registered with the Work Cover Authority, in accordance with AS 2601-2001: *The Demolition of Structures*, or its latest version. The applicant must provide a copy of the Statement to Council prior to commencement of demolition work.
- (19) **Asbestos.** Where asbestos is present during demolition work, the work must be carried out in accordance with the guidelines for asbestos work published by Work Cover New South Wales.
- (20) **Asbestos – disposal.** All asbestos wastes must be disposed of at a landfill facility licensed by the New South Wales Environmental Protection Authority to receive that waste. Copies of the disposal dockets must be retained by the person performing the work for at least 3 years and be submitted to Council on request.
- (21) **Waste management plan.** Demolition material must be managed in accordance with the approved waste management plan.
- (22) **Disposal of demolition waste.** All demolition waste must be transported to a facility or place that can lawfully be used as a waste facility for those wastes.

IMPORTED FILL

- (23) **Imported fill – type.** All imported fill must be Virgin Excavated Natural Material as defined in the *Protection of the Environment Operations Act 1997*.

PRIOR TO THE ISSUING OF A CONSTRUCTION CERTIFICATE

A Construction Certificate must be obtained from a Principal Certifying Authority to carry out the relevant building works approved under this consent. All conditions in this Section of the consent must be complied with before a Construction Certificate can be issued.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with the conditions in this Section of the consent.

Details of compliance with the conditions, including plans, supporting documents or other written evidence must be submitted to the Principal Certifying Authority.

- (24) Prior to the issue of a Construction Certificate, the Stormwater plan labelled DR-4395 Sheet – 16 shall be updated to include a grated drain along the property boundary at the vehicular crossing connecting to the internal drainage system.
- (25) **Fees.** The fees and/or bonds shown in the Table of Fees, are to be paid to Council or another approved collection agency (the Long Service Levy Corporation and its agents and an approved insurer under the Home Building Act 1989) and suitable evidence of payment is to be provided to the Principal Certifier, prior to the issuing of a **Construction Certificate**.

TABLE OF FEES
FEES/BONDS TO BE PAID TO COUNCIL OR TO THE NOMINATED BODY
PRIOR TO ISSUING A CONSTRUCTION CERTIFICATE

- (26) **Damage Deposit** - security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc.) during construction work is **\$2000** (Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/excavation).
- a. This deposit is refundable if no damage occurs. Any damage caused will be repaired at Council's restoration rates, at the applicant's expense. All or part of the deposit will be forfeited to cover damage to Council's property during the course of demolition and/or construction.
 - b. Council will carry out two inspections of the Council's footpath, kerb and gutter, stormwater drainage system and roadway, prior to works commencing and at the completion of all work covered by this consent. Council is aware that damage may be caused by individual contractors that culminate in the damage inspected at Council's final inspection. The applicant is responsible for attributing any part of the damage to their individual contractors. Council will not refund any part of a damage deposit until the completion of the work covered by this consent
- (27) All fees, levies, bonds and/or contributions as required by this Determination Notice must be paid to relevant the authority/entity, **prior to the issuing of a Construction Certificate.**
- (28) **Compliance with Australian Standards.** The development is required to be carried out in accordance with all relevant Australian Standards. Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Principal Certifying Authority prior to the issue of the **Construction Certificate.**
- (29) **Structural Certification.** The applicant must engage a qualified practising structural engineer to provide structural certification in accordance with relevant BCA requirements prior to the release of the **Construction Certificate.**
- (30) **Sydney Water – Building Plan Approval.** The plans approved as part of the Construction Certificate must also be approved by Sydney Water prior to excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Please go to www.sydneywater.com.au/tapin to apply.

- (31) **Reflectivity of materials.** Roofing and other external materials must be of low glare and reflectivity. Details of finished external surface materials, including colours and texture must be provided to the Principal Certifying Authority prior to the release of the **Construction Certificate**.
- (32) **Fire Safety.** The dwelling being equipped with a smoke alarm system as required by Part 3.7.5 of the Building Code of Australia – Volume Two.

Mains powered smoke alarms complying with Australian Standards AS 3786-2014 are to be installed at or near the ceiling in

- a. Any storey containing bedrooms
 - (i) Between each part containing bedrooms and the remainder and
 - (ii) Where bedrooms are served by a hallway, in that hallway, and
- b. Any other storey not containing bedrooms.

Details of the method of complying with this requirement must be noted on the plans or in the specifications prior to the issuing of a **construction certificate**.

PRIOR TO COMMENCEMENT OF CONSTRUCTION

Prior to the commencement of any demolition, excavation, or building work the following conditions in this Part of the Consent must be satisfied, and all relevant requirements complied with at all times during the operation of this consent.

- (33) **Notification – Prior to Commencement of Works:** Prior to the commencement of building work, the following is to be carried out:-
- a. Submit to Council a “Notice of Intention to Commence Building Work and Appointment of a Principal Certifier” form. Council's “Notice of Intention to Commence Building Work and Appointment of a Principal Certifier” form is to be used where application is made to Council.
 - b. Ensure detailed plans and specifications of the building are endorsed with a Construction Certificate by an Accredited Certifier.
- (34) **Site Sign**
- (a) A sign must be erected in a prominent position on site, prior to the commencement of construction:
 - (i) showing the name, address and telephone number of the Principal Certifying Authority for the work,
 - (ii) showing the name of the principal contractor (if any) or the person responsible for the works and a telephone number on which that person may be contacted outside working hours, and
 - (iii) stating that unauthorised entry to the work site is prohibited.
 - (b) Any such sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (35) **Residential building work – insurance.** In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.
- (36) **Residential building work – provision of information.** Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA 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.

If any of the above arrangements are changed while the work is in progress so that the information notified under this condition becomes out of date, further work must not be carried out unless the PCA for the development to which the work relates has given the Council written notice of the updated information (if Council is not the PCA).

(37) Excavation adjacent to adjoining land

- (a) If an excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must, at their own expense, protect and support the adjoining premises from possible damage from the excavation, and where necessary, underpin the adjoining premises to prevent any such damage.
- (b) The applicant must give at least seven (7) days notice to the adjoining owner(s) prior to excavating.
- (c) An owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

- (38) Safety fencing.** The site must be fenced prior to the commencement of construction, and throughout demolition and/or excavation and must comply with Safework NSW requirements and be a minimum of 1.8m in height.

- (39) Dial Before You Dig.** A free national community service to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use every day – electricity, gas, communications and water

Before you dig call “Dial Before You Dig” on 1100 (listen to the prompts) or register on line at www.1100.com.au for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia's excavators. Whether you are a backyard renovator, an individual tradesman or an professional excavator, the potential for injury, personal liability and even death exists everyday. Obtaining accurate information about your work site significantly minimises these risks.

- (40) Toilet Facilities.** Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:

- c. Must be a standard flushing toilet, and
- d. Must be connected
 - (i) To a public sewer, or
 - (ii) To an approved chemical closet facility

The toilet facilities are to be completed before any other work is commenced.

DURING CONSTRUCTION

Unless otherwise specified, the following conditions in this Part of the consent must be complied with at all times during the construction period. Where applicable, the requirements under previous Parts of the consent must be implemented and maintained at all times during the construction period.

- (41) **Critical stage inspections.** The person having the benefit of this consent is required to notify the Principal Certifying Authority during construction to ensure that the critical stage inspections are undertaken, as required under clause 162A(4) of the *Environmental Planning and Assessment Regulation 2000*.
- (42) **Noise from construction work.** All feasible and reasonable measures must be implemented to minimise the emission of noise from construction work.
- (43) **Sediment/dust control.** No sediment, dust, soil or similar material shall leave the site during construction work.
- (44) **Construction materials.** All materials associated with construction must be retained within the site.
- (45) **Site maintenance**
The applicant must ensure that:
 - (c) approved sediment and erosion control measures are installed and maintained during the construction period;
 - (d) building materials and equipment are stored wholly within the work site unless an approval to store them elsewhere is held;
 - (e) the site is clear of waste and debris at the completion of the works.
- (46) **Work within public road.** At all times work is being undertaken within a public road, adequate precautions shall be taken to warn, instruct and guide road users safely around the work site. Traffic control devices shall satisfy the minimum standards outlined in Australian Standard No. AS1742.3-1996 "Traffic Control Devices for Work on Roads".

PRIOR TO OCCUPATION CERTIFICATE

An Occupation Certificate must be obtained from a Principal Certifying Authority prior to commencement of occupation of any part of the development, or prior to the commencement of a change of use of a building.

