






INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA/2023/1079
Address	17 Jane Street Balmain
Proposal	Alterations and additions to a dwelling, including demolition of existing rear addition, construction of a new rear addition and construction of an in-ground swimming pool with landscaping
Date of Lodgement	18 December 2023
Applicant	Steven J McgGillivray
Owner	Steven J McgGillivray Mrs Angela J McGillivray
Number of Submissions	Nil
Value of works	\$849,000.00
Reason for determination at Planning Panel	FSR variation exceeds 10%
Main Issues	Departure from Floor Space Ratio development standard.
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Section 4.6 Exception to Development Standard – Floor Space Ratio
Attachment D	Statement of Heritage Significance



LOCALITY MAP

Subject Site		Objectors		 N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for lower ground and ground floor alterations and additions to a dwelling, including demolition of existing rear ground floor addition, construction of a new rear addition and construction of an in-ground swimming pool with landscaping at 17 Jane Street Balmain.

The application was notified to surrounding properties and no submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- 52.83% departure with the Floor Space Ratio development standard pursuant to the *Inner West Local Environmental Plan 2022*

The departure from the Floor Space Ratio (FSR) development standard has been assessed to be acceptable as the proposal meets all heads of consideration under the provisions of section 4.6 of the *Inner West Local Environmental Plan 2022* (IWLEP) including the relevant zone and development standard objectives.

The proposal generally complies with the provisions of *Inner West Local Environmental Plan 2022* and Leichhardt Development Control Plan 2013.

With consideration of the above and other matters discussed in this assessment report, the application is recommended for approval.

2. Proposal

The proposal seeks to carry out works to the existing dwelling including demolition to the existing ground floor rear addition for subfloor alterations, and construction of a new rear ground floor addition. The works are as follows:

Demolition works

- Existing retaining wall facing Bradford Street
- Staircase used to connect subfloor with ground floor
- Existing rear ground floor addition including the kitchen, rear WC, verandah and rear landscaped area
- Roof over the rear addition

Sub-floor works

- Construction of a new retaining wall to match existing
- Replacement garage door opening internally to the sub-floor
- Construction of a laundry, powder room and staircase to ground floor

Ground-floor works

- Installation of a new window facing Bradford Street
- Construction of a rear addition containing an open-plan living space with kitchen and dining.
- Construction of a new rear verandah

- Installation of new colorbond grey metal sheeting above the rear addition

Landscaping Works

- New landscaped area with increased pervious area and planting space
- New plunge pool

3. Site Description

The subject site is on the western side of Jane Street, and northern side of Bradford Street. The site consists of one (1) allotment and is generally rectangular in shape with a total site area of 186.7sqm.

The site has a frontage to Jane Street of 5.83 metres and a secondary frontage to Bradford Street of approximately 32.6 metres. The site is affected by easements including one (1) easement for maintenance of the eave and gutter, and one (1) easement affecting the party walls shown on the common boundary between lots 1 and 2 in DP213831.

The site supports a three (3) storey terrace with a subfloor. The adjoining properties support three-storey terrace styled dwelling houses, and a two (2) storey dwelling house.

The subject site is not a listed heritage item, however, is located within the Balmain East Heritage Conservation Area (HCA).

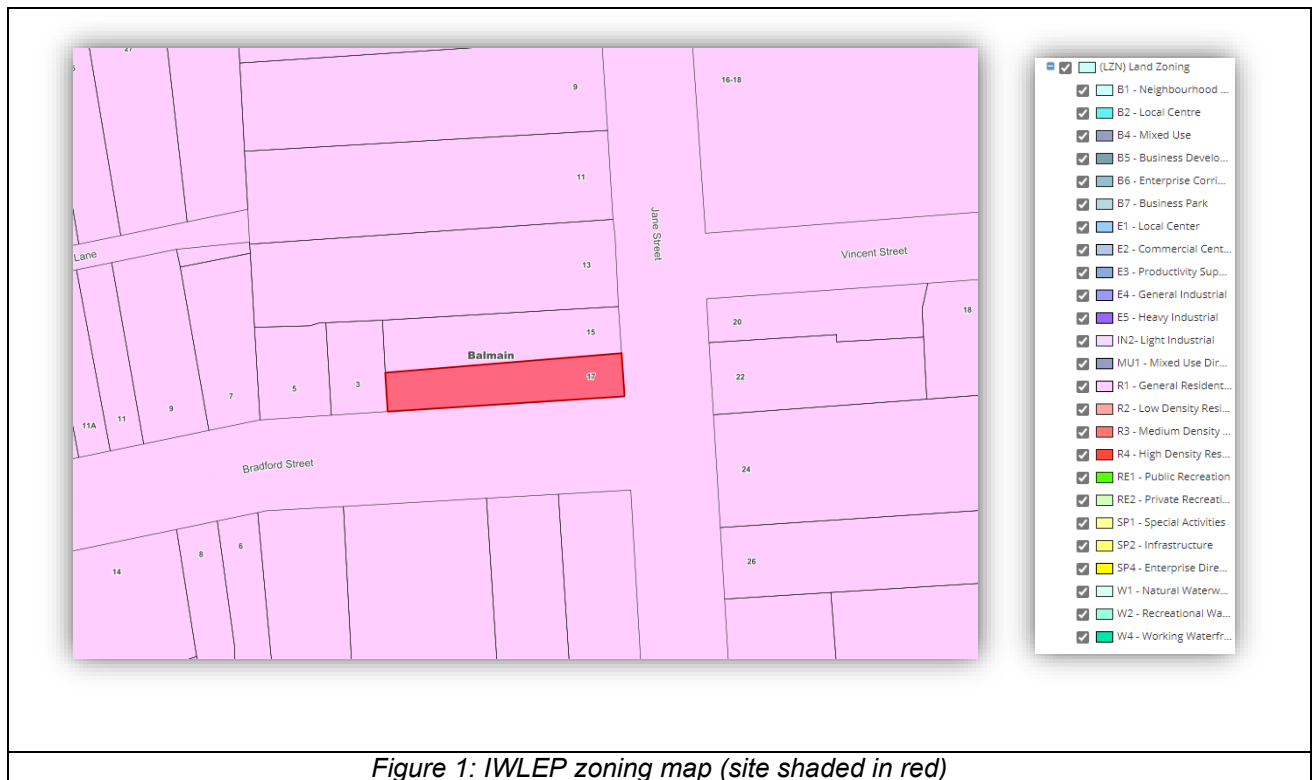


Figure 1: IWLEP zoning map (site shaded in red)



Figure 2: Site Photo (17 January, 2024)

4. Background

4(a) Site history

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

Subject Site

Application	Proposal	Decision & Date
Development Application D/2008/402	- Installation of a portable spa and timber pergola to the rear yard	Approved – 01/12/2008
Review of Development Application DAREV/2006/2	- Section 82A Review of Determination D/2005/203 for alterations and additions to existing dwelling including new lower ground garage accessed from Bradford Street, which was refused.	Approved – 18/07/2006

Development Application D/2005/203 -	Alterations and additions to the existing dwelling including new lower ground level and associated excavation works.	Refused – 23/09/2005
Development Application D/2005/153 -	Alterations and additions to the rear of existing dwelling including creation of a single garage with vehicle crossing to Bradford St and associated works	Rejected – 18/04/2005
Development Application D/2003/530 -	Alterations and additions to existing dwelling, including partial demolition of rear ground floor and construction of new garage with terrace above.	Withdrawn – 28/05/2004

Surrounding properties

15 Jane Street

Application	Proposal	Decision & Date
Tree Application – T/2013/70	Removal of 1 <i>Alnus jorullensis</i> from the rear of the site.	Approved – 03/05/2013
Development Application – D/2003/326	Alterations and additions to existing two storey terrace including 2 new dormer windows to the Jane Street elevation and new attic level.	Approved – 17/11/2003

4(b) Application history

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

Date	Discussion / Letter / Additional Information
18/12/2023	Application lodged
16/02/2024	Request for Further Information (RFI) sent to the applicant – requesting to address heritage concerns with the form, proposed first floor balcony, and the garage door mechanism.
04/03/2024	Applicant responded to RFI with amended plans

5. Assessment

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

5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

*“(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

In considering the above, there is no evidence of contamination on the site.

There is also no indication of uses listed in Table 1 of the contaminated land planning guidelines within Council's records. The land will be suitable for the proposed use as there is no indication of contamination.

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

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

5(a)(iii) Inner West Local Environmental Plan 2022 (IWLEP 2022)

The application was assessed against the following relevant sections of the *Inner West Local Environmental Plan 2022*:

- Section 1.2 - Aims of Plan
- Section 2.3 - Land Use Table and Zone Objectives
- Section 2.7 – Demolition requires development consent
- Section 4.3C – Landscaped areas for residential accommodation in Zone R1
- Section 4.4 – Floor space ratio
- Section 4.5 – Calculation of floor space ratio and site area
- Section 4.6 – Exceptions to development standards
- Section 5.10 – Heritage conservation
- Section 6.1 – Acid sulfate soils
- Section 6.2 – Earthworks
- Section 6.3 – Stormwater management

Section 2.3 Land Use Table and Zone Objectives

The site is zoned as R1 – General Residential under the *IWLEP 2022*. The *IWLEP* defines the development as:

“Dwelling house means a building containing only one dwelling”

The development is permitted with consent within the land use table. The development is consistent with the objectives of the R1 Zone as follows:

- The proposed development will retain the residential use of the site, which will continue to support the housing needs of the community. This will also provide for the variety of housing types and densities within the area.
- Subject to the recommended conditions, the amended design is considered to maintain the character of the built and natural features in the surrounding area.

Part 4 Principal Development Standards

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

Standard	Maximum	Proposal	Non-Compliance	Complies
Floor Space Ratio	168.03sqm or 0.9:1	256.8sqm or 1.38:1	88.77sqm or 52.83%	No – see discussion below
Landscape Area	Minimum 15%	23%	N/A – Complies with requirement	Yes
Site Coverage	112.02sqm or 60%	111.5sqm or 59.7%	N/A – Complies with requirement	Yes

Section 4.6 Exceptions to Development Standards

As outlined in the table above, the proposal results in a breach of the following development standard:

- Section 4.4 – Floor Space Ratio

Section 4.4 Floor Space Ratio

The applicant seeks a variation to the Floor Space Ratio development standard by 52.83% or 88.77sqm, where it provides an FSR of 0.9:1, or 168.03sqm.

Clause 4.6 allows Council to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

To demonstrate whether strict numeric compliance is unreasonable and unnecessary in this instance, the proposed exception to the development standard has been assessed against the objectives and provisions of Section 4.6 of the IWLEP 2022 below.

A written request has been submitted to Council in accordance with section 4.6(4)(a)(i) of the IWLEP 2022 justifying the proposed contravention of the development standard which is reproduced as follows:

- *The proposed addition maintains the existing dwelling house on an existing low density residential allotment of land.*
- *The proposed addition maintains the availability for residential accommodation and housing choice in residentially zoned land.*
- *The development complies with the site coverage standard for this site.*

- *Undertakes works which increase the landscaped areas on the site, increasing the permeability with increased deep soil zones.*
- *The development enhances the natural features on the site.*
- *The addition maintains a built form that is compatible with the existing and future locality and does not set a new precedent for development in the area given its scale and form.*
- *The addition does not cause any adverse amenity impacts on the subject site and surrounding properties regarding overshadowing, solar access, privacy, views or parking and traffic generation.*
- *The development maintains the ability to provide services that meet the day to day needs of residents e.g. by providing the ability to work from home.*
- *The development exceeds the Floor Space Ratio development standard prior to the submission of this application.*
- *The development maintains its predominant external envelope.*
- *The development proposes materials complementary of the subject site and HCA.*
- *The proposal increases the tree canopy provided to the Inner West Local Government Area due to the proposed tree planting in the rear yard.*

The applicants written rationale adequately demonstrates compliance with the development standard is unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

The objectives of the R1 General Residential Zone are identified below:

- e) *To provide for the housing needs of the community.*
- f) *To provide for a variety of housing types and densities.*
- g) *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- h) *To provide residential development that maintains the character of built and natural features in the surrounding area.*

It is considered the development is in the public interest because it is consistent with the relevant objectives of the R1 zone, in accordance with Section 4.6(4)(a)(ii) of the IWLEP 2022 for the following reasons:

- The proposed development will provide increased amenity for the residents, is of an appropriate density, and in turn will provide for the housing needs of the community.
- The proposal is maintained as a three-bedroom dwelling and will provide an increase to landscaped area. The site will continue to provide for a variety of housing types within the neighbourhood.
- The proposal includes a refit of the existing garage door that provides an entrance into an approved parking space. The proposed new door will ensure the dwelling maintains its support for residential parking which provide service to meet the day to day needs of residents.
- The proposal will retain the existing residential use, which is consistent with the surrounding residential uses as within the R1 General Residential Zone. The resulting built form will maintain the character of built and natural features of the area, and will create improved consistency regarding built form to the adjoining terrace at 15 Jane Street.

The objectives of the Floor Space Ratio development standard are as follows:

- f) to establish a maximum floor space ratio to enable appropriate development density,*
- g) to ensure development density reflects its locality,*
- h) to provide an appropriate transition between development of different densities,*
- i) to minimise adverse impacts on local amenity,*
- j) to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain.*

It is considered the development is in the public interest because it is consistent with the objectives of the Floor Space Ratio development standard, in accordance with Section 4.6(4)(a)(ii) of the IWLEP 2022 for the following reasons:

- The existing site prior to this proposal, already exceeds the maximum FSR, at 1.33:1 (80.4sqm variation). The proposal seeks to increase this by minor amount of 9sqm, resulting in an FSR of 1.38:1. Despite the proposed FSR increase resulting from the rear additions and sub-floor alterations, the proposal will maintain an appropriate development density.
- The subject site and surrounding properties are zoned R1 General Residential with a similar density. The proposal is of a development density that is reflective of the locality. The proposed rear addition and landscaping works will create greater consistency with development in the locality, especially regarding the built form seen on the adjoining site at No. 15 Jane Street.
- The proposal does not create any adverse amenity impacts for the adjacent properties and local amenity regarding overshadowing, solar access, and privacy. The site is surrounded by boundary fences and overshadowing from the development is cast onto Bradford Street.
- The proposal increases the amount of soft landscaped areas present on the site, and subject to a tree planting condition, will increase the tree canopy for the subject site and Inner West.
- A large proportion of the variation is resultant from the existing garage and sub-floor area below ground floor, which meets the definition of gross floor area under the IWLEP 2022. These elements are existing and do not result in unreasonable bulk/scale and streetscape impacts.

The proposal thereby accords with the objective in Section 4.6(1)(b) and requirements of Section 4.6(3)(b) of the IWLEP 2022. For the reasons outlined above, there are sufficient planning grounds to justify the departure from the floor space ratio development standard and it is recommended the Section 4.6 exception be granted.

Part 5 Miscellaneous Provisions

Section 5.10 Heritage Conservation

The subject site, 17 Jane Street, Balmain, is not a listed Heritage Item, however, is a contributory dwelling within the Balmain East Heritage Conservation Area (HCA).

Clause 5.10: Heritage Conservation from the *IWLEP 2022* and parts C1.3: Alterations and Additions, and C1.4: Heritage Conservation Areas and Heritage Items, from the Leichhardt Development Control Plan (LDCP) 2013 apply to this proposal, which seeks to carry out works to the existing dwelling, including partial demolition, construction of a rear addition, and pool.

During the assessment of the proposed development, Council requested amended plans be submitted to address the heritage matters surrounding the built form, proposed first floor balcony, and garage door mechanism.

Amended plans, prepared by Benn + Penna, dated 3 March 2024, were received, and they satisfied the requests made from Council.

The amended plans subject to this report provide a proposed rear addition that has a lowered roof height of 2.7m. This ensures the development complies with Control 1 (a, b, c, d) in Part C1.3 of the LDCP 2013 relating to the scale and uniformity of additions to dwellings. The resulting development now contains a rear addition more compatible with the rear addition seen on the adjoining site at 15 Jane Street.

The proposed addition is considered to be sympathetic to the existing built form and is contextually appropriate having regard to the conservation area.

The plans, as amended, are considered to satisfactorily conserve the heritage significance of the HCA, thereby also satisfying Section 5.10 of the *IWLEP* 2022.

Section 6.3 – Stormwater Management

Subject to standard conditions which are included in the recommendation, the proposal will not result in any significant runoff to adjoining properties or the environment.

5(b) Development Control Plans

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

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes, subject to conditions
C1.3 Alterations and additions	Yes, subject to conditions
C1.4 Heritage Conservation Areas and Heritage Items	Yes, see discussion under Part 5(a)(iii) – Section 5.10 – Heritage Conservation
C1.5 Corner Sites	Yes
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes
C1.11 Parking	Yes
C1.12 Landscaping	Yes – See discussion
C1.13 Open Space Design Within the Public Domain	Yes
C1.14 Tree Management	Yes
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	Yes
C1.17 Minor Architectural Details	Yes

Part C: Place – Section 2 Urban Character	
Gladstone Park Distinctive Neighbourhood	Yes – See discussion
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	Yes – See discussion
C3.3 Elevation and Materials	Yes
C3.5 Front Gardens and Dwelling Entries	Yes
C3.6 Fences	Yes
C3.7 Environmental Performance	Yes
C3.8 Private Open Space	Yes – See discussion
C3.9 Solar Access	Yes – See discussion
C3.10 Views	Yes
C3.11 Visual Privacy	Yes
C3.12 Acoustic Privacy	Yes
Part C: Place – Section 4 – Non-Residential Provisions	
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.3 Residential Development	Yes
Part E: Water	
Section 1 – Sustainable Water and Risk Management	
E1.1 Approvals Process and Reports Required with Development Applications	Yes
E1.1.1 Water Management Statement	Yes
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.2.1 Water Conservation	Yes
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.4 Stormwater Treatment	Yes
E1.2.5 Water Disposal	Yes
Part F: Food	N/A
Part G: Site Specific Controls	N/A

The following provides discussion of the relevant issues:

C1.3 – Alterations and Additions and C2.2.2.3 Gladstone Park Distinctive Neighbourhood

The proposed alterations and additions to the existing dwelling, as amended meets the objectives and requirements of C1.3, Alterations and Additions, and C2.2.2.3, Gladstone Park Distinctive Neighbourhood, as it is considered the proposed development:

- Facilitates a development that is consistent with the Desired Future Character of the distinctive neighbourhood.
- Complements the scale, form, and materials of the streetscape.

- Appears as a sympathetic addition to the existing dwelling, with clear delineation between the original and new elements of the building.
- Includes a rear addition that is designed to make a positive future contribution to the streetscape while maintaining elements of original heritage fabric, characteristic of the HCA.
- Is compatible with the prevailing site layout, especially the adjoining site at No. 15 Jane Street.
- Protects the existing amenity including the retention of adequate private open space and ensures that the subject and surrounding sites retain adequate sunlight and privacy.

C1.12 – Landscaping

The proposal includes rear landscaping works, and the construction of a plunge pool. The total resulting landscape area for the site will be increased from a current non-compliance of 8.4% to 23%, exceeding the requirement of 15% site landscaping.

The increased landscaping is compatible with the heritage conservation area, complimenting the locality and subject site, and will contribute to the amenity of the residents. Subject to tree planting conditions included in the recommendation, the development will also contribute to an increase in canopy cover to the subject site and Inner West.

C3.2 – Site Layout and Building Design

Site Capacity

The development is considered to be within the sites capacity to accommodate the alterations and additions, as the proposal would not result in significant adverse amenity impacts to the heritage values and amenity or adjoining development or the streetscape.

Local Character:

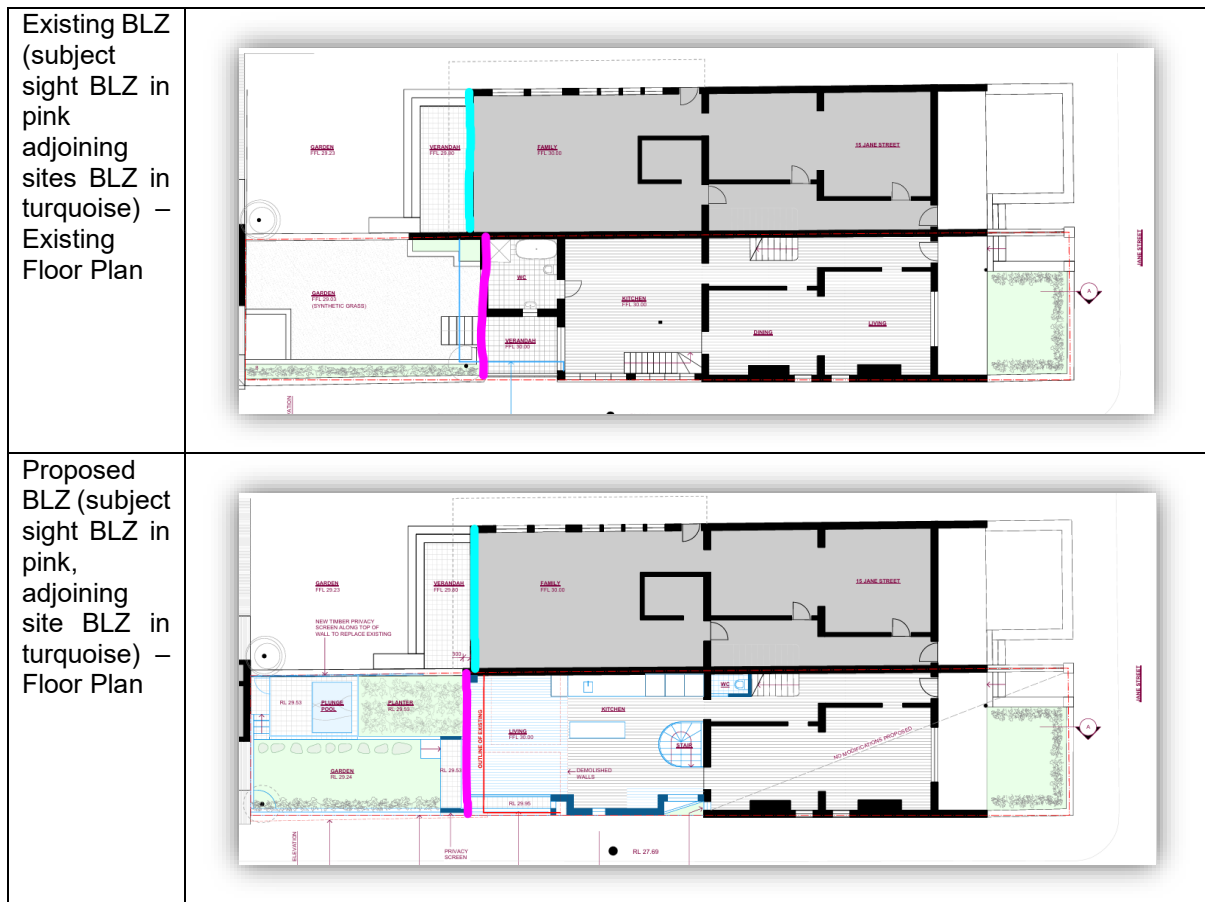
The proposed rear ground and first floor extensions are considered to be acceptable as the development is unlikely to adversely impact the local character or views within the HCA.

Building Envelope

The proposed additions are considered appropriate, as the scale and building form is sympathetic to the neighbouring properties, particularly the adjoining site at No. 15 Jane Street, which has a similar envelope to the subject site.

Building Location Zone

The proposal alters the rear ground floor building alignment, by extending the west elevation further towards the rear setback. This rear extension comes out further than the rear setback at No. 15 Jane Street, however, creates a closer alignment in terms of rear setbacks to No 15 Jane Street.



As the proposed development is on a corner lot, the average rear ground floor setback of the subject site is to be determined by the location of the building on the adjacent property that most resembles the orientation, frontage, width and site layout of the subject site. In this instance, the average rear setback is to be determined by No. 15 Jane Street.

The average BLZ for the rear setback for the subject site at No. 17 Jane Street, is therefore approximately 8.7m, as this is the rear ground floor setback evident at No. 15 Jane Street. The rear addition at the subject site has been measured at approximately 8.6m. This is considered acceptable and complies with the control 6 within C3.2 of the LDCP 2013 for the following reasons:

- The development is consistent with the pattern of development in the immediate locality.
- The proposal does not cast any additional shadows onto the adjoining sites. As the site is a corner site, and is oriented east to west, the existing and new shadows created from the proposal, are projected onto Bradford Street.
- The proposed setback of the addition largely matches that at the adjoining site, and minimises visual bulk and scale as viewed from the adjoining properties and their private open space.
- There are no privacy or view loss impacts on the surrounding properties.
- There are no significant trees being removed on the site and increased landscaping is provided, with conditions also included in the recommendation ensuring tree planting.

Side Setbacks

The following is a compliance table assessed against the side setback control graph prescribed in Part C3.2 of the LDCP 2013 relating to the proposed additions.

Elevation	Wall Height	Required Setback	Proposed Setback	Complies
South elevation	3.8	0.6m	Nil	No - See discussion below
North Elevation – including Subfloor basement area	5.6	1.6m	Nil	No – See discussion below

As noted in the table above, the proposed rear first floor addition will not comply with the side setback graph to the southern and northern elevations.

Pursuant to clause 3.2 of the LDCP 2013, where a proposal seeks a variation to the Side Boundary Setbacks Graph, various tests need to be met. These tests are assessed below:

The development is consistent with relevant Building Typology Statements as outlined within Appendix B – Building Typologies of the LDCP 2013 and complies with streetscape and desired future character controls.

Comment: The proposed additions are considered to be a satisfactory response to the Building Typology Statements. The dwelling is part of a row of attached terrace houses of similar bulk, scale and height. The proposal will be compatible with the existing and surrounding dwellings and the streetscape and will comply with desired future character controls of the LDCP 2013.

The pattern of development is not adversely compromised.

Comment: The proposed additions are sited at the rear where additions are generally permitted to be carried out in accordance with relevant streetscape controls and amenity controls. The existing building has no side boundary setbacks, and the wall heights are compatible with the existing dwelling, and are in character with adjoining and nearby development. This test is therefore deemed to be met.

The bulk and scale of the development has been minimised and is acceptable.

Comment: The proposal has been designed to reduce visual bulk and scale impacts when viewed from the neighbouring properties rear private open space by being of similar scale to the adjoining dwellings. There are also no overshadowing impacts on the adjoining sites as the shadows caused from the addition and existing dwelling are cast onto Bradford Street.

The proposal is acceptable with respect to applicable amenity controls e.g. solar access, privacy and access to views.

Comment: For the reasons mentioned under Parts C3.9 of the DCP, the proposal will comply with solar access provision requirements and will not result in any undue adverse privacy or view loss implications.

The proposal does not unduly obstruct adjoining properties for maintenance purposes.

Comment: The proposed development will not result in obstruction of any walls of the adjoining properties and therefore does not result in maintenance issues for any neighbours.

Considering the above, and in consideration of the development's impact upon the streetscape and amenity impacts for adjoining properties, the proposal is considered to satisfactorily comply with the provisions and objectives of Part C3.2 of the LDCP 2013.

C3.8 Private Open Space

The proposed alterations and additions to the existing dwelling, as amended meets the objectives and requirements of Part C3.8 of the LDCP 2013.

The proposal results in private open space at the rear of the ground floor that is of a size and dimension useable and capable of accommodating a range of private recreation needs for residents. The existing size of the private open space is retained, having a minimum dimension of 5.3m and an area of 43sqm. The private open space is directly connected to the primary living spaces of the dwelling.

C3.9 Solar Access

The submitted shadow diagrams and assessment of shadows display that the proposal will only cast new shadows onto Bradford Street, due to its east-west orientation. There will be no additional shadows cast onto the adjoining sites at No. 15 Jane Street, and No. 3 Bradford Street. As a result, the proposal complies with Part C3.9 of the LDCP 2013.

5(c) The Likely Impacts

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

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

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

5(e) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 14 days to surrounding properties.

No submissions were received in response to the initial notification.

5(f) The Public Interest

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

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

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

Heritage

- Acceptable subject to conditions

Development Engineering

- Acceptable subject to conditions

Urban Forest

- Acceptable subject to conditions

7. Section 7.11 Contributions/7.12 Levy

Section 7.12 levies are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. The cost of works is also estimated to be above \$200,000.00

A contribution of \$8,490.00 would be required for the development under the *Inner West Local Infrastructure Contribution Plan 2023*. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Leichhardt Development Control Plan 2013*.

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

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

9. Recommendation

- A. The applicant has made a written request pursuant to Section 4.6 of the *Inner West Local Environmental Plan 2022*. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the Floor Space Ratio standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.

- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2023/1079 for alterations and additions to a dwelling, including demolition of existing rear addition, construction of a new rear addition and construction of an in-ground swimming pool with landscaping at 17 Jane Street, BALMAIN subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
REV A, 2214-X-03	Material and Finishes Schedule	06/12/2023	Benn + Penna
REV A, 2214-X-02	Landscape and Concept Plan	06/12/2023	Benn + Penna
REV A, 2214-P-01	Site Plan	06/12/2023	Benn + Penna
REV A, 2214-E-02	Existing Basement Plan	06/12/2023	Benn + Penna
REV A, 2214-E-03	Existing Ground Floor Plan	06/12/2023	Benn + Penna
REV A, 2214-E-04	Existing First Floor Plan	06/12/2023	Benn + Penna
REV A, 2214-E-05	Existing Second Floor Plan	06/12/2023	Benn + Penna
REV A, 2214-E-06	Existing Roof Plan	06/12/2023	Benn + Penna
REV B, 2214-D-01	Basement Demolition Plan	13/12/2023	Benn + Penna
REV B, 2214-D-02	Ground Floor Demolition Plan	13/12/2023	Benn + Penna
REV B, 2214-D-03	First Floor Demolition Plan	13/12/2023	Benn + Penna
REV C, 2214-P-02	Basement Plan	03/03/2024	Benn + Penna

REV C, 2214-P-03	Ground Floor Plan	03/03/2024	Benn + Penna
REV C, 2214-P-04	First Floor Plan	03/03/2024	Benn + Penna
REV C, 2214-P-05	Second Floor Plan	03/03/2024	Benn + Penna
REV C, 2214-P-06	Roof Plan	03/03/2024	Benn + Penna
REV C, 2214-P-07	East + West Elevation	03/03/2024	Benn + Penna
REV C, 2214-P-08	North Elevation	03/03/2024	Benn + Penna
REV C, 2214-P-09	Section A	03/03/2024	Benn + Penna
REV C, 2214-P-10	Section A	03/03/2024	Benn + Penna

As amended by the conditions of consent.

FEES

2. Security Deposit - Custom

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

Security Deposit:	\$8,490.00
Inspection Fee:	\$374.50

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

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

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

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

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

3. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed rate of 0.25% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$250,000 or more.

4. Section 7.12 Development Contribution Payments

In accordance with section 7.12 of the *Environmental Planning and Assessment Act 1979* and the Inner West Local Infrastructure Contribution Plan 2023 (the Plan), a monetary contribution of **\$8,490.00** shall be paid to Council for the purposes of the provision, extension or augmentation of local infrastructure identified in the Plan.

At the time of payment, the monetary contribution payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

- C_{payment} = is the contribution at time of payment
- C_{consent} = is the contribution at the time of consent, as shown above
- CPI_{consent} = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being 136.4 for the March quarter of 2024.
- CPI_{payment} = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

Note: The contribution payable will not be less than the contribution specified in this condition.

The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.

It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Council's Plan may be viewed at www.innerwest.nsw.gov.au or during normal business hours at any of Council's customer service centres.

Please contact any of Council's customer service centres on 9392 5000 or council@innerwest.nsw.gov.au to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.

Once the invoice is obtained, payment can be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to www.innerwest.nsw.gov.au/invoice; please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.

GENERAL CONDITIONS

5. Boundary Alignment Levels

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

6. Tree Protection

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

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

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

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

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

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

7. Noise Levels and Enclosure of Pool/spa Pumping Units

Noise levels associated with the operation of the pool/spa pumping units must not exceed the background noise level (L90) by more than 5dBA above the ambient background within habitable rooms of adjoining properties. Pool plant and equipment must be enclosed in a sound absorbing enclosure or installed within a building so as not to create an offensive noise as defined under the *Protection of the Environment Operations Act 1997* and *Protection of the Environment Operations (Noise Control) Regulation 2008*.

Domestic pool pumps and filters must not be audible in nearby dwellings between 8:00pm to 7:00am Monday to Saturday and 8:00pm to 8:00am Sundays and Public Holidays.

