







# INNER WEST COUNCIL

## DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	DA201800483
<b>Address</b>	4 Railway Street, Petersham
<b>Proposal</b>	To carry out alterations and additions to a heritage listed dwelling house and associated works
<b>Date of Lodgement</b>	21 November 2018
<b>Applicant</b>	3D Projects – Christina Carayandies
<b>Owner</b>	Ms LM Hegarty
<b>Number of Submissions</b>	Nil
<b>Value of works</b>	\$990,000.00
<b>Reason for determination at Planning Panel</b>	Works to a local Heritage Item which exceed officer delegations
<b>Main Issues</b>	Heritage, floor space ratio, rear setback
<b>Recommendation</b>	Approval
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development
<b>Attachment C</b>	Statement of Heritage Significance



LOCALITY MAP

Subject Site		Objectors (nil)		↑ N
Notified Area		Supporters (nil)		

## 1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to a heritage listed dwelling house and associated works at 4 Railway Street, Petersham. The application was notified to surrounding properties and no submissions were received.

The main issues that have arisen from the application include:

- The proposed development involves substantial alterations of a Heritage Item under Marrickville Local Environmental Plan 2011;
- The proposed development exceeded the maximum floor space ratio permitted under Marrickville Local Environmental Plan 2011; and
- The proposed development alters the existing first floor rear setback established in the street.

Amended plans were received during the assessment process which adequately addressed the above concerns. The proposal generally complies with the aims and objectives of Marrickville Local Environmental Plan (MLEP) 2011 and Marrickville Development Control Plan (MDCP) 2011.

## 2. Proposal

Approval is sought to demolish part of the premises and carry out ground and first floor additions to the dwelling house including the following works:

- Construction of a new single storey addition at the rear and north of the dwelling;
- Internal reconfiguration;
- Reinstatement of one (1) balcony on the southern side of the property;
- Repair and replacement of a number of external windows and doors;
- Repair and replacement of the existing roofing;
- Construction of a new rear fence and roller door; and
- Landscaping works.

## 3. Site Description

The subject site is located on the western side of Railway Street, between Queen Street and Fort Street, Petersham. The site has a total area of 351.1sqm and is legally described as Lot 10 DP 1222497.

The site supports a two story residential dwelling. The adjoining properties generally support single and two storey residential dwellings. Taverners Hill Infants School is located opposite the subject site.

The subject site is listed as part of a heritage item located at 2 - 4 Railway Street, namely Item No.I212 "Pair Victorian villas – 'Glenthorn', including interiors". The property is also located within a Heritage Conservation Area under MLEP 2011 (Heritage Conservation Area C4 – Railway Street (Petersham) Heritage Conservation Area).

## 4. Background

### 4(a) Site history

Pre-Development Application No. 201700104 sought advice to demolish part of the premises and carry ground, first and second floor alterations and additions to a dwelling house on the subject site. The Pre-DA advice letter raised the following matters

- From a heritage perspective, a dormer in the side plane of the front section of the roof and the enlargement of the opening between the existing dining and sitting rooms are not supported. It was recommended that the verandah on the southern side of the property be reinstated;
- A variation to the floor space ratio development may be considered given the proximity of the site to the 300-350sqm threshold should the application demonstrate compliance with other relevant controls including bulk, scale, open space, overshadowing and privacy;
- An area of private open space measuring 70.2sqm, with 50% of the area being pervious landscaping, must be provided on the site at a minimum;
- The proposed extension of the first floor to the rear of the site will alter the established first floor building setback in the street and cannot be considered where a variation to the FSR is required; and
- One (1) car parking space be deleted.

### 4(b) Application history

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

Date	Discussion / Letter/ Additional Information
21 November 2018	Application lodged with Council
17 December 2018	Site inspection undertaken
22 February 2019	Additional information request sent to applicant (detailed below)
6 March 2019	Amended plans submitted to Council

A request for additional information was sent to the applicant on 22 February 2019 which required the following:

- The extension of the first floor rear setback be deleted;
- The size of the proposed north steel annex be reduced so that existing windows W02, W13 and W14 which are original to the building are retained and the annex be amended to be parallel to the northern wall of the house in order to better respond to the architecture of the original dwelling;
- As such, part of the western wall within the early kitchen wing should be retained in the form of 250mm nibs as internal inspection of the property suggests that the western wall is original to the building;
- The proposed modern fabric of the balcony of Bedroom 2 be amended to be retain as existing and restore the associated fabric as a means of demonstrating the historical development and layering of the building fabric. Alternatively where there is evidence that the balcony was from an earlier period of reconstruction, works to an earlier known state may be considered provided there is physical or documentary evidence to support such work;
- The proposed windows W12 and W13 be deleted as they intervene with the original and intact fabric of the item;

- Clarification be provided on the framing structure proposed to the attic level and whether the existing ceiling and associated framework is to be retained with new joists added or if the ceiling structure is to be demolished and a new structure provided (noting the later would not be supported);
- Skylight 1 be deleted due to the cumulative impact of removing early ceilings;
- The original slate roof be reinstated to the original main roof form in order to provide a roofing material commensurate with the grandeur intended for the residence. A corrugated steel roof (colour Windspray or similar) may be provided at the rear; and
- A traditional colour palette be adopted for the property that reflects its c1880's origins.

Amended plans were submitted to Council on 6 March 2019 which included the following amendments:

- Deletion of the proposed first floor addition and modification to the rear window serving Bedroom 3. The modification to the window is considered unnecessary and a condition of consent has been imposed which requires the existing rear window be retained;
- Reduction in size and shape of the north steel annex to be parallel to the existing dwelling. Windows W03, W13 & W14 have been retained;
- Retention of 250mm nib walls between the existing kitchen and lounge rooms;
- Retention and restoration of the existing balcony off Bedroom 2;
- Deletion of Windows W12 & W13;
- Clarification be provided on the framing structure proposed to the attic level being the retention of the existing ceiling joists with new joists added;
- Deletion of Skylight 1;
- Retention of the existing tile roof and corrugated steel roof. The existing and proposed corrugated steel roof has been amended to be Colorbond Windspray; and
- Modification of proposed colour palette to be more sympathetic to the Heritage Item.

The amended plans were referred to Council's Heritage Advisor who raised no objection to the amendments, subject to the retention of Window W15 at the rear of Bedroom 3. It is noted that in deleting the proposed first floor addition, the gross floor area of the dwelling has been reduced to comply with the maximum floor space ratio permitted under MLEP 2011.

## 5. Assessment

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

### 5(a) Environmental Planning Instruments

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

- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- Marrickville Local Environment Plan 2011 (MLEP 2011)

The following provides further discussion of the relevant issues:

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

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. MDCP 2011 provides controls and guidelines for remediation works. SEPP 55 requires the consent authority to be satisfied that the site is, or can be made, suitable for the proposed use.

The site has not been used in the past for activities which could have potentially contaminated the site. It is considered that the site will not require remediation in accordance with SEPP 55.

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

A BASIX Certificate was submitted with the application indicating that the proposal achieves full compliance with the BASIX requirements. Appropriate conditions are included in the recommendation to ensure the BASIX Certificate commitments are implemented into the development.

**5(a)(iii) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

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

**5(a)(iv) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 concerns the protection/removal of vegetation identified under the SEPP and gives statutory weight to the tree protection provisions contained in MDCP 2011. There are no trees located on the site protected under MDCP 2011 that will be impacted by the proposed development.

**5(a)(v) Marrickville Local Environment Plan 2011 (ALEP 2011)**

The application was assessed against the following relevant clauses of the Marrickville Local Environment Plan 2011:

- Clause 2.3 – Land Use Table and Zone Objectives;
- Clause 2.7 – Demolition;
- Clause 4.3 – Height of buildings;
- Clause 4.4 – Floor space ratio;
- Clause 4.6 – Exception to development standards;
- Clause 5.10 – Heritage conservation;
- Clause 6.1 – Acid Sulfate Soils; and
- Clause 6.5 – Development in areas subject to aircraft noise.

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

Standard (maximum)	Proposal	% of variation	Compliances
<b>Floor Space Ratio</b> Required: 0.6:1	0.59:1 (210.3sqm)	Not applicable	Yes
<b>Height of Building</b> Required: 9.5 metres	7.3 metres	Not applicable	Yes

The following provides further discussion of the relevant issues:

(i) Clause 2.3 - Land Use Table and Zone Objectives

The property is zoned R2 – Low Density Residential under the provisions of MLEP 2011. Shop top housing is permissible with consent under the zoning provisions applying to the land.

The development is permissible with Council's consent under the zoning provisions applying to the land. The development is considered acceptable having regard to the objectives of the R2 – Low Density Residential zone.

(ii) Demolition (Clause 2.7)

Clause 2.7 of MLEP 2011 states that the demolition of a building or work may be carried out only with development consent. The application seeks consent for demolition works. Council's standard conditions relating to demolition works are included in the recommendation.

(iii) Height (Clause 4.3)

The site is located in an area where the maximum height of buildings is 9.5 metres as indicated on the Height of Buildings Map that accompanies MLEP 2011. The development has a height of approximately 7.3 metres, which complies with the height development standard.

(iv) Floor Space Ratio (Clause 4.4)

Clause 4.4(2A) of MLEP 2011 specifies a maximum floor space ratio for a dwelling house on land labelled "F" on the Floor Space Ratio Map that is based on site area as follows:

Site area	Maximum floor space ratio
>350sqm but ≤400sqm	0.6:1

The property has a site area of 351.1sqm. The development has an FSR of 0.59:1 which complies with the FSR development standard.