Prior to issue, the Principal Certifying Authority must ensure that all works are completed in compliance with the approved construction certificate plans and all conditions of this Development Consent.

Unless an alternative approval authority is specified (eg Council or government agency), the Principal Certifying Authority is responsible for determining compliance with conditions in this Part of the consent. Details to demonstrate compliance with all conditions, including plans, documentation, or other written evidence must be submitted to the Principal Certifying Authority.

(47) **Fire Safety:** A single and complete *Fire Safety Certificate*, certifying the installation and operation of all of the fire safety measures within the building must be submitted to Council with the *Occupation Certificate*. Details of *critical stage* inspections carried out by the principal certifying authority together with any other certification relied upon must be provided to Council with the occupation certificate.

(48) **Works as Executed:** Following completion of all drainage works:

- a) Works-as-executed plans, prepared and signed by a registered surveyor, shall be prepared. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels) and finished ground and pavement surface levels. These plans are to be reviewed by the competent practicing hydraulic/civil engineer that inspected the works during construction.
- b) The Principal Certifying Authority is to be provided with a Certificate from a competent practicing hydraulic/civil engineer. The Certificate shall state that all stormwater drainage and related work has been constructed in accordance with the approved plans and consent conditions as shown on the work-as-executed plans, prior to the issuing of an Occupation Certificate.

- (49) **Registered Surveyors Certificate:** A Registered Surveyor's Certificate being submitted to the Principal Certifier, **prior to the issuing of an Occupation Certificate**, as follows:
- a) Before proceeding beyond ground floor height to show boundary clearances; and
 - b) On completion of the building to indicate the heights of the finished floor levels and roof ridge level and to show boundary clearances and areas of the site occupied by the building.
- (50) **Identification Survey Report:** Prior to the issuing of an Occupation Certificate, A report by a registered surveyor must be submitted to the Principal Certifier verifying that the height of floor structures at each level, the height of external walls, the height of roof structures/roof eaves overhangs and that the external wall setbacks to the property boundaries all conform with the approved plans.

PLANNING

- (51) A total of four (4) garages and three (3) laundry facilities shall be provided within the rear detached building, as shown on the approved plans. These facilities shall be used by residents and visitors of the premises only and shall not be used for commercial purposes at any time.
- (52) All exterior remediation works shall be undertaken in accordance with the Heritage Impact Statement prepared by three+one heritage, dated 28 May 2024

ENGINEERING

- (53) All activities and works external to the site, or that affect public roads, are to be carried out in accordance with Council's Policies including but not limited to the Works on Council's Road Reserve Assets Policy, Rubbish Skips Policy, Work Zone Policy and Temporary Road Closure (Including Standing Plant) Policy.
- (54) A road-opening permit and/or construction permit shall be obtained for all works carried out on public or Council controlled lands. Restoration of landscaping, roads and paths shall be carried out by Council at the applicant's expense in accordance with Council's Schedule of Fees and Charges. The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of \$20 million. Application for Works on Council Property is available in Burwood Council's web site www.burwood.nsw.gov.au
- (55) Spoil and building materials shall not be placed, stored, thrown or caused to fall on any public roadway or footpath. Waste containers shall be placed in

accordance with Council's Rubbish Skips Policy. Contact Council for a list of approved skip bin suppliers.

- (56) The builder is to ensure footpaths and roads affected by construction works are kept safe and prevent any damage to Council property. The builder shall erect and maintain where necessary approved barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be maintained at all times.
- (57) Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the site.
- (58) All demolition and excavation materials are to be removed from the site or disposed off-site using methods that comply with relevant environmental protection legislation.
- (59) Stormwater from the new roof and paved areas shall be collected and discharged by appropriate means to Council's street drainage system. Any new drainage connection to street kerb shall be made using 75mm high galvanised steel RHS, alternatively, a round PVC pipe can be fitted with a 75mm high PVC rectangular adaptor at the outlet to make ± 75 mm concrete cover on top of pipe across footpath and at kerb.



Statement of Heritage Impact

22 Belmore Street, Burwood
Remediation Works

28 May 2024

CONTENTS

1.0 INTRODUCTION	3
2.0 LIMITATIONS	3
3.0 THE SITE.....	3
4.0 STATUTORY LISTINGS	6
4.1 HERITAGE LISTINGS	6
5.0 DOCUMENTARY EVIDENCE	7
5.1 PRE-EUROPEAN OCCUPATION.....	7
5.2 BRIEF HISTORY OF THE LOCAL AREA	8
5.3 BRIEF HISTORY OF SUBJECT SITE.....	9
5.4 SITE DESCRIPTION	17
6.0 SIGNIFICANCE	27
6.1 STATEMENT OF SIGNIFICANCE – 22 BELMORE STREET, BURWOOD.....	27
7.0 PROPOSAL.....	27
TABLE 7-1: LIST OF DRAWINGS	27
8.0 HERITAGE IMPACTS	29
8.1 INTRODUCTION	29
8.2 IMPACTS ON SIGNIFICANCE.....	29
TABLE 8.2.1: IMPACTS TERMINOLOGY	29
TABLE 8.2.2: ASSESSMENT OF HERITAGE IMPACTS	29
9.0 RECOMMENDATIONS.....	34
10.0 CONCLUSION	35

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the Standard Guidelines of the NSW Heritage Office, the Burwood Local Environmental Plan 2012 (LEP) and the Burwood Development Control Plan 2023 (DCP) to accompany a Development Application for 22 Belmore Street, Burwood NSW 2134. The application involves remedial works to the site and the demolition and reconstruction of an existing garage.

The documentary research and assessment of potential heritage impacts have been undertaken by Steven Nix, Heritage Consultant (M. Heritage Conservation, University of Sydney, ICOMOS), and Laura Myers, Heritage Consultant (M. Heritage Conservation, University of Sydney).

Details of the proposed works have been prepared by Integrated Building & Engineering Consultancy, and The Plan Shop.

This report aims to:

- Provide a brief history of the subject site;
- Provide a description of the works; and
- Assess the impact of the works on the heritage significance of the site, nearby listed items and relevant Heritage Conservation Areas in accordance with the relevant legislative controls.

2.0 LIMITATIONS

This assessment of impacts is based on available site evidence along with historic research. A site visit was undertaken in February 2024.

This report does not include or consider potential impacts on Aboriginal or archaeological heritage within the site or vicinity.

3.0 THE SITE

The subject site, 22 Belmore Street, Burwood NSW 2134 is located along the south side of Belmore Street between Pilchers Lane (west) and Shaftsbury Road (east) (Figure 1 and Figure 2). The subject site is identified as Strata Plan (SP) SP16522.

Street Address	Suburb/Town	LGA	Lot/DP	Parish	County
22 Belmore Street	Burwood	Burwood	SP16522	Concord	Cumberland



Figure 1 - Aerial image of the subject site (outlined in red) and surrounding area (Source: SIX Maps, accessed 17.04.24)

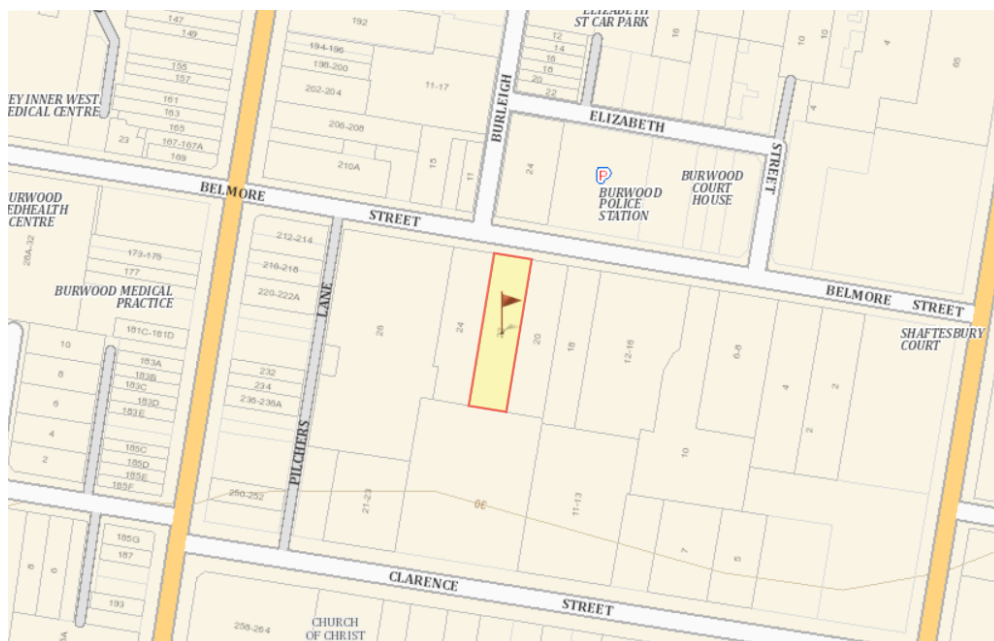


Figure 2 - Lot boundary plan of local area, with subject site outlined in red (Source: SIX Maps, accessed 17.04.24).



