



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	D/2018/583
Address	28 Waterloo Street Rozelle
Proposal	Demolition of existing structures
Date of Lodgement	2 November 2018
Applicant	R Makari
Owner	R Makari
Number of Submissions	Eleven
Value of works	\$20,000
Reason for determination at Planning Panel	Number of submissions exceeds officer delegation
Main Issues	Demolition of a boarding house
Recommendation	Approval
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Proposed Complying Development Certificate Plans



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for demolition of existing structures and tree removal at 28 Waterloo Street Rozelle. A site inspection undertaken on 18 January 2019 revealed that there were no trees on site, therefore, the application description has been updated to reflect this. The application was notified to surrounding properties and eleven submissions were received.

The main issues that have arisen from the application include:

- Demolition of a boarding house
- Number of submissions received

The application is recommended for approval as it is not considered feasible to retain the remains of a half demolished boarding house or require the owner to reconstruct the boarding house. The boarding house has been vacant and uninhabitable since at least June 2011.

2. Proposal

The proposal is for demolition of the remaining structures on the site being the front four rooms of the double fronted original building. The remains of the existing building were part of a boarding house with 3 tenancies. It is understood that the owner intends to lodge a Complying Development Certificate application for a new single dwelling house if demolition of the existing buildings is approved.



Figure 1 Remains of building still standing

3. Site Description

The subject site is located on the south western side of Waterloo Street, between Darling Street and Moodie Street. The site consists of one allotment and is generally rectangular in shape with a total area of 306.6m² and is legally described as Lot 11 DP 421.

The site has a frontage to Waterloo Street of 10.06 metres. The site is affected by a 0.84m wide right of way adjacent to No.30 Waterloo Street. There is no parking on site or any driveway crossover.

The site supports a double fronted single storey Italianate cottage (c1890) with projecting bay window and verandah to the front elevation. Only the front 4 rooms of the building remain with other parts of the building previously demolished. The building is uninhabitable in its current state. The original building prior to demolition works contained a 3 tenancy boarding house.

The adjoining property at No.26 is a semi-detached single storey dwelling at the front and partly two storeys at the rear and No.30 is a two storey semi-detached dwelling.

The subject site is not listed as a heritage item and is not located within a conservation area. The property is not identified as a flood affected lot.

There are no trees located on the site, however, a Lilly Pilly tree within the rear yard of No.26 overhangs the site.



Figure 2: Rear of remains of existing building

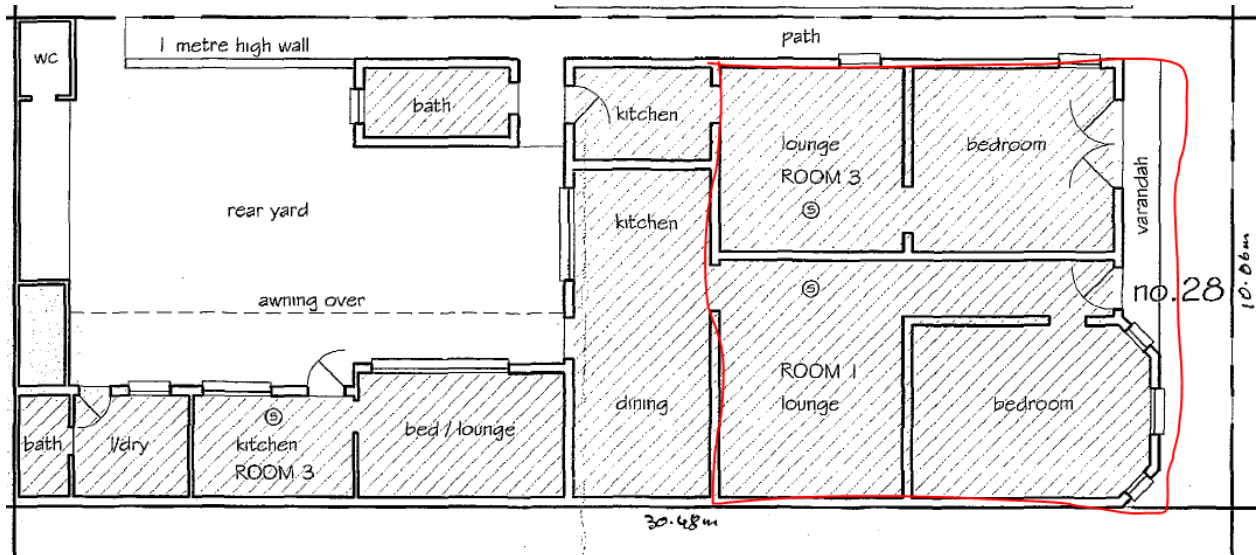


Figure 3
 Approved floor plan for boarding house under D/2008/209 (note area marked in red is the only part of building that remains as the entire rear section was demolished in 2011).

4. Background

4(a) Site history

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

Subject Site

Application	Proposal	Decision & Date
D/2008/209	Use of existing dwelling as a boarding house with three(3) tenancies	Approved 13 June 2008.
PREDA/2011/127	Alterations and additions to existing dwelling.	Advice letter issued 8.9.2011
CDCP/2011/82	Extension part of ground floor and addition part of upper floor	Approved Private Certifier 10.10.2011
CDCP/2011/82	AR Building Certifiers advised that the Complying Development Certificate was withdrawn	Withdrawn Private Certifier 24.1.2012
PREDA/2013/128	Alterations and additions to the existing dwelling.	Withdrawn 30.9.2013
PREDA/2013/197	Alteration and extension existing boarding house and new dwelling.	Withdrawn 12.2.2014
D/2014/181	Demolish boarding house. Construct boarding house and dwelling.	Withdrawn 25.7.2014

Demolition of the rear portion of the building occurred at the end of May 2011, Council inspected the site on 2nd June 2011 for an investigation due to a complaint regarding demolition work as the demolition works had been undertaken at this stage. The demolition works were undertaken by the previous owners of the site who purchased the property in 2011 and were incorrectly issued with a complying development certificate by a private certifier which was subsequently withdrawn after Council made investigations. The building has remained uninhabitable since the demolition works took place. The current owner purchased the property in 2015.

Surrounding properties

26 Waterloo Street

No relevant recent applications.

30 Waterloo Street

Application	Proposal	Decision & Date
D/2006/568	Alterations and additions to existing dwelling.	Approved 16.1.2007
M/2011/5	Modification of Development Consent D/2006/568 which approved alterations and additions to existing dwelling. Modifications include external changes.	Withdrawn 6.2.2011
M/2013/153	Section 96 application to modify D/2006/568 which approved alterations and additions to existing dwelling. Modifications entail delete balcony to rear first floor and replace with window, addition of skylight and pergola to rear of dwelling.	Approved 3.12.2013

4(b) Application history

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

Date	Discussion / Letter/ Additional Information
17.12.2018	Council requested that the applicant provide a copy of draft plans for the proposed new dwelling.
17.12.2018	The applicant provided draft plans for the proposed new dwelling.
15.1.2019	Council requested that the applicant provide the missing Appendix 1 from the statement of environmental effects.
17.1.2019	The applicant provided the missing appendix 1 – Justification of removal of low cost housing
11.3.2019	Council requested additional information being a Social Impact Statement and an updated assessment against SEPP Affordable Rental Housing 2009 acknowledging that the site was most recently used as a boarding house.
25.3.2019	The applicant provided a Social Impact Statement and an updated assessment against SEPP Affordable Rental Housing.

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 (Affordable Rental Housing) 2009
- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy (Infrastructure) 2007
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The following provides further discussion of the relevant issues:

5(a)(i) **State Environmental Planning Policy (Affordable Rental Housing) 2009**

Part 3 – Retention of existing affordable rental housing defines a boarding house as a *low-rental residential building*. In accordance with clause 50 – Reduction of availability of affordable housing the following is required to be satisfied:

50(1) *A person must not do any of the following in relation to a building to which this Part applies except with development consent:*

- (a) *demolish the building,*
- (b) *alter or add to the structure or fabric of the inside or outside of the building,*
- (c) *change the use of the building to another use (including, in particular, a change of use to backpackers accommodation),*
- (d) *if the building is a residential flat building, strata subdivide the building.*

(2) *In determining a development application referred to in subclause (1), the consent authority is to take into account the guidelines and each of the following:*

- (a) *whether there is likely to be a reduction in affordable housing on the land to which the application relates,*

Comment: There would be a reduction in affordable housing on the land given that there were previously 3 boarding house tenancies and the current owner has not advised that they plan to build a new boarding house.

- (b) *whether there is available sufficient comparable accommodation to satisfy the demand for such accommodation,*

Comment: Clause 50(3) states that “For the purposes of subclause (2)(b), sufficient comparable accommodation is conclusively taken to be not available if the average vacancy rate in private rental accommodation for Sydney as published monthly by the Real Estate Institute of New South Wales is, for the 3 months immediately preceding the date of lodgment of the development application, less than 3 per cent.” The private rental vacancy in August, September and October 2018 was less than 3% across Sydney.

Therefore it has not been established that sufficient comparable accommodation is readily available.

- (c) *whether the development is likely to cause adverse social and economic effects on the general community,*

Comment: The proposal is not considered to result in significant adverse social and economic effects on the general community as the number of boarding house tenancies lost is considered to be minor and, further, they have been vacated over 7 years ago.

- (d) *whether adequate arrangements have been made to assist the residents (if any) of the building likely to be displaced to find alternative comparable accommodation,*

Comment: The boarding house has been uninhabited for at least 7 years.

- (e) *the extent to which the development contributes to any cumulative loss of affordable housing in the local government area,*

Comment: The proposal will result in the permanent loss of 3 affordable boarding house tenancies in an area where there is a need for affordable housing. Therefore, it is considered that the proposal will contribute to the cumulative loss of affordable housing in the local government area. The exact number of affordable

housing in the Inner West local government area is not known, however, a significant structural undersupply has been identified.

- (f) *the structural soundness of the building, the extent to which the building complies with any relevant fire safety requirements and the estimated cost of carrying out work necessary to ensure the structural soundness of the building and the compliance of the building with the fire safety requirements,*

Comment: The building is not structurally sound in its current form with no rear wall. It does not comply with fire safety requirements and is not habitable. The estimated cost of carrying out work necessary to make the building habitable as 3 boarding house tenancies would be considerable.

- (g) *whether the imposition of a condition requiring the payment of a monetary contribution for the purposes of affordable housing would adequately mitigate the reduction of affordable housing resulting from the development,*

Comment: In accordance with Clause 51(4)(a) of the SEPP, a monetary contribution for the loss of low-rental accommodation cannot be levied in this instance, and therefore, a financial payment is unable to mitigate the reduction of affordable housing. See further discussion below.

- (h) *in the case of a boarding house, the financial viability of the continued use of the boarding house.*

Comment: Clause 50(4) states that "For the purposes of subclause (2) (h), the continued use of a boarding house is financially viable if the rental yield of the boarding house determined under clause 51 (5) not less than 6 per cent". There are no boarding house residents as the remaining building is uninhabitable, therefore, the boarding house is not considered financially viable and rental yields would be 0%. The boarding house is therefore not financially viable.

Clause 51 – Contributions for affordable housing states the following:

- (1) *For the purposes of section 7.32 (1) of the Act, this Policy identifies a need for affordable housing on land within the Sydney region and on land within the local government area of Newcastle or Wollongong City.*
- (2) *For the purposes of section 7.32 (3) (b) of the Act, this Policy authorises a condition to be imposed under section 7.32 of the Act if:*
 - (a) *the consent authority, when determining a development application referred to in clause 50 (1), is satisfied that the proposed development will or is likely to reduce the availability of affordable housing within the area, and*
 - (b) *the condition is imposed in accordance with the scheme for dedications or contributions set out in subclauses (3) and (4).*
- (3) *If a condition is to be imposed under this clause, the amount of the contribution is to be calculated in accordance with the following formula:*

$$C = L \times R \times 0.05$$

where:
C is the contribution payable.
L is the total number of bedrooms in a low-rental dwelling and boarding rooms that will be lost by the proposed development.
R is the replacement cost calculated as the average value of the first quartile of sales of strata properties in the local government area in which the development is to take place, as specified in the 4 most recent editions of the Rent and Sales Report.
- (4) *Despite subclause (3), where the development application relates to a boarding house that the consent authority has assessed as not being financially viable:*
 - (a) *if the rental yield is 3 per cent or less, no contribution can be sought, and*

- (b) if the rental yield is more than 3 per cent and less than 6 per cent, the contribution payable is to be reduced by being calculated in accordance with the following formula:

$$C = \frac{X \times (100RY - 3)}{3}$$

where:

C is the contribution payable.

