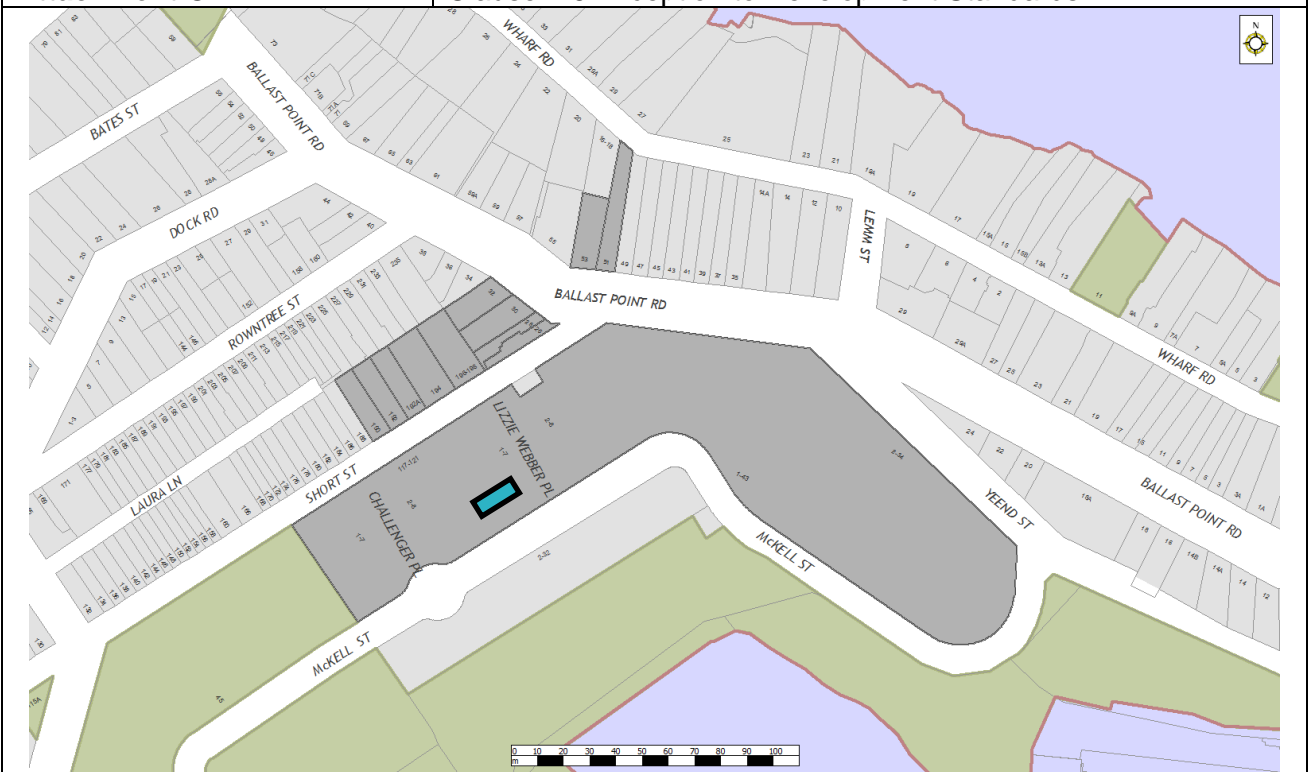








INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	D/2019/43
Address	2 Lizzie Webber Place, Birchgrove NSW 2041
Proposal	Alterations and additions to an existing dwelling and associated works
Date of Lodgement	6 February 2019
Applicant	Mr C S Connolly
Owner	Mrs C H Wylie & MR C S Connolly
Number of Submissions	Nil.
Value of works	\$85,000
Reason for determination at Planning Panel	Variations to development standards exceed officers delegations.
Main Issues	Side boundary setback, building location zone
Recommendation	Approval subject to conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Clause 4.6 Exception to Development Standards



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 Lizzie Webber Place, Birchgrove. The application was notified to surrounding properties and no submissions were received.

The application is referred to the Local Planning Panel because the subject site is part of a large strata complex, and the size and history of this strata complex makes it virtually impossible to accurately calculate compliance with the applicable development standards. For this reason an assessment of the numerical development standards has been narrowed down to be site specific. An assessment of the site as an isolated unit, has highlighted that the development will result in variations to development standards which will exceed 10%.

The main issues that have arisen from the application include:

- The proposal results in a 15.8% variation to the floor space ratio development standard
- The proposal results in a 25% variation to the landscaped area development standard
- The development results in a variation to the side setback controls
- The development results in a rear building line variation

The non-compliances have been assessed below and are considered to be acceptable given the minimal environmental impact to the locality and neighbouring dwellings that will result. The proposal is therefore recommended for approval.

2. Proposal

The proposal seeks consent for alterations and additions to an existing dwelling. In particular the application seeks consent for the following works:

- Rear ground floor extension
- New Aluminium louvers to first floor balcony
- Open first floor living room gable and living room ceiling
- Enclosure of carport to create a garage
- Extension of second floor bedroom to create an en-suite

3. Site Description

The subject site is located on the northern side of McKell Street and western side of Lizzie Webber Place. The site is located within strata Plan 62555, which is a large composition of dwellings/units within the locality. The extent of Strata Plan 62555 is seen below in the locality map:



Locality Map – Map showing extent of Strata Complex and rough location of subject site.



Site Photo – Lizzie Webber Place frontage

The site has a frontage to Lizzie Webber Place of 6.7 metres and a maximum depth of 20.5 meters, resulting in a total site area of 137.3m².

The site currently supports an existing three storey brick and tile townhouse development, with a carport addressing the street frontage. The adjoining properties also support three storey brick and tile town houses developments, each with carports/garages addressing the street.

The subject site, is located within the Town of Waterview Heritage Conservation Area (C4 in Schedule 5 of the Leichhardt LEP 2013), the Mort Bay Distinctive Neighbourhood and the Lower Slopes Sub Area (Leichhardt DCP 2013). The site is not listed as a heritage item, nor is it in the vicinity of any heritage items.

4. Background

4(a) Site history

Not applicable

4(b) Application history

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

Date	Discussion / Letter/ Additional Information
6 February 2019	Application Lodged with Council
14 February to 28 February 2019	Application placed on public notification
25 March 2019	Council contacted the applicant and requested that the following additional information be submitted: <ul style="list-style-type: none"> - Clause 4.6 to vary the development standard for floor space - Clause 4.6 to vary the development standard for landscaped area - Additional shadow diagrams detailing shadow impacts at 9am, 12pm and 3pm on 21 June.
31 March 2019	The requested clause 4.6 for landscaping and floor space were submitted to Council.
9 April 2019	The requested additional shadow diagrams were submitted to Council.

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
- Leichhardt 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 the granting of 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 environment, 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 (note that these calculations relate solely to the subject site, not the strata complex):

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
2.3	Land Use Table	R1 – General Residential	Alterations and additions to an existing dwelling	Yes – the proposal is permissible in the zone.
4.3	Height of buildings	N/A	N/A	N/A
4.4	Floor space ratio	1.0:1 (137.3m ²)	1.15:1 (159m ²)	No – 15.8%
4.3A	Landscaped Area	15% (20.5m ²)	11% (15.3m ²)	No – 25%
4.3A (3)(b)	Site Coverage	60% (82.3m ²)	60% (82m ²)	Yes
5.10	Heritage Conservation	The site is located within the Town of Waterview Heritage Conservation Area (C4 in Schedule 5 of the Leichhardt LEP 2013).		
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 appropriately designed to ensure minimal impact to the heritage conservation area.	Yes
5.10(5)	Heritage assessment	The consent authority may, before granting consent to any development: <ul style="list-style-type: none"> (a) On land on which heritage item is located, or (b) On land that is within a heritage conservation area, or (c) On land that is within the vicinity of land referred to in paragraph (a) or (b), 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.	Appropriate documentation has been submitted with the application to enable an assessment. In this instance given the minor nature of the proposed works, Council did not require the submission of a heritage impact statement.	Yes

The following provides further discussion of the relevant issues:

Clause 4.6 Exceptions to Development Standards

Floor Space Ratio

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

- Clause 4.4 – Floor Space Ratio

Clause 4.6(2) specifies that Development consent may be granted for development even though the development would contravene a development standard.

1. *The objectives of this clause are as follows:*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
2. *Development consent may be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.*

The proposal seeks consent to vary the development standard for floor space ratio as expressed by the Leichhardt Local Environmental Plan 2013, acceptance of the provided clause 4.6 would result in the contravening of a development standard imposed by an environmental planning instrument. In this instance this variation has been assessed and is considered to be well founded, strict compliance is considered to be unreasonable/unnecessary in the circumstances of the case.