Figure 3 – Local streetscape, looking west along Belmore Street, with subject site indicated by a red arrow (Source: Google Street View, Feb 2021)



Figure 4 - Local streetscape, looking east along Belmore Street, with subject site indicated by a red arrow (Source: Google Street View, Feb 2021)

4.0 STATUTORY LISTINGS

4.1 HERITAGE LISTINGS

The subject site is listed a local heritage item "Orontes" and "Monterey" (item no. I6) within Part 1 of Schedule 5 of the Burwood LEP 2012.

The site is also located in close proximity to two heritage items listed in Part 1 of Schedule 5 of the Burwood LEP 2012, including the following:

Listing No.	Item Name	Address	Listing Level
I15	Burwood Police Station and Courthouse	24 Burleigh Street	Local
I34	Federation shops—first floor facades	216–256 Burwood Road	Local



Figure 5: Heritage map showing the location of the subject site (indicated in blue) and surrounding heritage context (Source: Burwood LEP 2012, Heritage Map - Sheet HER_001)

5.0 DOCUMENTARY EVIDENCE

5.1 PRE-EUROPEAN OCCUPATION

The Sydney basin is referred to as Eora Country. The term 'Eora' translates to 'here' or 'place' and was used by local Aboriginal people to describe to the British where they came from. Eora consisted of approximately 29 clans or bands as shown in the below map.¹ Prior to European settlement, the Burwood area was inhabited by the Wangal people, who occupied the Balmain peninsula, Goat Island and along the south bank of the Parramatta River to Parramatta. There were two main languages spoken within the Sydney region - Dharug and Tharawal (or Dharawal), with the Wangal people speaking the Dharug language, along with the neighbouring Gadigal people to the east.²

Prior to European occupation, the Wangal people had lived for generations near river flats and creeks, fishing and gathering shellfish, and small game.³ The mangrove-lined estuaries of Iron Cove (formerly Long Cove) and Cooks River provided a rich source of fish and shell fish. The land between Iron Cove and Cooks River, known in the early colonial times as 'Kangaroo Grounds', was formerly heavily wooded with Eucalypts, and was home to numerous native animals which were also an important food source for the Wangal people.⁴

Following European Settlement in 1788, Wangal populations were decimated through introduced diseases like small-pox, violence from colonisers and loss of traditional food sources through the dispossession of their land.⁵ Burwood does not contain any known Aboriginal sites, however there are a number of shell middens and rock shelters along both Parramatta and Cooks rivers.⁶

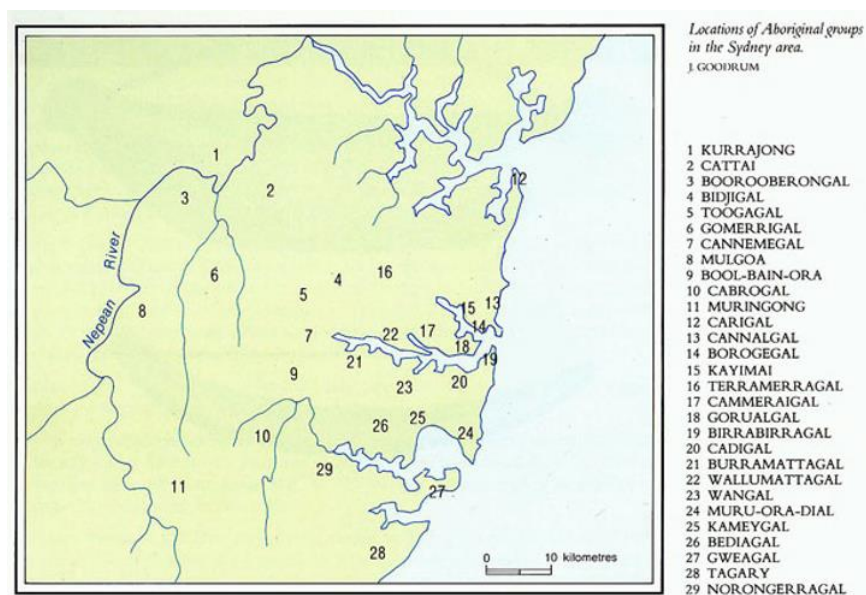


Figure 6 - Locations of Aboriginal groups within the Sydney area (Source: Goodrum J Goodrum in Mulvaney, D J and White, Peter, 1987, *Australians to 1788*, Fairfax, Syme & Weldon, Sydney, p. 345)

¹ Anita Heiss and Melodie-Jane Gibson, "Aboriginal People & Place," Sydney Barani – City of Sydney, last modified 2013, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

² Anita Heiss and Melodie-Jane Gibson, "Aboriginal People & Place," Sydney Barani – City of Sydney, last modified 2013, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

³ Smith, An Aboriginal History of Ryde, (2005), 1

⁴ Chris Patten, "A Short Walk Through Ashfield's Past", Ashfield Municipal Council, last modified 1996, http://www.ashfield.nsw.gov.au/files/your_council/ashfields_past.pdf

⁵ Anita Heiss and Melodie-Jane Gibson, "Aboriginal People & Place," Sydney Barani – City of Sydney, last modified 2013, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

⁶ Guider, Aboriginal History of Drummoyne, (1998), 5

5.2 BRIEF HISTORY OF THE LOCAL AREA

Most of present-day Burwood was part of two early land grants made to Captain Thomas Rowley of the NSW Corps (Burwood Estate), and William Faithful. Prior to 1860 there was very little development in the area until the construction of the Parramatta Railway line in 1855, which included the Burwood Railway Station.⁷ The improved transport access to the area assisted to dramatically increase development between 1874 and 1900, including new subdivisions, and new services including the Burwood Post Office (1892) and Burwood Road main street shops. Development continued through the Federation (c.1890-1915) and Inter-War (c.1915-1940) periods, and by 1930, the population had increased from 7,400 in 1909 to over 20,000.⁸

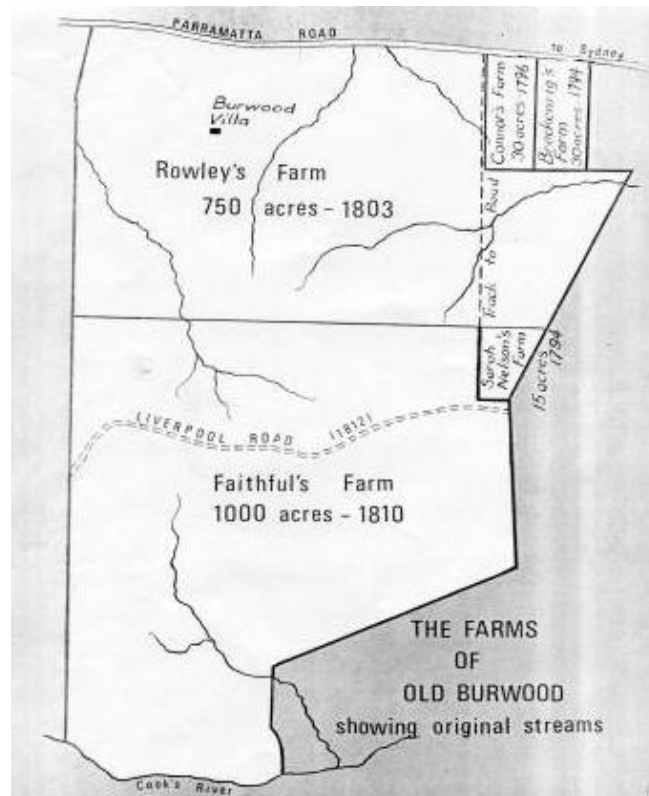


Figure 7 - 1833 map of early land grants in Burwood area (Source: 'Burwood', Burwood Local History online)

⁷ "Burwood Railway Station Group," *Office of Environment & Heritage*, last modified, 24 November 2000, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5011960>

⁸ "Burwood Post Office (former)," *Office of Environment & Heritage*, last modified, 08 March 2006, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051522>

5.3 BRIEF HISTORY OF SUBJECT SITE

Early subdivisions occurred close to the railway station from the 1850s, with the streets laid out in a grid, set parallel to the railway line. The subject site is located on land that was originally part of Cheltenham and Gale's Paddock, with David Gale owning the majority of the block south of William Street (now Belmore Street) between Cheltenham Street and Burwood Road.

