



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	M/2018/202
Address	396 Annandale Street, ANNANDALE NSW 2038
Proposal	Modification of Development Consent D/2014/13 seeking various internal and external changes, including: addition of powder room on ground floor; addition of fire-rated glass bricks to north-facing wall of kitchen; addition of attic level bedroom with associated roof extension and internal staircase to the new attic level; and painting of front facade and front fence and restoration of original sandstone blocks.
Date of Lodgement	10 December 2018
Applicant	NDRSN Architecture
Owner	Mr J A Zammit
Number of Submissions	2 submissions
Value of works	\$250,000
Reason for determination at Planning Panel	Floor Space Ratio exceeds officer delegations
Main Issues	Floor Space Ratio
Recommendation	Approved with Conditions
Attachment A	Recommended Modified Conditions of Consent
Attachment B	Plans of Proposed Development
Attachment C	Original Notice of Determination (as last amended)
Attachment D	Original Approved Plans (as last amended)



LOCALITY MAP

Subject Site		Objectors		 N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for modifications to Development Consent D/2014/13 which approved partial demolition and alterations and additions to the existing dwelling and boundary fencing at 396 Annandale Street, Annandale.

The application was notified to surrounding properties and 2 submissions were received.

The main issues that have arisen from the application include:

- Floor Space Ratio proposed is 1.14:1 which exceeds the permissible FSR of 0.9:1;
- Heritage Conservation; and
- Amenity impacts to neighbouring properties relating to visual privacy and potential light spill.

Subject to recommended conditions to address heritage requirements and amenity impacts to adjoining properties, the proposal is considered to satisfy all relevant planning controls and consequently is recommended for approval.

2. Proposal

This application seeks consent to modify Development Consent D/2014/13 pursuant to the provisions of Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979 in the following way:

- Addition of a powder room below the staircase on the ground floor;
- Addition of translucent glass brickwork to the rear of the northern boundary wall on the ground floor;
- Conversion of the attic into a fourth bedroom;
- Addition of skillion dormer window to the rear of the roof of the building;
- Repaint the original building.

3. Site Description

The subject site is located on the western side of Annandale Street, between Pritchard Street and Weynton Lane. The site consists of one allotment and is generally rectangular in shape. The site has a total area of 140sqm and is legally described as Lot A in DP 444491.

The site has a frontage to Annandale Street of 5.17 metres. The site contains a two storey Victorian terrace house. To the north of the site is a single storey dwelling house fronting Pritchard Street and to the south of the site is a single storey terrace house.

The property is a contributory item to the 'Annandale Heritage Conservation Area' (C1). The site is not identified as a flood prone lot. There is one significant tree (Jacaranda Mimosifolia) located at the rear of the property, which is proposed to be retained.



Figure 2: Existing dwelling

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/2014/13	Partial demolition and alterations and additions to existing dwelling and boundary fencing and tree removal.	Approved 13 May 2014
M/2014/125	Modifications to development consent including the deletion of condition of consent 2(a) which required the wall of the additions to be setback 300mm from the northern property boundary.	Approved 1 October 2014
M/2018/1	Modifications to development consent including various alterations and additions to dwelling-house.	Approved 9 May 2018

With regard to M/2018/1, it is noted that attic level works were proposed as part of this previous modification. The attic level works included front and rear dormers, a shower, a

larger floor area for the attic bedroom and a window to the rear window without any privacy screening. These works were not supported in the previous modification due to the significant degree of intervention in the original fabric, adverse impacts to the streetscape and Heritage Conservation Area and privacy impacts from the rear dormer due to the lack of privacy screening. Subsequently, the attic level works were requested to be removed via condition (Condition 2e).

This modification requests to delete Condition 2e and proposes attic works including a smaller bedroom floor area and a rear dormer, with a privacy screen added to the rear dormer window. The proposed shower and front dormer have been deleted from the plans. An assessment of the amenity impacts in relation to the modified attic level works are discussed in Section 5 of this report.

Surrounding properties

398 Annandale Street

Application	Proposal	Decision & Date
D/2010/528	Alterations and additions to existing dwelling including attic, bay window to Pritchard Street, swimming pool and garage accessed from Annandale Street.	Approved 15 March 2011
M/2011/112	Section 96 modification of D/2010/528 which approved alterations and additions to the existing dwelling and construction of a swimming pool. Modification seeks to extend the ground-floor, alter window locations and change the internal layout.	Approved 25 August 2011
D/2015/158	Alterations and additions to the existing dwelling including rear extensions.	Approved 7 October 2015

4(b) Application history

Not applicable.

5A. Section 4.55 Assessment

Section 4.55 of the Environmental Planning and Assessment Act, 1979, requires the following matters to be assessed in respect of all applications which seek modifications to approvals.

The proposed modification is of minimal environmental impact.

The proposed changes, subject to conditions, will not result in adverse amenity impacts to surrounding properties and therefore the application is considered to be of minimal environmental impact.

The development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).

The original application approved partial demolition and alterations and additions to the existing dwelling and boundary fencing and tree removal. The proposed modifications include internal changes and a new rear dormer to service a fourth bedroom in the attic

level. The additions are considered acceptable having regard to amenity to neighbouring properties and streetscape impacts. Therefore, the proposed additions are considered to be substantially the same development (subject to recommended conditions) as that originally granted.

Council has consulted with the relevant Minister, public authority or approval body in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority.

No concurrence with any external bodies was required.

The application has been notified in accordance with the regulations, if the regulations so require, or a development control plan, if council's development control plan requires the notification or advertising of applications for modification of a development consent.

The application was advertised for a period of 42 days (due to the Christmas period) between 13 December 2018 and 24 January 2018. Two submissions were received during the notification period.