X is the contribution that would be payable under subclause (3).

RY is the rental yield.

In this instance, it is considered that (4)(a) above applies as the boarding house is not financially viable as it has not received an income for over 7 years as it has been vacant and is unable to be occupied unless significant expenditure was made. Accordingly, no contribution can be sought.

5(a)(ii) 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 that the consent authority to be satisfied that the site is, or can be made suitable for the proposed 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)(iii) State Environmental Planning Policy (Infrastructure) 2007

Rail Corridors (Clause 85-87)

SEPP Infrastructure provides guidelines for development in or adjacent to rail corridors and interim rail corridors. Council's mapping system indicates that the site is within a proposed metro route. Accordingly the application was referred externally to Sydney Metro and Transport for NSW.

Sydney Metro has advised that the site is not within the Sydney Metro Corridor. Transport for NSW has advised that the subject property is outside of the CBD Metro Corridor and therefore does not trigger a formal concurrence from TfNSW.

5(a)(iv) 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 demolition works is not contrary to the aims of the plan.

5(a)(v) Leichhardt Local Environmental Plan (LLEP 2013)

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

Clause 1.2 Aims of Plan

Clause 2.3 Zone objectives and Land Use Table

Clause 2.7 Demolition requires development consent

- Clause 4.3A Landscaped areas for residential accommodation in Zone R1
- Clause 4.4 Floor space ratio
- Clause 4.5 Calculation of floor space ratio and site area
- Clause 6.1 Acid sulfate soils
- Clause 6.2 Earthworks
- Clause 6.4 Stormwater management

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

Standard (maximum)	Proposal	% of non compliance	Compliances
Floor Space Ratio Permissible: 0.7:1	Not relevant – demolition only	-	Not applicable
Landscape Area Minimum 20% required	Not relevant – demolition only	-	Not applicable
Site Coverage Maximum 60%	Not relevant – demolition only	-	Not applicable

The following provides further discussion of the relevant issues:

Clause 1.2 Aims of Plan

The aims of the plan include:

- h) *to promote accessible and diverse housing types, including the provision and retention of:*
 - (ii) *affordable housing*

Whilst demolition of boarding houses is generally not supported, the existing boarding house has been uninhabited for at least 7 years and is uninhabitable in its current state. It is not considered economically feasible to require the current owner to rebuild a boarding house. It is considered in the interests of the general community that a vacant building is demolished and a potential new single dwelling is constructed such that someone is able to live on the site.

Clause 2.3 Zone objectives and Land Use Table

The site is zoned R1 – General Residential where boarding houses and dwelling houses are included as uses that are permissible with consent.

The objectives of the zone include:

- *To provide for the housing needs of the community*
- *To provide for a variety of housing types and densities*
- *To protect and enhance the amenity of existing and future residents and the neighbourhood.*

Currently, and for the last 7 years the remains of the existing boarding house have been uninhabited and are in an uninhabitable state. It is not considered feasible or in the interests of the local community that a vacant building is retained. Whilst there is a need for affordable housing in the area, requiring the current owner to reconstruct a boarding house is not considered appropriate in this instance given the extent of demolition and abandonment that has occurred. If the remains of the building are demolished, it will allow for a new dwelling house to be constructed subject to appropriate approvals being granted which would satisfy the above objectives.

5(b) Draft Environmental Planning Instruments

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

- Draft Environment State Environmental Planning Policy

The following provides further discussion of the relevant issues:

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of the natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until 31 January 2018.

This consolidated SEPP proposes to provide a single set of planning provisions for catchments, waterways, bushland and protected areas. Changes proposed include consolidating seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

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	Not applicable
B2.1 Planning for Active Living	Not applicable
B3.1 Social Impact Assessment	No
B3.2 Events and Activities in the Public Domain (Special Events)	Not applicable
Part C	
C1.0 General Provisions	Not applicable
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	No
C1.3 Alterations and additions	Not applicable
C1.4 Heritage Conservation Areas and Heritage Items	Not applicable
C1.5 Corner Sites	Not applicable
C1.6 Subdivision	Not applicable
C1.7 Site Facilities	Not applicable
C1.8 Contamination	Yes
C1.9 Safety by Design	Not applicable
C1.10 Equity of Access and Mobility	Not applicable
C1.11 Parking	Not applicable
C1.12 Landscaping	Not applicable
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	
C2.2.5.3 Callan Park Distinctive Neighbourhood	No
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Not applicable
C3.2 Site Layout and Building Design	Not applicable
C3.3 Elevation and Materials	Not applicable
C3.4 Dormer Windows	Not applicable
C3.5 Front Gardens and Dwelling Entries	Not applicable
C3.6 Fences	Not applicable
C3.7 Environmental Performance	Not applicable
C3.8 Private Open Space	Not applicable
C3.9 Solar Access	Not applicable
C3.10 Views	Not applicable
C3.11 Visual Privacy	Not applicable
C3.12 Acoustic Privacy	Not applicable
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	Not applicable
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	Not applicable
D2.4 Non-Residential Development	Not applicable
D2.5 Mixed Use Development	Not applicable
Part E: Water	
Section 1 – Sustainable Water and Risk Management	Not applicable
E1.1 Approvals Process and Reports Required With Development Applications	
E1.1.1 Water Management Statement	Not applicable
E1.1.2 Integrated Water Cycle Plan	Not applicable
E1.1.3 Stormwater Drainage Concept Plan	Not applicable
E1.1.4 Flood Risk Management Report	Not applicable
E1.1.5 Foreshore Risk Management Report	Not applicable
E1.2 Water Management	Not applicable
E1.2.1 Water Conservation	Not applicable
E1.2.2 Managing Stormwater within the Site	Not applicable
E1.2.3 On-Site Detention of Stormwater	Not applicable
E1.2.4 Stormwater Treatment	Not applicable
E1.2.5 Water Disposal	Not applicable
E1.2.6 Building in the vicinity of a Public Drainage System	Not applicable
E1.2.7 Wastewater Management	Not applicable
E1.3 Hazard Management	Not applicable
E1.3.1 Flood Risk Management	Not applicable

E1.3.2 Foreshore Risk Management	Not applicable
Part F: Food	Not applicable
Part G: Site Specific Controls	Not applicable

The following provides discussion of the relevant issues:

B3.1 – Social Impact Assessment

A Social Impact Analysis dated 25 March 2019 prepared by PPM Consulting was submitted.

The social impact analysis concludes:

Rozelle is a well-off suburb that rates highly on the SIEFA indices. The median household is able to afford the median rent without going into housing stress. This indicates that the area does not have a high need for affordable housing, as evidence by Housing NSW>

Council advises that, in the past, there were three lodging rooms on the site, although it appears that the premises have been unused since May 2011. Therefore, if 2008 is used as the benchmark, demolition of the building would result in the loss of affordable housing, requiring the consent authority (in this case Inner West Council) to consider imposing a contribution to affordable housing, as per clauses 50 and 51 of the RHSEPP. However, as the buildings on the site are currently uninhabitable, there is no affordable housing currently being provided. As a result, the contribution required – according to clause 51 of the ARHSEPP – would be \$0. Furthermore, the proponent is seeking to demolish the buildings on the site, resulting in no affordable accommodation in the future on the site.

The social impact analysis is further reviewed under the referral from Council’s Community Services section below under Section 6a of this report.

C1.2 – Demolition

The proposed demolition does not satisfy the following objectives and controls:

- O4 *To retain existing buildings that contribute to the desired future character of the area.*

- C1 *Council will not approve a development application for the demolition of:*
 - c. *a building that makes a positive contribution to the desired future character of the area*

Unless:

 - i. *The existing building is found to be structurally unsafe; and*
 - ii. *Cannot be reasonably repaired; and*
 - iii. *The proposed replacement building is consistent with the development controls contained in Leichhardt Local Environmental Plan 2013 and this Development Control Plan; and*
 - iv. *The quality of the proposed replacement building will be compatible with the Heritage Conservation Area or streetscape in terms of scale, materials, details, design style and impact on streetscape.*

Buildings not within Heritage Conservation Areas or listed as Heritage Item

- C4 *A development application for the demolition of a building not within a Heritage Conservation Area or listed as a Heritage Item or subject to the Exempt and Complying development provisions for demolition must be lodged with Council and be accompanied by the following information:*

- a. a report or statement which identifies and explains the current structural condition of the item. The report is to be prepared by a qualified structural engineer or building surveyor and is to address:
 - i. structural adequacy of the building;
 - ii. options for the building to be made structurally safe through rectification/remediation works;
 - iii. options for the conservation of the building.
- b. Details of the proposed replacement building including the proposed elevations, materials, detail, design style and compliance with the development controls contained in the Leichhardt Local Environmental Plan 2013 and this Development Control Plan.

C5 In determining development applications for the demolition of a building which is not within a Heritage Conservation Area or listed as a Heritage Item or subject to the Exempt and Complying development provision relating to demolition, Council will consider the following:

- a. the contribution that the building makes to the streetscape by virtue of its age, scale, materials, details, design style or intactness;
- b. the structural adequacy of the building
- c. options for the conservation of the existing building under current controls;
- d. consistency of the proposed replacement building with the development controls contained in Leichhardt Local Environmental Plan 2013 and this Development Control Plan, including those relating to amenity impacts on surrounding properties;
- e. the quality of the proposed replacement building and its fit with the streetscape in terms of scale, materials, details and design style; and
- f. the impacts on any attached development.

Although the remains of the existing building are considered to contribute to the desired future character of the area, the remains of the boarding house are uninhabitable for either a single dwelling or a boarding house due to the extent of demolition that has occurred. There is no kitchen or bathroom, and therefore, the building is uninhabitable. No structural or building report was submitted with the application, however it is obvious that the building is not in a liveable condition and would require significant expenditure and additions to return it to a boarding house or to change its use to a dwelling house. The current owner has not chosen to retain the remains of the building and it is not considered that it is viable to require the owner to reinstate the boarding house and Council cannot make the owner carry out additions to the existing building to convert it into a dwelling.

If the previous use of the building had been a single dwelling rather than a boarding house, demolition could have been carried out as complying development under Part 7 Demolition code of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Under Complying Development, assessment under the above mentioned objective and controls is not required. Likewise, if approval for demolition is granted it is understood that the owner intends to apply for a new single dwelling house under Complying Development which would not require the dwelling to comply with the Leichhardt Development Control Plan 2013 requirements.

Overall, in the unique circumstances of this application, the proposed demolition is considered acceptable with regard to the objectives and controls of C1.2 – Demolition.

C2.2.5.3 - Callan Park Distinctive Neighbourhood

Although a new dwelling is not part of this application, it is noted that control C13 states that driveway crossings will be minimised and are generally discouraged. It is noted that the proposed Complying Development Certificate plans include a new driveway crossover which is unable to be supported by Council - refer to the Engineering and Landscaping

referrals in 6(a) of this report in this regard. The owner should therefore amend their complying development prior to formal lodgement to delete any driveway crossover and onsite parking. The proposed Complying Development Certificate plans for a new dwelling house do not comply with other controls within the Callan Park Distinctive Neighbourhood, however, dwellings that comply with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 are not subject to assessment under Council's controls for their design.

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 demolition, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified in accordance with the Leichhardt Development Control Plan 2013 for a period of 14 days to surrounding properties. A total of eleven submissions were received.

The submissions raised the following concerns which are discussed under the respective headings below:

Issue: The application tries to cast doubt on whether the premises were ever zoned for low cost housing. At least two (unsuccessful) DAs have accepted that this was the case and made (token) efforts to accommodate low cost accommodation. The premises was fully occupied since 1995 by at least three different tenancies and that continued into the 2000s (probably until just before the partial demolition referred to).

