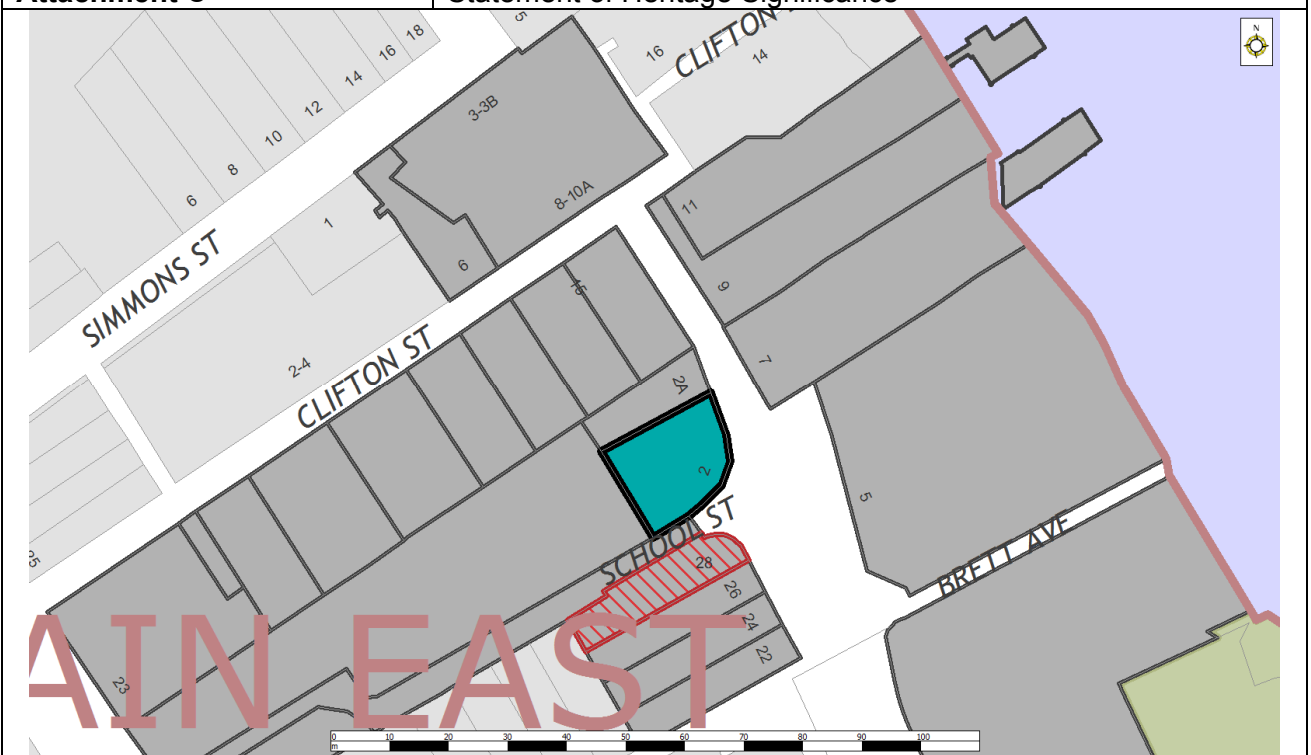




INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	D/2018/586
Address	2 School Street, Balmain East
Proposal	Alterations and additions to existing heritage listed dwelling-house, and associated works, including tree removal.
Date of Lodgement	6 November 2018
Applicant	Oikos Architects
Owner	Ms M Chow
Number of Submissions	One (1)
Value of works	\$190,000.00
Reason for determination at Planning Panel	Heritage Item
Main Issues	Streetscape, Works to Heritage Item
Recommendation	Approval subject to conditions of consent
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	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 alterations and additions to an existing dwelling at 2 School Street, Balmain East. The application was notified to surrounding properties and one submissions received.

The main issues that have arisen from the application include:

- The appropriateness of the proposed southeast lateral extension
- Visual privacy
- Heritage Conservation Plan
- Rear boundary setback

The proposed non-compliances are generally acceptable, subject to design change conditions to ensure the proposed works are in-line with the existing dwelling house. The proposal is therefore recommended for approval, subject to design change conditions requiring any extension to be in-line with the existing dwelling.

2. Proposal

The current proposal seeks consent for alterations and additions to an existing heritage listed dwelling-house, and associated works, including tree removal. In particular the application seeks consent for the following works:

- Minor demolition of existing walls to accommodate the proposed addition
- Construction of a new entry/sun room to the southern elevation
- Construction of a new fourth bedroom and balcony to the first floor southern elevation
- Installation of a new gutter and roof associated with the proposed additions
- Removal of an existing on-site tree on the southern boundary of the site

3. Site Description

The site of *Kaikoura* is known as No. 2 School Street Balmain East, being Lot 2 of DP870300. The site is on the corner of School Street and Gallimore Avenue. The site is roughly square with a large segmented curved boundary on the south eastern boundaries. The site faces northeast. The area of the site is 307.2 sqm with a frontage of approximately 15.0 m onto Gallimore Avenue. The site also faces toward the north-western edge of the Sydney CBD on the Eastern side with substantial views due to its elevated location.



Picture 1 Site Photo – Aerial Photo with site identified



Picture 2 Site Photo – School Street frontage

The site currently supports a two storey brick dwelling, which is identified as an item of local heritage significance within the Leichhardt Local Environmental Plan 2013. The subject dwelling is raised about 2.5m above the Gillimore Avenue at the front. The neighbouring School Street (on the southern boundary of the site) has been incorporated into the playground area of Nicholson Street School.

To the northwest of the site is No. 2A, an adjoining terrace styled house built in 1993. Opposite *Kaikoura* is a waterfront property at No. 7 Gallimore Avenue, which has recently undergone a significant renovation. To the southeast on the lower side of Gallimore Avenue are several large blocks of apartments built in the 1960's. Other development along

Gallimore Avenue includes several early colonial houses that are scheduled heritage items as well as a mixture of new and old residential developments.

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

- Syzygium Sp (Lillypilly) Located in the garden bed along the rear boundary
- *Cupressus x leylandii* (Leyland Cypress) Located on School Street frontage

Heritage Significance

The Statement of Significance describes Kaikoura as:

of local historic, aesthetic and technological significance as a good and intact example of a Victorian stone and brick dwelling initially constructed in the early 1840s. Despite additions the building [it] retains a sense of its early form and character as it presents to the street frontages, particularly stone and rendered brick facades, brick chimneys, attic and roof form and open verandah and balcony. The building occupies a prominent and elevated site and makes a positive contribution to the School Street and Gallimore Avenue streetscapes.

The heritage management recommendations for the heritage item:

It is recommended that: - the existing two storey and attic scale, form, and character of the building particularly stone and rendered facades, face brick chimneys, roof form, open verandah, balcony and simple pattern of openings be retained and conserved; - the face stone ground floor facades should be retained and conserved and remain face stone. Elements that have been previously painted such as the rendered first floor facades of the main building and timberwork should continue to be painted in appropriate colours; - the face brick chimneys should be retained and conserved and remain face brick; - the verandah and balcony and associated decorative elements should be retained and conserved and should remain open; - the existing roof form of the verandah and main roof should be retained and conserved; - no new openings should be made in the south eastern and eastern (front) façades; and - any additions or alterations should be restricted to the rear of the building.

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
D/2004/84	Ground and first floor alterations and additions to rear of existing dwelling.	Refused
D/2005/600	Alterations and additions to an existing dwelling.	Approved
D/2008/72	Construction of a carport to the side of property..	Approved
D/2017/434	Landscape works to the front garden of the property.	Approved
D/2017/474	Internal and external alterations and repairs to existing residence.	Approved

Surrounding properties

Application	Proposal	Decision
D/2000/846	2A School Street to the north - landscaping works to the front and rear of the existing dwelling.	Approved
D/2015/472	Substantial alterations and additions to the existing dwelling, including new pool, and reconstruction of existing garage and boat shed.	Approved on Appeal

4(b) Application history

Not applicable.

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
- Leichardt Local Environmental Plan 2013

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. LDCP 2013 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 land use prior to granting consent.

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 has been submitted with the development application. The BASIX certificate lists measures to satisfy BASIX requirements which have been incorporated in the proposal.

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 environmental, the natural environment and open space and recreation facilities.

5(a)(iv) Leichhardt Local Environment Plan 2013 (LLEP 2013)

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

- Clause 1.2 Aims of the Plan
- Clause 2.3 Zone Objectives and Land Use Table
- 4.3A Landscaped Area for residential development in Zone R1
- 4.3A (3)(b) Site Coverage for residential development in Zone R1
- 4.4 Floor Space Ratio
- Clause 5.10 Heritage Conservation

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

Leichhardt Local Environmental Plan 2013				
Clause No.	Clause	Standard	Proposed	Compliance
4.3	Height of buildings	N/A	N/A	N/A
4.4	Floor space ratio	0.8:1 (245.6m ²)	0.77:1 (235.9m ²)	Yes
4.3A	Landscaped Area	20% minimum (61.4m ²)	23% (69m ²)	Yes
4.3A (3)(b)	Site Coverage	60% (184.2m ²)	39% (120.6m ²)	Yes
5.10	Heritage Conservation	Kaikoura at No. 2 Short Street, including interiors, is listed as a local Heritage Item and is located within the Balmain East Heritage Conservation Area. Kaikoura is also located with the Balmain East Distinctive Character Area.		
5.10(4)	Effect of proposed development on heritage significance	The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or the area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	The proposal has been reviewed by Council's Heritage Advisor who outlined no objection subject to inclusion of design change conditions, to ensure protection of heritage significance. These conditions have been incorporated. This is discussed below in the assessment section.	Yes, subject to design change conditions

5.10(5)	Heritage assessment	<p>The consent authority may, before granting consent to any development:</p> <p>(a) On land on which heritage item is located, or</p> <p>(b) On land that is within a heritage conservation area, or</p> <p>(c) On land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	Appropriate documentation has been submitted including a heritage impact statement, which has been reviewed and accepted by Council's Heritage Advisors	Yes
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5(b) Draft Environmental Planning Instruments

Draft Environment SEPP (Environmental)

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.

5(c) Development Control Plans

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

Part	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Not applicable
B3.1 Social Impact Assessment	Not applicable
B3.2 Events and Activities in the Public Domain (Special Events)	Not applicable
Part C	
C1.0 General Provisions	Yes

C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Not Applicable
C1.3 Alterations and additions	Yes
C1.4 Heritage Conservation Areas and Heritage Items	Yes – subject to conditions – see assessment below
C1.5 Corner Sites	Yes
C1.6 Subdivision	Not applicable
C1.7 Site Facilities	Yes
C1.8 Contamination	Not applicable
C1.9 Safety by Design	Not applicable
C1.10 Equity of Access and Mobility	Not applicable
C1.11 Parking	Yes - existing parking retained
C1.12 Landscaping	Yes
C1.13 Open Space Design Within the Public Domain	Not applicable
C1.14 Tree Management	Yes – see assessment below
Part C: Place – Section 2 Urban Character	
C2.2.2 Balmain East Distinctive Neighbourhood	Yes
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	No
C3.3 Elevation and Materials	Yes
C3.4 Dormer Windows	Not applicable
C3.5 Front Gardens and Dwelling Entries	Not applicable
C3.6 Fences	Not applicable
C3.7 Environmental Performance	Not applicable
C3.8 Private Open Space	Yes
C3.9 Solar Access	Yes
C3.10 Views	Yes
C3.11 Visual Privacy	Yes – see below
C3.12 Acoustic Privacy	Yes
C3.13 Conversion of Existing Non-Residential Buildings	Not applicable
C3.14 Adaptable Housing	Not applicable
Part C: Place – Section 4 – Non-Residential Provisions	
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	Yes
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	Yes
E1.1 Approvals Process and Reports Required With Development Applications	Yes
E1.1.1 Water Management Statement	Yes
E1.1.2 Integrated Water Cycle Plan	Not applicable
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.1.4 Flood Risk Management Report	Not applicable

E1.1.5 Foreshore Risk Management Report	Not applicable
E1.2 Water Management	Yes
E1.2.1 Water Conservation	Not applicable
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.3 On-Site Detention of Stormwater	Not applicable
E1.2.4 Stormwater Treatment	Yes
E1.2.5 Water Disposal	Yes
E1.2.6 Building in the vicinity of a Public Drainage System	Not applicable
E1.3 Hazard Management	Not applicable
E1.3.1 Flood Risk Management	Not applicable
E1.3.2 Foreshore Risk Management	Not applicable
Part F: Food	Not applicable
Part G: Site Specific Controls	Not applicable

The following provides discussion of the relevant issues:

Part 4.5 Setback north west elevation

The control requires a 1.7 metre setback for the north western wall given its height of 6 metres. The proposal entails a nil boundary setback and therefore does not comply with the numerical requirements. Notwithstanding, the non-compliance is considered to be acceptable for the following reasons:

- The proposed addition is in line with the existing nil boundary side setback currently utilised by the dwelling
- The pattern of development within the streetscape is not compromised through the acceptance of the reduced setback
- The development will not result in amenity impacts to adjoining properties due to its location and relationship to the neighbouring playground for Nicholson Street School. Impacts of solar access loss, bulk/scale and privacy are considered minimal because of this relationship to the playground.
- Reasonable access is retained for necessary maintenance of adjoining properties.

With regards to setbacks to the southern elevation, these have been assessed below under the title heritage.

Heritage Streetscape Setbacks

Generally the proposal to enlarge the link meets the aims of the controls for Heritage Items and Heritage Conservation areas. Whilst the proposal generally meets these aims, it does not meet all of the specific DCP controls for Heritage Items or the management requirements for this Heritage Item as the proposed additions are not confined to the rear.

The DCP controls for Heritage Items and Heritage Conservation Areas require that

- 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.*
 - b. retain the major roof form, scale and materials of the existing structure as described in (a)*
 - c. be for a rear addition which does not dominate the existing building or substantially change the relationship of the building to the street when viewed from the street.*

d. retain significant established gardens and plantings, including early fences.

The rear of the proposal as it stands projects beyond the sandstone wall of the side (southern) elevation of the 1840s cottage at both ground floor and first floor level and will be visible in the streetscape. To lessen the impact on the streetscape the rear addition, including any balconies, should not extend past the line of the existing sandstone wall to the south east elevation of the Heritage Item Kaikoura.

This would entail reducing the southward extent of the sunroom and Bedroom 4 by approximately 300 – 400mm. A design change condition requiring compliance with this point has been recommended for the consent.

Bathroom Opening

A new opening is proposed for a bathroom exhaust at the first floor level. This opening is proposed in the south eastern elevation and will be visible in the streetscape. This opening is expected to detract from the heritage significance of the dwelling and surrounding streetscape. To ensure the heritage significance is retained a condition requiring this opening not to be visible on this elevation has been recommended for the consent.

One way that this may be achieved is through utilising the chimneys to exhaust the bathrooms, alternatively the bathroom could be vented to the rear roof slope. An appropriate condition has been recommended.

Heritage Conservation Plan

The provisions for the Balmain East distinctive neighbourhood require that:

New or altered buildings should be sympathetic to the conservation values of the area:

a. in this regard all structures built prior to 1850 are rare and should be conserved. No alterations shall be approved to significant buildings without detailed assessment and recording by a heritage specialist. Where visible from the public domain, visual access shall be retained. New structures shall follow Burra Charter Principles in terms of an interpretive response, and shall be deferential, but not imitative;

Whilst recent DA approvals have provided assessment of the heritage impact to the site, a detailed recording of changes has not occurred.

In this instance Council holds concerns that the incremental changes to this heritage item (this is the third set of changes to the house within two years) will not be readily distinguished from the original heritage significant elements.

It is recommended that the applicant be required to prepare documentation detailing all of the recent changes made internally and externally to this heritage item.

In particular the dates of replacement or any new joinery, flooring and sandstone paving that has been installed is to be included on record drawings.

An appropriate condition requiring this to be undertaken has been recommended for the consent.