(v) Heritage Conservation (Clause 5.10)

The subject site is listed as part of a Heritage Item located at 2 -4 Railway Street, namely Item No.I212 "Pair Victorian villas – 'Glenthorn', including interiors". The property is also located within a Heritage Conservation Area under MLEP 2011 (Heritage Conservation Area C4 – Railway Street (Petersham) Heritage Conservation Area).

The application was referred to Council's Heritage Advisor who requested a number of modifications to the proposed development in order to maintain the significant fabric of the Heritage Item and minimise the impact of the proposed works on the heritage significance of the property.

Amended plans were submitted to Council which appropriately addressed the concerns raised, subject to the imposition of appropriate conditions.

The application is considered acceptable with regard to Clause 5.10 of MLEP 2011 and Part 8 of MDCP 2011.

(vi) Acid Sulfate Soils (Clause 6.1)

The property is not located in an area identified as being subject to acid sulfate soil risk under MLEP 2011.

(vii) Development in areas subject to Aircraft Noise (Clause 6.5)

The property is located within the 20-25 Australian Noise Exposure Forecast (2033) Contour and as such the development is likely to be affected by aircraft noise.

The development would need to be noise attenuated in accordance with AS2021:2015. An Acoustic Report was submitted with the application which details that the development could be noise attenuated from aircraft noise to meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS2021:2015. The report contains recommendations to be incorporated into the development in order to mitigate acoustic impacts. Conditions are included in the recommendation to ensure the requirements recommended within the Acoustic Report are incorporated into the development.

## 5(b) Draft Environmental Planning Instruments

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

*Draft Environment State Environmental Planning Policy (SEPP)*

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of our natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until the 31 January 2018. The EIE outlines changes to occur, implementation details, and the intended outcome. It considers the existing SEPPs proposed to be repealed and explains why certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW planning system. This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland and Willandra Lakes World Heritage Property. Changes proposed include consolidating the seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed development would be consistent with the intended requirements within the Draft Environment SEPP.

*Draft Marrickville Local Environmental Plan 2011 (Amendment 4)*

Draft Marrickville Local Environmental Plan 2011 (Amendment 4) (the Draft LEP Amendment) was placed on public exhibition commencing on 3 April 2018 and accordingly is

a matter for consideration in the assessment of the application under Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979.

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

### 5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011.

Part	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.6 – Acoustic and Visual Privacy	Yes
Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	Yes
Part 2.16 – Energy Efficiency	Yes
Part 2.18 – Landscaping and Open Spaces	Yes
Part 2.21 – Site Facilities and Waste Management	Yes
Part 4 – Low Density Residential Development	Yes
Part 9 – Strategic Context	Yes

The following provides discussion of the relevant issues:

#### **PART 2 – GENERIC PROVISIONS**

##### (i) Urban Design (Part 2.1)

The works proposed as part of the application do not involve substantial external changes that are visible from or effect public space or have significant land use implications.

##### (ii) Site and Context Analysis (Part 2.3)

The applicant submitted a site and context analysis as part of the application that satisfies the controls contained in Part 2.3 of MDCP 2011.

##### (iii) Acoustic and Visual Privacy (Part 2.6)

The layout and design of the development ensures that the visual and acoustic privacy currently enjoyed by residents of adjoining residential properties are protected.

The development maintains adequate levels of acoustic and visual privacy for the surrounding residential properties and ensures an adequate level of acoustic and visual privacy for future occupants of the development.

Given the above the development is reasonable having regard to the objectives and controls relating to visual and acoustic privacy as contained in MDCP 2011.



(iv) Solar Access and Overshadowing (Part 2.7)**Overshadowing**

The applicant submitted shadow diagrams with the application.

The shadow diagrams illustrate that a north facing window serving a kitchen at 6 Railway Street would receive some additional overshadowing as a result of the original design. As a result of the amended plans which deleted the first floor addition, the additional overshadowing to the window would be deleted.

**Solar Access**

The alterations and additions to the dwelling house have been designed in an energy efficient manner for the following reasons:

- At least one habitable room has a window having an area not less than 15% of the floor area of the room, positioned within 30 degrees east and 20 degrees west of true north and will allow for direct sunlight for at least two hours over a minimum of 50% of the glazed surface between 9:00am and 3:00pm on 21 June; and
- The private open space provided for the dwelling house receives a minimum two hours of direct sunlight over 50% of its finished surface between 9.00am and 3.00pm on 21 June.

Given the above the development is reasonable having regard to the objectives and controls relating to solar access and overshadowing as contained in MDCP 2011.

(v) Community Safety (Part 2.9)

The development is reasonable having regard to community safety for the following reasons:

- The principal entrance to the dwelling house is visible from the street;
- The dwelling house has been designed to overlook the street;
- The dwelling house has a Council approved house number that is clearly displayed; and
- The entrance to the dwelling house is well lit.

Given the above the development is reasonable having regard to the objectives and controls relating to community safety as contained in MDCP 2011.

(vi) Parking (Part 2.10)

Part 2.10 of MDCP 2011 requires one car parking space be provided for a dwelling house. One (1) car parking spaces is proposed. The proposal therefore complies with this requirement.

(viii) Landscaping and Open Spaces (Part 2.18)

The landscaped area and private open space is appropriate given:

- The entire front setback is to consist of pervious landscaping with the exception of the pathway and driveway;

- The Landscape Plan identifies that a minimum of 76.8sqm, being 21.8% of the total site area, with no dimension being less than 3 metres is to be retained as private open space; and
- In excess of 50% of the private open space is to be maintained as pervious landscaping.

(ix) Site Facilities and Waste Management (Part 2.21)

A Recycling and Waste Management Plan (RWMP) in accordance with Council's requirements was submitted with the application.

**PART 4 – RESIDENTIAL DEVELOPMENT**

**Part 4 – Low Density Residential Development**

(i) Good Urban Design Practice (Part 4.1.4)

The height, bulk and scale of the development complement existing developments in the street and the architectural style of the proposal is in keeping with the character of the area.

Given the above the development is reasonable having regard to the objectives and controls relating to good urban design contained in MDCP 2011.

(ii) Streetscape and Design (Part 4.1.5)

The development satisfies the streetscape and design controls outlined in MDCP 2011 in that:

- The development complements the uniformity and visual cohesiveness of the bulk, scale and height of the existing streetscape;
- The proposal is a contemporary design that complements and/or embellishes the character of the area;
- The dwelling house addresses the principal street frontage and is orientated to complement the existing pattern of development found in the street;
- The architectural treatment of the façade interprets and translates positive characteristics in the locality; and
- The front façade of the dwelling house has been divided into bays of an appropriate size that complements the scale of the building and surrounding dwelling houses.

(iii) Building Setbacks (Part 4.1.6.2)

**Front Setback**

No change to the existing front setback is proposed

**Side Setback**

The development satisfies the side setback control outlined in MDCP 2011 in that:

- The proposal ensures adequate separation between buildings for visual and acoustic privacy, solar access and air circulation;
- The proposal integrates new development with the established setback character of the street and maintains established gardens, trees and vegetation networks;

- The proposal does not create an unreasonable impact upon adjoining properties in relation to overshadowing and visual bulk; and
- The proposal is satisfactory in relation to the street context.

**Rear setback**

The rear boundary setback is reasonable for the following reasons:

- A predominant first floor rear building line exists and is consistent and visible from the public domain and the proposal maintains that upper rear building line;
- The proposal will not create adverse impacts on the amenity of adjoining properties in relation to overshadowing and visual bulk;
- The proposal maintains adequate open space;
- The prominent form of development is terrace housing with access to a rear lane, and the proposal maintains the capacity for off-street parking;
- The proposal ensures adequate separation between buildings for visual and acoustic privacy, solar access and air circulation; and
- The proposal integrates new development with the established setback character of the street and maintains established gardens, trees and vegetation networks.

(iv) Site Coverage (Part 4.1.6.3)

The table below demonstrates that the proposal complies with the numerical requirement contained within MLEP 2011.

Site Area	Site Coverage Permitted (max.)	Site Coverage Proposed	Compliance
>350-400sqm	55%	46.3%	Yes

The proposal:

- Results in a site coverage that is consistent with the existing character of neighbouring dwellings; and
- Allows adequate provision for uses such as outdoor recreation, footpaths, deep soil tree planting, other landscaping, off-street parking (where appropriate), waste management, clothes drying and stormwater management.

The development is reasonable having regard to the objectives and controls relating to site coverage contained in MDCP 2011. **PART 9 – STRATEGIC CONTEXT**

The property is located in the Petersham Planning Precinct (Precinct 2) under Marrickville Development Control Plan 2011.

The proposal is in keeping with the desired future character of the area in that:

- The proposal protects and preserves the contributory building through a sympathetic addition;
- The proposal protects the heritage item;
- The proposal protects significant streetscape and public domain elements;
- The proposal preserves the mixed density residential character of the precinct;
- The proposal considers all potential impacts to biodiversity; and
- The provision and location of off-street car parking does not adversely impact the amenity of the precinct.

### 5(d) The Likely Impacts

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

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

The site is zoned R2 – Low Density Residential. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

### 5(f) Any submissions

The application was notified in accordance with Council's notification Policy for a period of 14 days to surrounding properties and no submissions were received.

### 5(g) The Public Interest

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

The public interest is an overarching requirement, which includes the consideration of the matters discussed in this report. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans.

