



Plan of Management –

93-105 Quay St, Haymarket NSW 2000





Operational Plan of Management (Incorporating the House Rules)

for a Boarding House at
93-105 Quay St, Haymarket NSW 2000
October 2021



1. The Premises

This plan of management ("Plan") relates to the boarding house at 93-105 Quay St, Haymarket ("Premises"). This Plan has been prepared pursuant to Section 4.4.1.7 of Sydney DCP 2012.

2. Objectives

The objectives of this Plan are to:

- (a) ensure that the Premises are managed to ensure an acceptable level of amenity and accommodation to meet the needs of both boarders, owners and neighbours;
- (b) provide operational guidelines and "house rules" with regard to use of indoor and outdoor communal areas;
- (c) ensure the appropriate level of fire safety on the Premises;
- (d) make available to all relevant persons including the community and regulatory authorities ("Stakeholders") a written record of the management practices and procedures which will be applied in the management and operation of the Premises;
- (e) provide a mechanism by which the management practices and procedures can be assessed and improved on an ongoing basis to provide an acceptable outcome to all Stakeholders;
- (f) minimise and where possible eliminate antisocial behaviour of boarders both within the Premises and in the vicinity of the Premises;
- (g) ensure that the operation of the Premises does not unreasonably impact upon or detract from the amenity of the surrounding residences and the neighbourhood.

Where there is any conflict between the provisions of this Plan and the objectives the conflict will be resolved in a way which best gives effect to the objectives.

A copy of this Plan will be provided to each boarder, kept in a readily accessible place within common property on the Premises, will be provided to all persons involved in the operation and management of the Premises and made available for inspection by any other Stakeholder upon request.

3. Business Details

The boarding house is to be managed by EMAG Apartments which will appoint an onsite manager.

The business and contact details for EMAG Apartments is as follows:

EMAG APARTMENTS PTY LTD A.B.N. 98 103 622 279

SUITE 1 / 32-34 BUNN STREET

PYRMONT 2009

PHONE (02) 9660 2088

FAX (02) 9660 2677

EMAIL emag@optusnet.com.au

Furthermore, EMAG Apartments undertake to conduct management in the following manner;

Tenant and housing services

EMAG Apartments is fair, transparent and responsive in delivering housing assistance to tenants, residents and other clients particularly in relation to the following:

- a) determining and managing eligibility, allocation, and termination of housing assistance,
- b) determining and managing rents,
- c) setting and meeting relevant housing service standards,
- d) supporting tenant and resident engagement,
- e) facilitating access to support for social housing applicants and tenants with complex needs,
- f) managing and addressing complaints and appeals relating to the provision of housing services,
- g) maintaining satisfaction with the overall quality of housing services.

Housing assets

EMAG Apartments manages its housing assets in a manner that ensures suitable properties are available at present and in the future, particularly in relation to the following:

- a) determining changing housing needs and planning asset acquisitions, disposals and reconfiguration to respond (strategic asset management),
- b) setting and meeting relevant property condition standards,
- c) planning and undertaking responsive, cyclical and life-cycle maintenance to maintain property conditions (asset maintenance),
- d) planning and delivering its housing development program (asset development).

The owners of the boarding house will be responsible for boarder selection and administration relating to the building and its operation and maintenance.

The contact details of the owner or the owner's representative will be displayed at the front of the building. Adjoining neighbours will be given a copy of these details. This will ensure ongoing communication with adjacent property owners and boarders aimed at identifying and addressing matters of concerns.

All occupants will be given the owner's (or nominated agent's) and managers contact details.

4. Staff

The ground floor level will provide a reception area and counter which will be attended 24 hours a day by management staff. 4 x full time staff members will ensure 24 hour attendance at reception with a rotating 8 hour shift. The management staff will have access to CCTV cameras throughout the building (including car parking area) to review the operations of the premises. Some administration functions will occur off site at the Emag Apartments offices or additional staff will attend the site on a needs basis but will not require a desk or office space.

Staff training of the house rules, fire procedures and excavation/emergency procedures will be undertaken prior to commencing work at reception. Management staff will be the nominated fire warden, first aid officer or any other requirement imposed by Council. Staff training rooms are available on Level 3.

Management staff must have appropriate qualifications or be adequately trained to perform the required duties.

5. Management Staff responsibilities

Generally, management staff have the following responsibilities:

- Receiving complaints and complaint resolution;
- Responding appropriately to misdemeanours and disturbances;
- To ensure the garbage and recycling is collected every week;
- Managing mail/delivered parcel distribution from central reception;
- Scheduling maintenance and repairs, including regular landscape maintenance to ensure the highest quality amenity for occupants is provided at all times;
- Rostering staff to be employed at the premises;
- Managing car, motorbike and bicycle parking spaces;
- Enforcing the House Rules;
- Enforcing the conditions of development consent in relation to management; and
- Enforcing this Plan of Management.

Management staff will be responsible for the operation of the boarding house. In the case of leave taken by management staff temporary management staff will be provided by the owner or owner's agent. The temporary management staff details are to be provided to residents and in the communal living areas and lobbies.

Specifically, the responsibilities of management staff include:

- Ensuring that the maximum number of boarders residing in the boarding house is not exceeded.
- Ensuring that there is a record of all boarders' details including name, room number, length of stay, bond, tariffs, payments and receipts.
- Supplying boarders with a key/card to their individual room, entrance doors, security gates and common areas of the building upon signing a lease agreement.
- Liaising with the owner and/or their agent in respect to contract, pest and building maintenance.
- Supplying the fire brigade with a key/card to the security entrance door in case of emergency.
- Ensuring boarders have read or understood the house rules prior to signing the lease agreement with particular emphasis on non-smoking, noise, cleanliness and fire evacuation procedures.
- Ensuring that the manager's contact phone number and emergency services phone numbers are publically available within common living areas and lobbies.
- Ensuring all boarders are familiar with the fire safety procedures including location of fire extinguishers, evacuation procedures and assembly areas.
- Ensuring that an evacuation plan is clearly accessible by occupants.
- Maintaining a fire safety plan including details such as the location and number of fire extinguishers, smoke alarms, emergency lighting and records of maintenance.
- Ensuring fire safety inspections are undertaken annually.
- Ensuring all fire safety equipment is working on a regular basis.
- Arrange regular and frequent maintenance of landscaped areas so as to ensure the highest level of occupant amenity at all times.
- Ensuring the Premises is kept in a clean and tidy condition including all common areas.
- Ensuring waste and recycling bins are placed for collection and returned.

- Storage and distribution of mail/delivered parcels from central reception area to individual occupants on daily basis. The storage cupboard behind reception desk will be used for secure storage of mail and parcels and occupants will be advised when mail is awaiting collection.
- Ensuring rubbish such as furniture and household items not able to fit within the allocated bins is removed from site by a private contractor at the boarder's expense.
- Ensuring all waste and recyclable bins including bin storage areas are kept clean.
- Ensuring noise emanating from the Premises does not unreasonably impact upon neighbours.
- Ensuring that good relations are maintained with neighbours.
- Ensuring paths of travel from the premises remain unobstructed.
- Ensuring that the manager's contact details are provided to the boarders, owners or body corporate of neighbouring properties and to the council.
- Ensuring the common indoor and outdoor areas are only used between the hours of 7.00am and 10.00pm and that lighting of outdoor areas does not occur beyond these times, other than for security purposes.
- Ensuring furniture and fittings are maintained in good working order.
- Ensuring rooms are cleaned prior to releasing to a new boarder.
- Maintaining a complaints register and an incident report register.
- Maintaining a logbook for repairs and maintenance.
- Monitoring CCTV of the premises to ensure safety and compliance with this Plan of Management.
- The onsite manager is to provide further information to evicted residents including links to local services such as Link2Home.

Contact details for management staff must be made available to all residents and displayed on a notice board in the communal living rooms and lobbies. Management staff will be available 24 hours a day at ground level reception area.

A notice board located on the ground floor and in communal indoor areas to notify boarders of revisions to the House Rules, any matters of concern with neighbours, garbage and recycling collection and scheduled maintenance.

6. Boarder Eligibility Requirements

Rental and employment history background checks may be undertaken for all potential boarders upon application (as allowable under the *Boarding Houses Act 2012*).

Each boarder will be required to sign a Tenancy Agreement, which complies with the New South Wales *Boarding Houses Act 2012*. This agreement will be explained in detail to each boarder prior to signing to ensure that each boarder fully understands their rights and responsibilities under the agreement. This will include information on ending tenancies in line with the *Boarding Houses Act 2012*. Following this the boarder will be asked to sign the lease to show that they agree to the terms and conditions contained within the lease. Management Staff will also sign the lease and a copy will be given to the boarder. The Tenancy Agreement, once signed by both parties becomes a legally binding document.

The minimum length of stay is 3 months.

7. Registration and Orientation of Lodgers

Prior to occupation of any room, the managing agent is to obtain satisfactory information and reference checks. Contact details will be provided to management staff who will provide orientation for the premises.

1. Every lodger at the premises is to complete the necessary registration to the satisfaction of the managing agent. An Occupancy Agreement and House Rules Agreement is to be signed by each lodger confirming agreement to be bound by those terms as a condition of occupation of the boarding house.
2. The boarding house has adopted a "No Signature – No Entry" Policy

3. At time of registration, each lodger of the premises is personally identified by photographic identification (typically a passport, driver's licence). Where the person is an Australian resident and does not hold a drivers licence, the form of alternative identification is to be determined at the discretion of the managing agent.
4. All lodgers are registered in an electronic accommodation register. The lodger's particulars are to include (where available or known) the name, alternative residential address, employer contact particulars, details of the length of stay and the maximum number of all lodgers in each room. All paths of travel to required fire exits remain free of obstructions at all times.
5. Upon arrival lodgers are issued with an Information Sheet which particularises the following information:
 - a) General information about the boarding house premises;
 - b) Boarding house managers contact details;
 - c) House Rules;
 - d) After hours contact details;
 - e) Emergency contact numbers for essential services such as fire, ambulance, police;
 - f) Utilities contact numbers such as gas, electricity and plumbing;
 - g) Fire evacuation procedures including details of the locations of fire exits, fire hydrants and fire warning devices installed in the premises.
 - h) A note to respect the amenity of surrounding residential premises and that lodgers enter and leave the premises in a quiet and orderly manner.
 - i) A clear explanation on how occupants will lodge maintenance requests.

8. Accommodation

The boarding house accommodation contains ~~372~~⁶⁴⁶ rooms including the following:

- ~~64~~¹⁶ single rooms
- 16 accessible (double) rooms; and
- ~~292~~²⁹² double rooms

A maximum occupancy is ~~680~~⁶⁸⁰ residents.

There will be 24 hour management by staff at the ground level reception area and no on-site boarding house manager is required.

The premises will also comprise of the following:

- ~~613~~ x communal living areas on ground level, levels 3-~~17~~, 4, 7, 16 and 17;
- 5 x common open space garden/terraces areas on levels 3, 4, 7 16 and 17;
- 43 car parking spaces;
- ~~392~~³⁹² bicycle spaces; and
- 4 motorbike spaces.

The following limitations are imposed for the accommodation;

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- A maximum of 1 resident shall occupy each single room and 2 residents shall occupy each double room at any given time.
- All residents are subject to the Management Plan and its procedure and rules – a copy of which will be provided to new residents, is located at building entry and exits and is also available for viewing upon request.
- Residents are not permitted to own pets whilst residing at the boarding house.
- No smoking will be permitted in any internal area within the boarding house.
- No smoking will be permitted within the communal indoor and outdoor spaces.
- All residents are to be provided with one set of room keys/card as well as a key/card for the building entrances. In addition, a back-up digital key card can be accessed from a smart phone.
- The building entrances to the premises and any other gates are to be secured at all times.
- The car parking doors to the premises is to be secured at all times.
- Private kitchenette and bathroom facilities to be available and in good working order within each room.

Rooms will be furnished with the following items:

- One bed each with a base, a waterproof mattress and a mattress protector
- Wardrobe
- Mirror
- Desk and chair/s
- A night light or other approved illumination device
- Waste Container
- Privacy lock on each rooms front door
- Blinds or similar privacy device
- Internet connectivity

Kitchenettes in rooms will include:

- Sink with running hot and cold water
- Microwave
- Cooktops
- Storage cupboard for dry goods
- Fridge
- Bench top space
- Combined washer / dryer

Bathrooms in individual rooms will include:

- Shower with hot and cold running water
- Washbasin with hot and cold running water
- Mirror cabinet
- Toilet

All boarders are to take responsibility for the cleanliness, safety and daily operation of the Premises.

9. Common Areas

The common indoor and outdoor areas are only used between the hours of 7.00am and 10.00pm. Lighting within these areas is not to be used outside these hours other than for security purposes.

The following is required regarding the communal spaces and facilities;

- All residents of the premises to have access to communal space and facilities within the premises at all times except between the hours of 10pm-7am for all indoor and outdoor communal areas. Access is to be locked between these hours, lighting is not to be used other than for security purposes and CCTV will monitor any activities.
- Doors to communal indoor and outdoor spaces are to be kept closed when not used for access.
- Owner/Operator to ensure the cleanliness and maintenance of all communal spaces through a contract cleaner.
- Owner/Operator to ensure all facilities within the premises are in good working order at all times.
- There is to be no amplification of noise within the internal and external common areas.
- No smoking is permitted within the internal and outdoor communal spaces.
- Signs are to be erected in the common areas advising that the common facilities are provided for the benefit and enjoyment of all residents. Residents are requested to ensure that if they use the facilities, that they leave them in a clean and tidy state.
- Signs are to be erected in the common indoor and outdoor areas requesting residents to respect the amenity of other residents and neighbours by minimising noise.