Consideration of any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan.

Two submissions were received which are addressed below under Section 5(f) of this report.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.55 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 (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The following provides further discussion of the relevant issues:

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

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

5(a)(vii) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

An assessment has been made of the matters set out in Division 2 Matters for Consideration of the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*. It is considered that the carrying out of the proposed development is generally consistent with the relevant matters for consideration of the Plan and would not have an adverse effect on environmental heritage, the visual environmental, the natural environment and open space and recreation facilities.

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

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

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.7 - Demolition
- 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 4.6 - Exceptions to development standards
- Clause 5.10 - Heritage Conservation
- Clause 6.1 - Acid Sulfate Soils
- Clause 6.2 - Earthworks
- Clause 6.4 - Stormwater management

Clause 2.3 - Zone Objectives and Land Use Table

The site is zoned R1 – General Residential under the *LLEP 2011*. The *LLEP 2013* defines the development as a dwelling house, meaning a building containing only one dwelling.

The development is permitted with consent within the land use table. The development is consistent with the objectives of the R1 – General Residential zone.

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

Standard	Proposal	non compliance	Complies
Floor Space Ratio Maximum permissible: 0.9:1 (126sqm)	1.14:1 (159sqm)	33sqm (26.19%)	No
Landscape Area Minimum permissible: 15% (21sqm)	12.86% (18sqm)	3sqm (14.3%)	No (no change to previous approved consent)
Site Coverage Maximum permissible: 60% (84sqm)	64.6% (90.5sqm)	6.5sqm (7.74%)	No (no change to previous approved consent)

Clause 4.6 Exceptions to Development Standards

As outlined in table above, the modified proposal results in a breach of the Floor Space Ratio development standard.

The applicant seeks a variation to the FSR development standard under Clause 4.4 of the applicable local environmental plan by 26.19% (33sqm).

Pursuant to *Gann & Anor v Sutherland Shire Council* [2008] NSWLEC 157, the Land and Environment Court has held that there is power to modify a development application where the modification would result in a breach or further breach of development standards without the need to lodge variation requests (in this case under Clause 4.6 of the LLEP2013 – Exceptions to Development Standards).

Notwithstanding the above, had a Clause 4.6 Exceptions to Development Standards request been required, seeking Council's consent to vary the floor space ratio standard, the request would have been considered favourably in this instance for the following reasons:

- The modified proposal does not seek to increase the overall building height and the shadow diagrams submitted with the application demonstrate that there is negligible impact to the solar access to adjoining properties.
- The proposal does not result in any significant additional adverse amenity impacts upon the surrounding properties, subject to suitable conditions of consent.
- The proposal is considered acceptable with regard to the objectives of the R1 General Residential zone.
- The proposal is considered acceptable with regard to the objectives of Clause 4.4 Floor Space Ratio.

Clause 5.10 - Heritage Conservation

The subject site is a contributory item to the 'Annandale Heritage Conservation Area' (C1). The site is not listed as a heritage item in the Leichhardt LEP 2013.

The application was referred to Council's Heritage Advisor who supports the application subject to a number of conditions of consent. Refer to Section 5(c) of this report for further discussion regarding heritage requirements.

5(b) Draft Environmental Planning Instruments

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

- State Environmental Planning Policy - Environment

The proposed modification raises no issues with regard to the above draft instrument.

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.

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Not applicable
B3.1 Social Impact Assessment	Not applicable
B3.2 Events and Activities in the Public Domain (Special Events)	Not applicable

Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.3 Alterations and additions	Yes – see discussion
C1.4 Heritage Conservation Areas and Heritage Items	Yes – see discussion
C1.5 Corner Sites	Not applicable
C1.6 Subdivision	Not applicable
C1.7 Site Facilities	Yes
C1.8 Contamination	Not applicable
C1.9 Safety by Design	Not applicable
C1.10 Equity of Access and Mobility	Not applicable
C1.11 Parking	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	
C2.2.1.2 Annandale Street Distinctive Neighbourhood	Yes
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	Yes
C3.3 Elevation and Materials	Yes
C3.4 Dormer Windows	Yes – see discussion
C3.5 Front Gardens and Dwelling Entries	Not applicable
C3.6 Fences	Not applicable
C3.7 Environmental Performance	Yes
C3.8 Private Open Space	Yes
C3.9 Solar Access	Yes
C3.10 Views	Not applicable
C3.11 Visual Privacy	Yes – See discussion
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	Yes
Section 2 – Resource Recovery and Waste Management	Yes
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes

D2.3 Residential Development	Yes
D2.4 Non-Residential Development	Not applicable
D2.5 Mixed Use Development	Not applicable
Part E: Water	
Section 1 – Sustainable Water and Risk Management	Yes
E1.1 Approvals Process and Reports Required With Development Applications	Yes
E1.1.1 Water Management Statement	Yes
E1.1.2 Integrated Water Cycle Plan	Not applicable
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.1.4 Flood Risk Management Report	Not applicable
E1.1.5 Foreshore Risk Management Report	Not applicable
E1.2 Water Management	Yes
E1.2.1 Water Conservation	Yes
E1.2.2 Managing Stormwater within the Site	Yes
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	Yes
E1.3 Hazard Management	Not applicable
E1.3.1 Flood Risk Management	Not applicable
E1.3.2 Foreshore Risk Management	Not applicable
Part F: Food	
	Not applicable
Part G: Site Specific Controls	
	Not applicable

The following provides discussion of the relevant issues:

C1.3 Alterations and Additions

Translucent glass bricks on boundary wall

The modified proposal includes translucent glass bricks on the ground floor on the northern side boundary to service the kitchen.