Comment: Council is of the opinion that the site was used historically for, and had approval for use as, a boarding house prior to demolition works occurring in 2011, although this use has since been abandoned.

Issue: Concerned this property will lose its affordable housing status if it is demolished to make way for a single dwelling. When this property was last occupied, it was as affordable housing.

Comment: Demolition of the remains of the building is recommended for approval. If demolition is approved a single dwelling house could be constructed under complying development (State Environmental Planning Policy (Exempt and Complying Development Codes) 2008). As discussed within this report, it is not considered feasible to require the current owners to reconstruct a boarding house that has been abandoned and uninhabitable for over 7 years due to partial demolition works by a previous owner.

Issue: The remaining part of the original house should be kept as it is a significant historical building. Council should require the owner to retain the heritage façade and develop to the rear. Loss of a significant heritage building due to neglect. The owner should maintain and preserve the building. The front of the dwelling is in need of renovation but does not appear derelict.

Comment: Although it is noted that the remaining front section of the building is contributory within the streetscape, being the remains of an Italianate cottage, Council cannot require it to be retained as it is not within a heritage conservation area. The building

may not be derelict, however, it is not currently habitable and would require significant expenditure and additions to make it so.

Issue: The application appears to be for demolition only. Assume there will be a separate DA submitted to Council for the proposed dwelling. Have received documents of the proposed dwelling, but these don't appear to be in the application documents. Concerns with regard to the proposed dwelling with regard to overshadowing, streetscape and whether pool and buildings adjacent to pool are compliant with local requirements.

Comment: The application is for demolition only. It is understood that the owner intends to obtain approval for a new dwelling under Complying Development (State Environmental Planning Policy (Exempt and Complying Development Codes) 2008) which would not require a development application and can be assessed by a private certifier. Complying development has set numerical standards which need to be met and does not require exhibition for feedback from neighbouring properties.

Concerned that only demolition plans are available and not plans of proposed development.

Comment: The proposal is for demolition only. During the assessment process, the applicant was requested to provide their draft plans for a new dwelling which they have provided however these are not being assessed under this application.

Issue: The proposed replacement building does not fit into the Victorian and Edwardian Streetscape. It would be hard to design a building more out of keeping with the Waterloo Streetscape. The new building will not contribute to the street or area.

Comment: The proposal is for demolition only. Although a copy of the proposed plans have been submitted, they are likely to be assessed as complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 which does not have specific design requirements but rather, numerical controls. The site is not located within a heritage conservation area, and therefore, Council is unable to enforce any design guidelines if a Complying Development is carried out.

Issue: Wonder at the accuracy of the survey as a shared boundary is described as a paling fence with a metal shed in front. It is actually a brick wall which is the remains of the partly demolished outbuildings.

Comment: Although the materials depicted may be incorrect, the survey dimensions and site area are consistent with Council's details of the property, and therefore there is no reason for Council to conclude that the key details of the survey are incorrect.

Issue: Noise, disruption, dust and traffic from demolition and rebuild will disadvantage those who live in Waterloo Street.

Comment: During demolition works standard conditions are recommended to try and alleviate impacts as much as possible such as working hours and traffic management.

Issue: Assessment of asbestos content and its correct removal.

Comment: If demolition is approved a standard condition is recommended to be imposed requiring appropriate removal of any asbestos.

Issue: Application for driveway takes away 2 parking spaces in the street when parking is already very limited for residents and their visitors. There is already a shortage of parking for local residents. Council should support the local residents by not allocating any more private parking.

Comment: The application is for demolition only, no driveway crossover is proposed. However, the proposal was referred to Council's Engineers to comment with regard to the proposed driveway crossover as suggested by the draft Complying Development Certificate plans for a new dwelling submitted by the applicant. Refer to the Engineering referral below under 6(a) of this report for further discussion in this regard.

Issue: Concern that the driveway on the application appears to slope across the footpath in a way that makes pedestrian passage obstructive.

Comment: If any new driveway and footpath were approved under subsequent applications they would have to comply with Council's specifications.

5(g) The Public Interest

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

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals are discussed below.

Development Engineer

Although the application is for demolition only, the application was referred to Council's engineers with respect to a proposed driveway crossover. The applicant has submitted draft complying development plans for a new single dwelling house with a garage and associated driveway crossover. A number of submissions were received objecting to loss of on-street parking. Although Complying Development Certificates can be approved by private certifiers, the owner would still need to apply to Council for consent to construct a driveway crossover. There is currently no driveway crossover or parking on site, and the majority of dwellings in the street do not have off street parking. The street is permit parking due to the lack of parking availability. Council's Engineers advised the following:

Reference is made to the Ground Floor Plan Document Number 4/15 Issue A prepared by Dwell Designs Australia dated 21/9/2018 for the subject site which are proposed to be constructed on the site under Comply Development Controls.

The proposal is not supported as the proposal includes off-street parking which will result in the loss of at least one on-street parking space in an area of existing high on street parking occupancy.

The proposal would set an undesirable precedent, particularly in this section of Waterloo Street.

The proposed garage/off street parking space must be deleted from the plans as any future application for the construction of a driveway/vehicular crossing will be rejected to preserve on street parking.

Now that the owner is aware that no driveway crossover will be supported, they will need to modify the design of their proposed dwelling to delete the proposed garage and driveway crossover.

Community Services

Council's Affordable Housing Policy Leader has advised as follows:

- *The dwelling has been, and still is, classified as a boarding house.*

- *Partial demolition occurred in May 2011 but it appears that this took place without Council consent.*
- *From the time of the partial demolition, the building apparently has been vacant i.e for over 7 years.*

With respect to calculating the contribution payable for the loss of affordable housing, I agree with the argument that with respect to State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP), Clause 51(4)(a) supersedes Clause 51(3) since the rental yield is 3 per cent or less. Therefore, even though Rozelle has suffered a loss of affordable housing due to circumstances associated with 28 Waterloo Street in Rozelle historically, it appears that no contribution is payable.

My conclusion is that ARHSEPP fails to capture circumstances like those associated with 28 Waterloo Street in Rozelle.

The loss of affordable housing, including low-rent traditional boarding houses, is a major issue for the Inner West. Given the high incidence of vacant dwellings in many LGAs in Sydney – 7.6% of private dwellings in the Inner West according to Census 2016 data

Landscape

Concerns are raised in relation to a *Melaleuca styphelioides* (Prickly Leaved Paperbark) located in the road reserve that will likely be negatively impacted by the proposed driveway on the traffic management plan. This driveway is not to be approved as part of the proposal and will not be supported in future by Council's Engineers as discussed above.

A *Syzygium australe* (LillyPilly) has been identified on adjoining property (26 Waterloo Street) that will likely require pruning. Owners consent will be required if branches of more than 100mm in diameter at point of attachment require removal and the total amount of pruning required exceeds 10% of the existing canopy to facilitate construction.

It is considered that this specimen will likely have a restricted root crown due to existing site constraints, a project Arborist must be assigned to oversee all demolition and construction of boundary walls/fences to ensure this specimen remains viable in the landscape. This species is acknowledged to have a high tolerance to root disturbance and it is not anticipated that the specimen will be adversely impacted by the proposal. Owners consent may be required to install tree protection measures on the adjoining property if the boundary walls are to be demolished.

The application is supported subject to the proposed driveway being deleted and conditions are recommended.

6(b) External

The application was referred to the following external bodies and issues raised in those referrals have been discussed in section 5 above.

- Sydney Metro – no issues.
- Transport for NSW – no issues.

7. Section 7.11 Contributions (previously known as Section 94 contributions)

Section 7.11 contributions are not payable for the proposal as only demolition is proposed and no new dwelling is proposed under this application. However, if the owner subsequently seeks approval for a dwelling house under Complying Development or a

Development Application, Section 7.11 contributions would be payable under the following plans as there are no credits applied within the plans for boarding houses.

- Developer Contributions Plan No.1 – Open Space and Recreation
- Developer Contributions Plan No.2 – Community Facilities and Services
- Leichhardt Developer Contributions Plan – Transport and Access

Pursuant to the Ministerial Direction on Local Infrastructure Contributions dated 21 August 2012, Council may not impose a condition that requires payment in excess of \$20,000 for Section 7.11 contributions for a single dwelling house.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Leichhardt Local Environmental Plan 2013 and Leichhardt Development Control Plan 2013. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No: D/2018/583 for demolition of the existing structures at 28 Waterloo Street, Rozelle subject to the 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/2018/583 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
Detail Level Survey File No.951D15	C.A Taylor Surveyors	22.10.15
Dwg No. 13/15 Issue A Demolition plan only	Dwell Designs	17/09/2018
Document Title	Prepared By	Dated
Waste Management Plan	Dwell Designs Australia	Undated
Dwg No. 14/15 Issue A Sediment control plans	Dwell Designs Australia	17/9/2018

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. No consent is granted for a driveway crossover or vehicular access to the property.
3. The trees identified below are to be retained:

Tree/location
<i>Melaleuca styphelioides</i> (Prickly Leaved Paperbark) located in the road reserve.
<i>Syzygium australe</i> (LillyPilly) located on adjoining property (26 Waterloo Street)

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

4. Consent is granted for the demolition works as shown on the approved plans above, 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, if appointed 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, if appointed 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 (if appointed) 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 WORKS COMMENCING

- 5. In accordance with the provisions of the *Environmental Planning and Assessment Act 1979* construction works approved by this consent must not commence until:
 - a) At least two days notice, in writing has been given to Council of the intention to commence work.
- 6. 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.

- 7. A Soil and Water Management Plan must be prepared and kept prior to works commencing. The Soil and Water Management plan must be 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.
- 8. The approved plans must be checked online with Sydney Water Tap In to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. A copy of this approval must be kept. Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 132092.
- 9. Prior to works commencing, 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.

10. A Waste Management Plan (WMP) is to be provided in accordance with **Part D – Waste – Development Control Plan 2013**. The Plan must address all issues identified in the DCP including but not limited to:
- a) Estimated volume (m³) or weight (t) of materials that are reused, recycled or removed from site.
 - b) On site material storage areas during construction.
 - c) Material and methods used during construction to minimise waste.
 - d) Nomination of end location of all waste and recycling generated from a facility authorised to accept the material type for processing or disposal and retention of waste dockets to be made available to Council Officer on request

- e) A clear statement within the Waste Management Plan of responsibility for the transferral of waste and recycling bins within the property and between floors where applicable to the collection point in accordance with DCP 2013.

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

- 11. Prior to the commencement of demolition works a security deposit and inspection fee must be paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit (FOOT)	\$2,152.50
Inspection fee (FOOTI)	\$230.65

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

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

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

A request for release of the security may be made to the Council after all demolition work has been completed.

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.

- 12. A dilapidation report including a photographic survey of the following adjoining properties must be provided to Council or the Principal Certifying Authority (PCA) prior to any demolition or works commencing on the site. 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	Structures / Area
26 Waterloo Street, Rozelle	Dwelling house

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 (if applicable) 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 Council or the Principal Certifying Authority (if appointed) in such circumstances that demonstrates such documentation has been received. The Council or 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. Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of Council or the Principal Certifying Authority.

13. To preserve the *Melaleuca styphelioides* (Prickly Leaved Paperbark) located in the road reserve, no work shall commence until the trunk/s/branches are protected (in accordance with AS4970-*Protection of trees on development sites*) by the placement of appropriate lengths of 50 x 100mm timbers spaced at 150mm centres and secured by wire/hoop strap over suitable protective padding material (i.e. underlay or carpet). The trunk/branch protection shall be maintained intact until the completion of all work on site.

The above protection measures are to be implemented for a *Syzygium australe* (LillyPilly) located on adjoining property should the boundary fences be removed at any time. Where a tree's canopy or root system has developed across property boundaries, consent to undertake works on the tree does not permit a person acting on the consent to trespass on adjacent lands. Where access to adjacent land is required to carry out approved tree works, Council advises that the owners consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent shall meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

Requirements of this condition are to be met prior to works commencing.

14. Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent shall obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the Local Government Act 1993 and/or Section 138 of the Roads Act 1993. Permits are required for the following activities:
 - a) Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application.
 - b) A concrete pump across the roadway/footpath

- c) Mobile crane or any standing plant
- d) Skip bins
- e) Scaffolding/Hoardings (fencing on public land)
- f) Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.
- g) Awning or street verandah over footpath
- h) Partial or full road closure
- i) Installation or replacement of private stormwater drain, utility service or water supply

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities.

Applications for such Permits shall be submitted and approved by Council prior to the commencement of the works associated with such activity.

15. 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.

16. 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.

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 Council or the Principal Certifying Authority (if appointed).

In all other cases, written notice must be given to Council or the Principal Certifying Authority (if appointed) of:

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

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

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 Council for records purposes prior to the commencement of any onsite work.

DURING WORKS

20. A Project Arborist Level 5 (Diploma) certification in Arboriculture under the Australian Qualification Framework (AQF) must supervise all demolition/construction of boundary walls/fences.

Tree/location	Time of Inspection
<i>Syzygium australe</i> (LillyPilly) located on adjoining property.	<ul style="list-style-type: none"> • During excavation within the <i>Tree Protection Zone</i>, • Duration of any demolition/construction of boundary walls/fences. • At project completion to verify that protection measures have been undertaken.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Arborist undertaking the works to the satisfaction of Council or the Principal Certifying Authority (if applicable).

21. Canopy and/or root pruning of the following tree(s) which is necessary to accommodate the approved demolition works shall be undertaken by, or supervised by, an experienced Arborist – for the purpose of this condition a suitably qualified professional

shall have as a minimum, Level 5 (Diploma) certification in Arboriculture under the Australian Qualification Framework (AQF).

Schedule	
Tree/location	Approved works
<i>Syzygium australe</i> (LillyPilly) located on adjoining property.	Pruning.

The person acting on this consent has approval under Council's Tree Management Controls to; prune the *Syzygium australe* (LillyPilly) located on adjoining property to achieve a clearance of the structure. Pruning is limited to those branches that will come into direct contact the built structure and where branch diameter (at its point of attachment) does not exceed 100 mm. All pruning shall be carried out to sections 5, 6 and 7.3.3 of the Australian Standard AS4373—*Pruning of amenity trees*.

Where a tree's canopy or root system has developed across property boundaries, consent to undertake works on the tree does not permit a person acting on the consent to trespass on adjacent lands. Where access to adjacent land is required to carry out approved tree works, Council advises that the owners consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent shall meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Arborist undertaking the works to the satisfaction of Council or the Principal Certifying Authority (if applicable).

- 22. No activities, storage or disposal of materials taking place beneath the canopy of any tree protected under Council's Tree Management Controls at any time.
- 23. No trees on public property (footpaths, roads, reserves etc) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

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

- 24. 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.

- 25. 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.

- 26. The site must be appropriately secured and fenced at all times during works.
- 27. 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.

28. 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.
29. 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.
30. 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.
31. 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.

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.

AFTER COMPLETION OF DEMOLITION WORKS

32. A second Dilapidation Report including photos of any damage evident at the time of inspection must be submitted after the completion of demolition works. A copy of this Dilapidation Report must be given to the property owners referred to in this Development Consent. The report must:
 - Compare the post demolition report with the pre-demolition report required by these conditions,
 - Clearly identify any recent damage and whether or not it is likely to be associated with the demolition works including suggested remediation methods.

A copy must be lodged with Council within a month of completion of demolition works and prior to any new building works commencing.

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 to 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

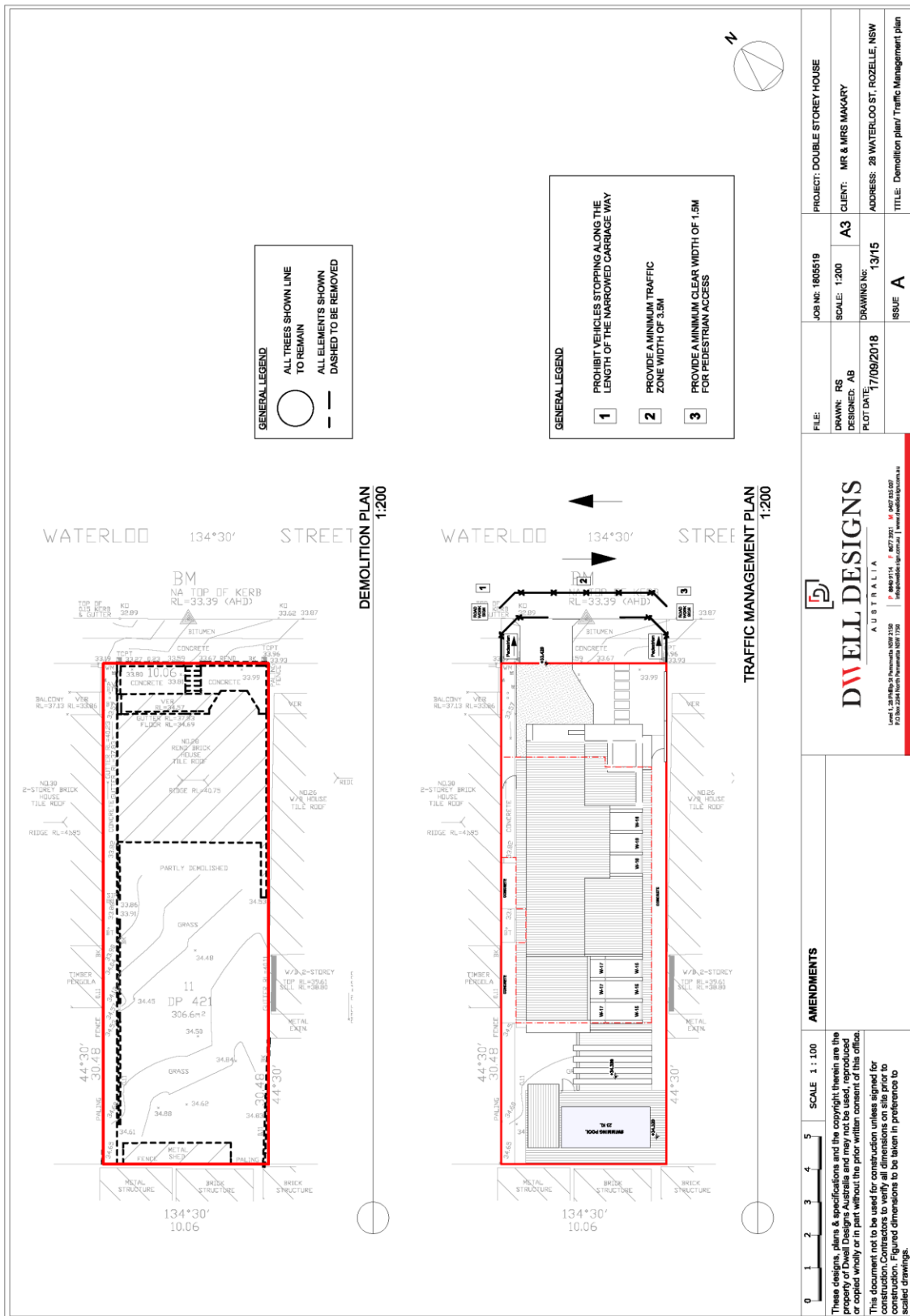
- 1) For the purposes of section 4.17(11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, 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.
 9. It is recommended that a Principal Certifying Authority (PCA) is appointed prior to commencement of demolition works.
 10. Be advised that a driveway crossover will not be approved for the site.
 11. Section 7.11 Contributions will be payable for any future application for a new dwelling on the site.

Attachment B – Plans of proposed development



FILE:	JOB NO: 1805519	PROJECT: DOUBLE STOREY HOUSE
DRAWN: RS	SCALE: 1:200	CLIENT: MR & MRS MAKARY
DESIGNED: AB	DRAWING NO: 13/15	ADDRESS: 28 WATERLOO ST, ROZELE, NSW
PLOT DATE: 17/09/2018	ISSUE: A	TITLE: Demolition plan/Traffic Management plan

DWELL DESIGNS
AUSTRALIA

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 info@dwelldesigns.com.au | www.dwelldesigns.com.au

AMENDMENTS	SCALE 1:100
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Attachment C- Proposed Complying Development Certificate Plans

CONSTRUCTION OF A TWO STOREY HOUSE

LOT 1, D.P. 421, AREA = 306.6 m²
28 WATERLOO ST, ROZELLE, NSW, 2213



COLOUR SCHEME

SAMPLES	COLOUR	SURFACE
	Charcoal Stamped Concrete	Driveway - External walls rendered and painted (refer to 3D views and Elevations) - Window and door frames - Gutters and downpipes - Outbuilding elements
	*Dulux* by Dulux or Similar	- External walls rendered and painted (refer to 3D views and Elevations) - Outbuilding elements
	*Rak* by Dulux or Similar	- External walls rendered and painted (refer to 3D views and Elevations) - Outbuilding elements
	*Vivid White* by Dulux or Similar	- External walls rendered and painted (refer to 3D views and Elevations)
	Grey Marble Tiles	- Porch and Terrace
	*Surfmist* Composite Colorbond Sheet	- Flat roofing (refer to 3D views and Elevations)
	Aluminium Cladding *Alucobond* or similar by Alucobond or similar	- External walls (refer to 3D views and Elevations) - Garage door panels - Outbuilding elements
	Raw Polished Concrete	- External walls (refer to 3D views and Elevations) - Outbuilding elements - Front fence elements
	Timber (to be chosen)	- Terrace Decking - Pool Decking

SHEET INDEX

Layout ID	Layout Name
.1	Cover Sheet
.2	Site Analysis
.3	Site plan / Roof Plan
.4	Ground floor plan
.5	First floor plan
.6	North & East Elevations
.7	South & West Elevations
.8	Landscape Calculation
.9	Building Sections A,B,D & E
.10	GFA Calculation / Driveway Section
.11	Doors and Windows list
.12	Front fence / Pool & Outbuilding drawings
.13	Demolition plan/ Traffic Management plan
.14	Sediment control plans
.15	Survey

Note: Colour of proposed samples may change upon execution.



SCALE 1 : 100

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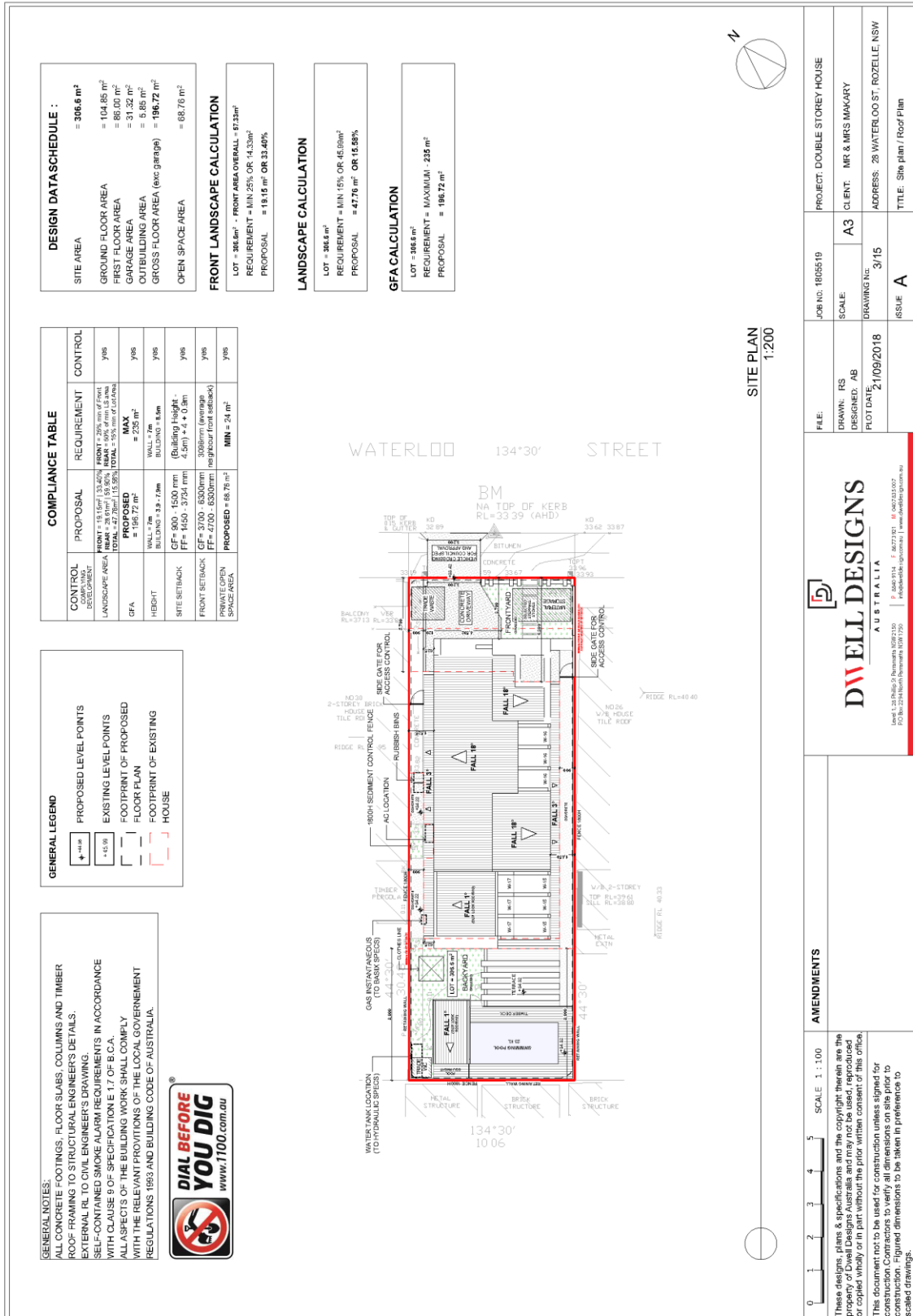
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P.O. Box 1224 North Parramatta NSW 2150 | info@dwell-designs.com.au | www.dwell-designs.com.au