8. Waste Management Plan

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

9. Erosion and Sediment Control

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

10. Standard Street Tree Protection

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

11. Works Outside the Property Boundary

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

PRIOR TO ANY DEMOLITION**12. Hoardings**

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

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

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

13. Advising Neighbours Prior to Excavation

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

14. Construction Fencing

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

15. Dilapidation Report

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

PRIOR TO CONSTRUCTION CERTIFICATE**16. Dilapidation Report – Pre-Development – Minor**

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

17. Stormwater Drainage System – Minor Developments (OSD is not required)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements:

1. The Stormwater Drainage Concept plan on Drawing No. 2324-093/06 prepared by H&M Consultancy and dated 30 November 2023, must be amended to comply with the following:
 - a. Stormwater runoff from all roof areas within the property being collected in a system of gutters, pits and pipeline and be discharged, together with overflow pipelines from any rainwater tank(s), by gravity to the kerb and gutter of a public road;
 - b. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP;
 - c. Pipe and channel drainage systems must be designed to cater for the twenty (20) year Average Recurrence Interval (ARI) storm in the case of low and medium residential developments, the twenty (20) year ARI Storm in the case of high-density residential development and commercial and/or industrial developments and the fifty (50) year ARI Storm in the case of heavy industry. In all cases, the major event surface flow paths must be designed to cater for the one hundred (100) year ARI Storm;
 - d. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage other than to drain downpipes to the rainwater tank(s);
 - e. To provide for adequate site drainage all roof and surface stormwater from the site and any catchment external to the site that presently drains to it, must be collected in a

system of pits and pipelines/channels and major storm event surface flow paths and being discharged to a stormwater drainage system in accordance with the requirements of Council's DCP. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled;

- f. The design plans must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- g. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas;
- h. The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands;
- i. No nuisance or concentration of flows to other properties;
- j. The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system;
- k. The design plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required;
- l. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;
- m. Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site;
- n. New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a maximum section height and width of 100mm or sewer grade uPVC pipe with a maximum diameter of 100mm;
- o. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings;
- p. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated;
- q. No impact to street tree(s);
- r. Stormwater drainage must be located such that any waters leaving the pool must drain to pervious areas prior to potentially draining to the site stormwater drainage system.

18. Party Walls

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with Architectural Plans accompanied by a Structural Certificate which verifies that the architectural plans do not rely on the Party Wall for lateral or vertical support and that additions are independently supported. A copy of the Certificate & plans must be provided to all owners of the party wall/s.

19. Sydney Water – Tap In

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

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

20. Structural Certificate for retained elements of the building

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction. The certificate must also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.

DURING DEMOLITION AND CONSTRUCTION**21. Construction Hours – Class 1 and 10**

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work are only permitted between the hours of 7:00am to 5:00pm, Mondays to Saturdays (inclusive) with no works permitted on, Sundays or Public Holidays.

22. Survey Prior to Footings

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

PRIOR TO OCCUPATION CERTIFICATE**23. No Encroachments**

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

24. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.

25. Certification of Tree Planting

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with evidence in the form of an image and purchase invoice to confirm that:

A minimum of 1 x 45 litre size tree, which will attain a minimum mature height of 4 metres, must be planted in a suitable location within the property (at least 1 metre from any boundary and 1.5 metres from any structure) and allowing for future tree growth. The purchased tree must meet the requirements of AS2303—*Tree stock for landscape use*. Trees listed as exempt species from [Council's Tree Management Development Control Plan](#), which include fruit trees and species recognised to have a short life span, will not be accepted as suitable replacements.

Trees required by this condition must be maintained and protected until they are protected by Council's Tree Management DCP. Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month with all costs to be borne by the owner.

ON-GOING**26. Bin Storage**

All bins are to be stored within the site.

ADVISORY NOTES**Permits**

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

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

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

Insurances

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

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within Sections 69-86 of the *Environmental Planning and Assessment Regulations 2021*.

Notification of commencement of works

At least 7 days before any demolition work commences:

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

Storage of Materials on public property

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

Toilet Facilities

The following facilities must be provided on the site:

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

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

Infrastructure

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

Other Approvals may be needed

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

Failure to comply with conditions

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

Other works

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

Obtaining Relevant Certification

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

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

National Construction Code (Building Code of Australia)

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

Notification of commencement of works

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

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

Dividing Fences Act

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

Swimming Pools

Applicants are advised of the following requirements under the *Swimming Pools Act 1992*:

- a. The owner of the premises is required to register the swimming pool on the NSW State Government's Swimming Pool Register. Evidence of registration should be provided to the Certifying Authority.
- b. Access to the pool/spa is restricted by a child resistant barrier in accordance with the regulations prescribed in the. The pool must not be filled with water or be allowed to collect stormwater until the child resistant barrier is installed. The barrier is to conform to the requirements of Australian Standard AS 1926:2012.
- c. A high level overflow pipe has been provided from the back of the skimmer box to the filter backwash line discharging to the sewer. This line must not directly vent the receiving Sydney Water sewer. Evidence from the installer, indicating compliance with this condition must be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.
- d. Permanently fixed water depth markers are to be clearly and prominently displayed on the internal surface above the water line at the deep and shallow ends on in-ground pools / spas and on the outside of aboveground pools / spas.
- e. A durable cardiopulmonary resuscitation information poster sign authorised by the Life Saving Association is to be displayed in the pool / spa area in accordance with Clause 10 of the *Swimming Pool Regulation 2008*.
- f. Access to the swimming pool/spa must be restricted by fencing or other measures as required by the *Swimming Pools Act 1992* at all times.

All drainage, including any overland waters associated with the pool/spa, must be pipe-drained via the filter to the nearest sewer system in accordance with the requirements of Council & Sydney Water. No drainage, including overflow from the pool or spa must enter Council's stormwater system.

Permits from Council under Other Acts

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

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

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

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

Amenity Impacts General

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

Construction of Vehicular Crossing

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

Lead-based Paint

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

Dial before you dig

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

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm
	www.basix.nsw.gov.au
Department of Fair Trading	13 32 20
	www.fairtrading.nsw.gov.au
	Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100
	www.dialprior toyoudig.com.au
Landcom	9841 8660
	To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441
	www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406
	www.foodnotify.nsw.gov.au

NSW Government	www.nsw.gov.au/fibro www.diySAFE.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 www.environment.nsw.gov.au
Sydney Water	13 20 92 www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	1300 651 116 www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)	www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50 www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

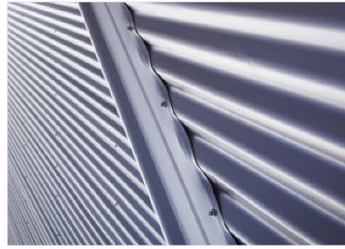
Attachment B – Plans of proposed development

EXISTING MATERIALS



EXISTING HOUSE
RENDERED MASONRY
STONE BASE
TERRACOTTA TILE ROOF
COLORBOND ROOF SHEETING
STEEL PALISADE FENCE

PROPOSED MATERIALS



ROOF SHEET
CODE: RS-1
FINISH: COLORBOND, GREY



WALLS
CODE: BRK-1
FINISH: BRICK, SANDSTONE



WALLS (BASE)
CODE: ST-1
FINISH: STONE, SANDSTONE



SCREENS
CODE: SR-1
FINISH: TIMBER, FIXED



DOORS & WINDOWS
CODE: GZ-1 / GZ-2
FINISH: TIMBER

Benn + Penna

Level 1, 123 Hards St.
Pyramont NSW 2009
www.bennandpenna.com
info@bennandpenna.com

- LEGEND
- AL-1 AIR CONDITIONING
 - BRK-2 BRICK (PAINTED)
 - CONG CONCRETE
 - CONG COMPRESSED MASONRY
 - DN-1 DOWNPIPE
 - DS-1 DOWNPIPE SHEET
 - GZ-1 GLAZING (CLEAR)
 - GZ-2 GLAZING (PROSTED)

- GUTTS-1 GUTTER
- RS-1 ROOF SHEET
- RS-2 ROOF TILE
- RS-3 ROOF TILE
- SR-1 SCREEN (FIXED)
- SR-2 SCREEN (MOVABLE)
- TS-1 TIMBER CLADDING

REVISIONS

A	B	C	D	E
06.12.23				

DEVELOPMENT APPLICATION

DRAWN BY

ARAP

FOR: AUTHORITY APPROVAL. (NOT FOR CONSTRUCTION)

NOTES:

1. This coverage is for the purpose of authority approval only.
2. It must be used for any purpose other than authority approval. Benn + Penna makes no warranty or representation, whether express or implied, including without limitation, that the information contained herein is accurate, complete or up to date.
3. It must be used for any purpose other than authority approval, from the date of issue until the date of expiry of the authority approval, or until the date of expiry of the authority approval, or until the date of expiry of the authority approval, or until the date of expiry of the authority approval.

PROPERTY OWNER(S)
STEVEN MCGILLIVRAY
ANGELA MCGILLIVRAY

PROPERTY ADDRESS
17 JANE STREET
BALMAIN

SCALE
1:200 @ A3

REVISION
A

DRAWING NAME
2214-X-03

PROPERTY OWNER(S)
STEVEN MCGILLIVRAY
ANGELA MCGILLIVRAY

PROPERTY ADDRESS
17 JANE STREET
BALMAIN

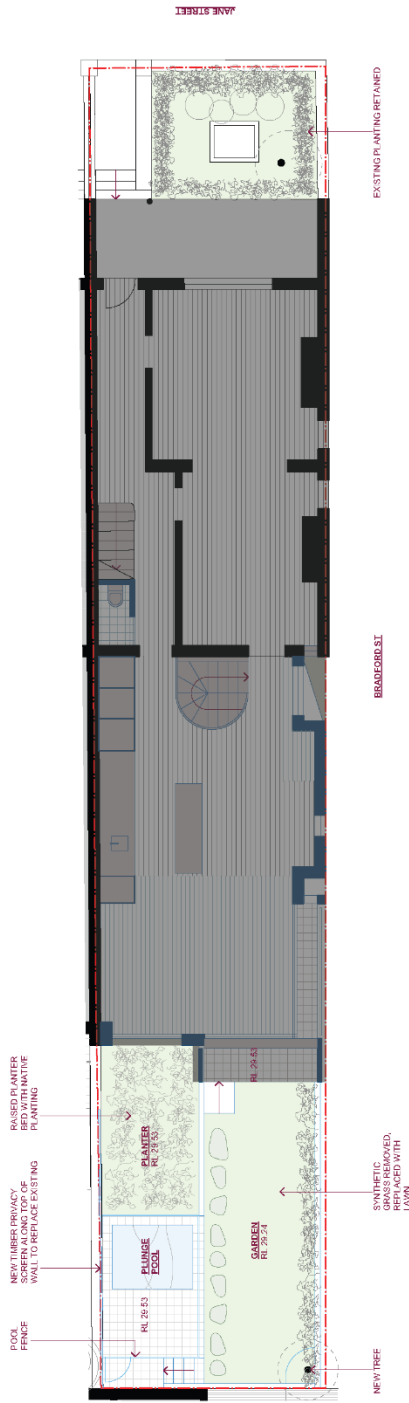
SCALE
1:200 @ A3

REVISION
A

DRAWING NAME
2214-X-03

LEGEND

	BOUNDARY LINE
	DEMOLISHED WORKS
	INDICATES PROPOSED
	INDICATES EXISTING
	NEW BUILDING SET OUT



PROPERTY OWNER(S)
STEVEN MCCOLLIRAW
ANGELA MCCOLLIRAW

PROPERTY ADDRESS
17 JANE STREET
DURBAN

DRAWING NAME
LANDSCAPE CONCEPT PLAN

SCALE
1:100 @ A3

REVISION
A

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES: 1. This concept plan is for the purpose of authority approval only.
2. It does not constitute a contract and is not to be used for any purpose other than authority approval. Where there is a discrepancy between the drawings and the written description, the written description shall prevail.
3. The client is responsible for obtaining all necessary approvals for the project, including but not limited to: Council, Water, Fire, and other relevant authorities.
4. The client is responsible for obtaining all necessary approvals for the project, including but not limited to: Council, Water, Fire, and other relevant authorities.
5. The client is responsible for obtaining all necessary approvals for the project, including but not limited to: Council, Water, Fire, and other relevant authorities.
6. The client is responsible for obtaining all necessary approvals for the project, including but not limited to: Council, Water, Fire, and other relevant authorities.

REVISIONS

REVISIONS	DATE	DESCRIPTION	DRAWN BY
A	05.12.23	DEVELOPMENT APPLICATION	AR/SP
B			
C			
D			
E			

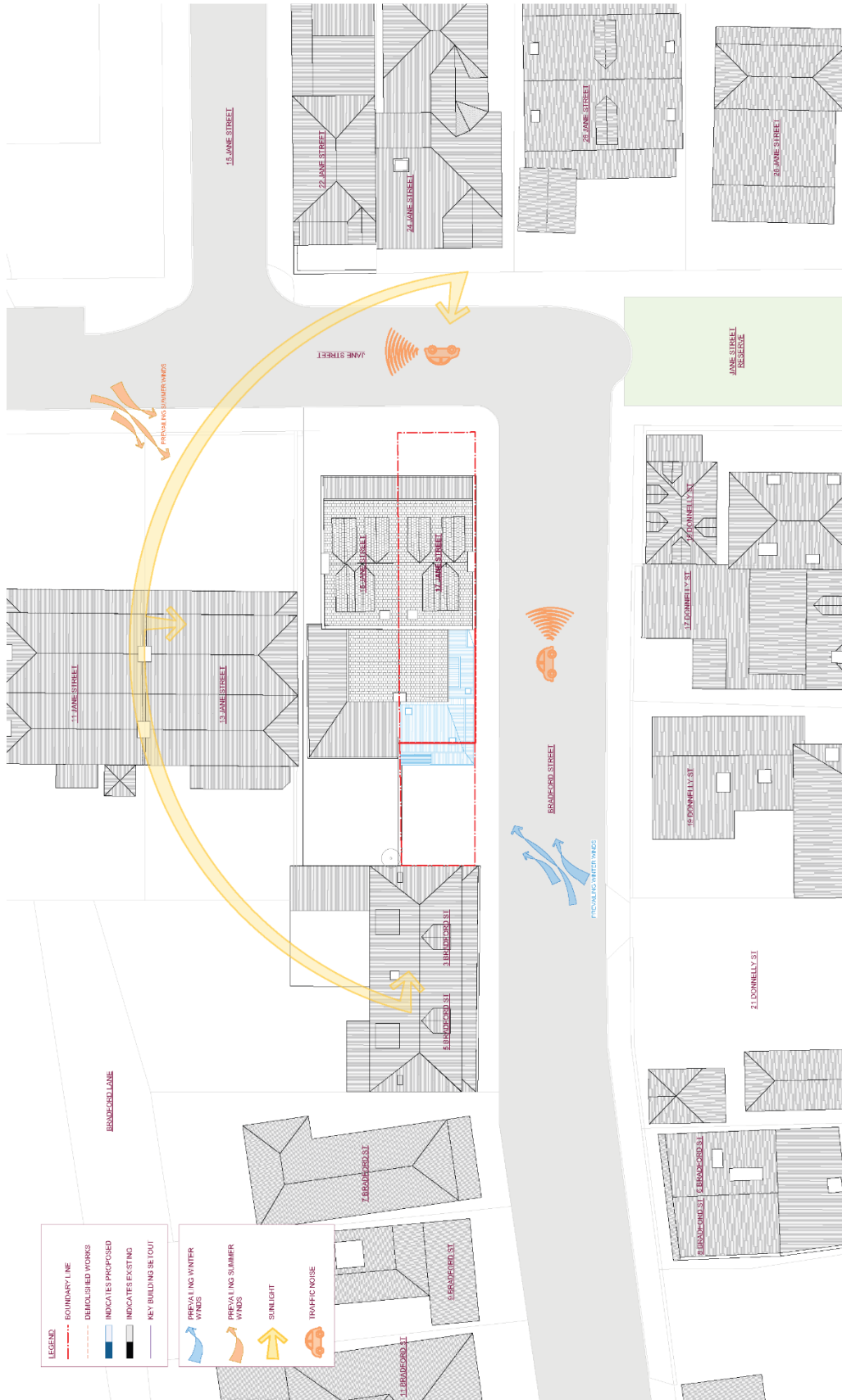
LEGEND

AC-1	AIR CONDITIONING (SPLIT)
BR-1	BRICK (PAINTED)
BR-2	BRICK (PAINTED)
BR-4	BRICK (PAINTED)
BR-5	BRICK (PAINTED)
BR-6	BRICK (PAINTED)
BR-7	BRICK (PAINTED)
BR-8	BRICK (PAINTED)
BR-9	BRICK (PAINTED)
BR-10	BRICK (PAINTED)
BR-11	BRICK (PAINTED)
BR-12	BRICK (PAINTED)
BR-13	BRICK (PAINTED)
BR-14	BRICK (PAINTED)
BR-15	BRICK (PAINTED)
BR-16	BRICK (PAINTED)
BR-17	BRICK (PAINTED)
BR-18	BRICK (PAINTED)
BR-19	BRICK (PAINTED)
BR-20	BRICK (PAINTED)
BR-21	BRICK (PAINTED)
BR-22	BRICK (PAINTED)
BR-23	BRICK (PAINTED)
BR-24	BRICK (PAINTED)
BR-25	BRICK (PAINTED)
BR-26	BRICK (PAINTED)
BR-27	BRICK (PAINTED)
BR-28	BRICK (PAINTED)
BR-29	BRICK (PAINTED)
BR-30	BRICK (PAINTED)
BR-31	BRICK (PAINTED)
BR-32	BRICK (PAINTED)
BR-33	BRICK (PAINTED)
BR-34	BRICK (PAINTED)
BR-35	BRICK (PAINTED)
BR-36	BRICK (PAINTED)
BR-37	BRICK (PAINTED)
BR-38	BRICK (PAINTED)
BR-39	BRICK (PAINTED)
BR-40	BRICK (PAINTED)
BR-41	BRICK (PAINTED)
BR-42	BRICK (PAINTED)
BR-43	BRICK (PAINTED)
BR-44	BRICK (PAINTED)
BR-45	BRICK (PAINTED)
BR-46	BRICK (PAINTED)
BR-47	BRICK (PAINTED)
BR-48	BRICK (PAINTED)
BR-49	BRICK (PAINTED)
BR-50	BRICK (PAINTED)
BR-51	BRICK (PAINTED)
BR-52	BRICK (PAINTED)
BR-53	BRICK (PAINTED)
BR-54	BRICK (PAINTED)
BR-55	BRICK (PAINTED)
BR-56	BRICK (PAINTED)
BR-57	BRICK (PAINTED)
BR-58	BRICK (PAINTED)
BR-59	BRICK (PAINTED)
BR-60	BRICK (PAINTED)
BR-61	BRICK (PAINTED)
BR-62	BRICK (PAINTED)
BR-63	BRICK (PAINTED)
BR-64	BRICK (PAINTED)
BR-65	BRICK (PAINTED)
BR-66	BRICK (PAINTED)
BR-67	BRICK (PAINTED)
BR-68	BRICK (PAINTED)
BR-69	BRICK (PAINTED)
BR-70	BRICK (PAINTED)
BR-71	BRICK (PAINTED)
BR-72	BRICK (PAINTED)
BR-73	BRICK (PAINTED)
BR-74	BRICK (PAINTED)
BR-75	BRICK (PAINTED)
BR-76	BRICK (PAINTED)
BR-77	BRICK (PAINTED)
BR-78	BRICK (PAINTED)
BR-79	BRICK (PAINTED)
BR-80	BRICK (PAINTED)
BR-81	BRICK (PAINTED)
BR-82	BRICK (PAINTED)
BR-83	BRICK (PAINTED)
BR-84	BRICK (PAINTED)
BR-85	BRICK (PAINTED)
BR-86	BRICK (PAINTED)
BR-87	BRICK (PAINTED)
BR-88	BRICK (PAINTED)
BR-89	BRICK (PAINTED)
BR-90	BRICK (PAINTED)
BR-91	BRICK (PAINTED)
BR-92	BRICK (PAINTED)
BR-93	BRICK (PAINTED)
BR-94	BRICK (PAINTED)
BR-95	BRICK (PAINTED)
BR-96	BRICK (PAINTED)
BR-97	BRICK (PAINTED)
BR-98	BRICK (PAINTED)
BR-99	BRICK (PAINTED)
BR-100	BRICK (PAINTED)

Benn + Penna

Level 1, 123 Harris St. 461 2 9518 9920
 Pymont NSW 2069 info@benn+penna.com
 www.benn+penna.com

Document Set ID: 38763925
 Version: 1, Version Date: 14/03/2024



LEGEND

- BOUNDARY LINE
- DEMOLISHED WORKS
- INDICATES PROPOSED
- INDICATES EXISTING
- NEW BUILDING FOOTPRINT

PREVAILING WINDS

- PREVAILING WINTER WINDS
- PREVAILING SUMMER WINDS

SUNLIGHT

- IRAH-C NOISE

PROPERTY OWNER(S)
STEVEN MCCOLLIPPAY
ANGELA MCCOLLIPPAY

PROPERTY ADDRESS
17 JANE STREET
DURBAN

SCALE
1:100 @ A3

REVISION
A

DRAWING NAME
2214-P-01
SITE PLAN

FOR AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES: covered use for the purpose of publicly approved only.
 1. It does not include any other form of publicly approved use (other than a permit to occupy a building).
 2. It does not include any other form of publicly approved use (other than a permit to occupy a building).
 3. It does not include any other form of publicly approved use (other than a permit to occupy a building).
 4. It does not include any other form of publicly approved use (other than a permit to occupy a building).
 5. It does not include any other form of publicly approved use (other than a permit to occupy a building).
 6. It does not include any other form of publicly approved use (other than a permit to occupy a building).
 7. It does not include any other form of publicly approved use (other than a permit to occupy a building).
 8. It does not include any other form of publicly approved use (other than a permit to occupy a building).
 9. It does not include any other form of publicly approved use (other than a permit to occupy a building).
 10. It does not include any other form of publicly approved use (other than a permit to occupy a building).

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	05.12.23	PRELIMINARY APPLICATION	AR/AP
B			
C			
D			
E			

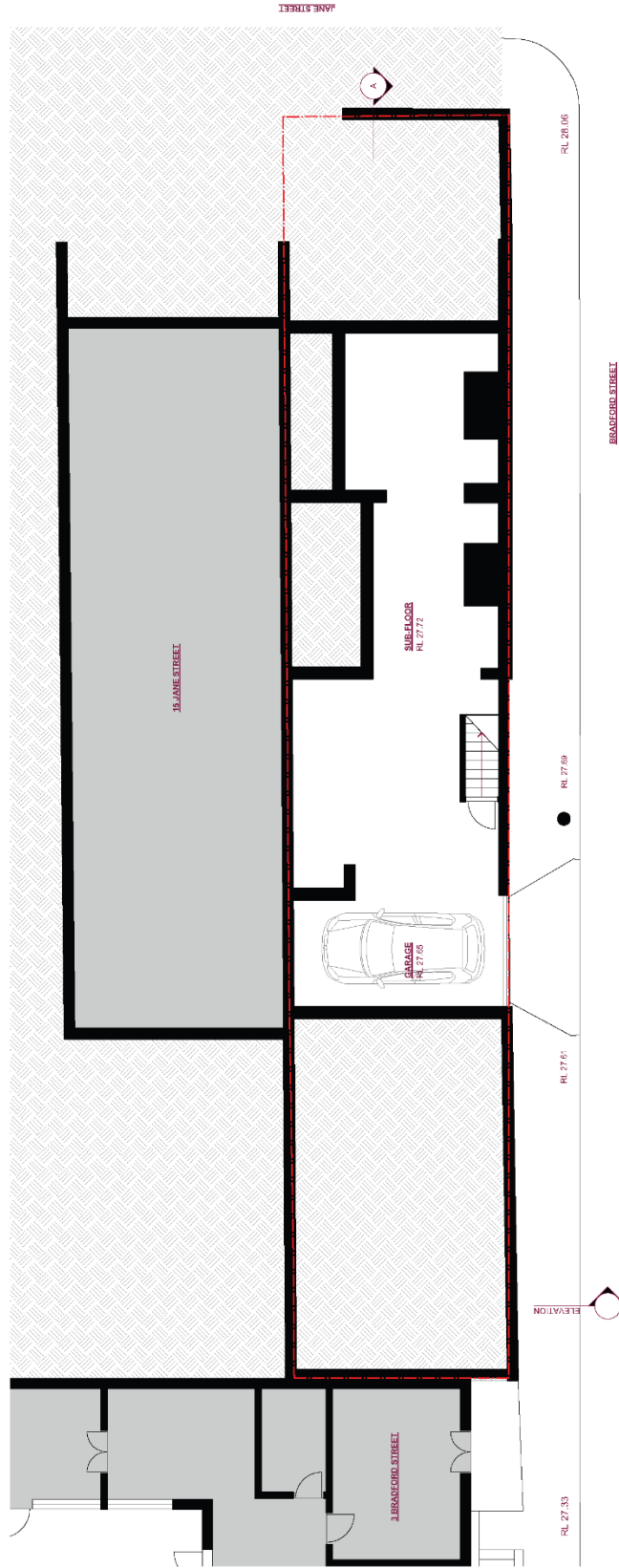
- LEGEND**
- AC-1 AIR CONDITIONING (GLAZING)
 - BR-2 BRICK (PAINTED)
 - CONC CONCRETE
 - DP-1 DOWNPIPE
 - GL-1 GLAZING (GLASS)
 - GL-2 GLAZING (FIBREGLASS)
 - GR-1 GRASS
 - GR-2 GRASS
 - GR-3 GRASS
 - GR-4 GRASS
 - GR-5 GRASS
 - GR-6 GRASS
 - GR-7 GRASS
 - GR-8 GRASS
 - GR-9 GRASS
 - GR-10 GRASS
 - GR-11 GRASS
 - GR-12 GRASS
 - GR-13 GRASS
 - GR-14 GRASS
 - GR-15 GRASS
 - GR-16 GRASS
 - GR-17 GRASS
 - GR-18 GRASS
 - GR-19 GRASS
 - GR-20 GRASS
 - GR-21 GRASS
 - GR-22 GRASS
 - GR-23 GRASS
 - GR-24 GRASS
 - GR-25 GRASS
 - GR-26 GRASS
 - GR-27 GRASS
 - GR-28 GRASS
 - GR-29 GRASS
 - GR-30 GRASS
 - GR-31 GRASS
 - GR-32 GRASS
 - GR-33 GRASS
 - GR-34 GRASS
 - GR-35 GRASS
 - GR-36 GRASS
 - GR-37 GRASS
 - GR-38 GRASS
 - GR-39 GRASS
 - GR-40 GRASS
 - GR-41 GRASS
 - GR-42 GRASS
 - GR-43 GRASS
 - GR-44 GRASS
 - GR-45 GRASS
 - GR-46 GRASS
 - GR-47 GRASS
 - GR-48 GRASS
 - GR-49 GRASS
 - GR-50 GRASS
 - GR-51 GRASS
 - GR-52 GRASS
 - GR-53 GRASS
 - GR-54 GRASS
 - GR-55 GRASS
 - GR-56 GRASS
 - GR-57 GRASS
 - GR-58 GRASS
 - GR-59 GRASS
 - GR-60 GRASS
 - GR-61 GRASS
 - GR-62 GRASS
 - GR-63 GRASS
 - GR-64 GRASS
 - GR-65 GRASS
 - GR-66 GRASS
 - GR-67 GRASS
 - GR-68 GRASS
 - GR-69 GRASS
 - GR-70 GRASS
 - GR-71 GRASS
 - GR-72 GRASS
 - GR-73 GRASS
 - GR-74 GRASS
 - GR-75 GRASS
 - GR-76 GRASS
 - GR-77 GRASS
 - GR-78 GRASS
 - GR-79 GRASS
 - GR-80 GRASS
 - GR-81 GRASS
 - GR-82 GRASS
 - GR-83 GRASS
 - GR-84 GRASS
 - GR-85 GRASS
 - GR-86 GRASS
 - GR-87 GRASS
 - GR-88 GRASS
 - GR-89 GRASS
 - GR-90 GRASS
 - GR-91 GRASS
 - GR-92 GRASS
 - GR-93 GRASS
 - GR-94 GRASS
 - GR-95 GRASS
 - GR-96 GRASS
 - GR-97 GRASS
 - GR-98 GRASS
 - GR-99 GRASS
 - GR-100 GRASS

Benn + Penna

Level 1, 123 Harris St. 461 2 9518 9920
 Pymont NSW 2099 info@benn+penna.com.au
 www.benn+penna.com.au

Document Set ID: 38763925
 Version 1, Version Date: 14/03/2024

LEGEND
BOUNDARY LINE
DEMOLISHED WORKS
INDICATES PROPOSED
INDICATES EXISTING
NEW BUILDING SET OUT



Benn + Penna
 Level 1, 123 Harris St. 461 2 9518 9900
 Pyrmont NSW 2009 info@benn+penna.com
 www.benn+penna.com

Document Set ID: 38763925
 Version: 1, Version Date: 14/03/2024

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)
 NOTES: 1. This drawing is for the purpose of authority approval only.
 2. It does not show any works other than authority approval. Other items = Items shown to show the location of works, but not to be constructed.
 3. Items shown to show the location of works, but not to be constructed.
 4. Items shown to show the location of works, but not to be constructed.
 5. Items shown to show the location of works, but not to be constructed.
 6. Items shown to show the location of works, but not to be constructed.
 7. Items shown to show the location of works, but not to be constructed.
 8. Items shown to show the location of works, but not to be constructed.
 9. Items shown to show the location of works, but not to be constructed.
 10. Items shown to show the location of works, but not to be constructed.

LEGEND
 AC-1 AIR CONDITIONING (WALL)
 BRK-2 BRICK (PAINTED)
 BRK-1 BRICK (PAINTED)
 CONC CONCRETE
 DP-1 DOWNPIPE
 GL-1 GLAZING (GLASS)
 GL-2 GLAZING (FROSTED)

REVISIONS

REVISIONS	DATE	DESCRIPTION	DRAWN BY
A	08.12.23	DEVELOPMENT APPLICATION	AR/SP
B			
C			
D			
E			

PROPERTY OWNER(S)
 STEVEN MCCULLIRAY
 ANGELA MCCULLIRAY

PROPERTY ADDRESS
 17 JANE STREET
 DULHAIN

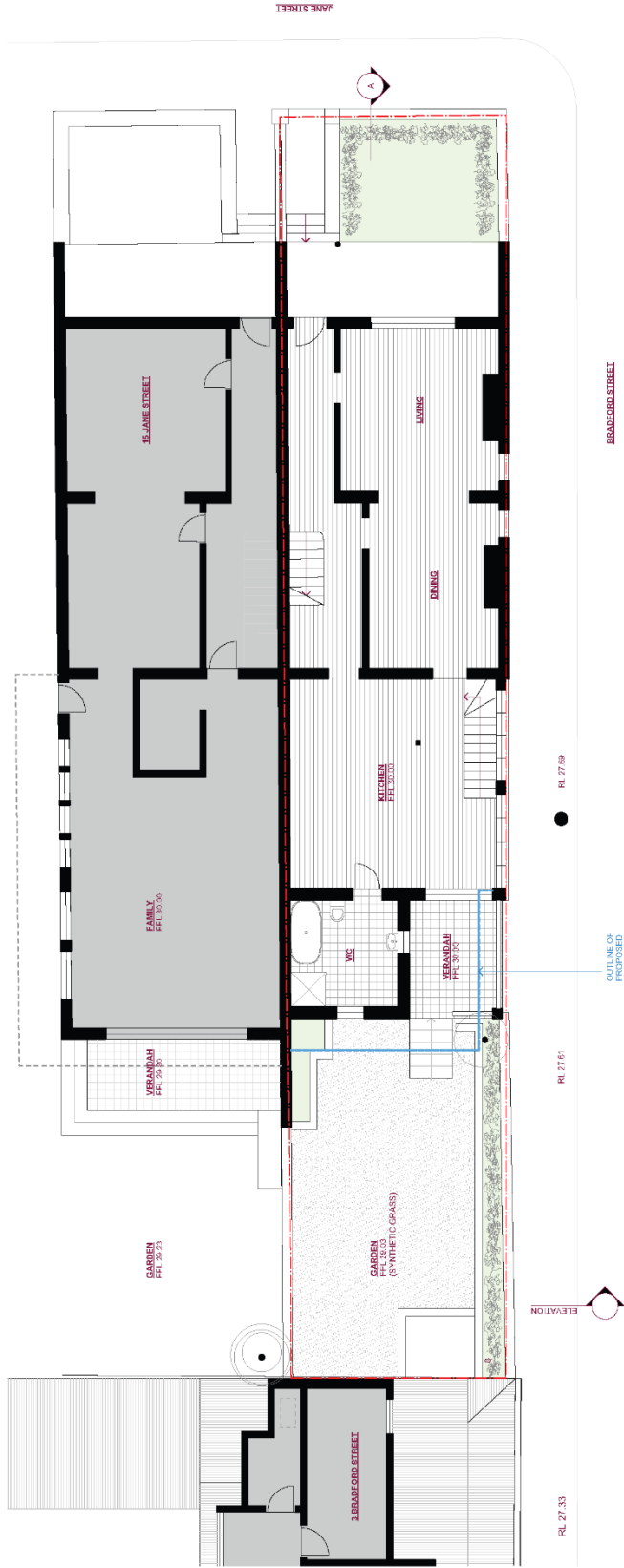
DRAWING NAME
 EXISTING ENGAGEMENT PLAN

SCALE
 1:100 @ A3

REVISION
A

LEGEND

- BOUNDARY LINE
- DEMOLISHED WORKS
- INDICATES PROPOSED
- INDICATES EXISTING
- NEW BUILDING SET OUT



Benn + Penna
 Level 1, 123 Harris St. 461 2 9518 9920
 Pyrmont NSW 2009 info@benn+penna.com.au
 www.benn+penna.com.au

Document Set ID: 38763925
 Version: 1, Version Date: 14/03/2024

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES:
 1. This document is for the purpose of authority approval only.
 2. It does not provide other than authority approval. Other items = items that do not require authority approval.
 3. Plans, sections, elevations, schedules, etc. are not to be used for construction without the authority approval of the relevant authority.
 4. It is the responsibility of the client to ensure that all necessary approvals are obtained before construction commences.
 5. The client is responsible for ensuring that all necessary approvals are obtained before construction commences.
 6. The client is responsible for ensuring that all necessary approvals are obtained before construction commences.