The translucent glass bricks are not supported as this window is proposed to be built on the boundary. This is not considered to be a good planning outcome for the following reasons:

- This would restrict future development to the adjoining property.
- The glass bricks would rely on light across the boundary from 398 Annandale Street.
- The glass bricks would result in potential light spill into the neighbouring property at No. 398 as a result of the perpendicular orientation of No. 398 to the subject site. An objection was received from No. 398 regarding the light spill that would result from the glass bricks and the adverse amenity impacts this would have on the private open space, kitchen and living area of No. 398.

Given the above, this aspect of the proposal is not supported and a condition of consent will be imposed in this regard.

Powder room

For reasons outlined below under *C1.4 Heritage Conservation Areas and Heritage Items*, the powder room is not supported in the proposed location under the stairs as demolition to the first two room areas of the original dwelling is not supported. If the applicant wishes to pursue this aspect of the proposal, the powder room can be supported if it is relocated to the rear portion of the house and the internal layout can be amended accordingly. A condition of consent in this regard is included in the recommendation.

Attic bedroom and rear dormer

The new bedroom in the attic level and the associated rear dormer are supported subject to conditions. These conditions will ensure that the dimensions of the rear dormer are acceptable from a heritage perspective (see Heritage assessment below) and that the rear window does not result in adverse visual privacy impacts (See Visual Privacy assessment below).

C1.4 Heritage Conservation Areas and Heritage Items and C3.4 Dormer Windows***Heritage Listing***

The subject site is not listed as a heritage item on the Leichhardt LEP 2013. It is a contributory item to the 'Annandale Heritage Conservation Area' (C1).

There are no listed heritage items in close proximity that would be adversely affected by the proposal.

The subject site is part of the Annandale Street (Kentville) Distinctive Neighbourhood of the Leichhardt LEP 2013.

Heritage Significance

The subject site is occupied by a two storey Victorian terrace that is contributory to the heritage conservation area.

The statement of significance of the HCA is available on Council's website: <https://www.innerwest.nsw.gov.au/develop/planning-controls/heritage-and-conservation/heritage-conservation-areas>

Previous Heritage Comments

A number of previous approvals have been reviewed, including:

D/2014/13 for 'Partial demolition and alterations and additions to existing dwelling and boundary fencing and tree removal'. which was approved on 13 May 2014.

M/2014/125 for 'Section 96 application to modify D/2014/13 which approved alterations and additions to the existing dwelling. Modification entails the deletion of condition of consent 2(a) which required the wall of the additions to be setback 300mm from the northern property boundary'. This was approved on 1 October 2014.

M/2018/1 for 'Modifications to development consent for partial demolition and alterations and additions to existing dwelling and boundary fencing. Modifications seek various alterations and additions to dwelling-house'. This was approved on 9 May 2018.

Discussion

Council's Heritage Advisor has reviewed the proposal with consideration to the Leichhardt Local Environmental Plan 2013 and Development Control Plan 2013 and provided the following comments/ recommendations.

Proposal	Comment
<i>1. Addition of Powder room below the staircase on the ground floor</i>	<i>There is concern about the structural integrity of the principal building form of this house and the neighbouring house (no.394) given by the proposed excavation below the staircase. Excavation must be limited to the rear of the dwelling.</i>
<i>2. Conversion of attic into fourth bedroom above the second bedroom of the first floor</i>	<p><i>There is concern that the proposed removal of the chimney breast in the attic room will adversely affect the structural integrity of the chimney, which is a significant element in the streetscape and must be retained and conserved. Without its support it will become a fragile element.</i></p> <p><i>It is noted that the subject chimney breast ensures the functionality of the ground floor fireplaces which are significant original fabric and its removal will have adverse impact over the house's significance.</i></p> <p><i>The Applicant has to provide structural solution to retain the chimney above the roof.</i></p>
<i>3. Addition of skillion dormer window to the rear of the roof of the building</i>	<i>The large rear skillion dormer is to have a minimum distance from the main roof ridge of 300mm, a minimum setback of 500mm from the inner face of the dividing walls, a 200mm setback from the rear wall of the main roof form and a 200mm setback from the chimney of the principal building form (which is not be removed). It must not contain any balcony other than a Juliet balcony. Pediment infill and side cheeks must not be glazed. The roof of the dormer must be clad with corrugated metal sheeting and flashing that matches the existing roof colour.</i>
<i>4. Addition of translucent glass brickwork to the rear of the northern boundary wall on the ground wall.</i>	<i>There is concern regarding the visibility of these translucent bricks from the public domain (Annandale Street) when standing in front of the eastern elevation of 16 Pritchard Street. Given the fact that it is to the rear of the block and there may be further</i>

	<i>structures/landscape features screening it, it can be supported.</i>
<i>5 Repainting of original building</i>	<p><i>Stripping out the existing paint finish to reveal sandstone to the front fence and post can be supported, as long as it will be done in such a way to limit damage to sandstone.</i></p> <p><i>For example, sandblasting removes both the paint and the hard outer surface of the substrate, removing the protection provided by these elements against damp penetration. High pressure water could also damage the surface of the substrate. Stripping out paint is a specialist procedure and needs to be undertaken by a skilled professional.</i></p>

Given the above comments, Council's Heritage Advisor generally supports the proposed modifications subject to conditions of consent. These conditions will include:

1. Remove the powder room and any excavation/opening of new door below the new staircase within the principal building form.
2. A certificate from a Structural Engineer, with associated structural drawings confirming/ certifying how the chimney can and will be retained, must be provided prior to the issue of a Construction Certificate. This shall include certification that adequate internally sited supporting structures shall be incorporated into conserving the external principal chimney sited above the principal roof ridge on the northern side boundary with 16 Prichard Street. Consideration into retaining the subject chimney breast should be taken into account.
3. The proposed large rear skillion dormer shall have a minimum distance from the main roof ridge of 200mm, a minimum setback of 500mm from the inner face of the dividing (side) walls, a 200mm setback from the rear wall of the main roof form and a 200mm setback from the chimney of the principal building form (which is not be removed). It must not contain any balcony other than a Juliet balcony. Pediment infill and side cheeks must not be glazed. The roof of the dormer must be clad with corrugated metal sheeting and flashing that matches the existing roof colour.
4. Removal of paint must be undertaken by qualified tradespeople expert in heritage conservation and preferably listed on the Office of Environment and Heritage list, using a proprietary paint cleaning product suitable for heritage structure buildings (<https://www.environment.nsw.gov.au/heritageapp/HeritageConservationDirectory.aspx>). No high pressure water or sandblasting is to be used for the removal of paint.

C3.9 Solar Access

Shadow diagrams submitted with the application demonstrate that the proposed changes result in negligible overshadowing to the private open space of 390 Annandale Street (approximately 1sqm at 9am) and to the roofs of the adjoining properties at 394, 392 and 390 Annandale Street between 10am and 12pm. These additional overshadowing impacts

are considered to be minor and overall, the proposal complies with the solar access requirements specified in Clause C3.9 of the Leichhardt DCP 2013.

C3.11 Visual Privacy

The proposal includes a new window on the attic level on the western rear elevation to service the new fourth bedroom.

A similar window was proposed as part of the previous modification application (M/2018/1). As part of that assessment, the following comments were made about this window:

“The proposed full length window with privacy screen in the upper level northern elevation is considered an unsatisfactory design as the privacy screen does not prevent viewing of northern adjoining properties.”

The previous modification included a condition (1e) requiring the attic level works, including the rear dormer, to be deleted.

This modification proposes to retain the attic conversation and the window to service the rear dormer. It has been proposed that fixed vertical privacy screening be installed to the rear window to prevent overlooking to neighbouring properties.

This window and the associated privacy screen is considered acceptable having regard to objectives and controls contained in Clause C3.11 of the LDCP 2013 for the following reasons:

- Control C1 in Clause C3.11 requires screening or obscuring of sight lines available within 9m and 45 degrees between the *living room or private open space* of a dwelling and the *living room or private open space* of an adjoining dwelling.
- The subject window services an attic bedroom, which is considered to be a low-intensity area and is outside the scope of consideration of the above control.
- The view line in question is restricted by a fixed visual privacy screen, which limits the view angle to approximately 26 degrees in each direction.
- The direct view from this window will look to the roof of the subject site.

Given the above, the modified proposal is acceptable having regard to visual privacy.

5(d) The Likely Impacts

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

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

The site is zoned R1 – General Residential. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified in accordance with the Leichhardt Development Control Plan 2013 for a period of 42 days to surrounding properties (due to the Christmas period). A total of two submissions were received.

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

- Light spill from the ground floor window on the northern side boundary– see Section 5(c).
- FSR non-compliance – see Section 5(a).
- Visual privacy impacts from the rear dormer window – see Section 5(c)

In addition to the above issues, the submissions raised the following concerns which are discussed under the respective headings below:

Issue: Impacts from construction works along the northern side boundary.

Comment: Concern was raised about the impact of the construction and demolition on the amenity of the adjoining property at 398 Annandale Street. It was requested that a Construction Management Plan be provided to the neighbours prior to the issue of a Construction Certificate. The approval is subject to suitable standard conditions to protect the amenity of neighbouring properties during construction and this modification does not seek to alter or remove these conditions. It is not considered necessary to require documentation to be submitted to neighbours before the issue of a Construction Certificate as it is considered sufficient to submit such documentation to the satisfaction of the Principal Certifying Authority.

Issue: Contamination

Comment: Concern was raised about “*the process to remove and excavate the one metre layer of toxic coal ash*” on the site. The subject site and adjoining properties are not identified as having a history of contamination in Council’s contamination maps. Additionally, the issue of contamination was assessed as part of the original application and no concerns were raised in this regard. It is also noted that the element of this modification that would have resulted in excavation, the powder room, is not supported and will be conditioned to be deleted. Therefore, this modification does not raise any concerns having regard to excavation and contamination.

5(g) The Public Interest

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

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

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

- Heritage Officer

6(b) External

The application was not required to be referred to any external bodies.

7. Section 7.11 Contributions

Section 7.11 contributions are not payable for the proposal.

8. Conclusion

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

Subject to recommended conditions to address heritage requirements and amenity impacts to adjoining properties, the modified development will not result in any increased impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

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

9. Recommendation

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.55 of the *Environmental Planning and Assessment Act 1979*, grant consent to Modification Application No. M/2018/202 for various internal and external changes, including: addition of attic level bedroom with associated roof extension and internal staircase to the new attic level; and painting of front facade and front fence and restoration of original sandstone blocks, at 396 Annandale Street, Annandale, subject to the conditions listed in Attachment A below.