FILE: JOB NO: 1805519 PROJECT: DOUBLE STOREY HOUSE

DRAWN: RS SCALE: A3 CLIENT: MR & MRS MAKARY

DESIGNED: AB DRAWING NO: 1/15 ADDRESS: 28 WATERLOO ST, ROZELLE, NSW

PLOT DATE: 21/09/2018 ISSUE A TITLE: Cover Sheet

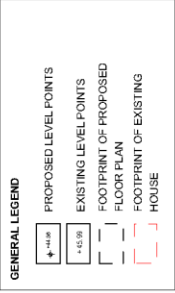


DESIGN DATASCHEDULE :

SITE AREA	= 306.6 m ²
GROUND FLOOR AREA	= 104.85 m ²
FIRST FLOOR AREA	= 86.00 m ²
GARAGE AREA	= 31.32 m ²
OUTBUILDING AREA	= 5.86 m ²
GROSS FLOOR AREA (exc garage)	= 196.72 m ²
OPEN SPACE AREA	= 68.76 m ²

COMPLIANCE TABLE

CONTROL DEVELOPMENT	PROPOSAL	REQUIREMENT	CONTROL
LANDSCAPE AREA	FRONT = 58.12m ² (19.28%) REAR = 26.61m ² (8.66%) TOTAL = 84.73m ² (27.94%)	FRONT = 25% min of total REAR = 50% of min LA area TOTAL = 15% of total	y96
GFA	PROPOSED GFA = 196.72 m ²	MAX = 205 m ²	y96
HEIGHT	WALL = 7m BUILDING = 8.5m		y96
SITE SETBACK	GF = 900 - 1500 mm FF = 1450 - 3724 mm	(Building Height - 4.5m) + 4.0 8m	y96
FRONT SETBACK	GF = 3700 - 6300mm FF = 4700 - 6300mm	3000mm (average)	y96
PRIVATE OPEN SPACE AREA	PROPOSED = 68.76 m ²	MIN = 24 m ²	y96



GENERAL NOTES:

- ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAILS.
- EXTERNAL RL TO CIVIL ENGINEER'S DRAWING.
- SELF-CONTAINED SMOKE ALARM REQUIREMENTS IN ACCORDANCE WITH CLAUSE 9 OF SPECIFICATION E 1.7 OF B.C.A.
- ALL ASPECTS OF THE BUILDING WORK SHALL COMPLY WITH THE RELEVANT PROVISIONS OF THE LOCAL GOVERNMENT REGULATIONS 1993 AND BUILDING CODE OF AUSTRALIA.

FRONT LANDSCAPE CALCULATION

LOT = 306.6 m² - FRONT AREA OVERALL = 67.33m²
 REQUIREMENT = MIN.25% OR 14.33m²
 PROPOSAL = 19.15 m² OR 33.48%

LANDSCAPE CALCULATION

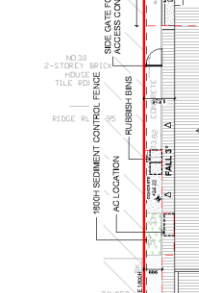
LOT = 306.6 m²
 REQUIREMENT = MIN.15% OR 45.99m²
 PROPOSAL = 47.76 m² OR 15.58%

GFA CALCULATION

LOT = 306.6 m²
 REQUIREMENT = MAXIMUM - 235 m²
 PROPOSAL = 196.72 m²

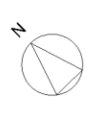
COMPLIANCE TABLE

CONTROL DEVELOPMENT	PROPOSAL	REQUIREMENT	CONTROL
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HEIGHT	WALL = 7m BUILDING = 8.5m		y96
SITE SETBACK	GF = 900 - 1500 mm FF = 1450 - 3724 mm	(Building Height - 4.5m) + 4.0 8m	y96
FRONT SETBACK	GF = 3700 - 6300mm FF = 4700 - 6300mm	3000mm (average)	y96
PRIVATE OPEN SPACE AREA	PROPOSED = 68.76 m ²	MIN = 24 m ²	y96



GENERAL NOTES:

- ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAILS.
- EXTERNAL RL TO CIVIL ENGINEER'S DRAWING.
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- ALL ASPECTS OF THE BUILDING WORK SHALL COMPLY WITH THE RELEVANT PROVISIONS OF THE LOCAL GOVERNMENT REGULATIONS 1993 AND BUILDING CODE OF AUSTRALIA.



SITE PLAN
1:200

AMENDMENTS

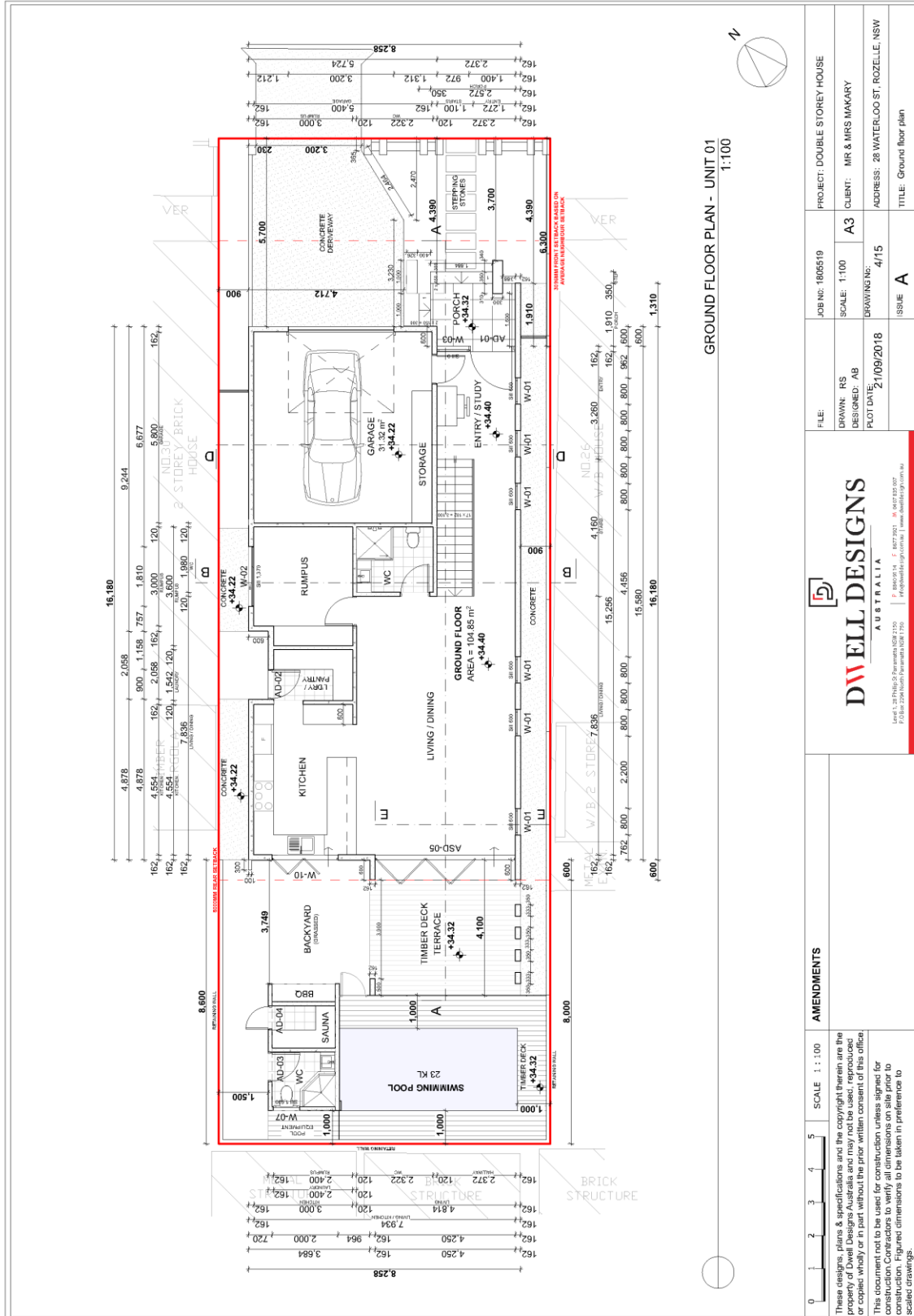
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DRAWN: RS	SCALE: A3	CLIENT: IMF & MRS MARGARY
DESIGNED: AB	DRAWING NO: 3/15	ADDRESS: 28 WATERLOO ST, ROZELLE, NSW
PLOT DATE: 21/09/2018	ISSUE: A	TITLE: Site plan / Roof Plan

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GROUND FLOOR PLAN - UNIT 01
1:100