All communal living areas with kitchen facilities will include:

- Sink with running hot and cold water
- Microwave
- Cooktop
- Oven
- Storage cupboards for dry goods
- Fridge
- Bench top space
- Dining table and chairs

All communal living areas will include:

- Lounges
- Tables
- Chairs

All communal outdoor spaces will include:

- Outdoor table and chairs

All common areas, including corridors, the stairwells, and entrance lobbies will be cleaned at least once per week.

10. Cleaning and Maintenance

Each tenant is responsible for cleaning their own room during their stay. Upon leaving the premises commercial cleaner is to clean the room and any broken fixtures or fittings are fixed or replaced as required. Mattresses and other bulky furniture are to be replaced as required.



Pest inspections and/or spraying are to be carried out quarterly.

44. Temporary traffic management must be implemented when larger trucks such as an MRV are on-site to ensure that vehicular movements along the circulation roadway are managed safely, noting the front of a truck parked within the loading dock may extend into the circulation roadway.

Building layout indicating, position of lodger rooms relative to the rest of the development, location of fire exits and firefighting equipment and emergency evacuation procedures shall be displayed in all rooms and common areas.

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- In consultation with the owner of the premises, remove, repair and/or replace all hazards (such as broken chairs, loose carpets, missing lights);
- No item of plant or machinery is to be operated unless the safeguards provided are correctly in place, secured and operating effectively and the personnel to operate that machinery have been trained in its operation;
- Dangerous chemicals are to be handled in accordance with the manufacturer's specifications, properly labelled (MSDS), and locked in a secure storage area when not in use. Chemicals or substances that are labelled Hazardous Goods will have a Materials Safety Data Sheet on site;
- Communal areas are to be kept clean and tidy;
- Corridors and passageways are to be kept clear of obstructions at all times;
- Maintenance; Emergency systems are maintained as part of a maintenance contract by a qualified company. All equipment will be tested and checked in accordance with the relevant Australian Standards. Any faults are documented and rectified immediately.

Annual Certification

Annual certification of Fire Safety Equipment and preparation of the required Annual Certification is to be carried out by a suitably qualified fire consultant. Annual certification required of any of the equipment is to be overseen by Management Staff or the owner of the premises. A copy of the annual fire safety compliance statement shall be displayed on the notice board in the ground floor lobby.

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14. Occupational Health and Safety Requirements

Management Staff and any other staff attending the site are to be inducted in respect to responsibilities under relevant legislation including the Work Health and Safety Act 2011, Work Health Safety Regulation 2011 and the Innkeepers Act 1968. The WorkCover website lists the Act and Regulations and other relevant information visit www.workcover.nsw.gov.au for boarding houses NSW.

The boarding house manager must meet the following safety guidelines/attend to the following matters:-

- Materials or products are not to be stacked higher than what is considered to be safe;
- All communal corridors and access lobbies are to be kept clear of obstructions to enable emergency services responders to access the premises. Offending obstructions will be disposed of without notice;
- Rubbish bins must be used to dispose of all rubbish;
- Excessive alcohol consumption or consumption of drugs not prescribed by a doctor are forbidden on the premises; and
- All no smoking rules are to be observed.

15. Community Liaison

In order to engage with Stakeholders and continually refine operations of the facility, the owner or owner's agents will make provisions for regular contact and discussions with a community liaison officer from City of Sydney Council, NSW Police Local Area Command, Housing NSW local office and neighbours as necessary.

16. Complaints Management

An "Incident" includes:

- any breach of this Plan; or
- any complaint by any person about the operation of the Boarding House or conduct of persons on the Premises; or

- any event that may cause alarm or concern to residents or persons passing or in the vicinity of the Boarding House as a result of the conduct or act of any person identifiable as a boarder or visitor of the Premises at that time.

The manager must maintain a “Complaints and Incidents Register” recording details of any Incident that occurs. The Complaints and Incidents Register shall contain the following information:

1. Sufficient information to document the Complaint/Incident including the date and time;
2. Name of person/police officer/council officer making the complaint or notifying of the incident;
3. The contact details of the complainant;
4. The nature of the complaint/incident and any other persons involved (including witnesses and their contact particulars);
5. The action taken or intended to be taken (by whom and when);
6. The outcome and/or further action required;
7. The date and time at which the complaint/incident was brought to the attention of the owner.
8. In this section, an 'Incident' includes:
 - a) any breach of this Plan; or
 - b) any complaint by any person about the operation of the Premises; or
 - c) any event that may cause alarm or concern to residents or persons passing or in the vicinity of the Premises as a result of the conduct or act of any person identifiable as a lodge or guest of a lodger of the premises at that time.

When an incident is reported the person reporting details of the incident will be advised that an incident may be reported within the Complaints and Incident Register on the premises and that Register will be made available to City of Sydney Council and the NSW Police and any other authorised person.

The Complaints and Incident Register must be updated within 24 hours of any incident.

Management shall be available at all times to deal with any incident as to the operation and management of the premises. Any such incident shall be dealt with as soon as possible.

If an incident relates to noise, the management staff must:

- take immediate steps to rectify the substance of the complaint immediately;
- contact the individual who reported the incident to verify that the problem has been addressed;
- take all reasonable steps to stop or reduce the source of the noise so as to prevent future occurrences.

Management Staff must review the Complaints/Incident Register regularly and, where appropriate, implement changes to operating procedures to reduce the possibility of the incident recurring and/or to minimise the impacts of the incident should it recur.

Management Staff is to report all complaints and incidents to the owner and/or their appointed agent (EMAG Apartments Pty Ltd) by 5.00pm on the next business day.

17. House Rules

A set of House Rules will be enforced. All Boarders are required to comply with the House Rules throughout the duration of their stay. Guest behaviour is controlled through the establishment of House Rules. The House Rules may be amended periodically.

Any boarder failing to observe the rules in any cases of serious misconduct will be dealt with by the owner or owner's agent who may require a boarder to leave the Premises. Examples of serious misconduct include, but are not limited to drug or alcohol abuse, sexual, racial or religious discrimination or harassment, theft or violence.

The owner's agent's contact details and emergency contact details will be displayed within each boarders room.

A copy of the House Rules is below:

1. Occupation rate

A maximum of one person may occupy a single room, and a maximum of two people may occupy a double room. No more than ~~702-680~~ people may reside within the boarding house at any time.

2. Smoking

Smoking is not permitted in any room or any indoor or outdoor common areas.

3. Alcohol

The consumption of alcohol must occur in a responsible manner. Management reserves the right to terminate a lease agreement if there is alcohol abuse on the Premises.

4. Illegal Substances

Illegal substances are not permitted on the Premises. Any boarder found to be supplying or in possession of illegal substances will have their lease agreement terminated.

5. Noise

At all times boarders are to consider the amenity of other boarders and neighbours when participating in any activity that generates noise. Management will monitor all activities in accordance with the house rules and government regulations concerning noise emission. Excessive noise or unruly behaviour will not be tolerated and may result in the termination of the boarder's lease agreement.

6. Visitor Policy

No visitors are permitted within common areas after 10pm or before 7am. No keys are to be provided to visitors without the express permission of management.

7. Hours of Use of Communal Areas

The following restrictions apply to all communal areas:

- There is to be no music allowed at any time;
- The indoor and outdoor communal areas shall be closed between 10pm-7am seven days;
- ~~The door of the communal room should remain closed except for ingress/egress;~~
- ~~Lighting is not to be used outside of access hours, other than for security purposes.-~~

8. Pets

No pets of any kind are permitted on the Premises.

9. Hygiene

Individual rooms, common areas and facilities are to be kept in a clean and hygienic state at all times. Residents are to maintain their rooms in a clean and tidy manner and place their waste in the respective waste and recycling bins.

10. Parking

There is provision for 4 motorcycle spaces, 390 bicycle spaces and 43 car parking spaces.

Boarders must only park their vehicle in the place allocated to them. Access to on-site parking will form part of an agreement at registration of individual tenants in order that conflict over ad hoc use of spaces is avoided. Occupants with a car parking space will be allocated a swipe card or equivalent to ensure no visitor or other vehicles can access the car parking.

It is the responsibility of bicycle owners to secure their bicycle to the racks provided.

11. Theft

Management is not responsible for the theft of any belongings from the Premises. Please keep your room door locked at all times to prevent theft. Should you have had articles stolen on the Premises please advise management. Boarders caught stealing will have their lease agreements terminated.

12. Fire precautions

No smoking is permitted in rooms or any indoor or outdoor communal areas.

In the case of fire follow the fire safety procedures as indicated on the fire safety evacuation plan.

Generally this procedure is as follows:

- Alert the manager if you see smoke or flame.
- If possible evacuate the building via the exit stairs.
- Remain at the assembly area until directed otherwise.
- If unable to evacuate the building stay in your room and signal your presence from a window.

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13. Unruly Behaviour

Unruly behaviour that is likely to offend or cause nuisance to other boarders or neighbours will not be tolerated. Management reserves the right to terminate a boarder's lease agreement should the boarder not comply with the house rules.

14. Balconies and Terraces

Balconies and terraces are to be kept clean and tidy at all times. The hanging of clothes, towels or any other item from balcony balustrades is not permitted.

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PO Box 94
Spit Junction NSW 2088

Our Ref: C2020098 - Letter

29 November 2021

Emag Apartments Pty Limited

**Subject: Ceiling height kitchenette on level 3 of proposed boarding house.
93-105 Quay Street Haymarket NSW.
Land & Environment Court: Case number: 202100190330
Emag Apartments Pty Limited v The Council of the City of Sydney**

The letter has been prepared pursuant to *Schedule 7 Expert witness code of conduct of the Uniform Civil Procedure Rules 2005*. I have read this code and agree to be bound by it.

This correspondence relates to whether the ceiling height of the kitchenette on level 3 of the proposed boarding house, at 93-105 Quay Street Haymarket NSW, complies with the *National Construction Code, Volume One, Building Code of Australia 2019, Amendment 1 (herein 'BCA 2019 (A1)')*.

The proposed kitchenette is a class 3 part of the building. As such, the kitchenette must comply with one or a combination of following three methods permitted by 'BCA 2019 (A1)':

- (i) *Performance requirement FP1.3 Room or space height;*
- (ii) *Verification method FV3.1 Room or space heights;*
- (iii) Clause F3.1(a)(i) of the *deemed-to-satisfy* provisions.

Clause F3.1(a)(i) states:

*The height of rooms and other spaces must be not less than—
(a) in a Class 2 or 3 building or Class 4 part of a building—
(i) a kitchen, laundry, or the like — 2.1 m; and*

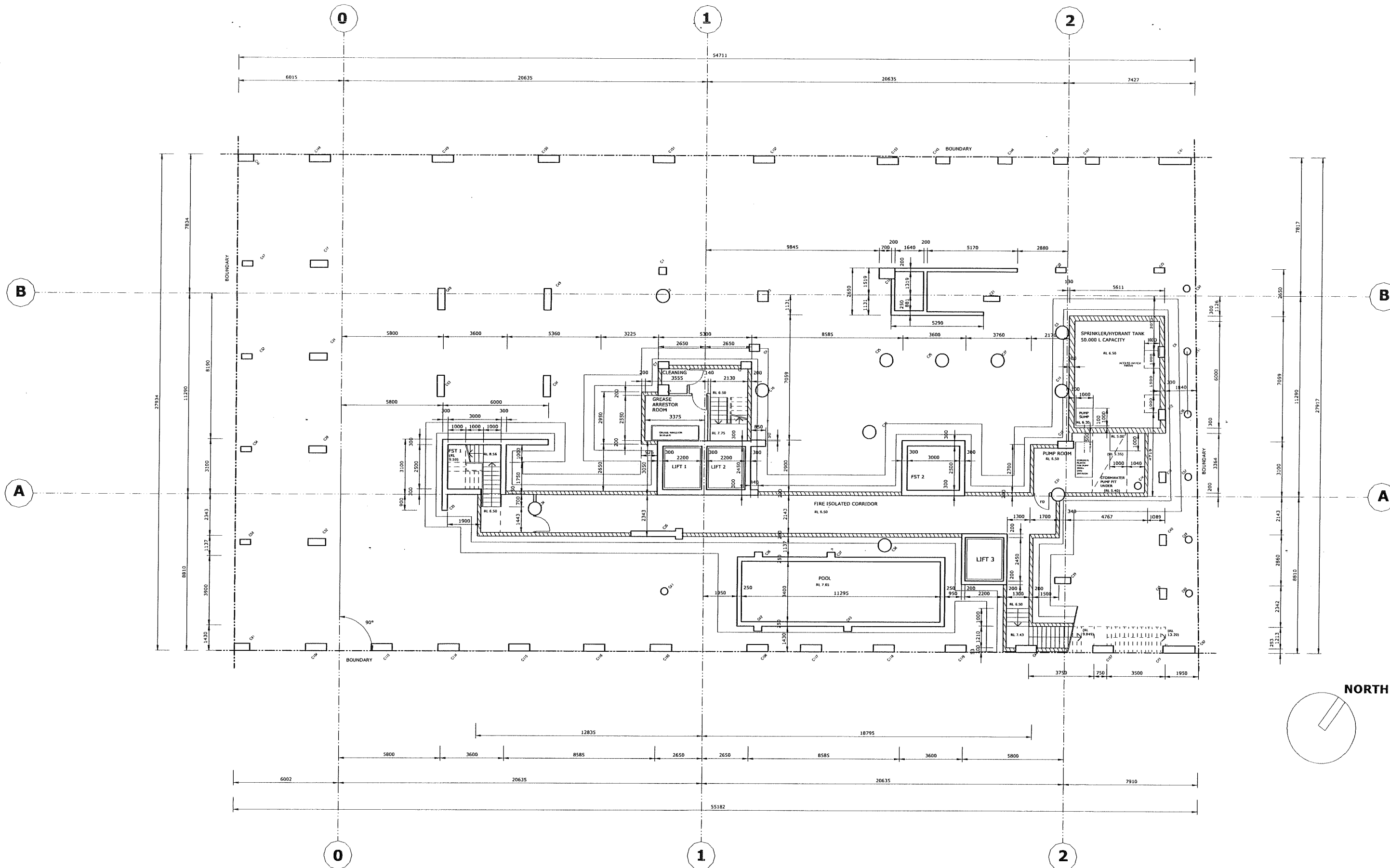
Therefore, if the proposed kitchenette on level 3 has a ceiling height of 2.10 metres or more, the room will comply with the *deemed-to-satisfy* provisions 'BCA 2019 (A1)'.