LEGEND

- AC-1 AIR CONDITIONING (WALL)
- BRK-1 BRICK (PAINTED)
- BRK-2 BRICK (PAINTED)
- CONC CONCRETE
- DP-1 DOWNPIPE
- GL-1 GLAZING (GLASS)
- GL-2 GLAZING (FIBREGLASS)
- GT-1 GUTTER
- RS-1 ROOF SHEET (WALL)
- RS-2 ROOF SHEET (WALL)
- RS-3 ROOF TILE
- SR-1 SCREEN (BOARD)
- SR-2 SCREEN (GLASS)
- TC-1 TIMBER CLADDING

REVISIONS

REVISIONS	DATE	DESCRIPTION	DRAWN BY
A	05.12.23	DEVELOPMENT APPLICATION	AR/OP
B			
C			
D			
E			

PROPERTY OWNER(S)
 STEVEN MCCULLIRRAY
 ANGELA MCCULLIRRAY

PROPERTY ADDRESS
 17 JANE STREET
 DULHAIN

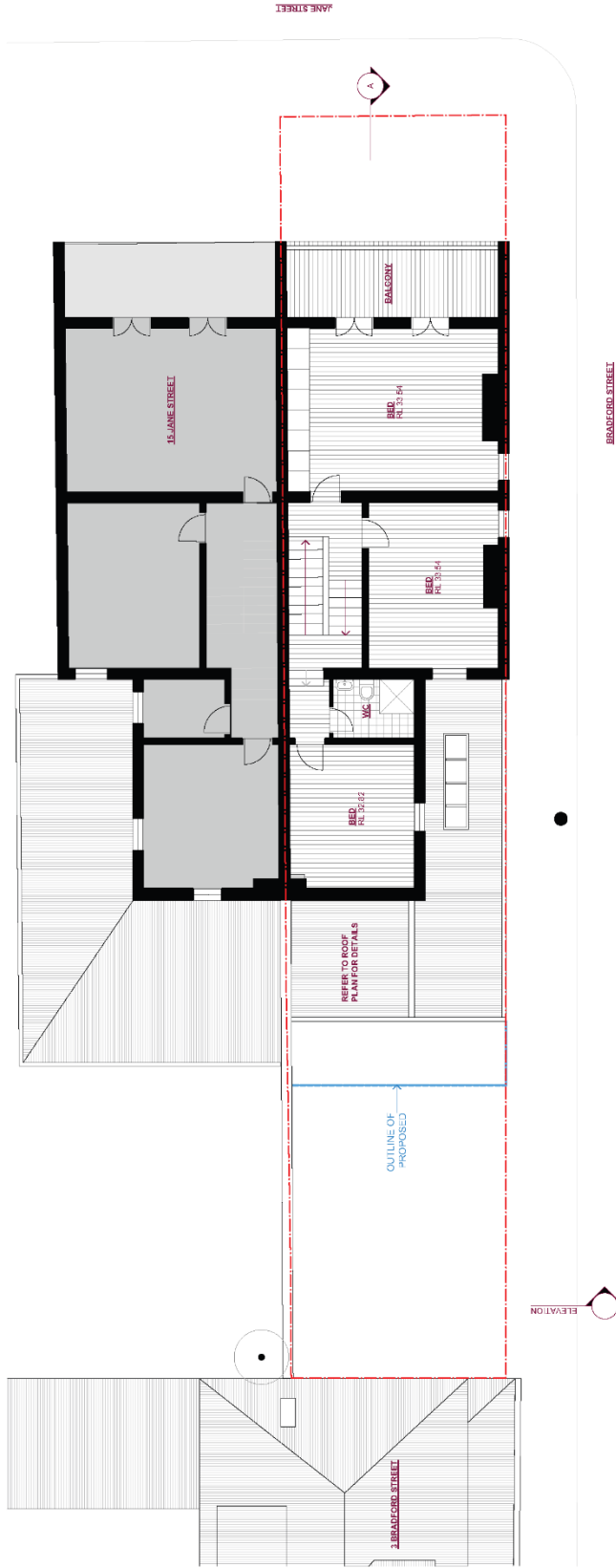
DRAWING NAME
 2214-E-03
 EXISTING GROUND FLOOR PLAN

SCALE
 1:100 @ A3

REVISION
 A

LEGEND

	BOUNDARY LINE
	DEMOLISHED WORKS
	INDICATES PROPOSED
	INDICATES EXISTING
	NEW BUILDING FOOTPRINT



Benn + Penna
 Level 1, 123 Harris St. 461 2 9518 9920
 Pyrmont NSW 2009 info@benn+penna.com.au
 www.benn+penna.com.au

Document Set ID: 38763925
 Version: 1, Version Date: 14/03/2024

LEGEND

AC-1	AIR CONDITIONING (WALL)
BRK-2	BRICK (PAINTED)
CONC	CONCRETE
DP-1	DOWNPIPE
GLZ-1	GLAZING (GLASS)
GLZ-2	GLAZING (FROSTED)
GTFR-1	GUTTER
RS-1	ROOF SHEET (WALL)
RS-2	ROOF SHEET
SR-1	SCREEN (BOARD)
SR-2	SCREEN (GLASS)
TC-1	TIMBER CLADDING

REVISIONS

REVISIONS	DATE	DESCRIPTION	BY
A	08.12.23	DEVELOPMENT APPLICATION	AR/SP
B			
C			
D			
E			

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES: 1. This drawing is for the purpose of authority approval only.
 2. It does not show any works other than authority approval. Other items = Refer to main site plan for any works other than authority approval.
 3. Refer to the site plan for any works other than authority approval.
 4. Refer to the site plan for any works other than authority approval.
 5. Refer to the site plan for any works other than authority approval.
 6. Refer to the site plan for any works other than authority approval.
 7. Refer to the site plan for any works other than authority approval.
 8. Refer to the site plan for any works other than authority approval.
 9. Refer to the site plan for any works other than authority approval.
 10. Refer to the site plan for any works other than authority approval.

PROPERTY OWNER(S)
 STEVEN MCCULLIRAY
 ANGELA MCCULLIRAY

PROPERTY ADDRESS
 17 JANE STREET
 DULHAIN

DRAWING NAME
 EXISTING FIRST FLOOR PLAN

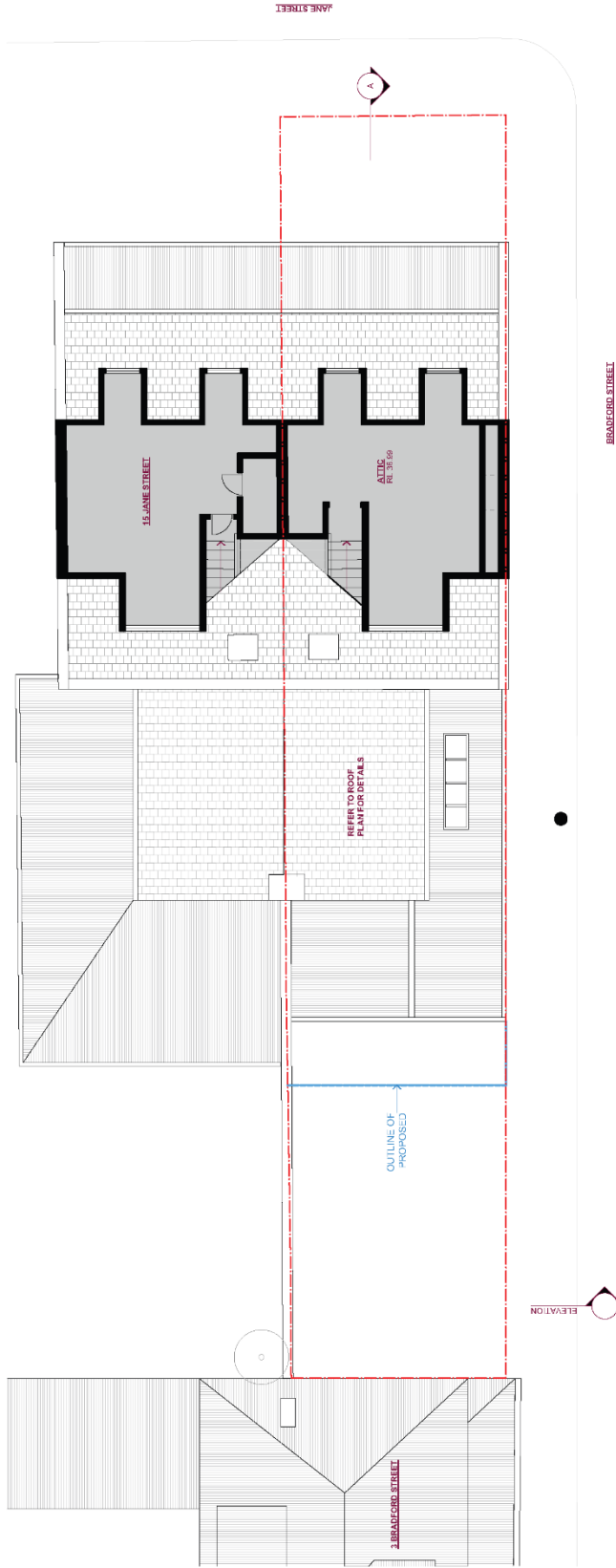
DRAWING NUMBER
 2214-E-04

SCALE
 1:100 @ A3

REVISION
 A

LEGEND

	BOUNDARY LINE
	DEMOLISHED WORKS
	INDICATES PROPOSED
	INDICATES EXISTING
	NEW BUILDING FOOTPRINT



Benn + Penna
 Level 1, 123 Harris St. 461 2 9518 9920
 Pyrmont NSW 2009 info@benn+penna.com.au
 www.benn+penna.com.au

Document Set ID: 38753925
 Version 1, Version Date: 14/03/2024

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

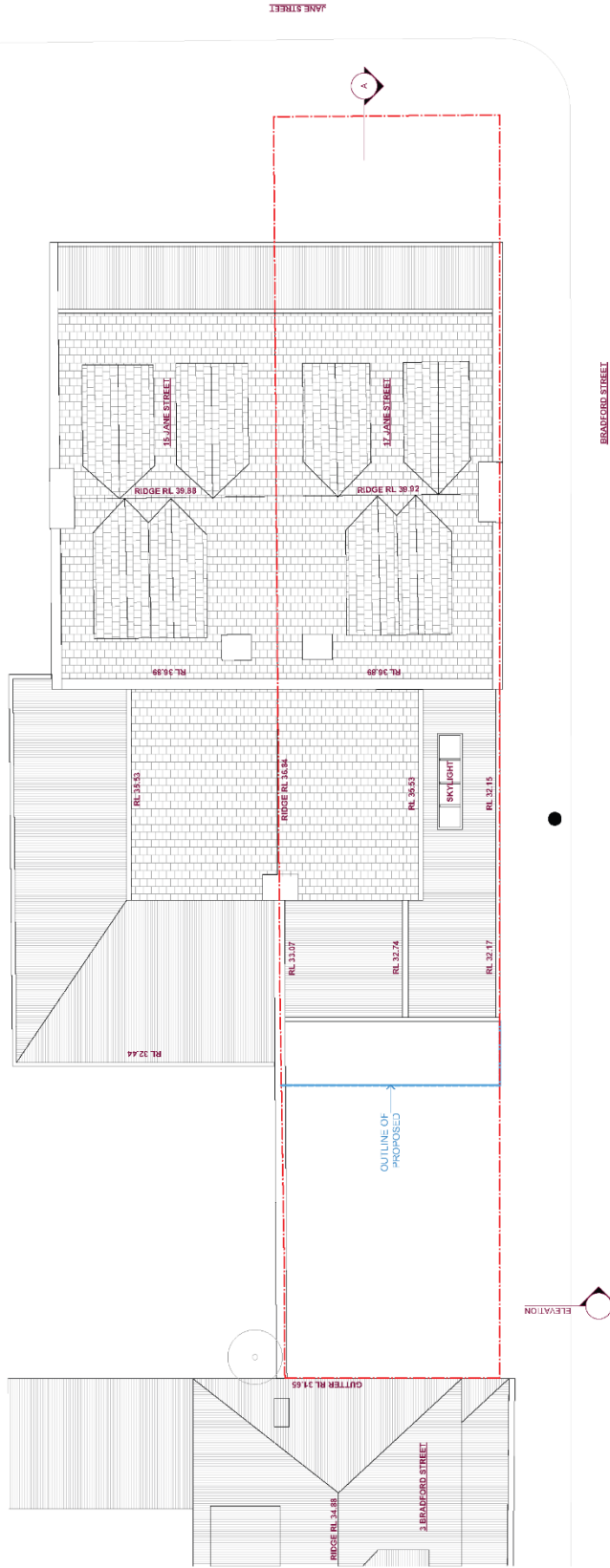
NOTES:
 1. This drawing is for the purpose of authority approval only.
 2. It does not show any works other than authority approval. Where there is a difference between the proposed and existing, the proposed shall prevail.
 3. Plans, sections and elevations, whether approved or not, shall be used in accordance with the relevant provisions of the Building Act 2016 and the Building Regulation 2016.
 4. It is the responsibility of the client to ensure that all necessary approvals and consents are obtained prior to construction.
 5. The client is responsible for ensuring that the proposed works comply with all applicable laws, regulations and standards.
 6. The client is responsible for ensuring that the proposed works are carried out in accordance with the approved plans and specifications.

LEGEND

AC-1	AIR CONDITIONING (WALL)	GC-1	GLAZING (GLASS)
BR-1	BRICK (PAINTED)	GC-2	GLAZING (HORIZONTAL)
BR-2	BRICK (PAINTED) (WALL)	GC-3	GLAZING (VERTICAL)
CC-1	CONCRETE	GC-4	GLAZING (ROOF)
CC-2	CONCRETE (WALL)	GC-5	GLAZING (ROOF)
DP-1	DOWNPIPE	GC-6	GLAZING (ROOF)
DP-2	DOWNPIPE (WALL)	GC-7	GLAZING (ROOF)
GC-1	GLAZING (GLASS)	GC-8	GLAZING (ROOF)
GC-2	GLAZING (HORIZONTAL)	GC-9	GLAZING (ROOF)
GC-3	GLAZING (VERTICAL)	GC-10	GLAZING (ROOF)
GC-4	GLAZING (ROOF)	GC-11	GLAZING (ROOF)
GC-5	GLAZING (ROOF)	GC-12	GLAZING (ROOF)
GC-6	GLAZING (ROOF)	GC-13	GLAZING (ROOF)
GC-7	GLAZING (ROOF)	GC-14	GLAZING (ROOF)
GC-8	GLAZING (ROOF)	GC-15	GLAZING (ROOF)
GC-9	GLAZING (ROOF)	GC-16	GLAZING (ROOF)
GC-10	GLAZING (ROOF)	GC-17	GLAZING (ROOF)
GC-11	GLAZING (ROOF)	GC-18	GLAZING (ROOF)
GC-12	GLAZING (ROOF)	GC-19	GLAZING (ROOF)
GC-13	GLAZING (ROOF)	GC-20	GLAZING (ROOF)
GC-14	GLAZING (ROOF)	GC-21	GLAZING (ROOF)
GC-15	GLAZING (ROOF)	GC-22	GLAZING (ROOF)
GC-16	GLAZING (ROOF)	GC-23	GLAZING (ROOF)
GC-17	GLAZING (ROOF)	GC-24	GLAZING (ROOF)
GC-18	GLAZING (ROOF)	GC-25	GLAZING (ROOF)
GC-19	GLAZING (ROOF)	GC-26	GLAZING (ROOF)
GC-20	GLAZING (ROOF)	GC-27	GLAZING (ROOF)
GC-21	GLAZING (ROOF)	GC-28	GLAZING (ROOF)
GC-22	GLAZING (ROOF)	GC-29	GLAZING (ROOF)
GC-23	GLAZING (ROOF)	GC-30	GLAZING (ROOF)
GC-24	GLAZING (ROOF)	GC-31	GLAZING (ROOF)
GC-25	GLAZING (ROOF)	GC-32	GLAZING (ROOF)
GC-26	GLAZING (ROOF)	GC-33	GLAZING (ROOF)
GC-27	GLAZING (ROOF)	GC-34	GLAZING (ROOF)
GC-28	GLAZING (ROOF)	GC-35	GLAZING (ROOF)
GC-29	GLAZING (ROOF)	GC-36	GLAZING (ROOF)
GC-30	GLAZING (ROOF)	GC-37	GLAZING (ROOF)
GC-31	GLAZING (ROOF)	GC-38	GLAZING (ROOF)
GC-32	GLAZING (ROOF)	GC-39	GLAZING (ROOF)
GC-33	GLAZING (ROOF)	GC-40	GLAZING (ROOF)
GC-34	GLAZING (ROOF)	GC-41	GLAZING (ROOF)
GC-35	GLAZING (ROOF)	GC-42	GLAZING (ROOF)
GC-36	GLAZING (ROOF)	GC-43	GLAZING (ROOF)
GC-37	GLAZING (ROOF)	GC-44	GLAZING (ROOF)
GC-38	GLAZING (ROOF)	GC-45	GLAZING (ROOF)
GC-39	GLAZING (ROOF)	GC-46	GLAZING (ROOF)
GC-40	GLAZING (ROOF)	GC-47	GLAZING (ROOF)
GC-41	GLAZING (ROOF)	GC-48	GLAZING (ROOF)
GC-42	GLAZING (ROOF)	GC-49	GLAZING (ROOF)
GC-43	GLAZING (ROOF)	GC-50	GLAZING (ROOF)
GC-44	GLAZING (ROOF)	GC-51	GLAZING (ROOF)
GC-45	GLAZING (ROOF)	GC-52	GLAZING (ROOF)
GC-46	GLAZING (ROOF)	GC-53	GLAZING (ROOF)
GC-47	GLAZING (ROOF)	GC-54	GLAZING (ROOF)
GC-48	GLAZING (ROOF)	GC-55	GLAZING (ROOF)
GC-49	GLAZING (ROOF)	GC-56	GLAZING (ROOF)
GC-50	GLAZING (ROOF)	GC-57	GLAZING (ROOF)
GC-51	GLAZING (ROOF)	GC-58	GLAZING (ROOF)
GC-52	GLAZING (ROOF)	GC-59	GLAZING (ROOF)
GC-53	GLAZING (ROOF)	GC-60	GLAZING (ROOF)
GC-54	GLAZING (ROOF)	GC-61	GLAZING (ROOF)
GC-55	GLAZING (ROOF)	GC-62	GLAZING (ROOF)
GC-56	GLAZING (ROOF)	GC-63	GLAZING (ROOF)
GC-57	GLAZING (ROOF)	GC-64	GLAZING (ROOF)
GC-58	GLAZING (ROOF)	GC-65	GLAZING (ROOF)
GC-59	GLAZING (ROOF)	GC-66	GLAZING (ROOF)
GC-60	GLAZING (ROOF)	GC-67	GLAZING (ROOF)
GC-61	GLAZING (ROOF)	GC-68	GLAZING (ROOF)
GC-62	GLAZING (ROOF)	GC-69	GLAZING (ROOF)
GC-63	GLAZING (ROOF)	GC-70	GLAZING (ROOF)
GC-64	GLAZING (ROOF)	GC-71	GLAZING (ROOF)
GC-65	GLAZING (ROOF)	GC-72	GLAZING (ROOF)
GC-66	GLAZING (ROOF)	GC-73	GLAZING (ROOF)
GC-67	GLAZING (ROOF)	GC-74	GLAZING (ROOF)
GC-68	GLAZING (ROOF)	GC-75	GLAZING (ROOF)
GC-69	GLAZING (ROOF)	GC-76	GLAZING (ROOF)
GC-70	GLAZING (ROOF)	GC-77	GLAZING (ROOF)
GC-71	GLAZING (ROOF)	GC-78	GLAZING (ROOF)
GC-72	GLAZING (ROOF)	GC-79	GLAZING (ROOF)
GC-73	GLAZING (ROOF)	GC-80	GLAZING (ROOF)
GC-74	GLAZING (ROOF)	GC-81	GLAZING (ROOF)
GC-75	GLAZING (ROOF)	GC-82	GLAZING (ROOF)
GC-76	GLAZING (ROOF)	GC-83	GLAZING (ROOF)
GC-77	GLAZING (ROOF)	GC-84	GLAZING (ROOF)
GC-78	GLAZING (ROOF)	GC-85	GLAZING (ROOF)
GC-79	GLAZING (ROOF)	GC-86	GLAZING (ROOF)
GC-80	GLAZING (ROOF)	GC-87	GLAZING (ROOF)
GC-81	GLAZING (ROOF)	GC-88	GLAZING (ROOF)
GC-82	GLAZING (ROOF)	GC-89	GLAZING (ROOF)
GC-83	GLAZING (ROOF)	GC-90	GLAZING (ROOF)
GC-84	GLAZING (ROOF)	GC-91	GLAZING (ROOF)
GC-85	GLAZING (ROOF)	GC-92	GLAZING (ROOF)
GC-86	GLAZING (ROOF)	GC-93	GLAZING (ROOF)
GC-87	GLAZING (ROOF)	GC-94	GLAZING (ROOF)
GC-88	GLAZING (ROOF)	GC-95	GLAZING (ROOF)
GC-89	GLAZING (ROOF)	GC-96	GLAZING (ROOF)
GC-90	GLAZING (ROOF)	GC-97	GLAZING (ROOF)
GC-91	GLAZING (ROOF)	GC-98	GLAZING (ROOF)
GC-92	GLAZING (ROOF)	GC-99	GLAZING (ROOF)
GC-93	GLAZING (ROOF)	GC-100	GLAZING (ROOF)

LEGEND

	BOUNDARY LINE
	DEMOLISHED WORKS
	INDICATES PROPOSED
	INDICATES EXISTING
	NEW BUILDING SET OUT



Benn + Penna
 Level 1, 123 Harris St. 461 2 9518 9920
 Pyrmont NSW 2009 info@benn+penna.com
 www.benn+penna.com

Document Set ID: 38763925
 Version 1, Version Date: 14/03/2024

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES:
 1. This drawing is for the purpose of authority approval only.
 2. It does not show any other than authority approval. When there is a change to the design, the client must obtain authority approval for the change.
 3. It does not show any other than authority approval. When there is a change to the design, the client must obtain authority approval for the change.
 4. It does not show any other than authority approval. When there is a change to the design, the client must obtain authority approval for the change.
 5. It does not show any other than authority approval. When there is a change to the design, the client must obtain authority approval for the change.

LEGEND

AC-1	AIR CONDITIONING
BR-1	BRICK (PAINTED)
BR-2	BRICK (PAINTED) (WALL)
BR-4	BRICK (PAINTED) (ROOF SHEET)
BR-5	BRICK (PAINTED) (ROOF SHEET)
BR-6	BRICK (PAINTED) (ROOF SHEET)
BR-7	BRICK (PAINTED) (ROOF SHEET)
BR-8	BRICK (PAINTED) (ROOF SHEET)
BR-9	BRICK (PAINTED) (ROOF SHEET)
BR-10	BRICK (PAINTED) (ROOF SHEET)
BR-11	BRICK (PAINTED) (ROOF SHEET)
BR-12	BRICK (PAINTED) (ROOF SHEET)
BR-13	BRICK (PAINTED) (ROOF SHEET)
BR-14	BRICK (PAINTED) (ROOF SHEET)
BR-15	BRICK (PAINTED) (ROOF SHEET)
BR-16	BRICK (PAINTED) (ROOF SHEET)
BR-17	BRICK (PAINTED) (ROOF SHEET)
BR-18	BRICK (PAINTED) (ROOF SHEET)
BR-19	BRICK (PAINTED) (ROOF SHEET)
BR-20	BRICK (PAINTED) (ROOF SHEET)
BR-21	BRICK (PAINTED) (ROOF SHEET)
BR-22	BRICK (PAINTED) (ROOF SHEET)
BR-23	BRICK (PAINTED) (ROOF SHEET)
BR-24	BRICK (PAINTED) (ROOF SHEET)
BR-25	BRICK (PAINTED) (ROOF SHEET)
BR-26	BRICK (PAINTED) (ROOF SHEET)
BR-27	BRICK (PAINTED) (ROOF SHEET)
BR-28	BRICK (PAINTED) (ROOF SHEET)
BR-29	BRICK (PAINTED) (ROOF SHEET)
BR-30	BRICK (PAINTED) (ROOF SHEET)
BR-31	BRICK (PAINTED) (ROOF SHEET)
BR-32	BRICK (PAINTED) (ROOF SHEET)
BR-33	BRICK (PAINTED) (ROOF SHEET)
BR-34	BRICK (PAINTED) (ROOF SHEET)
BR-35	BRICK (PAINTED) (ROOF SHEET)
BR-36	BRICK (PAINTED) (ROOF SHEET)
BR-37	BRICK (PAINTED) (ROOF SHEET)
BR-38	BRICK (PAINTED) (ROOF SHEET)
BR-39	BRICK (PAINTED) (ROOF SHEET)
BR-40	BRICK (PAINTED) (ROOF SHEET)
BR-41	BRICK (PAINTED) (ROOF SHEET)
BR-42	BRICK (PAINTED) (ROOF SHEET)
BR-43	BRICK (PAINTED) (ROOF SHEET)
BR-44	BRICK (PAINTED) (ROOF SHEET)
BR-45	BRICK (PAINTED) (ROOF SHEET)
BR-46	BRICK (PAINTED) (ROOF SHEET)
BR-47	BRICK (PAINTED) (ROOF SHEET)
BR-48	BRICK (PAINTED) (ROOF SHEET)
BR-49	BRICK (PAINTED) (ROOF SHEET)
BR-50	BRICK (PAINTED) (ROOF SHEET)
BR-51	BRICK (PAINTED) (ROOF SHEET)
BR-52	BRICK (PAINTED) (ROOF SHEET)
BR-53	BRICK (PAINTED) (ROOF SHEET)
BR-54	BRICK (PAINTED) (ROOF SHEET)
BR-55	BRICK (PAINTED) (ROOF SHEET)
BR-56	BRICK (PAINTED) (ROOF SHEET)
BR-57	BRICK (PAINTED) (ROOF SHEET)
BR-58	BRICK (PAINTED) (ROOF SHEET)
BR-59	BRICK (PAINTED) (ROOF SHEET)
BR-60	BRICK (PAINTED) (ROOF SHEET)
BR-61	BRICK (PAINTED) (ROOF SHEET)
BR-62	BRICK (PAINTED) (ROOF SHEET)
BR-63	BRICK (PAINTED) (ROOF SHEET)
BR-64	BRICK (PAINTED) (ROOF SHEET)
BR-65	BRICK (PAINTED) (ROOF SHEET)
BR-66	BRICK (PAINTED) (ROOF SHEET)
BR-67	BRICK (PAINTED) (ROOF SHEET)
BR-68	BRICK (PAINTED) (ROOF SHEET)
BR-69	BRICK (PAINTED) (ROOF SHEET)
BR-70	BRICK (PAINTED) (ROOF SHEET)
BR-71	BRICK (PAINTED) (ROOF SHEET)
BR-72	BRICK (PAINTED) (ROOF SHEET)
BR-73	BRICK (PAINTED) (ROOF SHEET)
BR-74	BRICK (PAINTED) (ROOF SHEET)
BR-75	BRICK (PAINTED) (ROOF SHEET)
BR-76	BRICK (PAINTED) (ROOF SHEET)
BR-77	BRICK (PAINTED) (ROOF SHEET)
BR-78	BRICK (PAINTED) (ROOF SHEET)
BR-79	BRICK (PAINTED) (ROOF SHEET)
BR-80	BRICK (PAINTED) (ROOF SHEET)
BR-81	BRICK (PAINTED) (ROOF SHEET)
BR-82	BRICK (PAINTED) (ROOF SHEET)
BR-83	BRICK (PAINTED) (ROOF SHEET)
BR-84	BRICK (PAINTED) (ROOF SHEET)
BR-85	BRICK (PAINTED) (ROOF SHEET)
BR-86	BRICK (PAINTED) (ROOF SHEET)
BR-87	BRICK (PAINTED) (ROOF SHEET)
BR-88	BRICK (PAINTED) (ROOF SHEET)
BR-89	BRICK (PAINTED) (ROOF SHEET)
BR-90	BRICK (PAINTED) (ROOF SHEET)
BR-91	BRICK (PAINTED) (ROOF SHEET)
BR-92	BRICK (PAINTED) (ROOF SHEET)
BR-93	BRICK (PAINTED) (ROOF SHEET)
BR-94	BRICK (PAINTED) (ROOF SHEET)
BR-95	BRICK (PAINTED) (ROOF SHEET)
BR-96	BRICK (PAINTED) (ROOF SHEET)
BR-97	BRICK (PAINTED) (ROOF SHEET)
BR-98	BRICK (PAINTED) (ROOF SHEET)
BR-99	BRICK (PAINTED) (ROOF SHEET)
BR-100	BRICK (PAINTED) (ROOF SHEET)

REVISIONS

REVISIONS	DESCRIPTION	DATE	BY
A	05.12.23	DEVELOPMENT APPLICATION	AR/OP
B			
C			
D			
E			

PROPERTY OWNER(S)
 STEVEN MCCULLIRAY
 ANGELA MCCULLIRAY

PROPERTY ADDRESS
 17 JANE STREET
 DULHAIN

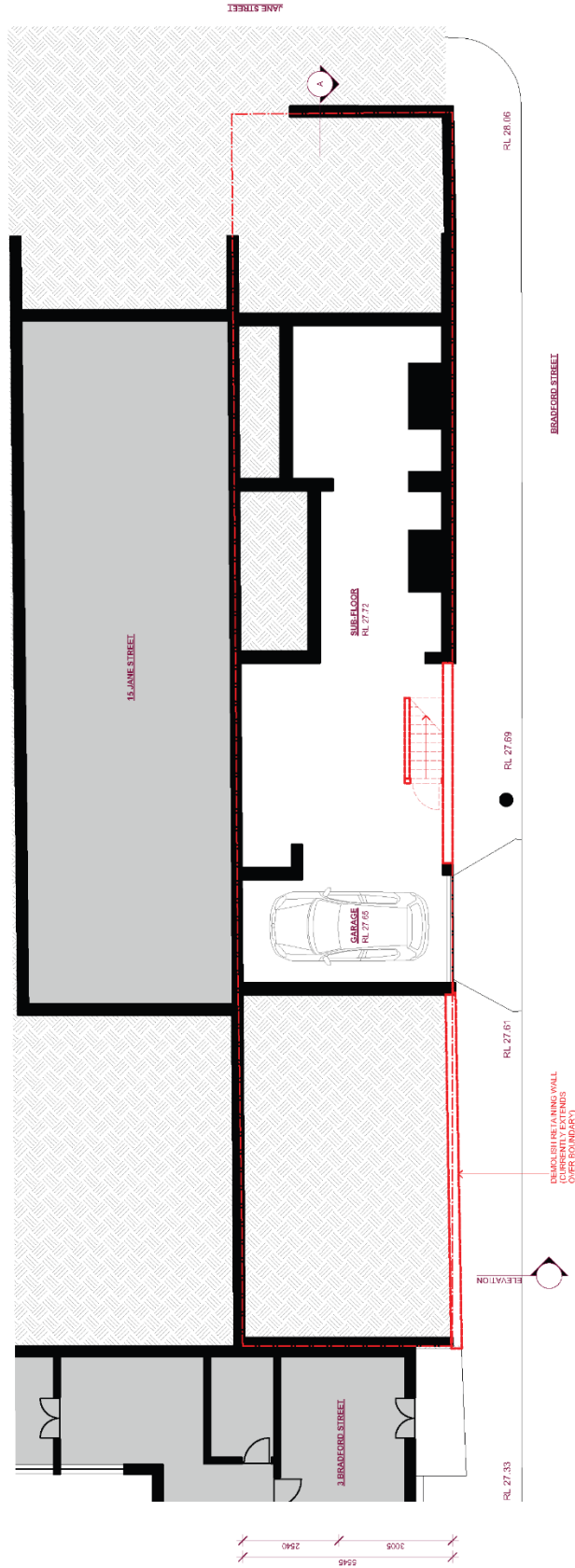
SCALE
 1:100 @ A3

REVISION
 A

DRAWING NAME
 EXISTING ROOF PLAN

DRAWING NO.
 2214-E-06

LEGEND
BOUNDARY LINE
DEMOLISHED WORKS
INDICATES PROPOSED
INDICATES EXISTING
NEW BUILDING SET OUT



Benn + Penna
 Level 1, 123 Harris St. 461 2 9518 9900
 Pyrmont NSW 2009 info@benn+penna.com
 www.benn+penna.com

Document Set ID: 38763925
 Version 1, Version Date: 14/03/2024

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)
 NOTES: 1. This document is for the purpose of authority approval only.
 2. It does not constitute a contract between the parties.
 3. It does not constitute a guarantee, warranty or representation of any kind, including without limitation, the accuracy or completeness of the information provided.
 4. It does not constitute a contract between the parties.
 5. It does not constitute a contract between the parties.
 6. It does not constitute a contract between the parties.
 7. It does not constitute a contract between the parties.
 8. It does not constitute a contract between the parties.
 9. It does not constitute a contract between the parties.
 10. It does not constitute a contract between the parties.