Visual Privacy

In response to public exhibition of the development application, Council received a submission that raised concerns relating to visual privacy and the proposed removal of an existing tree/ installation of a balcony on the first floor.

Council has undertaken a site inspection and determined that the development is likely to result in minor impacts of visual privacy loss for neighbouring residents. In this instance the proposed windows for the new bedroom 4 and new balcony overlook the public domain and School Street, as well as the secondary outdoor living space for 28 Gallimore Avenue.

Analysis of the neighbouring 28 Gallimore Avenue has highlighted minimal openings to the side elevation, with the greatest impacts of visual privacy loss occurring to elements which already face the public domain and should be expected to receive a reduced level of visual privacy. The proposal at 2 School Street maintains existing levels of privacy to 28 Gallimore Avenues rear and primary outdoor space, which is considered to be more significant than the terrace area at the front, within the public domain. The nature of the proposed addition at 2 School Street is positioned so that direct views into the front glazed element at 28 Gallimore will not be readily achievable.

In this instance the proposed openings for 2 School Street are appropriately positioned to avoid direct sightlines and ensure reasonable amenity for future occupants.

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 R1 General 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 the Leichhardt Development Control Plan 2013 for a period of 14 days to surrounding properties. A total of one (1) submission was received.

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

- Privacy implications from the new balcony – see Section 5(c)

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 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 Officer – Council’s Heritage Officer has reviewed the proposal and requested design change conditions/additional heritage management documentation. These matters are explored above with the assessment section of the report. Appropriate conditions have been recommended for the consent.
- Landscape Officer – Council’s Landscape officer has reviewed the proposal and raised no objection to the proposed tree removal to enable the construction of a sunroom and bedroom 4 extension. In this instance Councils Landscape Officer outlined that the tree subject to removal is unlikely to survive the proposed construction works. The tree identified for removal is not considered to be significant and does not provide a substantial contribution to the streetscape. Council’s landscape officer has outlined conditions of consent, requiring the planting of replacement trees on-site, this will require the planting of a new more significant on-site tree in a more sustainable location.

7. Section 7.11 Contributions

Section 7.11 contributions are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Leichhardt Local Environmental Plan and Leichhardt Development Control Plan 2013. 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 and grant consent for development application D/2018/586.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

1. Development must be carried out in accordance with Development Application No. D/2018/586 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
2017/12DA-2/2 of 22 – Site & Roof Plan	Oikos Architects	5/11/18
2017/12DA-2/3 of 22 – Ground Floor Plan	Oikos Architects	5/11/18
2017/12DA-2/4 of 22 – First Floor Plan	Oikos Architects	5/11/18
2017/12DA-2/5 of 22 – Attic Plan	Oikos Architects	5/11/18
2017/12DA-2/19 of 22 – Demolition Plan – Ground	Oikos Architects	5/11/18
2017/12DA-2/20 of 22 – Demolition Plan First	Oikos Architects	5/11/18
2017/12DA-2/21 of 22 – Demolition Plan Attic	Oikos Architects	5/11/18
2017/12DA-2/22 of 22 – Demolition Plan Roof	Oikos Architects	5/11/18
2017/12DA-2/6 of 22 – Elevations – NE	Oikos Architects	5/11/18
2017/12DA-2/7 of 22 – Elevations – SE	Oikos Architects	5/11/18
2017/12DA-2/8 of 22 – Elevations – SW	Oikos Architects	5/11/18
2017/12DA-2/9 of 22 – Elevation – NW	Oikos Architects	5/11/18
2017/12DA-2/10 of 22 – Section AA	Oikos Architects	5/11/18
2017/12DA-2/11 of 22 – Section BB	Oikos Architects	5/11/18

In the event of any inconsistency between the approved plans and the conditions, the conditions will prevail.

Where there is an inconsistency between approved elevations and floor plan, the elevation shall prevail.

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

The existing elements (walls, floors etc) shown to be retained on the approved plans shall not be removed, altered or rebuilt without prior consent of the consent authority.

Note: Carrying out of works contrary to the above plans and/ or conditions may invalidate this consent; result in orders, on the spot fines or legal proceedings.

2. Consent is granted for minor demolition on the property, subject to strict compliance with the following conditions:

- a) The adjoining residents must be notified seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence, site contact details/person, elements to be demolished and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of and directly opposite the demolition site.
- b) Written notice is to be given to the Principal Certifying Authority for inspection prior to demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours and contact telephone number and licence number of the demolisher. The following building inspections must be undertaken by the Principal Certifying Authority:
 - i) A *pre commencement* inspection when all the site works are installed on the site and prior to demolition commencing.
 - ii) A *final* inspection when the demolition works have been completed.

NOTE: If Council is nominated as your Principal Certifying Authority 24 - 48 hours notice to carry out inspections is required. Arrangement for inspections can be made by phoning 9367 9222.

- c) Prior to demolition, the applicant must erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.
- d) Prior to demolition, the applicant must erect a 2.4m high temporary fence, hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or the site is otherwise unoccupied.
- e) The demolition plans must be submitted to the appropriate Sydney Water Quick Check agent for a building plan approval.
- f) Demolition is to be carried out in accordance with the relevant provisions of Australian Standard 2601:2001: *Demolition of structures*.
- g) The hours of demolition work are limited to between 7:00am and 6:00pm on weekdays. No demolition work is to be carried out on Saturdays, Sundays and public holidays.
- h) Hazardous or intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of WorkCover New South Wales and the Environmental Protection Authority.
- i) Demolition procedures must maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
- j) During demolition, public property (footpaths, roads, reserves etc) must be clear at all times and must not be obstructed by any demolished material or vehicles. The footpaths and roads must be swept (not hosed) clean of any material, including

clay, soil and sand. On the spot fines may be levied by Council against the demolisher and/or owner for failure to comply with this condition.

- k) All vehicles leaving the site with demolition materials must have their loads covered and vehicles must not track soil and other materials onto public property (footpaths, roads, reserves etc) and the footpaths must be suitably protected against damage when plant and vehicles access the site.
- l) The burning of any demolished material on site is not permitted and offenders will be prosecuted.
- m) Care must be taken during demolition to ensure that existing services on the site (ie, sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services must be repaired by the relevant authority at the applicant's expense. Dial before you dig www.1100.com.au should be contacted prior to works commencing.
- n) Suitable erosion and sediment control measures in accordance with the Soil and Water Management Plan must be erected prior to the commencement of demolition works and must be maintained at all times.
- o) Prior to demolition, a Work Plan must be prepared and submitted to the Principal Certifying Authority in accordance with the relevant provisions of Australian Standard 2601:2001 *Demolition of structures* by a person with suitable expertise and experience. The Work Plan must identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- p) If the property was built prior to 1987 an asbestos survey prepared by a qualified occupational hygienist is to be undertaken. If asbestos is present then:
 - i) A WorkCover licensed contractor must undertake removal of all asbestos.
 - ii) During the asbestos removal a sign "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400 mm x 300 mm is to be erected in a visible position on the site to the satisfaction of Council.
 - iii) Waste disposal receipts must be provided to Council / Principal Certifying Authority as proof of correct disposal of asbestos laden waste.
 - iv) All removal of asbestos must comply with the requirements of WorkCover and Leichhardt Council.
 - v) An asbestos clearance certificate prepared by a qualified occupation hygienist must be provided at the completion of the demolition works.

4. Approval is given for the following works to be undertaken to trees on the site:

Tree/location	Approved works
Syzygium Sp (Lillypilly) located in the raised garden bed along the rear boundary of the site	Remove.

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved.

The approved works shall not be carried out unless this letter, or copy of it, is kept on the site. It shall be shown to any authorised Council Officer upon request.

All tree work shall be undertaken by an experienced Arborist with a minimum qualification of Level 3 under the Australian Qualification Framework (AQF). The work shall be undertaken in accordance with AS4373 – 2007 'Pruning of amenity trees' and in compliance with the Safe Work Australia Code of Practice 'Guide to Managing Risks of Tree Trimming and Removal Work'.

5. The trees identified below are to be retained:

Tree/location
<i>Cupressus x leylandii</i> (Leyland Cypress) located on the School Street frontage.

Details of the trees to be retained must be included on the Construction Certificate plans

PRIOR TO THE RELEASE OF A CONSTRUCTION CERTIFICATE

6. Amended plans are to be submitted incorporating the following amendments:
- a) The projecting balcony to the south eastern balcony is to be omitted or altered in configuration so that it does not project beyond the alignment of the 1840s stonework on the south eastern elevation.
 - b) The alignment of the sunroom is to be cut back so that it does not project beyond the alignment of the 1840s stonework on the south eastern elevation.
 - c) The sandstone block work to the ground floor of the kitchen wing is to remain evident internally and externally. The existing stonework is not to be cut into in any way to construct, fix or support the new wall or the new floor slab.
 - d) An alternate location is to be found for the proposed exhaust fan so that it will not be visible from the streetscape.
 - e) A Colour scheme is to be provided for the exterior.

Details demonstrating compliance with the requirements of this condition are to be marked on the plans and be submitted to the Principal Certifying Authority's satisfaction prior to the issue of any Construction Certificate

7. Prior to the issue of a Construction Certificate, Architectural Plans accompanied by a Structural Certificate must be provided to the Principal Certifying Authority. The

Certificate must verify that the architectural plans that are the subject of the Construction Certificate application 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 the consent authority and all owners of the party wall/s.

8. Prior to the issue of a Construction Certificate annotated record drawings are to be provided, which indicate the changes to this heritage item during the last three years, including noting where elements have been replaced or repaired, including joinery, flooring and sandstone paving added or altered since 2015.
9. Prior to the issue of a Construction Certificate an experienced suitably qualified & experienced Heritage Architect must be commissioned to assist and to provide advice on the following elements of the approved development, and to oversee the construction works for the duration of the project:
 - Detailing of the junctions between the new walls and floors and the historic masonry.
 - Determining a suitable route for the bathroom exhaust
10. The following replacement trees must be planted:

Tree/species	Quantity	Location
Native canopy specimen capable of attaining a minimum mature height of 6m.	1	Suitable location on site.

The minimum container size of the new tree shall be 75 litres at the time of planting, and shall comply with AS 2303—*Tree Stock for Landscape Use*.

Council is to be notified when the replacement tree has been planted and an inspection arranged with Council's Tree Assessment Officer. If the replacement is found to be faulty, damaged, dying or dead prior to being protected under the Tree Management Controls of the Leichhardt Development Control Plan 2013, the replacement tree shall be replaced with the same species, which will comply with the criteria above.

Council encourages the uses of replacement trees that are endemic to the Sydney Basin to increase biodiversity in the local environment and provide a natural food source for native birds and marsupials. Note: Any replacement tree species must not be a palm tree species or be a plant declared to be a noxious weed under the Noxious Weeds Act 1993 or tree species listed as an exempt species under Section C1.14 (Tree Management) of the Leichhardt Development Control Plan 2013.

11. Any air conditioning unit on the site must be installed and operated at all times so as not to cause "Offensive Noise" as defined by the Protection of the Environment (Operations) Act 1997.

The system/s shall be operated as follows:

 - a) Domestic air conditioners must not be audible in nearby dwellings between:
 - i) 10:00pm to 7:00am on Monday to Saturday; and
 - ii) 10:00pm to 8:00am on Sundays and Public Holidays.

- b) At any other time the systems and associated equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background $L_{A90, 15\text{min}}$ noise level, measured in the absence of the noise source/s under consideration by 5dB(A).

The source noise level shall be assessed as an $L_{Aeq, 15\text{min}}$ and adjusted in accordance with the NSW Environment Protection Authority's Industrial Noise Policy and Environmental Noise Control Manual (sleep disturbance).

Air conditioning units must be installed in accordance with plans referenced in condition 1 or to satisfy provisions of the State Environmental Planning Policy (Exempt & Complying Codes) 2008.

Details demonstrating compliance with the requirements of this condition and the acoustic measures to be employed to achieve compliance with this condition are to be submitted for approval to the Principal Certifying Authority prior to the issue of any Construction Certificate.

12. Prior to the issue of the Construction Certificate the Principal Certifying Authority is to ensure that the plans state that no high front gutters will be installed.
13. In accordance with the provisions of the *Environmental Planning and Assessment Act 1979* construction works approved by this consent must not commence until:
- a) A Construction Certificate has been issued by Council or an Accredited Certifier. Either Council or an Accredited Certifier can act as the "Principal Certifying Authority."
 - b) A Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment.
 - c) At least two days notice, in writing has been given to Council of the intention to commence work.

The documentation required under this condition must show that the proposal complies with all Development Consent conditions and is not inconsistent with the approved plans, the Building Code of Australia and the relevant Australian Standards.

14. In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant must pay a long service levy at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more. The Long Service Levy is payable prior to the issue of a Construction Certificate.

Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

15. Materials and finishes must be complementary to the predominant character and streetscape of the area, and any existing buildings & the period of construction of the buildings. New materials that are not depicted on the approved plans must not be used. Highly reflective wall or roofing materials and glazing must not be used. Materials must be designed so as to not result in glare (maximum normal specular reflectivity of visible light 20%) or that causes any discomfort to pedestrians or neighbouring properties. Details of finished external surface materials, including colours and texture must be

provided prior to the issue of a Construction Certificate to the satisfaction of the Principal Certifying Authority.

16. The existing unpainted brick surfaces are not to be painted, bagged or rendered but to remain as original brick work. The Construction Certificate plans must clearly depict all original brickwork with a notation that they are to remain unpainted to the satisfaction of the Principal Certifying Authority.
17. If any excavation extends below the level of the base of the footings of a building on an adjoining property, the person causing the excavation:
 - a) Must preserve and protect the adjoining building from damage
 - b) Must, at least seven (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.
 - c) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this condition, the allotment of land includes public property.

18. The following fire upgrading is required pursuant to Clause 94 of the *Environmental Planning and Assessment Regulation 2000*:
 - The building is to be provided with smoke alarm system that complies with *AS3786-1993: Smoke Alarms* and the smoke alarms must be connected to the consumer mains electrical power supply and interconnected where there is more than one alarm with a stand-by (battery back-up) power supply. The smoke alarm system must be installed in suitable locations on or near the ceiling in accordance with Part 3.7.2 of the Building Code of Australia.

Amended plans and specifications demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority with the application prior to the issuing of a for a Construction Certificate.

Note: Where an existing system complying with the above requirements is already installed in the building, evidence of this should be submitted with the application for a Construction Certificate.

19. A Certificate prepared by an appropriately qualified and 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 must be provided prior to the issue of a Construction Certificate to the satisfaction of the Principal Certifying Authority. The certificate shall 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. Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.
20. A Soil and Water Management Plan must be provided prior to the issue of a Construction Certificate. The Soil and Water Management plan must designed to be

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compatible with the document Planning for Erosion and Sediment Control on Single Residential Allotments or Managing Urban Stormwater–Soils & Construction Volume 1 (2004) available at www.environment.nsw.gov.au and the Construction Management and Traffic Management Plan referred to in condition/s of this Development Consent and must address, but is not limited to the following issues:

- a) Minimise the area of soils exposed at any one time.
- b) Conservation of top soil.
- c) Identify and protect proposed stockpile locations.
- d) Preserve existing vegetation. Identify revegetation technique and materials.
- e) Prevent soil, sand, sediments leaving the site in an uncontrolled manner.
- f) Control surface water flows through the site in a manner that:
 - i) Diverts clean run-off around disturbed areas;
 - ii) Minimises slope gradient and flow distance within disturbed areas;
 - iii) Ensures surface run-off occurs at non erodable velocities;
 - iv) Ensures disturbed areas are promptly rehabilitated.
- g) Sediment and erosion control measures in place before work commences.
- h) Materials are not tracked onto the road by vehicles entering or leaving the site.
- i) Details of drainage to protect and drain the site during works.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

21. The approved plans must be checked online with Sydney Water Tap In 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. A copy of this approval must be supplied with the Construction Certificate application. Please refer to the web site <http://www.sydneypwater.com.au/tapin/index.htm> for details on the process or telephone 132092.