The application is considered to have satisfactorily addressed Council's and relevant agencies' criteria and would provide a development outcome that, on balance, would result in a positive impact for the community. Accordingly, it is considered that the approval of the proposed development would be in the public interest.

The proposal is not contrary to the public interest.

## 6 Referrals

### 6(a) Internal

The application was referred to Council's Heritage Advisor and the issues raised in those referrals have been discussed in Section 5 above.

### 6(b) External

Not applicable

## 7. Section 7.11 Contributions

A Section 7.12 Levy of \$9,900.00 would be required for the development under Marrickville Section 94A Contributions Plan 2014. A condition requiring that levy to be paid is included in the recommendation.

## 8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Marrickville Local Environmental Plan 2011 and Marrickville Development Control Plan 2011. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for approval subject to the imposition of appropriate conditions.

## 9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No. 201800483 to carry out alterations and additions to a heritage listed dwelling house and associated works at 4 Railway Street, Petersham subject to the conditions listed in Attachment A below.

## Attachment A – Recommended conditions of consent

### GENERAL

1. The development must be carried out in accordance with plans and details listed below:

<b>Plan, Revision and Issue No.</b>	<b>Plan Name</b>	<b>Date Issued</b>	<b>Prepared by</b>	<b>Date Submitted</b>
DA01 Rev B – DA14 Rev B	Architectural Plans	05/03/2019	3d Projects	06/03/2019
A264074_02	BASIX Certificate	11/03/2019	3d Projects	11/03/2019

and details submitted to Council on 21 November 2018 and 6 March 2019 with the application for development consent and as amended by the following conditions.

Reason: To confirm the details of the application submitted by the applicant.

2. Where any plans and/or information forming part of a Construction Certificate issued in relation to this consent are inconsistent with:
- the plans and/or information approved under this consent; or
  - any relevant requirements of this consent,

the plans, information and/or requirements of this consent (as the case may be) shall prevail to the extent of the inconsistency.

All development approved under this consent shall be carried out in accordance with the plans, information and/or requirements of this consent taken to prevail by virtue of this condition.

Reason: To ensure the development is carried out in accordance with this Determination.

3. All building work must be carried out in accordance with the provisions of the National Construction Code (Building Code of Australia).

Reason: To ensure the work is carried out to an acceptable standard and in accordance with the National Construction Code (Building Code of Australia).

### BEFORE COMMENCING DEMOLITION, EXCAVATION AND/OR BUILDING WORK

4. No work must commence until:

- A PCA has been appointed. Where Council is appointed ensure all payments and paper work are completed (contact Council for further information). Where an Accredited Certifier is the appointed, Council must be notified within 2 days of the appointment; and
- A minimum of 2 days written notice given to Council of the intention to commence work.

Reason: To comply with the provisions of the Environmental Planning and Assessment Act.

5. A Recycling and Waste Management Plan (RWMP) being prepared in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and submitted to and accepted by the PCA before work commences.  
Reason: To ensure the appropriate disposal and reuse of waste generated on the site.
6. A Construction Certificate must be obtained before commencing building work. Building work means any physical activity involved in the construction of a building. This definition includes the installation of fire safety measures.  
Reason: To comply with the provisions of the Environmental Planning and Assessment Act.
7. Sanitary facilities must be provided at or in the vicinity of the work site in accordance with the WorkCover Authority of NSW, Code of Practice 'Amenities for Construction'. Each toilet must be connected to the sewer, septic or portable chemical toilet before work commences.  
  
Facilities must be located so that they will not cause a nuisance.  
Reason: To ensure that sufficient and appropriate sanitary facilities are provided on the site.
8. The person acting on this consent is responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report is to include colour photographs and is to be submitted to the Certifying Authority's satisfaction, with a colour copy being provided to Council and the property owner of the identified property, before work commences, on the buildings on the adjoining property at 6 Railway Street, if the consent of the adjoining property owner can be obtained. In the event that the consent of the adjoining property owner cannot be obtained copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the PCA before work commences.  
Reason: To catalogue the condition of the adjoining property for future reference in the event that any damage is caused during work on site.
9. 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, before work commences.  
Reason: To secure the area of the site works maintaining public safety.
10. A rigid and durable sign must be erected in a prominent position on the site, before work commences. The sign is to be maintained at all times until all work has been completed. The sign must include:
  - a) The name, address and telephone number of the PCA;
  - b) A telephone number on which Principal Contractor (if any) can be contacted outside working hours; and
  - c) A statement advising: 'Unauthorised Entry To The Work Site Is Prohibited'.  
Reason: To maintain the safety of the public and to ensure compliance with the Environmental Planning and Assessment Regulations.
11. Sediment control devices must be installed before the commencement of any work and must be maintained in proper working order to prevent sediment discharge from the construction site.  
Reason: To prevent soil erosion and sedimentation of Council's stormwater drainage system.

12. Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent shall 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
  - 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.

Applications for such Permits shall be submitted and approved by Council prior to the commencement of the works associated with such activity or issue of the Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

Reason: To ensure that all restoration works are in accordance with Council's Code.

13. Alignment levels for the site at all pedestrian and vehicular access locations must be obtained from Council before the commencement of construction. The alignment levels must match the existing back of footpath levels at the boundary. Failure to comply with this condition will result in vehicular access being denied.
- Reason: In accordance with Council's powers under the Roads Act, 1993, alignment levels at the property boundary will be required to accord with Council's design or existing road and footpath levels.

### **BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE**

14. Evidence of payment of the building and construction industry Long Service Leave Scheme must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate. (The required payment can be made at the Council Offices).

**NOTE: The required payment is based on the estimated cost of building and construction works and the long service levy rate, set by the Long Service Payments Corporation. The rate set by the Long Service Payments Corporation is currently of 0.35% of the cost of the building and construction work.**

**For more information on how to calculate the amount payable and where payments can be made contact the Long Services Payments Corporation.**

[http://www.lspc.nsw.gov.au/levy\\_information/?levy\\_information/levy\\_calculator.stm](http://www.lspc.nsw.gov.au/levy_information/?levy_information/levy_calculator.stm)

Reason: To ensure that the required levy is paid in accordance with the Building and Construction Industry Long Service Payments Act.



15. A levy of \$9,900.00 has been assessed as the contribution for the development under Section 7.12 of the Environmental Planning and Assessment Act 1979 and Marrickville Section 94/94A Contributions Plan 2014 (a copy of which may be inspected at the offices of the Council).

The Section 7.12 Levy referred to above is based on the estimated cost of the proposed development at time of lodgement of the application indexed quarterly in accordance with Marrickville Section 94/94A Contributions Plan 2014.

The Section 7.12 levy (as adjusted) must be paid to the Council **in cash or by unendorsed bank cheque (from an Australian Bank only) or EFTPOS (Credit and/or Debit) before the issue of a Construction Certificate**. Under Marrickville Section 94/94A Contributions Plan 2004 payment of Section 7.12 levies **CANNOT** be made by Personal Cheque or Company Cheque.

**(LEVY PAYMENT Reference No. DC002541)**

**NOTE: Under Marrickville Section 94/94A Contributions Plan 2014, the proposed cost of carrying out development is adjusted quarterly at time of payment of the levy in line with the Consumer Price Index: All Groups Index Number for Sydney provided by the Australian Bureau of Statistics.**

Reason: To ensure that the approved development makes a contribution towards the provision, extension or augmentation of public amenities and public services in the area.

16. Plans fully reflecting the selected commitments listed in BASIX Certificate submitted with the application for development consent must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

**NOTE: The application for the Construction Certificate must be accompanied by either the BASIX Certificate upon which development consent was granted or a revised BASIX Certificate issued no earlier than 3 months before the date of lodgement of the application for the Construction Certificate. (Refer to Clause 6A of Schedule 1 to the Regulation).**

Reason: To ensure that the BASIX commitments are incorporated into the development.

17. Before the issue of a Construction Certificate an amended plan must be submitted to the Certifying Authority's satisfaction indicating the retention of the existing Window W15 at the rear of Bedroom 3.

Reason: To retain the existing rear window of the heritage item.

18. The existing building must be upgraded to comply with the provisions of the National Construction Code (Building Code of Australia) in relation to smoke detection systems in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

Reason: To ensure the building is suitable for the proposed use.

19. Prior to the commencement of demolition works or before the issue of a Construction Certificate (whichever occurs first), a security deposit and inspection fee must be 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 (FOOT)	\$2100.00
Inspection fee (FOOTI)	\$225.00

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 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 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.

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

Reason: To ensure that all damages arising from the building works are repaired at no cost to Council.

- 20. Sediment control devices must be constructed and maintained in proper working order to prevent sediment discharge from the construction site. Sediment control plans and specifications must be submitted to the Principal Certifying Authority before the issue of a Construction Certificate.

Reason: To prevent soil erosion and sedimentation of Council's stormwater drainage system.

- 21. Noise attenuation measures must be incorporated into the development complying with Australian Standard 2021-2015 in relation to interior design sound levels, in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate together with certification by a suitably qualified acoustical engineer that the proposed noise attenuation measures satisfy the requirements of Australian Standard 2021-2015. Plans fully reflecting the selected commitments must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

Reason: To reduce noise levels within the development from aircraft.

### **SITE WORKS**

22. All excavation, demolition, construction, and deliveries to the site necessary for the carrying out of the development, must be restricted to between 7.00am to 5.30pm Mondays to Saturdays, excluding Public Holidays. Notwithstanding the above no work must be carried out on any Saturday that falls adjacent to a Public Holiday.