Based upon the floor to ceiling heights contained on the *General Arrangement Plans level 3 RCP & Sections* by fjmt studio, project code EMAG, sheet no. 2003-A, revision 07, dated 26 November 2021, the kitchenette will be capable of having a finished ceiling of up to 2.20 metres, which complies with Clause F3.1(a)(i) of the *deemed-to-satisfy* provisions of *BCA 2019 (A1)*'.

I note that the proposed kitchenette is not proposed to be used as a commercial kitchen, which is associated with a *food or drink premises*, as defined by the *Standard Instrument-Principal Local Environmental Plan*. As such, the kitchenette does not need to comply with the higher ceiling requirements for commercial kitchens of 2.4 metres, as required by clause F3.1(f)(ii) 'BCA 2019 (A1)'.

Yours faithfully,

Greg Evans
Director
Registered Certifier BDC No. 1870
360 Certification



CERTIFYING AUTHORITY
DLM CONSULTING

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EMAG CONSTRUCTIONS PTY LTD

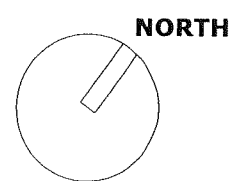
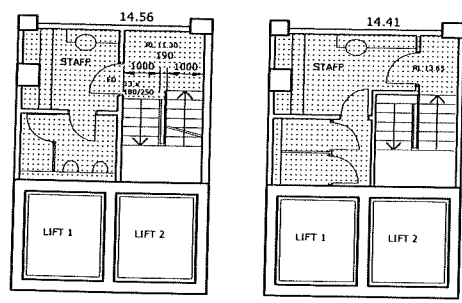
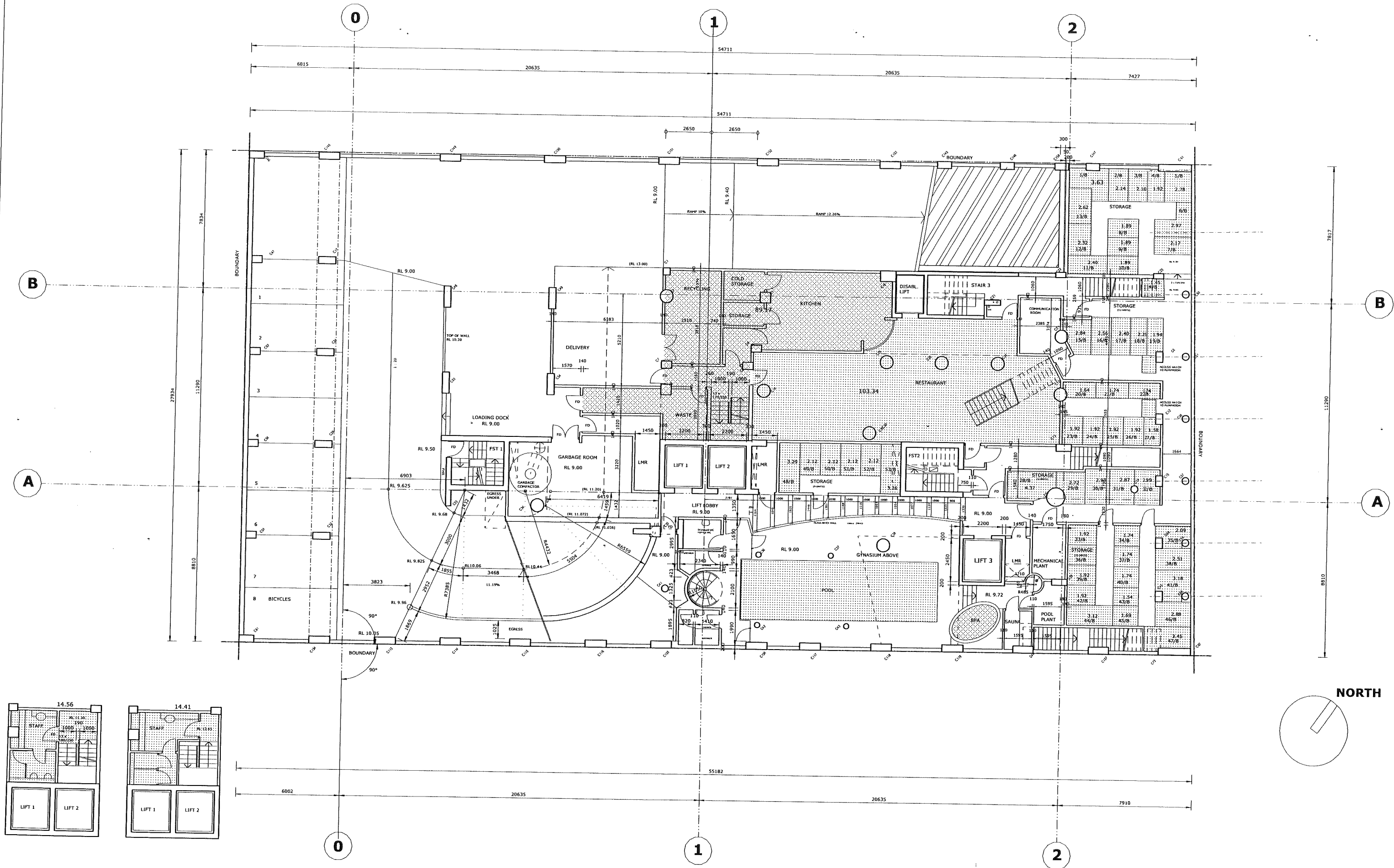
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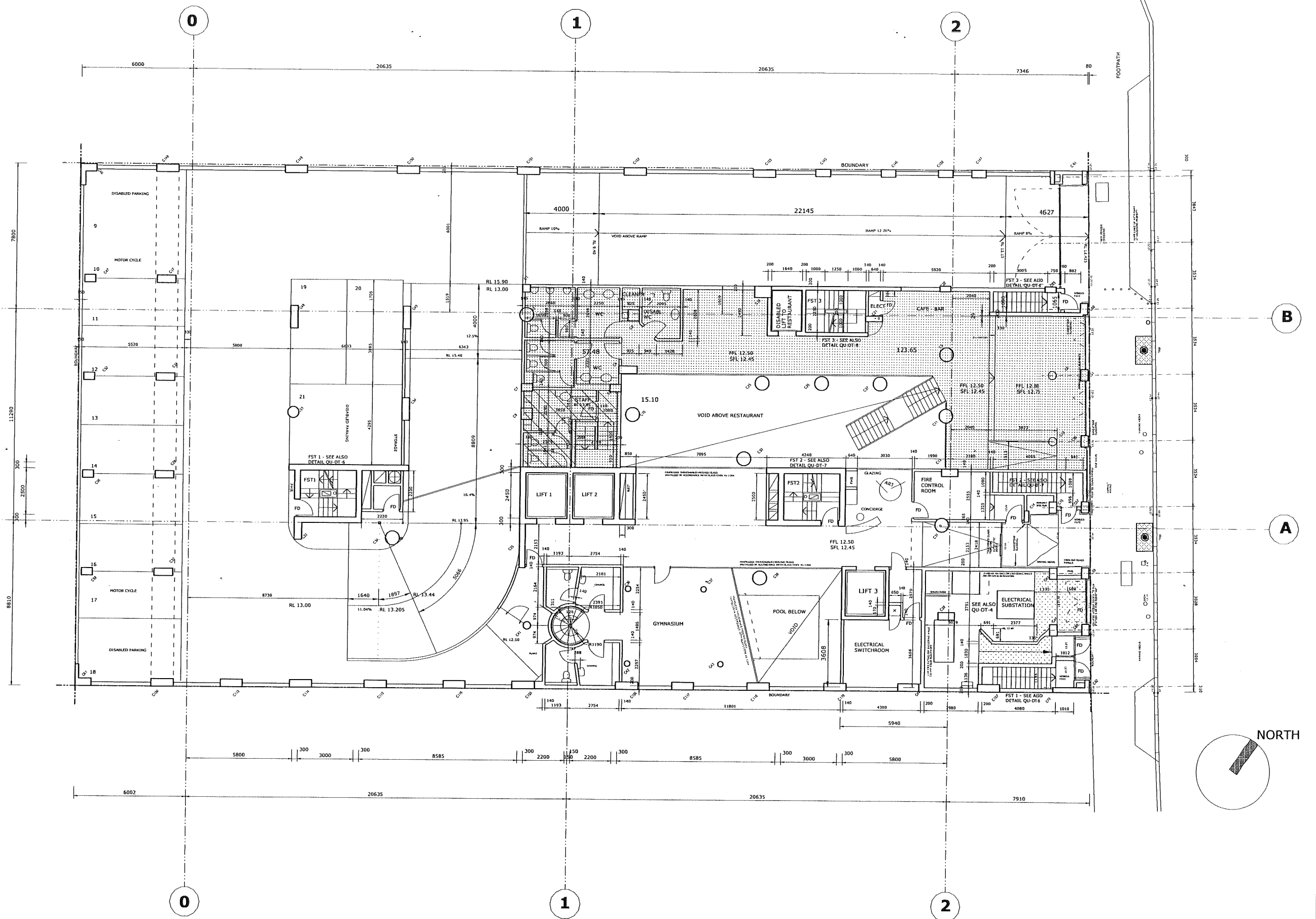
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93-105 QUAY STREET SYDNEY

SUB BASEMENT
SCALE 1 : 100
24.09.2001

DWG: QU-CO-1



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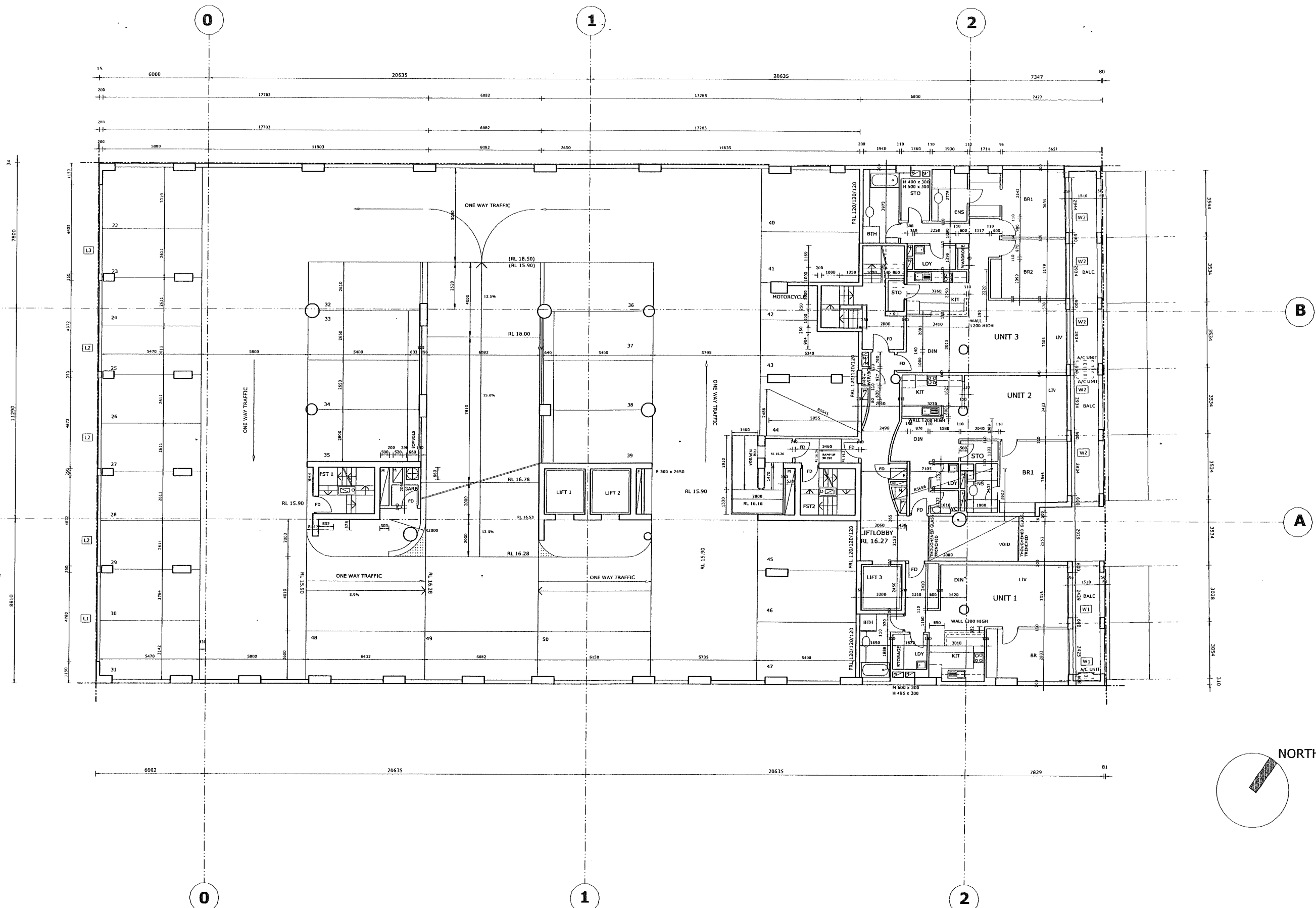
72/65 MYRTLE STREET
CHIPPENDALE NSW 2008