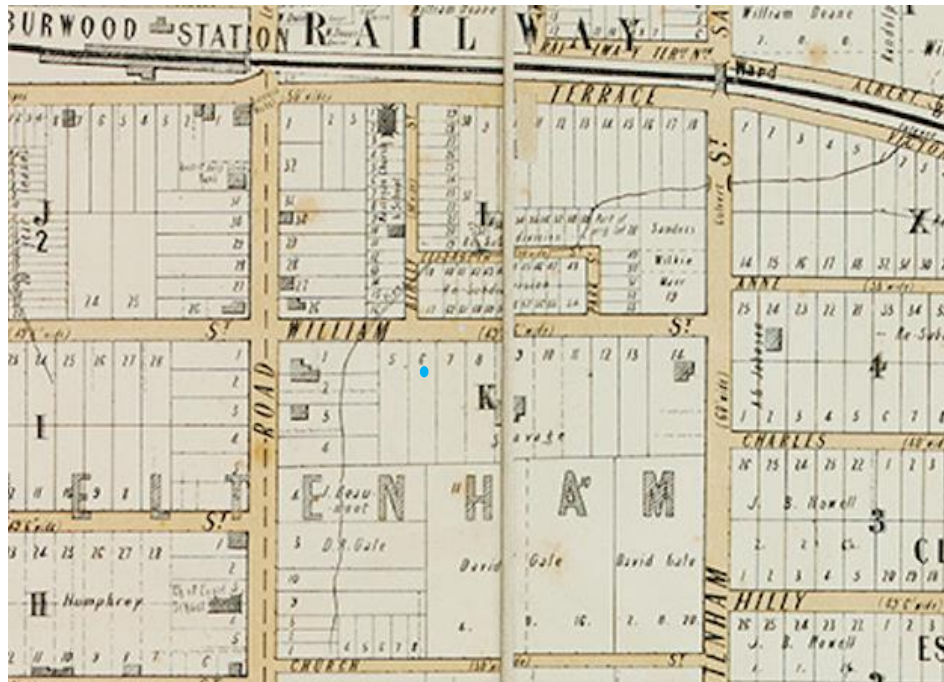


Figure 8 – Detail of map of Municipality of Burwood, 1884, with approximate location of subject site indicated in blue (Source: State Library NSW)

The larger villa estates in the area began to be subdivided from the late 1880s, with John Hennessy, an Irish architect and councilman who served as Mayor of Burwood (1892-1893), acquiring approximately one acre of land in January, 1888, which included the subject site (lot 6).⁹ At the time, a cottage was located off William Street to the centre of the site [figure 8].¹⁰

⁹ Rod Howard, 'John Francis (Jack) Hennessy', Australian Dictionary of Biography, <https://adb.anu.edu.au/biography/hennessy-john-francis-jack-6641>

¹⁰ Historical Land Records Viewer, Vol. 887, Fol. 56, <https://hlrv.nswlrs.com.au/>

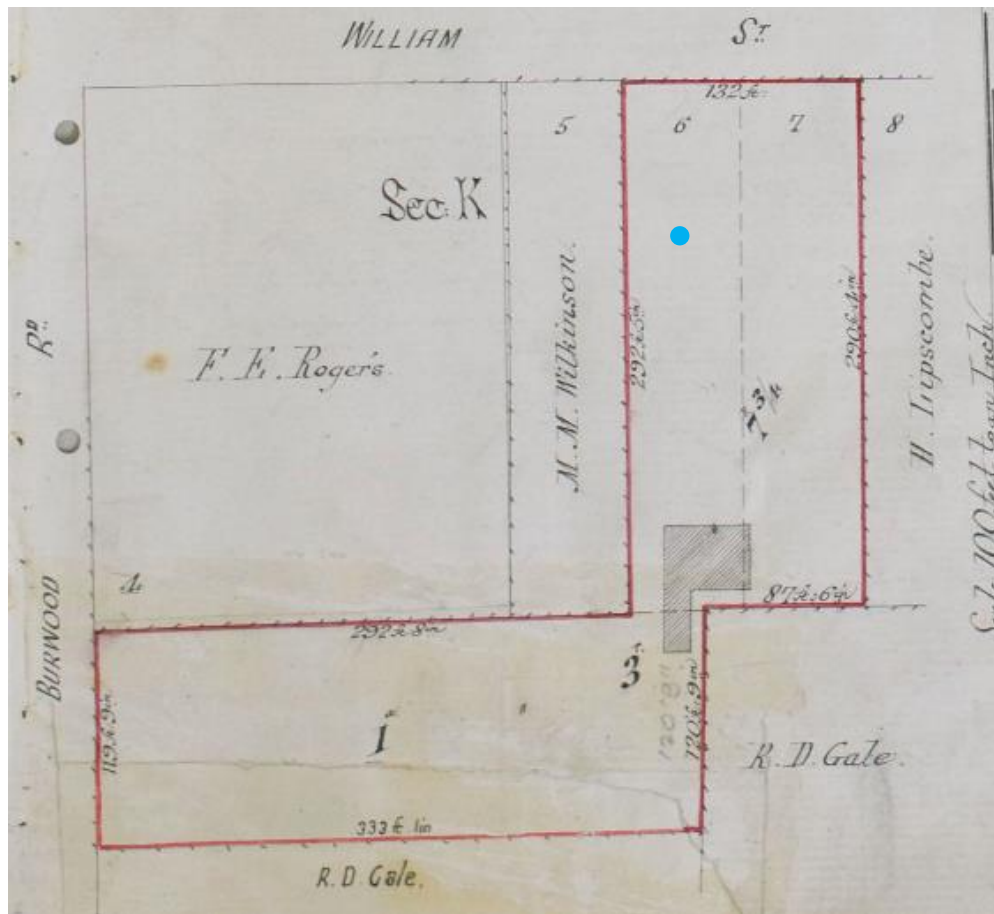


Figure 9 - John Hennessy's land, 1888, with approximate location of subject site indicated in blue (Source: HLRV Vol.887, Fol. 56)

John Hennessy resided on the site from the late 1880s, with the dwelling listed in the Sands Postal Directory as 'Brug-na-Boinne' from 1913, referencing the ancient Irish monument in County Meath.¹¹ The land was eventually transferred to the bank c. 1927 and later subdivided as part of the Hennessy Estate in 1928. The land was acquired as a joint venture, with several owners listed in the 1931 Certificate of Title for the newly labelled lots 2, 3, 4 and 6 of the subdivision.¹² It is likely that the original cottage was demolished at this time.

¹¹ Sands Postal Directory of Sydney, 1913, 291.

¹² Historical Land Records Viewer, Vol. 4488, Fol. 182, <https://hlrv.nswlrs.com.au/>