Attachment A – Recommended Modified Conditions of Consent

A. Condition 1 to be amended as follows:

1. Development must be carried out in accordance with the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
S4.55 02_01, Issue A –Existing/ Demolition Plans	NDRSN	4 December 2018
S4.55 03_01, Issue A –Ground Floor Plan	NDRSN	4 December 2018
S4.55 03_02, Issue A –First Floor Plan	NDRSN	4 December 2018
S4.55 03_03, Issue A –First Floor Plan	NDRSN	4 December 2018
S4.55 03_04, Issue A –Roof Plan	NDRSN	4 December 2018
S4.55 04_01, Issue A –East Elevation	NDRSN	4 December 2018
S4.55 04_02, Issue A –North Elevation	NDRSN	4 December 2018
S4.55 04_03, Issue A –West Elevation	NDRSN	4 December 2018
S4.55 04_04, Issue A –South Elevation	NDRSN	4 December 2018
S4.55 05_01, Issue A –Section A	NDRSN	4 December 2018
S4.55 05_02, Issue A –Section B + C	NDRSN	4 December 2018
S4.55 05_03, Issue A –Section D	NDRSN	4 December 2018
S4.55 08_01, Issue A – Landscape Plan	NDRSN	4 December 2018
S4.55 09_01, Issue A – Stormwater Concept Plan	NDRSN	4 December 2018
S4.55 07_01, Issue A – External Materials & Finishes	NDRSN	5 December 2018
Document Title	Prepared By	Dated
BASIX Certificate - A288094_03	Urban Future Organization PTY LTD	3 December 2018

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

(Condition modified by M/2018/202 on INSERT DATE)

B. Condition 2 to be amended as follows:

2. Amended plans are to be submitted incorporating the following amendments:
 - a) ~~The northern wall of the proposed Living Room must be set back from the northern property boundary, sufficient to provide a minimum 300mm wide~~

~~overland flowpath between the atrium and the rear of the property. The 300mm width must be measured as the clearance between the outside face of the dwelling wall and the inside face of any fence or boundary wall on the northern property boundary.~~

~~(Condition deleted by M/2018/1 on 9 May 2018)~~

- b) The windows of the addition are to be of timber framed construction.
- c) ~~A screening device to a height of 1.6m above the finished floor level is required to be provided along the northern edge of the proposed ground floor deck, located adjacent to the kitchen. The screening device shall be installed for the entire length of the proposed deck to adequately prevent direct overlooking. The screening device should be 75% obscure, permanently fixed and made of durable materials.~~
~~(Condition deleted by M/2018/1 on 9 May 2018)~~
- d) ~~A screening device to a height of 1.6m above the finished floor level is required to be provided along the northern and southern edge of the proposed ground floor deck, located adjacent to the living room. The screening device shall be installed for the entire depth of the proposed deck to adequately prevent direct overlooking. The screening device should be 75% obscure, permanently fixed and made of durable materials.~~
~~(Condition deleted by M/2018/1 on 9 May 2018)~~
- e) ~~The attic level works, including the front and rear dormers and the stair to that level, are to be deleted, with the existing upper level ceilings, ceiling heights and roof above the original front two-storey section of the dwelling retained.~~
~~(Condition added by M/2018/1 on 9 May 2018)~~
~~(Condition deleted by M/2018/202 on INSERT DATE)~~
- f) The parapet height of the rear two level additions to the building are to remain as originally approved, at RL27.73.
~~(Condition added by M/2018/1 on 9 May 2018)~~
- g) The proposed 1st floor north-facing bathroom window is to be reduced in size so as to have a sill height not less than 1.7m above finished floor level.
~~(Condition added by M/2018/1 on 9 May 2018)~~
- h) ~~The proposed new windows located within the northern side boundary wall of the building shall be deleted.~~
~~(Condition added by M/2018/1 on 9 May 2018)~~
~~(Condition deleted by M/2018/202 on INSERT DATE)~~
- i) The existing internal rear walls and historic fenestration of the front original two-storey built form, as shown to be retained on approved drawings [D/2014/13 & M/2014/125], shall be retained.
~~(Condition added by M/2018/1 on 9 May 2018)~~
- j) ~~The applicant is encouraged to reconsider the overall “grey” theme of the building external colour scheme, as its use is modern trend which is contrary to the typical historical colours for the construction period of the dwelling. To assist with a potential alternative, more sympathetic external paint scheme, the applicant is encouraged to consult the following texts: ‘Colour schemes for old Australian Houses’ – Ian Evans; Clive Lucas and Iain Stapleton, The Flannel Flower Press Pty Ltd; and ‘More Colour Schemes for~~

~~Australian Houses' Ian Evans; Clive Lucas and Iain Stapleton, The Flannel Flower Press Pty Ltd.~~