3. *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The applicant has correctly outlined that compliance with the development standard for floor space ratio is unreasonable for the following reasons:

- The proposed additions are deliberately modest and restrained and add little to the visual volume of the property when viewed from adjoining properties.
 - Additional to the aforementioned increase in ventilation and light penetration, adding the small amount of proposed floor area will dramatically increase the properties usable life-span as a family home and will allow for more effective future use.
 - The increase in floor area from the current is reasonable and still maintains the spirit of the 4.6 control by effectively controlling and making best use of the proposed floor area increase.
- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
 - (a) *the consent authority is satisfied that:*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
 - (b) *the concurrence of the Secretary has been obtained.*

Comment: The applicant has addressed the matters required under Clause 4.6 Exceptions to development standards, and it is considered to be well founded in this instance. The proposal will not result in a detrimental impact on the public interest and can satisfy the objectives of the development standard and General Residential zoning as demonstrated below:

- The proposal is compatible with the desired future character of the area in relation to building bulk, form and scale

- The proposal complies with the Site Coverage standards, providing a suitable balance between landscaped areas and the built form
- The siting of the building is within the building location zones when it can be reasonably assumed development can occur.
- The proposal does not result in any adverse amenity impacts to the surrounding properties.
- Part of the variation to floor space ratio is a direct result from the conversion of the existing carport to a garage. This conversion adds gross floor area to the site, but does not change the visual bulk/scale of the proposal.

In this instance the large nature of the strata complex means that the proposed variations will not be registered from the public domain. Instead the only means to identify the proposed variation would be through an a numerical analysis of all dwellings within the complex. The proposed variations does not result in any environmental impacts to neighbouring sites and cannot be register from the public domain. It is therefore recommended that the variations be supported.

Landscaped Area

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

- Clause 4.3A(3)(a) – Landscaped Area for residential development in Zone R1

Clause 4.6(2) specifies that Development consent may be granted for development even though the development would contravene a development standard.

1. *The objectives of this clause are as follows:*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
2. *Development consent may be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.*

The proposal seeks consent to vary the development standard for landscaped area as expressed by the Leichhardt Local Environmental Plan 2013, acceptance of the provided clause 4.6 would result in the contravening of a development standard imposed by an environmental planning instrument. In this instance this variation has been assessed and is considered to be well founded, strict compliance is considered to be unreasonable/unnecessary in the circumstances of the case.

3. *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The applicant has provided a clause 4.6 objection to vary the development standard for landscaped area. The applicant has correctly outlined that compliance with the development standard for landscaping is unreasonable for the following reasons:

- There is an existing variation to on site landscaped area (which is not further reduced by the current proposal)
 - The orientation of the rear yard of the site towards the south means that any landscaping is unlikely to successfully grow
 - The intention of the development standard is maintained through the provision of landscaped areas where possible and through the retention of landscaping corridors between residential units.
 -
- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
- (a) *the consent authority is satisfied that:*
- (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
- (b) *the concurrence of the Secretary has been obtained.*

Comment: The applicant has addressed the matters required under Clause 4.6 Exceptions to development standards, and it is considered to be well founded in this instance. The proposal will not result in a detrimental impact on the public interest and can satisfy the objectives of the development standard and General Residential zoning as demonstrated below:

- The proposal is compatible with the desired future character of the area in relation to building bulk, form and scale and landscaped area provisions
- The proposal complies with the Site Coverage standards, providing a suitable balance between landscaped areas and the built form
- The development is appropriately designed to encourage landscaped corridors between adjoining properties.
- The proposal does not result in any adverse amenity impacts to the surrounding properties.
- The development provides a sufficient rate of space for the provision of landscaped areas that are suitable for tree/vegetation planting and for the use and enjoyment of residents.

In this instance the applicant has successfully outlined that the proposed variation to the landscaped area of the site will not be readily registered from the public domain. The proposal continues on the objectives of providing landscaping corridors between sites, providing space for planting and resident enjoyment and promoting the desired future character of the neighbourhood. The proposed variations does not result in any environmental impacts to neighbouring sites and cannot be register from the public domain. It is therefore recommended that the variations be supported.

5(b) Draft Environmental Planning Instruments

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
C1.5 Corner Sites	Not applicable
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
C1.12 Landscaping	Yes
C1.13 Open Space Design Within the Public Domain	Not applicable
C1.14 Tree Management	Not applicable
C1.15 Signs and Outdoor Advertising	Not applicable
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	Not applicable
C1.17 Minor Architectural Details	Not applicable
C1.18 Laneways	Not applicable
C1.19 Rock Faces, Rocky Outcrops, Cliff Faces, Steep Slopes and Rock Walls	Not applicable
C1.20 Foreshore Land	Not applicable
C1.21 Green Roofs and Green Living Walls	Not applicable
Part C: Place – Section 2 Urban Character	
C2.2.2.6 Mort Bay Distinctive Neighbourhood and the Lower Slopes Sub Area (Leichhardt DCP 2013).	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	Yes
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
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	Not applicable
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
D2.4 Non-Residential Development	Not applicable
D2.5 Mixed Use Development	Not applicable
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
E1.2.7 Wastewater Management	Yes
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 Setbacks

The proposed ground floor dining room addition and second floor master bedroom addition result in a technical non-compliance with the side setback controls prescribed by the Leichhardt Development Control Plan 2013. The Clause allows departures from the setback control where, among other things: the pattern of development is not compromised; where the potential impacts on amenity of adjoining properties, in terms of sunlight, privacy and bulk and scale are satisfactory, and where access to adjoining properties for maintenance of adjoining lightweight walls is not adversely compromised.

The proposal is considered to continue on the existing pattern of development with nil boundary setbacks and will not result in any adverse amenity impacts to neighbouring properties. In this instance acceptance of the proposed nil boundary setback will not result in any impacts of overshadowing, privacy loss or bulk/scale for neighbouring residents. The proposed additions are not considered to be out of character with the locality and will not be highly visible from the public domain. In this instance the proposal seeks to continue on the existing party wall through the additions. This new party wall has been approved by the owners corporation and removes potential conflicts relating to maintenance from neighbouring dwellings.

Building Location Zone

The proposal results in a variation to the building location zone on the ground floor and second floor which has been established by the existing ground floor/neighbouring ground floors and existing second floor/neighbouring second floors. Clause 3.2.C6 allows developments to vary the Building Location Zone where it is demonstrated that the proposed building is consistent with the pattern of development in the immediate locality and that:

- a) amenity to adjacent properties (i.e. sunlight, privacy, views) is protected and compliance with the solar access controls of this Development Control Plan is achieved;

Comment: The proposal will not result in non-compliant overshadowing, overlooking or view loss impacts to neighbouring properties. The proposed addition to the rear of the existing dwelling, is expected to result in no amenity impacts, in terms of bulk and scale, overlooking and overshadowing.

- b) the proposed development will be compatible with the existing streetscape, desired future character and scale of surrounding development;

Comment: The proposed development is compatible with the equivalent existing dwellings along Lizzie Webber Place. The proposed ground floor element that results in a variation that will not be visible from the public domain and will not impact the character of development in the locality.

- c) the proposal is compatible in terms of size, dimensions privacy and solar access of private open space, outdoor recreation and landscaping with adjoining dwellings;

Comment: The proposal will not impact upon the provision for deep soil landscaping on the site and will provide compliant private open space.

- d) retention of existing significant vegetation and opportunities for new significant vegetation is maximised; and

Comment: The proposal will not result in the removal of any significant trees or vegetation.

- e) the height of the development has been kept to a minimum to minimise visual bulk and scale, as viewed from adjoining properties, in particular when viewed from the private open space of adjoining properties.

Comment: The proposed ground floor has been kept to a minimal height and scale to ensure minimal impacts to the neighbouring dwellings. The proposed addition is considered to be minor and of a single storey nature thus minimising bulk and scale impacts as viewed from the external and internal living areas of these properties.

It is considered that the proposed first floor addition meets the objectives of the clause and the first floor addition is supported on merit.

Solar Access

The proposal has been appropriately designed and sited to maximise sunlight and daylight to the neighbouring developments. In this instance the orientation of the site resulting from the original subdivision and construction of dwellings at the Strata Complex, means that additional impacts of overshadowing to neighbouring units is unavoidable.

The development has been designed to ensure that the neighbouring units at 37 McKell Street will retain a sufficient 2 hours of solar access to the existing windows (analysis of the private open space at 37 McKell Street has highlighted an existing non-compliant level of solar access, which is not altered by the current proposal).

Acceptance of the minor additions is not expected to give rise to non-complaint levels of overshadowing for neighbouring residents. The proposal is recommended for support.