The Certifying Authority must ensure that the appropriate approval has been provided prior to the issue of a Construction Certificate.

22. Prior to the issue of a Construction Certificate, the applicant must prepare a Construction Management and Traffic Management Plan. The following matters should be addressed in the plan (where applicable):
 - a) A plan view of the entire site and frontage roadways indicating:
 - i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways.
 - ii) The locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting

documentation that such work zones have been approved by the Local Traffic Committee and Council.

- iii) Location of any proposed crane and concrete pump and truck standing areas on and off the site.
 - iv) A dedicated unloading and loading point within the site for construction vehicles, plant and deliveries.
 - v) The proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period.
- b) Noise and vibration
During excavation, demolition and construction phases, noise & vibration generated from the site must be controlled. Refer to other conditions of this consent. If during excavation, rock is encountered, measures must be taken to minimise vibration, dust generation and impacts on surrounding properties. Refer to Environmental Noise Management Assessing Vibration: a technical Guideline (Department of Environment and Conservation, 2006) www.epa.nsw.gov.au for guidance and further information.
- c) Occupational Health and Safety
All site works must comply with the occupational health and safety requirements of the New South Wales Work Cover Authority.
- d) Toilet Facilities
During excavation, demolition and construction phases, toilet facilities are to be provided on the site, at the rate of one toilet for every twenty (20) persons or part of twenty (20) persons employed at the site. Details must be shown on the plan.
- e) Traffic control plan(s) for the site
All traffic control plans must be in accordance with the Roads and Maritime Services publication "Traffic Control Worksite Manual"

Approval is to be obtained from Council for any temporary road closures or crane use from public property. Applications to Council shall be made a minimum of 4 weeks prior to the activity proposed being undertaken.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

23. A Waste Management Plan (WMP) is to be provided in accordance with **Part D – Waste – Development Control Plan 2013**. The Plan must address all issues identified in the DCP including but not limited to:
- a) Estimated volume (m³) or weight (t) of materials that are reused, recycled or removed from site.
 - b) On site material storage areas during construction.
 - c) Material and methods used during construction to minimise waste.

- d) Nomination of end location of all waste and recycling generated from a facility authorised to accept the material type for processing or disposal and retention of waste dockets to be made available to Council Officer on request
- e) A clear statement within the Waste Management Plan of responsibility for the transferral of waste and recycling bins within the property and between floors where applicable to the collection point in accordance with DCP 2013.

All requirements of the approved Waste Management Plan must be implemented during the demolition, excavation and construction of the development.

PRIOR TO WORKS COMMENCING OR ISSUE OF A CONSTRUCTION CERTIFICATE (WHICHEVER OCCURS FIRST)

- 24. Prior to the commencement of demolition works on the subject site or a Construction Certificate being issued for works approved by this development consent (whichever occurs first), a security deposit and inspection fee as detailed below 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.

Security Deposit (FOOT)	\$2,100.00
Inspection fee (FOOTI)	\$225.00

Payment will be accepted in the form of cash, bank cheque or 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 & footpath prior to & 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, Council may carry out any works necessary to repair the damage and/or remove the risk. The cost of these works will be deducted from the security deposit.

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.

- 25. Should works require any of the following on public property (footpaths, roads, reserves), an application shall be submitted and approved by Council prior to the commencement of the works associated with such activity or the Construction Certificate (whichever occurs first)

- a) Work/Construction zone (designated parking for construction vehicles). – A Work Zone application
- b) A concrete pump across the roadway/footpath. – A Standing Plant permit
- c) Mobile crane or any standing plant – A Standing Plant Permit
- d) Skip bins other than those authorised by Leichhardt Council – Skip Bin Application
- e) Scaffolding/Hoardings (fencing on public land) – Scaffolding and Hoardings on Footpath Application
- f) Road works including vehicle crossing/kerb & guttering, footpath, stormwater provisions etc – Road works Application
- g) Awning or street verandah over footpath. – Road works Application
- h) Installation or replacement of private stormwater drain, utility service or water supply – Road Opening Permit

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.

PRIOR TO THE COMMENCEMENT OF WORKS

26. The proposed structure(s) to be erected must stand wholly within the boundaries of the subject site. No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach onto adjoining properties or upon public property.

To ensure that the location of the building satisfies the provision of the approval, the footings and walls within one (1) metre of the property boundaries must be set out by or the location certified by a registered surveyor in accordance with the approved plans, prior to the commencement of works.

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the Principal Certifying Authority either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the:

- a) location of the building with respect to the boundaries of the site;

27. The site must be 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 property 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. Additionally an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property, where necessary.

Separate approval is required under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property. Approvals for hoardings, scaffolding on public land must be obtained and clearly displayed on site for the duration of the works.

Any hoarding, fence or awning is to be removed when the work is completed and must be maintained clear of any advertising.

28. The *Home Building Act 1989* requires that insurance must be obtained from an insurance company approved by the Department of Fair Trading prior to the commencement of works approved by this Development Consent.

A copy of the certificate of insurance must be submitted to the Certifying Authority prior to the works commencing.

If the work is to be undertaken by an owner-builder, written notice of their name and owner-builder permit number must be submitted to the Certifying Authority.

In all other cases, written notice must be given to the Certifying Authority of:

- a) the name and licence number of the principal contractor; and
- b) reasons why a certificate of insurance is not required.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

29. Any person or contractor undertaking works on public property must take out Public Risk Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within public property. The Policy is to note, and provide protection for Leichhardt 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.
30. Prior to the commencement of works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
31. At least forty-eight (48) hours prior to the commencement of works, a notice of commencement form (available on Council's web page) and details of the appointed Principal Certifying Authority shall be submitted to Council.
32. Prior to the commencement of works, a sign must be erected in a prominent position on the site (for members of the public to view) on which the proposal is being carried out. The sign must state:
- a) Unauthorised entry to the work site is prohibited.
 - b) The name of the principal contractor (or person in charge of the site) and a telephone number at which that person may be contacted at any time for business purposes and outside working hours.
 - c) The name, address and telephone number of the Principal Certifying Authority for the work.

Any such sign must be maintained while the work is being carried out, but must be removed when the work has been completed.

Photographic evidence demonstrating compliance with the requirements of this condition is to be submitted to the satisfaction of the Principal Certifying Authority and Council for records purposes prior to the commencement of any onsite work.

33. To preserve the following tree/s, no work shall commence until their Protection Zone (in accordance with AS4970-*Protection of trees on development sites*) is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

Tree/location	Radius in metres
<i>Cupressus x leylandii</i> (Leyland Cypress) located on the School Street frontage.	5m

A minimum 1.8m high barrier (Chain wire mesh panels, plywood or wooden paling fence panels: refer to AS4687-*Temporary fencing and hoardings* for fencing requirements) shall be erected around the perimeter of the stated Protection Zone as measured from the base of the tree (or where practical). Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area. Fence posts and supports should have a diameter greater than 20mm and be located clear of roots. The barrier shall be constructed so as to prevent pedestrian and vehicular entry into the protection zone. The barrier shall not project beyond the kerb onto the roadway or any adjacent footpath.

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.

DURING WORKS

34. Building materials and machinery are to be located wholly on site unless separate consent (Standing Plant Permit) is obtained from Council/ the roads authority. Building work is not to be carried out on the footpath.

Construction materials and vehicles shall not block or impede public use of the footpath or roadway.

35. All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent them from being dangerous to life or property and in accordance with the design of a suitably qualified structural engineer.

If excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must:

- a) Preserve and protect the building from damage.
- b) If necessary, underpin and support the building in an approved manner.
- c) Give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate within the proximity of the respective boundary.

Any proposed method of support to any excavation adjacent to adjoining properties or any underpinning is to be designed by a Chartered Civil Engineer, with National Professional Engineering Registration (NPER) in the construction of civil/structural works. Copies of the design plans must be provided to the relevant adjoining property owner/s prior to commencement of such works. Prior to backfilling, any method of

support constructed must be inspected by the designing Engineer with certification provided to all relevant parties.

36. The site must be appropriately secured and fenced at all times during works.
37. All fill used with the proposal shall be virgin excavated material (such as clay, gravel, sand, soil and rock) that is not mixed with any other type of waste and which has been excavated from areas of land that are not contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities and which do not contain sulphate ores or soils.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority.

38. Unless otherwise approved by Council, excavation, demolition, construction or subdivision work shall only be permitted during the following hours:
- 7:00 am to 6.00 pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
 - 8:00 am to 1:00 pm on Saturdays with no demolition works occurring during this time; and
 - at no time on Sundays or public holidays.

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

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

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

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

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

The Proponent shall not undertake such activities for more than three continuous hours and shall provide a minimum of one 2 hour respite period between any two periods of such works.

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

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

39. In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or

minimise any harm to the environment that may result from the demolition, construction or operation/use of the development.

40. Any new information revealed during development works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifying Authority.
41. The development must be inspected at the following stages by the Principal Certifying Authority during construction:
 - a) after excavation for, and prior to the placement of, any footings, and
 - b) prior to pouring any in-situ reinforced concrete building element, and
 - c) prior to covering of the framework for any floor, wall, roof or other building element, and
 - d) prior to covering waterproofing in any wet areas, and
 - 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.
42. A copy of the approved plans and this consent must be kept on site for the duration of site works and in the case of any commercial or industrial premise for the duration of the use/trading. Copies shall be made available to Council Officer's upon request.
43. Sedimentation controls, tree protection measures and safety fencing (where relevant) shall be maintained during works to ensure they provide adequate protection during the course of demolition, excavation and construction works. Materials must be stored in a location and manner to avoid material being washed to drains or adjoining properties.

The requirements of the Soil and Water Management Plan must be maintained at all times during the works and shall not be removed until the site has been stabilised to the Principal Certifying Authority's satisfaction.

Material from the site is not to be tracked onto the road by vehicles entering or leaving the site. At the end of each working day any dust/dirt or other sediment shall be swept off the road and contained on the site and not washed down any stormwater pit or gutter.

The sediment and erosion control measures are to be inspected daily and defects or system failures are to be repaired as soon as they are detected.

44. 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 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.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

43. Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to be satisfied that all landscape works, including the removal of all noxious weed species and planting of canopy trees, have been undertaken in accordance with the approved landscape plan and/or conditions of Development Consent.

44. Prior to the issue of the Occupation Certificate the Principal Certifying Authority is to confirm that no high front gutters have been installed.
45. An Occupation Certificate must be obtained prior to any use or occupation of the development or part thereof. The Principal Certifying Authority must ensure that all works are completed in accordance with this consent including all conditions.
46. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that all works have been completed in accordance with the approved Waste Management Plan referred to in this development consent.

Proof of actual destination of demolition and construction waste shall be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

47. Prior to the release of an Occupation Certificate, the Principal Certifying Authority must be satisfied that the development complies with:
 - the approved plans;
 - BASIX certificate (where relevant),
 - approved documentation (as referenced in this consent); and
 - conditions of this consent.

ONGOING CONDITIONS OF CONSENT

48. The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within seventy-two (72) hours of its application.
49. Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: *Control of the Obtrusive Effects of Outdoor Lighting* so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. The intensity, colour or hours of illumination of the lights shall be varied at Council's discretion if in the opinion of an Authorised Council Officer it is considered there to be have adverse effects on the amenity of the area.
50. The canopy replenishment trees required by this consent are to be maintained in a healthy and vigorous condition until they attain a height of 6 metres whereby they will be protected by Council's Tree Management Controls. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species within 2 months.
51. The premises shall not be used for any purpose other than that stated in the Development Application, i.e. dwelling house without the prior consent of the Council unless the change to another use is permitted as exempt or complying development under *Leichhardt Local Environment Plan 2013* or *State Environmental Planning policy (Exempt and Complying Codes) 2008*.

The use of the premises as a dwelling house, is defined under the *Leichhardt Local Environmental Plan 2013*.

PRESCRIBED CONDITIONS

A. BASIX Commitments

Under clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. The Certifying Authority must ensure that the

building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

In this condition:

- a) Relevant BASIX Certificate means:
 - (i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - (ii) if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- b) BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.

B. Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

C. Home Building Act

- 1) Building work that involves residential building work (within the meaning and exemptions provided in the Home Building Act 1989) must not be carried out unless the Principal Certifying Authority for the development to which the work relates has given Leichhardt Council written notice of the following:
 - 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, or
 - 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.
- 2) If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

Note: A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

D. Site Sign

- 1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - a) stating that unauthorised entry to the work site is prohibited;
 - b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
- 2) Any such sign must be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.

E. Condition relating to shoring and adequacy of adjoining property

- (1) For the purposes of section 4.17(11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (a) protect and support the adjoining premises from possible damage from the excavation, and
 - (b) where necessary, underpin the adjoining premises to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

NOTES

1. This Determination Notice operates or becomes effective from the endorsed date of consent.
2. Section 8.2 of the *Environmental Planning and Assessment Act 1979* provides for an applicant to request Council to review its determination. This does not apply to applications made on behalf of the Crown, designated development or a complying development certificate. The request for review must be made within six (6) months of the date of determination or prior to an appeal being heard by the Land and Environment Court. Furthermore, Council has no power to determine a review after the expiration of these periods. A decision on a review may not be further reviewed under Section 8.2.
3. If you are unsatisfied with this determination, Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right of appeal to the Land and Environment Court within six (6) months of the determination date.
4. 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.
5. 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*.
6. This decision does not ensure compliance with the *Disability Discrimination Act 1992*. Applicants should investigate their potential for liability under that Act.
7. 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.

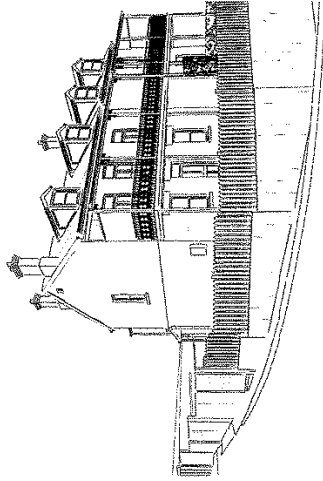
- f) Development Application for demolition if demolition is not approved by this consent.
 - g) Development Application for subdivision if consent for subdivision is not granted by this consent.
 - h) An application under the Roads Act 1993 for any footpath / public road occupation. A lease fee is payable for all occupations.
8. Prior to the issue of the Construction Certificate, the applicant must make contact with all relevant utility providers (such as Sydney Water, Energy Australia etc) whose services will be impacted upon by the development. A written copy of the requirements of each provider, as determined necessary by the Certifying Authority, must be obtained.