~~(Condition added by M/2018/1 on 9 May 2018)~~

~~(Condition deleted by M/2018/202 on INSERT DATE)~~

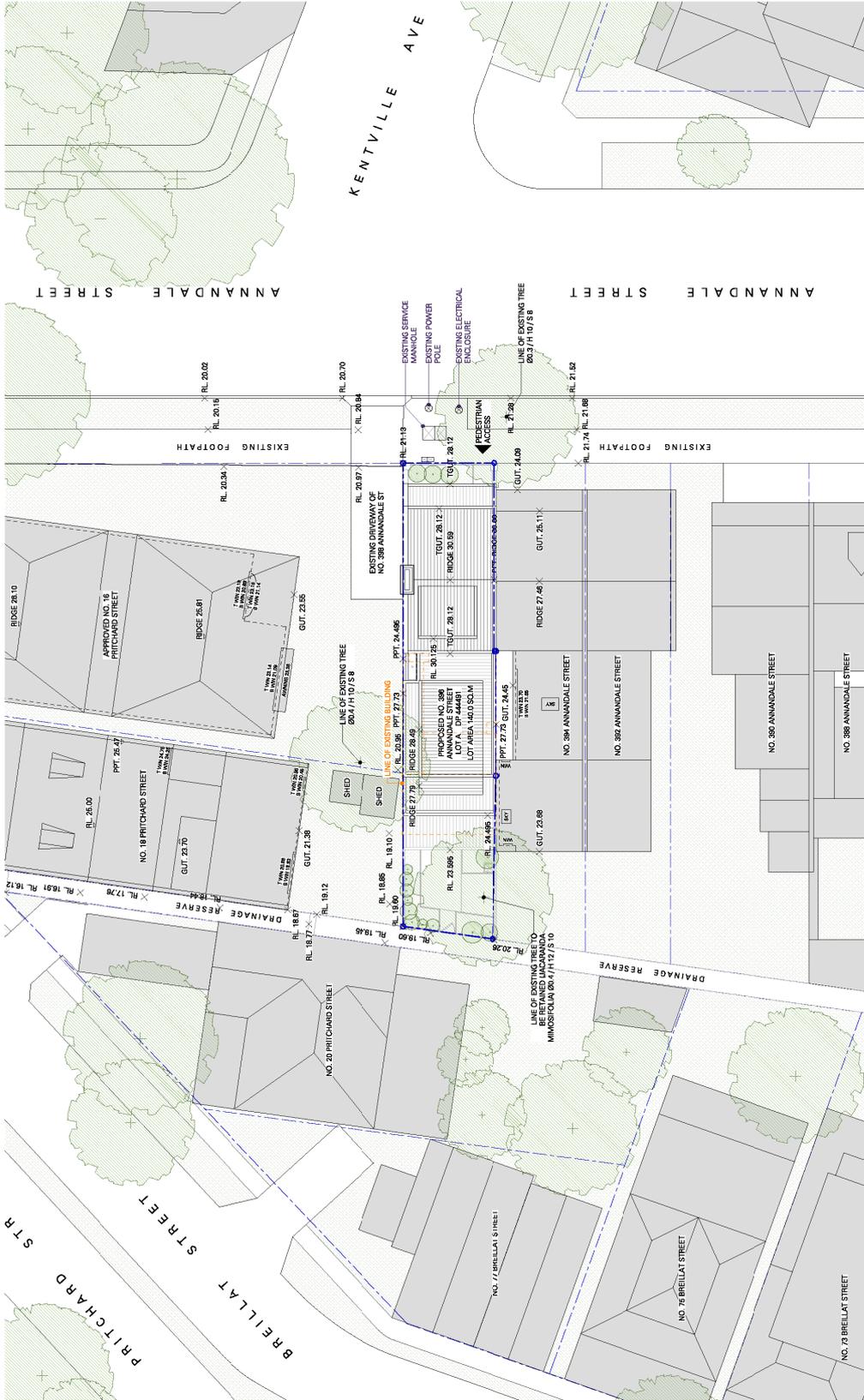
- k) The powder room and any excavation/opening of new door below the new staircase within the principal building form must be deleted. If the applicant wishes to pursue the addition of a powder room on the ground floor level, this shall be relocated to the rear portion of the dwelling and the internal layout of the kitchen/ living/ dining/ butler's pantry area shall be amended accordingly.
(Condition added by M/2018/202 on INSERT DATE)
- l) Details demonstrating retention of the chimney breast in the attic and compliance with Condition 2A are to be shown on the plans.
(Condition added by M/2018/202 on INSERT DATE)
- m) The proposed large rear skillion dormer shall have a minimum distance from the main roof ridge of 200mm, a minimum setback of 500mm from the inner face of the dividing (side) walls, a 200mm setback from the rear wall of the main roof form and a 200mm setback from the chimney of the principal building form (which is not be removed). It must not contain any balcony other than a Juliet balcony. Pediment infill and side cheeks must not be glazed. The roof of the dormer must be clad with corrugated metal sheeting and flashing that matches the existing roof colour.
(Condition added by M/2018/202 on INSERT DATE)
- n) Removal of paint must be undertaken by qualified tradespeople expert in heritage conservation and preferably listed on the Office of Environment and Heritage list, using a proprietary paint cleaning product suitable for heritage structure buildings
(<https://www.environment.nsw.gov.au/heritageapp/HeritageConservationDirectory.aspx>). No high pressure water or sandblasting is to be used for the removal of paint.
(Condition added by M/2018/202 on INSERT DATE)
- o) The proposed translucent glass bricks within the northern side boundary wall shall be deleted.
(Condition added by M/2018/202 on INSERT DATE)

The amendments are to be provided prior to the issue of a Construction Certificate.

(Condition modified by M/2018/202 on INSERT DATE)

C. Condition 2A to be added as follows:

- 2A. A certificate from a Structural Engineer, with associated structural drawings confirming/ certifying how the external chimney can and will be retained, must be provided prior to the issue of a Construction Certificate. This shall include certification that adequate internally sited supporting structures shall be incorporated into conserving the external principal chimney sited above the principal roof ridge on the northern side boundary with 16 Prichard Street. Consideration into retaining the subject chimney breast should be taken into account.
(Condition added by M/2018/202 on INSERT DATE)