Privacy

The proposal has been appropriately designed to avoid potential direct sightlines and mitigate impacts of privacy loss for neighbouring residents. Elements of the proposal which have the ability to result in direct sightlines are located upon the first floor and second floor bedrooms where the development seeks to construct a new window and a balcony.

A review of the proposed balcony has highlighted that the applicant intends to construct a privacy screen along the length of the southern elevation. This privacy screen will obscure any potential for direct sightlines into neighbouring windows and is sufficient to ensure reasonable privacy. An appropriate condition requiring the completion of this privacy screen prior to the issuing of any occupation certificate is recommended for the consent.

Analysis of the proposed windows relating to bedroom 2, 3 and the master bedroom has highlighted a setback of roughly 16.8m from the neighbouring site adjoining to the rear of the subject site. The proposed new windows relate to bedrooms which are considered to be low trafficable areas within the dwelling house. The proposed distance between the windows of the subject site and the primary living areas/ private open space of neighbouring sites and is generally compliant with Council's controls. In this instance it is considered to be unreasonable to require additional privacy treatments to these windows as it will reduce amenity for future occupants.

The proposal is considered to result in an acceptable privacy impacts for neighbouring residents and is recommended for support.

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 and no submissions were received as a result.

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

In this instance given the minor nature of the proposed works, Council did not seek input from any internal or external referral bodies.

The proposal was initially informally shown to Council's heritage advisory team to enquire if the proposed works would trigger a requirement for heritage comments, however upon review Council's heritage advisory team outlined that the minor nature of the works would not impact upon the conservation area and a formal referral would not be required in this instance.

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 2013, 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. The applicant has made a written request pursuant to Clause 4.6 – Exceptions to Development Standards of the in support of the contravention of the development standard for Clause 4.3A(3)(a) Landscape Area and 4.4 Floor Space Ratio. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the standards is unnecessary in the circumstance of the case and that there are sufficient environmental grounds, the proposed development will be in the public interest because the contraventions are

not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.

- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the Environmental Planning and Assessment Act 1979 grant consent to Development Application No. D/2019/43 for alterations and additions to an existing dwelling at 2 Lizzie Webber Place, subject to conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

1. Development must be carried out in accordance with Development Application No. D/2019/43 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
Site/Landscape Plan	Crayon Design Studio	30 January 2014
Proposed Floor Plans – Page 3 of 6	Crayon Design Studio	30 January 2014
Elevations – Page 4 of 6	Crayon Design Studio	30 January 2014
General Sections – Page 7		1 June 2012
Stormwater Plans	Prepared By	Dated
Stormwater Plan – Page 17	ALL Pipe	1 June 2012

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 demolition of structures currently existing 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.

PRIOR TO THE RELEASE OF A CONSTRUCTION CERTIFICATE

3. Prior to the issue of a Construction Certificate, a Structural Certificate must be provided to the Principal Certifying Authority. The Certificate must verify that the structural integrity of the existing "Party Walls" are adequate to accept the additional loads imposed thereon by the proposal. A copy of the Certificate must be provided to the consent authority and all owners of the party wall/s.
4. 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 $L_{A90, 15min}$ 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 $L_{Aeq, 15min}$ 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.

5. 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.
6. 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.

7. 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.

8. 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.
9. 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.

10. 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.

11. 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.

12. 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.

13. 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 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.

14. The approved plans must be submitted to a Sydney Water Quick Check agent 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. For Quick Check agent details please refer to the web site <http://www.sydneywater.com.au/SW/plumbing-building-developing/building/quick-check-agents/index.html>

The Principal Certifying Authority must ensure the Quick Check agent/Sydney Water has appropriately stamped the plans prior to the issue of a Construction Certificate.

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.

15. 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.

16. 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 docket 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)

- 17. 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 (FOOT)	\$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.

- 18. A dilapidation report including a photographic survey of the following adjoining properties must be provided to Principal Certifying Authority prior to any demolition or works commencing on the site or the issue of a Construction Certificate (whichever comes first). The dilapidation report must detail the physical condition of

those properties, both internally and externally, including walls, ceilings, roof, structural members and other similar items.

Property
4 Lizzie Webber Place

If excavation works are proposed the dilapidation report must report on the visible and structural condition of neighbouring structures within the zone of influence of the excavations. This zone is defined as the horizontal distance from the edge of the excavation face to twice the excavation depth.

The dilapidation report is to be prepared by a practising Structural Engineer. All costs incurred in achieving compliance with this condition shall be borne by the applicant. A copy of the report must be provided to Council, the Principal Certifying Authority and the owners of the affected properties prior to any works commencing.

In the event that access for undertaking the dilapidation report is denied by an adjoining owner, the applicant must demonstrate, in writing that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written correspondence from the owners of the affected properties or other evidence must be obtained and submitted to the Principal Certifying Authority in such circumstances that demonstrates such documentation has been received. The Principal Certifying Authority must be satisfied that the requirements of this condition have been met prior to commencement of any works.

Note: This documentation is for record keeping purposes and may be used by an applicant or affected property owner to assist in any action required to resolve any civil dispute over damage arising from the works.

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.

19. 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

20. 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;

21. 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.

22. 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.

23. 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.
24. 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.
25. 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.
26. 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.

DURING WORKS

27. 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.
28. 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.

29. The site must be appropriately secured and fenced at all times during works.
30. 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.

31. Unless otherwise approved by Council, excavation, demolition, construction or subdivision work shall only be permitted during the following hours:
 - a) 7:00 am to 6:00 pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
 - b) 8:00 am to 1:00 pm on Saturdays with no demolition works occurring during this time; and
 - c) 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.

32. 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.
33. 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.
34. 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.
35. 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.
36. 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.

37. 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

38. Prior to the issue of the Occupation Certificate the Principal Certifying Authority is to confirm that no high front gutters have been installed.
39. Prior to the issue of the Occupation Certificate the Principal Certifying Authority is to confirm that all privacy treatments have been installed. This is to include the proposed privacy screen relating the second floor main bedroom.
40. 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.
41. 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.

42. 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

43. 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.
44. 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.

45. 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 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

**DEVELOPMENT APPLICATION PROPOSAL
FOR ADDITIONS TO LOT 91, PLAN SP 62555
2 LIZZIE WEBBER PLACE BIRCHGROVE**

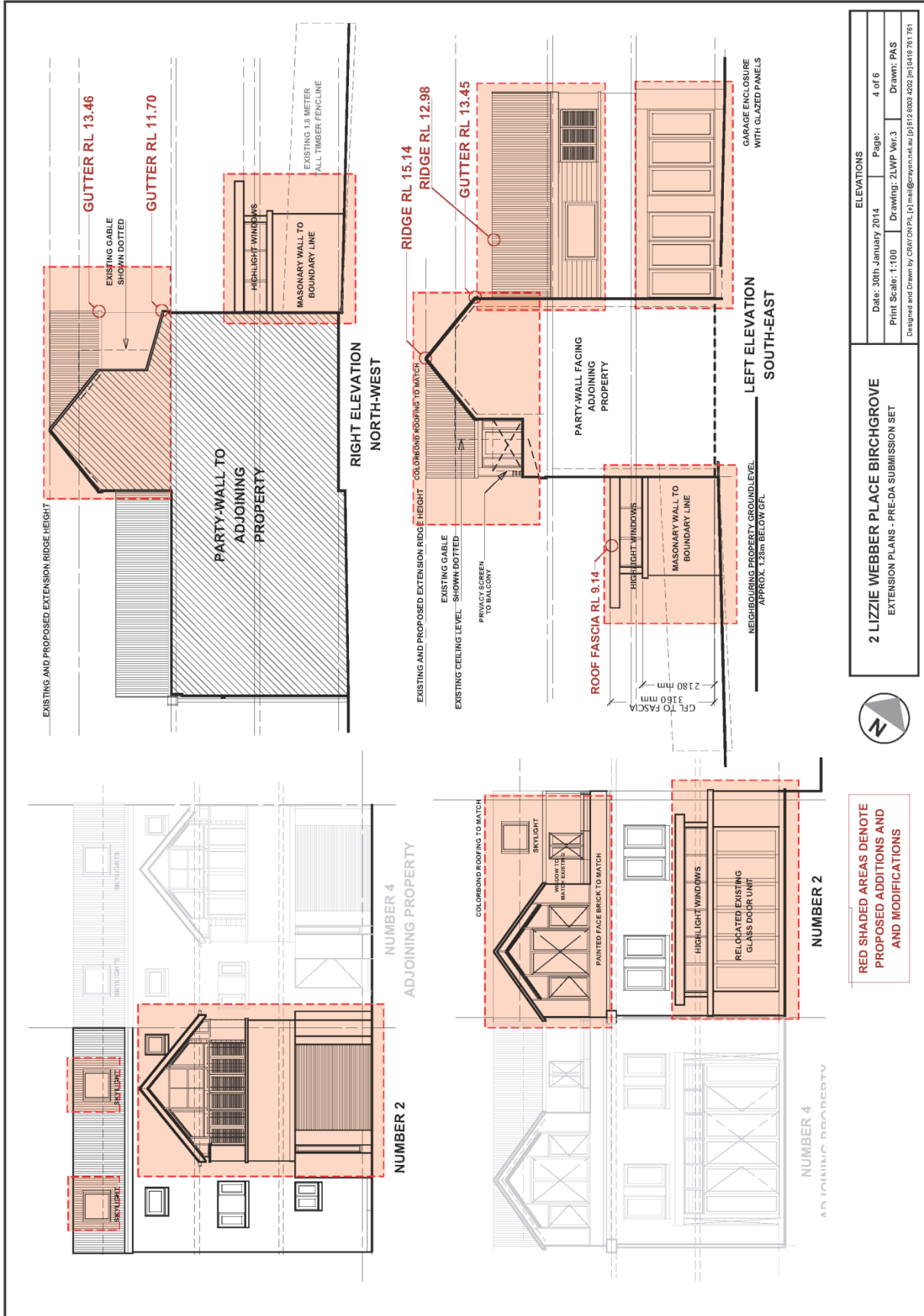
THIS PROPOSAL INCLUDES THE FOLLOWING:

- 1) REAR EXTENSION OFF KITCHEN AREA TO HOUSE EXPANDED DINING ROOM
- 2) NEW ALUMINIUM LOUVRES TO FIRST FLOOR BALCONY
- 3) OPEN FIRST FLOOR LIVING ROOM GABLE AND LIVING ROOM CEILING
- 4) ENCLOSE CARPORT TO SIDE AND SMALL FRONT OPENING



2 LIZZIE WEBBER PLACE BIRCHGROVE
EXTENSION PLANS - PRE-DA SUBMISSION SET

Date: 30th January 2014	Page: 1 of 6	
Print Scale: 1:100	Drawing: 2LWP_Ver.3	Drawn: PAS
Designed and Drawn by GRAYDON P/L (Email: graydon.net.au) (P: 012 8003 4022) (M: 0418 761 781)		

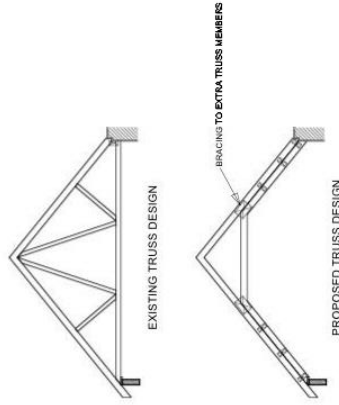


ELEVATIONS	
Date: 30th January 2014	Page: 4 of 6
Print Scale: 1:100	Drawing: 2LWP Ver.3
Designed and Drawn by GRAY ON PL (P) mail@grayonpl.com.au (P) 8152 8008 (M) 0419 761 761	
Drawn: PAS	

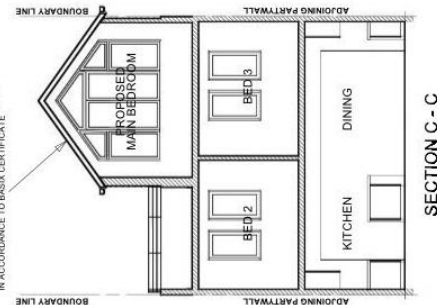
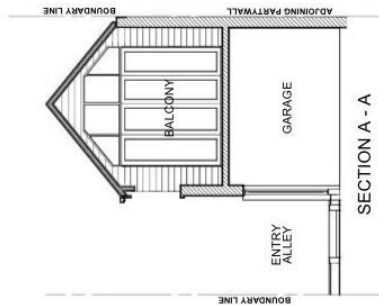
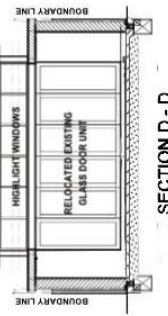
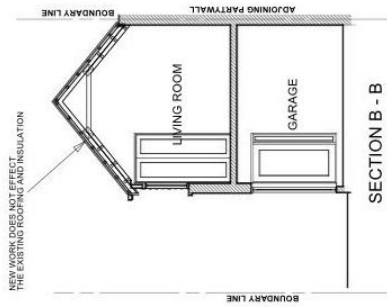
2 LIZZIE WEBBER PLACE BIRCHGROVE
 EXTENSION PLANS - PRE-DA SUBMISSION SET