Attachment B – Plans of proposed development

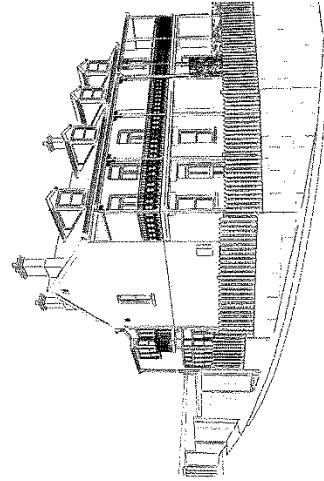


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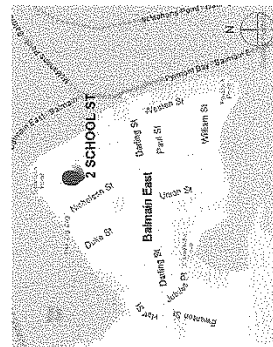
1	COVER
2	PLANS- SITE & ROOF / SITE ANALYSIS
3	PLAN- GROUND FLOOR
4	PLAN- FIRST FLOOR
5	PLAN- ATTIC
6	ELEVATIONS- NE (Cullimore Ave)
7	ELEVATION- SE (School St)
8	ELEVATIONS- SW
9	ELEVATION- NW
10	SECTION- AA
11	SECTION- BB
12	SHADOW DIAGRAMS
13	FINISHES SCHEDULE
14	AREA SCHEDULE
15	PLANS- EXISTING SITE & ROOF
16	PLAN- EXISTING GROUND
17	PLAN- EXISTING FIRST
18	PLAN- EXISTING ATTIC
19	DEMOLITION PLAN- GROUND
20	DEMOLITION PLAN- FIRST
21	DEMOLITION PLAN- ATTIC
22	DEMOLITION PLAN- ROOF



2 EXISTING



3 PROPOSAL



1 LOCATION, 2 SCHOOL ST
not to scale

Scale:	n/a
Date:	05/11/18
Drawing No:	2017/12/DA-2/1 of 22
Plotdate:	05/11/18

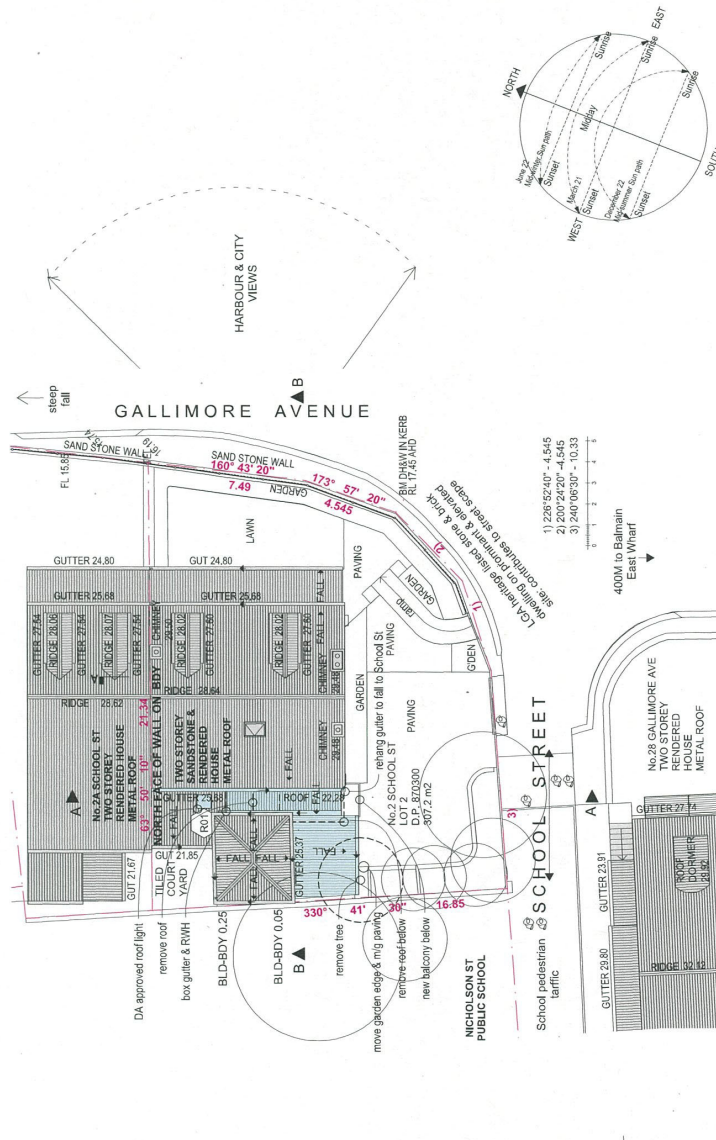
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Client:	Wilson Hu
Project:	ADDITIONS to 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST
Drawing Title:	COVER

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D	DC-2 Issue	05/11/18	Date
C	DC-2 Draft C	26/10/18	
B	DC-2 Draft B	13/09/18	
A	DC-2 Draft	10/09/18	
Amend.	Description		

NOTES:
 • Existing buildings shown as per approved DA D/2017/434 Dwg No. 2017-391-01 issued 21/11/17
 • Existing buildings shown as per approved DA D/2017/474 Dwg No. 2017/72 issued 12/09/17
 • All new buildings shown as per approved DA D/2017/474 Dwg No. 2017/72 issued 12/09/17
 • All new buildings shown as per approved DA D/2017/474 Dwg No. 2017/72 issued 12/09/17
 • Unpainted masonry to remain unpainted



1 PLANS - SITE & ROOF / SITE ANALYSIS
 Scale 1:200



GENERAL LEGEND



- existing spot levels
- existing kerb levels
- existing floor spot levels
- proposed finished floor level
- refers to new door number
- refers to new window number
- refers to new roof light number
- access chamber
- BCA Building Codes of Australia
- BLD-BDR building clear of boundary
- BR bathroom
- D door
- dp downpipe
- gds downpipe & spreader
- ES ensuite
- FC fibrous cement
- FL floor level
- GM gas meter
- H window head
- HW hot water unit
- HYD hydrant
- IC inspection cap
- KO kerb outlet
- LA landscaped area
- LDRY laundry
- m/g make good
- Ø diameter
- pb particle board
- PP plasterboard
- power pipe
- sewer pipe
- SHR shower
- S window sill
- SV stop valve
- TOW top of wall
- WB weatherboard
- VCS verify on site
- w/b waterproof



Scale:	1:200@A3; 1:100@A4
Date:	05/11/18
Drawing No:	2017/12/DA-212 of 22
Plotted:	05/11/18

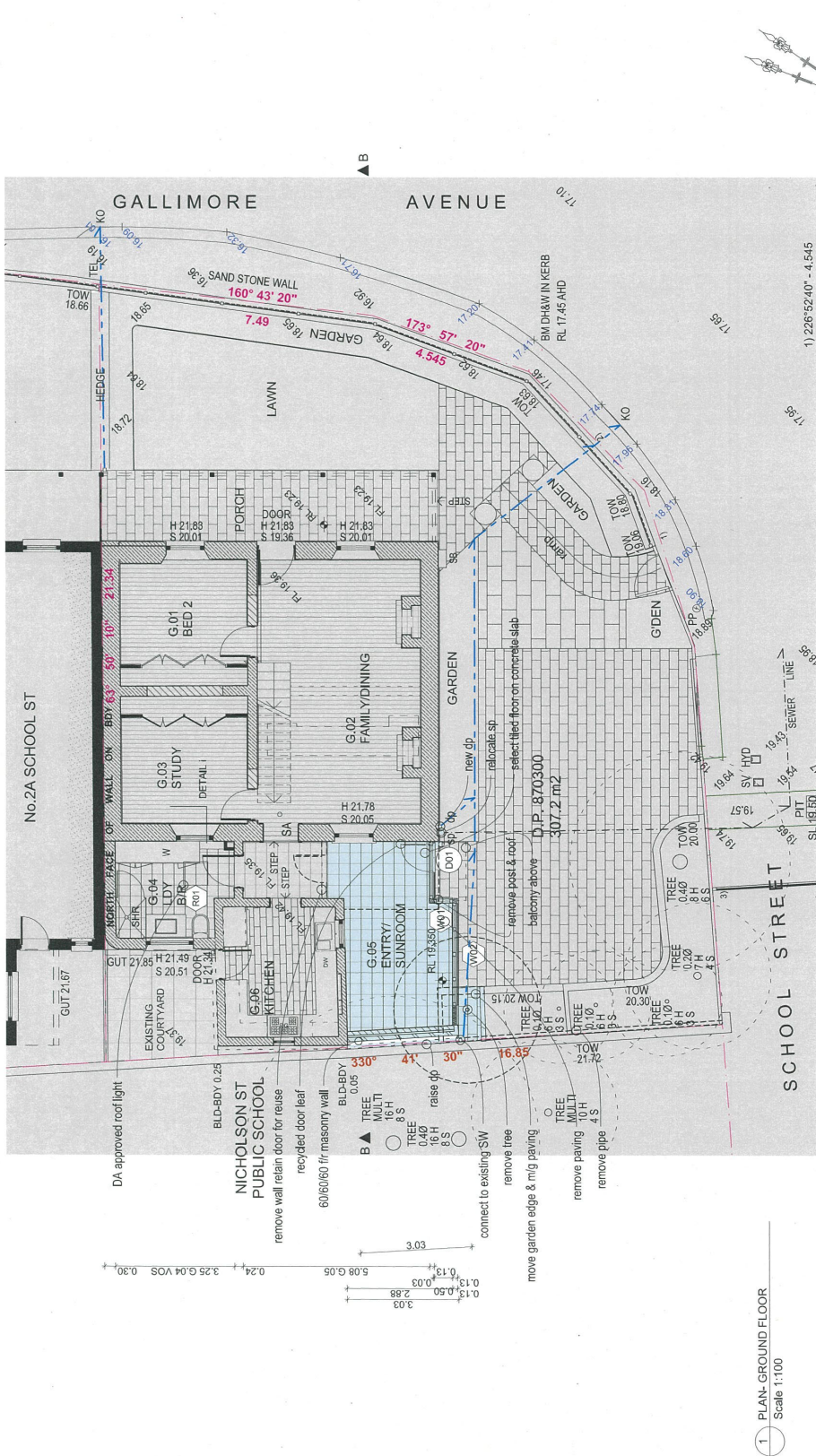
This drawing is protected by copyright law. Check all work on site and report any discrepancies to the architect.
 Drawing Title:
PLANS - SITE & ROOF / SITE ANALYSIS

Client: Wilson Hu
 Project: ADDITIONS to 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST

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Amend.	Date	Description
D	05/11/18	DA-2 Issue
C	26/10/18	DA-2 Draft C
B	13/09/18	DA-2 Draft B
A	10/09/18	DA-2 Draft A



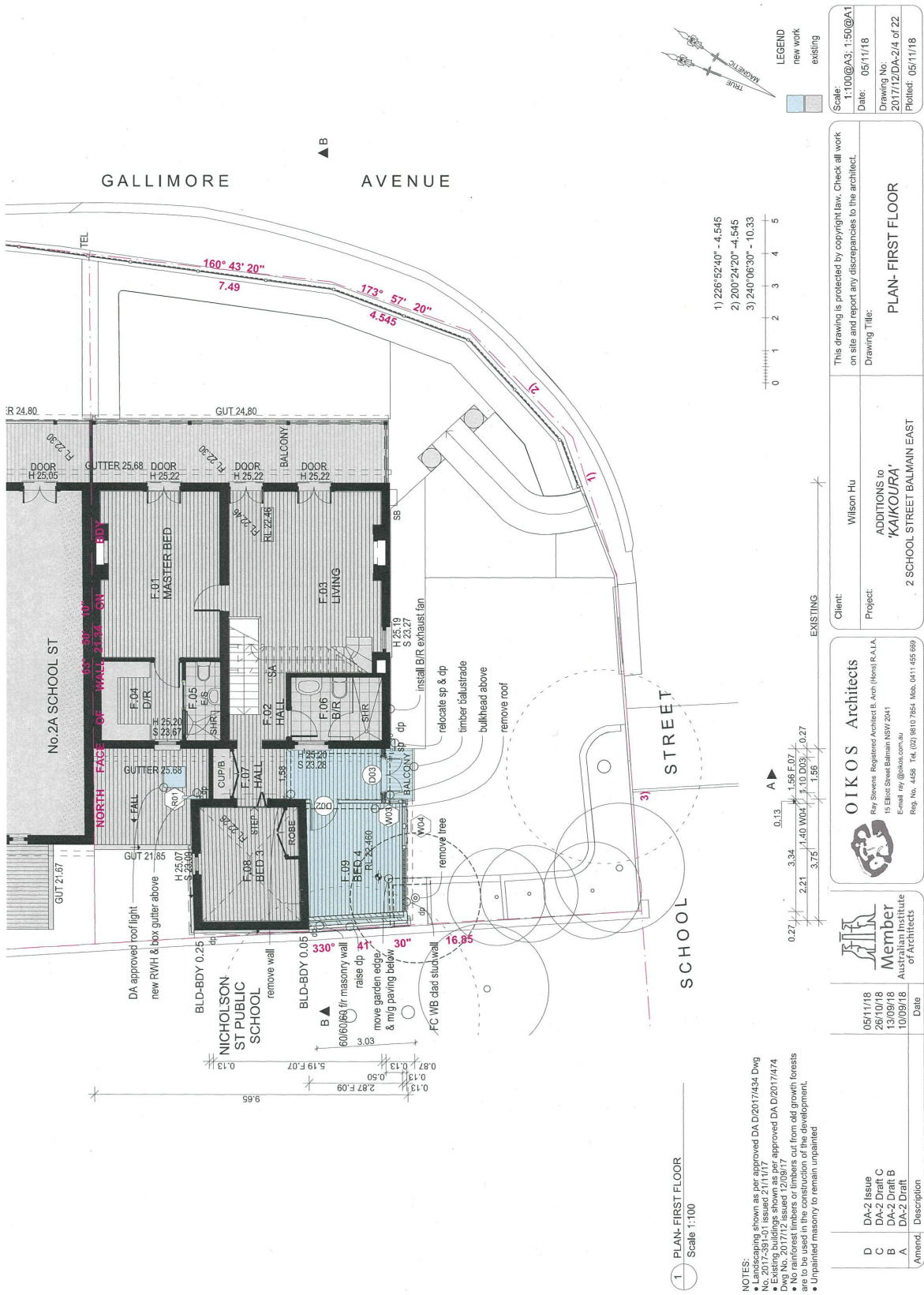
LEGEND
 new work
 existing

Scale:
 1) 226°52'40" - 4,545
 2) 200°24'20" - 4,545
 3) 240°06'30" - 10,333

Scale 1:100

NOTES:
 • Existing buildings shown as per approved DA D/2017/434 Dwg No. 2017-391-01 issued 21/11/17
 • Existing buildings shown as per approved DA D/2017/474 Dwg No. 2017/72 issued 12/09/17
 • All trees shown on this plan are to be retained unless otherwise stated
 • Unpainted masonry to remain unpainted

<p>Client: Wilson Hu</p> <p>Project: ADDITIONS TO 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST</p>	<p>Scale: 1:100@A3: 1:50@A1</p> <p>Date: 05/11/18</p> <p>Drawing No.: 2017/72DA-2/3 of 22</p> <p>Plotted: 05/11/18</p>															
<p>Client: Wilson Hu</p> <p>Project: ADDITIONS TO 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST</p>	<p>This drawing is protected by copyright law. Check all work on site and report any discrepancies to the architect.</p> <p>Drawing Title: PLAN-GROUND FLOOR</p>															
<p>OIKOS Architects Ray Sloane, Registered Architect B. Arch (Hons) R.A.I.A. 15 Elford Street Balmain NSW 2041 E-mail: ray@oikos.com.au Reg. No. 4458 Tel. (02) 9610 7864 Mob. 0411 455 899</p>	<p>Member Australian Institute of Architects</p>															
<table border="1"> <thead> <tr> <th>Amend</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>DA-2 Issue</td> <td>05/11/18</td> </tr> <tr> <td>C</td> <td>DA-2 Draft C</td> <td>26/10/18</td> </tr> <tr> <td>B</td> <td>DA-2 Draft B</td> <td>13/09/18</td> </tr> <tr> <td>A</td> <td>DA-2 Draft</td> <td>10/09/18</td> </tr> </tbody> </table>	Amend	Description	Date	D	DA-2 Issue	05/11/18	C	DA-2 Draft C	26/10/18	B	DA-2 Draft B	13/09/18	A	DA-2 Draft	10/09/18	<p>Scale: 1:100</p>
Amend	Description	Date														
D	DA-2 Issue	05/11/18														
C	DA-2 Draft C	26/10/18														
B	DA-2 Draft B	13/09/18														
A	DA-2 Draft	10/09/18														



- LEGEND
- new work
 - existing
- Scale:
- 1) 226°52'40" - 4.545
 - 2) 200°24'20" - 4.545
 - 3) 240°06'30" - 10.33

Scales: 1:100@A3; 1:50@A1
 Date: 05/11/18
 Drawing No: 2017/12/DA-2/4 of 22
 Plotted: 05/11/18

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 Drawing Title: **PLAN- FIRST FLOOR**