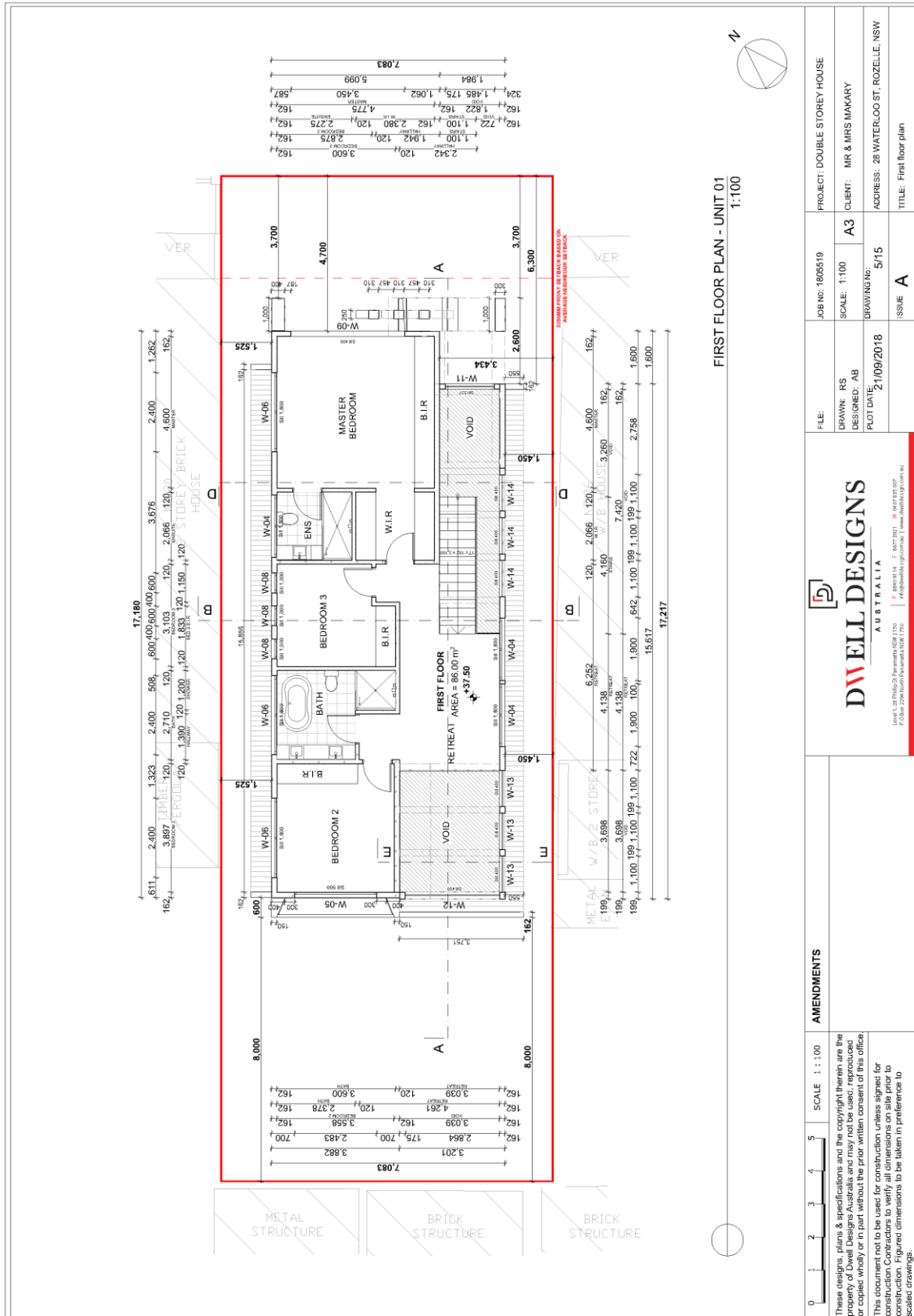
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		PLOT DATE: 21/09/2018	DRAWING NO: 4/15
		ISSUE: A	ADDRESS: 28 WATERLOO ST, ROZELLE, NSW
			TITLE: Ground floor plan

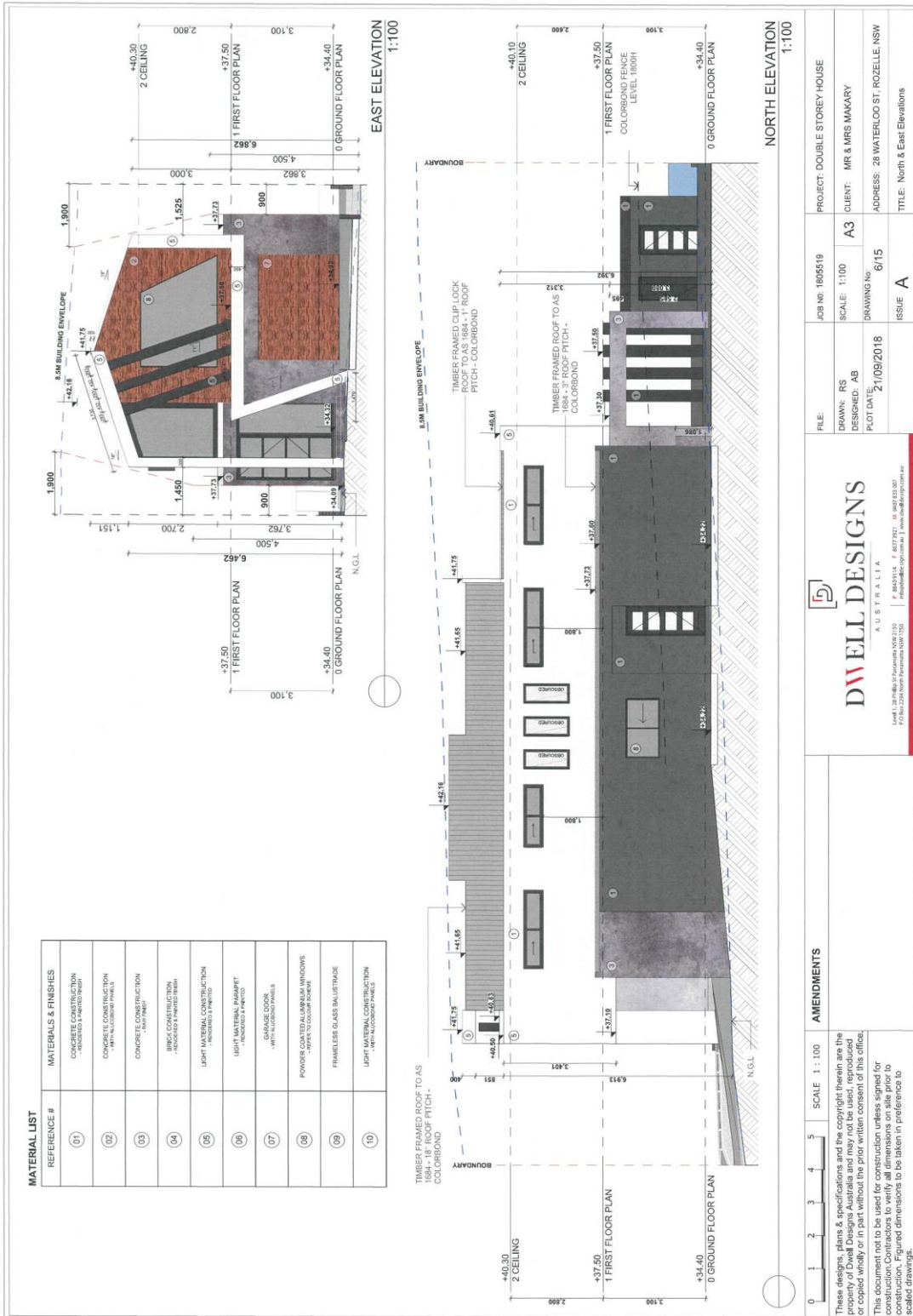


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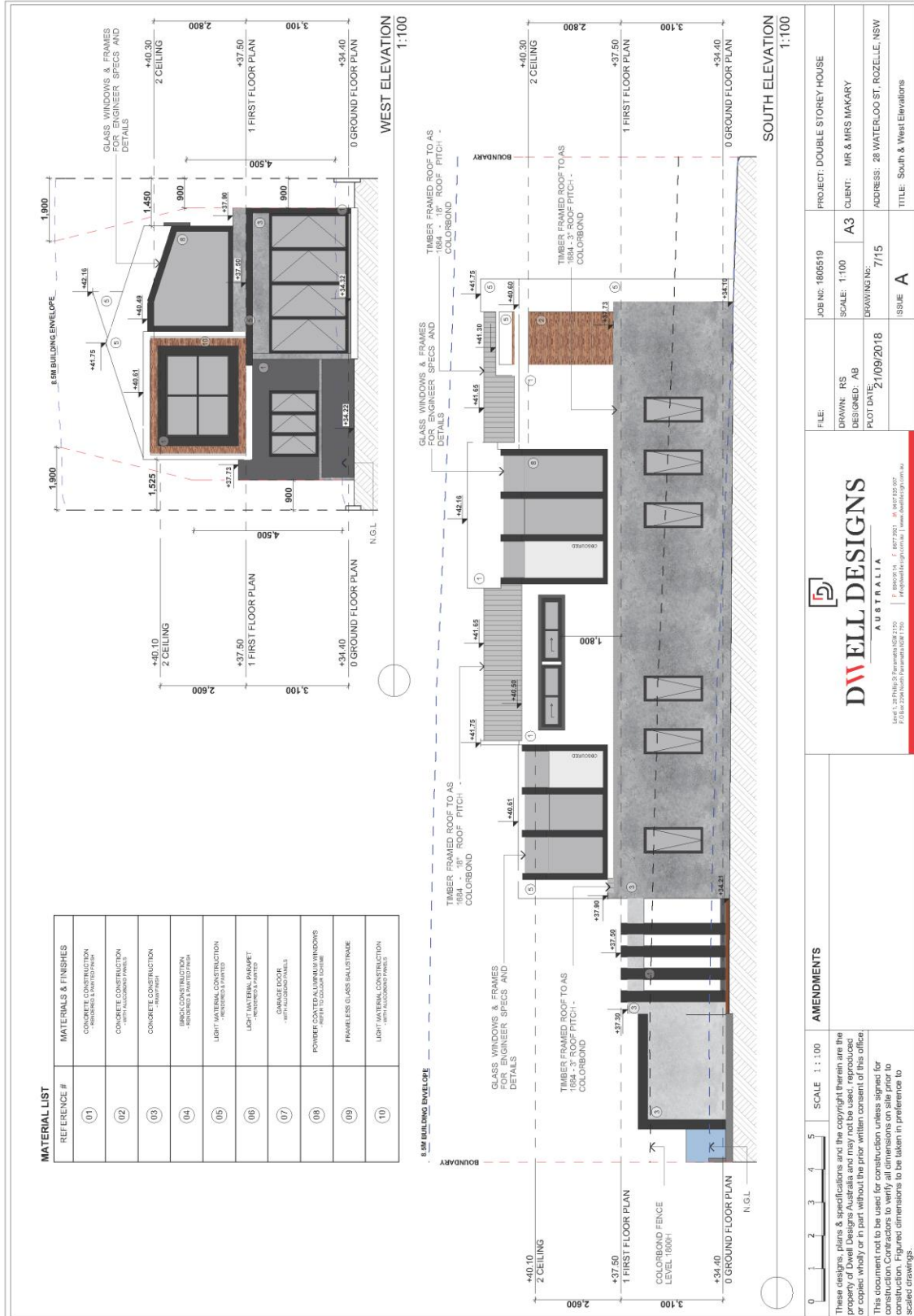