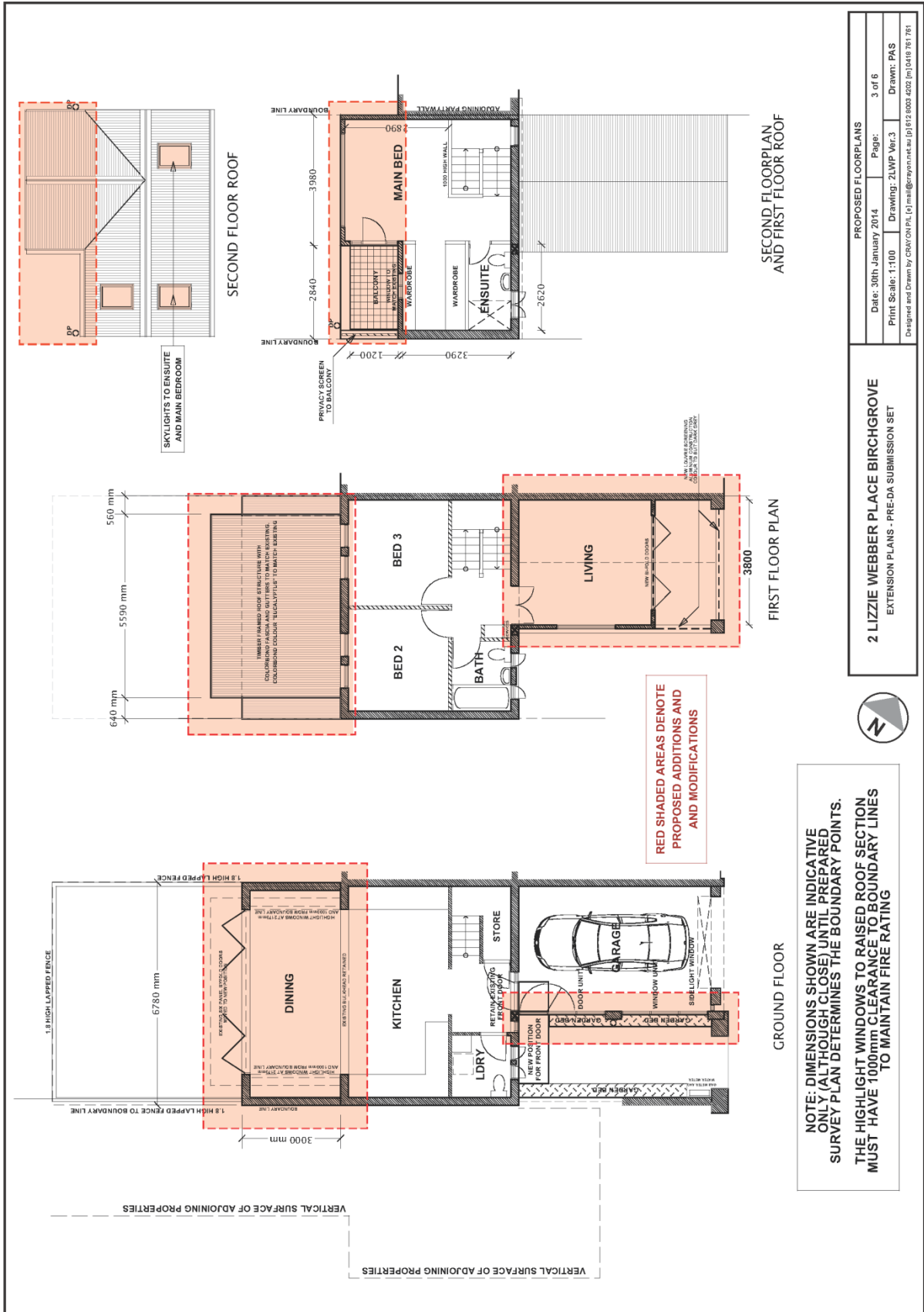
RED SHADED AREAS DENOTE PROPOSED ADDITIONS AND MODIFICATIONS

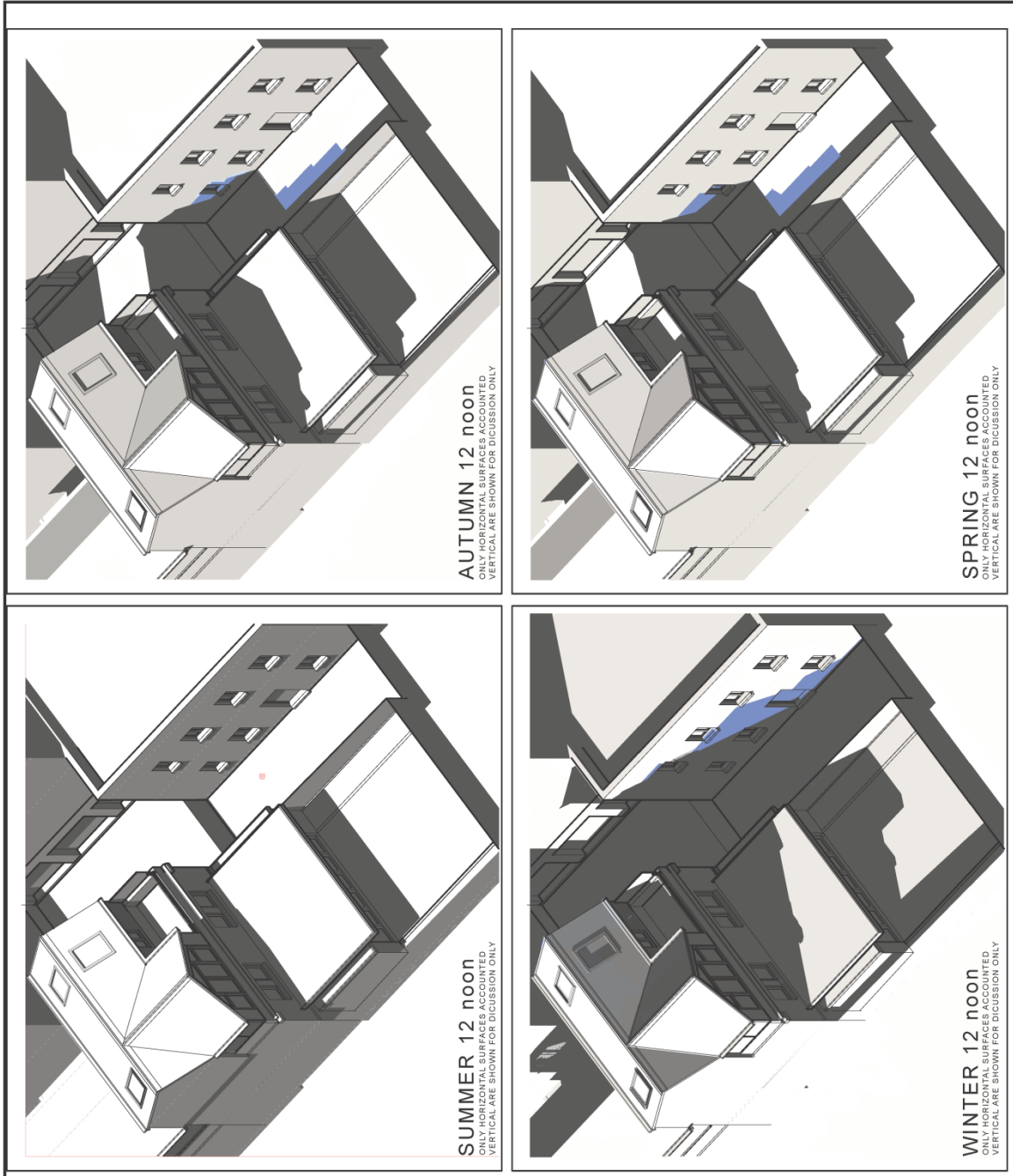


- CONCRETE WALLS AND FOOTINGS TO MEET DIMENSIONAL SPECIFICATIONS AS PER BASIX SPECIFICATION CERTIFICATE
- NEW DOORS TO LIVING ROOM BALCONY TO BE BUILT IN NATURE TO MATCH EXISTING.
- RETAIN EXISTING FRONT DOOR TO GARAGE. NEW FRONT DOOR TO MATCH EXISTING.
- PROVIDE NEW CROSS BRACING AND TIES TO MODIFIED LIVING ROOM TRUSSES AS SPECIFIED
- MAINTAIN EXISTING BUILDING MASONRY STRUCTURE WITH THE EXCEPTION OF THE LAUNDRY WALL AS NOTED
- PART AND COLORBOND FINISHES TO MATCH EXISTING
- ALL NEW WORK TO BE FINISHED TO MATCH EXISTING
- NEW WEATHERBOARDS TO EXTERIOR TO MATCH EXISTING. PAINTED TO MATCH EXISTING.
- CONSERVATORY CONSTRUCTED FROM TIMBER AND STEEL WITH COLORBOND ROOFING AND FASCIA TO MATCH DEVELOPMENT.
- PROVIDE WATERPROOFING MEMBRANE AND DRAINAGE TO UPPER FLOOR BALCONY.
- SHUTTERS TO BE SUPPLIED WITH DIMENSIONAL SPECIFICATIONS AS PER BASIX SPECIFICATION CERTIFICATE
- ALUMINIUM FRAMED CONSERVATORY WINDOWS AS PER BASIX SPECIFICATION CERTIFICATE
- EXISTING MASONRY STRUCTURE TO REMAIN WITH TIMBER FRAMEWORK TO BE WEATHERBOARDS FINISHED TO MATCH AS PER BASIX SPECIFICATION CERTIFICATE



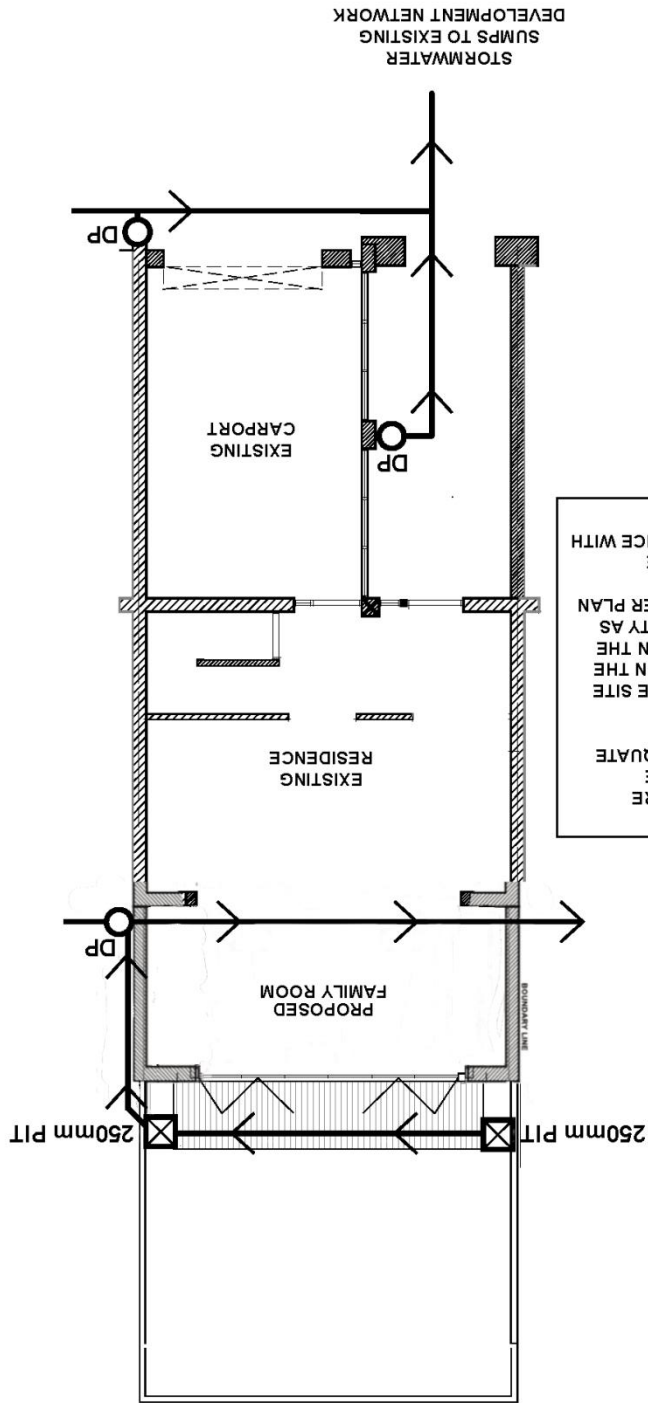
2 LIZZIE WEBBER PLACE, BIRCHGROVE	CONSTRUCTION PLAN SET	
	DATE: 1st JUNE 2012	DWG: ZLWP-001
	PRINT SCALE: 1:50 @ A3	VERSION: 001
CRAVON DESIGN STUDIO		CRAVON PT (Offices) 4 LIZZIE WEBBER PLACE, BIRCHGROVE, NSW 2047 (Home) (41) 8554 4202 (4) mobile 07499 981 00 (4) 081 667 847
		PAGE: 8 of 19
		DRAWN: PHIL S.