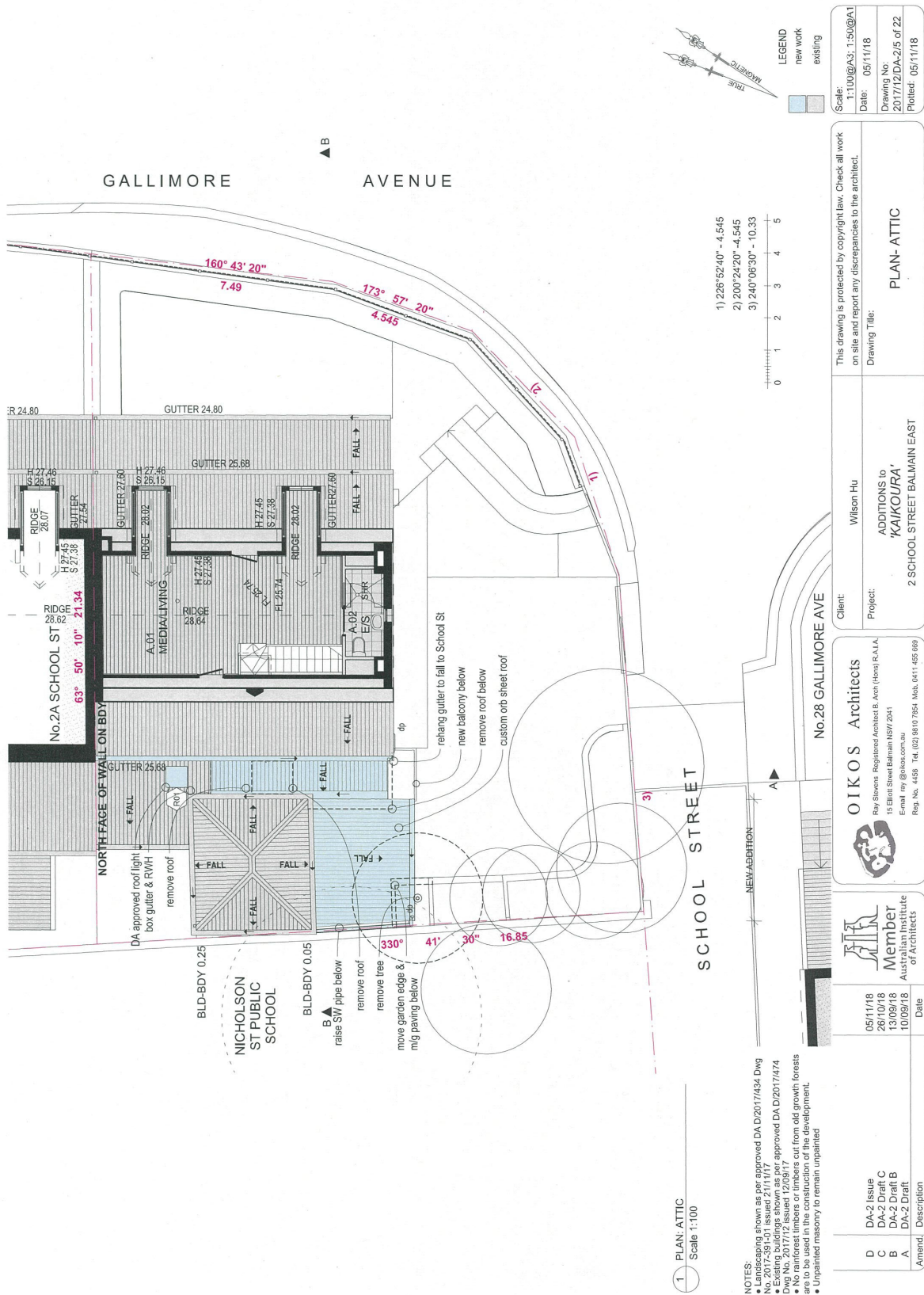
Client: Wilson Hu
 Project: ADDITIONS TO 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST

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Amend.	Description	Date
D	DA-2 Issue	05/11/18
C	DA-2 Draft C	26/10/18
B	DA-2 Draft B	13/09/18
A	DA-2 Draft A	10/09/18

- NOTES:
- Landscaping shown as per approved DAD/2017/434 Dwg No. 2017-391-01 issued 21/11/17
 - DA/2017/474 approved DA D/2017/474 Dwg No. 2017/12 issued 12/08/17
 - No rainforest timbers or timbers cut from old growth forests are to be used in the construction of the development.
 - Unpainted masonry to remain unpainted

1 PLAN- FIRST FLOOR
 Scale 1:100



Scale: 1:100/A3; 1:50/A1
 Date: 05/11/18
 Drawing No: 2017/12/DA-2/5 of 22
 Plotted: 05/11/18

LEGEND
 new work
 existing

Scale: 1:100
 0 1 2 3 4 5

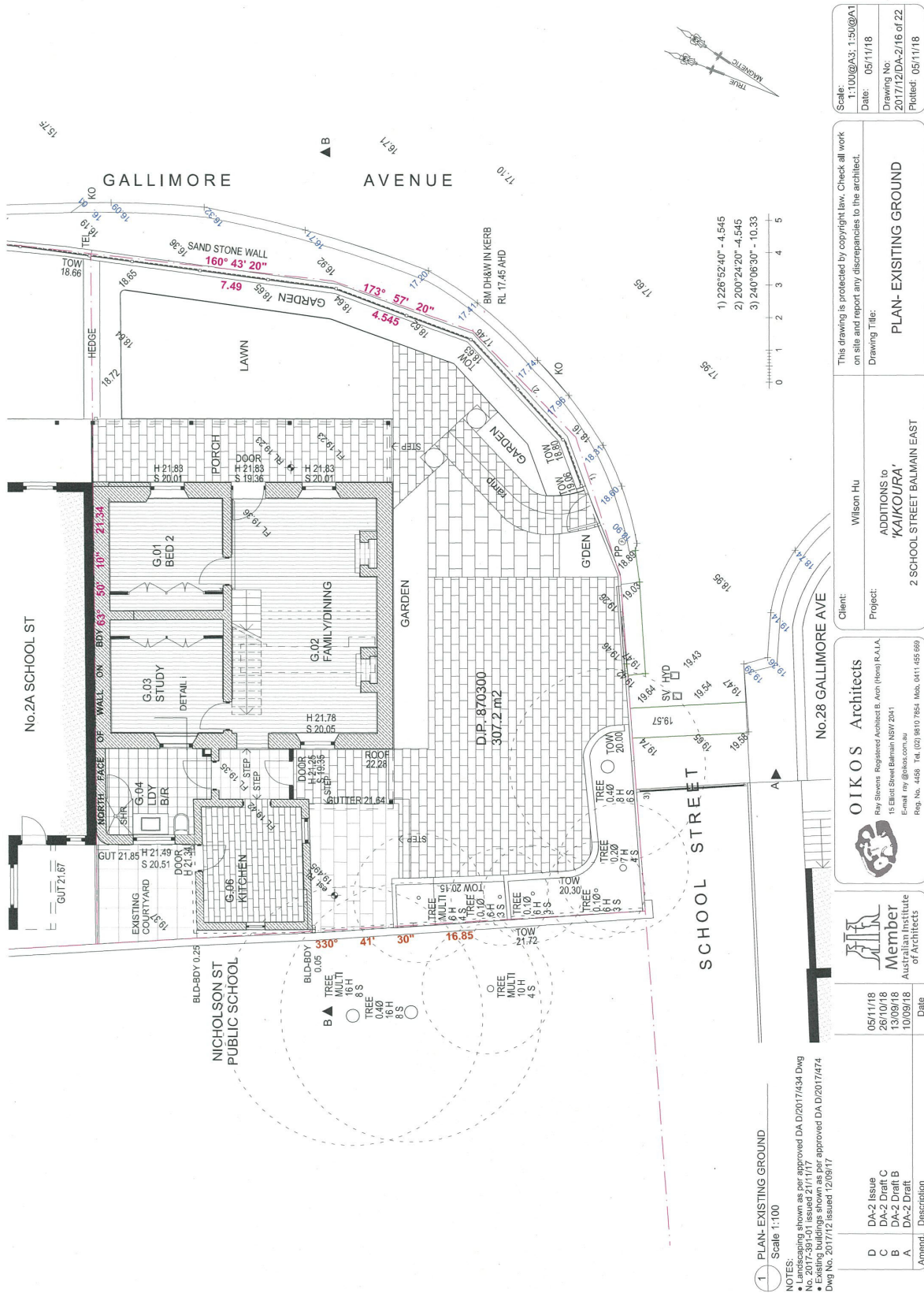
1) 226° 52' 40" - 4.545
 2) 200° 24' 20" - 4.545
 3) 240° 06' 30" - 10.33

1 PLAN: ATTIC
 Scale 1:100

NOTES:
 • Landscaping shown as per approved DA D/2017/434 Dwg
 • Existing buildings shown as per approved DA D/2017/474 Dwg No. 2017/12 issued 12/09/17
 • No rainforest timbers or timbers cut from old growth forests are to be used in the construction of the development.
 • Unpainted masonry to remain unpainted

Client:	Wilson Hu
Project:	ADDITIONS to 'KAIKOURA', 2 SCHOOL STREET BALMAIN EAST
Drawing Title:	PLAN- ATTIC

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--	--



1 PLAN-EXISTING GROUND
Scale 1:100

NOTES:
 • Existing buildings shown as per approved DA D/2017/434 Dwg No. 2017-391-01 issued 21/11/17
 • Existing buildings shown as per approved DAD/2017/474 Dwg No. 2017/12 issued 12/09/17

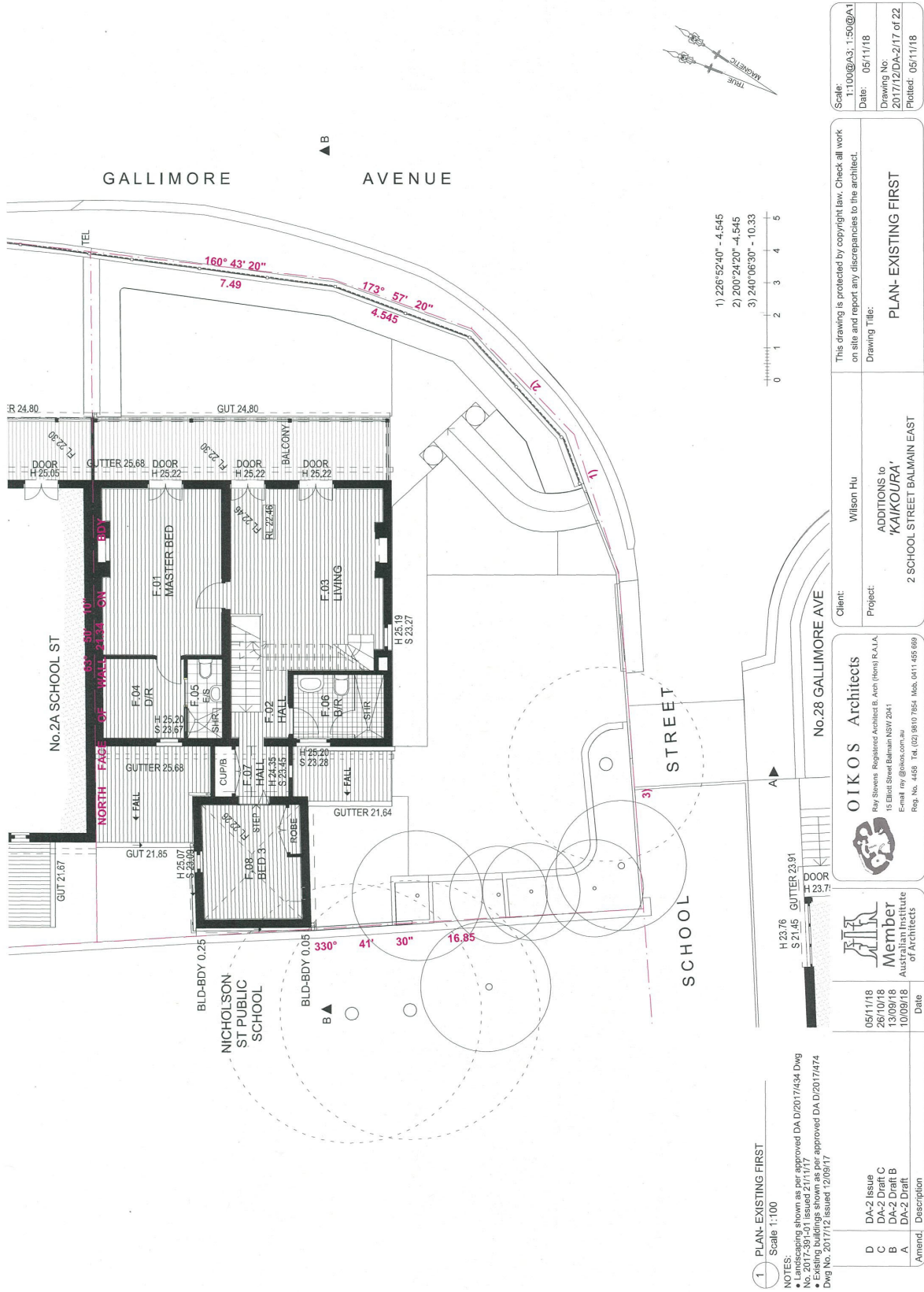
Amend.	Description	Date
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C	DA-2 Draft C	26/10/18
B	DA-2 Draft B	13/09/18
A	DA-2 Draft A	10/09/18

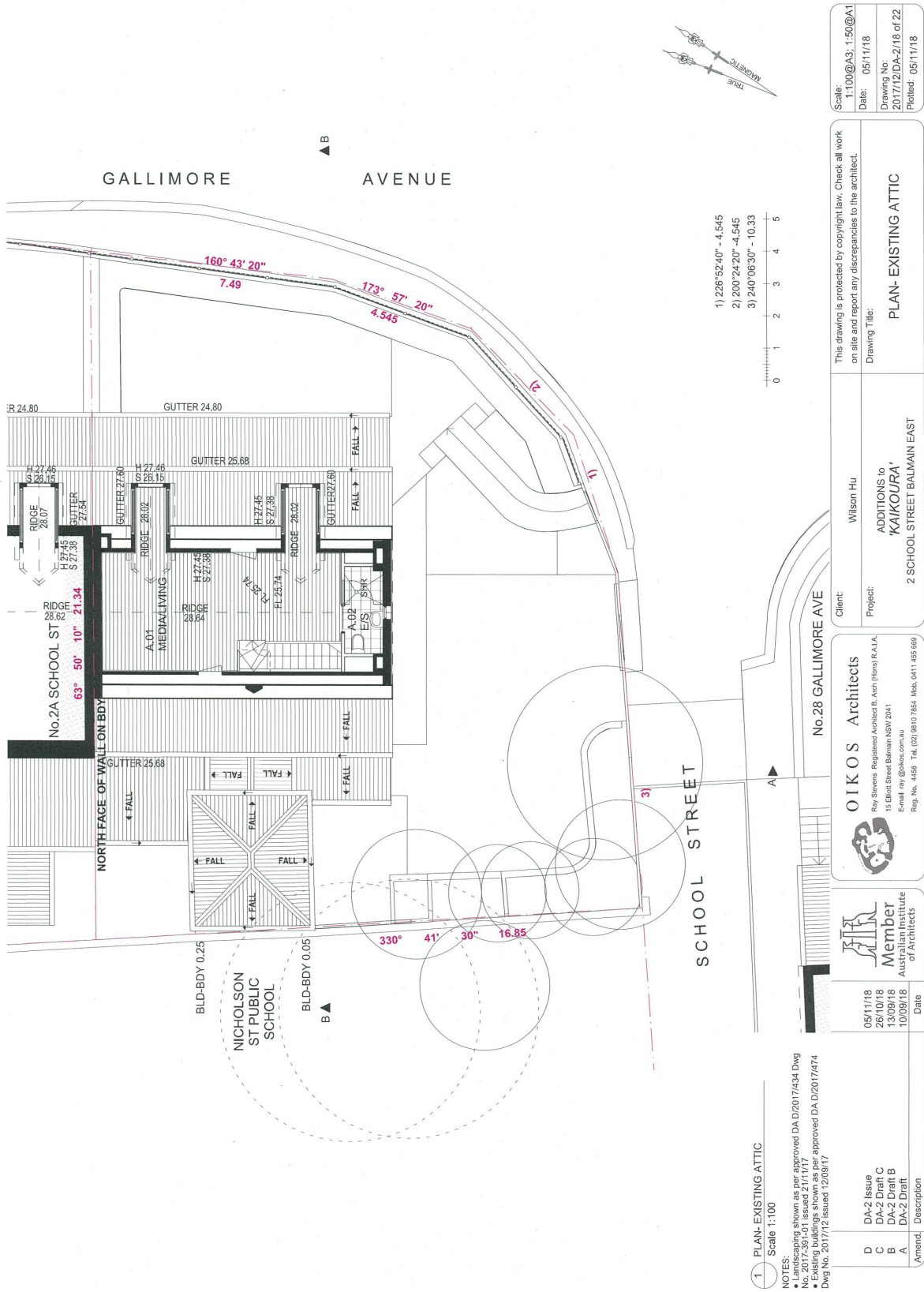
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Client: Wilson Hu
 Project: ADDITIONS TO 'KAIKOURA'
 2 SCHOOL STREET BALMORAL EAST