Reason: To minimise the effect of the development during the construction period on the amenity of the surrounding neighbourhood.

23. The area surrounding the building work must be reinstated to Council's satisfaction upon completion of the work.

Reason: To ensure that the area surrounding the building work is satisfactorily reinstated.

24. The placing of any materials on Council's footpath or roadway is prohibited, without the consent of Council. The placement of waste storage containers in a public place requires Council approval and must comply with Council's Policy – 'Placement of Waste Storage Containers in a Public Place'.

Reason: To ensure the public ways are not obstructed and the placement of waste storage containers in a public place are not dangerous to the public.

25. The works are required to be inspected at critical stages of construction, by the PCA or if the PCA agrees, by another Certifying Authority. The last inspection can only be carried out by the PCA. The critical stages of construction are:

- a) after excavation for, and prior to the placement of, any footings;
- b) prior to pouring any in-situ reinforced concrete building element;
- c) prior to covering of the framework for any floor, wall, roof or other building element;
- d) prior to covering waterproofing in any wet areas;
- e) prior to covering any stormwater drainage connections, and
- f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Reason: To ensure the building work is carried out in accordance with the Environmental Planning and Assessment Regulations and the National Construction Code (Building Code of Australia).

26. All demolition work must be carried out in accordance with the following:

- a) compliance with the requirements of Australian Standard AS 2601 'The demolition of structures' with specific reference to health and safety of the public, health and safety of the site personnel, protection of adjoining buildings and protection of the immediate environment;
- b) all works involving the demolition, removal, transport and disposal of material containing asbestos must be carried out by suitably qualified persons in accordance with the 'Worksafe Code of Practice for Removal of Asbestos' and the requirements of the WorkCover Authority of NSW and the Department of Environment, Climate Change and Water;
- c) all building materials arising from the demolition must be disposed of in an approved manner in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and any applicable requirements of the Department of Environment, Climate Change and Water;

- d) sanitary drainage, stormwater drainage, water, electricity and telecommunications must be disconnected in accordance with the requirements of the responsible authorities;
- e) the generation of dust and noise on the site must be controlled;
- f) the site must be secured to prohibit unauthorised entry;
- g) suitable provision must be made to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way;
- h) all trucks and vehicles associated with the demolition, including those delivering to or removing material from the site, must only have access to the site during work hours nominated by Council and all loads must be covered;
- i) all vehicles taking materials from the site must be loaded wholly within the property unless otherwise permitted by Council;
- j) no waste collection skips, spoil, excavation or demolition material from the site must be deposited on the public road, footpath, public place or Council owned property without the approval of Council; and
- k) the person acting on this consent must ensure that all contractors and sub-contractors associated with the demolition are fully aware of these requirements.

Reason: To ensure that the demolition work is carried out safely and impacts on the surrounding area are minimised.

27. If the development involves an excavation that extends below the level of the base of the footings of a building on the adjoining allotments, including a public place such as a footway and roadway, the person acting on the consent, at their own expense must:
- a) protect and support the adjoining premises from possible damage from the excavation;
  - b) where necessary, underpin the adjoining premises to prevent any such damage. Where the proposed underpinning works are not “exempt development”, all required consents shall be obtained prior to the required works commencing; and
  - c) at least 7 days’ notice is given to the owners of the adjoining land of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

Where a dilapidation report has not been prepared on any building adjacent to the excavation, the person acting on this consent is responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report is to be submitted to and accepted by the PCA before works continue on site, if the consent of the adjoining property owner can be obtained.

Copies of all letter/s that have been sent via registered mail to the adjoining property owner and copies of any responses received shall be forwarded to the PCA before work commences.

Reason: To ensure that adjoining buildings are preserved, supported and the condition of the buildings on the adjoining property catalogued for future reference in the event that any damage is caused during work on site.

28. 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, shall 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 Marrickville Council Stormwater and On Site Detention Code. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled.

Reason: To provide for adequate site drainage.

29. If the proposed work is likely to cause obstruction of the public place and/or is likely to endanger users of the public place, a suitable hoarding or fence approved by Council must be erected between the work site and the public place.

Reason: To provide protection to the public place.

30. A certificate of survey from a registered land surveyor must be submitted to the PCA upon excavation of the footings and before the pouring of the concrete to verify that the structure will not encroach on the allotment boundaries.

Reason: To ensure all works are contained within the boundaries of the allotment.

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

Reason: To ensure that the provisions of this Act are observed.

32. All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.

Reason: To ensure dust and other particles are not blown from vehicles associated with the use.

### **BEFORE OCCUPATION OF THE BUILDING**

33. You must obtain an Occupation Certificate from your PCA before you occupy or use the building. The PCA must notify the Council of the determination of the Occupation Certificate and forward the following documents to Council within 2 days of the date of the Certificate being determined:

- a) A copy of the determination;
- b) Copies of any documents that were lodged with the Occupation Certificate application;
- c) A copy of Occupation Certificate, if it was issued;
- d) A copy of the record of all critical stage inspections and any other inspection required by the PCA;
- e) A copy of any missed inspections;
- f) A copy of any compliance certificate and any other documentary evidence relied upon in issuing the Occupation Certificate.

Reason: To comply with the provisions of the Environmental Planning and Assessment Regulations.

34. The landscaping of the site must be carried out prior to occupation or use of the premises in accordance with the approved plan, and must be maintained at all times to Council's satisfaction.

Reason: To ensure adequate landscaping is maintained.

35. The Certifying Authority must be satisfied that each of the commitments listed in Aircraft Noise Assessment Report required by this Determination have been fulfilled before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate).

Reason: To ensure that all of the commitments associated with Aircraft Noise Assessment Report have been fulfilled.

Reason: To reduce noise levels within the dwelling house from aircraft and to ensure that the noise attenuation measures incorporated into the dwelling

house satisfactorily comply with the relevant sections of Australian Standard 2021-2015.

36. The Certifying Authority must be satisfied that each of the commitments listed in BASIX Certificate referred to in this Determination have been fulfilled before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate).  
Reason: To ensure that all of the BASIX commitments have been fulfilled and to comply with the requirements under Section 154B of the Environmental Planning and Assessment Regulations 2000.
37. The Certifying Authority must apply to the Director-General for a BASIX Completion Receipt within 2 days of the issue of a final Occupation Certificate. Completion Receipts can be applied for at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au).  
Reason: To ensure compliance with the requirements under Section 154C of the Environmental Planning and Assessment Regulations 2000.
38. All works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads resulting from the development must be completed before the issue of an Occupation Certificate. Works must be in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2- "Roadworks Specifications".  
Reason: To ensure that the person acting on this consent completes all required work.

### **USE OF THE BUILDING**

39. The premises must be used exclusively as a single dwelling house and must not be adapted for use as a residential flat building or boarding house and must not be used for any industrial or commercial purpose.  
Reason: To ensure that the premises are used exclusively as a single dwelling house.

### **ADVISORY NOTES**

- A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out.
- The approved plans must be submitted to the Customer Centre of any office of Sydney Water before the commencement of any work to ensure that the proposed work meets the requirements of Sydney Water. Failure to submit these plans before commencing work may result in the demolition of the structure if found not to comply with the requirements of Sydney Water.
- Any natural light or ventilation gained by windows within 900mm of the boundary will not be taken into consideration in the event that the adjoining property owner makes application to Council to carry out building works on their property. The window has been consented to on the basis that alternative sources of light and ventilation are available to the room.
- Buildings built or painted before 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 before occupation of the room or building.


- Contact “Dial Before You Dig” before commencing any building activity on the site.

- Useful Contacts

BASIX Information  1300 650 908 weekdays 2:00pm - 5:00pm  
[www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)


Department of Fair Trading  13 32 20  
[www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)  
Enquiries relating to Owner Builder Permits and Home Warranty Insurance.

Dial Before You Dig  1100  
[www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.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](http://www.lspc.nsw.gov.au)

NSW Government [www.nsw.gov.au/fibro](http://www.nsw.gov.au/fibro)  
[www.diysafe.nsw.gov.au](http://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](http://www.environment.nsw.gov.au)

Sydney Water  13 20 92  
[www.sydneywater.com.au](http://www.sydneywater.com.au)