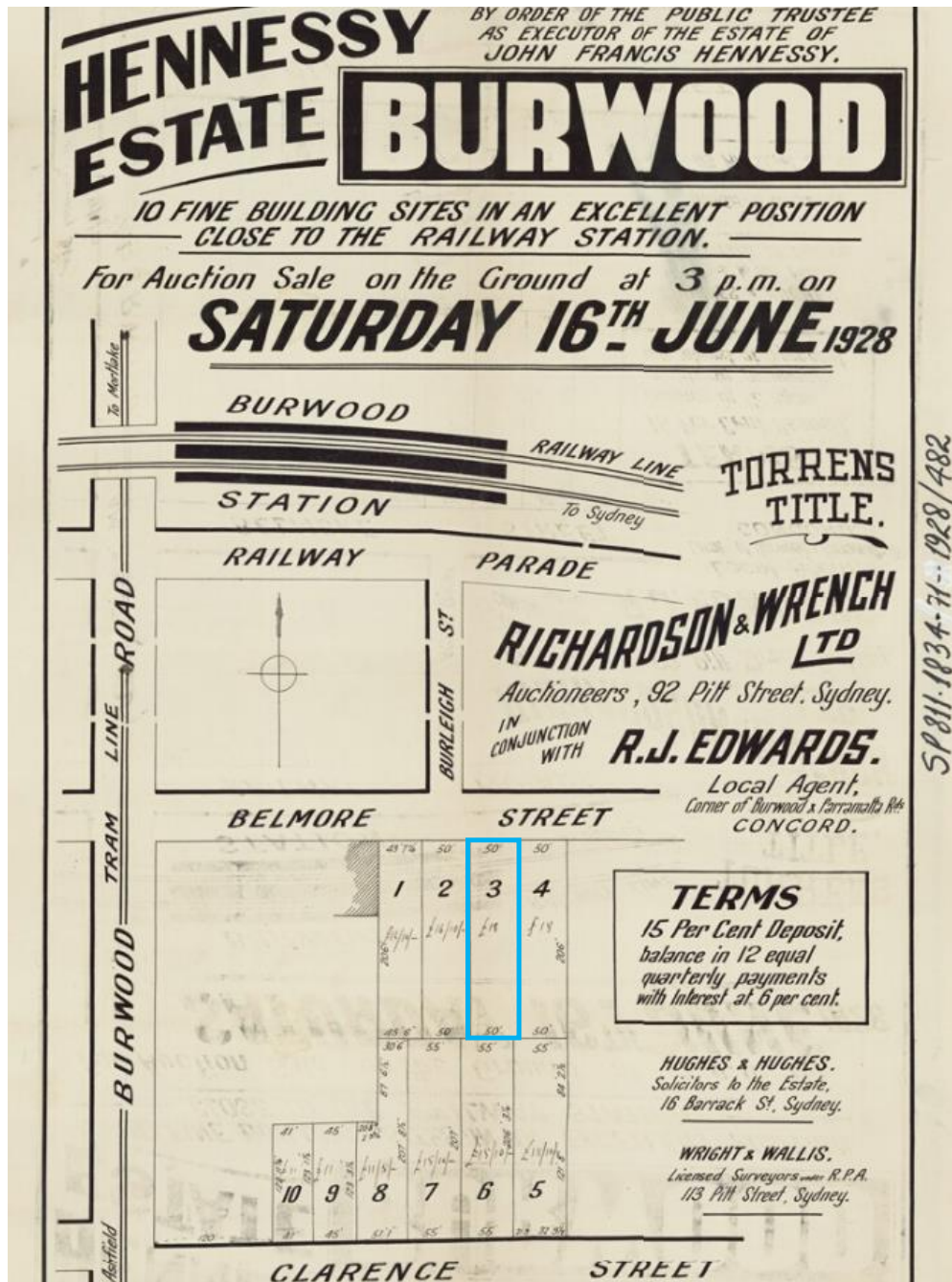


Figure 10 - Hennessy Estate subdivision, 1928, with subject site outlined in blue (Source: State Library NSW)

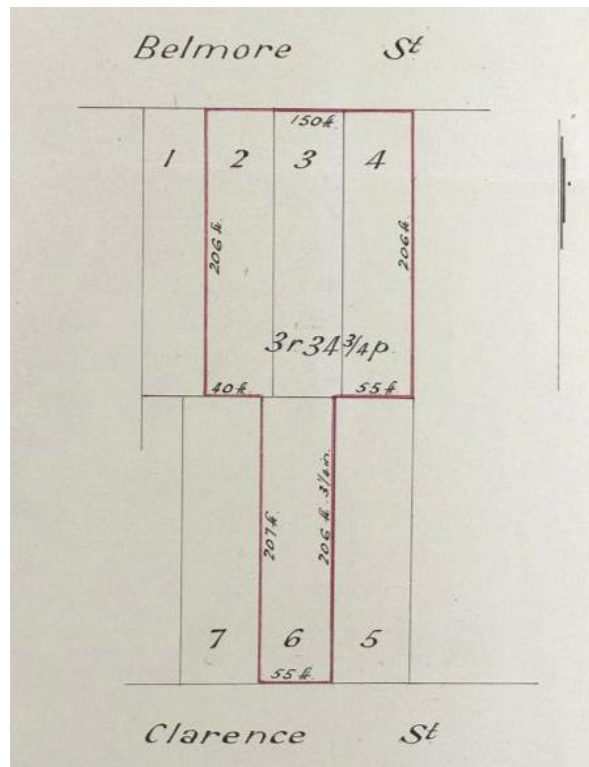


Figure 11 – Joint land ownership, June 1931, with approximate location of subject site indicated in blue (Source: HLRV Vol.4488, Fol. 182)

The property was jointly acquired by Frederick Harold Reed (Mayor of Burwood 1936-1938) and his brother, Wilfred Venteman Reed on the 10th of January, 1934 as part of a larger section of land between Clarence Street and Belmore Street. Lots 4 and 5 were later transferred to separate buyers in 1934, with lots 2 and 3 transferred solely to Frederick Reed, officially processed in July, 1935.¹³

Due to increased development throughout the 1920s, there was a strong demand for more dense housing, sparking a wave of larger flat buildings replacing original cottages in select areas across the suburb.¹⁴ Frederick Harold Reed submitted an application for the construction of a block of six flats on the subject site on the 13th of April, 1935, with the work estimated to cost £4000. Wilfred Crane Cooper (Master Builder and Mayor of Burwood 1939-1941) was identified as the builder of the flats.¹⁵

The existing three-storey flat building facing Belmore Road was constructed by 1937 in the Interwar Art Deco style. Known as 'Orontes', the building featured curved front balconies, decorative brick panels, panelled timber doors with fanlights, and a rear masonry garage building, all of which have remained largely intact since its construction.¹⁶ Historic aerial imagery from across the twentieth century shows that little change has occurred to the site since the 1940s.

¹³ Historical Land Records Viewer, Vol. 4609, Fol. 87 and 88, <https://hlrv.nswlrs.com.au/>

¹⁴ 'Orontes and Monterey', State Heritage Inventory, <https://www.hms.heritage.nsw.gov.au/App/Item/View/Item?itemId=1250244>

¹⁵ Building Application 63/35, No 22 Belmore Street, Burwood, Council of the Municipality of Burwood, Burwood Council Archives

¹⁶ Burwood Municipal Council, 'Burwood Heritage Study', 1990



Figure 12 – Primary façade of the subject building facing onto Belmore Road, 1986, indicated with red arrow (Source: Burwood Municipal Council, 'Burwood Heritage Study', 1990)



Figure 13 - Aerial image, 1930, with subject site highlighted (Source: Historical Aerial Imagery Viewer)



Figure 14 - Aerial image, 1943, with subject site highlighted (Source: Historical Aerial Imagery Viewer)



Figure 15 - Aerial image, 1970, with subject site highlighted (Source: Historical Aerial Imagery Viewer)



Figure 16 - Aerial image, 1986, with subject site highlighted (Source: Historical Aerial Imagery Viewer)



Figure 17 - Aerial image, 1998, with subject site highlighted (Source: Historical Aerial Imagery Viewer)



Figure 18 -Aerial image, 2004, with subject site highlighted (Source: Historical Aerial Imagery Viewer)

5.4 SITE DESCRIPTION

22 Belmore Street Burwood is a rectangular, north-south orientated site that slopes downwards slightly from the rear (south) towards Belmore Street (north).

The site's front yard includes a central modern stencilled concrete path with lawn and mature trees either side with a low-height masonry front boundary fence. An earlier masonry fence visible in c.1980s photos was removed with the current fence before 2007. A wheel strip driveway runs along the site's western boundary towards the rear yard.

The existing building on the site is a three-storey residential flat building estimated to have been constructed in c.1937 in the Interwar Art Deco architectural style along with the adjacent c.1930s flat building at 24 Belmore St. The building fronts Belmore Street and is of dark face brick construction with a terracotta tile-clad primary hipped roof.

The building is symmetrical in form. Its street-facing façade (north) features two semi-circular projecting bays containing balconies either side of a projecting semi-circular central entry at ground floor level. The ground floor is elevated and is accessed via masonry steps to original timber-framed, glazed double doors featuring decorative geometric timber joinery and a fanlight above. The façade above the entrance bares the building name 'Orontes', along with vertically orientated, timber-framed sash windows with lead-light glazing on the first and second floors and decorative brick panels/detailing characteristic of its Art Deco design.

The building's side elevations (east/west) are more austere in appearance and include various vertically orientated timber-framed sash/awning windows, along with various services fixed externally.

A masonry chimney is visible on the building's rear elevation (south), along with a shared balcony/deck to the first and second floors with stairs providing access from the rear doors of each apartment to the site's rear yard. The stairs include tubular steel handrails/balustrading with wire mesh infill panels. The reinforced concrete shared balcony/deck is at least partially supported by projecting steel beams. It has been partially enclosed with a metal clad skillion roof, fibro-clad timber-framed walls with horizontally orientated aluminium framed fixed/sliding windows. The timber framed structure is in poor condition, with several sections of timber rot visible.