NDRSN
 DRAWN BY: 1259 MAS
 DATE: 04/02/2018
 ISSUE: A

TITLE: SITE ANALYSIS PLAN

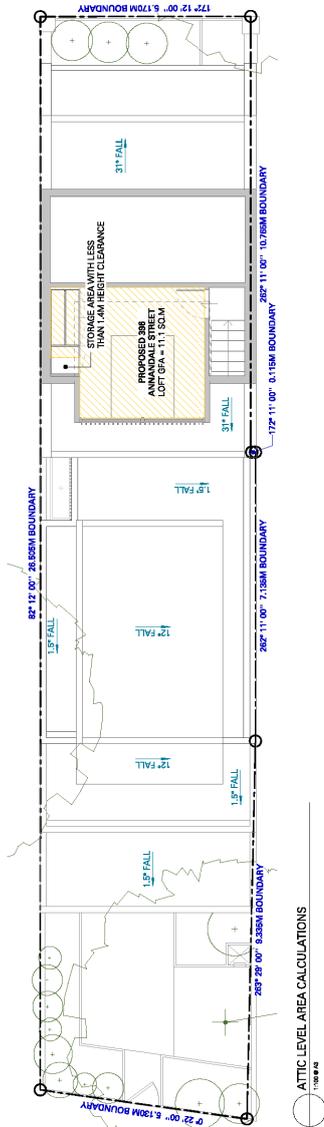
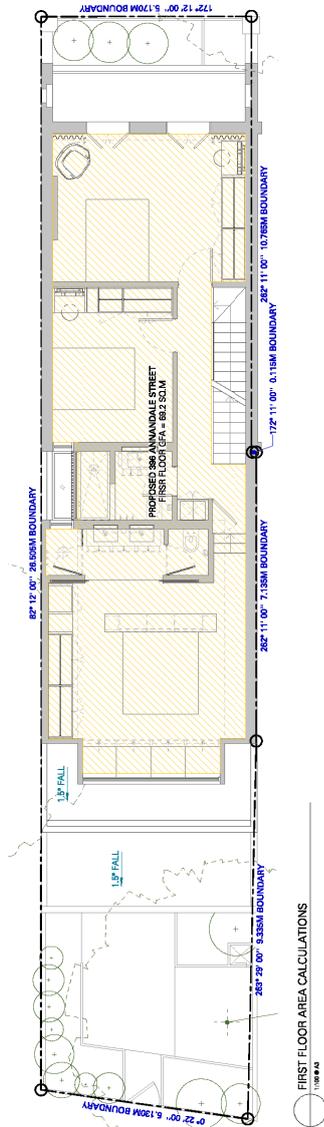
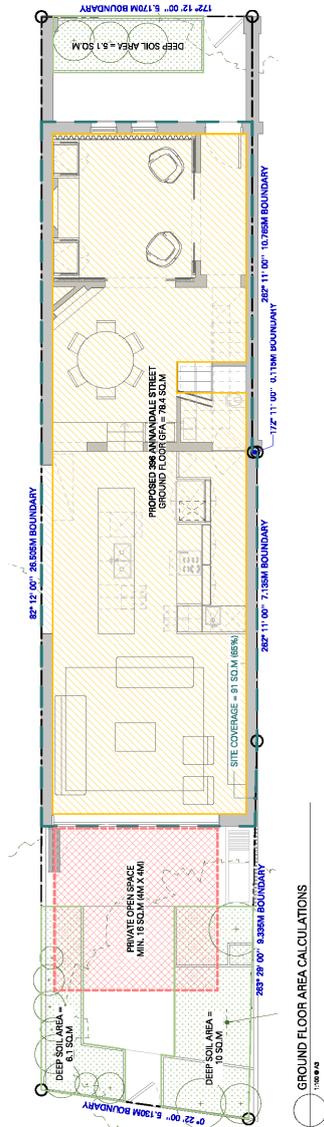
PROJECT: LOT A D.P. 444481
 396 ANNANDALE STREET, ANNANDALE, NSW, 2038

LEGEND
 ■ PROPOSED BUILDING
 ■ EXISTING BUILDING
 ■ EXISTING DRIVEWAY
 ■ EXISTING FOOTPATH
 ■ EXISTING TREE
 ■ EXISTING POWER POLE
 ■ EXISTING ELECTRICAL ENCLOSURE
 ■ EXISTING MANHOLE
 ■ EXISTING SERVICE
 ■ EXISTING WATER PIPE
 ■ EXISTING SEWER PIPE
 ■ EXISTING RIDGE
 ■ EXISTING GUTTER
 ■ EXISTING DRIVEWAY OF NO. 396 ANNANDALE ST
 ■ EXISTING DRIVEWAY OF NO. 398 ANNANDALE ST

NOTES
 1. ALL INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED TO NDRSN BY THE CLIENT AND IS SUBJECT TO VERIFICATION BY NDRSN.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.
 3. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 4. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE RESULTS OF THIS DESIGN.
 5. NDRSN ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY THE USE OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN.
 6. THIS PLAN IS THE PROPERTY OF NDRSN AND IS NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NDRSN.

COMPLIANCE TABLE

LOT A	SEC -	D.P. 444491
PROJECT ADDRESS: 398 ANNANDALE STREET SITE AREA	398 ANNANDALE STREET, ANNANDALE, NSW, 2038 R1 GENERAL RESIDENTIAL 140 SQ.M	
CONTROLS	<ul style="list-style-type: none"> MAX. FSR 0.8:1 MAX. BFA MAX. 128 SQ.M MAX. BUILDING HEIGHT MAX. 6M ± 4P AT FRONT MAX. WALL HEIGHT MAX. RL 27.73 (CONDITION #F M2018/1) MAX. SITE COVERAGE MAX. 48 SQ.M (65%) MIN. LANDSCAPED AREA 21 SQ.M (15%) MIN. PRIVATE OPEN SPACE MIN. 18 SQ.M (RM X 4M) 	
APPROVED M/2014/125	<ul style="list-style-type: none"> MAX. FSR 0.8:1 MAX. BFA MAX. 135.6 SQ.M MAX. BUILDING HEIGHT NO CHANGES TO FRONT MAX. WALL HEIGHT MAX. RL 27.73 MAX. SITE COVERAGE 88.8 SQ.M (62%) MIN. LANDSCAPED AREA 14.8 SQ.M (10.4%) MIN. PRIVATE OPEN SPACE MIN. 18 SQ.M (RM X 4M) 	
APPROVED M/2018/1	<ul style="list-style-type: none"> MAX. FSR 0.8:1 (INCLUDING ATTIC) MAX. BFA MAX. 139.8 SQ.M MAX. BUILDING HEIGHT NO CHANGES TO FRONT MAX. WALL HEIGHT MAX. RL 27.73 MAX. SITE COVERAGE 90.8 SQ.M (64.9%) MIN. LANDSCAPED AREA 21.3 SQ.M (15.2%) MIN. PRIVATE OPEN SPACE MIN. 18 SQ.M (RM X 4M) 	
PROPOSED	<ul style="list-style-type: none"> MAX. FSR 1.1:1 (INCLUDING ATTIC) MAX. BFA MAX. 187 SQ.M MAX. BUILDING HEIGHT NO CHANGES TO FRONT MAX. WALL HEIGHT MAX. RL 27.73 MAX. SITE COVERAGE 90.8 SQ.M (64.9%) MIN. LANDSCAPED AREA 21.2 SQ.M (15.2%) MIN. PRIVATE OPEN SPACE MIN. 18 SQ.M (RM X 4M) 	