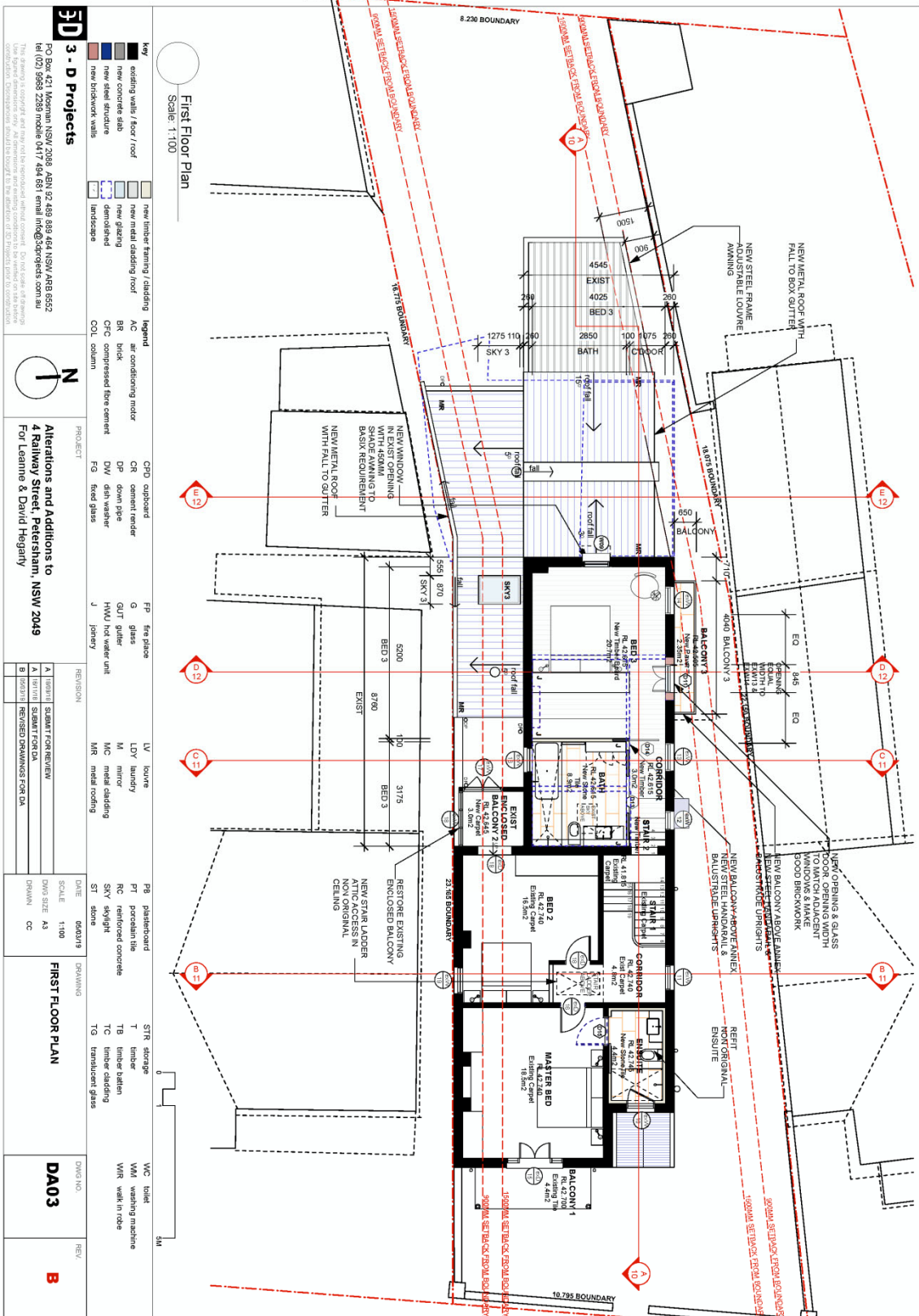
Waste Service - SITA Environmental Solutions  1300 651 116  
[www.wasteservice.nsw.gov.au](http://www.wasteservice.nsw.gov.au)

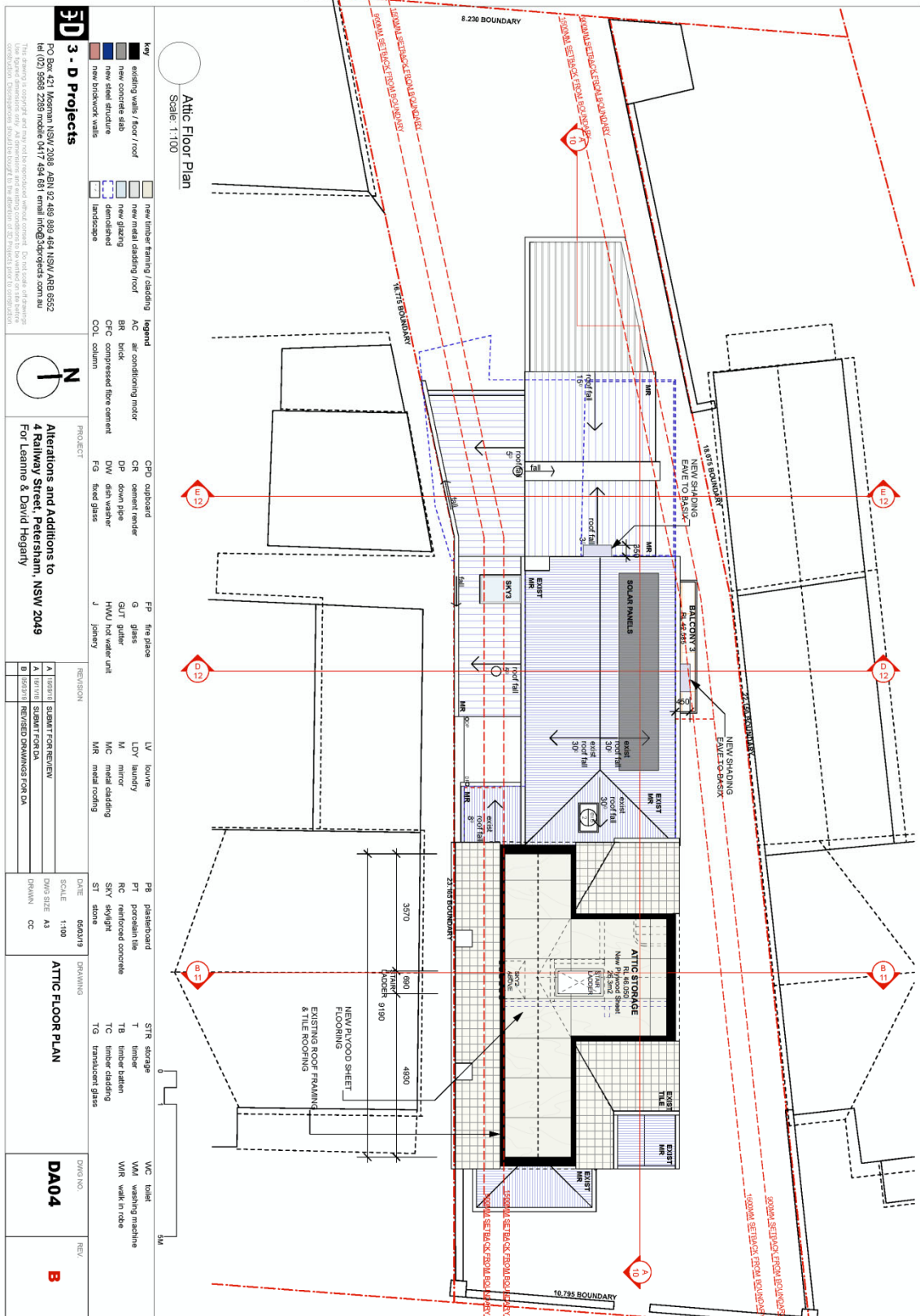
Water Efficiency Labelling and Standards (WELS) [www.waterrating.gov.au](http://www.waterrating.gov.au)











Key		Legend	
existing walls / floor / roof	new timber framing / cladding	AC	air conditioning motor
new concrete slab	new metal cladding / roof	BR	brick
new steel structure	new glazing	CFC	compressed foam cement
new brickwork walls	demolished	COL	column
	landscape	CPD	cupboard
		CR	ceiling render
		DP	down pipe
		DWV	dish washer
		FG	fixed glass
		FP	fire place
		G	glass
		GLT	gutter
		HMW	hot water unit
		J	joinery
		LV	laundry
		LBY	laundry
		M	mirror
		MC	metal cladding
		MR	metal roofing
		PB	passboard
		PT	porcelain tile
		RC	reinforced concrete
		SKV	skylight
		ST	storeys
		STR	storage
		T	timber
		TB	timber battens
		TC	timber cladding
		TG	translucent glass
		WC	toilet
		WM	washing machine
		WR	walk in robe

**3-D Projects**  
 PO Box 421 Murrumbidgee NSW 2586 ABN 62 489 889 464 NSW 488 6552  
 Tel (02) 9568 2288 mobile 0477 464 881 email info@3dprojects.com.au  
 This figure is copyright and may not be reproduced without written consent. Use of this figure is restricted to the project for which it was prepared. Use of this figure for any other project or for any other purpose is prohibited. All dimensions and existing conditions to be checked on site before construction. Construction should be built to the direction of 3-D Projects prior to construction.