A single storey skillion roofed lean-to addition is also located at the rear of the building. It is also of fibro-clad framed constructed with a metal clad skillion roof. A secondary verandah structure with a poly-carbonate skillion roof is located behind the lean-to addition.

A detached garage/laundry building is located behind the main building. The single storey structure is of masonry construction with a tile-clad hipped roof matching the main building. It includes modern metal roller doors, and exposed rafter ends. The southern elevation includes four flush panel timber doors, three with awning side lights. The eastern elevation includes a further flush panel door and four vertically orientated timber framed windows. At the time of inspection, the structure was cordoned-off due to concerns over its structural integrity, with large cracks visible throughout.

A small garden is located between the main building and rear garage. The remainder of the rear yard is predominately paved with loose gravel with hard stand car spaces to the rear of the site, along with mature trees along the sites southern boundary.



Figure 19 – Primary façade of subject building, view looking south (Source: Three + One Heritage, 2024)

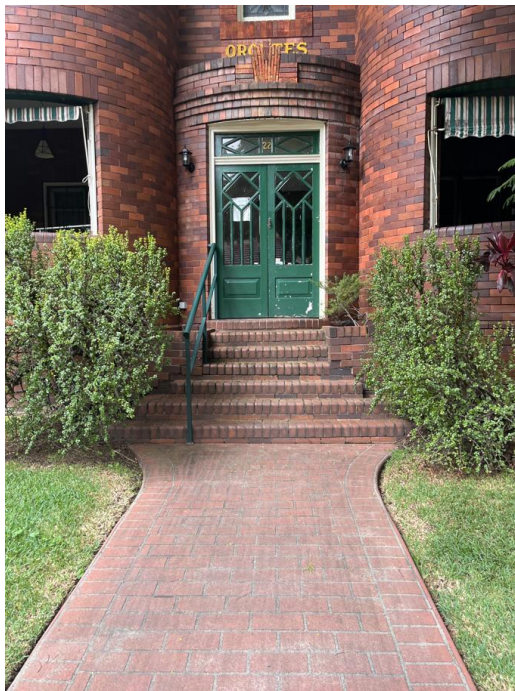


Figure 20 – Front entrance view looking south (Source: Three + One Heritage, 2024)



Figure 21 – Close up of entry stairs (Source: Three + One Heritage, 2024)



Figure 22 – Side driveway looking south, damage to concrete visible (Source: Three + One Heritage, 2024)



Figure 23 – Rear façade of subject building, view looking northeast (Source: Three + One Heritage, 2024)



Figure 24 – Rear façade of subject building, with detached garage in foreground, view looking north (Source: Three + One Heritage, 2024)



Figure 25 – Rear semi-enclosed balcony/deck (Source: Three + One Heritage, 2024)



Figure 26 – Rear balcony/deck stairs (Source: Three + One Heritage, 2024)



Figure 27 – Rear semi-enclosed balcony/deck, rotted timber visible (Source: Three + One Heritage, 2024)



Figure 28 – Rear semi-enclosed balcony, rotted timber visible (Source: Three + One Heritage, 2024)



Figure 29 – Rear yard with detached garage in foreground, view looking south (Source: Three + One Heritage, 2024)



Figure 30 - Western elevation of rear detached garage view looking northeast (Source: Three + One Heritage, 2024)



Figure 31 - Western elevation of rear detached garage, view looking east (Source: Three + One Heritage, 2024)



Figure 32 – Southern elevation of rear detached garage, view looking north (Source: Three + One Heritage, 2024)



Figure 33 – Eastern elevation of rear detached garage view looking north (Source: Three + One Heritage, 2024)



Figure 34 – Interior of rear detached garage, large cracks visible(Source: Three + One Heritage, 2024)



Figure 35 – Soffit of balcony above Unit 2 with cracking visible (Source: Three + One Heritage, 2024)



Figure 36 - Unit 6 internal bedroom wall with moisture ingress visible (Source: Three + One Heritage, 2024)

6.0 SIGNIFICANCE

6.1 STATEMENT OF SIGNIFICANCE – 22 BELMORE STREET, BURWOOD

The following Statement of Significance for the subject site has been extracted from the State Heritage Inventory database entry for “Orontes and Monterey” (item no. 16).¹⁷

Nos. 22 & 24 Belmore Street, Burwood have historic and aesthetic significance as good intact examples of c. 1937 flat buildings designed in the Inter-war Art Deco style. The buildings significantly retain their overall scale, form and character including curved brick balconies, decorative brick panels and a central ground floor entry with Art Deco style timber and glass panelled doors with fanlight over.

7.0 PROPOSAL

The proposed works to the site involve upgrade and remediation works including the following:

1. Demolition of existing garage structure and replacement with new;
2. Raise height of existing brick balustrades to meet safety requirements;
3. Addition of nosing to ground floor front entrance brick stairs;
4. Repair moisture ingress Unit 6;
5. Repair of concrete spalling to balcony soffit above Unit 2;
6. Repair and replacement of select elements of timber, fibro sheeting and concrete associated with the rear balcony/deck and stairs;
7. Repair of existing concrete driveway; and
8. Inspection of the existing roof structure.

This Statement of Heritage Impact has assessed the information in the scope of works and tender document prepared for the project by Integrated Building & Engineering Consultancy (31.10.23) and the following drawings provided by The Plan Shop.

TABLE 7-1: LIST OF DRAWINGS

Sheet No.	Title	Date	Revision
00	COVER PAGE	02.08.23	-
01	SITE ANALYSIS PLAN	02.08.23	-
02	SITE PLAN	02.08.23	-
03	GARAGE GROUND FLOOR EXISTING / DEMO PLAN	02.08.23	-
04	GARAGE GROUND FLOOR PROPOSED PLAN	02.08.23	-
05	GARAGE NORTH & SOUTH ELEVATIONS	02.08.23	-
06	GARAGE EAST & WEST ELEVATIONS	02.08.23	-
07	SECTION A-A	02.08.23	-
08	PROPOSED GARAGE DOOR & WINDOW SCHEDULE	02.08.23	-
09	STORMWATER DRAINAGE CONCEPT PLAN	02.08.23	-
10	FINISHES SCHEDULE	02.08.23	-
11	SOIL & WATER MANAGEMENT PLAN	02.08.23	-

¹⁷ State Heritage Inventory database, “Orontes and Monterey”, Heritage Item ID No. 1250244, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250244>

Sheet No.	Title	Date	Revision
12	GENERAL NOTES	02.08.23	-
13	GENERAL NOTES	02.08.23	-
14	NOTIFICATION PLAN	02.08.23	-

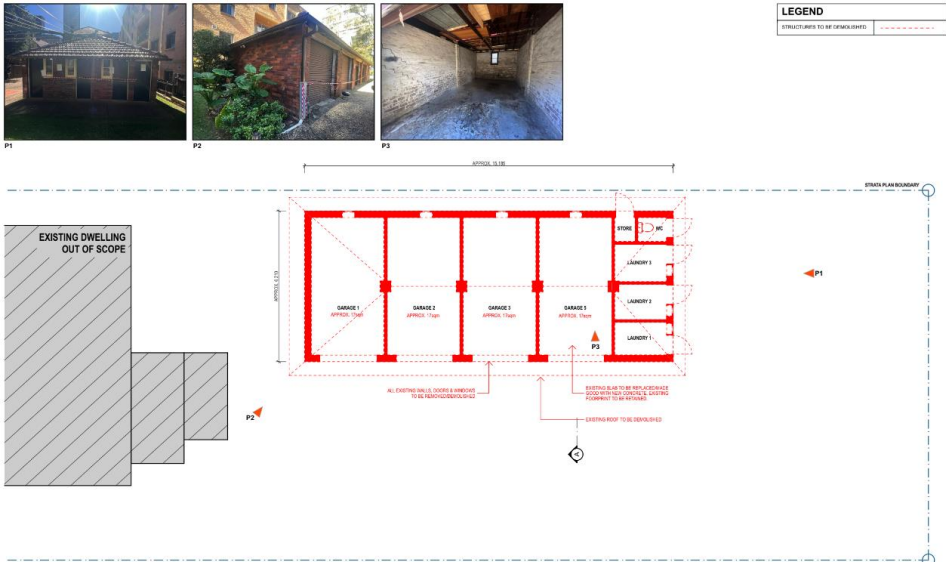


Figure 37: Demolition plan for the existing garage within the subject site (Source: The Plan Show, Drawing No. DR-4395, Sheet 03, 02.08.23)