REVISIONS	DATE	DESCRIPTION	BY
A	08.12.23	DEVELOPMENT APPLICATION	AR/SP
B	13.12.23	ADDITIONAL INFORMATION	AP
C			
D			
E			

LEGEND
 ACZ: AIR CONDITIONING
 BRK: BRICK (PAINTED)
 BRK: BRICK (UNPAINTED)
 CONC: CONCRETE
 DP: DOWNPIPE
 GLZ: GLAZING (GLASS)
 GLZ: GLAZING (FROSTED)

LEGEND
 GTR: GUTTER
 R3: ROOF SHEET (WALL)
 R3: ROOF SHEET (WALL)
 R3: ROOF SHEET (WALL)
 SR: SCREEN (BOARD)
 SR: SCREEN (BOARD)
 TC: TIMBER CLADDING

LEGEND
 GLAZING EXTENDS OVER BOUNDARY

LEGEND
 ELEVATION

LEGEND
 SUB FLOOR RL 27.72
 GARAGE RL 27.65

LEGEND
 15 JANE STREET
 3 BRADFIELD STREET
 BRADFIELD STREET

LEGEND
 RL 27.33
 RL 27.61
 RL 27.69
 RL 28.06

LEGEND
 5546
 3005
 2840

LEGEND
 NORTH

LEGEND
 PROPERTY OWNER(S)
 STEVEN MCCULLIRAY
 ANGELA MCCULLIRAY

LEGEND
 PROPERTY ADDRESS
 17 JANE STREET
 DUBAI

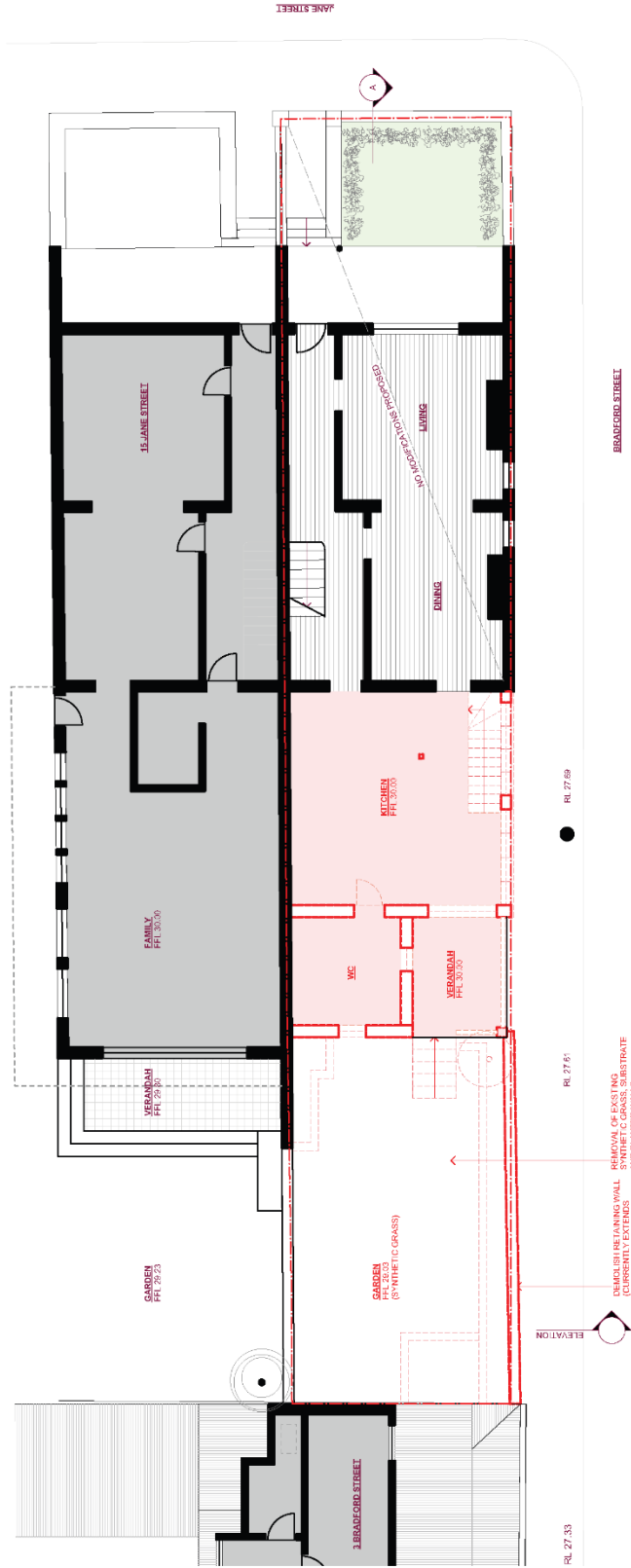
LEGEND
 SCALE
 1:100 @ A3

LEGEND
 DRAWING NAME
 2214-D-01

LEGEND
 REVISION
 B

LEGEND

	BOUNDARY LINE
	DEMOLISHED WORKS
	INDICATES PROPOSED
	INDICATES EXISTING
	KEY BUILDING SET OUT



PROPERTY OWNER(S)
STEVEN MCCULLOUGH
ANGELA MCCULLOUGH

PROPERTY ADDRESS
17 JANE STREET
DURBAN

SCALE
1:100 @ A3

REVISION
B

DRAWING NAME
DEVELOPMENT PLAN

FOR AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES:

1. This drawing is for the purpose of authority approval only.
2. It does not provide other than authority approval. Other items = Refer to the relevant drawings for details.
3. Plans, sections, elevations, schedules, etc. are shown as indicated.
4. It is the responsibility of the client to ensure that the drawings are in accordance with the relevant legislation and standards.

REVISIONS

NO.	DATE	DESCRIPTION	DRAWN BY
A	08.12.23	DEVELOPMENT APPLICATION	AR/AP
B	13.12.23	ADDITIONAL INFORMATION	AP
C			
D			
E			

LEGEND

AC-1	AIR CONDITIONING (CLARK)	GL-1	GLAZING (CLARK)
BR-2	BRICK (PAINTED)	IR-1	IRON ROOFING
BR-3	BRICK (PAINTED) (WALL)	IR-2	IRON ROOFING (WALL)
BR-4	BRICK (PAINTED) (ROOF)	IR-3	IRON ROOFING (ROOF)
BR-5	BRICK (PAINTED) (ROOF)	IR-4	IRON ROOFING (ROOF)
BR-6	BRICK (PAINTED) (ROOF)	IR-5	IRON ROOFING (ROOF)
BR-7	BRICK (PAINTED) (ROOF)	IR-6	IRON ROOFING (ROOF)
BR-8	BRICK (PAINTED) (ROOF)	IR-7	IRON ROOFING (ROOF)
BR-9	BRICK (PAINTED) (ROOF)	IR-8	IRON ROOFING (ROOF)
BR-10	BRICK (PAINTED) (ROOF)	IR-9	IRON ROOFING (ROOF)
BR-11	BRICK (PAINTED) (ROOF)	IR-10	IRON ROOFING (ROOF)
BR-12	BRICK (PAINTED) (ROOF)	IR-11	IRON ROOFING (ROOF)
BR-13	BRICK (PAINTED) (ROOF)	IR-12	IRON ROOFING (ROOF)
BR-14	BRICK (PAINTED) (ROOF)	IR-13	IRON ROOFING (ROOF)
BR-15	BRICK (PAINTED) (ROOF)	IR-14	IRON ROOFING (ROOF)
BR-16	BRICK (PAINTED) (ROOF)	IR-15	IRON ROOFING (ROOF)
BR-17	BRICK (PAINTED) (ROOF)	IR-16	IRON ROOFING (ROOF)
BR-18	BRICK (PAINTED) (ROOF)	IR-17	IRON ROOFING (ROOF)
BR-19	BRICK (PAINTED) (ROOF)	IR-18	IRON ROOFING (ROOF)
BR-20	BRICK (PAINTED) (ROOF)	IR-19	IRON ROOFING (ROOF)
BR-21	BRICK (PAINTED) (ROOF)	IR-20	IRON ROOFING (ROOF)
BR-22	BRICK (PAINTED) (ROOF)	IR-21	IRON ROOFING (ROOF)
BR-23	BRICK (PAINTED) (ROOF)	IR-22	IRON ROOFING (ROOF)
BR-24	BRICK (PAINTED) (ROOF)	IR-23	IRON ROOFING (ROOF)
BR-25	BRICK (PAINTED) (ROOF)	IR-24	IRON ROOFING (ROOF)
BR-26	BRICK (PAINTED) (ROOF)	IR-25	IRON ROOFING (ROOF)
BR-27	BRICK (PAINTED) (ROOF)	IR-26	IRON ROOFING (ROOF)
BR-28	BRICK (PAINTED) (ROOF)	IR-27	IRON ROOFING (ROOF)
BR-29	BRICK (PAINTED) (ROOF)	IR-28	IRON ROOFING (ROOF)
BR-30	BRICK (PAINTED) (ROOF)	IR-29	IRON ROOFING (ROOF)
BR-31	BRICK (PAINTED) (ROOF)	IR-30	IRON ROOFING (ROOF)
BR-32	BRICK (PAINTED) (ROOF)	IR-31	IRON ROOFING (ROOF)
BR-33	BRICK (PAINTED) (ROOF)	IR-32	IRON ROOFING (ROOF)
BR-34	BRICK (PAINTED) (ROOF)	IR-33	IRON ROOFING (ROOF)
BR-35	BRICK (PAINTED) (ROOF)	IR-34	IRON ROOFING (ROOF)
BR-36	BRICK (PAINTED) (ROOF)	IR-35	IRON ROOFING (ROOF)
BR-37	BRICK (PAINTED) (ROOF)	IR-36	IRON ROOFING (ROOF)
BR-38	BRICK (PAINTED) (ROOF)	IR-37	IRON ROOFING (ROOF)
BR-39	BRICK (PAINTED) (ROOF)	IR-38	IRON ROOFING (ROOF)
BR-40	BRICK (PAINTED) (ROOF)	IR-39	IRON ROOFING (ROOF)
BR-41	BRICK (PAINTED) (ROOF)	IR-40	IRON ROOFING (ROOF)
BR-42	BRICK (PAINTED) (ROOF)	IR-41	IRON ROOFING (ROOF)
BR-43	BRICK (PAINTED) (ROOF)	IR-42	IRON ROOFING (ROOF)
BR-44	BRICK (PAINTED) (ROOF)	IR-43	IRON ROOFING (ROOF)
BR-45	BRICK (PAINTED) (ROOF)	IR-44	IRON ROOFING (ROOF)
BR-46	BRICK (PAINTED) (ROOF)	IR-45	IRON ROOFING (ROOF)
BR-47	BRICK (PAINTED) (ROOF)	IR-46	IRON ROOFING (ROOF)
BR-48	BRICK (PAINTED) (ROOF)	IR-47	IRON ROOFING (ROOF)
BR-49	BRICK (PAINTED) (ROOF)	IR-48	IRON ROOFING (ROOF)
BR-50	BRICK (PAINTED) (ROOF)	IR-49	IRON ROOFING (ROOF)
BR-51	BRICK (PAINTED) (ROOF)	IR-50	IRON ROOFING (ROOF)
BR-52	BRICK (PAINTED) (ROOF)	IR-51	IRON ROOFING (ROOF)
BR-53	BRICK (PAINTED) (ROOF)	IR-52	IRON ROOFING (ROOF)
BR-54	BRICK (PAINTED) (ROOF)	IR-53	IRON ROOFING (ROOF)
BR-55	BRICK (PAINTED) (ROOF)	IR-54	IRON ROOFING (ROOF)
BR-56	BRICK (PAINTED) (ROOF)	IR-55	IRON ROOFING (ROOF)
BR-57	BRICK (PAINTED) (ROOF)	IR-56	IRON ROOFING (ROOF)
BR-58	BRICK (PAINTED) (ROOF)	IR-57	IRON ROOFING (ROOF)
BR-59	BRICK (PAINTED) (ROOF)	IR-58	IRON ROOFING (ROOF)
BR-60	BRICK (PAINTED) (ROOF)	IR-59	IRON ROOFING (ROOF)
BR-61	BRICK (PAINTED) (ROOF)	IR-60	IRON ROOFING (ROOF)
BR-62	BRICK (PAINTED) (ROOF)	IR-61	IRON ROOFING (ROOF)
BR-63	BRICK (PAINTED) (ROOF)	IR-62	IRON ROOFING (ROOF)
BR-64	BRICK (PAINTED) (ROOF)	IR-63	IRON ROOFING (ROOF)
BR-65	BRICK (PAINTED) (ROOF)	IR-64	IRON ROOFING (ROOF)
BR-66	BRICK (PAINTED) (ROOF)	IR-65	IRON ROOFING (ROOF)
BR-67	BRICK (PAINTED) (ROOF)	IR-66	IRON ROOFING (ROOF)
BR-68	BRICK (PAINTED) (ROOF)	IR-67	IRON ROOFING (ROOF)
BR-69	BRICK (PAINTED) (ROOF)	IR-68	IRON ROOFING (ROOF)
BR-70	BRICK (PAINTED) (ROOF)	IR-69	IRON ROOFING (ROOF)
BR-71	BRICK (PAINTED) (ROOF)	IR-70	IRON ROOFING (ROOF)
BR-72	BRICK (PAINTED) (ROOF)	IR-71	IRON ROOFING (ROOF)
BR-73	BRICK (PAINTED) (ROOF)	IR-72	IRON ROOFING (ROOF)
BR-74	BRICK (PAINTED) (ROOF)	IR-73	IRON ROOFING (ROOF)
BR-75	BRICK (PAINTED) (ROOF)	IR-74	IRON ROOFING (ROOF)
BR-76	BRICK (PAINTED) (ROOF)	IR-75	IRON ROOFING (ROOF)
BR-77	BRICK (PAINTED) (ROOF)	IR-76	IRON ROOFING (ROOF)
BR-78	BRICK (PAINTED) (ROOF)	IR-77	IRON ROOFING (ROOF)
BR-79	BRICK (PAINTED) (ROOF)	IR-78	IRON ROOFING (ROOF)
BR-80	BRICK (PAINTED) (ROOF)	IR-79	IRON ROOFING (ROOF)
BR-81	BRICK (PAINTED) (ROOF)	IR-80	IRON ROOFING (ROOF)
BR-82	BRICK (PAINTED) (ROOF)	IR-81	IRON ROOFING (ROOF)
BR-83	BRICK (PAINTED) (ROOF)	IR-82	IRON ROOFING (ROOF)
BR-84	BRICK (PAINTED) (ROOF)	IR-83	IRON ROOFING (ROOF)
BR-85	BRICK (PAINTED) (ROOF)	IR-84	IRON ROOFING (ROOF)
BR-86	BRICK (PAINTED) (ROOF)	IR-85	IRON ROOFING (ROOF)
BR-87	BRICK (PAINTED) (ROOF)	IR-86	IRON ROOFING (ROOF)
BR-88	BRICK (PAINTED) (ROOF)	IR-87	IRON ROOFING (ROOF)
BR-89	BRICK (PAINTED) (ROOF)	IR-88	IRON ROOFING (ROOF)
BR-90	BRICK (PAINTED) (ROOF)	IR-89	IRON ROOFING (ROOF)
BR-91	BRICK (PAINTED) (ROOF)	IR-90	IRON ROOFING (ROOF)
BR-92	BRICK (PAINTED) (ROOF)	IR-91	IRON ROOFING (ROOF)
BR-93	BRICK (PAINTED) (ROOF)	IR-92	IRON ROOFING (ROOF)
BR-94	BRICK (PAINTED) (ROOF)	IR-93	IRON ROOFING (ROOF)
BR-95	BRICK (PAINTED) (ROOF)	IR-94	IRON ROOFING (ROOF)
BR-96	BRICK (PAINTED) (ROOF)	IR-95	IRON ROOFING (ROOF)
BR-97	BRICK (PAINTED) (ROOF)	IR-96	IRON ROOFING (ROOF)
BR-98	BRICK (PAINTED) (ROOF)	IR-97	IRON ROOFING (ROOF)
BR-99	BRICK (PAINTED) (ROOF)	IR-98	IRON ROOFING (ROOF)
BR-100	BRICK (PAINTED) (ROOF)	IR-99	IRON ROOFING (ROOF)

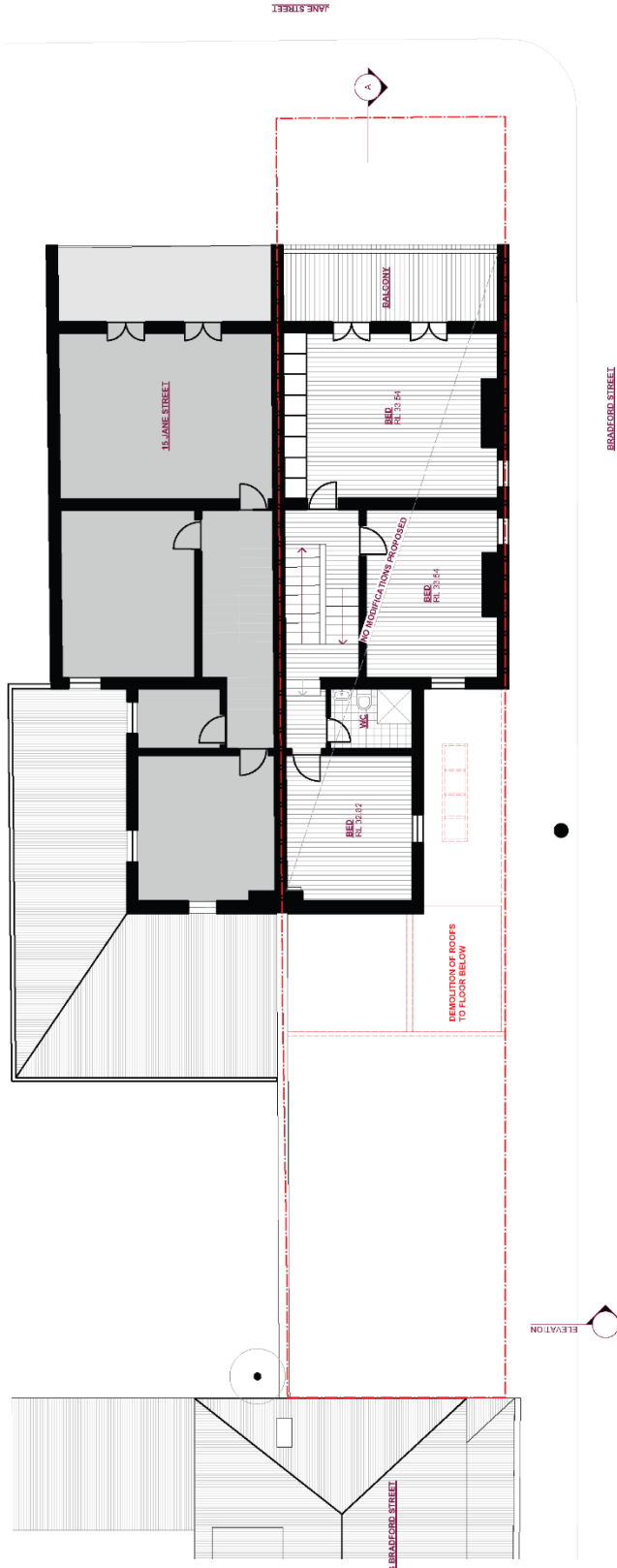
Benn + Penna

Level 1, 123 Harris St., 461 2 9518 9920
 Pty Ltd (NSW) 2009 h+p@benn+penna.com
 www.benn+penna.com

Document Set ID: 38753925
 Version: 1, Version Date: 14/03/2024

LEGEND

	BOUNDARY LINE
	DEMOLISHED WORKS
	INDICATES PROPOSED
	INDICATES EXISTING
	NEW BUILDING FOOTPRINT



Benn + Penna
 Level 1, 123 Harris St. 461 2 9518 9920
 Pyrmont NSW 2009 info@benn+penna.com.au
 www.benn+penna.com.au

Document Set ID: 38763925
 Version: 1, Version Date: 14/03/2024

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES:
 1. This drawing is for the purpose of authority approval only.
 2. It does not show any works other than authority approval. Where there is a difference between this drawing and the site conditions, the site conditions shall prevail.
 3. Plans, sections, elevations, schedules, and other documents are provided for information only.
 4. It is the responsibility of the client to ensure that all necessary approvals are obtained.
 5. It is the responsibility of the client to ensure that all necessary approvals are obtained.
 6. It is the responsibility of the client to ensure that all necessary approvals are obtained.
 7. It is the responsibility of the client to ensure that all necessary approvals are obtained.
 8. It is the responsibility of the client to ensure that all necessary approvals are obtained.
 9. It is the responsibility of the client to ensure that all necessary approvals are obtained.
 10. It is the responsibility of the client to ensure that all necessary approvals are obtained.

LEGEND

AC-1	AIR CONDITIONING
BR-1	BRICK (PAINTED)
BR-2	BRICK (PAINTED)
GL-1	GLAZING (GLASS)
GL-2	GLAZING (GLASS)
GR-1	GRASS
GR-2	GRASS
HT-1	HEATING (RADIANT)
HT-2	HEATING (RADIANT)
HT-3	HEATING (RADIANT)
HT-4	HEATING (RADIANT)
HT-5	HEATING (RADIANT)
HT-6	HEATING (RADIANT)
HT-7	HEATING (RADIANT)
HT-8	HEATING (RADIANT)
HT-9	HEATING (RADIANT)
HT-10	HEATING (RADIANT)
HT-11	HEATING (RADIANT)
HT-12	HEATING (RADIANT)
HT-13	HEATING (RADIANT)
HT-14	HEATING (RADIANT)
HT-15	HEATING (RADIANT)
HT-16	HEATING (RADIANT)
HT-17	HEATING (RADIANT)
HT-18	HEATING (RADIANT)
HT-19	HEATING (RADIANT)
HT-20	HEATING (RADIANT)
HT-21	HEATING (RADIANT)
HT-22	HEATING (RADIANT)
HT-23	HEATING (RADIANT)
HT-24	HEATING (RADIANT)
HT-25	HEATING (RADIANT)
HT-26	HEATING (RADIANT)
HT-27	HEATING (RADIANT)
HT-28	HEATING (RADIANT)
HT-29	HEATING (RADIANT)
HT-30	HEATING (RADIANT)
HT-31	HEATING (RADIANT)
HT-32	HEATING (RADIANT)
HT-33	HEATING (RADIANT)
HT-34	HEATING (RADIANT)
HT-35	HEATING (RADIANT)
HT-36	HEATING (RADIANT)
HT-37	HEATING (RADIANT)
HT-38	HEATING (RADIANT)
HT-39	HEATING (RADIANT)
HT-40	HEATING (RADIANT)
HT-41	HEATING (RADIANT)
HT-42	HEATING (RADIANT)
HT-43	HEATING (RADIANT)
HT-44	HEATING (RADIANT)
HT-45	HEATING (RADIANT)
HT-46	HEATING (RADIANT)
HT-47	HEATING (RADIANT)
HT-48	HEATING (RADIANT)
HT-49	HEATING (RADIANT)
HT-50	HEATING (RADIANT)
HT-51	HEATING (RADIANT)
HT-52	HEATING (RADIANT)
HT-53	HEATING (RADIANT)
HT-54	HEATING (RADIANT)
HT-55	HEATING (RADIANT)
HT-56	HEATING (RADIANT)
HT-57	HEATING (RADIANT)
HT-58	HEATING (RADIANT)
HT-59	HEATING (RADIANT)
HT-60	HEATING (RADIANT)
HT-61	HEATING (RADIANT)
HT-62	HEATING (RADIANT)
HT-63	HEATING (RADIANT)
HT-64	HEATING (RADIANT)
HT-65	HEATING (RADIANT)
HT-66	HEATING (RADIANT)
HT-67	HEATING (RADIANT)
HT-68	HEATING (RADIANT)
HT-69	HEATING (RADIANT)
HT-70	HEATING (RADIANT)
HT-71	HEATING (RADIANT)
HT-72	HEATING (RADIANT)
HT-73	HEATING (RADIANT)
HT-74	HEATING (RADIANT)
HT-75	HEATING (RADIANT)
HT-76	HEATING (RADIANT)
HT-77	HEATING (RADIANT)
HT-78	HEATING (RADIANT)
HT-79	HEATING (RADIANT)
HT-80	HEATING (RADIANT)
HT-81	HEATING (RADIANT)
HT-82	HEATING (RADIANT)
HT-83	HEATING (RADIANT)
HT-84	HEATING (RADIANT)
HT-85	HEATING (RADIANT)
HT-86	HEATING (RADIANT)
HT-87	HEATING (RADIANT)
HT-88	HEATING (RADIANT)
HT-89	HEATING (RADIANT)
HT-90	HEATING (RADIANT)
HT-91	HEATING (RADIANT)
HT-92	HEATING (RADIANT)
HT-93	HEATING (RADIANT)
HT-94	HEATING (RADIANT)
HT-95	HEATING (RADIANT)
HT-96	HEATING (RADIANT)
HT-97	HEATING (RADIANT)
HT-98	HEATING (RADIANT)
HT-99	HEATING (RADIANT)
HT-100	HEATING (RADIANT)

REVISIONS

A	05.12.23	DEVELOPMENT APPLICATION	AR/SP
B	13.12.23	ADDITIONAL INFORMATION	AP
C			
D			
E			

PROPERTY OWNER(S)
 STEVEN MCCOLLIRAW
 ANGELA MCCOLLIRAW

PROPERTY ADDRESS
 17 JANE STREET
 DULHAIN

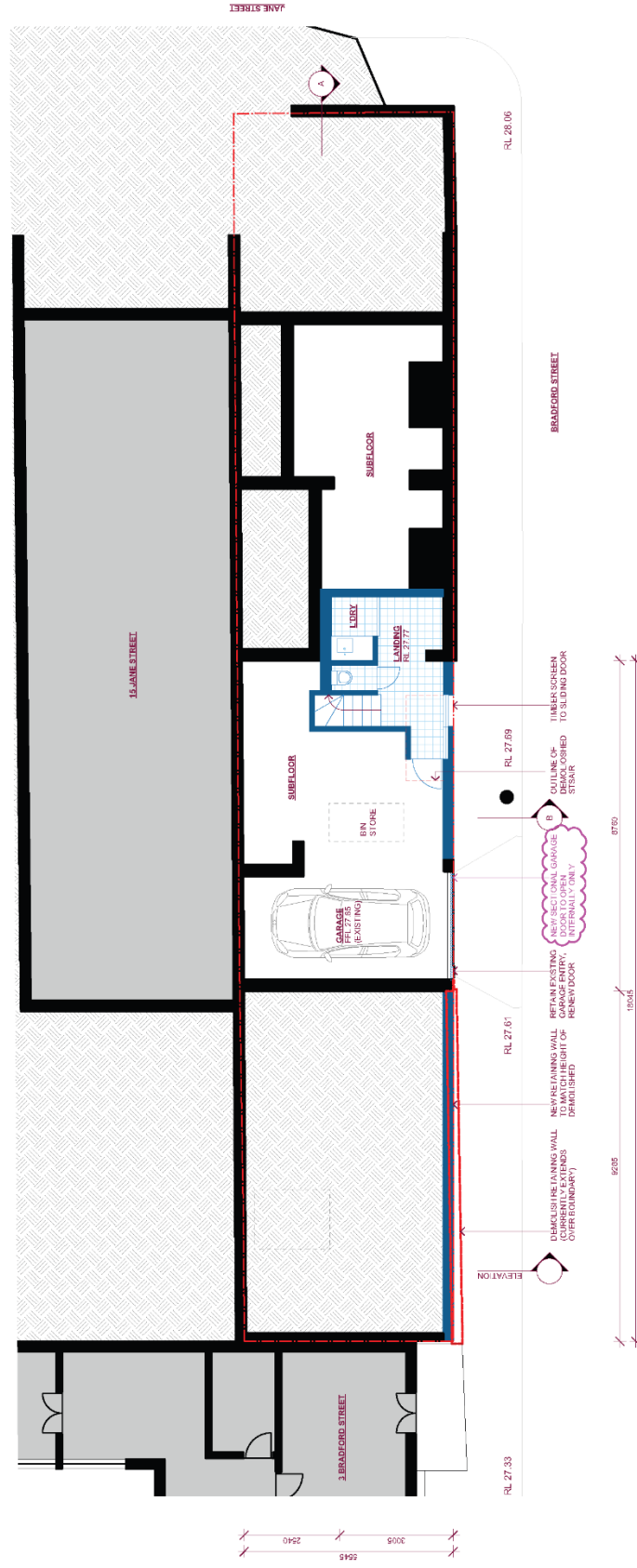
DRAWING NAME
 2214-D-03
 FLOOR DEMOLITION
 PLAN

SCALE
 1:100 @ A3

REVISION
 B

LEGEND

- BOUNDARY LINE
- DEMOLISHED WORKS
- INDICATES PROPOSED
- INDICATES EXISTING
- NEW BUILDING SET OUT
- REVISIONS



Benn + Penna
 Level 1, 123 Harris St. 461 2 9518 9900
 Pyrmont NSW 2169 info@benn+penna.com
 www.benn+penna.com

Document Set ID: 38753925
 Version 1, Version Date: 14/03/2024

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES:
 1. This plan is intended for use for the purposes of authority approval only.
 2. It does not show any works other than authority approval. Where there is a difference between the plan and the site, the site takes precedence.
 3. Plans, including all approvals, whether approved or not, including all conditions, are subject to change without notice.
 4. It is the responsibility of the client to ensure that the plan is correct and that all necessary approvals are obtained.
 5. The client is responsible for ensuring that the plan is correct and that all necessary approvals are obtained.
 6. The client is responsible for ensuring that the plan is correct and that all necessary approvals are obtained.
 7. The client is responsible for ensuring that the plan is correct and that all necessary approvals are obtained.

PROPERTY OWNER(S)
 STEVEN MCCOLLORAY
 ANGELA MCCOLLORAY

PROPERTY ADDRESS
 17 JANE STREET
 DULWICH

SCALE
 1:100 @ A3

REVISION
C

DRAWING NAME
 BASEMENT PLAN

2214-P-02

REVISIONS

REV	DATE	DESCRIPTION	BY
A	05.12.23	DEVELOPMENT APPLICATION	AR/P
B	13.12.23	ADDITIONAL INFORMATION	AP
C	03.03.24	REVISED FOR COUNCIL	AP
D			
E			

LEGEND

- AC-1 AIR CONDITIONING (RIGID)
- BRK-2 BRICK (PAINTED)
- BRK-3 BRICK (PAINTED)
- CONC CONCRETE
- DP-1 DOWNPIPE
- GLZ-1 GLAZING (GLASS)
- GLZ-2 GLAZING (FROSTED)
- GUTR-1 GUTTER
- INS-1 INSULATION
- ROOF-1 ROOF SHEET (WALL)
- ROOF-2 ROOF SHEET
- SCR-1 SCREEN (BOARD)
- SCR-2 SCREEN (GLASS)
- TC-1 TIMBER CLADDING

FOR AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES:

- 1. THIS PLAN IS INTENDED FOR USE FOR THE PURPOSES OF AUTHORITY APPROVAL ONLY.
- 2. IT DOES NOT SHOW ANY WORKS OTHER THAN AUTHORITY APPROVAL. WHERE THERE IS A DIFFERENCE BETWEEN THE PLAN AND THE SITE, THE SITE TAKES PRECEDENCE.
- 3. PLANS, INCLUDING ALL APPROVALS, WHETHER APPROVED OR NOT, INCLUDING ALL CONDITIONS, ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- 4. IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE PLAN IS CORRECT AND THAT ALL NECESSARY APPROVALS ARE OBTAINED.
- 5. THE CLIENT IS RESPONSIBLE FOR ENSURING THAT THE PLAN IS CORRECT AND THAT ALL NECESSARY APPROVALS ARE OBTAINED.
- 6. THE CLIENT IS RESPONSIBLE FOR ENSURING THAT THE PLAN IS CORRECT AND THAT ALL NECESSARY APPROVALS ARE OBTAINED.
- 7. THE CLIENT IS RESPONSIBLE FOR ENSURING THAT THE PLAN IS CORRECT AND THAT ALL NECESSARY APPROVALS ARE OBTAINED.