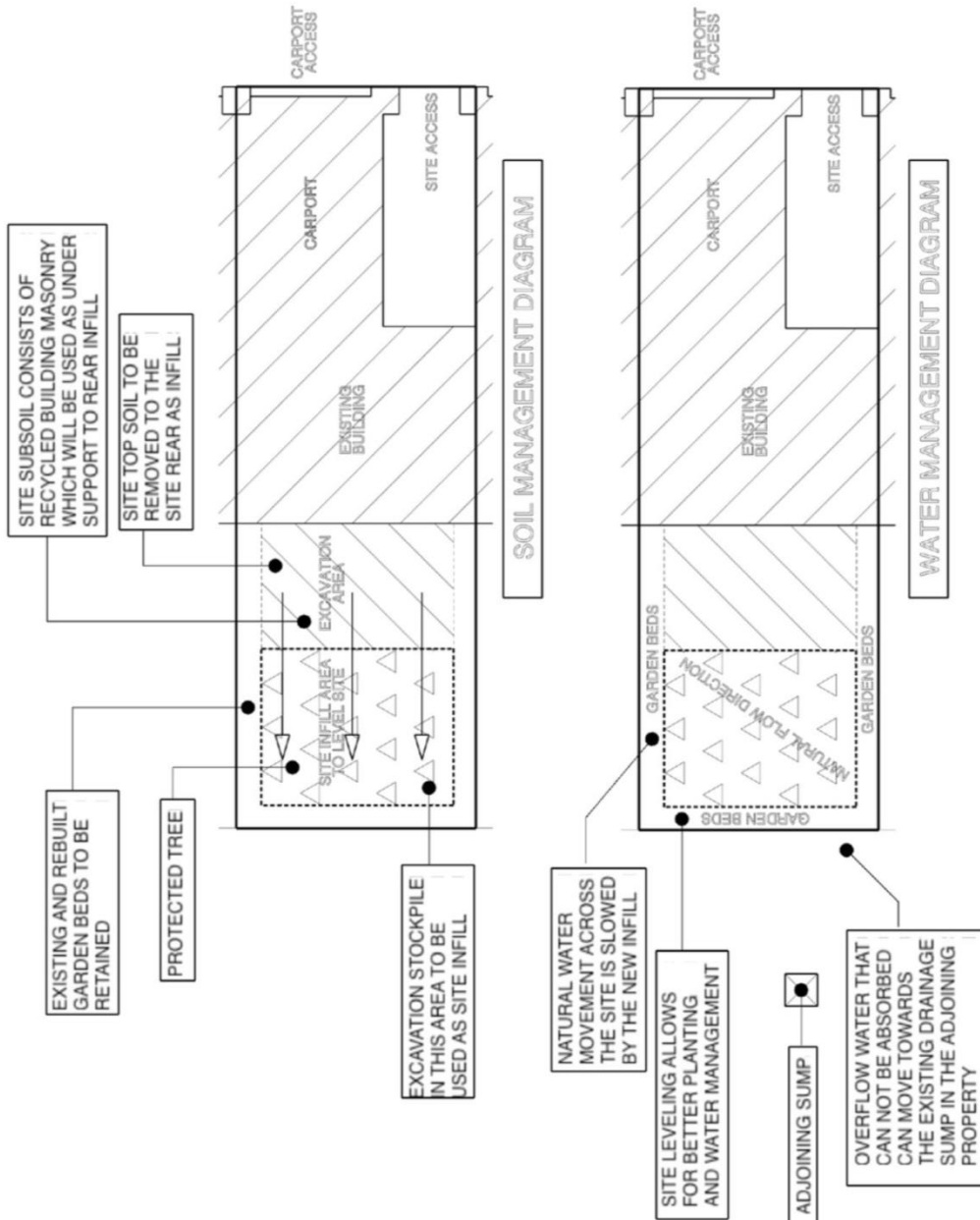
2 LIZZIE WEBBER PLACE BIRCHGROVE
EXTENSION PLANS - PRE-DA SUBMISSION SET

INDICATIVE SHADOW DIAGRAMS - FOR DISCUSSION	
Date: 30th January 2014	Page: 6 of 6
Print Scale: 1:100	Drawing: 2LWP Ver.3
Drawn: PAS	
Designed and Drawn by: CRAYON PL [e mail@crayon.net.au] [p 612 8903 4202] [m] 0418 761 761	



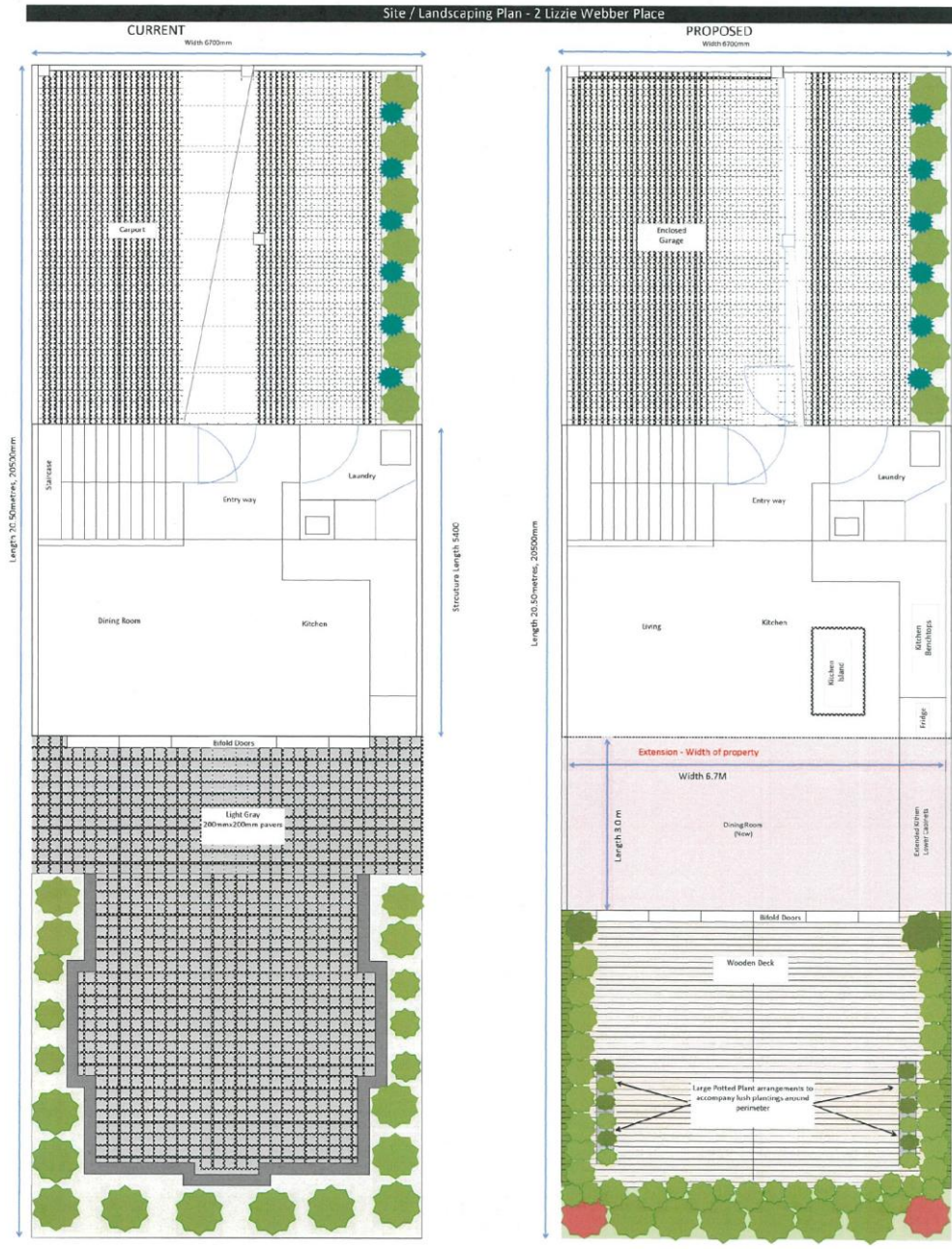
STORM WATER PLAN

<p>ALLPIPE PTY LTD ABN: 51 602 777 775</p>	<p>Unit 2/474 Darling Street Balmain NSW 2041 Phone: 0412 916 570 allpipeplumbing@bigpond.com</p>	<p>2 LIZZIE WEBBER PLACE, BIRCHGROVE COUNCIL-APPROVED PLANS</p>	<p>CONSTRUCTION PLAN SET</p>
			<p>DATE: 1st JUNE 2012 DWG: ZLWP-001 VERSION: 001</p>