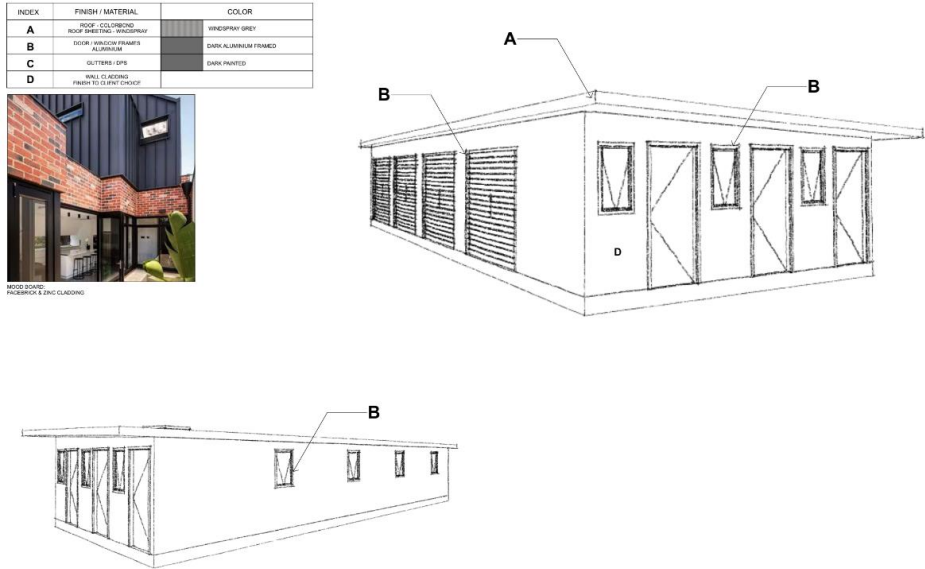


Figure 38 - Sketch and proposed materials and finishes for new garage structure (Source: The Plan Show, Drawing No. DR-4395, Sheet 10, 02.08.23)

8.0 HERITAGE IMPACTS

8.1 INTRODUCTION

The following assessment is based on the Standard Guidelines of the NSW Heritage Office, the Burwood LEP 2012 and the Burwood DCP 2023 to accompany a Development Applications for the site at 22 Belmore Street, Burwood, NSW.

8.2 IMPACTS ON SIGNIFICANCE

This section assesses how the proposed works will impact the heritage significance of the subject site, and the heritage items in proximity. The method of assessment has been undertaken in accordance with the New South Wales Heritage Office (now Heritage NSW) guidelines *Statements of Heritage Impact*, 2009.

In order to consistently identify the potential impact of the proposed works, the terminology contained in the table below is based on those contained within guidelines produced by the International Council on Monuments and Sites (ICOMOS).

TABLE 8.2.1: IMPACTS TERMINOLOGY

Definition	Impact
Actions that would have a long-term and substantial impact on the significance of a heritage item. Actions that would remove key historic building elements, key historic landscape features, or significant archaeological materials, thereby resulting in a change of historic character, or altering of a historical resource. These actions cannot be fully mitigated.	Major
This would include actions involving the modification of a heritage place, including altering the setting of a heritage item or landscape, partially removing archaeological resources, or the alteration of significant elements of fabric from historic structures. The impacts arising from such actions may be able to be partially mitigated.	Moderate
Actions that would result in the slight alteration of heritage buildings, archaeological resources, or the setting of an historical item. The impacts arising from such actions can usually be mitigated.	Minor
Actions that would result in very minor changes to heritage items.	Negligible
Actions that would have no heritage impact.	Neutral

TABLE 8.2.2: ASSESSMENT OF HERITAGE IMPACTS

Proposed works	Heritage Assessment	Impact
1. Demolition of existing garage structure and replacement with new.	<ul style="list-style-type: none"> The subject site is listed as a heritage item in Part 1 of Schedule 5 of the Burwood LEP 2012. The existing flat building within the subject site was constructed c.1937 in the Interwar Art Deco architectural style. The garage proposed to be demolished was constructed contemporary with the flat building, and exhibits a similar materiality, but with much more austere presentation, and limited detailing associated with the Art Deco style. The garage is of brick construction with a terracotta tile clad hipped roof, and contains four car spaces, three laundry rooms, a toilet and storage space. Whilst built contemporary with the flat building, and displaying general stylistic characteristics of the period, the garage does not exhibit comparative levels of aesthetic significance. 	Minor to Moderate

Proposed works	Heritage Assessment	Impact
	<ul style="list-style-type: none"> • However, the garage is stylistically intact from its original construction and in a general sense provides an understanding of the original history of the site and its original configuration. • The garage structure is in a severely deteriorated condition, understood to be a result of structural cracking and displacement which have resulted in the garage being in a 'structurally unsound state'. • The proposed works seek the demolition of the existing garage structure and replacement with a new garage in the same location. The new garage will be of timber/brick construction with a corrugated metal clad flat roof and containing four car spaces and three laundry rooms. • The demolition of the existing garage will see the permanent removal of original fabric from the site and will have some impact on the understanding of the original built components of the site. • The removal of the garage will also have some impact on the remnant uniformity with the similar rear garage building within the adjacent site (No. 24 Belmore Street). • The new garage will match the existing location and orientation of the existing garage. Subsequently, the proposed change will have limited impact on the existing configuration / movement paths of the site, with no additional impacts on the setting or views to the existing flat building. • The new structure is simple and contemporary in form, and of a comparative bulk and scale to the existing structure being similar in size, and rectangular in shape, but with a flat roof. The proposed new flat roof structure while a departure from the existing hipped roof, will result in limited additional impact on the setting and appreciation of the existing flat building, nor will any existing significant views to or from the subject site be impacted. • Overall, the proposed demolition of the existing garage will have a 'Minor' to 'Moderate' impact on the significance of the subject site, due to its relative contribution to the overall significance of the site, its exceedingly poor condition and scope for reconstruction, as well as the impact of the proposed new garage structure on the site. • In the first instance, consideration of a replacement structure that more closely matches the existing should be considered to assist to minimise change to the site's current visual setting (Recommendation 1). 	
2. Raise height of existing brick balustrades to meet safety requirements.	<ul style="list-style-type: none"> • The existing curved brick balustrades are original to the construction of the flat building and contribute to the aesthetic significance as an identifiable part of its Art Deco detailing, on the building's principal frontage to Belmore Street. • The proposed works seek to raise the height of the existing balustrades in order to meet current safety standards. • This is proposed to involve the addition of two courses of brick above the existing top rail, to match the existing. • This change would have a generally minor impact on existing fabric and is considered partially reversible. • However, the change would result in a modification to the original presentation of the existing balustrades and subsequently the façade which is the principal point of appreciation of the flat building. Further, the curved balconies themselves provide a strong contribution to the aesthetic significance of the building, and their 	Moderate

Proposed works	Heritage Assessment	Impact
	<p>modification would have an impact on the visual appreciation of the building.</p> <ul style="list-style-type: none"> Overall, the proposed change is considered to have a 'Moderate' impact on the significance and appreciation of the subject site, this can be partially mitigated through the following recommendations: <ul style="list-style-type: none"> Alternative lightweight materials to brick should be considered including the use of steel or glazing in order to assist in differentiating original and later work whilst retaining the general appearance of the existing façade (Recommendation 2); Any new penetrations into the existing brick balustrades should be undertaken through the mortar joints (where sound), avoiding existing brickwork, and utilising 316 marine grade stainless steel (Recommendation 3). 	
3. Addition of nosing to ground floor front entrance brick stairs.	<ul style="list-style-type: none"> The front entrance to the flat building is accessed by a small flight of brick steps with curved nosing. These steps are part of the original construction of the building and through their brick materiality and curved nosing provide a minor contribution to the Art Deco character of the building. The proposed works seek the addition of anti-slip nosing treads to the steps and general repointing to address potential slip hazards and age related mortar deterioration. The proposed repointing of the existing mortar joints is considered to have negligible and an overall positive impact on the steps allowing for their improved condition and assisting long-term conservation. However, it is recommended that any proposed new mortar be lime-based non-cementitious mortar, profiled and tinted to match the existing finish (Recommendation 4). The addition of non-slip nosing treads to the existing steps will have a minor impact on the appearance of the existing steps, partially obscuring their curved finish and through any required penetrations into the fabric. Overall, this change will result in a 'Minor' impact on the contribution of the element to the significance of the site, however, in order to further reduce this impact, the following is recommended: <ul style="list-style-type: none"> Any penetration required into the steps in order to install the non-slip nosing treads, should be installed through the mortar joints (ensure sound connection), avoiding original brickwork (Recommendation 5). 	Minor
4. Repair moisture ingress Unit 6.	<ul style="list-style-type: none"> Unit 6 is located on the top floor of the flat building (east). Water ingress damage has been identified on the north wall of the middle bedroom, believed to be caused by the adjacent bathroom wet area and potentially compromised waterproofing. This has resulted in moisture damage to the existing plaster walls of the middle bedroom. The proposed works seek to undertake negative waterproofing, this involves the removal of sections of render/plaster from the impacted areas of the bedroom wall, before applying a primer and waterproof membrane to the underlying masonry surface. Post-completion the impacted areas are to be made good and finished to match existing. 	Negligible