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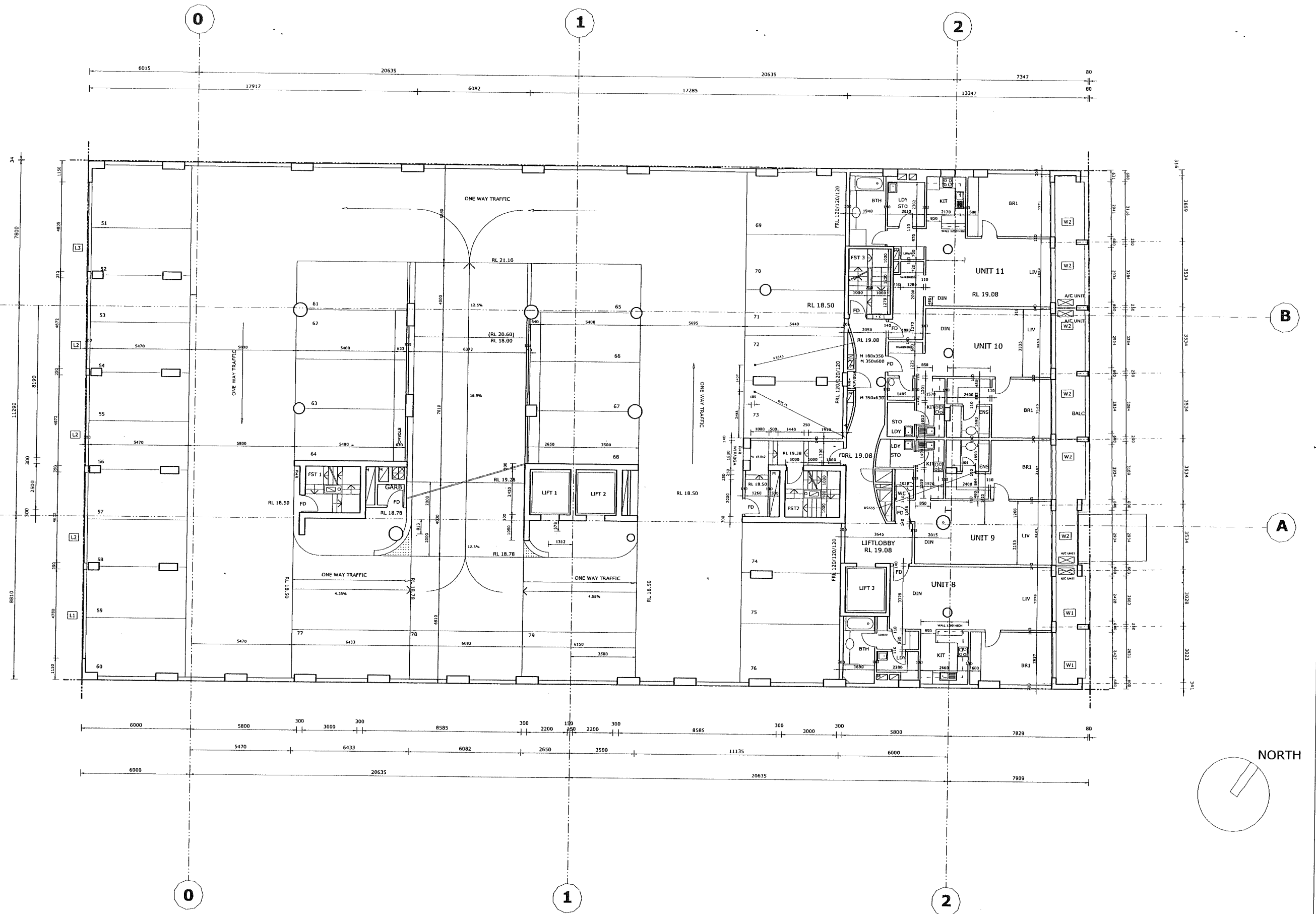
PROJECT
93-105 QUAY STREET SYDNEY

GROUND FLOOR
SCALE 1 : 100
24.09.2001

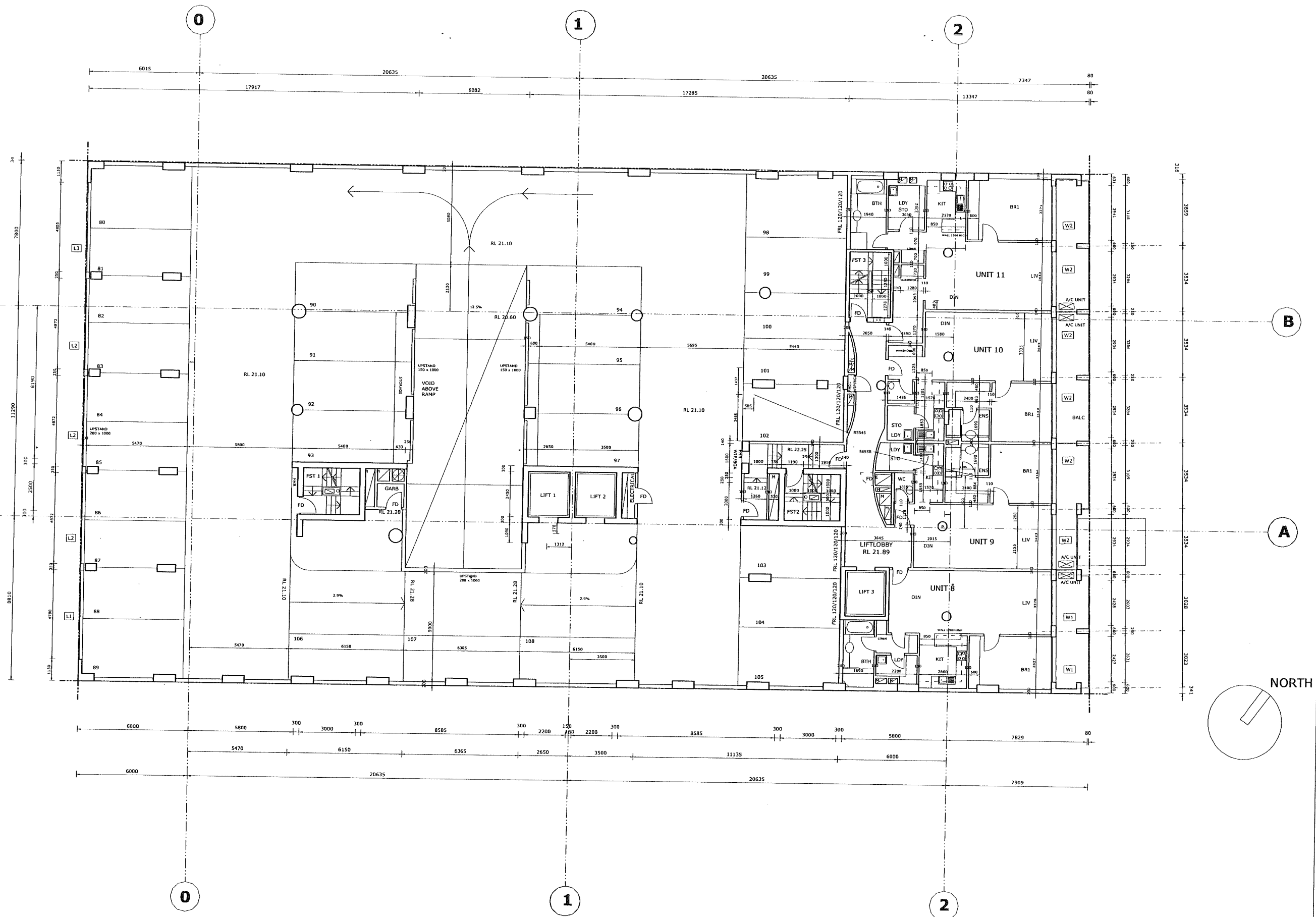
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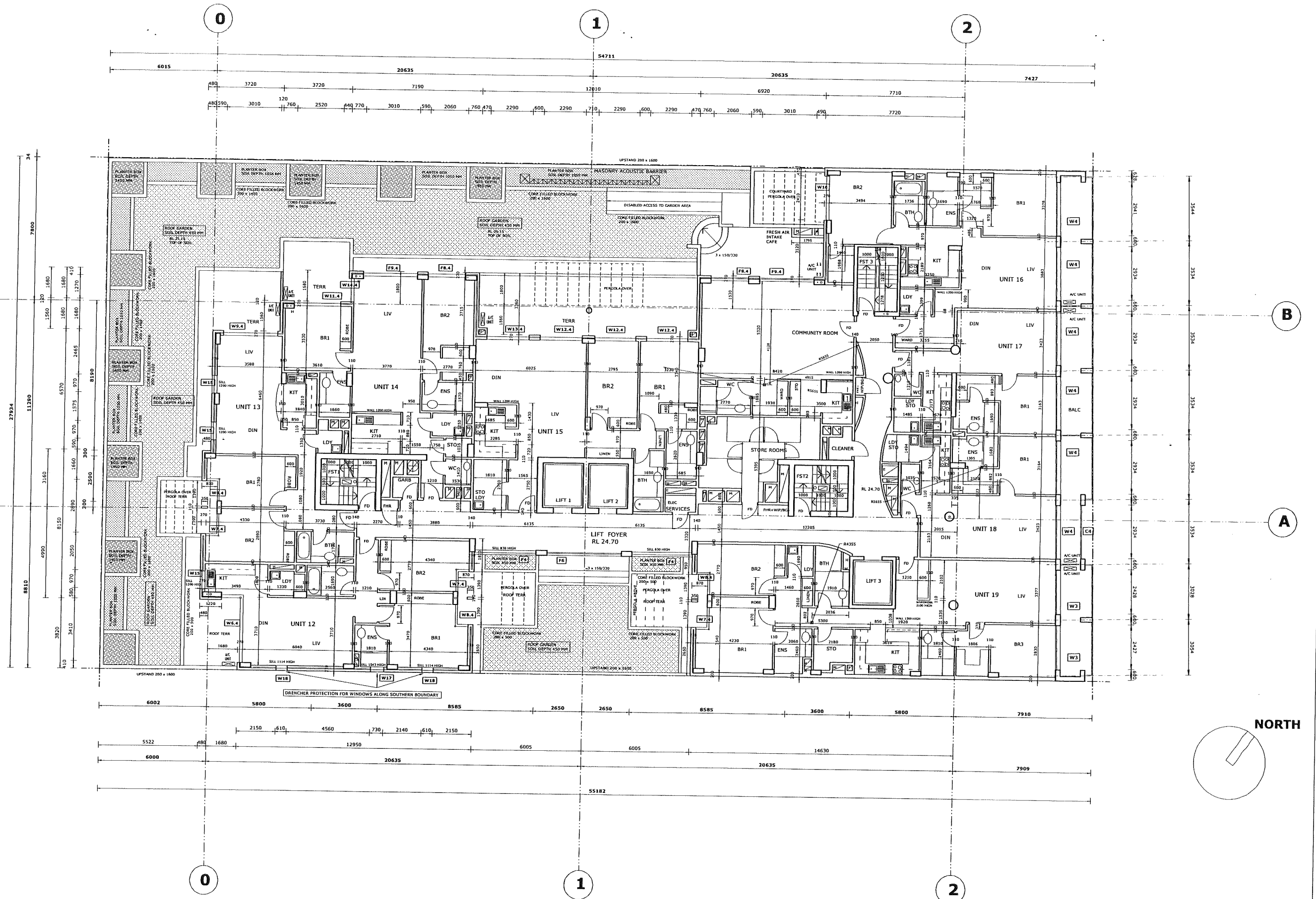
72/65 MYRTLE STREET
CHIPPENDALE NSW 2008