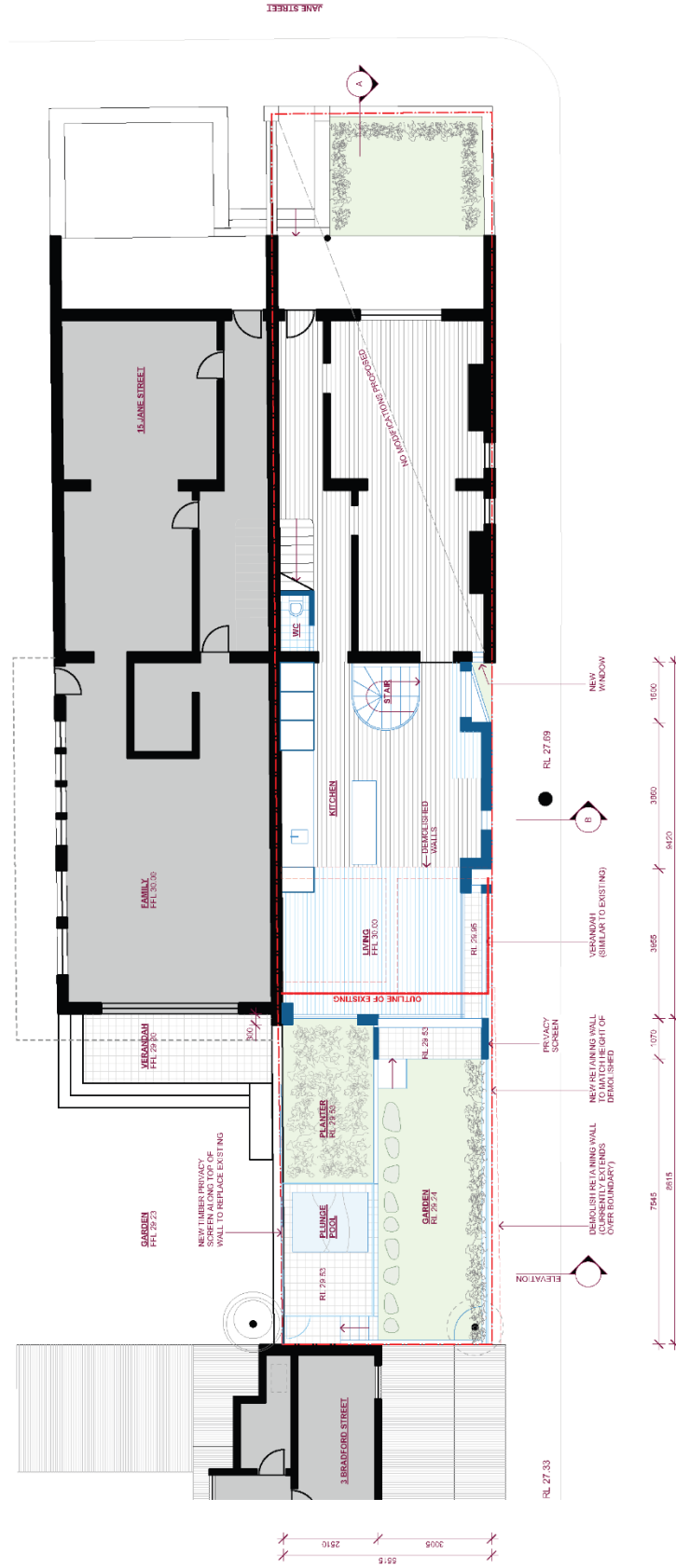
REVISIONS

REV	DATE	DESCRIPTION	BY
A	05.12.23	DEVELOPMENT APPLICATION	AR/P
B	13.12.23	ADDITIONAL INFORMATION	AP
C	03.03.24	REVISED FOR COUNCIL	AP
D			
E			

DRAWN BY
 AR/P

LEGEND

- BOUNDARY LINE
- DEMOLISHED WORKS
- INDICATES PROPOSED
- INDICATES EXISTING
- NEW BUILDING SET OUT
- REVISIONS



Benn + Penna
 Level 1, 123 Harris St., 461 2 9518 9920
 Pyrmont NSW 2009 info@benn+penna.com
 www.benn+penna.com

Document Set ID: 38763925
 Version 1, Version Date: 14/03/2024

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES: 1. This drawing is for the purpose of authority approval only.
 2. It does not show any works other than authority approval. Other items = items to be done by the client.
 3. Please check all dimensions, whether approved or not, including setbacks.
 4. It does not show any works other than authority approval. Other items = items to be done by the client.
 5. It does not show any works other than authority approval. Other items = items to be done by the client.
 6. It does not show any works other than authority approval. Other items = items to be done by the client.

REVISIONS

NO.	DATE	DESCRIPTION
A	08.12.23	DEVELOPMENT APPLICATION
B	13.12.23	ADDITIONAL INFORMATION
C	03.03.24	REVISED FOR COUNCIL
D		
E		

LEGEND

NO.	DESCRIPTION
AC-1	AIR CONDITIONING (HANGING)
BRK-2	BRICK (PAINTED)
CONC	CONCRETE
DP-1	DOWNPIPE
GL-1	GLAZING (GLASS)
GL-2	GLAZING (HORIZONTAL)
GR-1	GRASS
GR-2	GRASS (PAVED)
IR-1	IRON ROOFING
IR-2	IRON ROOFING (WALL)
IR-3	IRON ROOFING (WALL)
IR-4	IRON ROOFING (WALL)
IR-5	IRON ROOFING (WALL)
IR-6	IRON ROOFING (WALL)
IR-7	IRON ROOFING (WALL)
IR-8	IRON ROOFING (WALL)
IR-9	IRON ROOFING (WALL)
IR-10	IRON ROOFING (WALL)
IR-11	IRON ROOFING (WALL)
IR-12	IRON ROOFING (WALL)
IR-13	IRON ROOFING (WALL)
IR-14	IRON ROOFING (WALL)
IR-15	IRON ROOFING (WALL)
IR-16	IRON ROOFING (WALL)
IR-17	IRON ROOFING (WALL)
IR-18	IRON ROOFING (WALL)
IR-19	IRON ROOFING (WALL)
IR-20	IRON ROOFING (WALL)
IR-21	IRON ROOFING (WALL)
IR-22	IRON ROOFING (WALL)
IR-23	IRON ROOFING (WALL)
IR-24	IRON ROOFING (WALL)
IR-25	IRON ROOFING (WALL)
IR-26	IRON ROOFING (WALL)
IR-27	IRON ROOFING (WALL)
IR-28	IRON ROOFING (WALL)
IR-29	IRON ROOFING (WALL)
IR-30	IRON ROOFING (WALL)
IR-31	IRON ROOFING (WALL)
IR-32	IRON ROOFING (WALL)
IR-33	IRON ROOFING (WALL)
IR-34	IRON ROOFING (WALL)
IR-35	IRON ROOFING (WALL)
IR-36	IRON ROOFING (WALL)
IR-37	IRON ROOFING (WALL)
IR-38	IRON ROOFING (WALL)
IR-39	IRON ROOFING (WALL)
IR-40	IRON ROOFING (WALL)
IR-41	IRON ROOFING (WALL)
IR-42	IRON ROOFING (WALL)
IR-43	IRON ROOFING (WALL)
IR-44	IRON ROOFING (WALL)
IR-45	IRON ROOFING (WALL)
IR-46	IRON ROOFING (WALL)
IR-47	IRON ROOFING (WALL)
IR-48	IRON ROOFING (WALL)
IR-49	IRON ROOFING (WALL)
IR-50	IRON ROOFING (WALL)
IR-51	IRON ROOFING (WALL)
IR-52	IRON ROOFING (WALL)
IR-53	IRON ROOFING (WALL)
IR-54	IRON ROOFING (WALL)
IR-55	IRON ROOFING (WALL)
IR-56	IRON ROOFING (WALL)
IR-57	IRON ROOFING (WALL)
IR-58	IRON ROOFING (WALL)
IR-59	IRON ROOFING (WALL)
IR-60	IRON ROOFING (WALL)
IR-61	IRON ROOFING (WALL)
IR-62	IRON ROOFING (WALL)
IR-63	IRON ROOFING (WALL)
IR-64	IRON ROOFING (WALL)
IR-65	IRON ROOFING (WALL)
IR-66	IRON ROOFING (WALL)
IR-67	IRON ROOFING (WALL)
IR-68	IRON ROOFING (WALL)
IR-69	IRON ROOFING (WALL)
IR-70	IRON ROOFING (WALL)
IR-71	IRON ROOFING (WALL)
IR-72	IRON ROOFING (WALL)
IR-73	IRON ROOFING (WALL)
IR-74	IRON ROOFING (WALL)
IR-75	IRON ROOFING (WALL)
IR-76	IRON ROOFING (WALL)
IR-77	IRON ROOFING (WALL)
IR-78	IRON ROOFING (WALL)
IR-79	IRON ROOFING (WALL)
IR-80	IRON ROOFING (WALL)
IR-81	IRON ROOFING (WALL)
IR-82	IRON ROOFING (WALL)
IR-83	IRON ROOFING (WALL)
IR-84	IRON ROOFING (WALL)
IR-85	IRON ROOFING (WALL)
IR-86	IRON ROOFING (WALL)
IR-87	IRON ROOFING (WALL)
IR-88	IRON ROOFING (WALL)
IR-89	IRON ROOFING (WALL)
IR-90	IRON ROOFING (WALL)
IR-91	IRON ROOFING (WALL)
IR-92	IRON ROOFING (WALL)
IR-93	IRON ROOFING (WALL)
IR-94	IRON ROOFING (WALL)
IR-95	IRON ROOFING (WALL)
IR-96	IRON ROOFING (WALL)
IR-97	IRON ROOFING (WALL)
IR-98	IRON ROOFING (WALL)
IR-99	IRON ROOFING (WALL)
IR-100	IRON ROOFING (WALL)

REVISIONS

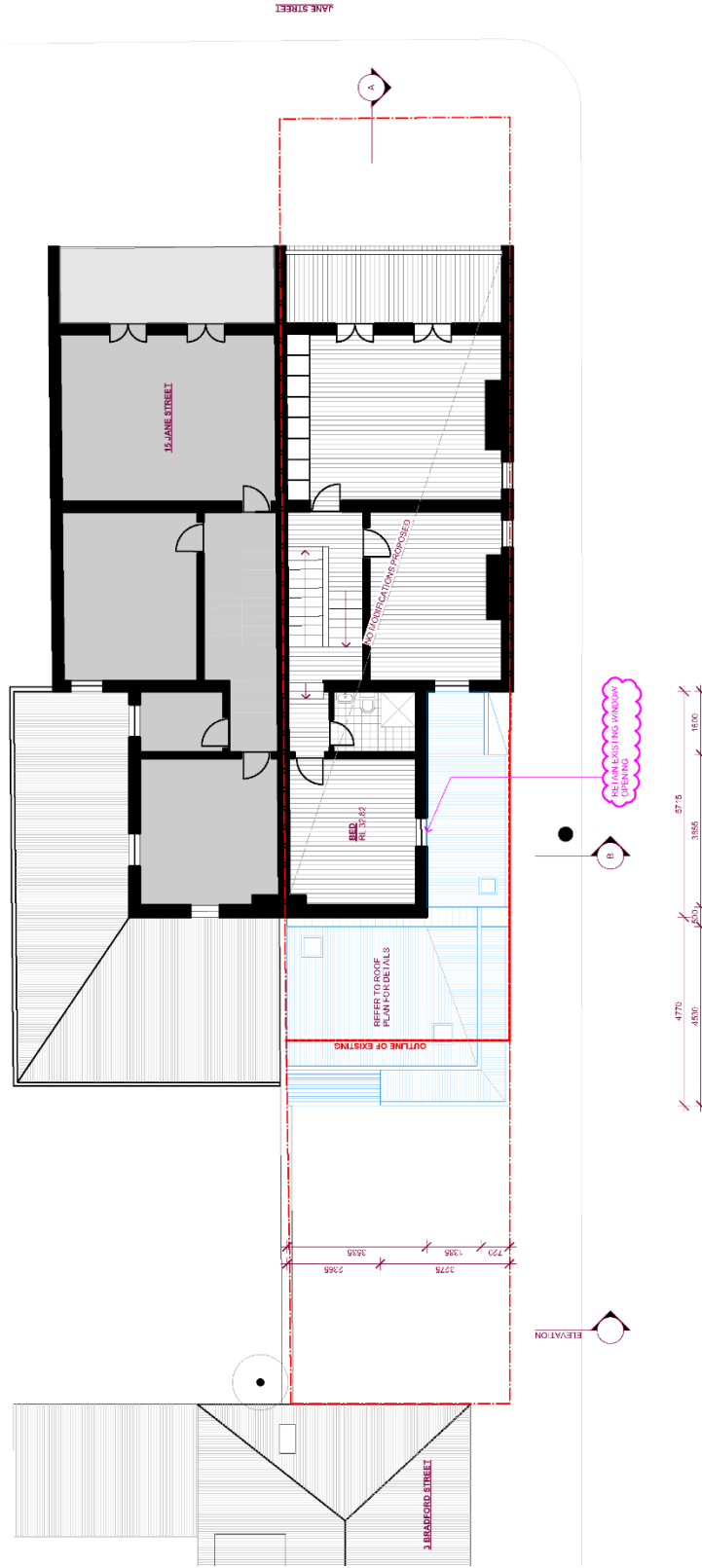
NO.	DATE	DESCRIPTION
A	08.12.23	DEVELOPMENT APPLICATION
B	13.12.23	ADDITIONAL INFORMATION
C	03.03.24	REVISED FOR COUNCIL
D		
E		

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES: 1. This drawing is for the purpose of authority approval only.
 2. It does not show any works other than authority approval. Other items = items to be done by the client.
 3. Please check all dimensions, whether approved or not, including setbacks.
 4. It does not show any works other than authority approval. Other items = items to be done by the client.
 5. It does not show any works other than authority approval. Other items = items to be done by the client.
 6. It does not show any works other than authority approval. Other items = items to be done by the client.

LEGEND

- BOUNDARY LINE
- DEMOLISHED WORKS
- INDICATES PROPOSED
- INDICATES EXISTING
- NEW BUILDING SET OUT
- REVIS ORS



PROPERTY OWNER(S)
STEVEN MCCOLLORAY
ANGELA MCCOLLORAY

PROPERTY ADDRESS
17 JANE STREET
DURMAN

DRAWING NAME
2214-P-04
FIRST FLOOR PLAN

SCALE
1:100 @ A3

REVISION
C

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES:

1. This drawing is for the purpose of authority approval only.
2. It does not show any works other than authority approval. Where there is a difference between this drawing and the actual site, the actual site shall prevail.
3. It does not show any works other than authority approval. Where there is a difference between this drawing and the actual site, the actual site shall prevail.
4. It does not show any works other than authority approval. Where there is a difference between this drawing and the actual site, the actual site shall prevail.
5. It does not show any works other than authority approval. Where there is a difference between this drawing and the actual site, the actual site shall prevail.

REVISIONS

NO.	DATE	DESCRIPTION	BY
A	08.12.23	DEVELOPMENT APPLICATION	AR/SP
B	13.12.23	ADDITIONAL INFORMATION	AP
C	03.03.24	REVISED FOR COUNCIL	AP
D			
E			

LEGEND

AC-1	AIR CONDITIONING	GT-1	GUTTER
BR-1	BRICK (PAINTED)	RS-1	ROOF SHEET
BR-2	BRICK (PAINTED)	RS-2	ROOF SHEET (WALL)
CC-1	CONCRETE	RT-1	ROOF TILE
CC-2	CONCRETE	SR-1	SCREEN BOARD
DP-1	DOWNPIPE	SR-2	SCREEN BOARD (AS F)
GL-1	GLAZING SHEET	TC-1	TIMBER CLADDING
GL-2	GLAZING (FROSTED)		

LEGEND

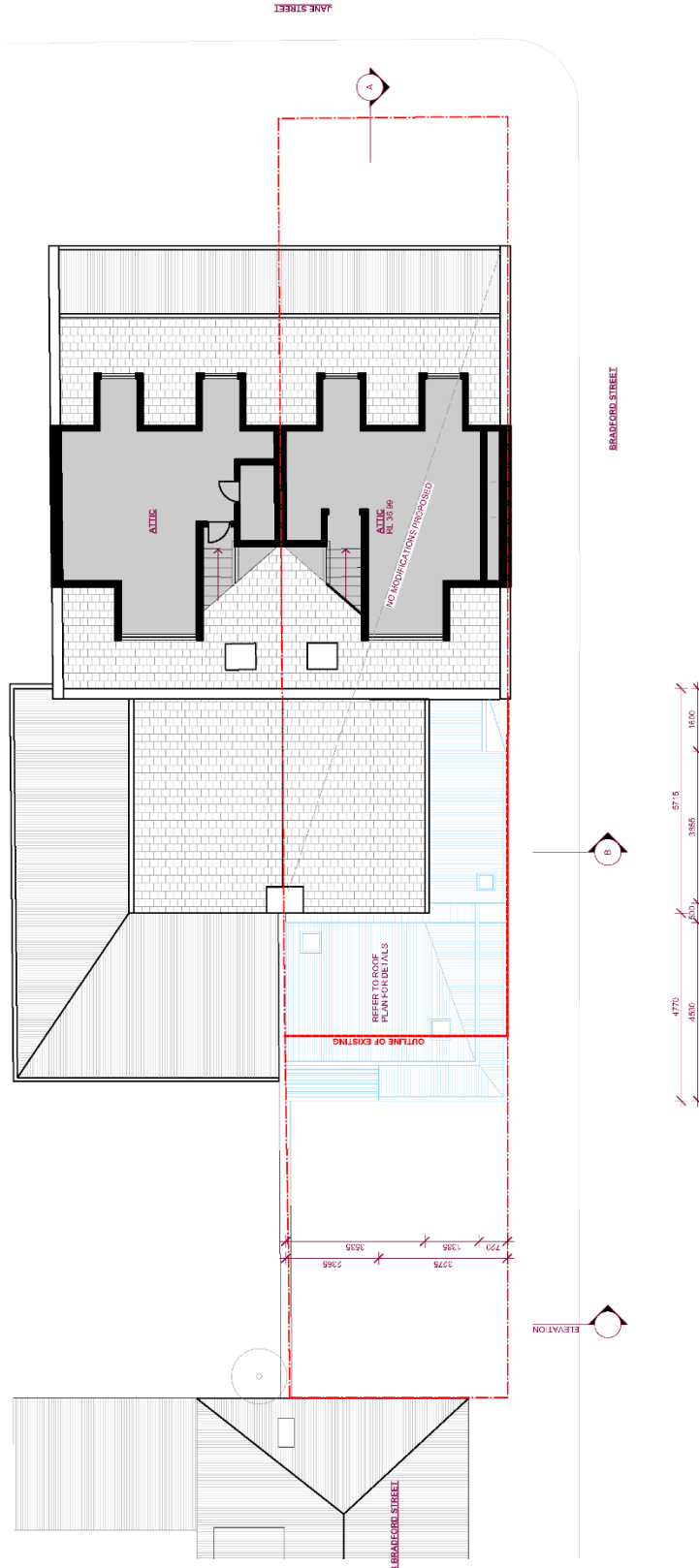
- AC-1 AIR CONDITIONING
- BR-1 BRICK (PAINTED)
- BR-2 BRICK (PAINTED)
- CC-1 CONCRETE
- CC-2 CONCRETE
- DP-1 DOWNPIPE
- GL-1 GLAZING SHEET
- GL-2 GLAZING (FROSTED)
- GT-1 GUTTER
- RS-1 ROOF SHEET
- RS-2 ROOF SHEET (WALL)
- RT-1 ROOF TILE
- SR-1 SCREEN BOARD
- SR-2 SCREEN BOARD (AS F)
- TC-1 TIMBER CLADDING

Benn + Penna

Level 1, 123 Harris St. 461 2 9518 9900
 Pymont NSW 2199 info@benn+penna.com
 www.benn+penna.com

Document Set ID: 38763925
 Version: 1, Version Date: 14/03/2024

LEGEND	BOUNDARY LINE
DEMOLISHED WORKS	INDICATES PROPOSED
INDICATES EXISTING	NEW BUILDING SET OUT
REVIS ORS	



SCALE
1:100 @ A3

NORTH

PROPERTY ADDRESS
17 JANE STREET
DURMAN

PROPERTY OWNER(S)
STEVEN MCCULLORAY
ANGELA MCCULLORAY

DRAWING NAME
2214-P-05
SECOND FLOOR PLAN

REVISION
C

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES:

1. This drawing is for the purpose of authority approval only.
2. It does not show any work other than authority approval. When there is a change to the design, the client must obtain authority approval for the proposed work.
3. It does not show any work other than authority approval. When there is a change to the design, the client must obtain authority approval for the proposed work.
4. It does not show any work other than authority approval. When there is a change to the design, the client must obtain authority approval for the proposed work.
5. It does not show any work other than authority approval. When there is a change to the design, the client must obtain authority approval for the proposed work.

REVISIONS	DEVELOPMENT APPLICATION	DRAWN BY
A 08.12.23		AR/SP
B 13.12.23	ADDITIONAL INFORMATION	AP
C 03.03.24	REVISED FOR COUNCIL	AP
D		
E		

GLTR-1 GLITTER	RS-1 ROOF SHEET (WALL)
RS-2 ROOF SHEET	SR-1 SCREEN BOARD
RS-3 ROOF SHEET	SR-2 SCREEN BOARD
TC-1 TIMBER CLADDING	

AC-1 AIR CONDITIONING	DP-1 DOWNPIPE
BR-1 BRICK (PAINTED)	GL-1 GLAZING GLASS
BR-2 BRICK (PAINTED)	GL-2 GLAZING (HORIZONTAL)
CONC CONCRETE	

LEGEND

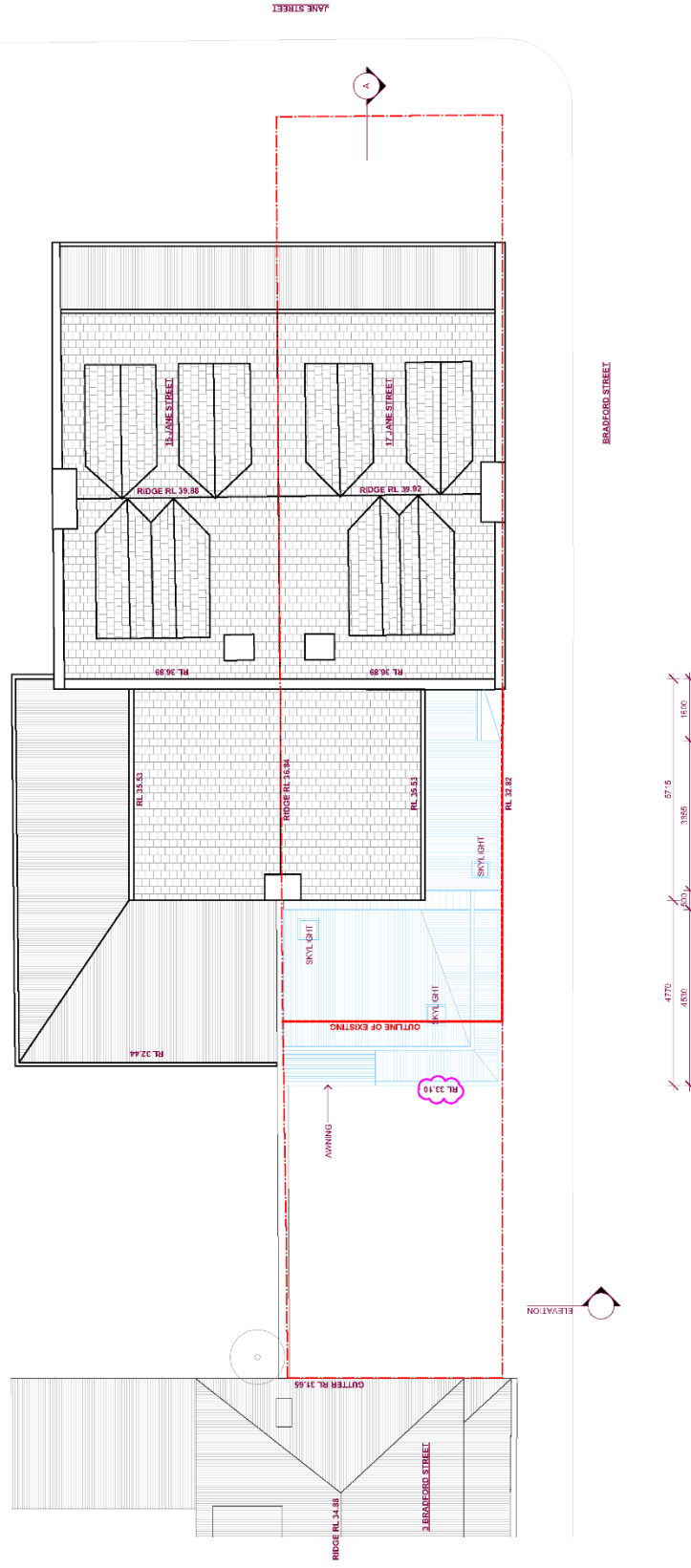
AC-1 AIR CONDITIONING
BR-1 BRICK (PAINTED)
BR-2 BRICK (PAINTED)
CONC CONCRETE
DP-1 DOWNPIPE
GL-1 GLAZING GLASS
GL-2 GLAZING (HORIZONTAL)

GLTR-1 GLITTER
RS-1 ROOF SHEET (WALL)
RS-2 ROOF SHEET
RS-3 ROOF SHEET
SR-1 SCREEN BOARD
SR-2 SCREEN BOARD
TC-1 TIMBER CLADDING

Benn + Penna
Level 1, 123 Harris St., 461 2 9518 9920
Pymont NSW 2199 info@benn+penna.com
www.benn+penna.com

Document Set ID: 38763925
Version 1, Version Date: 14/03/2024

LEGEND	BOUNDARY LINE
	DEMOLISHED WORKS
	INDICATES PROPOSED
	INDICATES EXISTING
	NEW BUILDING SETOUT
	REVISIONS



SCALE 1:100 @ A3
 NORTH
 PROPERTY ADDRESS 17 JANE STREET
 DUBUIN
2214-P-06
 DRAWING NAME ROOF PLAN
 REVISION **C**

PROPERTY OWNER(S) STEVEN MCCULLORAY
 ANGELA MCCULLORAY
 DRAWING NAME ROOF PLAN
 REVISION **C**

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES: 1. This drawing is for the purpose of authority approval only.
 2. It does not show any works other than authority approval. Where there is a difference between the drawing and the site, the drawing shall prevail.
 3. Plans, sections and elevations, whether approved or not, shall be valid only if they are accompanied by the relevant authority approval. Where there is a difference between the drawing and the site, the drawing shall prevail.
 4. The user of this drawing shall be responsible for ensuring that all necessary information, including but not limited to, is provided to the relevant authorities for their consideration.

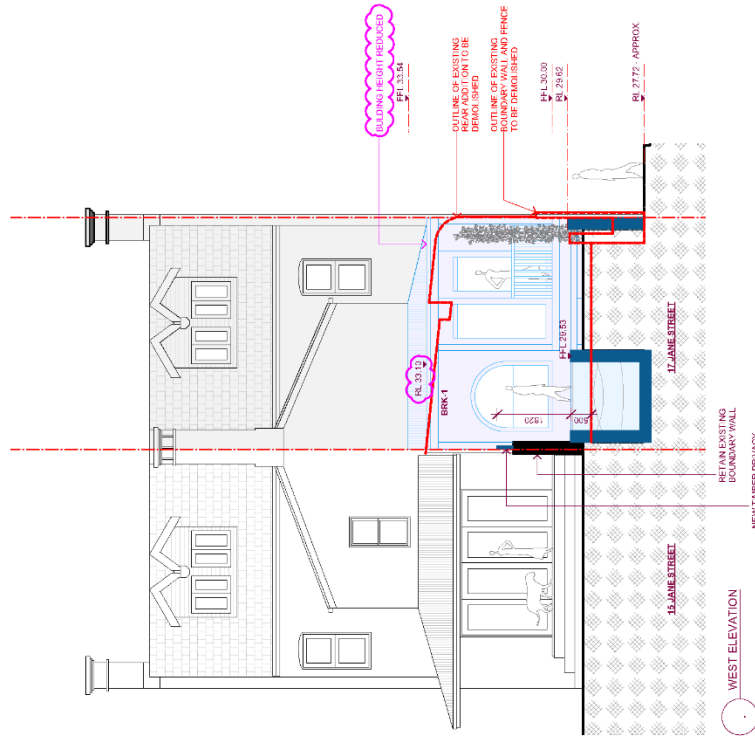
REVISIONS	DATE	DESCRIPTION	DRAWN BY
A	05.12.23	DEVELOPMENT APPLICATION	AR/OP
B	13.12.23	ADDITIONAL INFORMATION	AP
C	03.03.24	REVISED FOR COUNCIL	AP
D			
E			

LEGEND	DESCRIPTION
AC-1	AIR CONDITIONING (WALL)
BR-2	BRICK (PAINTED)
BR-3	BRICK (UNPAINTED)
BR-4	BRICK (GLAZED)
BR-5	BRICK (CONCRETE)
DP-1	DOWNPIPE
DP-2	DOWNPIPE (GLASS)
DP-3	DOWNPIPE (GLASS)
DP-4	DOWNPIPE (GLASS)
DP-5	DOWNPIPE (GLASS)
DP-6	DOWNPIPE (GLASS)
DP-7	DOWNPIPE (GLASS)
DP-8	DOWNPIPE (GLASS)
DP-9	DOWNPIPE (GLASS)
DP-10	DOWNPIPE (GLASS)
DP-11	DOWNPIPE (GLASS)
DP-12	DOWNPIPE (GLASS)
DP-13	DOWNPIPE (GLASS)
DP-14	DOWNPIPE (GLASS)
DP-15	DOWNPIPE (GLASS)
DP-16	DOWNPIPE (GLASS)
DP-17	DOWNPIPE (GLASS)
DP-18	DOWNPIPE (GLASS)
DP-19	DOWNPIPE (GLASS)
DP-20	DOWNPIPE (GLASS)
DP-21	DOWNPIPE (GLASS)
DP-22	DOWNPIPE (GLASS)
DP-23	DOWNPIPE (GLASS)
DP-24	DOWNPIPE (GLASS)
DP-25	DOWNPIPE (GLASS)
DP-26	DOWNPIPE (GLASS)
DP-27	DOWNPIPE (GLASS)
DP-28	DOWNPIPE (GLASS)
DP-29	DOWNPIPE (GLASS)
DP-30	DOWNPIPE (GLASS)
DP-31	DOWNPIPE (GLASS)
DP-32	DOWNPIPE (GLASS)
DP-33	DOWNPIPE (GLASS)
DP-34	DOWNPIPE (GLASS)
DP-35	DOWNPIPE (GLASS)
DP-36	DOWNPIPE (GLASS)
DP-37	DOWNPIPE (GLASS)
DP-38	DOWNPIPE (GLASS)
DP-39	DOWNPIPE (GLASS)
DP-40	DOWNPIPE (GLASS)
DP-41	DOWNPIPE (GLASS)
DP-42	DOWNPIPE (GLASS)
DP-43	DOWNPIPE (GLASS)
DP-44	DOWNPIPE (GLASS)
DP-45	DOWNPIPE (GLASS)
DP-46	DOWNPIPE (GLASS)
DP-47	DOWNPIPE (GLASS)
DP-48	DOWNPIPE (GLASS)
DP-49	DOWNPIPE (GLASS)
DP-50	DOWNPIPE (GLASS)
DP-51	DOWNPIPE (GLASS)
DP-52	DOWNPIPE (GLASS)
DP-53	DOWNPIPE (GLASS)
DP-54	DOWNPIPE (GLASS)
DP-55	DOWNPIPE (GLASS)
DP-56	DOWNPIPE (GLASS)
DP-57	DOWNPIPE (GLASS)
DP-58	DOWNPIPE (GLASS)
DP-59	DOWNPIPE (GLASS)
DP-60	DOWNPIPE (GLASS)
DP-61	DOWNPIPE (GLASS)
DP-62	DOWNPIPE (GLASS)
DP-63	DOWNPIPE (GLASS)
DP-64	DOWNPIPE (GLASS)
DP-65	DOWNPIPE (GLASS)
DP-66	DOWNPIPE (GLASS)
DP-67	DOWNPIPE (GLASS)
DP-68	DOWNPIPE (GLASS)
DP-69	DOWNPIPE (GLASS)
DP-70	DOWNPIPE (GLASS)
DP-71	DOWNPIPE (GLASS)
DP-72	DOWNPIPE (GLASS)
DP-73	DOWNPIPE (GLASS)
DP-74	DOWNPIPE (GLASS)
DP-75	DOWNPIPE (GLASS)
DP-76	DOWNPIPE (GLASS)
DP-77	DOWNPIPE (GLASS)
DP-78	DOWNPIPE (GLASS)
DP-79	DOWNPIPE (GLASS)
DP-80	DOWNPIPE (GLASS)
DP-81	DOWNPIPE (GLASS)
DP-82	DOWNPIPE (GLASS)
DP-83	DOWNPIPE (GLASS)
DP-84	DOWNPIPE (GLASS)
DP-85	DOWNPIPE (GLASS)
DP-86	DOWNPIPE (GLASS)
DP-87	DOWNPIPE (GLASS)
DP-88	DOWNPIPE (GLASS)
DP-89	DOWNPIPE (GLASS)
DP-90	DOWNPIPE (GLASS)
DP-91	DOWNPIPE (GLASS)
DP-92	DOWNPIPE (GLASS)
DP-93	DOWNPIPE (GLASS)
DP-94	DOWNPIPE (GLASS)
DP-95	DOWNPIPE (GLASS)
DP-96	DOWNPIPE (GLASS)
DP-97	DOWNPIPE (GLASS)
DP-98	DOWNPIPE (GLASS)
DP-99	DOWNPIPE (GLASS)
DP-100	DOWNPIPE (GLASS)

Benn + Penna
 Level 1, 123 Harris St., 461 2 9518 9920
 Pymont NSW 2099 info@benn+penna.com
 www.benn+penna.com
 Document Set ID: 38763925
 Version: 1, Version Date: 14/03/2024

LEGEND

	BOUNDARY LINE
	DEMOLISHED WORKS
	INDICATES PROPOSED
	INDICATES EXISTING
	NEW BUILDING SET OUT
	REVISIONS



Benn + Penna
 Level 1, 123 Harris St. 461 2 9518 9920
 Pyrmont NSW 2009 info@benn+penna.com
 www.benn+penna.com
 Document Set ID: 38763925
 Version: 1, Version Date: 14/03/2024

LEGEND

AC-1	AIR CONDITIONING (GLAZING)
BRK-2	BRICK (PAINTED)
BRK-1	BRICK (EXISTING)
CONC	CONCRETE
DP-1	DOWNPIPE
GLZ-1	GLAZING (CLARK)
GLZ-2	GLAZING (H-ROST)
GTFR-1	GUTTER
RS-1	ROOF SHEET
RS-2	ROOF SHEET (WALL)
RS-3	ROOF TILE
SR-1	SCREEN (BOARD)
SR-2	SCREEN (GLASS)
TC-1	TIMBER CLADDING

REVISIONS

REVISIONS	DATE	DESCRIPTION
A	08.12.23	DEVELOPMENT APPLICATION
B	13.12.23	ADDITIONAL INFORMATION
C	03.03.24	REVISED FOR COUNCIL
D		
E		

DRAWN BY

AR/SP	AR/SP
AP	AP
AP	AP

FOR AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES: 1. This drawing is for the purpose of authority approval only.
 2. It does not show any works other than authority approval. Where there is a difference between the drawings and the site conditions, the drawings shall prevail.
 3. It is the responsibility of the applicant to ensure that the drawings are in accordance with the relevant provisions of the Development Control Plan (DCP) and the Building Code of Australia (BCA).
 4. It is the responsibility of the applicant to ensure that the drawings are in accordance with the relevant provisions of the Development Control Plan (DCP) and the Building Code of Australia (BCA).
 5. It is the responsibility of the applicant to ensure that the drawings are in accordance with the relevant provisions of the Development Control Plan (DCP) and the Building Code of Australia (BCA).