Proposed works	Heritage Assessment	Impact
	<ul style="list-style-type: none"> The walls are considered likely original fabric, however, the areas impacted by moisture ingress are currently in poor condition. Removal and making good of the existing sections of damaged plaster/render will not see the removal of existing elements of characteristic detailing, or modification of the building's internal configuration. Subsequently, the repair works are considered to have a 'Negligible' impact on the overall heritage significance of the site. However, it is recommended that in order to assist the long-term conservation of the building, it should be considered that the root cause of the water ingress be addressed through the repair/replacement of waterproofing through the related bathroom and making good of relevant areas of plaster/render in the bedroom (Recommendation 6). 	
5. Repair of concrete spalling to balcony soffit above Unit 2.	<ul style="list-style-type: none"> Unit 2 is located on the ground floor of the flat building (east). Concrete spalling has been identified on the balcony soffit above Unit 2. The works proposed to address the concrete spalling will involve removal of the impacted damaged areas of concrete, treatment of the internal reinforcement, patching with repair mortar, and making good to match existing. While the proposed works will see intervention into original fabric to carry out the repair works, the works are considered to have an overall 'Negligible' impact on the presentation and overall heritage significance of the site. However, in order to ensure the long-term conservation of the site is considered in the undertaking of the proposed repair works, the following recommendations are proposed: <ul style="list-style-type: none"> The proposed repair mortar should be shrinkage compensated, and be compatible with the existing substrate in terms of strength, porosity, permeability and should be finished to match the appearance and texture of the existing adjacent concrete (Recommendation 7). 	Negligible
6. Repair and replacement of select elements of timber, fibro sheeting and concrete associated with the rear balcony/deck and stairs.	<ul style="list-style-type: none"> The existing flat building contains an external staircase and balcony/deck structure attached to the rear (southern) elevation of the building. The structure is part of the original construction of the building and consists of concrete balcony/deck (L1 & 2), stairs, and a timber framed fibro clad enclosure, with aluminium framed windows. The structure has been identified as in poor condition due to water ingress, timber rotting, sheet metal corrosion, asbestos cladding detachment, and floor waterproof membrane failure. Subsequently, extensive repairs are proposed in order to update the condition of the structure and help to ensure the building's overall long-term function and use. The proposed works to address these issues include: <ul style="list-style-type: none"> Replacement of the existing roof structure, roof cladding and drainage systems; Removal of identified rotted timber elements and replacement with new to match existing configuration, and painted to match existing finish; Treatment of all corroded metal elements and finish to match existing; 	Minor

Proposed works	Heritage Assessment	Impact
	<ul style="list-style-type: none"> Removal of current asbestos cladding and replacement with non-asbestos containing alternative, finished to match existing; Removal and reinstatement of existing aluminium windows; Repair identified areas of concrete spalling as described in relation to works to Balcony 2; and Apply new waterproofing system to deck and stair areas. <p>Overall, the proposed works whilst involving intervention into original fabric, seek to replace existing elements like for like in terms of configuration, materiality, and finish. These changes will assist in maintaining ongoing functionality, and subsequently the long-term conservation of the building. Subsequently, the proposed works are considered to have an overall 'Minor' impact on the heritage significance of the site.</p>	
7. Repair of existing concrete driveway.	<ul style="list-style-type: none"> The subject site contains a driveway along the western boundary of the site providing access from Belmore Street to the rear garage and parking area. The driveway consists of two paved wheel strips and a central grass strip. It is unclear as to the exact age of the existing pavement due to the generally austere nature of the material. Whilst the general configuration provides some insight into the early configuration of the site, it is not considered to provide a strong contribution to the significance of the site. The existing driveway has been identified as being effected by pavement cracking and subsidence. In order to address these condition issues, the proposed works involve repair of damaged pipework, removal of select areas of paving, installation of required subsurface barriers and materials, and the replacement of removed paving, and finish to match existing. Due to the relative significance of the existing driveway paving, the limited scope of works/change to the driveway configuration / presentation, these works are considered to have an overall 'Negligible' impact on the heritage significance and of the subject site. 	Negligible
8. Inspection of the existing roof structure.	<ul style="list-style-type: none"> In order to provide an improved understanding of the current condition of the roofing of the flat building and any associated water ingress, the proposed works include for a suitably experienced roof tiling contractor to undertake an inspection of the entire roof area and provide a condition report with recommendations. The proposed inspection of the roof is not anticipated to have any impact on the heritage significance of the site and may assist in the long-term conservation of its fabric. 	Neutral

9.0 RECOMMENDATIONS

This report has identified that there is potential for direct and indirect impacts as a result of the proposal. Construction impacts on heritage places should be minimised and managed. It is therefore recommended that the following measures are implemented to reduce and avoid impacts to the subject site.

Proposed works	Recommendation
Garage Replacement	Recommendation 1: Consider replacement of current garage building with similar structure, i.e. facebrick, tile-clad hipped roof to assist to maintain current visual setting.
Balcony Balustrades	Recommendation 2: Alternative lightweight materials to brick should be considered including the use of steel or glazing in order to assist in differentiating original and later work whilst retaining the general appearance of the existing façade; Recommendation 3: Any new penetrations into the existing brick balustrades should be undertaken through the mortar joints, avoiding existing brickwork (ensure sound connection), and utilising 316 marine grade stainless steel.
Front Steps	Recommendation 4: Re-pointing should be carried out using a compatible lime-based, non-cementitious mortar, profiled and tinted to match the existing finish. Recommendation 5: Any penetration required into the steps in order to install the non-slip nosing treads, should be installed through the mortar joints (ensure sound connection), avoiding original brickwork
Unit 6 Repair moisture ingress damage	Recommendation 6: It is recommended that in order to assist the long-term conservation of the building, it should be considered that the root cause of the water ingress be addressed through the repair/replacement of waterproofing through the related bathroom and making good of relevant areas of plaster/render in the bedroom.
Concrete spalling repairs – Soffit of balcony above unit 2 & rear balcony/deck and stairs	Recommendation 7: The concrete repair mortar used should be shrinkage compensated, and compatible with the existing concrete in terms of strength, porosity, permeability, etc. It should be finished to closely match the appearance and texture of the existing.

10.0 CONCLUSION

22 Belmore Street Burwood is listed as a local heritage item within the Burwood LEP 2012 along with the neighbouring site at 24 Belmore Street (*'Orontes' and 'Monterey' #16*). The site is not located within a local Heritage Conservation Area (HCA), but is located within close proximity to two other local heritage items (*Burwood Police Station and Courthouse #15 & Federation shops—first floor facades #134*).

The site contains a three-storey flat building constructed in c.1937 along with the adjacent flat building (No.24) in the Interwar Art Deco architectural style. The building provides evidence of the consolidation of development of Burwood around its centre during the Interwar period.

The proposed works include the replacement of the existing rear garage, several safety upgrade measures along with necessary maintenance repairs.

Recent investigations have determined that the site's rear garage is in a 'structurally unsound state'. The proposed works involve replacement of the existing structure with a new skillion roofed replacement in the same location. This is considered to have a 'Minor' to 'Moderate' impact on the significance of the subject site, due to its relative contribution to the site's overall significance, its exceedingly poor condition and scope for reconstruction.

The proposed introduction of safety upgrade measures will include addition of two additional brick courses to the building's Belmore Street-facing balcony balustrades. This change would result in a modification to the original presentation of the existing balustrades and subsequently the façade which is the principal point of appreciation of the flat building. This is considered to have an overall 'Moderate' impact on the overall significance of the site.

The remainder of the works involve necessary maintenance repairs to match existing fabric, which will not adversely impact significant fabric or the appearance of the subject site, and will have a 'Neutral' to 'Minor' impact on the overall significance of the site.

Overall, the proposed works are considered to have a 'Neutral' to 'Moderate' impact on the subject site with little to no impact on any other listed items in the general vicinity.

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