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 Drawing Title: PLAN-EXISTING GROUND

Scale: 1:100@A3: 1:50@A1
 Date: 05/11/18
 Drawing No: 2017/12/DA-2/16 of 22
 Plotted: 05/11/18





1. PLAN- EXISTING ATTIC
Scale: 1:100

NOTES:
 • Landscaping shown as per approved DA D2017/434 Dwg No. 2017-391-01 issued 21/11/17
 • Existing buildings shown as per approved DA D2017/474 Dwg No. 2017/12 issued 12/09/17

Amend.	Description	Date
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C	DA-2 Draft C	26/10/18
B	DA-2 Draft B	13/09/18
A	DA-2 Draft	10/09/18



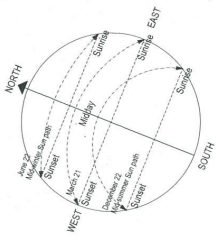
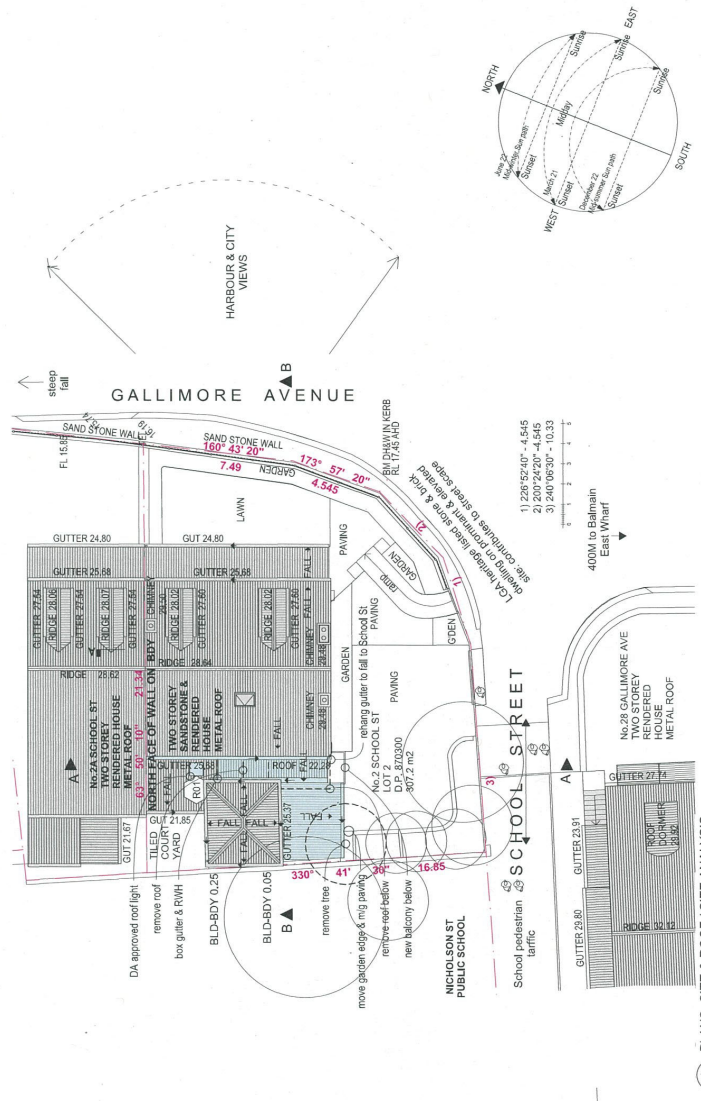
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Client: Wilson Hu
 Project: ADDITIONS TO 'KAIKOUFA' 2 SCHOOL STREET BALMAIN EAST

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 Drawing Title: **PLAN- EXISTING ATTIC**

Scale: T:1:100@A3; 1:50@A1
 Date: 05/11/18
 Drawing No: 2017/12/DA-2/18 of 22
 Plotted: 05/11/18

- NOTES:**
- Landscaping shown as per approved DA D/2017/434 Dwg No. 2017-391-01 issued 21/11/17
 - Existing buildings shown as per approved DA D/2017/474
 - No rainforest timbers or timbers cut from old growth forests are to be used in the construction of the development.
 - Unpainted masonry to remain unpainted



Scale: 1:200@A3, 1:100@A4
 Date: 05/11/18
 Drawing No: 2017/12/DA-2 of 22
 Plotted: 05/11/18

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 Drawing Title: **PLANS- SITE & ROOF / SITE ANALYSIS**

Client: Wilson Hu
 Project: ADDITIONS TO 'KAIKOURA', 2 SCHOOL STREET BALMAIN EAST

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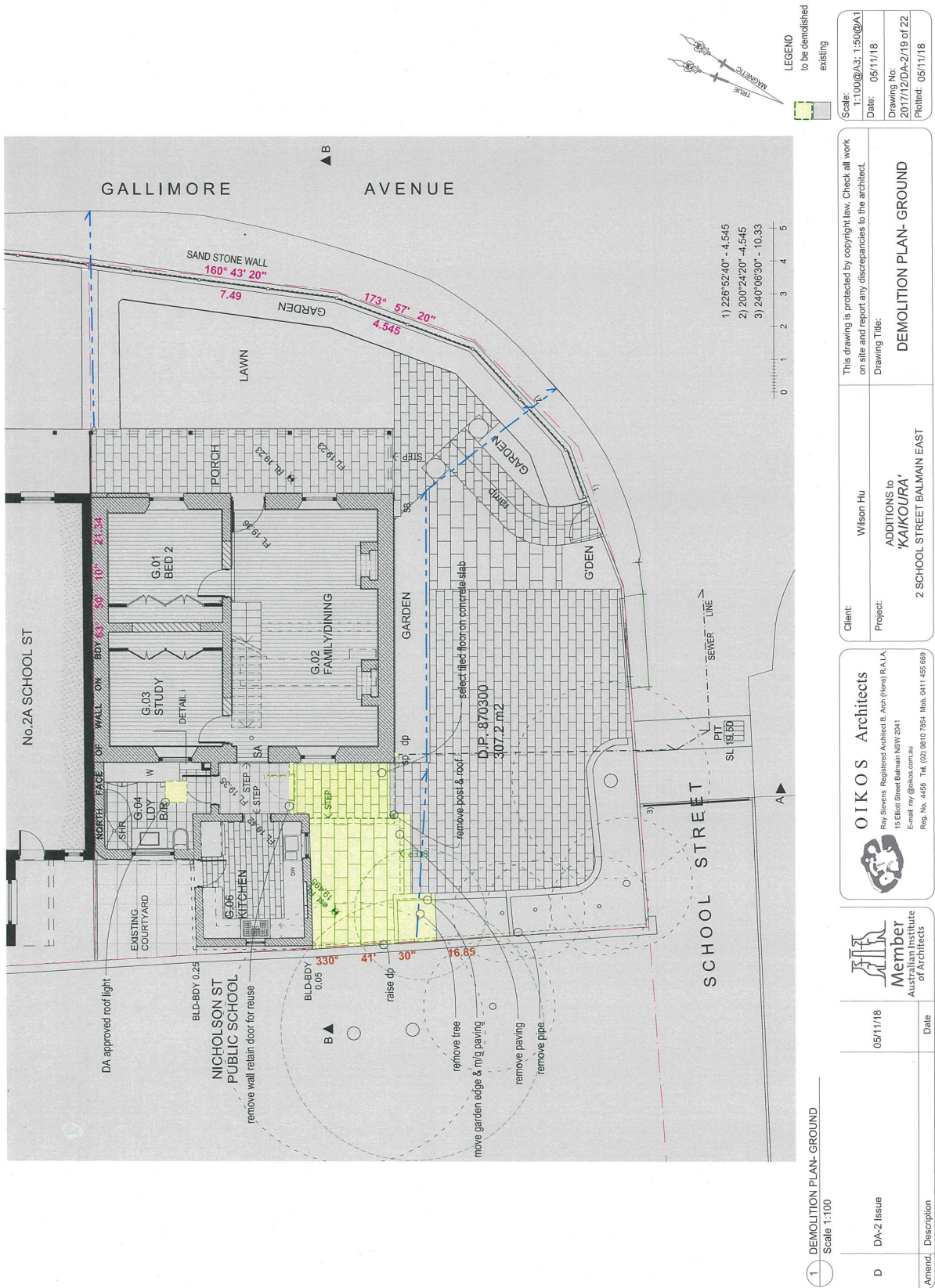


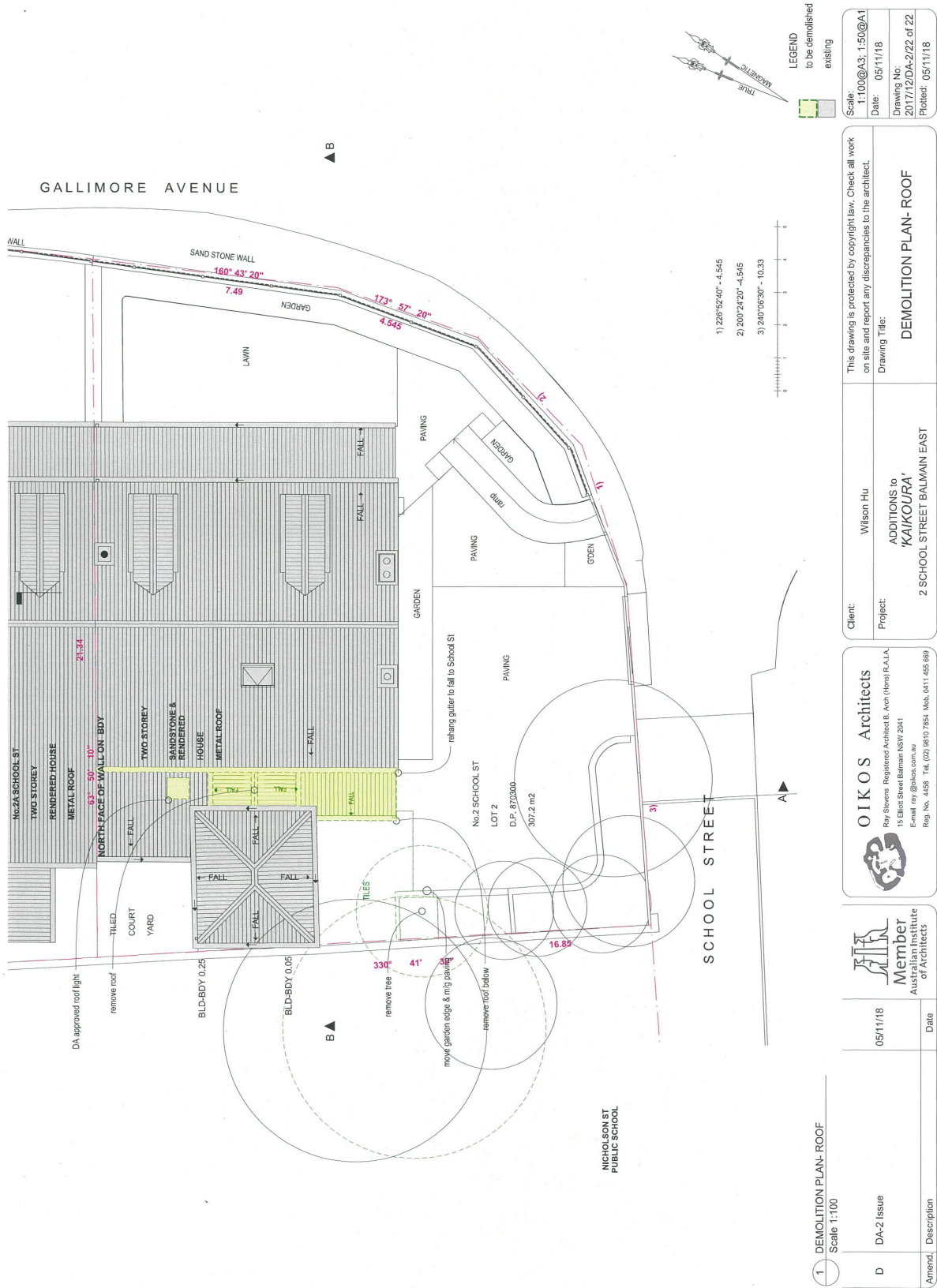
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C	DA-2 Draft C	26/10/18
B	DA-2 Draft B	13/09/18
A	DA-2 Draft A	10/09/18

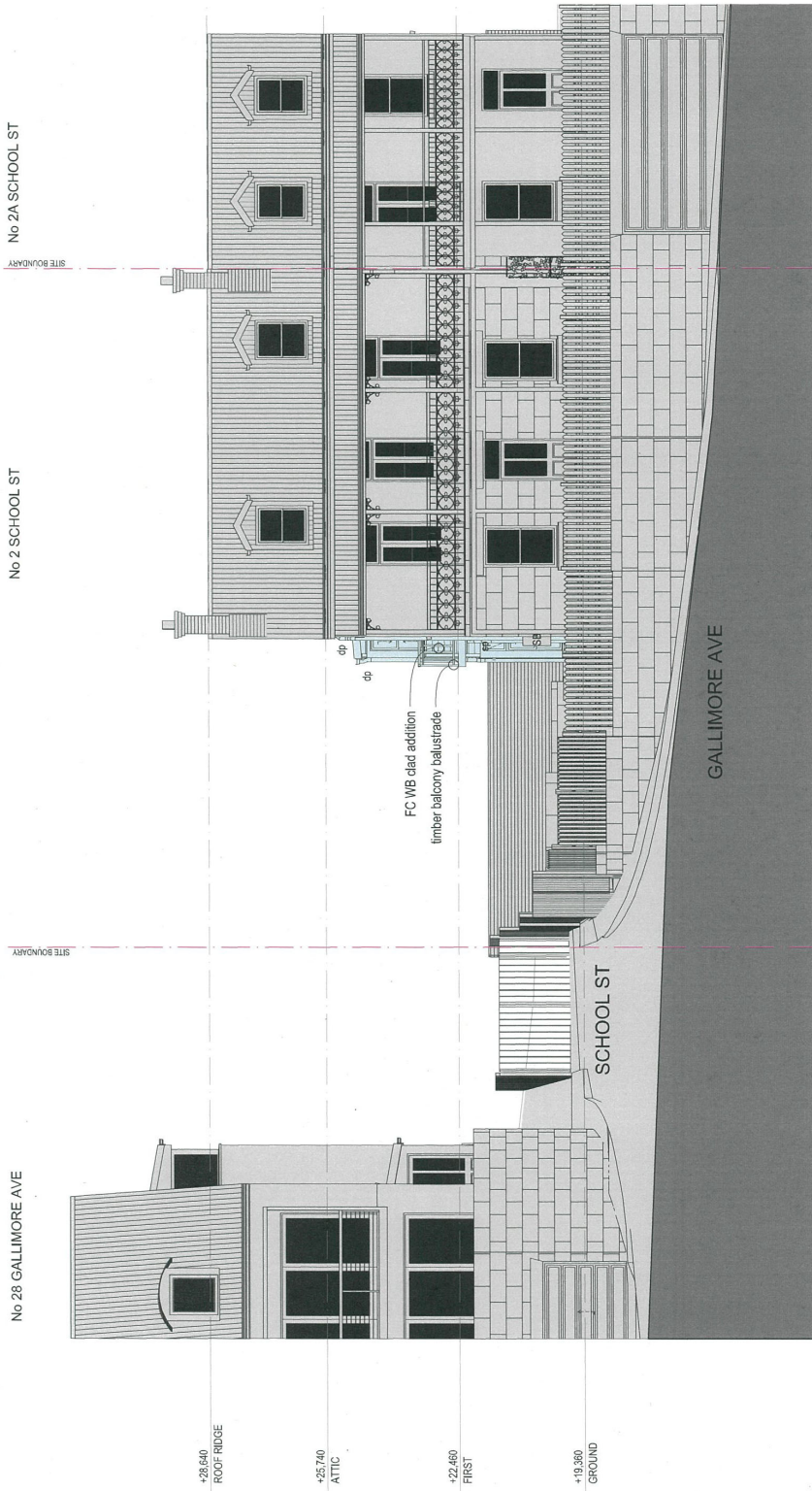
GENERAL LEGEND

- existing wall
- existing stone wall
- new exterior walls
- demition lines
- site boundary
- overhead lines
- stormwater lines
- existing spot levels
- existing kerb levels
- existing floor spot levels
- proposed finished floor level
- refers to new door number
- refers to new window number
- refers to new roof light number