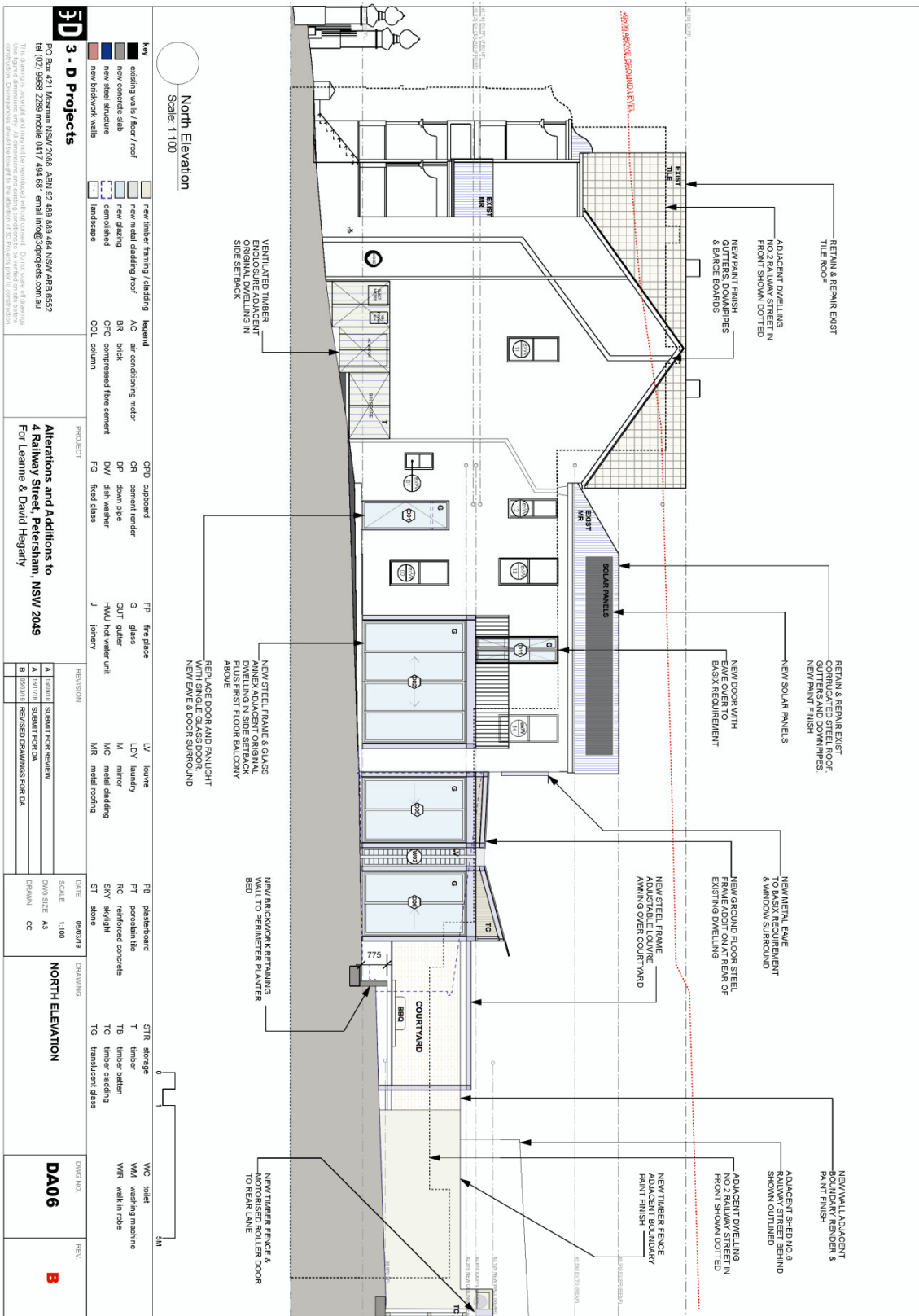
**Alterations and Additions to 4 Railway Street, Penrith, NSW 2049 For Lesam & David Heagarty**

REVISION	
A	ISSUED FOR PERMIT
B	ISSUED FOR PERMIT
C	ISSUED FOR PERMIT

**ATTIC FLOOR PLAN**  
 SCALE: 1:100  
 DWG SIZE: A3  
 DRAWN: CC

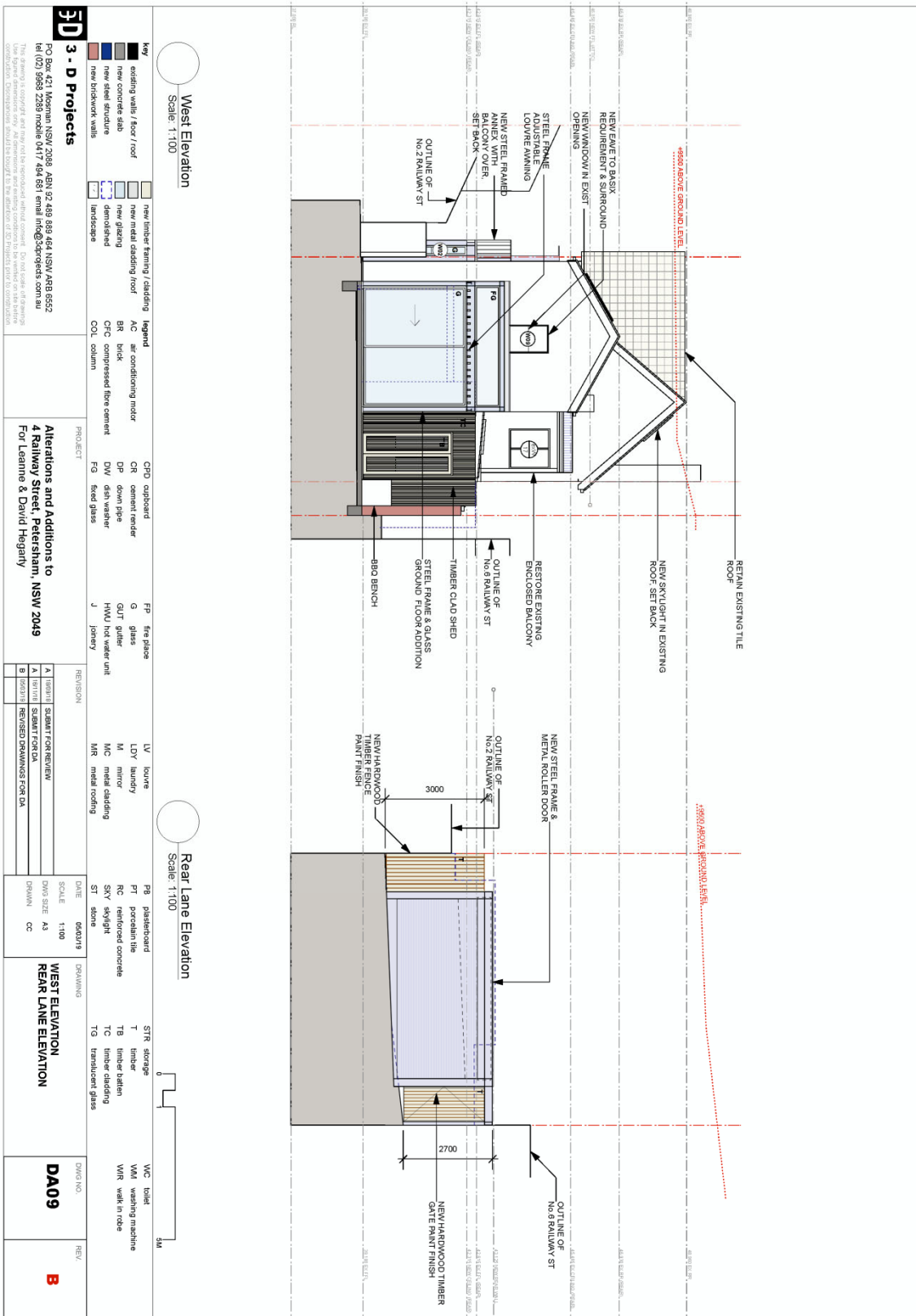
**DA04**  
 DWG NO.  
**B**  
 REV.