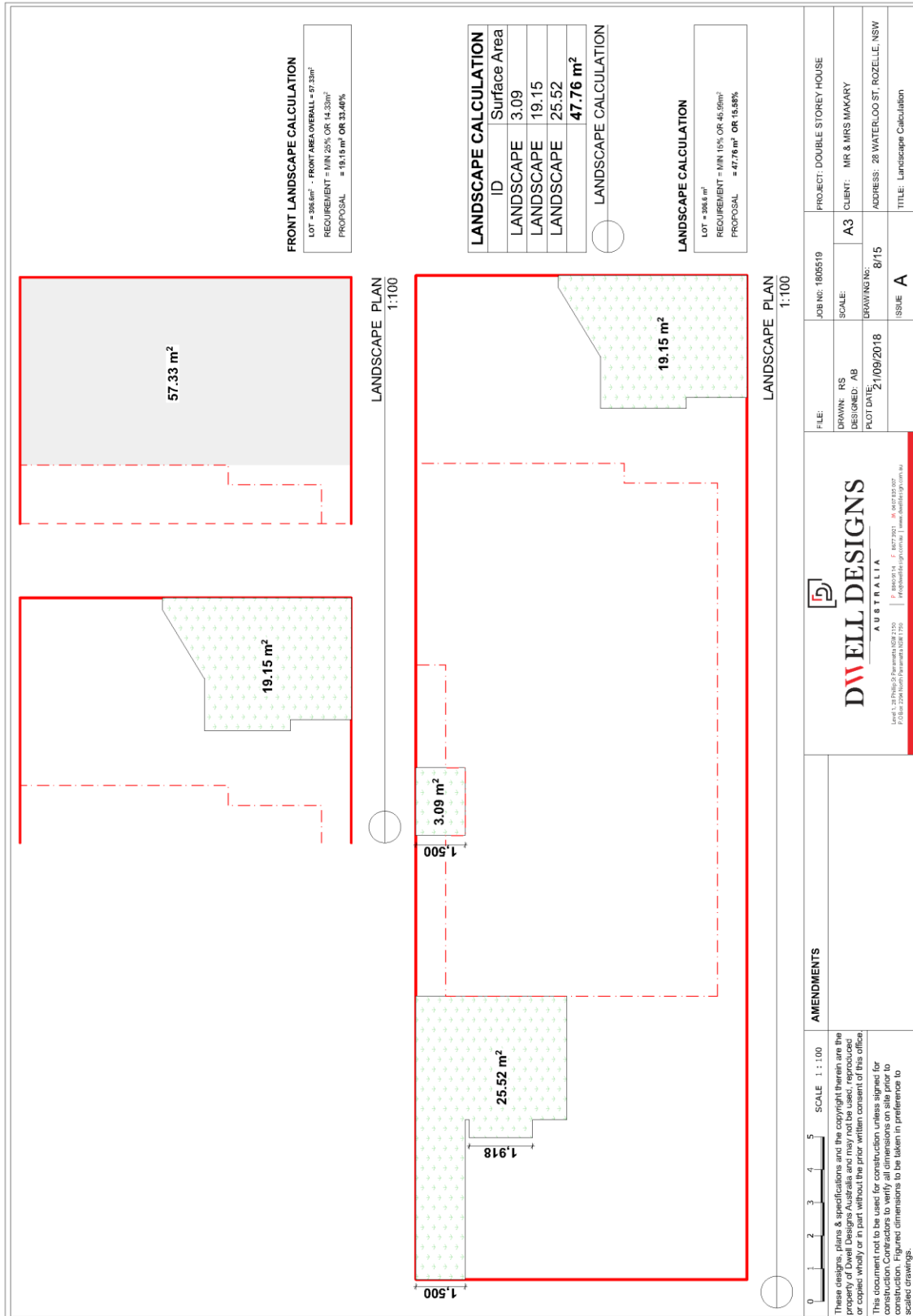
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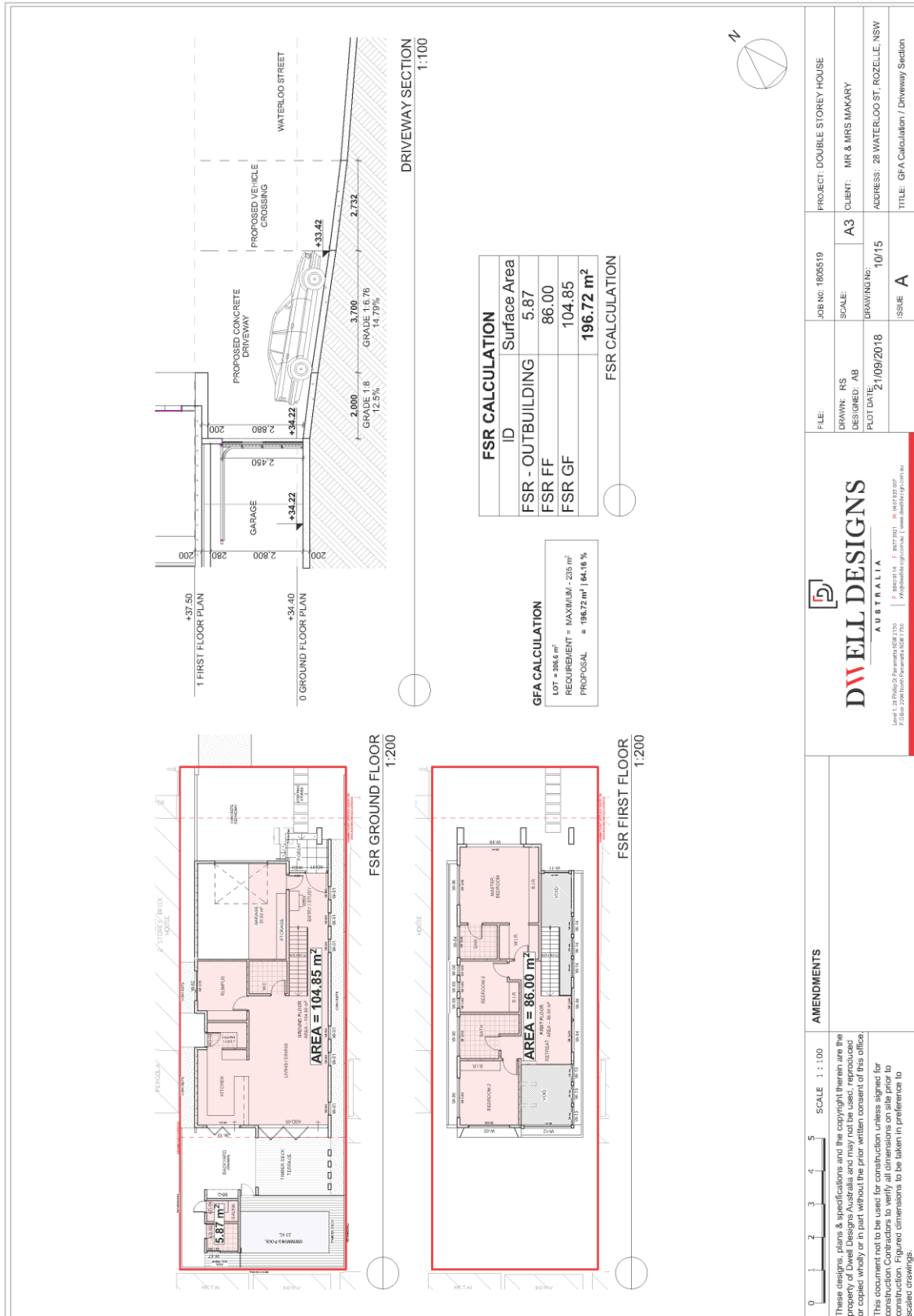
Level 1, 234/236 St. Leonards NSW 1585
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FILE:	JOB NO. 1605519	PROJECT: DOUBLE STOREY HOUSE
DESIGNER: RS	SCALE: 1:100	CLIENT: MR & MRS MAKARY
DESIGNED: AB	DRAWING NO: 6/15	ADDRESS: 28 WATERLOO ST. ROZELLE NSW
PLOT DATE: 21/09/2018	ISSUE: A	TITLE: North & East Elevations







Window List

ID	W-01	W-02	W-03	W-04	W-05	W-06	W-07	W-08	W-09	W-10
Quantity	6	1	1	3	1	3	1	3	1	1
Home Storey	GROUND	GROUND	GROUND	FIRST	FIRST	FIRST	GROUND	FIRST	FIRST	GROUND
W x H Size	0.800x1.800	1.810x1.030	0.972x2.900	1.900x0.800	2.483x1.930	2.400x0.900	0.800x0.600	0.800x1.400	3.450x2.353	2.000x1.500
Surface Area	1.44	1.86	2.82	1.14	4.79	1.44	0.48	0.84	8.12	3.0

Location	ENTRY / LIVING	RUMPUS	ENTRY	ENSUITE / RETREAT	BEDROOM 2	MASTER BATH, BED 2	OUTBUILDING WC	BEDROOM 3	MASTER	KITCHEN
ID	W-11	W-12	W-13	W-14	W-15	W-16	W-17			
Quantity	1	1	3	3	3	3	3			
Home Storey	FIRST	FIRST	FIRST	FIRST	FIRST	FIRST	FIRST			
W x H Size	2945x1820	2590x3200	1860x1500	2600x1500	2370x1500	2085x1500	950x1500			
Surface Area	5.36	7.46	2.79	3.9	3.6	3.13	1.43			

WINDOW LIST

Location	VOID	VOID	VOID	VOID	VOID / ROOF	VOID / ROOF	VOID / ROOF	VOID / ROOF
ID	AD-01	AD-02	AD-03	AD-04	ASD-05	GD-01		
Quantity	1	1	1	1	1	1		
W x H Size	1.400x2.900	0.900x2.400	0.900x2.100	0.750x2.100	4.250x2.400	3.200x2.450		

DOOR LIST

Surface Area	4.05	2.16	1.89	1.53	10.20	7.84
Location	ENTRY	LAUNDRY	OUTBUILDING WC	SAUNA	LIVING	GARAGE
Home Storey	GROUND	GROUND	GROUND	GROUND	GROUND	GROUND