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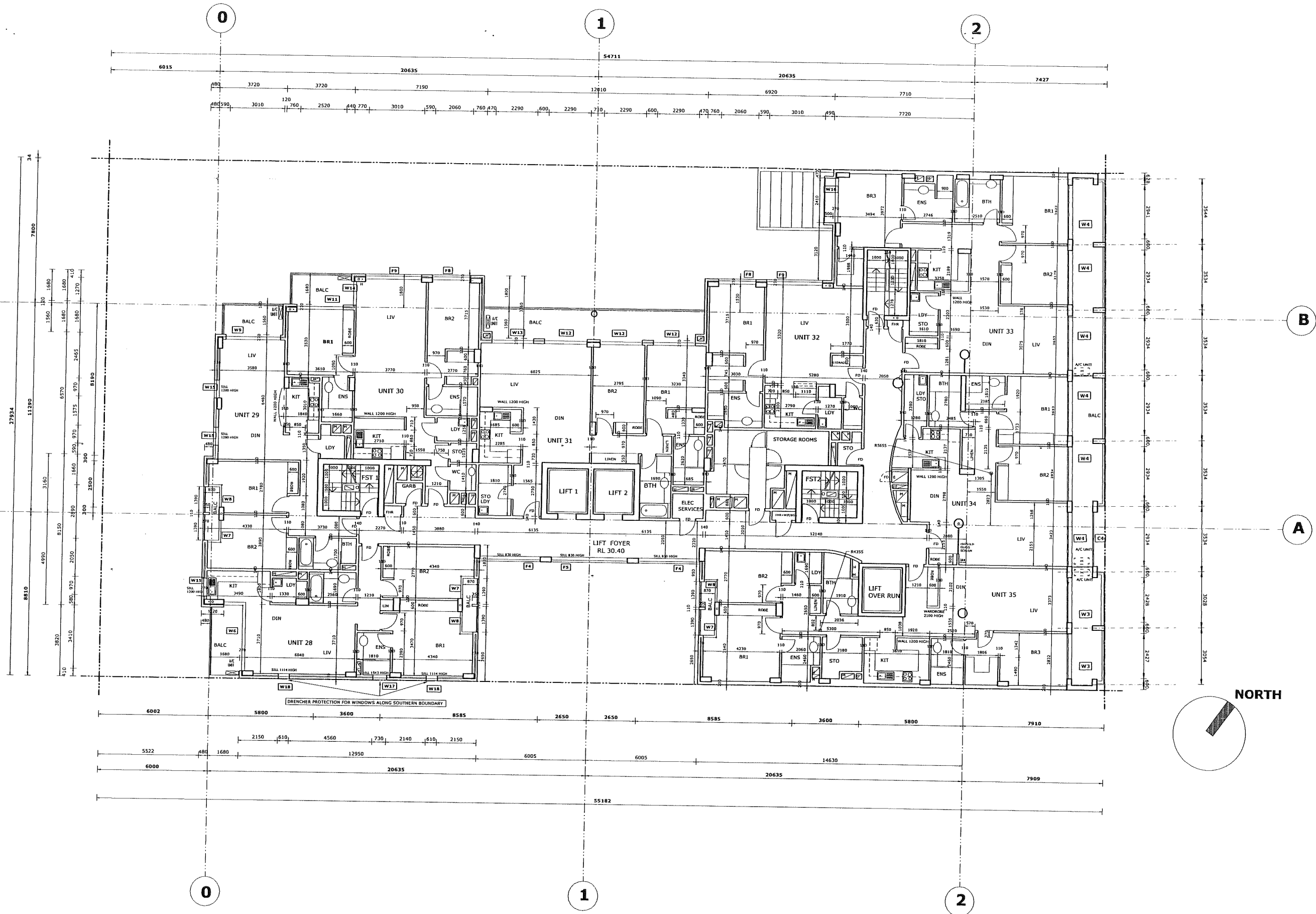
PROJECT
93-105 QUAY STREET SYDNEY

LEVEL 3
SCALE 1 : 100
09.10.2001

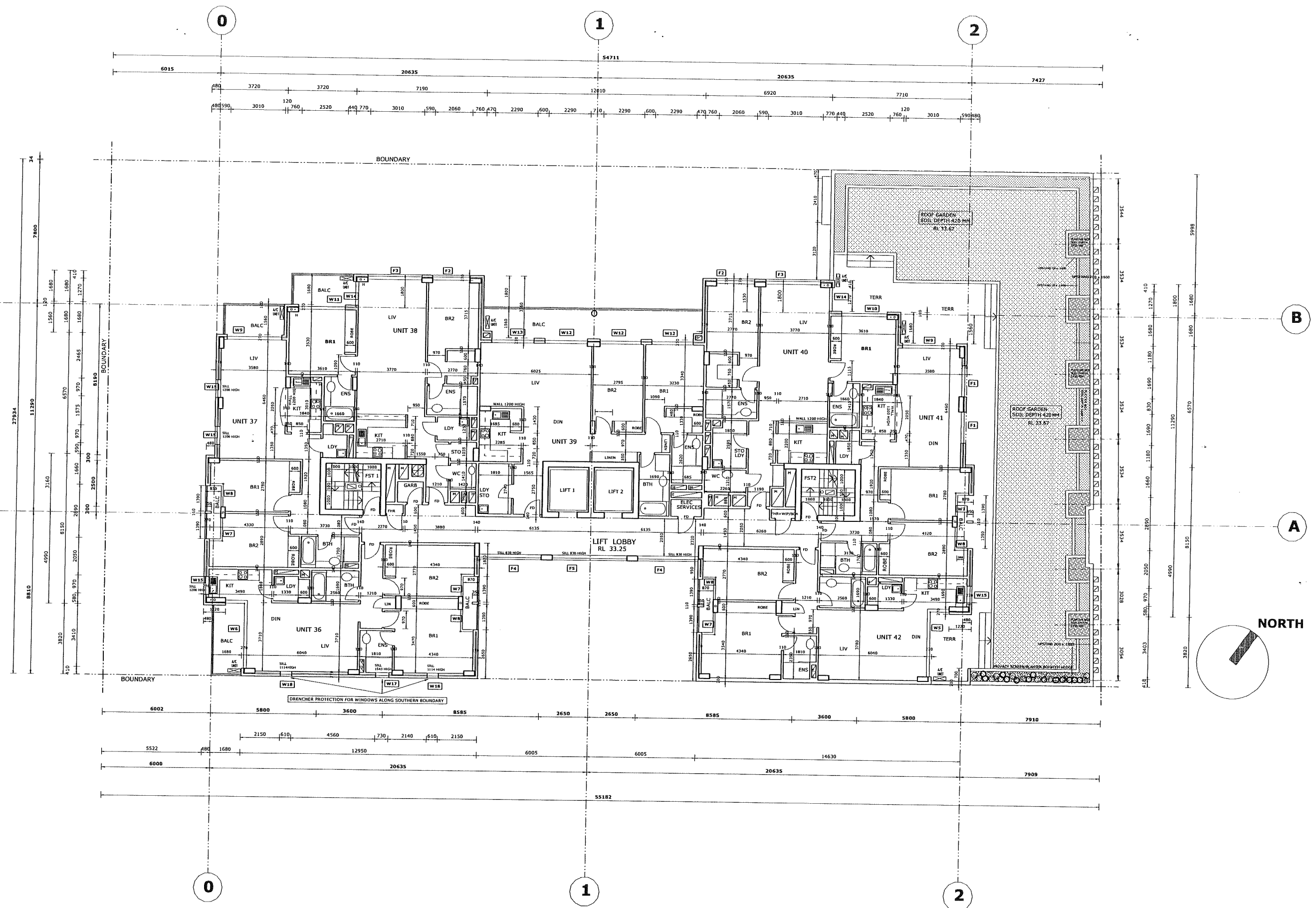
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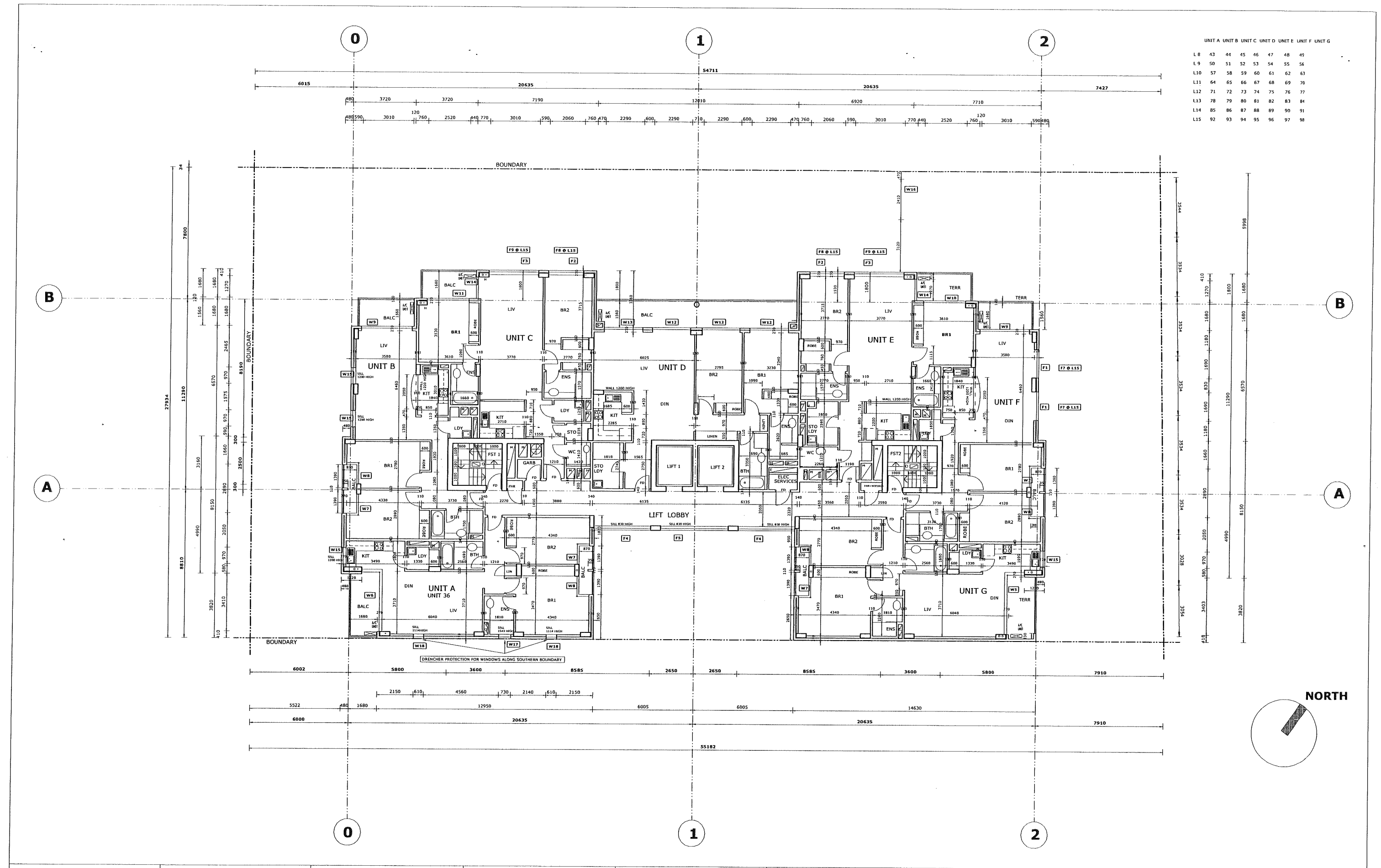
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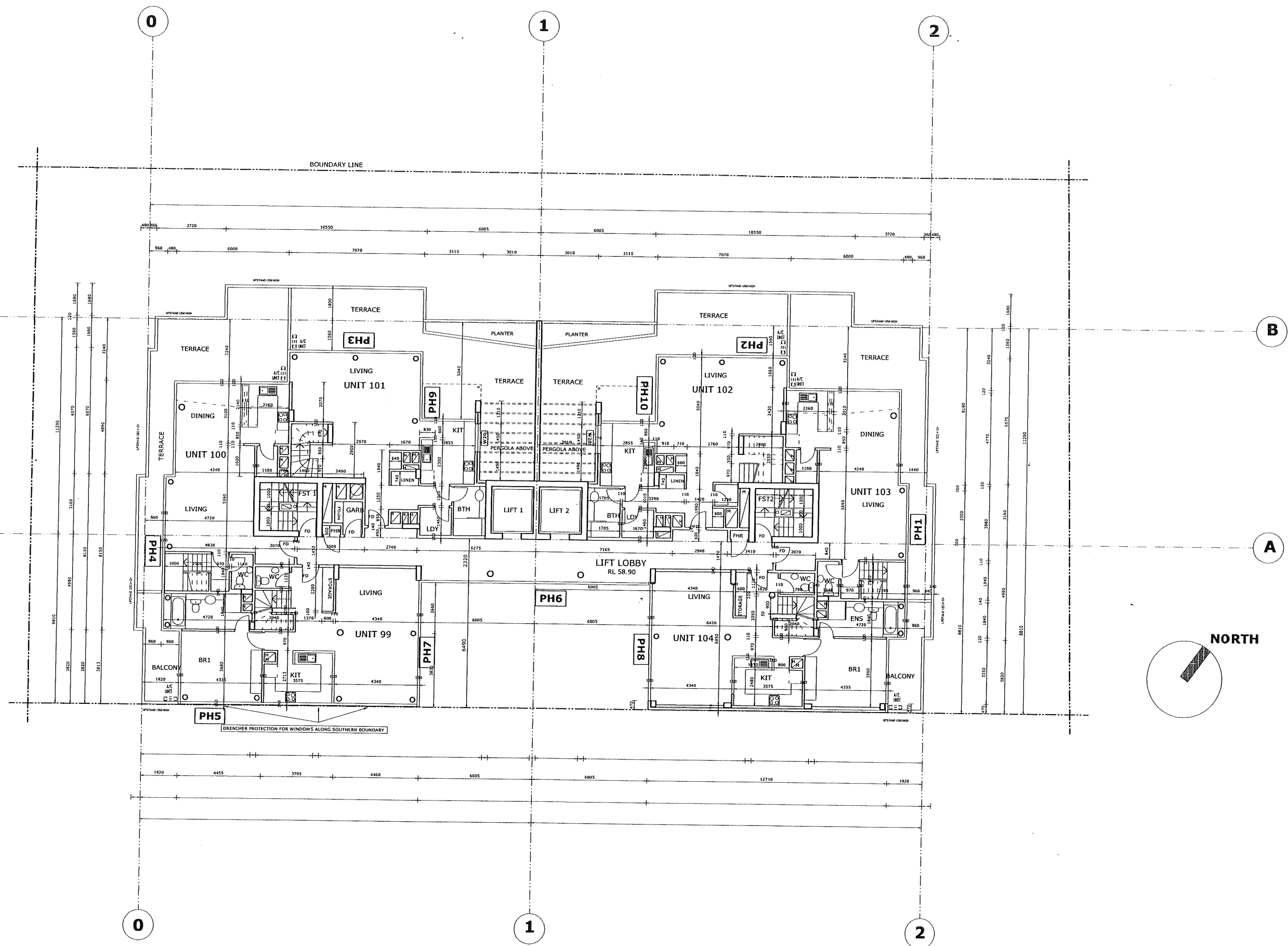