PROPERTY OWNER(S)
 STEVEN MCCULLOUGH
 ANSEL MCCULLOUGH

PROPERTY ADDRESS
 17 JANE STREET
 DULWICH

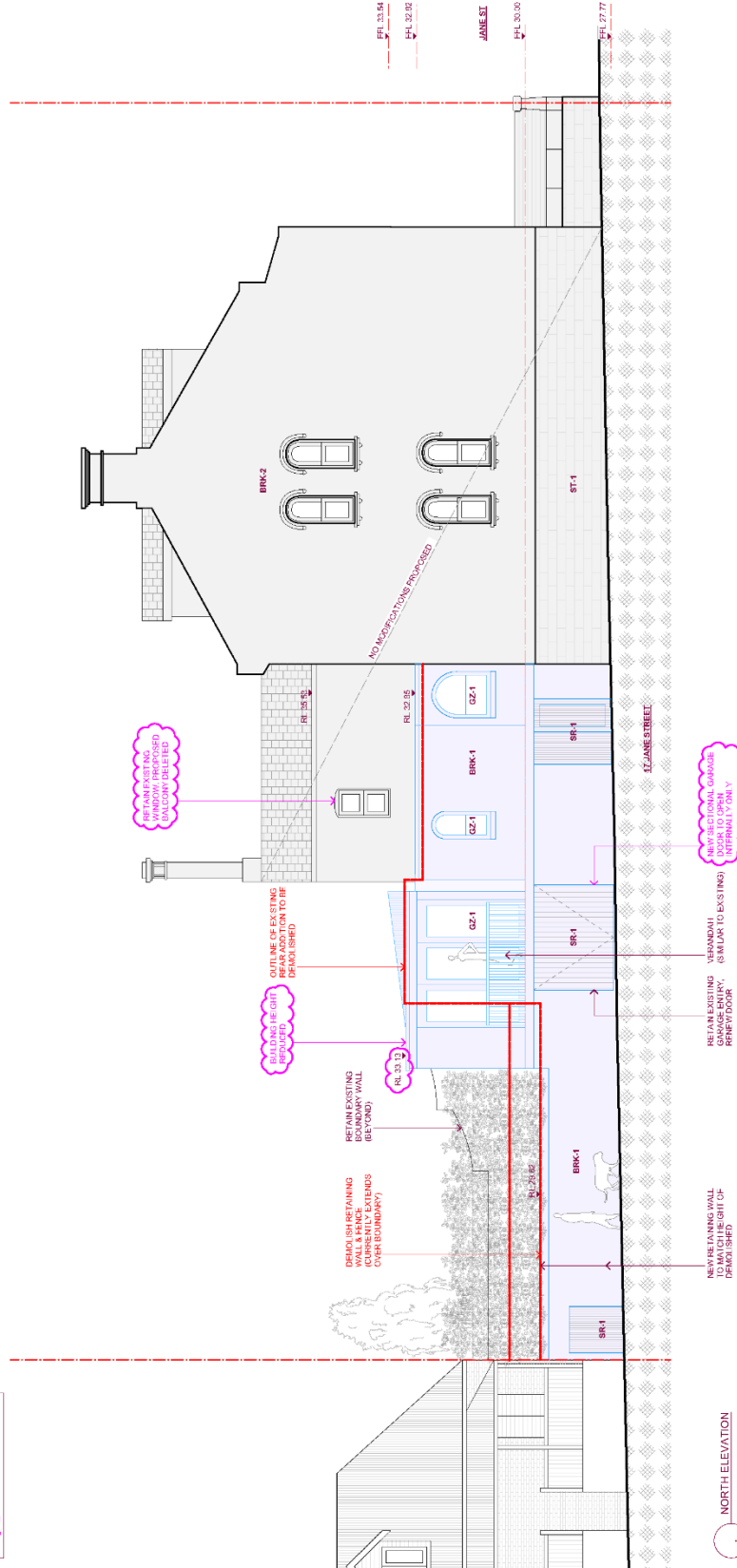
DRAWING NAME
 EAST + WEST ELEVATION
 2214-P-07

SCALE
 1:100 @ A3

REVISION
 C

LEGEND

- BOUNDARY LINE
- DEMOLISHED WORKS
- INDICATES PROPOSED
- INDICATES EXISTING
- NEW BUILDING FOOTPRINT
- REVISIONS



PROPERTY OWNER(S)
STEVEN MCCOLLIMWAY
ANGELA MCCOLLIMWAY

PROPERTY ADDRESS
17 JANE STREET
DURBAN

DRAWING NAME
NORTH ELEVATION

DRAWING NO.
2214-P-08

SCALE
1:100 @ A3

REVISION
C

FOR AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES: 1. Proposed works are for the purpose of obtaining approval only.
2. It is the applicant's responsibility to ensure that all proposed works comply with the relevant zoning and planning controls.
3. If the applicant is not satisfied with the Council's decision, they may appeal to the relevant authority.
4. The applicant is responsible for obtaining all necessary approvals and permits from the relevant authorities.
5. The applicant is responsible for ensuring that all proposed works are completed in accordance with the approved plans and specifications.

REVISIONS	DATE	DESCRIPTION
A	05.12.23	PRELIMINARY APPLICATION
B	13.12.23	ADDITIONAL INFORMATION
C	03.03.24	REVISED FOR COUNCIL
D		
E		

REVISIONS	DATE	DESCRIPTION
A	05.12.23	PRELIMINARY APPLICATION
B	13.12.23	ADDITIONAL INFORMATION
C	03.03.24	REVISED FOR COUNCIL
D		
E		

LEGEND

- AC-1 AIR CONDITIONING (SPLIT UNIT)
- BRK-1 BRICKWORK
- BRK-2 BRICK (PAINTED)
- BRK-3 BRICK (PAINTED)
- BRK-4 BRICKWORK
- BRK-5 BRICKWORK
- BRK-6 BRICKWORK
- BRK-7 BRICKWORK
- BRK-8 BRICKWORK
- BRK-9 BRICKWORK
- BRK-10 BRICKWORK
- BRK-11 BRICKWORK
- BRK-12 BRICKWORK
- BRK-13 BRICKWORK
- BRK-14 BRICKWORK
- BRK-15 BRICKWORK
- BRK-16 BRICKWORK
- BRK-17 BRICKWORK
- BRK-18 BRICKWORK
- BRK-19 BRICKWORK
- BRK-20 BRICKWORK
- BRK-21 BRICKWORK
- BRK-22 BRICKWORK
- BRK-23 BRICKWORK
- BRK-24 BRICKWORK
- BRK-25 BRICKWORK
- BRK-26 BRICKWORK
- BRK-27 BRICKWORK
- BRK-28 BRICKWORK
- BRK-29 BRICKWORK
- BRK-30 BRICKWORK
- BRK-31 BRICKWORK
- BRK-32 BRICKWORK
- BRK-33 BRICKWORK
- BRK-34 BRICKWORK
- BRK-35 BRICKWORK
- BRK-36 BRICKWORK
- BRK-37 BRICKWORK
- BRK-38 BRICKWORK
- BRK-39 BRICKWORK
- BRK-40 BRICKWORK
- BRK-41 BRICKWORK
- BRK-42 BRICKWORK
- BRK-43 BRICKWORK
- BRK-44 BRICKWORK
- BRK-45 BRICKWORK
- BRK-46 BRICKWORK
- BRK-47 BRICKWORK
- BRK-48 BRICKWORK
- BRK-49 BRICKWORK
- BRK-50 BRICKWORK
- BRK-51 BRICKWORK
- BRK-52 BRICKWORK
- BRK-53 BRICKWORK
- BRK-54 BRICKWORK
- BRK-55 BRICKWORK
- BRK-56 BRICKWORK
- BRK-57 BRICKWORK
- BRK-58 BRICKWORK
- BRK-59 BRICKWORK
- BRK-60 BRICKWORK
- BRK-61 BRICKWORK
- BRK-62 BRICKWORK
- BRK-63 BRICKWORK
- BRK-64 BRICKWORK
- BRK-65 BRICKWORK
- BRK-66 BRICKWORK
- BRK-67 BRICKWORK
- BRK-68 BRICKWORK
- BRK-69 BRICKWORK
- BRK-70 BRICKWORK
- BRK-71 BRICKWORK
- BRK-72 BRICKWORK
- BRK-73 BRICKWORK
- BRK-74 BRICKWORK
- BRK-75 BRICKWORK
- BRK-76 BRICKWORK
- BRK-77 BRICKWORK
- BRK-78 BRICKWORK
- BRK-79 BRICKWORK
- BRK-80 BRICKWORK
- BRK-81 BRICKWORK
- BRK-82 BRICKWORK
- BRK-83 BRICKWORK
- BRK-84 BRICKWORK
- BRK-85 BRICKWORK
- BRK-86 BRICKWORK
- BRK-87 BRICKWORK
- BRK-88 BRICKWORK
- BRK-89 BRICKWORK
- BRK-90 BRICKWORK
- BRK-91 BRICKWORK
- BRK-92 BRICKWORK
- BRK-93 BRICKWORK
- BRK-94 BRICKWORK
- BRK-95 BRICKWORK
- BRK-96 BRICKWORK
- BRK-97 BRICKWORK
- BRK-98 BRICKWORK
- BRK-99 BRICKWORK
- BRK-100 BRICKWORK

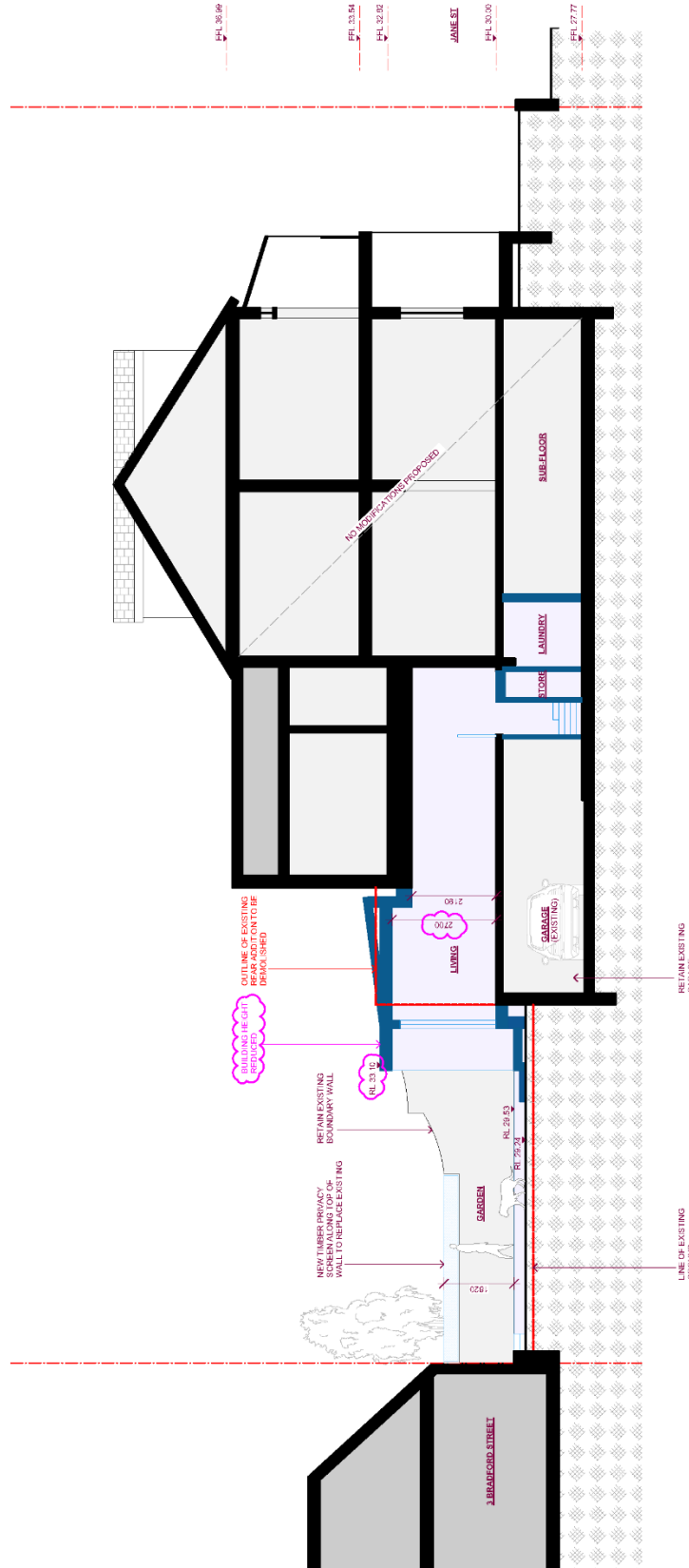
Benn + Penna

Level 1, 123 Harris St. 461 2 9518 9920
 Pymont NSW 2099 info@bennandpenna.com
 www.bennandpenna.com

Document Set ID: 38753925
 Version: 1, Version Date: 14/03/2024

LEGEND

- BOUNDARY LINE
- DEMOLISHED WORKS
- INDICATES PROPOSED
- INDICATES EXISTING
- NEW BUILDING SET OUT
- REVISIONS



Benn + Penna
 Level 1, 123 Harris St. 461 2 9518 9920
 Pyrmont NSW 2009 info@benn+penna.com
 www.benn+penna.com

Document Set ID: 38763925
 Version: 1, Version Date: 14/03/2024

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES: 1. This plan is prepared for the purpose of authority approval only.
 2. It does not show any work other than authority approval. Items shown in green relate to items shown in red. Items shown in blue relate to items shown in red.
 3. It does not show any work other than authority approval. Items shown in blue relate to items shown in red.
 4. It does not show any work other than authority approval. Items shown in blue relate to items shown in red.
 5. It does not show any work other than authority approval. Items shown in blue relate to items shown in red.

REVISIONS

NO.	DATE	DESCRIPTION
A	08.12.23	DEVELOPMENT APPLICATION
B	13.12.23	ADDITIONAL INFORMATION
C	03.03.24	REVISED FOR COUNCIL
D		
E		

LEGEND

ACQ	DESCRIPTION
AC1	AIR CONDITIONING
BR1	BRICK (PAINTED)
BR2	BRICK (PAINTED)
BR4	BRICK (PAINTED)
BR5	BRICK (PAINTED)
BR6	BRICK (PAINTED)
BR7	BRICK (PAINTED)
BR8	BRICK (PAINTED)
BR9	BRICK (PAINTED)
BR10	BRICK (PAINTED)
BR11	BRICK (PAINTED)
BR12	BRICK (PAINTED)
BR13	BRICK (PAINTED)
BR14	BRICK (PAINTED)
BR15	BRICK (PAINTED)
BR16	BRICK (PAINTED)
BR17	BRICK (PAINTED)
BR18	BRICK (PAINTED)
BR19	BRICK (PAINTED)
BR20	BRICK (PAINTED)
BR21	BRICK (PAINTED)
BR22	BRICK (PAINTED)
BR23	BRICK (PAINTED)
BR24	BRICK (PAINTED)
BR25	BRICK (PAINTED)
BR26	BRICK (PAINTED)
BR27	BRICK (PAINTED)
BR28	BRICK (PAINTED)
BR29	BRICK (PAINTED)
BR30	BRICK (PAINTED)
BR31	BRICK (PAINTED)
BR32	BRICK (PAINTED)
BR33	BRICK (PAINTED)
BR34	BRICK (PAINTED)
BR35	BRICK (PAINTED)
BR36	BRICK (PAINTED)
BR37	BRICK (PAINTED)
BR38	BRICK (PAINTED)
BR39	BRICK (PAINTED)
BR40	BRICK (PAINTED)
BR41	BRICK (PAINTED)
BR42	BRICK (PAINTED)
BR43	BRICK (PAINTED)
BR44	BRICK (PAINTED)
BR45	BRICK (PAINTED)
BR46	BRICK (PAINTED)
BR47	BRICK (PAINTED)
BR48	BRICK (PAINTED)
BR49	BRICK (PAINTED)
BR50	BRICK (PAINTED)
BR51	BRICK (PAINTED)
BR52	BRICK (PAINTED)
BR53	BRICK (PAINTED)
BR54	BRICK (PAINTED)
BR55	BRICK (PAINTED)
BR56	BRICK (PAINTED)
BR57	BRICK (PAINTED)
BR58	BRICK (PAINTED)
BR59	BRICK (PAINTED)
BR60	BRICK (PAINTED)
BR61	BRICK (PAINTED)
BR62	BRICK (PAINTED)
BR63	BRICK (PAINTED)
BR64	BRICK (PAINTED)
BR65	BRICK (PAINTED)
BR66	BRICK (PAINTED)
BR67	BRICK (PAINTED)
BR68	BRICK (PAINTED)
BR69	BRICK (PAINTED)
BR70	BRICK (PAINTED)
BR71	BRICK (PAINTED)
BR72	BRICK (PAINTED)
BR73	BRICK (PAINTED)
BR74	BRICK (PAINTED)
BR75	BRICK (PAINTED)
BR76	BRICK (PAINTED)
BR77	BRICK (PAINTED)
BR78	BRICK (PAINTED)
BR79	BRICK (PAINTED)
BR80	BRICK (PAINTED)
BR81	BRICK (PAINTED)
BR82	BRICK (PAINTED)
BR83	BRICK (PAINTED)
BR84	BRICK (PAINTED)
BR85	BRICK (PAINTED)
BR86	BRICK (PAINTED)
BR87	BRICK (PAINTED)
BR88	BRICK (PAINTED)
BR89	BRICK (PAINTED)
BR90	BRICK (PAINTED)
BR91	BRICK (PAINTED)
BR92	BRICK (PAINTED)
BR93	BRICK (PAINTED)
BR94	BRICK (PAINTED)
BR95	BRICK (PAINTED)
BR96	BRICK (PAINTED)
BR97	BRICK (PAINTED)
BR98	BRICK (PAINTED)
BR99	BRICK (PAINTED)
BR100	BRICK (PAINTED)

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

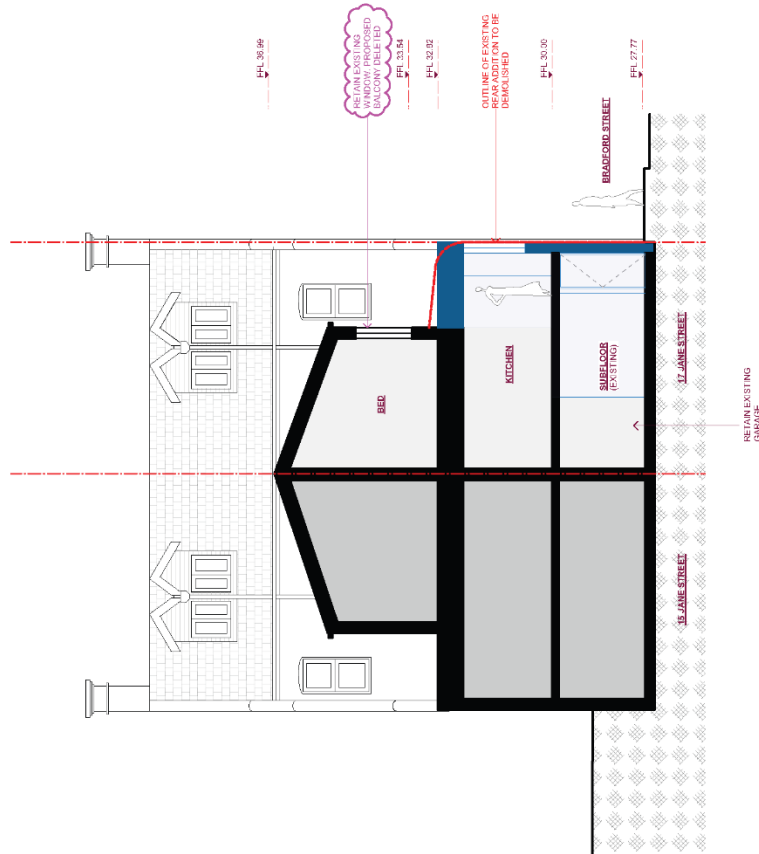
NOTES: 1. This plan is prepared for the purpose of authority approval only.
 2. It does not show any work other than authority approval. Items shown in green relate to items shown in red. Items shown in blue relate to items shown in red.
 3. It does not show any work other than authority approval. Items shown in blue relate to items shown in red.
 4. It does not show any work other than authority approval. Items shown in blue relate to items shown in red.
 5. It does not show any work other than authority approval. Items shown in blue relate to items shown in red.

DRAWN BY

NO.	DATE	DESCRIPTION
A	08.12.23	DEVELOPMENT APPLICATION
B	13.12.23	ADDITIONAL INFORMATION
C	03.03.24	REVISED FOR COUNCIL
D		
E		

LEGEND

- BOUNDARY LINE
- DEMOLISHED WORKS
- INDICATES PROPOSED
- INDICATES EXISTING
- NEW BUILDING SET OUT
- REVISIONS



PROPERTY OWNER(S)
STEVEN MCCOLLIRAY
ANGELA MCCOLLIRAY

PROPERTY ADDRESS
17 JANE STREET
DURMAN

DRAWING NAME
2214-P-10

SECTION A

SCALE
1:100 @ A3

REVISION
C

FOR: AUTHORITY APPROVAL (NOT FOR CONSTRUCTION)

NOTES: 1. This drawing is for the purpose of authority approval only.
2. It does not show any works other than authority approval. When there is a change to the design, the client must obtain authority approval for the proposed works.
3. It does not show any works other than authority approval. When there is a change to the design, the client must obtain authority approval for the proposed works.
4. It does not show any works other than authority approval. When there is a change to the design, the client must obtain authority approval for the proposed works.
5. It does not show any works other than authority approval. When there is a change to the design, the client must obtain authority approval for the proposed works.

REVISIONS

NO.	DATE	DESCRIPTION
A	05.12.23	DEVELOPMENT APPLICATION
B	13.12.23	ADDITIONAL INFORMATION
C	03.03.24	REVISOR FOR COUNCIL
D		
E		

LEGEND

ACR	DESCRIPTION
ACR-1	AIR CONDITIONING
BRK-1	BRICK (PAINTED)
BRK-2	BRICK (PAINTED)
CONC	CONCRETE
CONC	CONCRETE
DP-1	DOWNPIPE
GLZ-1	GLAZING (GLASS)
GLZ-2	GLAZING (HONEY)

Benn + Penna

Level 1, 123 Harris St. 461 2 9518 9920
 Pymont NSW 2069 info@benn+penna.com
 www.benn+penna.com

Document Set ID: 38763925
 Version: 1, Version Date: 14/03/2024

Attachment C- Section 4.6 Exception to Development Standard - Floor Space Ratio



CLAUSE 4.6 VARIATION TO THE FSR DEVELOPMENT STANDARD

Alterations and Additions

17 Jane Street, Balmain

Prepared on behalf of

Steve & Angela McGillivray c/- Benn + Penna

8 DECEMBER 2023

Lockrey Planning & Development Solutions Pty Ltd ABN 24 118 105 589 | ACN 118 105 589
PO Box 2257 Clovelly NSW 2031 **M** 0413 483 120 **E** slockrey@lpds.com.au **www.lpds.com.au**

Document Set ID: 38763941

Version: 1, Version Date: 14/03/2024

CONTENTS

1.0 Introduction1

2.0 Description of the Planning Instrument, Development Standard and Proposed Variation..2

2.1 What is the name of the environmental planning instrument that applies to the land? 2

2.2 What is the zoning of the land?..... 2

2.3 What are the objectives of the zone? 2

2.4 What is the development standard being varied?..... 2

2.5 Is the development standard a performance based control? Give details..... 3

2.6 Under what clause is the development standard listed in the environmental planning instrument? 3

2.7 What are the objectives of the development standard?..... 3

2.8 What is the numeric value of the development standard in the environmental planning instrument? 3

2.9 What is the proposed numeric value of the development standard in the DA?..... 4

2.10 What is the percentage variation (between the proposal and the environmental planning instrument)? 4

3.0 Assessment of the Proposed Variation5

3.1 Is the proposed development in the public interest because it is consistent with the objectives for development in the zone and the objectives of the particular standard?..... 5

3.1.1 Objectives of the zone 5

3.1.2 Objectives of the FSR standard 6

3.2 Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case? 10

3.3 Are there sufficient environmental planning grounds to justify contravening the development standard?..... 13

3.4 Whether contravention of the development standard raises any matter of significance for the State or regional Environmental Planning?..... 15

3.5 How would strict compliance hinder the attainment of the objects specified in Section 1.3 of the Act?..... 15

3.6 Is there public benefit in maintaining the development standard?..... 16

3.7 Is the objection well founded? 16

4.0 Conclusion17

1.0 INTRODUCTION

This Exception to Development Standards Submission supports a Development Application (**DA**) at 17 Jane Street, Balmain (the **site**) proposing alterations and additions to the existing terrace house and its surrounds.

Calculations in this submission are based on the Architectural Drawings and information provided by Benn + Penna. This submission should be read in conjunction with all other relevant supporting technical information, including the detailed Statement of Environmental Effects (**SEE**), by LPDS.

As detailed within the separate SEE, the existing and proposed to be altered terrace house departs from the FSR development standard (**FSR standard**) at Clause 4.4 of the Inner West Local Environmental Plan 2022 (**LEP 2022**).

As required pursuant to Clause 4.6(3) of LEP 2022, this submission provides a written request to the Inner West Council (the **Council**) that seeks to justify the existing and proposed departure to the FSR standard is acceptable from an environmental planning point of view and that compliance with the FSR standard is both unreasonable and unnecessary given the circumstances of the case.

This submission (relative to format and content) takes into consideration relevant (current) NSW Land and Environment Court (**NSW LEC**) judgements.

2.0 DESCRIPTION OF THE PLANNING INSTRUMENT, DEVELOPMENT STANDARD AND PROPOSED VARIATION

2.1 What is the name of the environmental planning instrument that applies to the land?

The Inner West Local Environmental Plan 2022 (LEP 2022).

2.2 What is the zoning of the land?

The land (the site) is zoned R1 General Residential.

2.3 What are the objectives of the zone?

The objectives of the R1 General Residential zone are:

- to provide for the housing needs of the community within a low density residential environment.
- to provide for the housing needs of the community.
- to provide for a variety of housing types and densities.
- to enable other land uses that provide facilities or services to meet the day to day needs of residents.
- to provide residential development that maintains the character of built and natural features in the surrounding area.

2.4 What is the development standard being varied?

Development Standards' are defined under Section 1.4 of the Environmental Planning and Assessment Act, 1979 (the Act) as follows:

development standards means provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of: ...

- (a) *the area, shape or frontage of any land, the dimensions of any land, buildings or works, or the distance of any land, building or work from any specified point,*
- (b) *the proportion or percentage of the area of a site which a building or work may occupy,*
- (c) ***the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work,***
- (d) ***the cubic content or floor space of a building,***
- (e) *the intensity or density of the use of any land, building or work,*
- (f) *the provision of public access, open space, landscaped space, tree planting or other treatment for the conservation, protection or enhancement of the environment,*
- (g) *the provision of facilities for the standing, movement, parking, servicing, manoeuvring, loading or unloading of vehicles,*

- (h) *the volume, nature and type of traffic generated by the development,*
- (i) *road patterns,*
- (j) *drainage,*
- (k) *the carrying out of earthworks,*
- (l) *the effects of development on patterns of wind, sunlight, daylight or shadows,*
- (m) *the provision of services, facilities and amenities demanded by development,*
- (n) *the emission of pollution and means for its prevention or control or mitigation, and*
- (o) *such other matters as may be prescribed. (my emphasis)*

The FSR control at Clause 4.4 of LEP 2022 is clearly a development standard as it relates to:

- the character, location, siting, bulk, scale, shape, size, height, **density**, design or external appearance of a building or work as specified by **subclause (c)**; and
- the **cubic content or floor space** of a building as specified by **subclause (d)**.

2.5 Is the development standard a performance based control? Give details

The FSR standard is both a numerical standard and a performance based standard as it contains objectives to which compliance with the standard is targeted to achieve.

2.6 Under what clause is the development standard listed in the environmental planning instrument?

The FSR standard is listed at Clause 4.4 of LEP 2022.

2.7 What are the objectives of the development standard?

The objectives of the FSR standard are expressly stated at Clause 4.4(1) of LEP 2022 and are:

- (a) *to establish a maximum floor space ratio to enable appropriate development density,*
- (b) *to ensure development density reflects its locality,*
- (c) *to provide an appropriate transition between development of different densities,*
- (d) *to minimise adverse impacts on local amenity,*
- (e) *to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain.*

2.8 What is the numeric value of the development standard in the environmental planning instrument?

Clause 4.4(2B) of LEP 2022 establishes a maximum FSR of 0.9:1 for the site.

Based on a site area of 186.7m², this equates to a GFA of 168m².

2.9 What is the proposed numeric value of the development standard in the DA?

As detailed on the Calculations Plans within the Architectural Drawings, by Benn + Penna and at Figure 1

- as existing the terrace has a GFA of 248.4m², which equates to an FSR of 1.33:1 (rounded down); and
- only an additional 9m² of GFA is proposed resulting in an overall GFA of 257.4m² for the terrace equating to an FSR of 1.38:1 (rounded up).



Figure 1 – Comparison by level of the terrace’s existing and proposed GFA

2.10 What is the percentage variation (between the proposal and the environmental planning instrument)?

The existing percentage variation is 47.8% or 80.4m².

The proposed percentage variation is 53.3% or 89.4m².

3.0 ASSESSMENT OF THE PROPOSED VARIATION

3.1 Is the proposed development in the public interest because it is consistent with the objectives for development in the zone and the objectives of the particular standard?

3.1.1 Objectives of the zone

As stated at Clause 2.3 of LEP 2022, the objectives of the R1 General Residential zone are:

- to provide for the housing needs of the community within a low density residential environment.
- to provide for the housing needs of the community.
- to provide for a variety of housing types and densities.
- to enable other land uses that provide facilities or services to meet the day to day needs of residents.
- to provide residential development that maintains the character of built and natural features in the surrounding area.

The site may be developed with the stated variations to the FSR standard. Consistency is not readily quantifiable in absolute numerical terms. The proposed development despite its departure from the FSR standard is consistent with the stated objectives of the R1 General Residential zone and is therefore a suitable and appropriate redevelopment of the site as it:

- maintains an existing dwelling house on an existing low density residential allotment of land;
- maintains the availability of residential accommodation and housing choice/type on residentially zoned land;
- undertakes works which improve the site's natural landscape features;
- maintains a built form which is integrated into its improved landscape condition;
- maintains a built form that is not incompatible considering the locality's established and likely future built form character;
- there are no unreasonable amenity impacts (environmental amenity has been preserved) to neighbours or environmental impacts to the public domain;
- non-residential land uses are not proposed. However, the occupants are able to work from home as/if required and also utilise nearby non-residential land uses;
- improves the site's permeability through an increased provision of landscaped area / deep soil zones.

3.1.2 Objectives of the FSR standard

The proposal despite its existing and slightly altered departure from the FSR standard is nonetheless consistent with the relevant objectives and therefore provides an appropriate planning outcome for the following reasons:

Objective (a) - to establish a maximum floor space ratio to enable appropriate development density,

Objective (b) - to ensure development density reflects its locality,

- The slightly increased (9m²) departure to the standard and the development generally are not inconsistent with the standard’s objectives because they do not materially alter the existing correlation between building height, massing, form, bulk and scale (density), and the correlation is appropriate under the circumstances. Nor does the minor increase in the terrace’s existing departure alter its compatibility with the locality’s bulk, scale, streetscape or desired future character, and that compatibility is appropriate under the circumstances given the overall lack of adverse or unreasonable impacts to neighbouring properties and the surrounding public domain.
- The terrace’s predominant external envelope is maintained. The rear ground floor section is slightly extended and reconfigured, however, the extension is small (8.7m² of new GFA) and replaces the current side passage infill. It is single storey with a skillion roof that is similar to that of its neighbouring terrace. The first floor level envelope and internal floorplan remains unaltered other than for a 1m x 2.4m balcony over an existing roof zone and which sits behind the existing and unaltered built form that has a zero building alignment. Conversion of an existing window to a door within the same opening profile facilitates access to the new balcony. Works to the existing attic floor level are not proposed. The established footprint of the basement level is not altered and the internal works at this level are not visible. The visual presence of this level is actually reduced through the introduction of the new openings with timber screens provided in front. The recontouring works within the rear yard do not influence in any way the terrace’s external envelope as existing FFL’s are retained. Overall, the works are modest and have negligible impact to the terrace’s overall massing. Works to the terrace’s ‘original’ front section and its contributory façade to Jane Street are not proposed. The existing and slightly altered (rear only) terrace is clearly not incompatible considering the surrounding neighbouring context (see Section 2 within the separately submitted SEE). An appropriate relationship with its neighbouring terrace at 15 Jane Street is maintained as demonstrated by **Figure 2**.