3D REFERENCE 01 - WINDOWS

3D REFERENCE 02 - WINDOWS

WINDOWS TO ENGINEER SPECIFICATIONS AND DETAILS

FILE: JOB NO: 185519 PROJECT: DOUBLE STOREY HOUSE

DRAWN: RS SCALE: A3 CLIENT: MR & MRS MAKARY

DESIGNED: AB DRAWING NO: 11/15

PLOT DATE: 21/09/2018 ADDRESS: 28 WATERLOO ST, ROZELLE, NSW

ISSUE: A TITLE: Doors and Windows list

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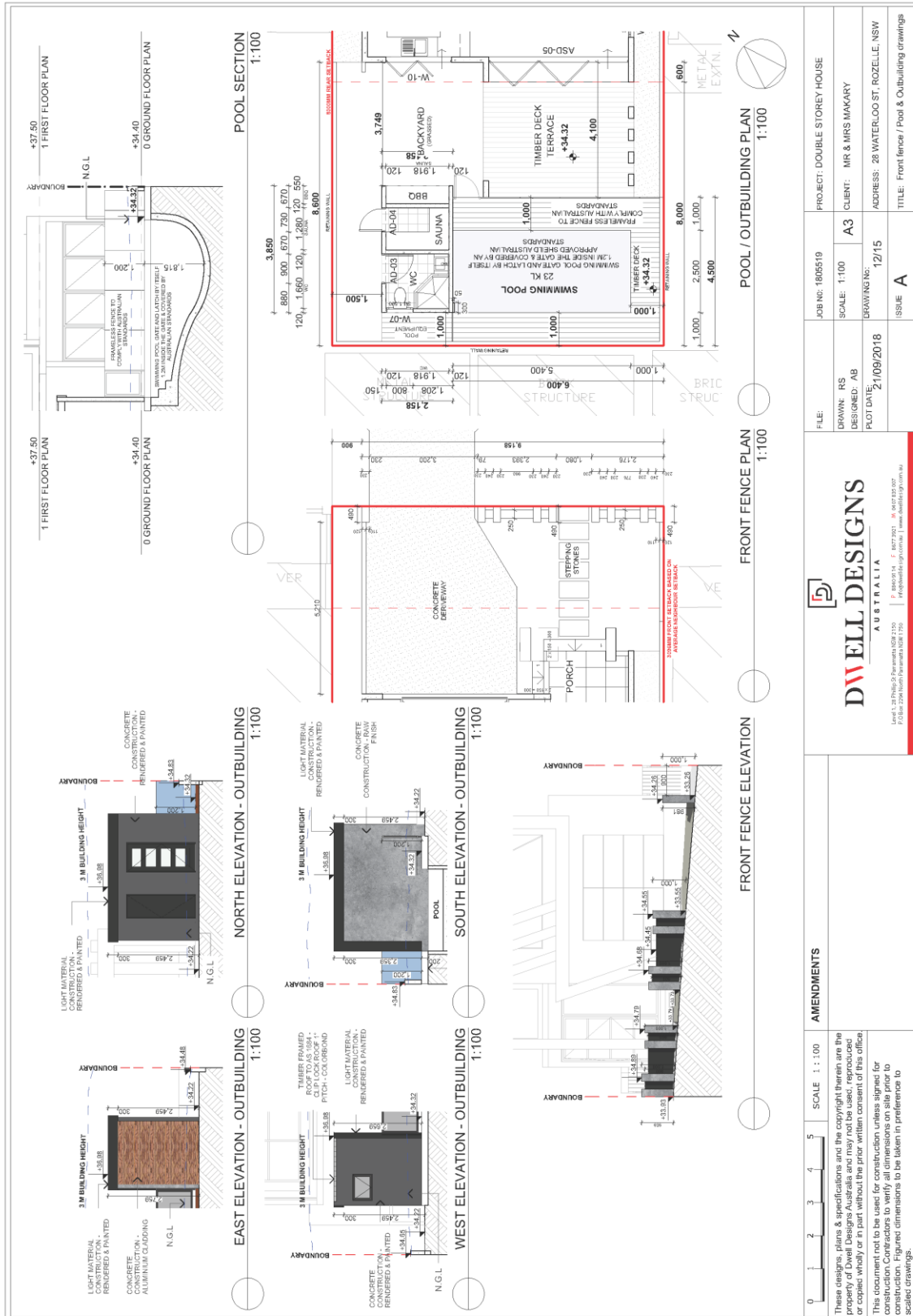
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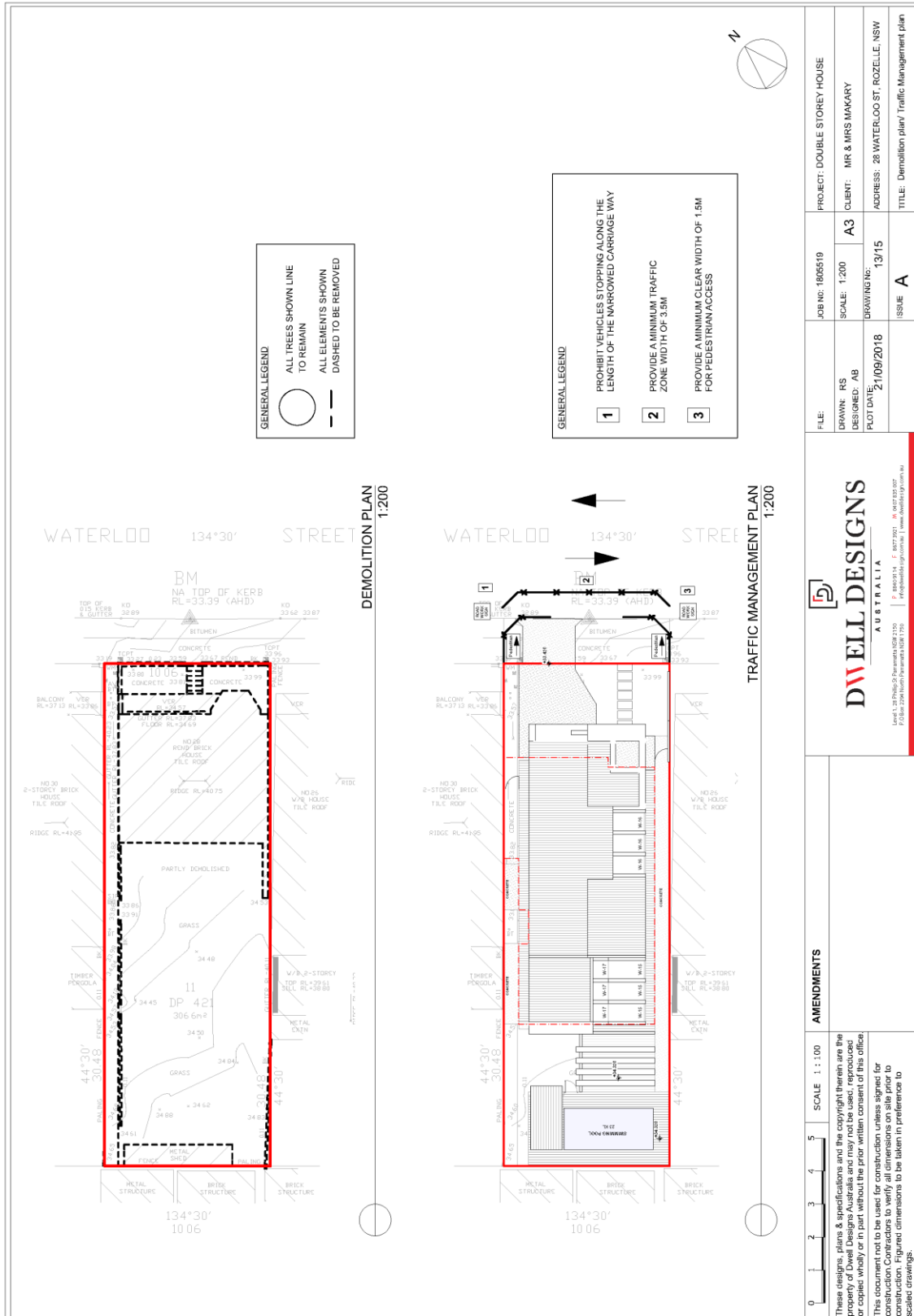
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0 1 2 3 4 5 SCALE 1 : 100

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ENVIRONMENTAL SITE MANAGEMENT NOTES

EROSION AND SEDIMENT CONTROLS:

- ALL EXISTING TREES TO BE RETAINED UNLESS SHOWN OTHERWISE ON APPROVED ARCHITECTS OR ARBORIST REPORT. TREES RETAINED ARE TO BE PROTECTED WITH A HIGH VISIBILITY FENCE, PLUS TO INDIVIDUAL TREES AS NECESSARY.
- RETAIN ALL EXISTING PLANT COVER WHEREVER POSSIBLE.
- SEDIMENT AND EROSION CONTROLS MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS OF DEMOLITION ACTIVITY.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS, LIKELY TO COLLECT SILT LAKEN WATER UNTIL SURROUNDING AREAS ARE PAVED OR REGRASSES
- ALL SILT FENCES AND BARRIERS ARE TO BE MAINTAINED IN GOOD ORDER AND REGULARLY DESILTED DURING THE CONSTRUCTION PERIOD.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MEASURES ARE TAKEN DURING THE COURSE OF CONSTRUCTION TO PREVENT SEDIMENT EROSION & POLLUTION OF THE SUPERVISING ENGINEER SHOULD BE CONTACTED IF IN DOUBT.
- WASTE MATERIALS ARE TO BE STOCKPILED OR LOADED INTO SKIP BINS LOCATED AS SHOWN ON PLAN.
- STOCKPILES OF LOOSE MATERIALS SUCH AS SAND, SOIL GRAVEL MUST BE COVERED WITH GEOTEXTILE SILT FENCE MATERIAL PLASTIC SHEETING OR MEMBRANE MUST NOT BE USED. SAFETY BARRICADES SHOULD BE USED TO ISOLATE STOCKPILES OF SOLID MATERIALS SUCH AS STEEL REINFORCING, FORMWORK, SCAFFOLDING.
- ALL VEHICLES LEAVING THE SITE MUST PASS OVER THE 'BALLAST' AREA TO SHAKE OFF SITE CLAY AND SOIL. IF NECESSARY WHEELS AND AXLES ARE TO BE HOSED DOWN. BALLAST IS TO BE MAINTAINED AND REPLACED AS NECESSARY DURING THE CONSTRUCTION PERIOD.
- TRUCKS REMOVING EXCAVATED MATERIAL SHOULD BE TAKEN TO THE TRUCK CONSTRUCTION PATHS AND MATERIAL SHOULD BE TAKEN TO THE TRUCK TO REDUCE TRUCK MOVEMENT ON THE SITE. TRUCKS TO BE LIMITED TO SINGLE UNIT HEAVY RIGID VEHICLES. (NO SEMI-TRAILERS)
- ANY SEDIMENT DEPOSITED ON THE PUBLIC WAY, INCLUDING FOOTPATH RESERVE AND ROAD SURFACE, IS TO BE REMOVED IMMEDIATELY.
- PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORKS WITHIN THE FOOTPATH AREA TO PROVIDE SAFE ACCESS FOR PEDESTRIANS.
- CONCRETE PUMPS AND CRANES ARE TO OPERATE FROM WITHIN THE BALLAST ENTRY DRIVEWAY/AREA, AND ARE NOT TO OPERATE FROM THE PUBLIC ROADWAY UNLESS SPECIFIC COUNCIL PERMISSION IS OBTAINED.
- DELIVERY VEHICLES MUST NOT STAND WITHIN THE PUBLIC ROADWAY FOR MORE THAN 20 MINUTES AT A TIME.
- ANY EXCAVATION WORK ADJACENT TO ADJOINING PROPERTIES OR THE PUBLIC ROADWAY IS NOT TO BE COMMENCED UNTIL THE STRUCTURAL ENGINEER IS CONSULTED AND SPECIFIC INSTRUCTIONS RECEIVED FROM THE ENGINEER.
- TOILET FACILITIES MUST BE EITHER A FLUSHING TYPE OR APPROVED PORTABLE CHEMICAL CLOSET, CHEMICAL AND SERVICED ON A REGULAR BASIS SO THAT OFFENSIVE ODOUR IS NOT EMITTED.

AMENDMENTS

SCALE 1 : 100

0 1 2 3 4 5

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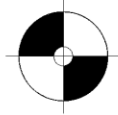
This document not to be used for construction unless signed for this purpose by the engineer. If used for any other purpose, the user assumes all responsibility. Figured dimensions to be taken in preference to scaled drawings.

FILE:	JOB NO: 1805519	PROJECT: DOUBLE STOREY HOUSE
DRAWN: RS	SCALE: A3	CLIENT: MR & MRS MARGARY
DESIGNED: AB	DRAWINGS: 14/15	ADDRESS: 28 WATERLOO ST, ROZELLE, NSW
PLOT DATE: 21/09/2018	ISSUE: A	TITLE: Sediment control plans

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TITLE

DETAIL LEVEL SURVEY
 NO28B WATERLOO STREET
 ROSELLE

CLIENT

R. MARGRIE

SURVEYED

C. TAYLOR

DRAWN

C. TAYLOR

PLAN DETAILS

SCALE 1:100
 AS 1

CONTOUR INT. 0.2m

PLAN DATE 22-10-15

DATE OF SURVEY 17-10-15

FILE NO. 953D15

HORIZONTAL CONTROL LOCAL

HEIGHT DATUM AHD

SSM46684
 RL 33.903

AV AIR VENT SI SIGN

BK BENCH MARK SV STOPS VALVE

BT BOUNDARY TRIP SIP STOPWAY PIT

EDM ELECTR. BOX GR STOPWAY, GRV

EP ELECTR. POLE T TREE

GAC GAS S TREE SPREA

H HYDRANT D TRUNK DIA & HEIGHT

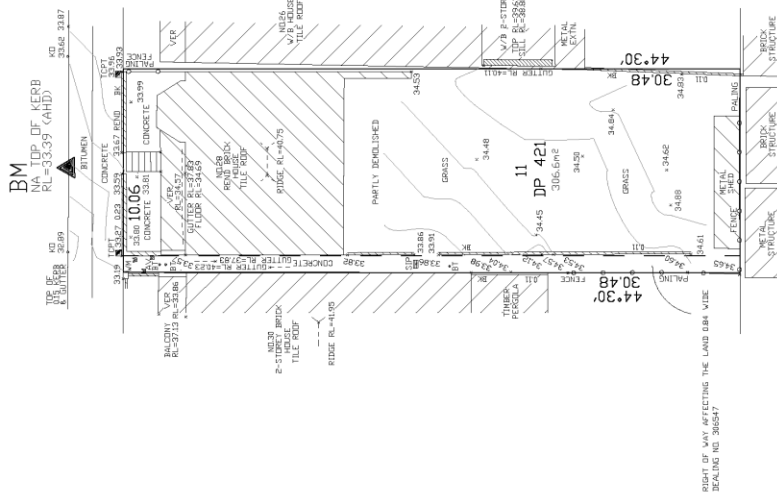
LP LIGHT POLE WPI WATER TAP

PH HANDLE TAP WATER TAP

PIT UNKNOWN PIT LS LANDSCAPP

TOT TELSTRA PIT VQ KEEP OUTLET

WATERLOO STREET 134'30"



- NOTES:
- (1) BOUNDARIES HAVE NOT BEEN MARKED OR SURVEYED
 - (2) UTILITIES AND SERVICES SHOWN ARE FOR INFORMATION ONLY. SERVICES HAVE BEEN MARKED.
 - (3) ONLY VISIBLE SERVICES & UTILITIES HAVE BEEN LOCATED
 - (4) TREES ARE APPROXIMATE & ARE ASSUMED TO BE SYMMETRICAL
 - (5) THE POSITION OF THE FEATURES SHOWN IS SUBJECT TO A BOUNDARY SURVEY
 - (6) SPOT LEVELS SHOULD BE ADDED OVER CONTOUR LINES
 - (7) PLEASE CONTACT OUR SURVEYING SERVICES P/L IMMEDIATELY, SHOULD A DISCREPANCY BE DISCOVERED.
 - (8) ROOF GUTTER LEVELS ARE MEASURED AT TOP