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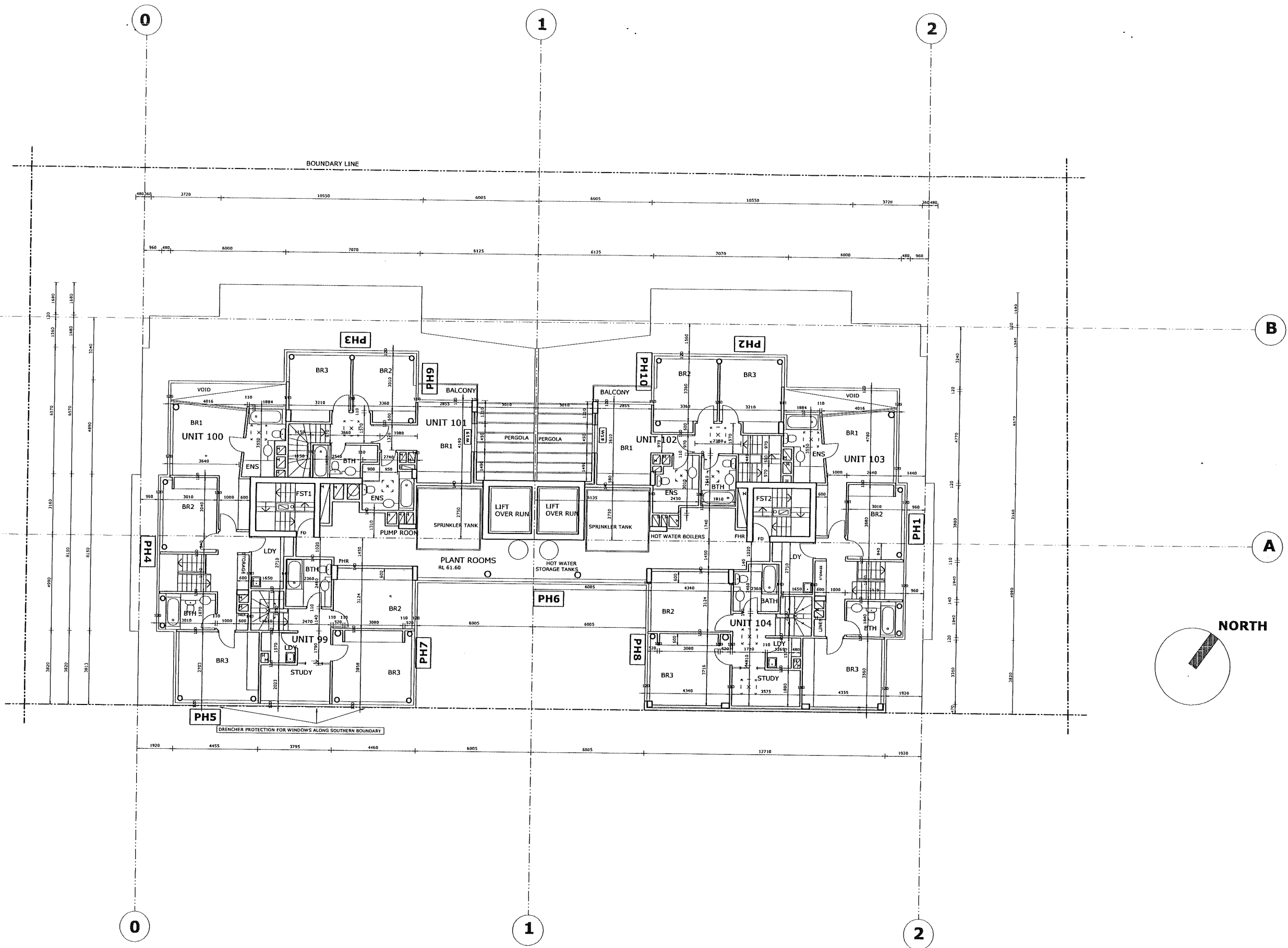


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L 11	64	65	66	67	68	69	70
L 12	71	72	73	74	75	76	77
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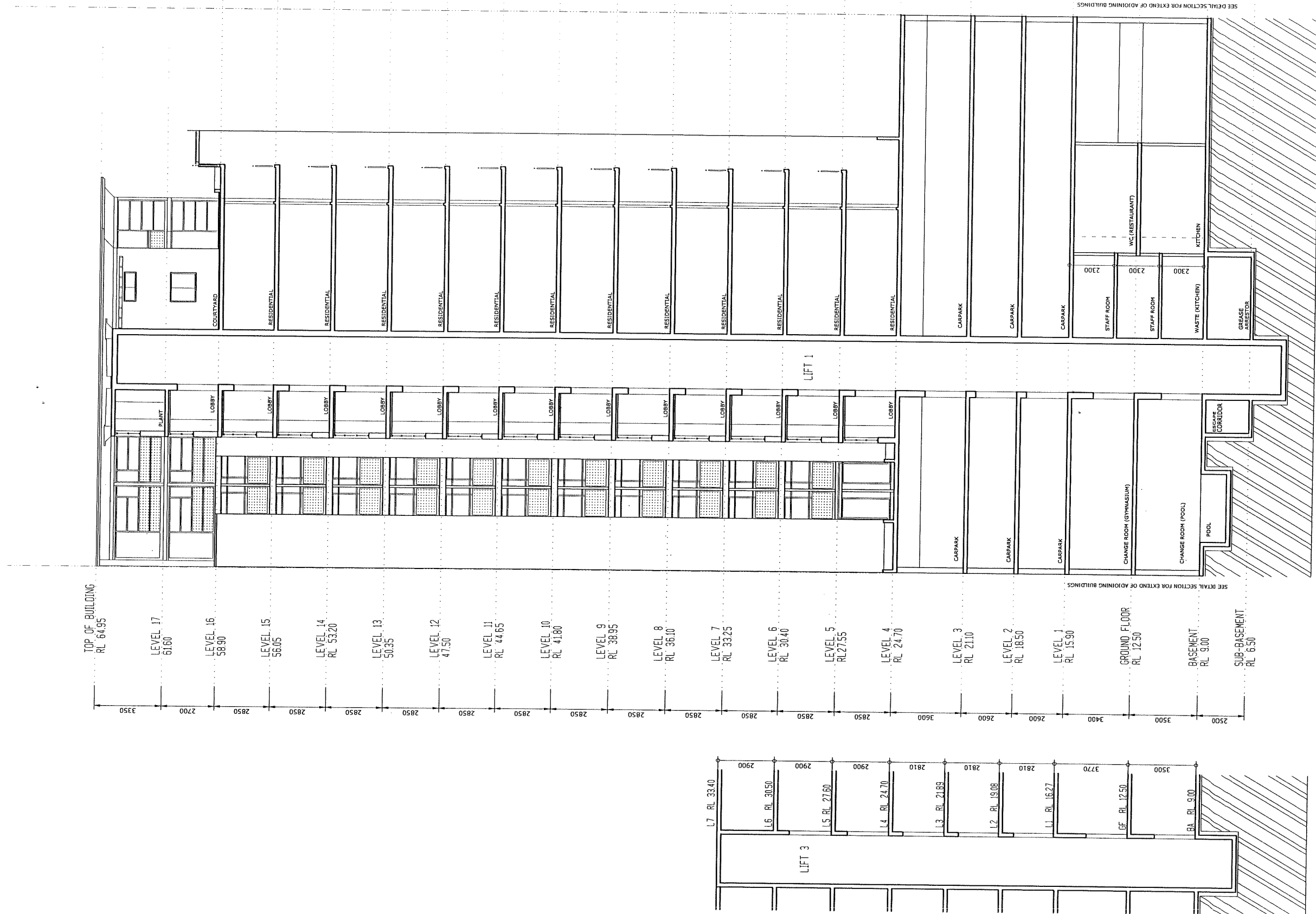
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PROJECT
93-105 QUAY STREET SYDNEY