SOIL AND WATER MANAGEMENT

2 LIZZIE WEBBER PLACE, BIRCHGROVE		CONSTRUCTION PLAN SET	
DATE: 1st JUNE 2012	DWG: 2LWP-001	PAGE: 21	of 19
PRINT SCALE: 1:50 @ A3	VERSION: 001	DRAWN: PHL S.	
<small>CRAYON DESIGN STUDIO 111 BIRCHGROVE RD, BIRCHGROVE, NSW, 2241 PH: (02) 9527 5277 WWW.CRAYONDESIGN.COM.AU</small>			



VIEW SHOWING PROPOSED EXTENSION, SECOND FLOOR ADDITION AND BOUNDARY WALL DETAIL

VIEW SHOWING POSITION OF PROPOSED EXTENSION ON THE BOUNDARY LINE AND MINIMAL OVERSHADOWING AND INTERFACE REDUCTION.

VIEW SHOWING ENCLOSED CARPORT, OPENED BALCONY AND LOUVER SCREENS

VIEW SHOWING TYPICAL SIGHTLINES FROM ADJOINING TWO LEVELS AND PROPOSED REAR EXTENSION

2 LIZZIE WEBBER PLACE BIRCHGROVE
EXTENSION PLANS - PRE-DA SUBMISSION SET

PERSPECTIVE VIEWS
Date: 30th January 2014 Page: 5 of 6
Print Scale: 1:100 Drawing: 2LWP_Ver:3 Drawn: PAS
Designed and Drawn by: CRAVON P/L (E mail: cravon@cravon.com.au (P) 6152 6032 6202 (M) 0412 761 781)

NOTE TO HELP JUSTIFY BUILDING HEIGHT: THE IMMEDIATE BOUNDARY, THE PROPOSED DESIGN USES THE EXISTING WALL POSITION AND HEIGHT, ADDITIONALLY THE NATURE OF THE ADJACENT GROUND EXCLUDES DEEP PLANTING.

ADJOINING COURTYARD APPROX. 1.25m BELOW GFL.

SKYLIGHTS TO ENSUITE AND MAIN BEDROOM

OPENED GABLE

BALCONY OFF MAIN BEDROOM

REAR EXTENSION

NEW LOUVER SHUTTERS

FRONT DOOR

GARAGE ENCLOSURE WITH GLAZED PANELS

BEDROOM ADDITION

BALCONY OFF MAIN BEDROOM

PRIVACY SCREEN TO BALCONY

HIGHLIGHT WINDOWS

MASONRY WALL TO BOUNDARY LINE

REPLICATE EXISTING MASONRY WALL UNIT

MASONRY WALL TO BOUNDARY LINE

CHILDREN'S ROOFING TO MATCH EXISTING TO MATCH

PAINTED FACE BRICK TO MATCH

SKYLINE SLOPE AT 150mm

FLOOR LEVEL

SKYLINE SLOPE AT 150mm

FLOOR LEVEL

SKYLINE SLOPE AT 150mm

FLOOR LEVEL

1500mm FENCING

EXISTING WALL AT 1500mm

FLOOR LEVEL

2 LIZZIE WEBBER PLACE, BIRCHGROVE
SHADOW PROJECTIONS | VERSION 1 | SUBMISSION DOCUMENT



CRAYON
DESIGN STUDIO

DESIGNERS OF EVERYTHING
CRAYON P/L | PO BOX 1204 | ROZELLE NSW 2039
PHONE: 0418 761 761 | PHIL@CRAYON.NET.AU | WWW.CRAYON.NET.AU



12 pm MARCH 21ST

SHADOW PROJECTION
AUTUMN EQUINOX
MARCH 21ST

ADDITIONAL SHADOWING SHOWN IN BLUE



9 am MARCH 21ST



3 pm MARCH 21ST



2 LIZZIE WEBBER PLACE, BIRCHGROVE
SHADOW PROJECTIONS | VERSION 1 | SUBMISSION DOCUMENT

Tuesday, 9 April 2019

2



12 pm JUNE 21ST



9 am JUNE 21ST



3 pm JUNE 21ST

**SHADOW PROJECTION
WINTER EQUINOX
JUNE 21ST**

ADDITIONAL SHADOWING SHOWN IN BLUE



12 pm SEPTEMBER 21ST



9 am SEPTEMBER 21ST



3 pm SEPTEMBER 21ST

**SHADOW PROJECTION
SPRING EQUINOX
SEPTEMBER 21ST**

ADDITIONAL SHADOWING SHOWN IN BLUE

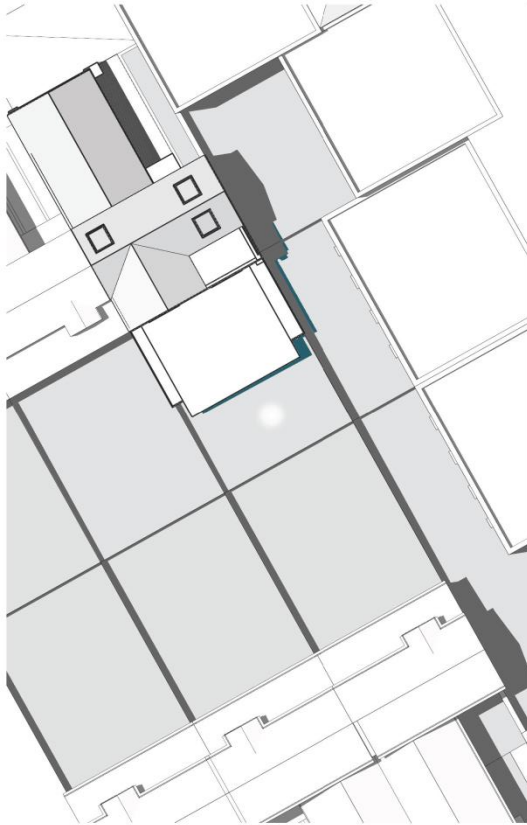


**CRAYON
DESIGN STUDIO**

ABC ELECTION SET CONCEPTS
CURRENT CAD MODEL STATUS | VERSION 1 | FOR REVISION ONLY

Friday, 13 July 2018

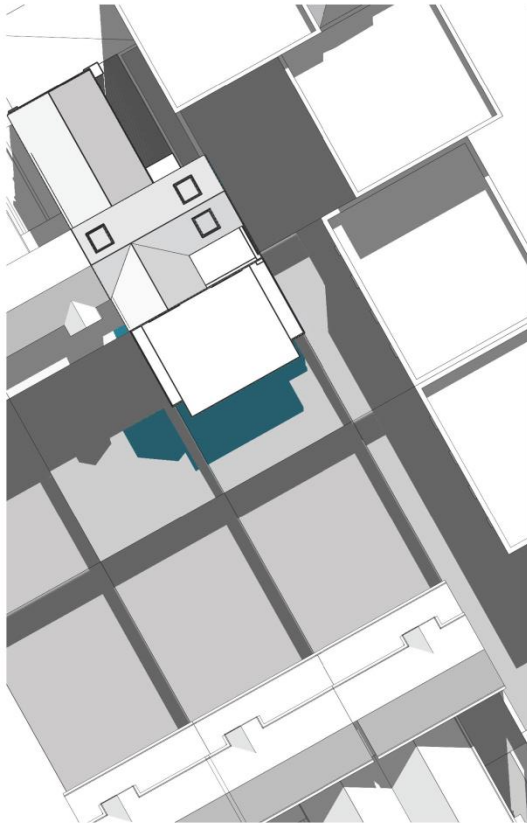
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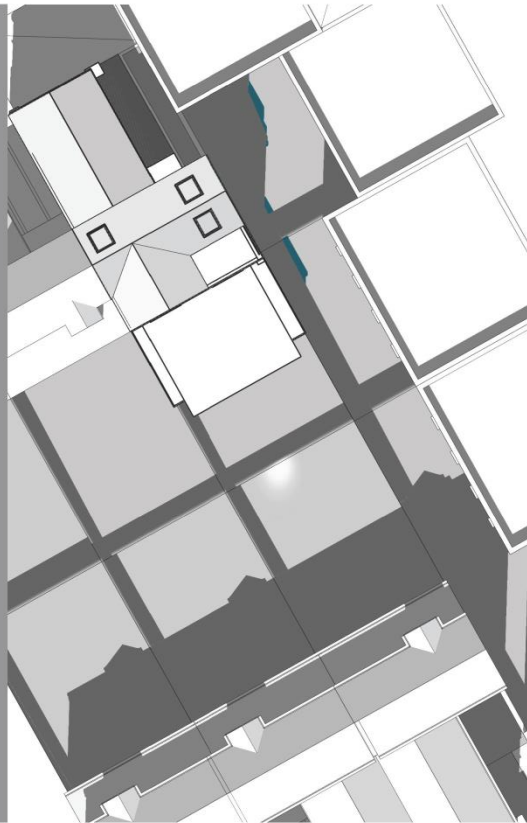
12 pm DECEMBER 21ST