- access chamber
- Building Codes of Australia
- building clear of boundary
- bathroom
- door
- downpipe
- downpipe & spreader
- excavate
- Excuse consent
- floor level
- gas meter
- window head
- hot water unit
- hydrant
- inspection cap
- kerb outlet
- landscape plan
- landscaped area
- landscaping
- make good
- diameter
- particle board
- plasterboard
- power pole
- sewer pipe
- shower
- window sill
- stop valve
- top of wall
- neighbourhood
- verify on site
- waterproof







LEGEND
 new work
 existing

1 ELEVATION-NE (Gallimore Ave)
 Scale 1:100

Amend.	Description	Date
D	DA-2 Issue	05/11/18
C	DA-2 Draft C	22/10/18
B	DA-2 Draft B	13/09/18
A	DA-2 Draft	10/09/18

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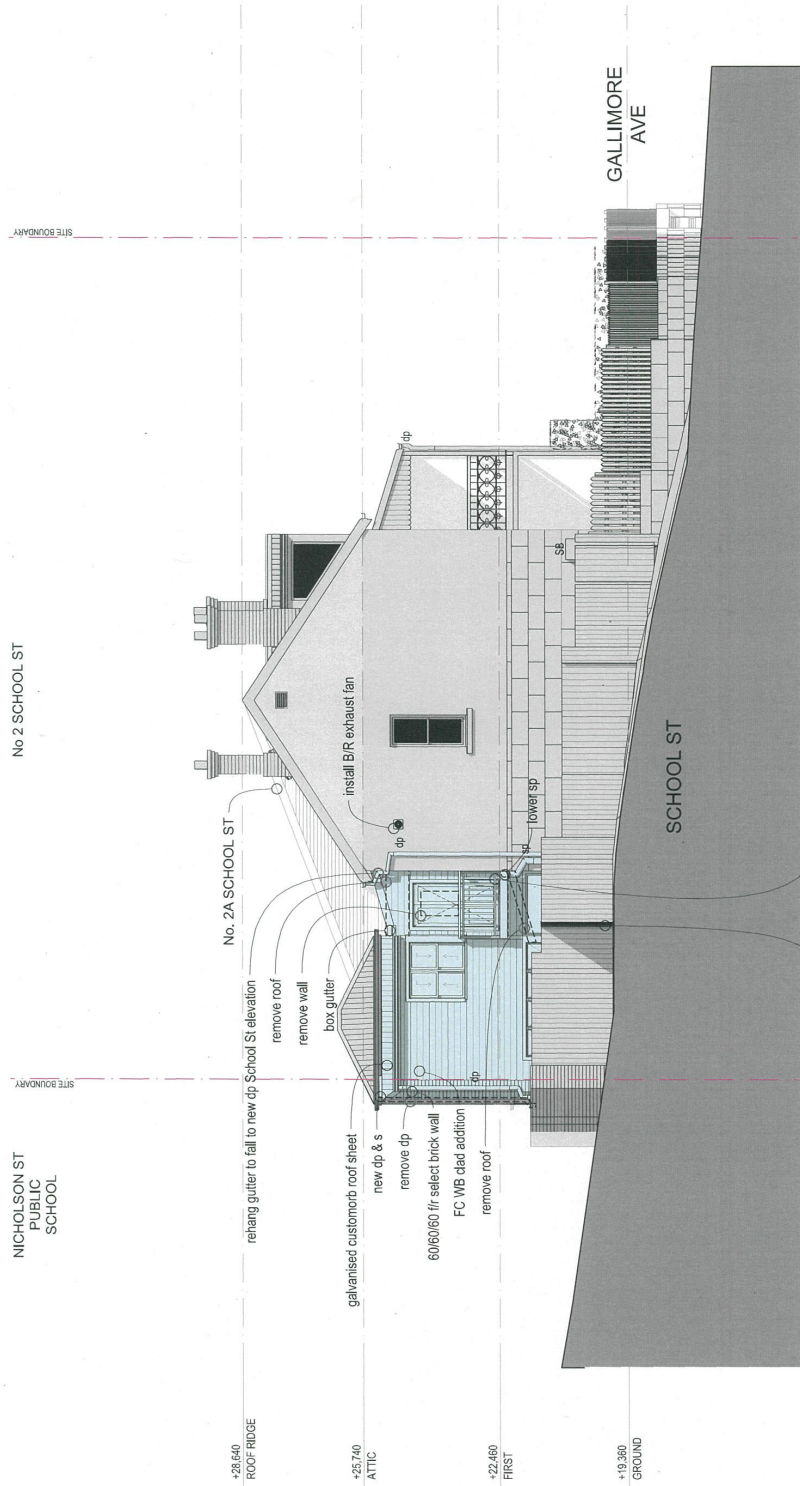
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Client: Wilson Hu
Project: ADDITIONS to 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST

Drawing Title: ELEVATIONS-NE (Gallimore Ave)

Scale: 1:100@A3; 1:50@A1
Date: 05/11/18
Drawing No: 2017/12/DA-2/6 of 22
Plotted: 05/11/18

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LEGEND
 new work
 existing

Scale: 1:100@A3; 1:50@A1
 Date: 05/11/18
 Drawing No: 2017/12/DA-2/7 of 22
 Plotted: 05/11/18

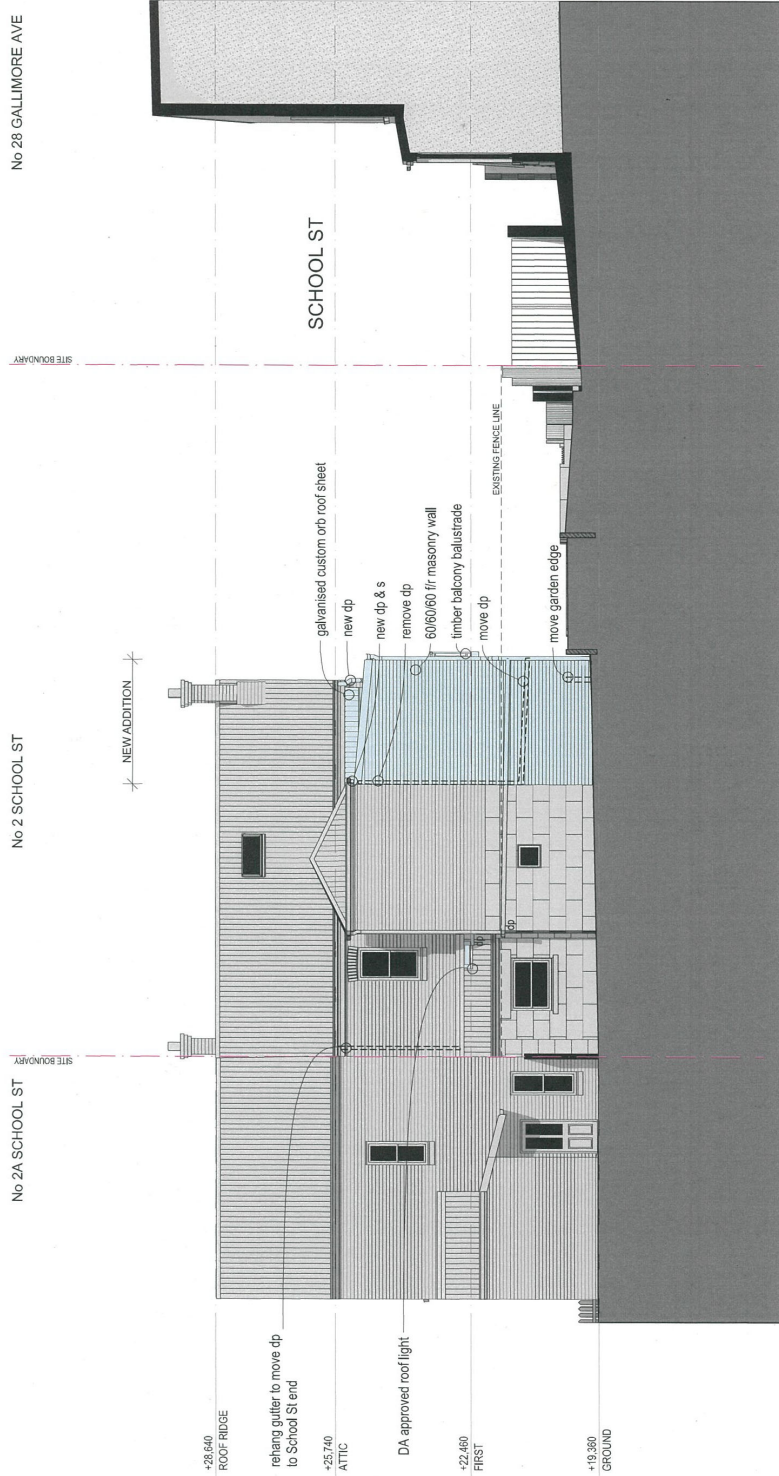
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 Drawing Title: ELEVATION- SE (School St)
 Client: Wilson Hu
 Project: ADDITIONS to 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST

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1 ELEVATION- SE (School St)
 Scale 1:100

Amend.	Description	Date
D	DA-2 Issue	05/11/18
C	DA-2 Draft C	26/10/18
B	DA-2 Draft B	10/09/18
A	DA-2 Draft	10/09/18




LEGEND
 new work
 existing

Scale: 1:100@A3; 1:50@A1
 Date: 05/11/18
 Drawing No: 2017/12/DA-2/B of 22
 Plotted: 05/11/18

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 Drawing Title: ELEVATIONS- SW

Client: Wilson Hu
 Project: ADDITIONS to 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST



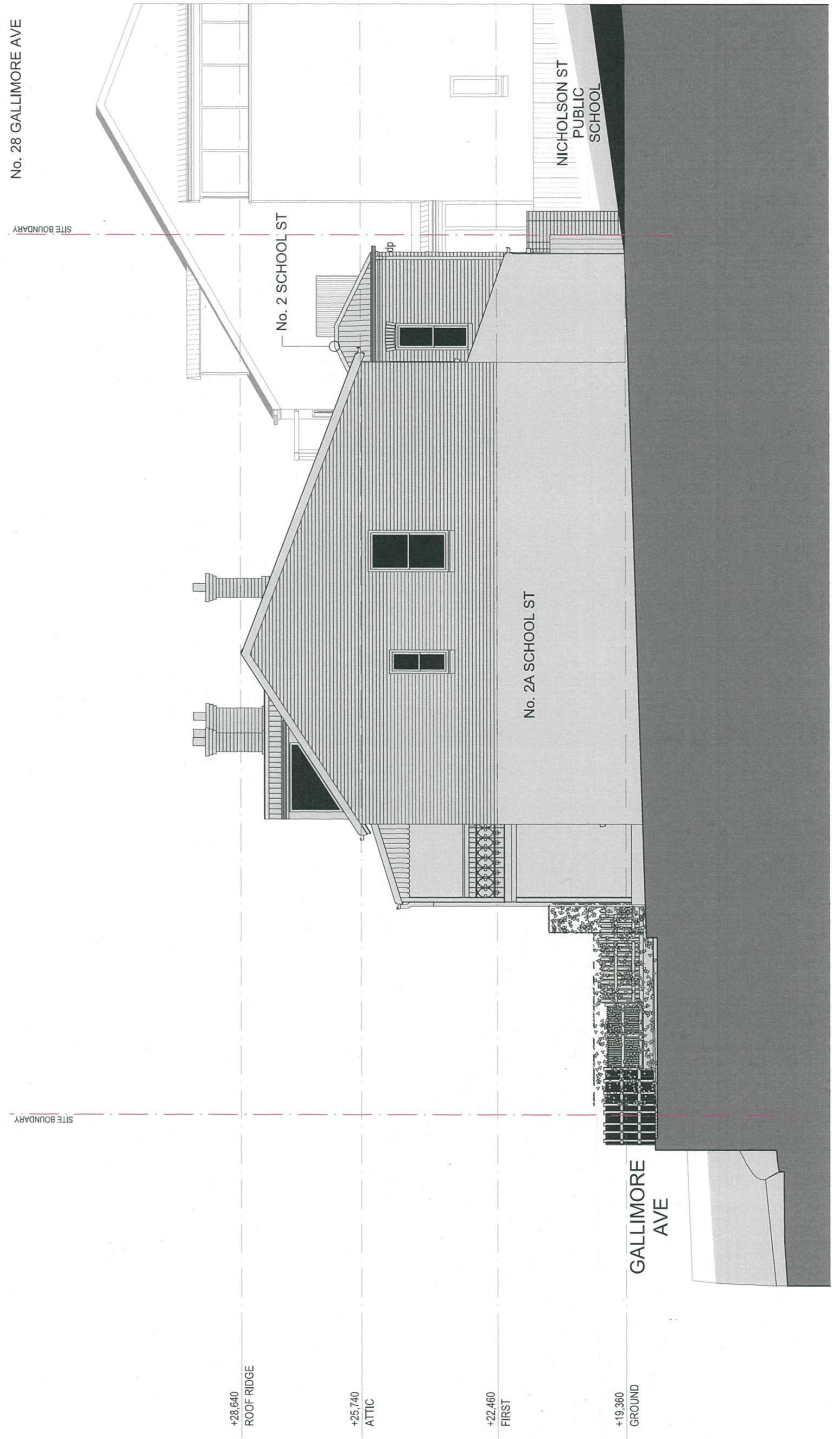
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05/11/18	Date
26/10/18	
13/09/18	
10/09/18	

Amend.	Description
D	DA-2 Issue
C	DA-2 Draft C
B	DA-2 Draft B
A	DA-2 Draft



LEGEND
 new work
 existing

Scale: 1:100@A3, 1:50@A1
 Date: 05/11/18
 Drawing No: 2017/12/DA-2/9 of 22
 Plotted: 05/11/18

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 Drawing Title: **ELEVATION-NW**