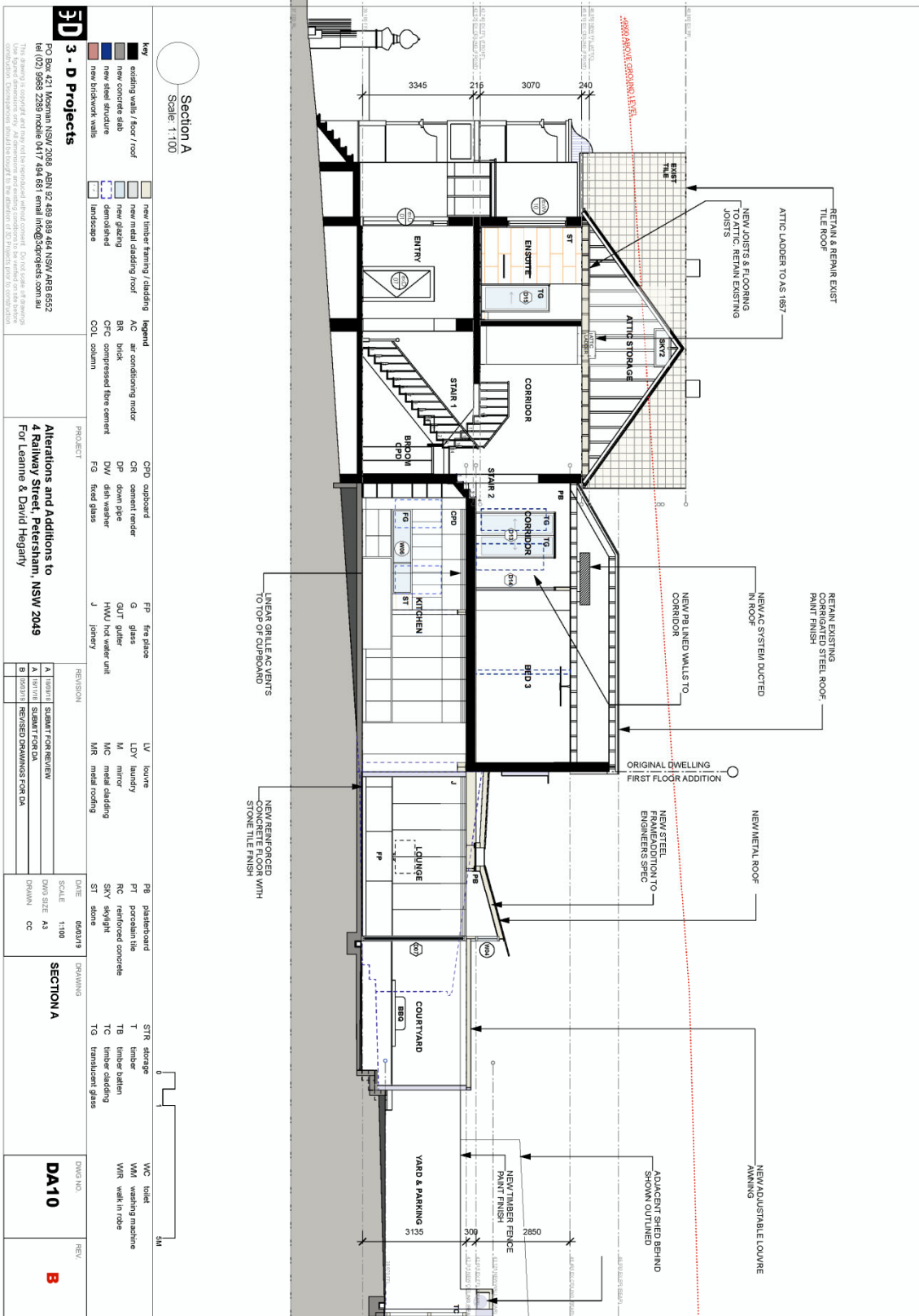












Section A  
Scale: 1:100

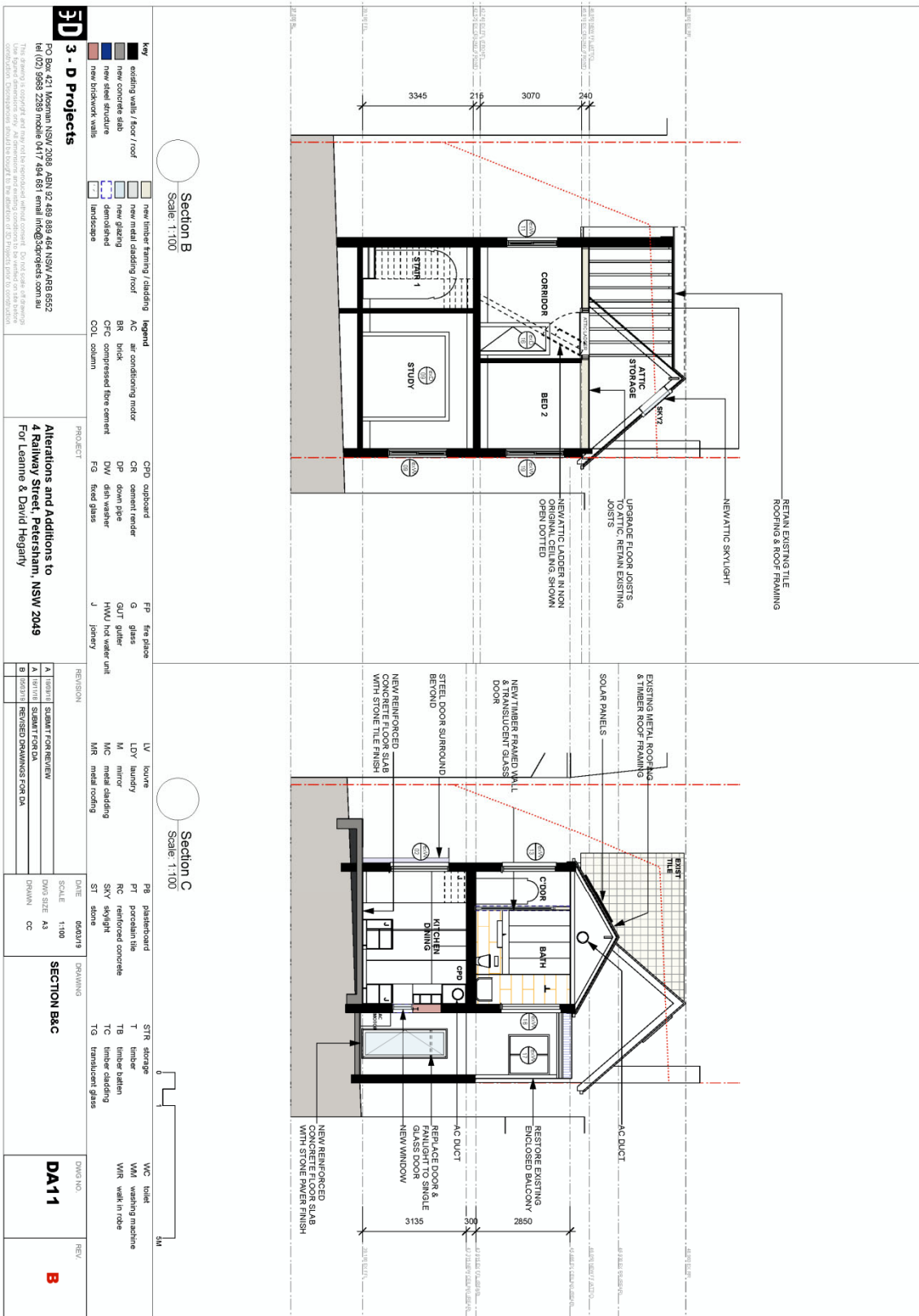
key	legend	PROJECT	DATE	SCALE	DWG NO.	REV.
existing walls / floor / roof	new timber framing / cladding	CPD cupboard	LV	1:100	DA10	B
new concrete slab	new metal cladding / roof	CR cement render	LDV	DWG SIZE		
new steel structure	BR brick	DP down pipe	M	AS		
new brickwork walls	CFC compressed fibre cement	DW dish washer	MC metal cladding	CC		
	COL column	FG fixed glass	MIR metal roofing			
	landscaping	FP fire place	LDV laundy			
		G glass	MIR mirror			
		GLT gutter	MC metal cladding			
		HMW hot water unit	ST stone			
		J joinery	PT plasterboard			
			PT porcelain tile			
			RC reinforced concrete			
			SNV skylight			
			ST stone			
			STR storage			
			T timber			
			TB timber balustrade			
			TC timber cladding			
			TG translucent glass			
			WC toilet			
			WM washing machine			
			WR walk in robe			

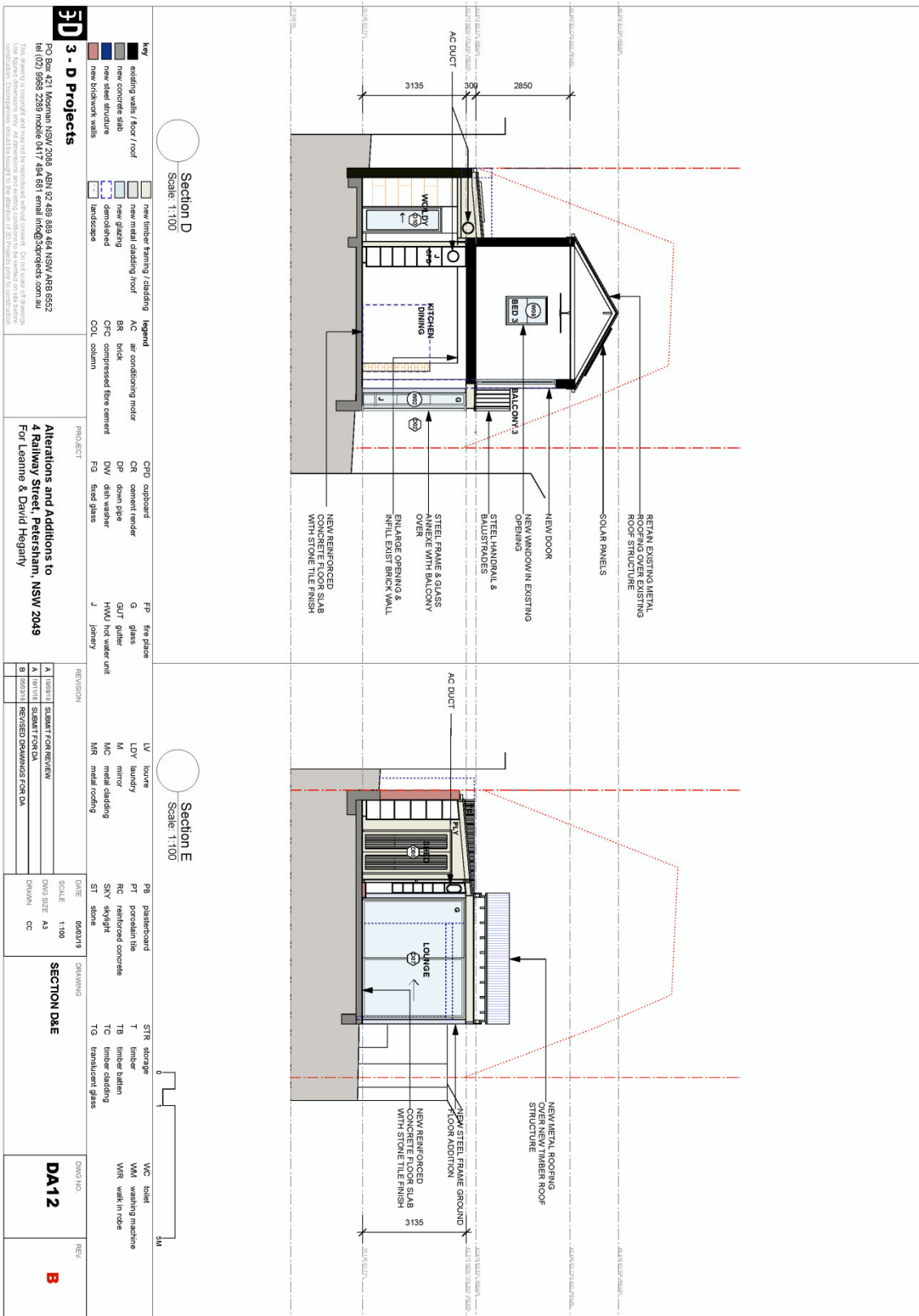
**3 - D Projects**  
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 Tel (02) 9568 2288 mobile 0477 464 681 email info@3dprojects.com.au  
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**Alterations and Additions to 4 Railway Street, Penrith, NSW 2049 For Leanne & David Heagarty**