SHADOW PROJECTION
SUMMER EQUINOX
DECEMBER 21ST

ADDITIONAL SHADOWING SHOWN IN BLUE



9 am DECEMBER 21ST



3 pm DECEMBER 21ST



Attachment C- Clause 4.6 Exception to Development Standards

CLAUSE 4.6 VARIATION TO DEVELOPMENT STANDARD

4.3A (3)(a) – Landscape Ratio

2 LIZZIE WEBBER PLACE, BIRCHGROVE March 2019

Prepared by Chris Connolly & Christina Wylie



What is the development Standard to be varied?

The development seeks consent to vary the minimum required landscaped area development standard.

The development standard was created to maintain private open space, control site density and promote future character of the neighborhood.

Although the proposed additions 2 Lizzie Webber Place create a small variation difference in landscape ratio, this document details why the additions, supporting landscaping and plantings reflect and directly reference the policy meanings by being modest and efficient in their use whilst also providing more plantings than currently exist and lastly don't impair any surrounding neighbours.

This translates to a realistic interpretation of the policy without abuse or loss of the appreciation for the policy statement in general.

Is compliance unreasonable or unnecessary in the circumstances of the case?

The residence at 2 Lizzie Webber Place is part of the medium density Mort Bay Development. The development was designed to meet the then applicable requirement for a minimum standard of dwelling to suit a variety of public residential situations. The market at the time dictated the properties were very minimal in their offerings, including landscaping and plantings

Whilst the proposed development is increasing the ground floor dwelling, its size has been minimized to provide the required changes in living space required in today's environment and its integration with the backyard carefully considered making improved use of the backyard and landscaping all year round.

The south facing rear gardens of these buildings are cool and especially in winter months, receive less light than ideal to provide welcoming conditions. The lower floor extension will rectify this situation by allowing use all-year round, moving the living space downstairs to more practically use the landscaped area and provides much needed integration of the overall site space.

Is there sufficient environmental planning grounds?

The development proposal comprises the addition of living space off the downstairs kitchen space. This addition will very effectively link the existing space with the garden, via glass bi-fold doors and encourage the use of the garden space as an extended living area, in all weather situations.

Furthermore, by replacing the current old and unwelcoming tiles with fresh wooden decking and increasing the green footprint via multi-height and zonal plantings within the overall space, the result will be a greener and more inviting outdoor area, encouraging its use in all environmental situations, whilst also ensuring privacy and no impaired amenities for neighbors.

The south facing rear gardens of these buildings are constantly damp and unusable for more than half the year. The lower floor extension will rectify this situation by allowing increased use and all-year round.

The original townhouse architects were fore-sighted enough to offer a generous amount of outdoor living space without creating situations where potential adaptation of the spaces would cause conflict. By creating a floor plan that is wider than it is deep any addition to the rear can be usable without the necessity of encroaching on boundaries or substantial loss of outdoor space or landscaping.

Is the proposed development consistent with the objectives of the particular standard?

As avid gardeners and owners that like to enjoy our backyard the proposed development works only seek to improve our enjoyment of the landscaped area by effectively bringing our living space to the ground floor and then seamlessly integrating indoor and outdoor living to make best advantage of the generous outdoor space and plantings.

With this in mind the proposal to add an extension to the property on 2 Lizzie Webber Place has been created responsibly and with due care to ensure the proposal is modest yet provides the desired increase in living space without reducing amenity and use of the neighboring properties.

In this particular situation the proposed additions are deliberately modest and restrained. Adding the small amount of proposed floor area will dramatically increase the properties usable life-span as a family home and will allow for more effective future use.

With a block size of 137.35 sq/m, and the 15% Development Standard landscape ratio, the standard landscaping required is 20.6 sq/m. Our Plans include a 700mm side and 1000mm rear planting, with the reduced backyard due to the ground floor extension our proposed landscaping is 14.7 sq/m. To offset this 25% variation, we have also added mature plantings in the front landscaping and will be using additional pot plants as referenced on our landscaping plan and vertical planting use to increase the effective garden space over what exists currently.

Is the proposal consistent with the objectives of the relevant zone?

We please this is reasonable and still maintains the spirit of the development standard by maintaining a landscaped corridor between residents, provides room for substantial plantings and keeps or exceeds the standard set across the Mort Bay Development.

The proposal has resident support and has successfully passed through the local Strata And Body Corporate approval processes.

Chris Connolly and Christina Wylie

March 2019

CLAUSE 4.6 VARIATION TO DEVELOPMENT STANDARD 4.4 FSR

2 LIZZIE WEBBER PLACE, BIRCHGROVE March 2019

Prepared by Chris Connolly & Christina Wylie

**What is the development Standard to be varied?**

The development seeks consent to vary the maximum floor space ratio development standard.

The floor space ratio development standard was created to maintain controls over use or abuse of floor space ratios as applied to land titles.

The following document describes how - although the proposed additions to 2 Lizzie Webber Place create a floor space ratio that is more than the policy allows - the additions directly reference the policy meanings by being modest and efficient in their nature.

This translates to a realistic interpretation of the policy without abuse or loss of the appreciation for the policy statement in general.

Is compliance unreasonable or unnecessary in the circumstances of the case?

The residence at 2 Lizzie Webber Place is part of the medium density Mort Bay Development. The development was designed to meet the then applicable requirement for a minimum standard of dwelling to suit a variety of public residential situations. The market at the time dictated the properties were very minimal in their offerings and to that end the

development succeeds well in all respects other than offering physical living space and environmental amenity.

The modest floor plans and fair-proportioned courtyards provide an effective argument for making additions without adversely affecting neighboring properties and/or creating detrimental environmental effects.

By applying the changes as proposed the property would benefit greatly from vastly increased light access, natural cross ventilation, increased solar penetration in winter and a controlled environment in the summer months.

Is there sufficient environmental planning grounds?

The development proposal comprises two changes that increase the floor space ratio

The first is the addition of living space off the downstairs kitchen space. This addition will very effectively link the existing space with the garden. Encouraging the use of the garden space as an extended living area, in all weather situations.

The second is the addition of a room extension to the second floor which provides enough extra space to make the third bedroom a private, usable and light living space, whereas it is currently a dark and airless attic bedroom. It also enables the addition of an ensuite which allows the residence to be separated into adult and children areas.

These two simple changes alone add greater amenity to the building and the site whilst encouraging use of all the building and garden in all environmental situations.

The south facing rear gardens of these buildings are constantly damp and unusable for more than half the year. The lower floor extension will rectify this situation by allowing use all-year round.

The original townhouse architects were fore-sighted enough to offer a generous amount of outdoor living space without creating situations where potential adaptation of the spaces would cause conflict. By creating a floor plan that is wider than it is deep any addition to the rear can be usable without the necessity of encroaching on boundaries or substantial loss of outdoor space.

Is the proposed development consistent with the objectives of the particular standard?

It is a simple fact that almost every development application in the Leichhardt Council precinct will have a floor space ratio issue. With this in mind the proposal to add an extension to the property on 2 Lizzie Webber Place has been created responsibly and with due care to ensure the proposal is modest yet provides the desired increase in living space without reducing amenity and use of the neighboring properties.

Is the proposal consistent with the objectives of the relevant zone?

In this particular situation the proposed additions are deliberately modest and restrained and add little to the visual volume of the property when viewed from adjoining properties. Additional to the aforementioned increase in ventilation and light penetration, adding the small amount of proposed floor area will dramatically increase the properties usable life-span as a family home and will allow for more effective future use.

We believe the increase in floor area from the current 122.25m² (FSR 0.9:1) to the proposed 147.93m² (FSR 1.08:1) is reasonable and still maintains the spirit of the clause 4.6 policy by effectively controlling and making best use of the proposed floor area increase.

The proposal has resident support and has successfully passed through the local Strata And Body Corporate approval processes.

Chris Connolly and Christina Wylie

March 2019