NORTH ELEVATION - FINISHES
SCALE 1 : 100
16.08.2001

DWG: QU-CO-16

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MOUNT DRUITT NSW 2270

16 CRYSTAL STREET
ROZELLE NSW 2039

SUITE 5, 5D FOREST ROAD

**JOHN ROMANOUS &
SUITE 5, 50 FOREST ROAD**

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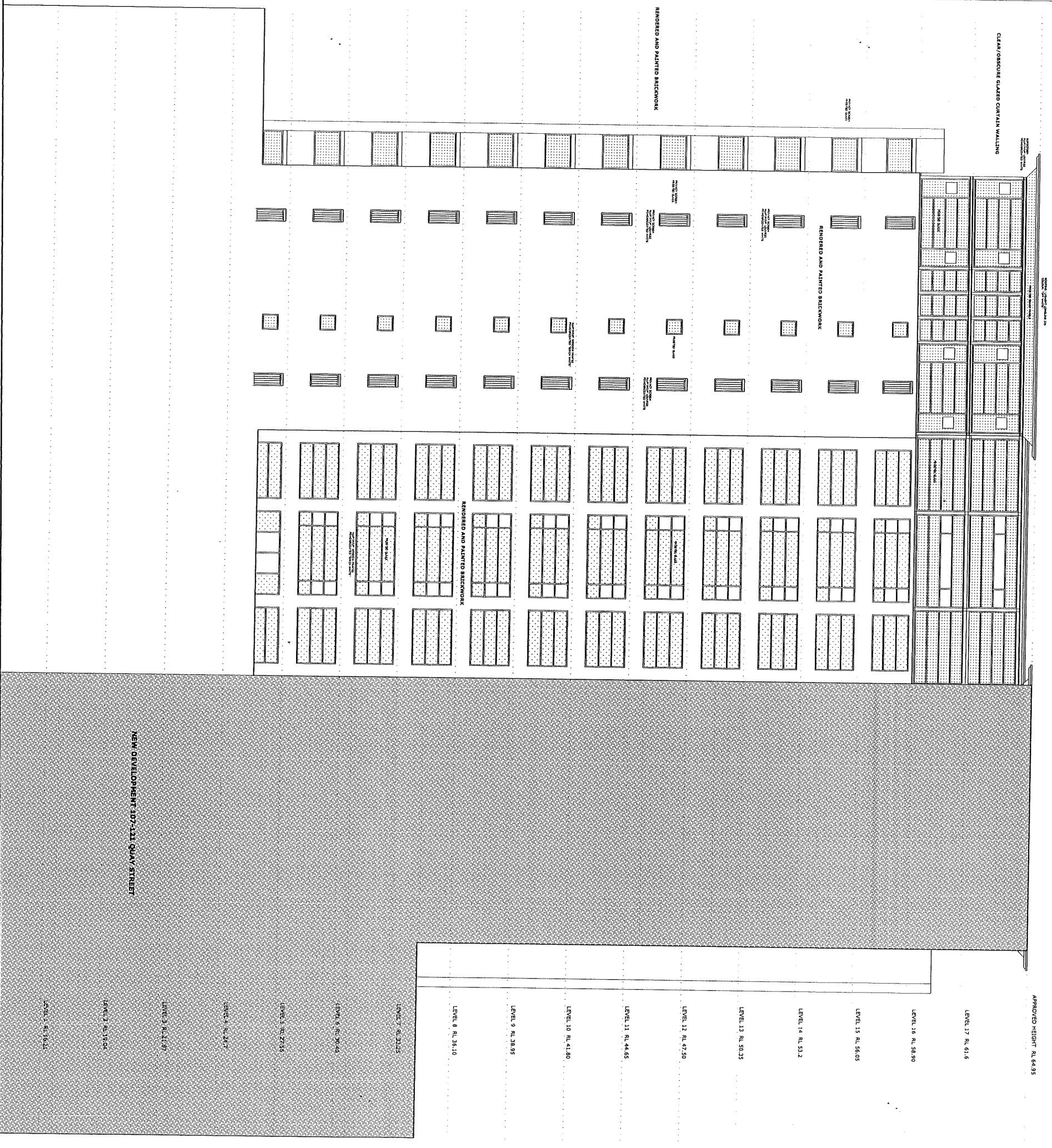
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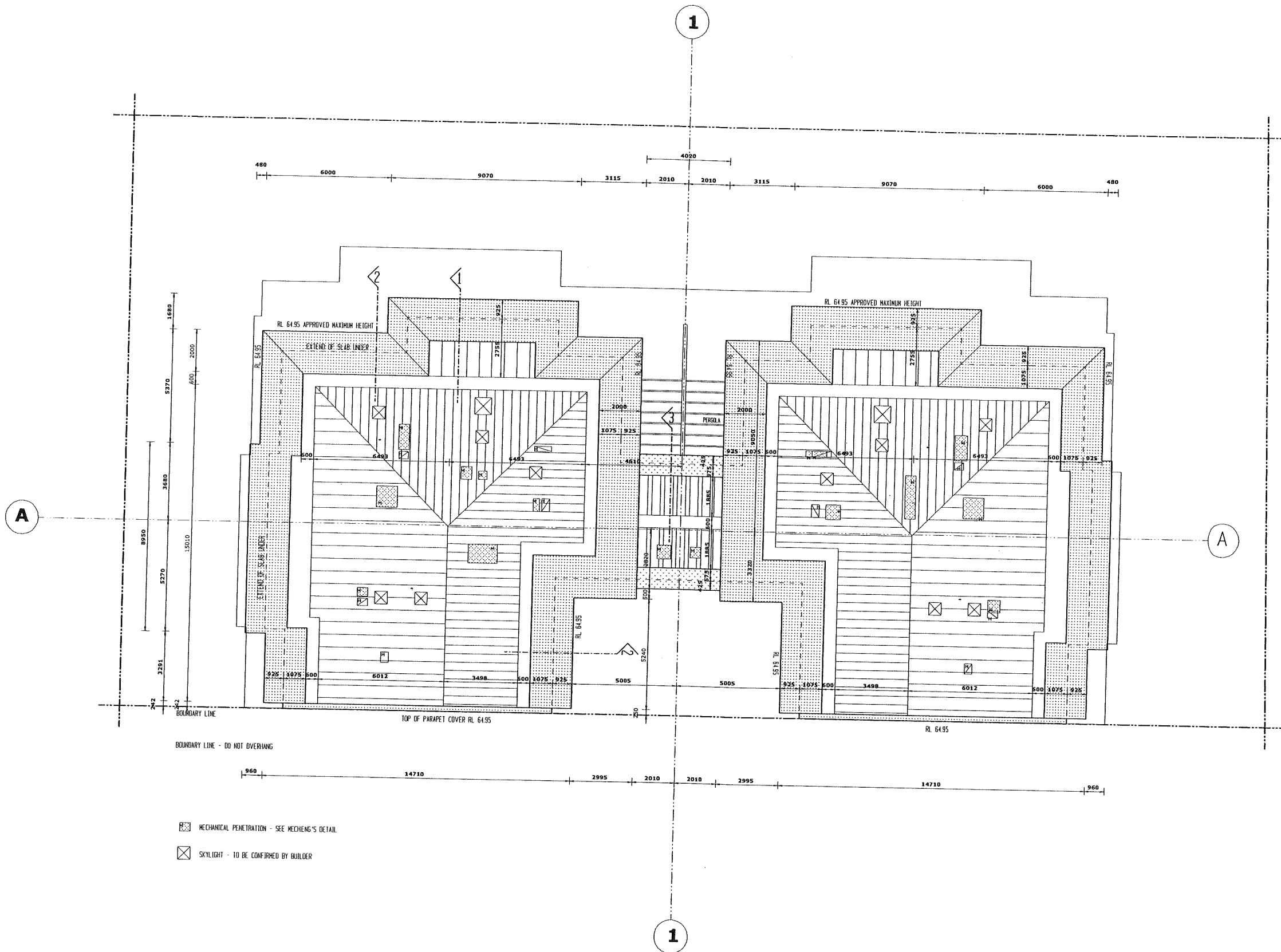
CREMORNE NSW 2090

CHIPPENDALE NSW 2008

WEST ELEVAT
SCALE 1 : 100
16.08.2001



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							<p>SOUTH ELEVATION - FINISHES SCALE 1:1100 27.09.2003</p> <p>DWG: QU-CO-18</p>



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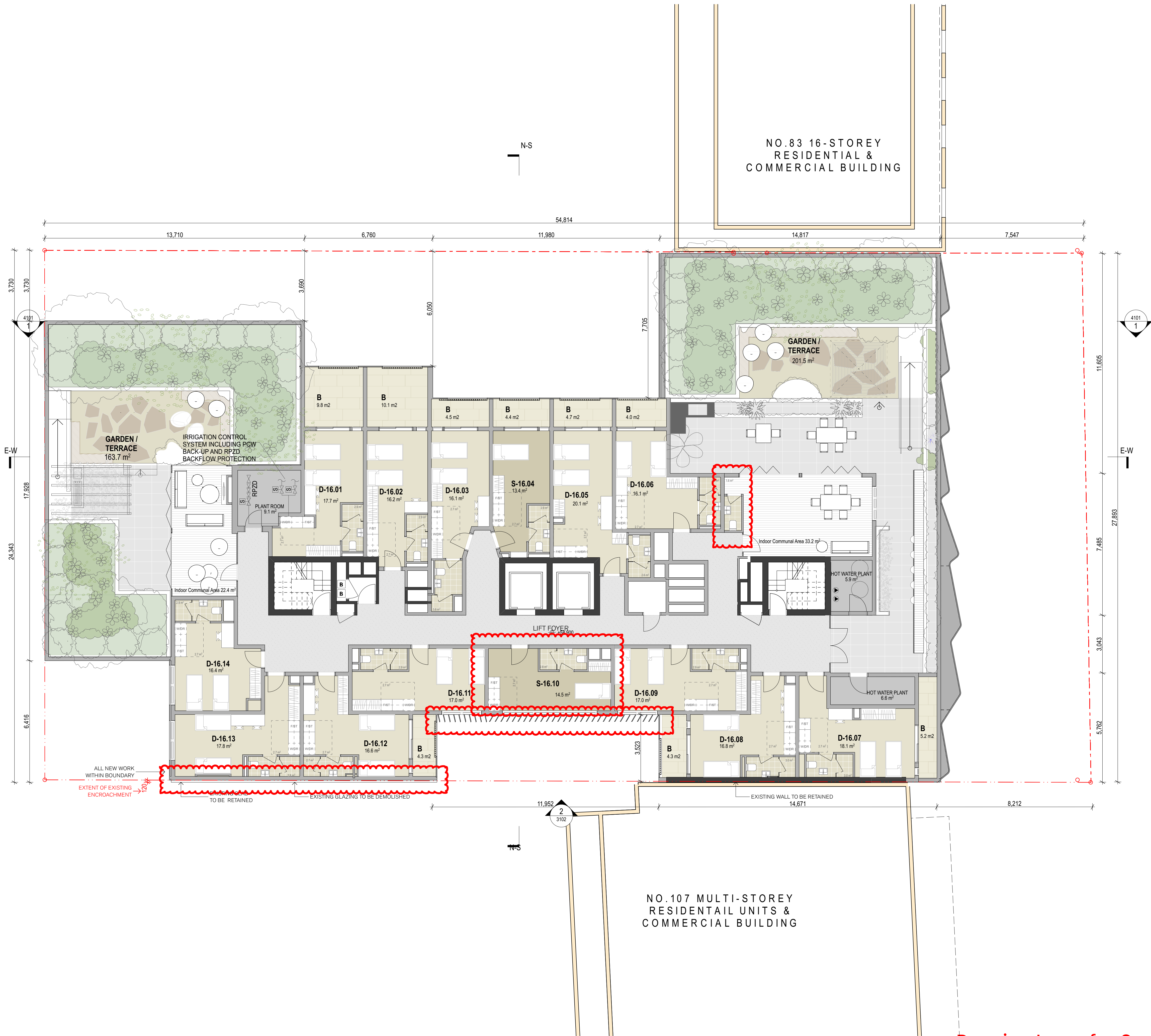
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PROJECT
93-105 QUAY STREET SYDNEY

ROOF PLAN
SCALE 1 : 100, 1 : 50
08.04.2002

DWG: QU-CD-19



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

BUILDING USE

- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:

GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- Room number reduced to create roof terraces
- Setback from Quay St to align with neighbouring buildings

(REV 2)
Summary of Amendments:

- Windows to corridors and room reconfigurations
- Outdoor communal area increased in size
- Indoor communal area added
- Rooms added
- Hot water plant equipment shown

(REV 6)
Summary of Amendments:

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved

(REV 7)
Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks
- WC to NE communal area
- room 10 reconfigured
- new privacy screening external to southern communal area and room 9,10 & 11
- new walls adjacent to southern boundary
- existing L16 columns demolished

07	26/11/21	Joint Report Amendments	RA	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
General Arrangement Plans
L16 Floor Plan

scale	1:100 @ A1	first issued	14/9/21
project code	EMAG	sheet no.	2009
		revision	06

Drawing Issue for Court Hearing



GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
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- DO NOT SCALE DRAWINGS.
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keyplan

legend

BUILDING USE

- SITE BOUNDARY

UNIT TYPES

- 2 BED ROOM
- 1 BED ROOM
- ACCESSIBLE ROOM

WALL TYPES

- EXISTING FABRIC
- NEW CONSTRUCTION

KEYS

- L LAUNDRY
- K KITCHEN
- F FRIDGE

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

(REV1)
Summary of Amendments:

- Room number reduced
- Level 17 is now top level

(REV 2)
Summary of Amendments:

- Windows to corridors and room reconfigurations
- Outdoor communal area adjusted
- Indoor communal area added
- Rooms added
- Room balconies increased in size

(REV 6)
Summary of Amendments:

- All room layouts reconfigured
- Some balconies deleted
- Boundary encroachments of new elements resolved

(REV 7)
Summary of Amendments:

- room layout changes to accommodate additional wardrobes and desks
- room 10 reconfigured
- new privacy screening external to southern communal area and room 9,10 & 11
- new walls adjacent to boundary with 107 Quay St
- existing L17 walls demolished

07	26/11/21	Joint Report Amendments	RA	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk

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sydney melbourne uk
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project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**General Arrangement Plans
L17 Floor Plan**

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2010	07	

Drawing Issue for Court Hearing

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GENERAL NOTES

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

keyplan

legend

- EXISTING FABRIC
- EXISTING FABRIC TO BE REMOVED
- FLOOR OR ROOF TO BE REMOVED

NOTE:
GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- No changes

Summary of Amendments (REV 6)

- no changes

Summary of Amendments (REV 7)