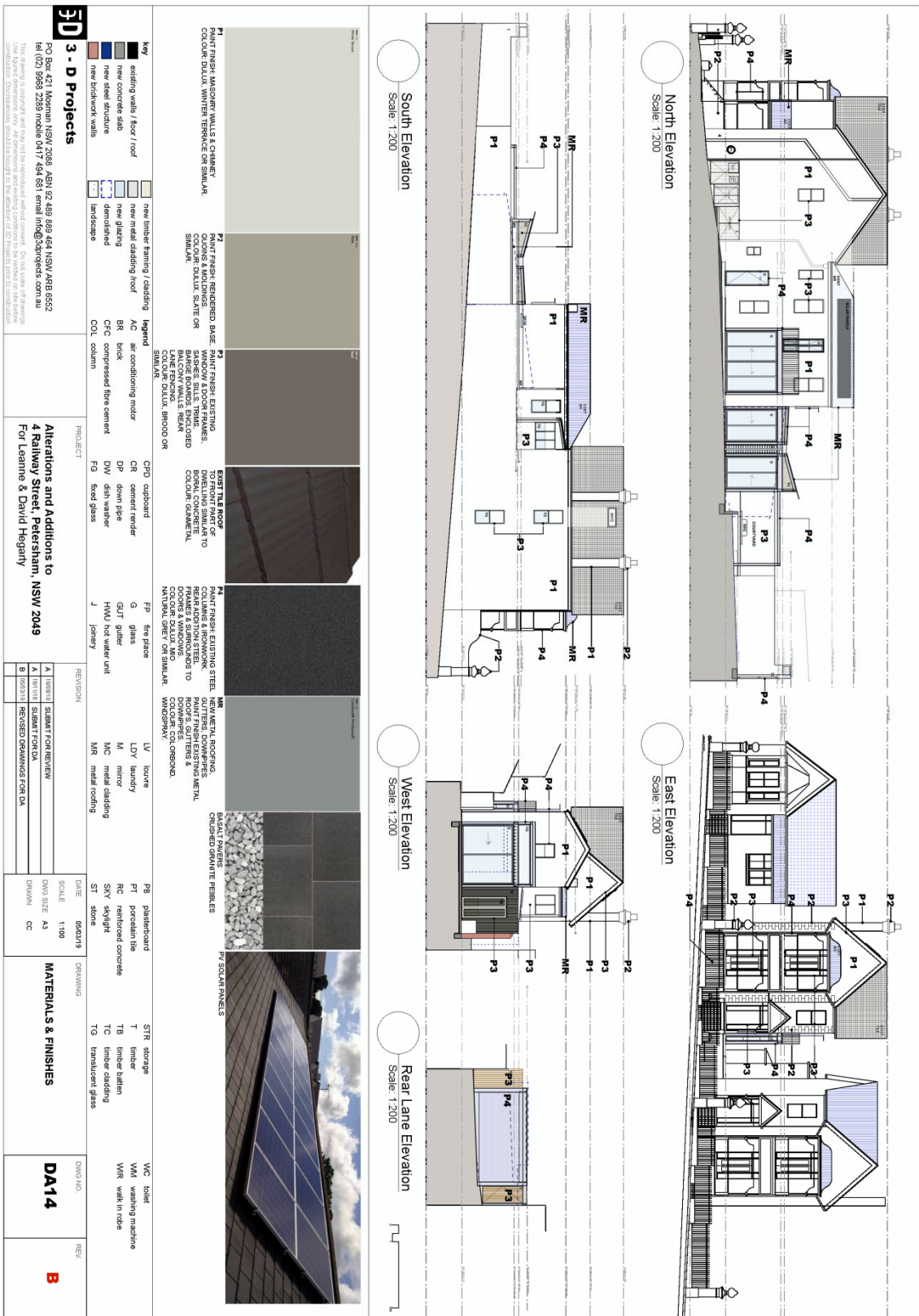
REVISION	DATE	DESCRIPTION
A	10/01/11	ISSUED FOR PERMIT
B	05/01/11	REVISED DRAWINGS FOR DA

SECTION A  
 DWG NO. DA10  
 REV. B





3 - D Projects		PROJECT		DRAWING		REV			
<p><b>Key</b></p> <ul style="list-style-type: none"> <li>existing walls / floor / roof</li> <li>new concrete slab</li> <li>new steel structure</li> <li>new brickwork walls</li> <li>new timber framing / cladding</li> <li>new metal cladding / roof</li> <li>new glazing</li> <li>new steel structure</li> <li>demolished</li> <li>landscape</li> </ul>		<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>AC air conditioning motor</li> <li>BR brick</li> <li>CFC compressed fire cement</li> <li>COL column</li> <li>CPD cupboard</li> <li>CR cement render</li> <li>DP down pipe</li> <li>DWV dish washer</li> <li>FG fixed glass</li> <li>FP fire place</li> <li>G glass</li> <li>GLT glider</li> <li>HMU hot water unit</li> <li>LV laundry</li> <li>LDV laundry</li> <li>M mirror</li> <li>MC metal cladding</li> <li>MR metal roofing</li> <li>PB plasterboard</li> <li>PT porcelain tile</li> <li>RC reinforced concrete</li> <li>SKV skylight</li> <li>ST stone</li> <li>STR storage</li> <li>T timber</li> <li>TB timber balustrade</li> <li>TC timber cladding</li> <li>TG translucent glass</li> <li>WC toilet</li> <li>WM washing machine</li> <li>WVR walk in robe</li> </ul>		<p><b>Alterations and Additions to 4 Railway Street, Petersham, NSW 2049</b></p> <p>PROJECT</p> <p>REVISION</p> <p>SCALE 1:100</p> <p>DWG SIZE A3</p> <p>DRWN CC</p> <p>SECTION D&amp;E</p> <p>DWG NO. DA12</p>		<p>PO Box 421 Murrumbidgee NSW 2586 ABN 62 489 889 464 NSW 489 8552                  Tel (02) 9568 2288 mobile 0417 644 881 email info@3dprojects.com.au</p> <p>The figures in this drawing are not to be considered a final contract. The final contract shall be the approved development consent. Use figures in this drawing only. All dimensions and existing conditions to be checked on site before construction. Construction should be brought to the attention of 3D Projects prior to construction.</p>		<p><b>Section D</b> Scale: 1:100</p> <p><b>Section E</b> Scale: 1:100</p>	



## Attachment C – Statement of Heritage Significance

### Pair of Victorian Villas - Glenthorn, including interiors

#### Item details

<b>Name of item:</b>	Pair of Victorian Villas - Glenthorn, including interiors
<b>Other name/s:</b>	Victorian villas; Glenthorn and Glenrock - villas
<b>Type of item:</b>	Built
<b>Group/Collection:</b>	Residential buildings (private)
<b>Category:</b>	Villa
<b>Primary address:</b>	2 and 4 Railway Street, Petersham, NSW 2049
<b>Local govt. area:</b>	Marrickville

#### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
2 and 4 Railway Street	Petersham	Marrickville			Primary Address
Queen Street	Petersham	Marrickville			Alternate Address

#### Statement of significance:

This pair are typical of the size and quality of the Victorian villas erected in the Village of Sydenham in the 1870's and 80's. Their retention of most of the original external detailing highlights them as a good example of their style.

**Date significance updated:** 09 Jun 15

*Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH [copyright and disclaimer](#).*

#### Description

**Physical description:** Pair of two storey, Victorian houses with Gothic style gables and elaborate barge boards. The facades have been rendered and the corners decorated with vermiculated quoins. The houses have decorative verandah elements. Much of the original detailing remains, including a late Victorian palisade fence with a stone base and large rendered posts.

**Physical condition and/or Archaeological potential:**

Good

**Date condition updated:** 23 Feb 99

**Modifications and dates:** No. 2 has recent metal roofing and early rear additions. No. 4 has a tiled roof, otherwise minor modifications.

**Current use:** No. 2 - Residence, No. 4 - Residence/Commercial


**Assessment of significance**

**SHR Criteria a)** Local  
[Historical significance]

**SHR Criteria c)** Local  
[Aesthetic significance]

**SHR Criteria g)** Local  
[Representativeness]

**Integrity/Intactness:** The buildings are intact and retain their integrity.

**Assessment criteria:** Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

**Recommended management:**

Continue general maintenance program

**Listings**

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Marrickville Local Environmental Plan 2001		18 May 01	86	
Local Environmental Plan	Marrickville LEP 2011	I212	12 Dec 11	2011/645	
Within a conservation area on an LEP	within draft cons. area Marrickville LEP 2001				
Heritage study					

**Study details**

Title	Year	Number	Author	Inspected by	Guidelines used
Marrickville Heritage Study	1986	1.12	Fox and Associates	November 1984	No
Marrickville Heritage Study Review	1997	2030009	Tropman & Tropman Architects	1997-1999	Yes