Figure 2 – Proposed front and rear elevations of the site and its neighbouring terrace at 15 Jane Street

- The proposed works are relatively minor and are occurring to the rear in areas that have been previously altered. The contributory front façade to Jane Street and its return to Bradford Street is not altered. The established predominant roofscape (gabled concrete tile roof and skillion metal roofing) is not altered. The rear extension has a metal skillion roof which is consistent with that existing on the neighbouring terrace. A comparison of the terrace’s existing and proposed built form to Bradford Street is shown at **Figures 3 and 4** (the southern elevation). The proposed building envelope is shown **dashed blue** in **Figure 3** and the existing building envelope is shown **dashed red** in **Figure 4**. The new built form is clearly modest, maintains a human scale, is appropriately articulated and has very little impact to the terrace’s overall massing and apparent density, when viewed from the public domain.

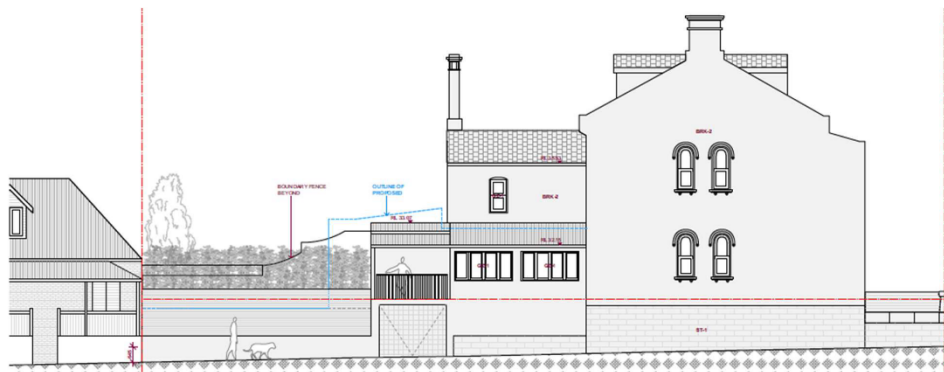


Figure 3 – The terrace’s existing Bradford Street elevation

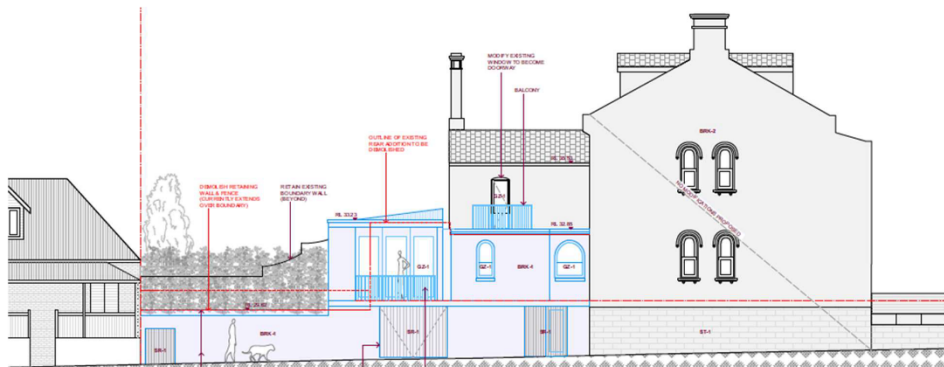


Figure 4 – The terrace’s proposed Bradford Street elevation

- The additional 9m² of GFA above that currently existing clearly does not result in a building which is out of scale with the locality’s future (desired) built form character. 96% of the additional GFA is contained at the ground floor level, the lowest level of habitable accommodation. An imperceptible 0.4m² of additional GFA is proposed within the basement level. The basement level has 75.8m² of GFA. If this was able to be excluded, the terrace’s actual GFA provided at the ground floor level and above, would largely comply with the standard and also not alter its appropriate built form relationship with the neighbouring terrace at 15 Jane Street. The technical GFA within the basement does not add to the terrace’s bulk and scale as typically it appears as a sandstone and masonry wall / base or the southern elevation to the

footpath level of Bradford Street. The terrace's visible elements when viewed from the public domain or neighbouring properties is one that is typically anticipated by the planning controls and which is not dissimilar to that existing. Furthermore, the maintained / proposed front, rear and side boundary building alignments comply and/or are consistent with that existing. This dictates the desired or future building envelope and location.

- Despite the existing and slightly altered departure to the FSR standard, the overall built form is still anticipated by the planning controls. In this regard, compliance is maintained with the LEP 2022 site coverage standard and a significant increase in the provision of landscaped area to compliance with the LEP 2022 standard is also proposed. The altered built form is consistent with the DCP 2013 BLZ guidelines and the terrace's wall heights largely remain unaltered and where the works are proposed, they are only single storey in height.
- The scale of the proposal is characterised by the desired future character for the area. The height, bulk and scale of the built form does not influence or set a precedent for future buildings on neighbouring or nearby properties. Rather the altered terrace is not incompatible with the site's wider visual context as viewed from the surrounding public domain, given the scale and form of development and as existing in the site's vicinity. The built form enables visual interest and a relative human scale. This is the desired character.
- The terrace is highly articulated with varying façade treatments, setbacks, materials and openings. A contextually appropriate massing is proposed. The works to the rear re-interprets established roof shapes and slopes and integrates complementary materials and an architectural aesthetic. The proposal largely maintains its relationship to each street frontage and the important grouping of the two terraces (#15 & #17). The proposed changes are in the altered section of the house at the rear and involve very limited removal of significant fabric. There is no adverse visual impact and the dwelling clearly sits comfortably within its existing and likely future built form context.
- Essentially, the objective of an FSR standard is to ensure that the intensity of development respects and reflects the overall built form of a locality and does not detrimentally affect the amenity of the area. The maximum FSR that a site can achieve is determined by its environmental constraints relative to overshadowing, privacy, streetscape, built form character, parking, traffic generation, landscaping, visual impact and views and the capacity of the community infrastructure. As demonstrated below with the assessment against *Objective (d)* of the standard, the proposal clearly meets or exceeds these criteria. The proposal has been designed to minimise impacts and has had regard to site users and neighbours. There are no unreasonable amenity or adverse environmental impacts.
- The site is suitably located to provide additional floorspace above that technically permitted. It is within walking distance of existing infrastructure (public transport, shops, parks, amenities and facilities) which will be able to cope with any perceived increase in demand. Environmental amenity will be preserved. Compliant car parking is provided and therefore there is no identifiable adverse impact to the operational characteristics of the surrounding road network.

Objective (c) - to provide an appropriate transition between development of different densities,

- The site and all neighbouring and nearby properties to the north, south east and west are zoned R1 General Residential (see **Figure 1** within the SEE for further information). The predominant built form character is single and two storey dwellings. Assuming the redevelopment of these properties for a similar dwelling house purpose, they will be subject to the same FSR standard at Clause 4.4(2B) of LEP 2022 and which is also determined on their allotment size. It is noted that numerous dwellings within

the site's visual catchment will also depart as existing from the relevant FSR standard that would apply to any future redevelopment proposal.

- The departure to the standard and the development generally are not inconsistent with this objective as it does not materially alter the existing correlation between building height, massing, form, bulk and scale (density), and the correlation is appropriate under the circumstances. Nor does the minor increase in the terrace's existing departure alter its compatibility with the locality's bulk, scale, streetscape or desired future character, and that compatibility is appropriate under the circumstances given the overall lack of adverse or unreasonable impacts to neighbouring properties and the surrounding public domain.

Objective (d) - to minimise adverse impacts on local amenity,

- Essentially, the objective of the FSR standard in conjunction with other planning guidelines is to ensure that the intensity of development respects and reflects the overall built form of a locality and does not detrimentally affect the amenity of the area. The maximum FSR that a site can achieve is determined by its environmental constraints. The site is proportioned to allow the efficient realisation and internalisation of the impacts of the terrace's largely retained external building envelope without an adverse visual impact or perceived built form dominance. The additional 9m² is largely at the rear of the ground floor level and results in an altered built form that is not dissimilar to that currently existing (see **Figures 3 and 4**).
- The existing and slightly altered departure to the FSR standard has been arranged considering the site's existing built form and the neighbouring / nearby context. In this regard and as demonstrated by the DCP 2013 assessment at Section 4.1.6 of the separately submitted SEE, the proposed works which increase the departure to the standard by an additional 9m² do not result in any identifiable and unreasonable impacts and the altered terrace dwelling provides for an acceptable and equitable planning outcome in relation to:
 - solar access and overshadowing;
 - access to natural daylight and ventilation;
 - aural and visual privacy;
 - views and vistas from neighbouring and nearby properties and the public domain;
 - visual impact and massing;
 - parking or traffic generation; and
 - structural integrity of the neighbouring terrace, natural drainage patterns, watercourses and landform in general.
- The nature of such an urban environment is that all future development will seek to maximise levels of residential amenity and density through design. In this regard, the proposal represents an appropriate planning outcome without any adverse environmental impacts.

Objective (e) - to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain

- The site is mapped as being with an area comprising a 22.82% (2019) and 23.03% (2022) Greater Sydney Tree Canopy Cover. However, and notwithstanding, the site does not contain any significant or mature vegetation. The site is also impermeable. As existing a total of 15.7m² (8.4%) landscaped area is provided.

It is proposed to increase the provision of landscaped area to an LEP 2022 compliant 43m² (23%). This is clearly a desirable outcome.

- The established landscaped characteristics (hedges and small plantings behind the front fence) of the front yard remain unaltered. This existing condition is consistent with the neighbouring terrace.
- Within the rear yard it is proposed to replace the existing and relatively impermeable synthetic grass with lawn. Additionally, a new feature canopy tree, native plantings and perimeter screen planting is proposed within the rear yard. These works clearly improve the site's tree canopy cover and is scenic quality when viewed from the Bradford Street public domain.
- Private open space is provided in the rear yard and the rear ground floor level verandah (3.005m x 8.615m). It equates to ~26m² (14% site area rounded up). It is directly accessible from the open plan ground floor level primary living rooms, serves as an extension to these rooms, has a purposeful functionality and can be used depending on relevant climatic conditions. The provision of the feature canopy tree within the converted to lawn rear yard and the plunge pool and its paved surrounds will add to the use and enjoyment / amenity of the rear yard generally for the occupants, without any identifiable environmental or amenity related impacts to the neighbours or the public domain.
- The proposed landscape works improve the site's contribution to the locality's landscape and scenic quality.

3.2 Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

A development at 17 Jane Street, Balmain that strictly complies with the 0.9:1 FSR standard at Clause 4.4 of LEP 2022 is unreasonable or unnecessary given the following presented circumstances:

- The existing built form departs from the standard.
- Compliance with the standard would require demolition of the existing non-compliant terrace. Demolition is unlikely given its Balmain East HCA location, is undesirable, is economically impractical and would be inconsistent with the objects of the Act.
- The terrace's predominant external envelope is maintained. Only an additional 9m² of GFA is proposed (above that existing), 96% of which is located at the rear of the ground floor level, within already altered sections of the terrace. The contributory front façade to Jane Street and its return to Bradford Street are not altered.
- The works to the rear of the terrace replace existing non-original built form. The new built form slightly extends and reconfigures the floorplan to provide for a universally accepted rear open floorplan for primary living rooms with direct access to private open space. This new area is only single storey in height, is logically provided with a similar side boundary alignment as the works it replaces and has a skillion roof that is similar to that existing on the neighbouring terrace.
- Works relative to GFA / FSR at the first floor level and the attic floor level are not proposed.
- Works within the existing non-defined basement floor level only result in an additional 0.4m² of new GFA and largely are a result of the new stair design. They are not visible from the public domain. The visual presence of this level is actually reduced through the introduction of the new openings with

timber screens provided in front. They assist in breaking up the existing solid sandstone and masonry wall to the street.

- The recontouring works within the rear yard do not influence in any way the terrace's external envelope. All existing FFL's are retained. Overall, the works are modest and have a negligible impact to the terrace's overall massing.
- The altered terrace house and its surrounds has a high quality architectural design and a significantly improved landscape condition that pays due regard to the site's locational context and the neighbouring built form. The overall built form sits within an improved garden setting as desired by the relevant planning controls.
- Despite the existing and slightly altered departure to the FSR standard, the overall built form is still anticipated by the planning controls. In this regard, compliance is maintained with the LEP 2022 site coverage standard and a significant increase in the provision of landscaped area to compliance with the LEP 2022 standard is also proposed. The altered built form is consistent with the DCP 2013 BLZ guidelines and the terrace's wall heights largely remain unaltered and where the works are proposed, they are only single storey in height. The altered terrace is not incompatible considering the site's wider visual context as viewed from the surrounding public domain, given the scale and form of development in the site's vicinity. The built form enables visual interest and a relative human scale.
- Although it departs from the FSR standard the altered terrace does not result in any unreasonable amenity or environmental impacts to neighbours or the surrounding public domain. An acceptable and equitable planning and heritage related outcome is provided in relation to:
 - solar access and overshadowing;
 - access to natural daylight and ventilation;
 - aural and visual privacy;
 - views and vistas;
 - visual impact; and
 - parking and traffic generation.
- The height, bulk and scale (density) of the dwelling will not set an undue precedent. A highly articulated and visually interesting built form is maintained. Following a rigorous merit based assessment, approval of a largely unaltered building envelope that relates to the immediate and surrounding locality's existing character and is not dissimilar to that which exists, will not set an unreasonable / undesirable precedent for other non-conforming applications. The proposed FSR clearly does not preclude the appropriate redevelopment of any neighbouring or nearby property.
- Within this context, it is clear the site can accommodate the FSR proposed and the development is of an intensity and scale commensurate with the neighbouring built form character and the prevailing urban conditions and capacity of the locality.

In *Wehbe v Pittwater Council [2007] NSWLEC 827*, Preston CJ established five potential tests for determining whether a development standard could be considered to be unreasonable or unnecessary. Those tests have been considered below.

Are the objectives of the standard achieved notwithstanding non-compliance with the standard?

See above detailed assessment of the proposal by reference to the standard's objectives. That assessment demonstrates that the standard's objectives are achieved notwithstanding the non-compliance with the standard.

On this occasion the non-compliance (and as demonstrated at Table 3 of the separately submitted SEE), the slightly increased departure to the standard better achieves the objectives by allowing for an architecturally altered terrace house within a significantly improved garden / landscape setting that offers a high (improved) internal amenity for the occupants whilst reasonably preserving / maintaining the environmental amenity (solar access, visual and aural privacy, views, vistas, outlook, natural daylight and ventilation) of the neighbouring properties and the site's contribution to the built form significance of the Balmain East HCA.

The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is not necessary?

On this occasion LPDS does not believe that the underlying objective or purpose is not relevant to the development and therefore LPDS does not rely on this reason.

Would the underlying objective or purpose of the standard be defeated or thwarted if compliance was required?

Compliance with the stated objectives of the 0.9:1 FSR standard would be thwarted if strict compliance was required in the circumstances as the quality and internal / external amenity of the residential outcome would be compromised for no sound planning or heritage related reason and would require demolition of the existing non-compliant dwelling. This alone would be inconsistent with the objects of the Act.

The altered built form exhibits architectural merit and a significantly improved landscape condition. The proposed works to the rear are traditional / complementary in character and materials while typically retaining the existing building alignments and only marginally altering the building mass and scale. The proposed works are incorporated into the existing structure that maintains the terrace's overall character, its relationship with the neighbouring terrace and its contribution to the Balmain East HCA.

The altered built form provides unquestionable improved residential amenity for the occupants whilst preserving the environmental amenity of the neighbours.

Has the development standard been virtually abandoned or destroyed by the Council's own actions in departing from the standard?

A review of Council's published quarterly Variations Register, the FSR standard cannot be said to be abandoned.

However, and notwithstanding the non-abandonment of the standard, it is known that numerous dwellings in the immediate and surrounding locality and throughout the Inner West LGA that are zoned R1 General Residential that depart from the current FSR standard (and others).

Is the zoning of the land unreasonable or inappropriate?

The site is zoned R1 General Residential. This zoning is considered reasonable and appropriate. The locality's predominant or most characteristic built form is double storey, freestanding houses, interspersed by single storey cottages. A number of houses on the downhill slopes comprise 3 levels. Dwellings exhibit varying

architectural / built form integrity. Interspersed within this predominant built form characteristic are special use buildings.

3.3 Are there sufficient environmental planning grounds to justify contravening the development standard?

This section demonstrates that there are sufficient environmental planning grounds to justify contravening the height standard as required by clause 4.6(3)(b) of LEP 2022.

It is noted that in *Initial Action Pty Ltd v Woollahra Council* [2018] NSWLEC 118, Preston CJ observed that in order for there to be 'sufficient' environmental planning grounds to justify a written request under clause 4.6 to contravene a development standard, the focus must be on the aspect or element of the development that contravenes the development standard, not on the development as a whole.

Additionally, it is noted that in *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, Pain J observed that it is within the discretion of the consent authority to consider whether the environmental planning grounds relied on are particular to the circumstances of the proposed development on the particular site.

Although the term 'environmental planning grounds' is not defined in the Act or the Standard Instrument – Principal Local Environmental Plan, they refer to grounds that relate to the subject matter, scope and purpose of the Act, including the objects in section 1.3 of the Act. The scope of environmental planning grounds is wide as exemplified by the NSW LEC decisions in this area.

Regarding the proposed development at 17 Jane Street, Balmain, there are sufficient environmental planning grounds to justify contravening the FSR standard being:

- As addressed earlier in this report and in the documentation prepared by Benn + Penna, John Oultram Heritage & Design and other technical inputs for the DA, the proposal is relatively minor, well considered and pays due regard to the site's important characteristics and conserves its primary form and significant internal and external detail. The established relationship to the public domain (both street frontage) is maintained and which includes the important grouping of the two terraces. The proposal will retain the contribution of the houses to the local streetscape and the surrounding conservation area.
- The SEE and supporting documentation submitted with the DA provides a holistic environmental planning assessment of the proposal and demonstrates that subject to adopting a range of reasonable mitigation measures, there are sufficient environmental planning grounds to support the development. In particular, the submitted documentation demonstrates that despite the slightly altered contravention to the FSR standard, it nonetheless enables the relatively modest and appropriate redevelopment of the site to occur, which is clearly not incompatible with the established neighbouring built form context.
- The works involving additional GFA / FSR above that existing:
 - are to the rear of the terrace, primarily at the ground floor level;
 - replace existing non-original built form;
 - extends and reconfigures the floorplan to provide for a universally accepted rear open floorplan for primary living rooms with direct access to private open space;
 - are only single storey in height;
 - are logically provided with a similar side boundary alignment as the built form it replaces;
 - has a skillion roof that is similar to that existing on the neighbouring terrace;

- enable improved internal amenity and equitable access;
 - provide visual interest;
 - achieve a human scale whilst improving the building’s rhythm;
 - will not result in unreasonable amenity impacts to neighbouring and nearby properties or the surrounding public domain.
- The terrace’s predominant external envelope is not altered. Existing FFL’s are unaltered.
 - As the terrace’s presentation to Jane Street and the return to Bradford Street is not unaltered, there is no perception of additional visual built form dominance irrespective of its compliance with the standard.
 - Despite the existing and slightly altered departure to the FSR standard, the overall built form is still anticipated by the planning controls. In this regard, compliance is maintained with the LEP 2022 site coverage standard and a significant increase in the provision of landscaped area (and tree canopy cover) to compliance with the LEP 2022 standard is also proposed. The altered built form is consistent with the DCP 2013 BLZ guidelines and the terrace’s wall heights largely remain unaltered and where the works are proposed, they are only single storey in height. The altered terrace is not incompatible considering the site’s wider visual context as viewed from the surrounding public domain, given the scale and form of development in the site’s vicinity. The built form enables visual interest and a relative human scale.
 - The proposed works increasing the departure to the standard are inconsequential from a planning perspective as the overall built form is not incompatible with its established and/or likely future locational context.
 - Compliance with the standard would require demolition of the existing non-compliant terrace. Demolition is unlikely given its Balmain East HCA location, is undesirable, is economically impractical and would be inconsistent with the objects of the Act.
 - The existing and slightly altered departure to the FSR standard has been arranged considering the site’s existing built form and the neighbouring / nearby context. In this regard and as demonstrated by the DCP 2013 assessment at Section 4.1.6 of the separately submitted SEE, the proposed works which increase the departure to the standard by an additional 9m² do not result in any identifiable and unreasonable impacts and the altered terrace dwelling provides for an acceptable and equitable planning outcome in relation to:
 - solar access and overshadowing;
 - access to natural daylight and ventilation;
 - aural and visual privacy;
 - views and vistas from neighbouring and nearby properties and the public domain;
 - visual impact and massing;
 - parking or traffic generation; and
 - structural integrity of the neighbouring terrace, natural drainage patterns, watercourses and landform in general.
 - Appropriate environmental initiatives are proposed.

The above environmental planning grounds relate specifically to the height attributed to the proposed development above that technically permitted, which contributes to the contravention of the height

standard. The above points warrant the exceedance, are not generic, but rather, specific to the site and circumstances of the proposal. An appropriate and equitable planning outcome results.

3.4 Whether contravention of the development standard raises any matter of significance for the State or regional Environmental Planning?

There is no identified outcome which would be prejudicial to planning matters of state or regional significance that would result as a consequence of varying the development standard as proposed by this application as the existing and slightly altered departure to the FSR standard relates to local and contextual conditions and the existing built form. The variation sought is responding to the broad brush nature of the control applied across an area that supports a variety of built forms on varying allotment sizes and existing built form.

The proposal involves the desirable provision of an architecturally altered terrace house with a significantly improved landscape condition and tree canopy cover, whilst maintaining the terrace's built form relationship with its neighbouring terrace and its contribution to the Balmain East HCA generally. The works enable high (improved) internal amenity for the occupants whilst reasonably preserving the environmental amenity (solar access, visual and aural privacy, views, vistas, outlook, natural daylight and ventilation) of the neighbours.

The terrace's height, density, bulk and scale does not set a precedent or preclude any neighbouring or nearby property from being appropriately redeveloped. The retention of improved housing for a single family will assist in meeting housing and locational context demand. The site has good access to services, facilities and amenities.

The site's overall built form is not incompatible considering its established and desired future built form local context.

3.5 How would strict compliance hinder the attainment of the objects specified in Section 1.3 of the Act?

The relevant objects of the Act as specified in Section 1.3, are in our opinion, achieved by the proposed development in that it:

- promotes the social and economic welfare of the community;
- facilitates ESD;
- promotes the orderly and economic use and development of land;
- promotes the sustainable management of built and cultural heritage;
- promotes good design and amenity of the built environment; and
- promotes the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants.

A strictly complying development would require demolition of the existing terrace which is unquestionably economically impractical and highly unlikely given its Balmain East HCA location. Considering demolition of the existing terrace, in that sense it may be said that compliance with the standard would hinder the attainment of the objects of section 1.3 of the Act.

Compliance with the standard forgoes the opportunity to enable an altered built form which has a visually interesting architectural expression, an improved landscape and tree canopy cover condition and planning and heritage merit without adverse impacts. The site's redevelopment and subsequent slightly increased departure to FSR standard does not preclude or isolate an adjacent property(s) from being appropriately redeveloped. The development as proposed is consistent with the provisions of orderly and economic development and would not hinder the objects of the Act in Section 1.3.

3.6 Is there public benefit in maintaining the development standard?

Generally, there is public benefit in maintaining standards. However, there is public interest in maintaining a degree of flexibility in specific circumstances. In the current case, strict compliance with the FSR standard is not achievable given the existing non-compliant built form and would serve no purpose other than to impose numerical inflexibility and economical impracticality.

A rigid and inflexible purely compliance-based approach to the standard forgoes the opportunity to provide a high quality architectural design solution and an improved landscape and tree canopy cover condition. The terrace's height, density, bulk and scale does not have an unreasonable impact to neighbours or the public domain. The works clearly improve the amenity of the occupants.

It is known that Council has considered DA's favourably which depart from the FSR standard. There are no reasons why it is not in the public interest and its refusal based on the standard's departure is not warranted. Under the presented circumstances the variation to the FSR standard is in the public interest because it is not inconsistent with the objectives of the FSR standard and neither is it inconsistent with the objectives for development in the R1 General Residential zone.

On balance the variation to the FSR standard is an appropriate use of the provisions of Clause 4.6 and the development is therefore capable of being granted consent. Accordingly, there is in the specific circumstances of the case, no public benefit in strictly maintaining the development standard.

3.7 Is the objection well founded?

For the reasons outlined in previous sections, this objection is well founded and the granting of an exception to the development can be supported given the presented circumstances of the case. The development does not contravene the objects specified at Section 1.3 of the Act.

4.0 CONCLUSION

The proposed variation to the FSR standard is based on the reasons contained within this formal request for an exception to the standard. A development strictly complying with the numerical FSR standard would not significantly improve the amenity of surrounding properties as:

- the proposal satisfies and achieves the objectives of the R1 General Residential zone;
- the proposal satisfies and achieves the objectives of the FSR standard;
- the built form is not incompatible with its established, desired and likely future built form context;
- compliance is unrealistic given the existing departure;
- the 9m² of additional GFA that increase the terrace's departure is numerically inconsequential and does not materially or unreasonably add to the dwelling's visual impact or perceived bulk and scale;
- works relative to GFA/FSR at the first floor level and attic floor level are not proposed. Only an inconsequential 0.4m² of additional GFA is proposed within the basement level's existing footprint. The terrace's predominant external envelope is not dissimilar to that existing;
- the overall built form is still anticipated by the planning controls. In this regard, compliance is maintained with the LEP 2022 site coverage standard and a significant increase in the provision of landscaped area to compliance with the LEP 2022 standard is also proposed. The altered built form is consistent with the DCP 2013 BLZ guidelines and the terrace's wall heights largely remain unaltered and where the works are proposed, they are only single storey in height. The visual catchment contains several buildings that will present a similar bulk and scale and which set the character, whether existing or likely future; and
- the alterations and additions improve the occupant's amenity, enables appropriately designed and sited alterations and additions, does not preclude the same on nearby properties and preserves the environmental amenity of neighbours.

It is concluded that the objection:

- is well founded and in the public interest;
- demonstrates consistency with the standard's objectives
- demonstrates consistency with the R1 zone's objectives
- demonstrates that compliance with the standard is both unnecessary and unreasonable; and
- demonstrates that there are sufficient environmental planning grounds in which to support the proposal.

Considering the above, it is appropriate to exercise the flexibility provided by Clause 4.6 of LEP 2022.

Attachment D – Statement of Heritage Significance

PROPOSED ALTERATIONS AND ADDITIONS

AT

AVONA

17 JANE STREET, BALMAIN, NSW

HERITAGE IMPACT STATEMENT



Prepared by:

John Oultram Heritage & Design
Level 2, 386 New South Head Road,
Double Bay, NSW 2028

T: (02) 9327 2748
E: johnheritagedesign@gmail.com

Prepared for:

Steve and Angela McGillivray

December 2023

© John Oultram Heritage & Design

1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for alterations and additions to the existing house at 17 Jane Street, Balmain NSW. The report has been prepared on behalf of Steve and Angela McGillivray, the owners of the property.

1.2 THE STUDY AREA

The study area is Lot 2 in DP 213831 at Balmain, Parish of Petersham and County of Cumberland. (Figure 1.1)



Figure 1.1 The Study Area shaded

Source: Six Maps

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact" and "Assessing Heritage Significance Guidelines". The philosophy adopted is that guided by the Australia ICOMOS *Burra Charter* 1999.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL DEVELOPMENT

2.1 SUMMARY

The two attached houses at Nos. 15-17 Jane Street were built in stages in 1885 and 1886 with No. 17 Jane Street being the last completed. They were built for auctioneer agent John Gidley Fleming (1840-1911) who had purchased the land in 1885.

2.2 SUBURBAN CONTEXT

The harbourside Sydney suburb of Balmain developed as a place of residence and industrial undertaking from the mid nineteenth century. Between 1860 and 1949 it had its own council administration.

Balmain comprises the 550 acres granted to Dr William Balmain (1762-1803) in 1800 by Governor John Hunter. Hunter stipulated the grant be named as Gilchrist Place, and some fifteen months after receiving the grant Balmain sold it to John Borthwick Gilchrist for a nominal sum; Gilchrist presumably was the intended beneficiary. Gilchrist (1759-1841) was then in India and never visited Australia, however Hunter, Balmain and Gilchrist shared business interests. In 1833 Gilchrist appointed merchant Frederick Parbury as his local agent and directed him to subdivide and sell the Balmain grant. The land was sold first in 1836 at the eastern point (today East Balmain). By 1844 the population of present day East Balmain numbered 846 and by 1848 it had reached 1,337.¹ Today, the oldest houses on the peninsula are located within East Balmain and often have the form of single storey villas constructed in sandstone.²

Gilchrist retained the bulk of Balmain at the time of his death in 1841. Gilchrist's Will stipulated the land should be sold to fund a charitable trust to promote education and learning. From 1852 the Gilchrist Trust began to sell the balance of the grant with a plan of subdivision being prepared by surveyor Charles Edmund Langley (1820-1864) in that year.

Langley's subdivision of 1852 included the pre-existing Darling Street traversing the spine of the peninsula to Darling Harbour, but the other streets depicted were formed as part of the subdivision. These streets defined sections within which were large allotments of between one and three acres. The suburbanisation of Balmain commenced by private developers re-subdividing the Langley allotments into narrow housing blocks and new streets to service them.

The suburb of Balmain owing to its topography for the most part fringed by water developed into a self-contained community, employed for the most part locally. The commercially advantageous harbour and river frontages of the peninsula with proximity to the city were developed by industrialists and businessmen. At Morts Bay (formerly Waterview Bay) Thomas Sutcliffe Mort (1816-1878) built a dry dock in 1855 to service international steamships, which in later decades developed into a general engineering works. At Johnstons Bay John Booth (1822-1898) developed a steam sawmill in the 1860s after having commenced shipbuilding there in 1854. Also at Johnstons Bay Lever Bros developed the Sunlight Oil Works from 1895 and commenced production of soap in 1900. The other major soap manufacturer at Balmain was Colgate Palmolive on Morts Bay opened in 1923.

¹ Lawrence, J and C Wame, *Pictorial History: Balmain to Glebe*, Kingsclear Books, 2009 (Lawrence 2009)

² Reynolds, P, 'From Johnston Street to Cameron's Cove', *Leichhardt Historical Journal*, No. 14, 1985, p.28

For most of the nineteenth century the private ferry service provided a direct route to the city. A regular passenger service stopping at the Darling Street wharf was introduced in the early 1840s by Henry Carter Perdriau.

In the twentieth century the ferry service was operated by Nicholson Brothers, founded in 1913 at Snails Bay.³ Along Darling Street the government tramline was laid connecting the suburb with Sydney via a circuitous route through Glebe. The line reached Gladstone Park in 1892 and the ferry terminus in 1903. The tram service supplanted the horse drawn private omnibuses that serviced Balmain from the early 1860s. The omnibus service relied on the Glebe Island Bridge to access the peninsula, which opened, in its original form, in 1862 (rebuilt in 1903).