-additional demolition of a glazed wall along southern boundary

- all columns demolished

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
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01	26/02/21	Development Application	PL	KS

rev	date	name	by	chk
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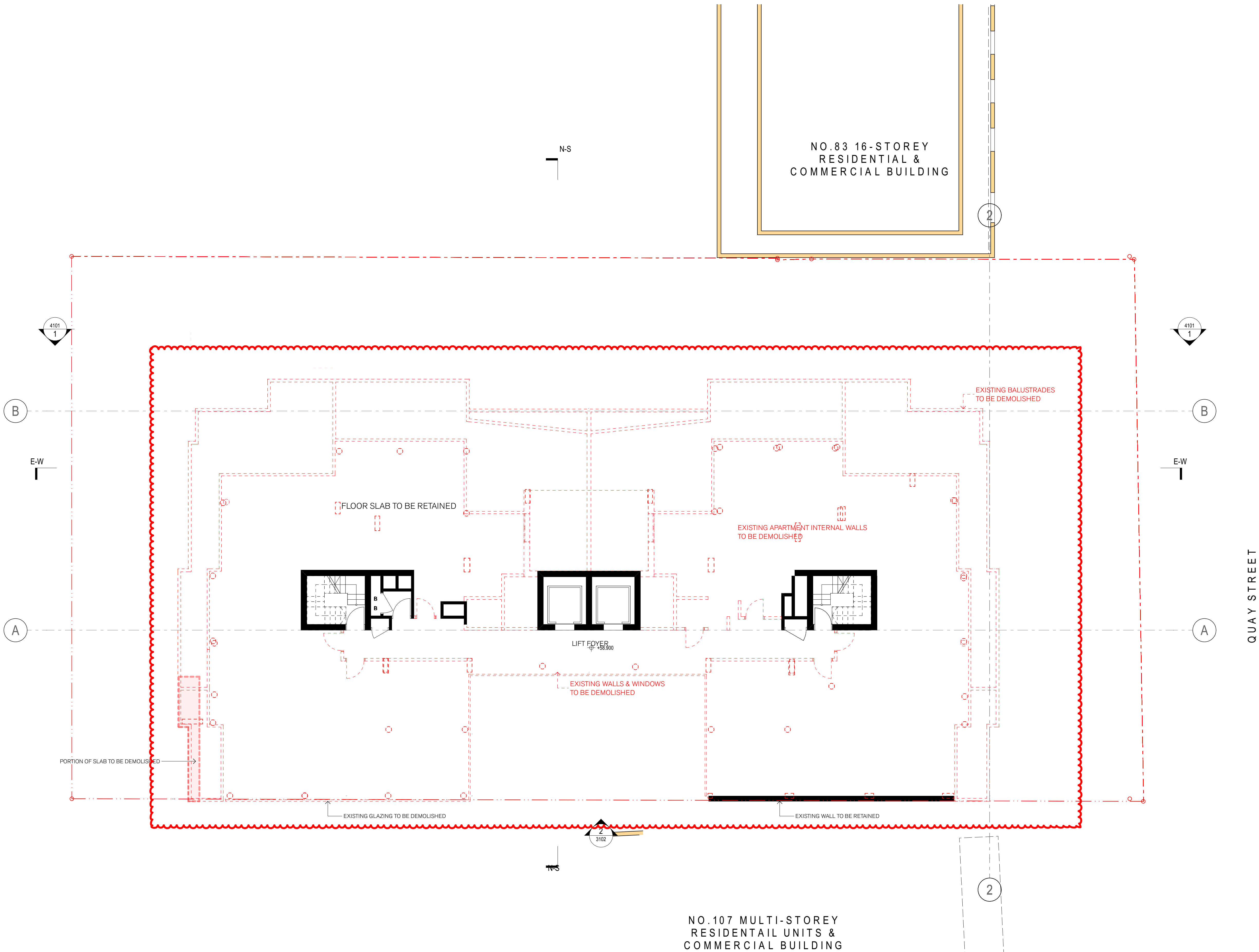
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sydney melbourne uk
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project
EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title
**Demolition / Bulk Excavation
Demo L16 Floor Plan**

scale	1:100 @ A1	first issued	14/9/21
project code	sheet no.	revision	
EMAG	2109	07	



Drawing Issue for Court Hearing

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GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
DO NOT SCALE DRAWINGS.
USE FIGURED DIMENSIONS ONLY.

keyplan

THOMAS STREET

QUAY STREET

VALUING STREET

93-105 QUAY STREET

107 QUAY STREET

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legend

EXISTING FABRIC

EXISTING FABRIC TO BE REMOVED

FLOOR OR ROOF TO BE REMOVED

NOTE:

GRIDS AS PER EXISTING BUILDING GRIDS

Summary of Amendments:

- No changes

Summary of Amendments (REV 6)

- no changes

Summary of Amendments (REV 7)

-additional demolition of glazed and concrete wall along southern boundary

- all columns demolished

07	26/11/21	Joint Report Amendments	KS	KS
06	06/10/21	DA Drawing Amendments	AV/NH	KS
05	10/09/21	DA Drawing Amendments for S34 (2) Conference	AV/NH	KS
04	09/09/21	Draft for Review	AV/NH	KS
03	03/09/21	Post S34 Conference	AV/NH	KS
02	13/08/21	DA Drawing Amendments for S34 Conference	AV/NH	KS
01	26/02/21	Development Application	PL	KS
rev	date	name	by	chk

fjmt studio architecture interiors landscape urban community

sydney melbourne uk

Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com

project

EMAG Apartments
93-105 Quay Street
Sydney NSW 2000

title

Demolition / Bulk Excavation
Demo L17 Floor Plan

scale

1:100 @ A1

first issued

14/9/21

project code

sheet no.

revision

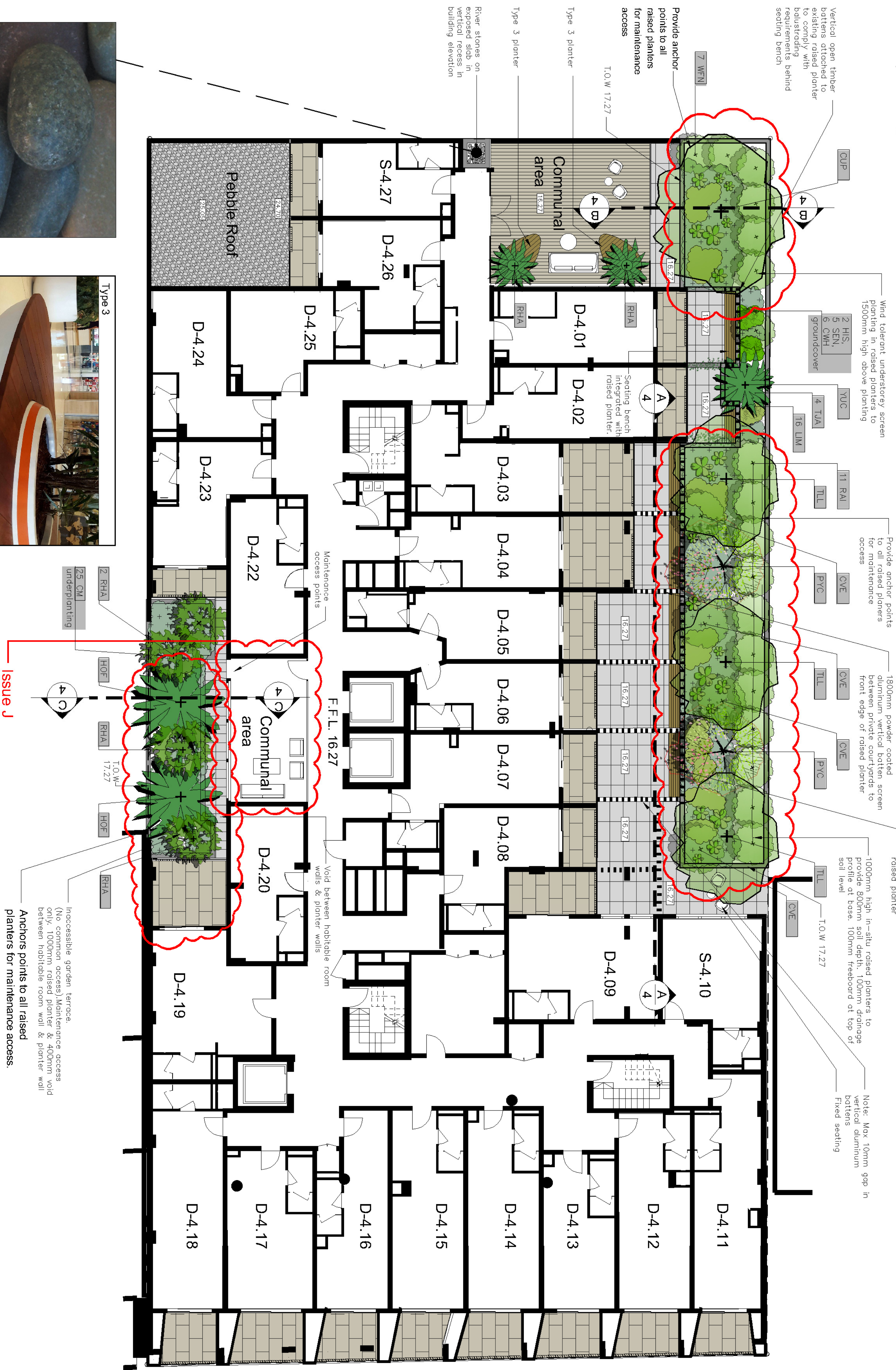
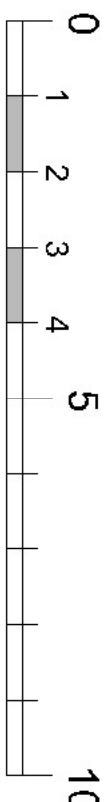
EMAG

2110

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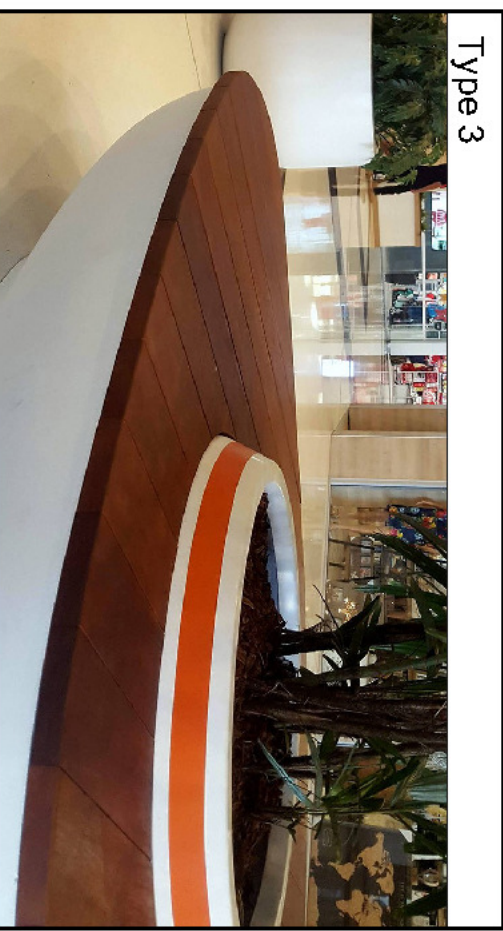
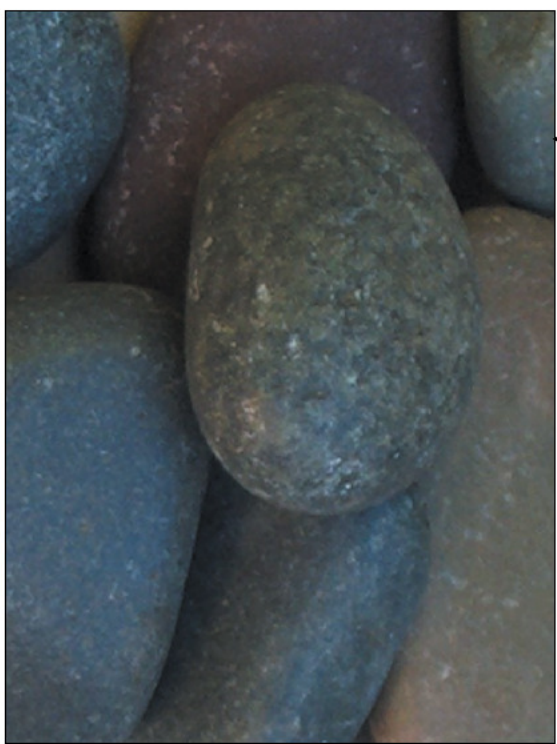
Drawing Issue for Court Hearing

Level 4 plan 1:100 @ A1



WF-B

Planting symbol (See
schedule, sheet 8)



Quatro Delta planter.
Timber top.
2500 X 1030 X 450(h)

AMENDMENTS	
J	AMENDMENTS
I	JC FINAL
H	JC AMENDMENTS



PAUL SCRIVENER

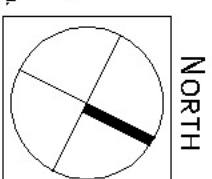
PO BOX 4050	ACT 2602
ABN: 16 940 100 279	
PHONE: 02 9907 8011	
WWW.SCRIVENER-DESIGN.COM	
EMAIL: PAUL@SCRIVENER-DESIGN.COM	
PROJECT: EWAG APARTMENTS	
93-105 QUAY STREET	
SYDNEY NSW 2000	
DWG:	LEVEL 4 PLAN

DATE: 25.11.21 **SCALE:**

JOB REF: 202230

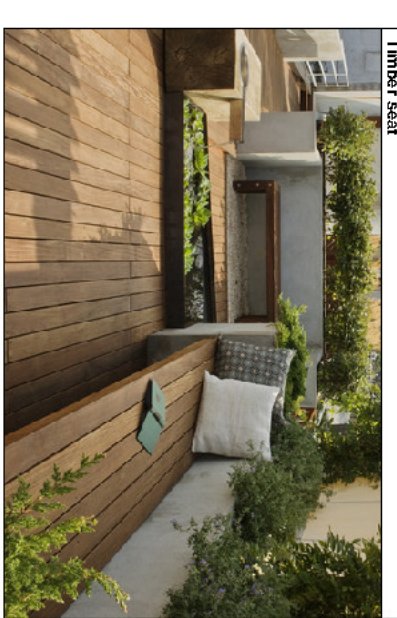
WORK BUILDERS MUST VERIFY ALL DIMENSIONS OF THE SITE BEFORE
FILLING DIMENSIONS. SHOULD BE USED IN PREPENDICE TO
THOSE SCALED ON.

CORPORATION OF THE PROPERTY OF PAUL SCHWENGER
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ISSUE-1

Typical design images



Typical planting images