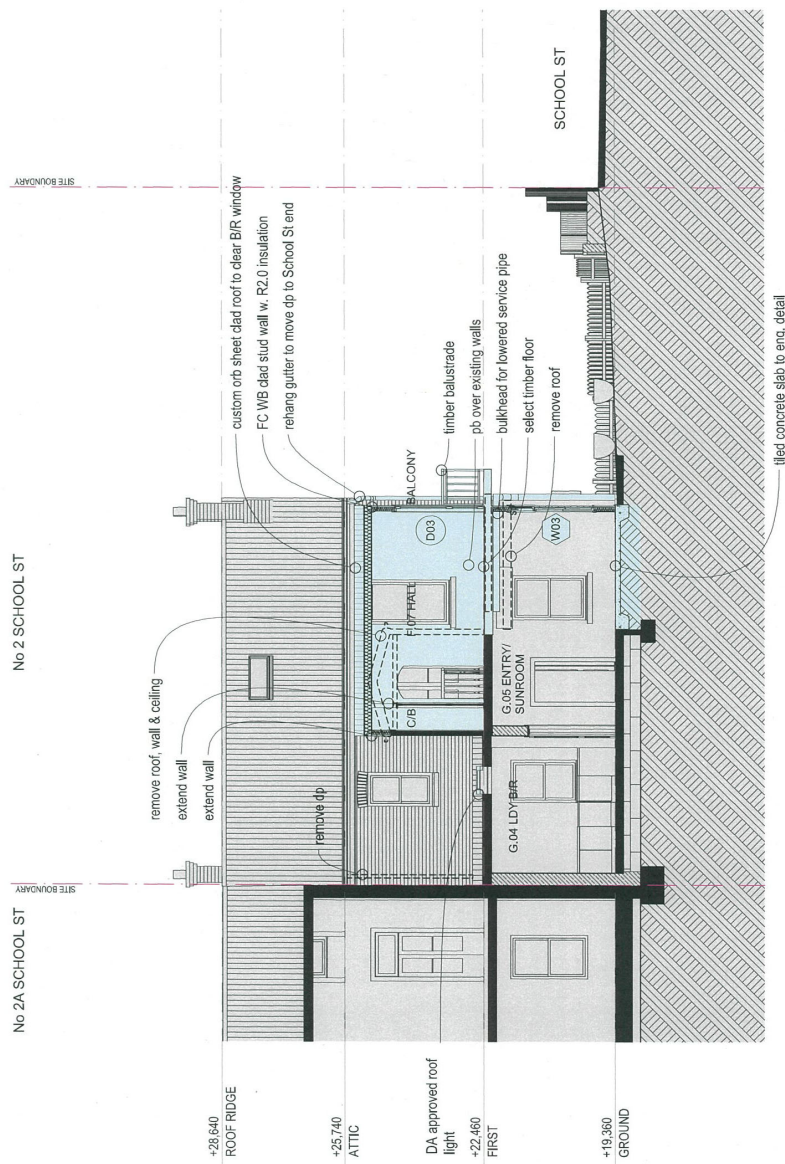
Client: Wilson Hu
 Project: ADDITIONS TO 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST

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Amend.	Description	Date
D	DA-2 Issue	05/11/18
C	DA-2 Draft C	26/10/18
B	DA-2 Draft B	13/09/18
A	DA-2 Draft	10/09/18

1 ELEVATION-NW
 Scale 1:100



1 SECTION AA
Scale 1:100

LEGEND
new work
existing

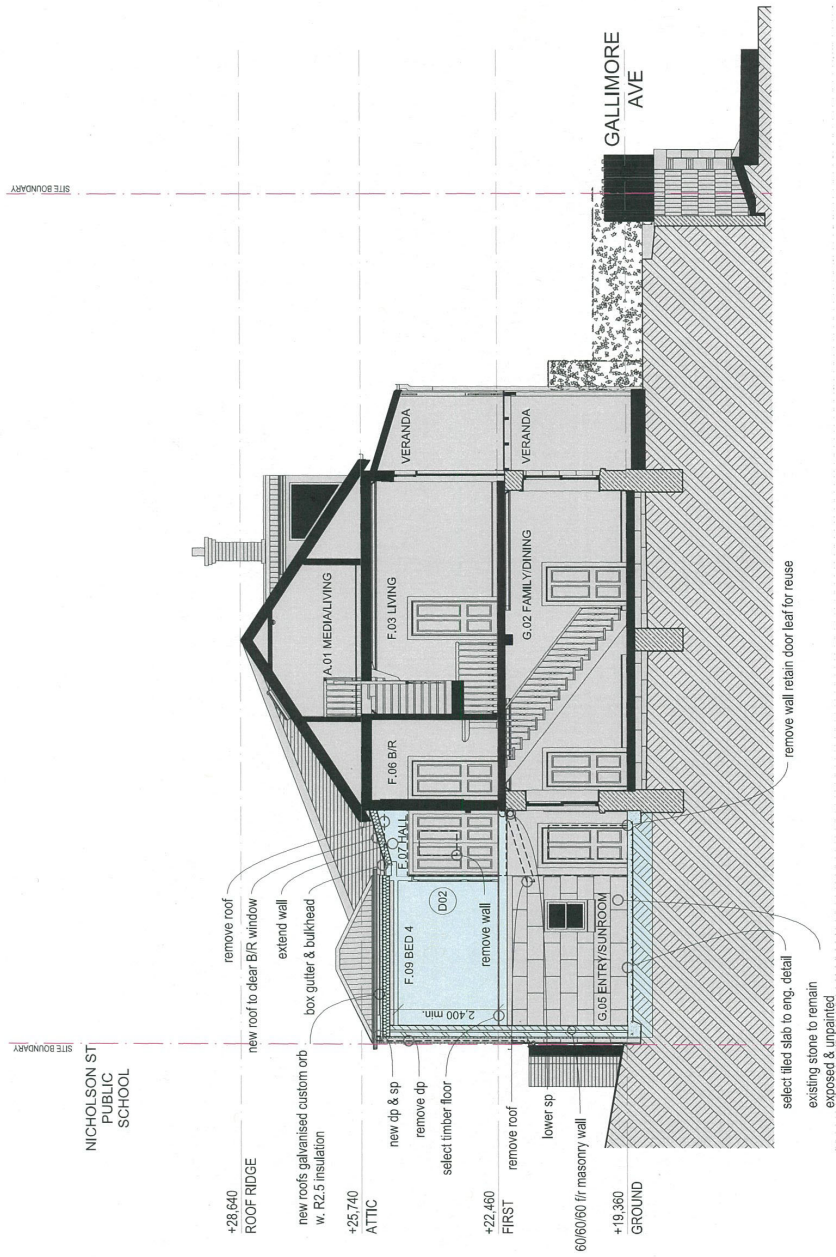
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Date: 05/11/18
Drawing No: 201712DA-2/10 of 22
Plotted: 05/11/18

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Drawing Title: SECTION- AA
Client: Wilson Hu
Project: ADDITIONS TO 'KAIKOURA' 2 SCHOOL STREET BALLMAN EAST

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Amend.	Description	Date
D	DA-2 Issue	05/11/18
C	DA-2 Draft C	26/10/18
B	DA-2 Draft B	13/09/18
A	DA-2 Draft	10/09/18



LEGEND
 new work
 existing

Scale: 1:100@A3, 1:50@A1
 Date: 05/11/18
 Drawing No: 2017/12/DA-2/11 of 22
 Plotted: 05/11/18

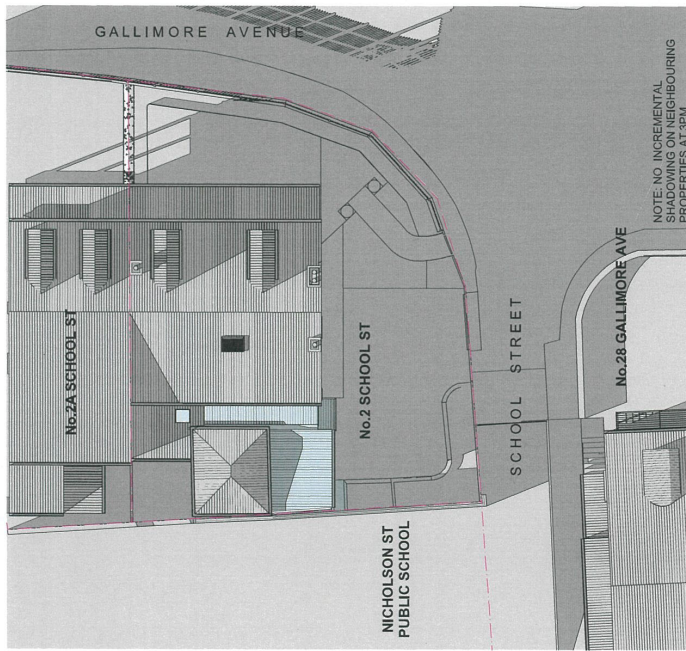
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 Drawing Title: SECTION-BB
 Client: Wilson Hu
 Project: ADDITIONS to 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST

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 15 Elliott Street Balmain NSW 2041
 E-mail: ray@oikos.com.au
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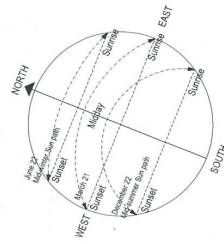
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1 SECTION BB
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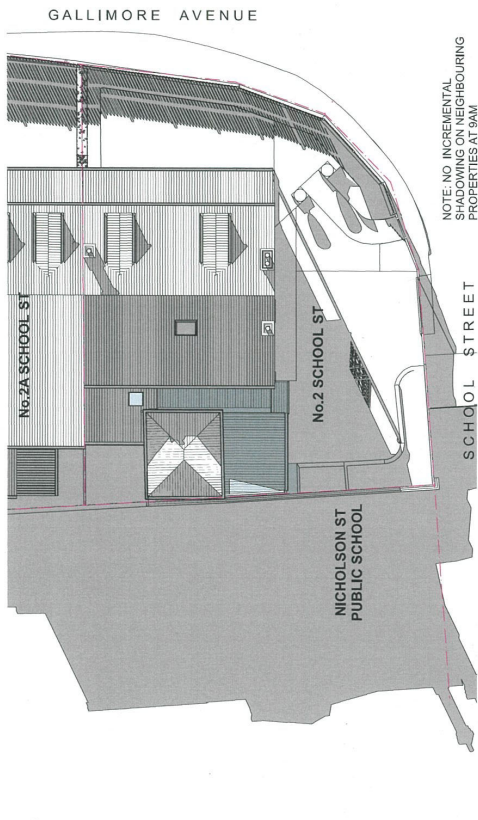
Amend.	Description	Date
D	DA-2 Issue	05/11/18
C	DA-2	26/10/18
B	DA-2 Draft C	13/09/18
A	DA-2 Draft B	10/09/18
	DA-2 Draft A	



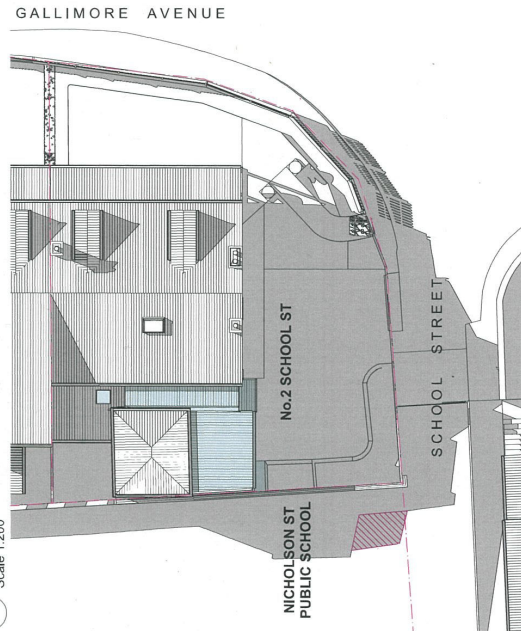
1 SHADOW DIAGRAM- Jun 21 3pm
Scale 1:200



SHADOW DIAGRAM LEGEND
 existing building shading
 additional shadows cast on neighbouring property by proposal
 new work



2 SHADOW DIAGRAM- Jun 21 9am
Scale 1:200



3 SHADOW DIAGRAM- Jun 21 12noon
Scale 1:200

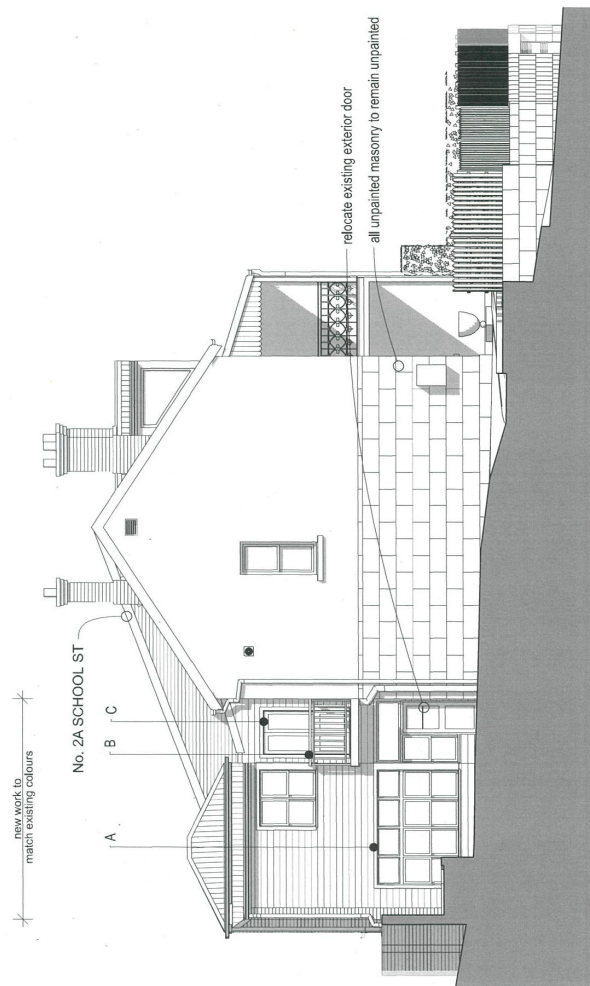
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 Date: 05/11/18
 Drawing No: 2017/12/DA-2/12 of 22
 Plotted: 05/11/18

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 Drawing Title: SHADOW DIAGRAMS
 Client: Wilson Hu
 Project: ADDITIONS to 'KAIKOURA' 2 SCHOOL STREET BALMANN EAST

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Amend.	Description	Date
D	DA-2 Issue	05/11/18
C	DA-2 Draft C	29/09/18
B	DA-2 Draft B	10/09/18
A	DA-2 Draft	



1 FINISHES SCHEDULE
Scale 1:100

Scale:	1:100@A3; 1:50@A1
Date:	05/11/18
Drawing No:	2017/12/DA-2/13 of 22
Plotted:	05/11/18

Client:	Wilson Hu
Project:	ADDITIONS to 'KAIKOURA' 2 SCHOOL STREET BALMAIN EAST

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 Drawing Title: **FINISHES SCHEDULE**

Attachment C – Statement of Heritage Significance

Attachment C – Statement of Heritage Significance

The Statement of Significance for Kaikoura states that

No. 2 School Street is of local historic, aesthetic and technological significance as a good and intact example of a Victorian stone and brick dwelling initially constructed in the early 1840s. Despite additions the building retains a sense of its early form and character as it presents to the street frontages, particularly stone and rendered brick facades, brick chimneys, attic and roof form and open verandah and balcony. The building occupies a prominent and elevated site and makes a positive contribution to the School Street and Gallimore Avenue streetscapes.

The management recommendations for the heritage item

It is recommended that: - the existing two storey and attic scale, form, and character of the building particularly stone and rendered facades, face brick chimneys, roof form, open verandah, balcony and simple pattern of openings be retained and conserved; - the face stone ground floor facades should be retained and conserved and remain face stone. Elements that have been previously painted such as the rendered first floor facades of the main building and timberwork should continue to be painted in appropriate colours; - the face brick chimneys should be retained and conserved and remain face brick; - the verandah and balcony and associated decorative elements should be retained and conserved and should remain open; - the existing roof form of the verandah and main roof should be retained and conserved; - no new openings should be made in the south eastern and eastern (front) façades; and - any additions or alterations should be restricted to the rear of the building.