2.3 SUBDIVISION

Jane Street is located within part of Balmain that was initially subdivided by Adolphus William Young. Young in 1840 acquired 30 acres of the Balmain Estate above White Bay through a failed mortgage undertaken by John Terry Hughes. Hughes was a casualty of the financial collapse of the early 1840s and Young claimed the land at Balmain in default of monies owing on the mortgage. This claim was settled in favour of Young in 1847, who then subdivided the land.⁴

In Young's subdivision Jane Street was formed. The elevation of Jane Street proved favourable for the siting of a number of local church and school buildings in Balmain. The earliest part of Balmain Public School was built in 1862. Beside it is the earlier Catholic Church complex of St Augustine's that was developed from the late 1840s, and with the present day church, presbytery, and school dating from 1907, 1922, 1917/1950 respectively.⁵

The allotment of Nos. 15-17 Jane Street was formed later by re-subdivision of Young's allotments. This re-subdivision was undertaken by Morris Birkbeck Pell (1827-1879), an American who studied mathematics at Cambridge University and was appointed first professor of mathematics and natural philosophy at the University of Sydney in 1852. Pell purchased land fronting Jane Street and Bradford Street (which he formed) in 1876 from John Edye Manning and George Foster Wise who in turn had purchased it from Young in 1869. Another purchase of neighbouring had been made by Pell in 1869, and collectively these two parcels were subdivided to form 33 building blocks and also Bradford Street that were offered for sale in early 1877.⁶

³ Lawrence 2009

⁴ Reynolds, Peter, 'From Adolphus Street to Gladstone Park, Part 1', *Leichhardt Historical Journal* 17

⁵ Reynolds, Peter, 'From Adolphus Street to Gladstone Park, Part 3', *Leichhardt Historical Journal* 19

⁶ Reynolds, Peter, 'From Adolphus Street to Gladstone Park, Part 3', *Leichhardt Historical Journal* 19, p.25



Figure 2.1 Professor Pell's subdivision at Balmain of 1877 was recorded in Higinbotham and Robinson's map of the municipality published in 1883. The area circled is Lot 65 within which part comprises Nos. 15-17 Jane Street

Source: State Library of NSW (Z/M4 811.1821/1883/1)

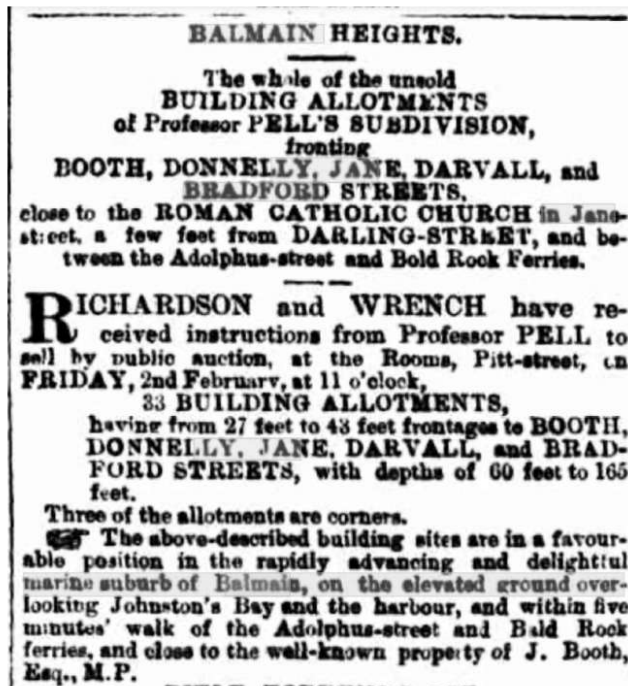


Figure 2.2 Newspaper advertisement for Pell's 33 building blocks available for sale at Balmain from early 1877

Source: *Sydney Morning Herald*, 31 January 1877, p.10

2.4 Nos. 15-17 JANE STREET

The two attached houses at Nos. 15-17 Jane Street were built in stages in 1885 and 1886 with No. 17 Jane Street being the last completed. They were built for commission agent John Gidley Fleming who purchased the land earlier in 1885.⁷ Prior Fleming's purchase the land had changed ownership on three occasions since 1880 with the value rising from 125 pounds to 600 pounds over those five years. Fleming (1840-1911) was the proprietor of JG Fleming & Sons, auctioneers, and later was associated with J Gidley Fleming and Sons, furniture brokers and auctioneers.⁸ He came to NSW in 1884 from Hobart and in that year commenced trading.⁹

⁷ Old System Conveyance Book 314 No. 231

⁸ Reynolds, Peter, 'From Adolphus Street to Gladstone Park, Part 3', *Leichhardt Historical Journal* 19, p.26

⁹ 'Death of Mr Fleming', *Evening News*, 30/11/1911, p.2

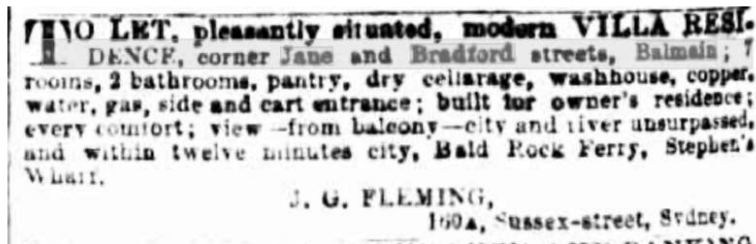


Figure 23 Letting notice published in mid 1885 probably for No. 15 Jane Street, which Fleming as owner occupied for a time. The details provided were also applicable to No. 17 Jane Street

Source: *Sydney Morning Herald*, 2 June 1885, p.12

Fleming died in 1911 leaving a debt owing to The Australian Mutual Provident Society who exercised its power of sale in 1913 to off-load the liability to Benjamin Henry Flowerdew for 900 pounds.¹⁰ Flowerdew (1955) was a schoolteacher in the public school system, then being at Ultimo Public School. After Flowerdew died, his executors sold the two houses in 1957 to motor driver Ernest Arthur Farlow for 1600 pounds.¹¹

Of the pair, the house at No. 17 Jane Street was named Avona and the other had none it seems. Avona was tenanted by Arthur G Leeds from about 1886 to 1889. Later tenants included gas fitter Arthur Edward Fitzmaurice (1890-1891), and engineer George Fraser (1892-95), Miss Mary Gertrude Powell, a Registrar for Births, Deaths and Marriages, (1907-29), and then Harold James Stutchbury from 1929 to the early 1930s when collection of such records ceased. In the intervening years of 1896 to 1905 John Fleming was listed as the occupier of both No. 17 and No. 15 Jane Street.¹²

Subdivision to form individual title for each house was undertaken in 1962 in Deposited Plan 213831.

¹⁰ Old System Conveyance Book 1016 No. 758

¹¹ Old System Conveyance Book 2427 No. 37

¹² *Sand's Directory*

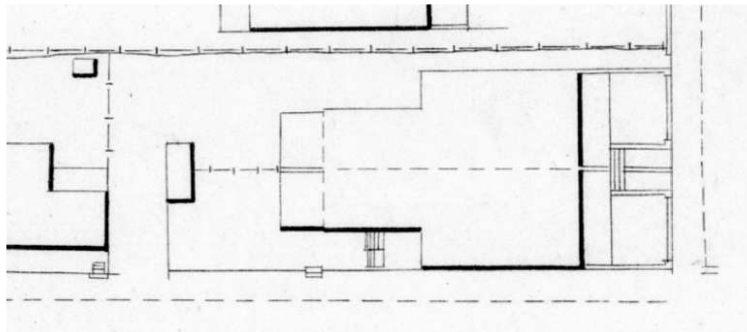


Figure 2.4 Survey of the attached houses at Nos. 15-17 Jane Street published in 1888. As these houses were built in 1885/86 the survey recorded as completed building footprint

Source: State Library of NSW (Z/ M.Ser 4 811.17/1 - Balmain Sheet 32)

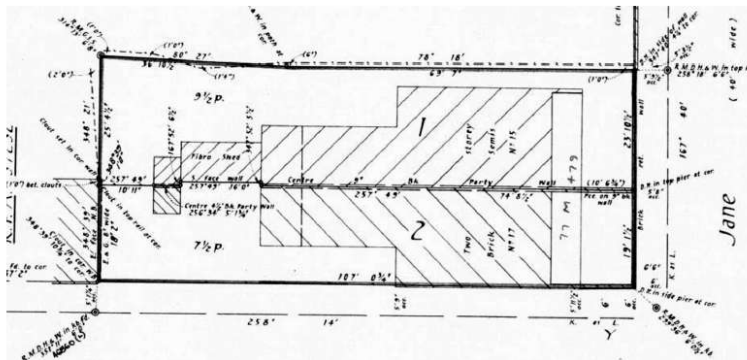


Figure 2.5 Survey of the attached houses at Nos. 15-17 Jane Street undertaken in 1962

Source: NSW Land Registry Services (DP213831)



Figure 2.6 The Jane Street frontage of Nos. 15-17 in either the 1930s or possibly early 1950s
Source: State Library of NSW (c112370002)



Figure 2.7 The Bradford Street frontage of No.17 Jane Street in either the 1930s or possibly early 1950s
Source: State Library of NSW (c112370003)

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in November 2023 to ascertain its layout, condition and intactness from original construction. The current plans are shown in Figure 3.1.

17 Jane Street is a two storey, late Victorian, terrace house in the Victorian Filigree/Italianate style set on a narrow lot at the corner of Jane Street and Bradford Street. The house is one of a pair with 15 Jane Street to the north. The house is largely intact in form and detail but has been altered at the rear, some of the internal fabric replaced and dormers added to the front and rear roofs.

The house is in coursed, rendered masonry on a rockface sandstone base with a gabled concrete tile roof (L) and rendered masonry chimney with a decorated capping. There is a two storey verandah to the front set between flanking walls with a skillion, corrugated metal roof and aluminium lace valance, balustrade and column. The verandah floor has modern, tessellated tiles. There is a two storey, skillion wing to the rear with a corrugated metal roof and high chimney (shared with 15 Jane Street). There is a single storey addition to the passage to the side street with a bullnose corrugated metal roof and timber framed glazing and a single storey bathroom to the rear. The house is set well above the street and there is raised terrace at the rear with a garage door to the basement.

Internally the house has the common plan of a side hall with an arch to the stair hall with rooms off and with an open plan kitchen beyond. The front rooms are connected by a large opening. There is a later stair to the attic.

Floors are polished timber (O & M) and tile (M). Walls are in plastered masonry with moulded timber skirtings (O). At the ground floor, ceilings are in plaster and lath with moulded plaster cornices and roses (O) with plasterboard to the kitchen and laundry (M). The upper floor has fibrous plaster ceilings with bas-relief decoration in panels (L) though some ceilings have been replaced in plasterboard (M).

Doors are four panel timber with moulded timber architraves (O). The front door is part glazed, four panel timber with an arched fanlight (O). There are part glazed, French doors to the front verandah with arched upper panels and fanlights(O). The front window is a bay of three, arch headed, two pane, double hung, timber sashes with stucco cills and mouldings and dividing piers (O). Other windows are two and four pane, double hung, timber sashes (O & M). The stair is in polished timber with an open string with fretwork and turned timber newel posts and balusters and understair panelling (O). The modern stair to the attic is to a similar detail. There is a modern stair off the kitchen to the basement. There are fireplaces to the major rooms with marble and painted timber surrounds and arched, cast iron inserts. The kitchen, bathrooms and attic are modern.

There is a garden to the front bounded by a metal palisade fence on a painted stone base with stone piers with slate steps to the verandah. There is a terrace to the rear with steps up to a covered patio to the side. Jane Street is a residential street lined with one and two storey houses from the same period. To the north is pair of two storey, late Victorian terrace houses. To the west is a pair of single storey, late Victorian cottages in brick with hipped, corrugated metal roofs.

- O ORIGINAL
- L LATER
- M MODERN

Figures 3.2 - 3.13

17 JANE STREET, BALMAIN

HERITAGE IMPACT STATEMENT

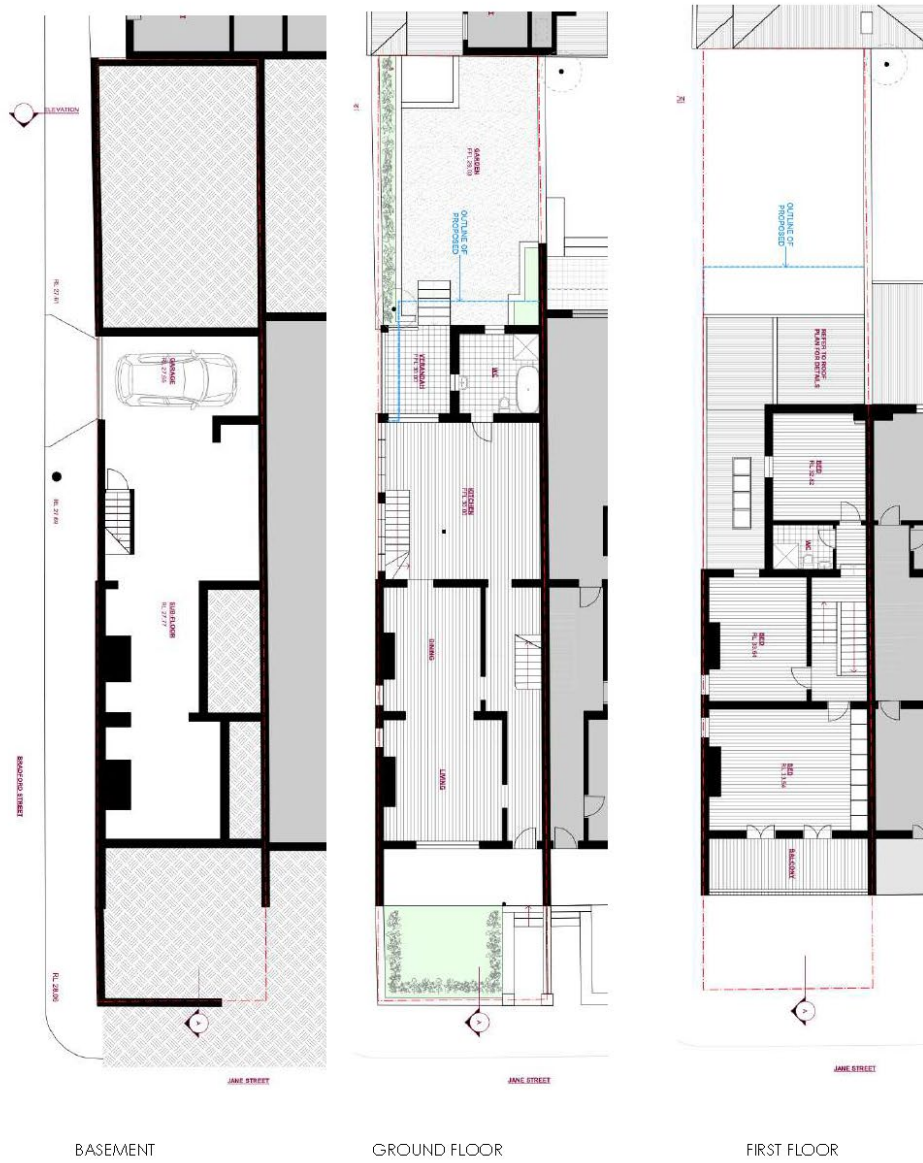


Figure 3.1 17 Jane Street, Balmain
Plans as existing
Source: Architect

JOHN OULTRAM HERITAGE & DESIGN

12

Document Set ID: 38763948
Version: 1, Version Date: 14/03/2024

17 JANE STREET, BALMAIN

HERITAGE IMPACT STATEMENT



Figure 3.2 17 Jane Street, Balmain
Front elevation



Figure 3.3 17 Jane Street, Balmain
Side elevation



Figure 3.4 17 Jane Street, Balmain
Hall

JOHN OULTRAM HERITAGE & DESIGN

13

Document Set ID: 38763948
Version: 1, Version Date: 14/03/2024



Figure 3.5 17 Jane Street, Balmain
Living room



Figure 3.6 17 Jane Street, Balmain
Typical fireplace



Figure 3.7 17 Jane Street, Balmain
Stair

17 JANE STREET, BALMAIN

HERITAGE IMPACT STATEMENT



Figure 3.8 17 Jane Street, Balmain
Kitchen



Figure 3.9 17 Jane Street, Balmain
Rear garden



Figure 3.10 17 Jane Street, Balmain
Rear elevation

JOHN OULTRAM HERITAGE & DESIGN

15

Document Set ID: 38763948
Version: 1, Version Date: 14/03/2024

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST

The property is not classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PLANNING AND ENVIRONMENT

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), Heritage NSW of the NSW Department of Planning and Environment, administers and maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI) a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is not listed on the Inventory.

4.3 LOCAL AUTHORITY

The local authority for the area is Inner West Council. The property is not listed as a heritage item in Schedule 5 Part 1 of the *Inner West Local Environmental Plan 2022* (as amended) (IWLEP) but is within the Balmain East Heritage Conservation Area (C29).

The property is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I252	13 Jane Street	Terrace and front fence, "Caimgorm", including interiors	Local
I251	11 Jane Street	Terrace and front fence, "Rosebank", including interiors	Local

Development would be the subject of the heritage provisions of the IWLEP regarding development in a conservation area and in the vicinity of a heritage item.

Council would also take into consideration the heritage provisions of the *Leichhardt Development Control Plan 2013* (as amended) (DCP) that contains detailed objectives and controls for development in the conservation area.

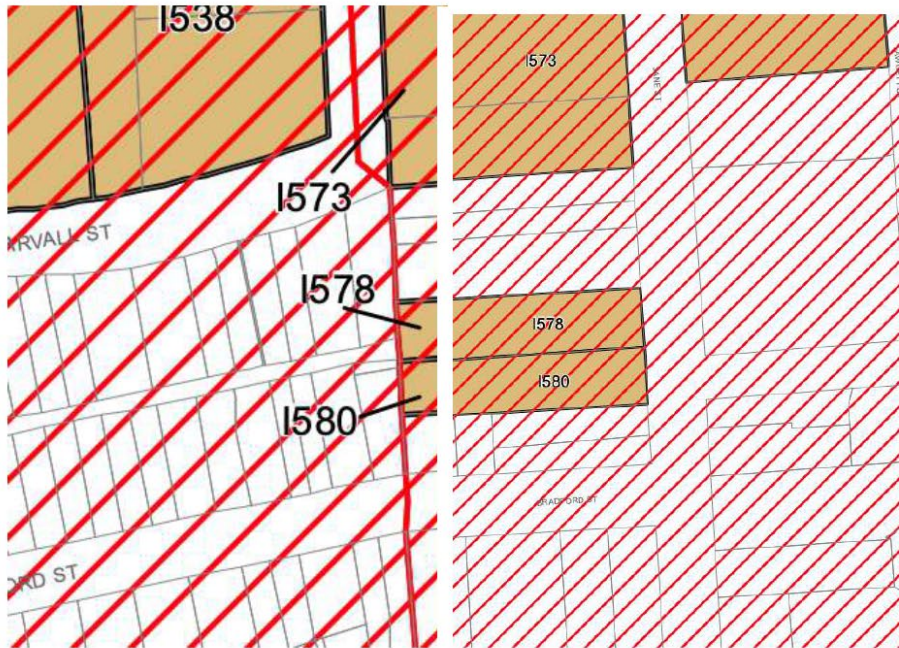


Figure 4.1 Inner West Local Environmental Plan 2022 Heritage Map HER_007B and HER_007D

Source: NSW Planning Portal

5.0 DISCUSSION OF SIGNIFICANCE

5.1 HISTORIC SIGNIFICANCE

5.1.1 Historical Development

17 Jane Street is an example of a two storey, late Victorian house built as one of pair with 15 Jane Street in 1885/1886 for John Gidley Fleming.

The site was part of the large land grant to William Balmain in 1800 that was later to sold to John Borthwick Gilchrist who instructed his agent, Frank Parbury, to subdivide and sell the estate. The area was developed for housing and industrial and maritime development along the foreshore.

The process continued after Gilchrist's death in 1841 with a major subdivision of the estate being laid by Charles Edward Langley. The subject site was part of subdivision carried out by Adolphus William Young who had purchased 30 acres of the Balmain Estate in 1840.

The subject sites were part of a re-subdivision of Youngs holdings undertaken by Morris Birkbeck Pell in 1876. The subject site was lot 65 and was purchased by Fleming in 1885 and he appears to have lived at the subject property for a time. Following his death in 1911 the property was sold to Benjamin Flowerdew.

The houses signals the early residential development of the Balmain estate following subdivision.

5.1.2 Historical Associations

The place is most closely associated with John Gidley Fleming (1840-1911) a commission agent and auctioneer who likely kept a close eye on development in the area. Few biographical details were available and he could not be considered a person of note.

Like much of the area that place has associations with William Balmain, John Gilchrist and Adolphus Young who were early owners and who subdivided but did not develop the land.

5.2 AESTHETIC SIGNIFICANCE

The pair of houses is a good example of two storey, semi-detached, late Victorian buildings in the Filigree/Italianate style that was popular in the 1890s for both residential, commercial and institutional buildings. Both have been modified.

The houses are typical of the style with decorated facades and front verandahs and, are an imposing element in the street. The house has well detailed interiors with good quality plasterwork and joinery.

5.3 SOCIAL SIGNIFICANCE

The place would have no special associations for any particular group.

5.4 TECHNICAL/SCIENTIFIC SIGNIFICANCE

There were no previous buildings on the site and the place has no known archaeological potential.

6.0 ASSESSMENT OF SIGNIFICANCE

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
	17 Jane Street is an example of a two storey, late Victorian house built as one of pair with 15 Jane Street in 1885/1886 for John Gidley Fleming that was built on a re-subdivision of an earlier subdivision of the Balmain Estate Does not meet the criterion
Criterion (b)	An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)
	The place has no special associations Does not meet the criterion
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
	The pair of houses is a good example of two storey, semi-detached, late Victorian houses in the Filigree/Italianate style but are typical of the style with well detailed facade to the front and good quality interiors Does not meet the criterion
Criterion (d)	The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons
	The place has no special associations Does not meet the criterion
Criterion (e)	An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
	The place has no archaeological potential Does not meet the criterion
Criterion (f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)
	Terrace houses of this type are common in the area Is not rare. Does not meet the criterion
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments
	The house an example of a two storey, late Victorian semi-detached house Does not meet the criterion at a State level (or a class of the local area's: Cultural or natural places; or Cultural or natural environments) Does not meet the criterion

6.1 STATEMENT OF SIGNIFICANCE

We consider that the property would not meet any of the NSW Heritage Manual criteria for identification as an item of significance at a local level but the pair would be considered contributory items in the conservation area.

7.0 PROPOSED DEVELOPMENT

7.1 CURRENT PROPOSALS

The current owners would like to alter the house to improve its amenity. The proposals are shown on Drawings Nos. 2304 E-00 to E-08, P-00 to P08 and X-02 and X-03 (inclusive, all revision A) dated November 2023 and prepared by Benn + Penna Architects.

The proposal include:

7.1.1 Basement

- Replacement stair to the ground floor
- New enclosure and laundry
- New door to the side street

7.1.2 Ground Floor

- Demolition of the rear bathroom and side infill walls
- New understair lavatory
- New window to the rear wall of the primary form
- New stair to the basement
- Replacement rear extension and reconfiguration

The addition infills the small side terrace and has a slightly reduced setback to the rear. The side wall is set above the street wall and has an inset at the house to allow for a small window to the dining room. The side glazing at the rear is set back from the street to allow for a small balcony. The addition is in sandstone with a skillion metal roof with an arched opening and doors to the rear and arched windows to the street.

7.1.3 First Floor

- Alteration of a side window to a door with small balcony

The window will retain the current window width.

7.1.4 External Works

- Reconstruction of the retaining wall to the rear garden
- Re-landscaping
- New pool and planter

8.0 IMPACT OF THE PROPOSED DEVELOPMENT

8.1 GENERALLY

17 Jane Street is a good example of a late Victorian, Filigree/Italianate style house with a handsome front elevation and well detailed interiors. The house has been altered and has a later, single storey addition at the rear. The significance of the place is largely demonstrated in the primary, gabled form and its pairing with 15 Jane Street.

The proposed works are relatively minor and are occurring to the rear in areas that have been previously altered.

8.2 DEMOLITIONS

The rear bathroom will be demolished. This is original (see Figure 2.4) but has been modernised and plays little role in the overall significance of the place.

The boundary wall to the rear appears will be demolished and rebuilt (as it sits over the boundary). The finished appearance will be as per the existing.

8.3 ALTERATIONS AND ADDITION

8.3.1 Basement

The modern stair to the ground floor will be relocated for ease of furnishing and layout but the change is neutral in heritage terms.

The space will be reconfigured and a new timber door added to the street within the rendered section of the wall. The works will provide some relief to the blank wall but are neutral in heritage terms

8.3.2 Ground Floor

There is a new bathroom below the stair but this will be done to retain the stair panelling. The change is minor.

The rear section will be slightly extended and reconfigured but the addition is small and replaces the current infill to the side passage. The addition is single storey with a skillion roof and is similar to the extension to the handed house to the north. The narrower wing above will be retained signalling the earlier arrangement.

The addition is to be in stone that is seen on the base of the house though the main walls above are in rendered masonry. The use of stone may suggest an earlier building and may obscure the modernity of the addition.

The new side windows are arched as per the other side windows but to a simpler detail. The street facing doors are set back to provide a small balcony to the side.

The addition has an inset at the house to provide a break between new and old and allow for a small, sash window to the inset to provide light and ventilation to the dining room. The change is sympathetic and minor.

The addition is very low key and will have little impact on overall massing of the house and retains a garden at the rear. The more intact front section of the house will be retained as is and there are no changes to the front elevation.

8.3.3 First Floor

The side window to the rear bedroom will be converted to a door with a small balcony off. The window is a modern replacement and the change is minor.

8.4 EXTERNAL WORKS

The garden will be re-landscaped and the artificial turf removed. There is a small pool built to the northwest corner. Neither will be seen from the street but the setting of the house will be improved.

8.5 INNER WEST LOCAL ENVIRONMENTAL PLAN 2022 (IWLEP)

8.5.1 Impact upon Heritage Items in the Vicinity

There are two heritage items to the north of the subject site, a pair of late Victorian houses.

The proposed works are internal or to the side and rear and will have no visual impact on the items. We consider that the proposal will have no impact on the setting or significance of the items.

8.5.2 Impact upon the Conservation Area

The property is within the Balmain East Conservation Area and the impact of the proposal is assessed below.

8.6 LEICHHARDT DEVELOPMENT CONTROL PLAN (DCP)

8.6.1 Conservation Areas

Controls for development in conservation areas is contained in Section C1.3 and C1.4 of the DCP and the proposals are assessed against the relevant provision below:

	Objective/Control	Comment
C1.3	Alterations and Additions	
C1	The overall form of alterations and additions shall	
(a)	have regard to the provisions within Appendix B – Building Typologies of this Development Control Plan	Complies for Section 3 - House
(b)	be compatible with the scale, form and material of the existing dwelling and adjoining dwellings, including wall height and roof form	Complies
(c)	retain any building and streetscape consistencies which add positively to the character of the neighbourhood (e.g. architectural details, continuous rows of dwellings, groups of similar dwellings, or the like)	Complies
(d)	maintain the integrity of the streetscape and heritage significance; and	Complies
(f)	achieve the objectives and controls for the applicable desired future character	Complies

	<i>Objective/Control</i>	<i>Comment</i>
C2	Development shall preserve the consistency in architectural detail and form of continuous rows of attached dwellings, or groups of similar dwellings.	Complies
C3	For end terraces / buildings, new works should be setback a minimum of 500mm from the end side wall to retain the historic form as it presents to the public domain.	The addition here replaces one set on the boundary and there is an inset at the junction and to the west
C9	For alterations and additions to the rear of an existing dwelling – on any level	
(a)	be of a building height that complies with the objectives and controls of the Site Layout and Building Design Part C3.2 of this Development Control Plan;	Complies
(b)	maintain an area of useable private open space in accordance with Part C Section 3.8 – Private Open Space of this Development Control Plan;	Complies
(c)	be of minimum visibility from the street (refer to Figure C1);	The addition will be seen from the side street but replaces a full width addition in the same location
C10	Where rear additions are visible from the public domain due to street layout or topography, maintaining original roof form is preferred and new additions are to be sympathetic to that original roof.	The replacement roof is in a skillion form
C11	Alterations and additions above ground floor level shall:	
(a)	comply with the appropriate provisions within Appendix B – Building Typologies of this Development Control Plan;	Complies
(b)	maintain setback patterns within surrounding development;	Complies
(c)	be subordinate to the existing building so that the additions do not dominate the building from the public domain.	Complies
	<i>Roof forms for alterations and addition</i>	
C15	Appropriate roof forms for rear additions depend on the context of the site, and may include:	
(a)	pitched in form to match the predominant roof forms of the original property and / or its context; or	Complies
C1.4	<i>Heritage Conservation Areas and Heritage Items</i>	
C1	Development maintains the characteristics and is consistent with the objectives and controls for the relevant building type contained in Appendix B – Building Typologies of this Development Control Plan	See above
C2	The fabric of an existing building is to be the subject of appropriate conservation practices including	
(b)	conservation of original elements	The important primary form, layout and details will be conserved with some minor alteration

	<i>Objective/Control</i>	<i>Comment</i>
C3	Development of dwellings within Heritage Conservation Areas must	
(a)	not include the demolition of the internal walls and roof form, including any existing chimneys, of the front two rooms of the dwelling	Complies
(b)	retain the major form, scale and materials of the existing structure as described in (a)	Complies
C1.5	Corner sites	
C1	Development shall:	
(a)	address each street frontage; and	Complies
(b)	not include large expanses of featureless walls.	The new doors to the basement will provide some visual relief
C2	Development extending to two distinct streetscapes shall vary the scale and form between each frontage to complement the predominant character and scale of that streetscape.	Complies
C4	Building elements including wall height, roof form and front setback and architectural features including balconies, awnings, verandahs, parapets and dormers are to be compatible in scale with the streetscape.	Complies

8.6.2 Gladstone Park Distinctive Neighbourhood

The DCP also contains objectives for the design of buildings in each of the suburbs of the conservation area. The property is within the Gladstone Park Distinctive Neighbourhood of the conservation area and the objectives and provisions for development in the area are in Section C2.2.2.3 of the DCP.

The DCP notes that the area is characterised by:

The existing scale of development is predominantly double storey, freestanding houses, interspersed by single storey cottages. A number of houses on the downhill slope comprise 3 levels. Around William and St Marys Streets a number of houses are set upon sandstone outcrops, above the roadway.

The neighbourhood has a varied residential character created by differing residential styles from different eras. Due to the early period of initial development, there are numerous houses from the early Victorian period, but Georgian in style. Later styles represented in the neighbourhood include Victorian terraces and Federation houses. Throughout the neighbourhood are scattered examples of the Arts and Crafts style, inter-war bungalows and timber workers cottages. The architecture in the neighbourhood is further characterised by recent restorations, additions and renovations. This has resulted in many houses having mixed architectural styles.

The subject house is from the late Victorian period and, with its pair makes a good contribution to the conservation area.

	OBJECTIVE/CONTROL	COMMENT
C.2.2.2.3	Gladstone Park Distinctive Neighbourhood	
	<i>Desired Future Character</i>	
C4	Preserve the rhythm of the neighbourhood by maintaining the lot sizes, housing style and prevalence of hipped and pitched roofs. Preserve the established setbacks for each street.	Complies
C5	Preserve the consistency and simplicity in built form, style and materials of the neighbourhood	Complies
C6	Maintain the existing roof forms, setbacks and fencing styles prevalent in each street.	Complies
C13	Maintain roof forms, with pitched, gable or hipped roofs being typical of the neighbourhood.	Complies
C14	Generally cut stone, rendered or bagged masonry or painted timber walls, and custom orb, slate, and unglazed terra cotta roofs are appropriate materials depending on immediate context.	Complies
C15	Verandah and balcony structures shall be timber or metal or a mix of both, and not include masonry elements	Complies

There are also sub area controls for Jane Street in Section C2.2.2.3(a)

	OBJECTIVE/CONTROL	COMMENT
C.2.2.2.3	Jane Street sub area	
	<i>Desired Future Character</i>	
C3	To ensure development respects the historic patterns in terms of topography, scale, character, siting, materials, and the landscape of the precinct.	Complies
C15	If outdoor space is required in association with residential use, any new balconies to the eastern face may be external to the existing building and shall be light weight and transparent elements which must not obscure the existing building form as seen in the long views.	Complies
C20	Development is to be consistent with any relevant objectives and controls within the Gladstone Park Distinctive Neighbourhood.	See above

We consider that the proposal meets the heritage aims and objectives of the DCP and will have a very limited and acceptable impact on the conservation area,

9.0 SUMMARY AND RECOMMENDATIONS

Overall, we consider that the proposal are relatively minor and well considered paying due regard to the important characteristics of the property and conserving its primary form and significant internal and external detail.

The proposals largely maintain its relationship to the street and the important grouping of the two houses. The proposed changes are in the altered section of the house at the rear and involve very limited removal of significant fabric. The proposal will retain the contribution of the houses to the local streetscape and the surrounding conservation area.

We consider that the proposal will maintain the significance of the place, have no impact on the conservation area or the heritage items in the vicinity and meets the heritage objectives and controls in the DCP.

In heritage terms, we consider that the proposals should be approved.



JOHN OULTRAM

10.0 APPENDIX A - OWNERS 1885-1960S WITH PREAMBLE

Auto Folio 2/213831 (Source: NSW Land Registry Services)

Year	Owner
1800	26th April CROWN GRANT Parish of Petersham 550 acres William Balmain
1801	7th July Assignment of grant to John Borthwick Gilchrist Prior titles not searched
1880	18th February BOOK 200 NO. 84 Conveyance Lot 65 of Professor Pell's subdivision From: Frances James Plomley, Sydney, solicitor Francis Edward Rogers, Sydney, barrister As executors of the Will of Morris Birkbeck Pell To: Bridget O'Rourke, Balmain, spinster 125 pounds
As to Nos. 15-17 Jane Street	
1880	8th March BOOK 200 NO. 88 Conveyance Part of Lot 65 of Professor Pell's subdivision From: Bridget O'Rourke, Balmain, spinster To: John Gould, Sydney, gentleman 160 pounds
1883	21st June BOOK 271 NO. 480 Conveyance Part of Lot 65 of Professor Pell's subdivision From: John Gould, Sydney, gentleman To: Alexander Martin Milne, copper and brass worker 280 pounds
1885	1st July BOOK 314 NO. 231 Conveyance Part of Lot 65 of Professor Pell's subdivision From: Alexander Martin Milne, brass founder To: John Gidley Fleming, Sydney, commission agent 600 pounds
1913	16th December BOOK 1016 NO. 758 Conveyance Part of Lot 65 of Professor Pell's subdivision From: The Australian Mutual Provident Society (exercising power of sale) To: Benjamin Henry Flowerdew, Haberfield, schoolteacher 900 pounds

17 JANE STREET, BALMAIN

HERITAGE IMPACT STATEMENT

Year	Owner
1955	11th June Benjamin Henry Flowerdew died
1957	12th October BOOK 2427 NO. 37 Conveyance Part of Lot 65 of Professor Pell's subdivision From: Colin Flowerdew, Drummoyne, estate agent Thomas Middleton, Balmain, retired engineer As executors of the Will of Benjamin Henry Flowerdew To: Ernest Arthur Farlow, Balmain, motor driver 1600 pounds
1962	Subdivision in Deposited Plan 213831 Lots 1 and 2 formed
	As to No. 17 Jane Street
	CERTIFICATE OF TITLE Vol. 14426 Fol. 204 Lot 2 in Deposited Plan 213831
	Auto Folio 2/213831 not searched

JOHN OULTRAM HERITAGE & DESIGN

28

Document Set ID: 38763948
Version: 1, Version Date: 14/03/2024