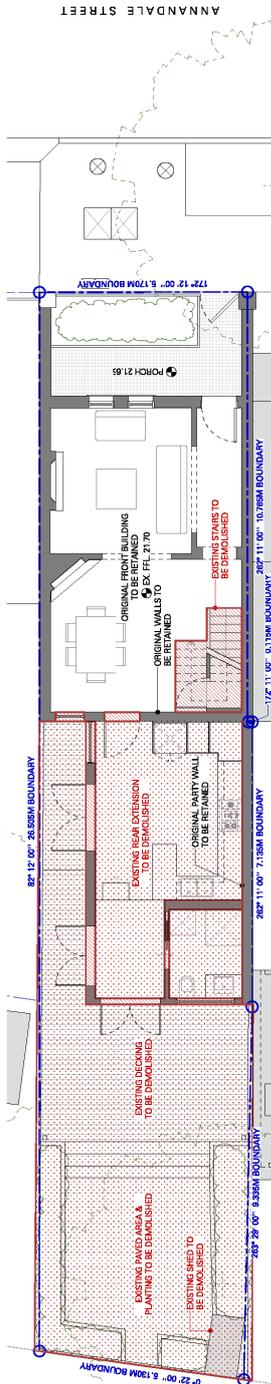
DATE: 4.12.2018
DRAWING NO: 5438 D.P.
SCALE: 1:100
PROJECT: LOT A/D.P. 444491
398 ANNANDALE STREET, ANNANDALE, NSW, 2038

CLIENT: NDRSN
DESIGNER: NDRSN
DRAWN BY: NDRSN
CHECKED BY: NDRSN
DATE: 4.12.2018

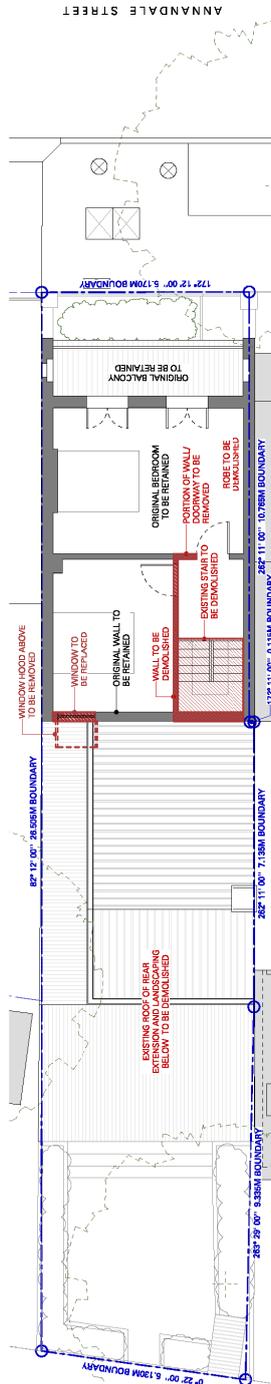
PROJECT: LOT A/D.P. 444491
398 ANNANDALE STREET, ANNANDALE, NSW, 2038

LEGEND:
BOUNDARY
PROPOSED BUILDING
PROPOSED DRIVEWAY
PROPOSED DRIVEWAY
MIN. 18 SQ.M PRIVATE OPEN SPACE

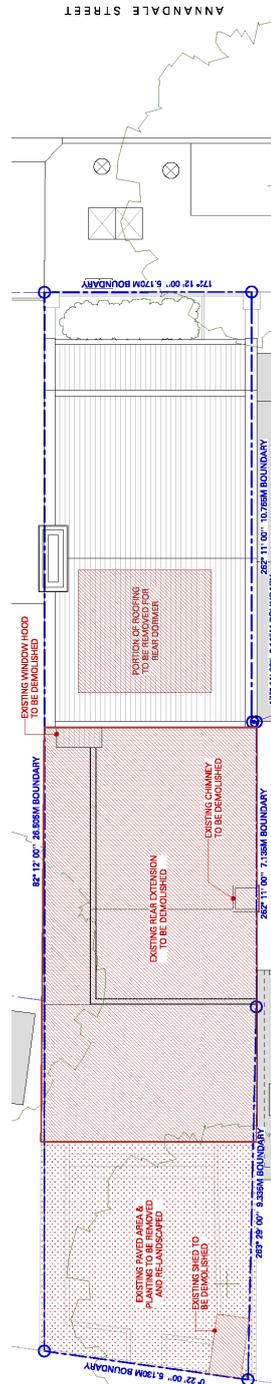
NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL'S DEVELOPMENT CONTROL PLAN.
3. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL'S DEVELOPMENT CONTROL PLAN.
4. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL'S DEVELOPMENT CONTROL PLAN.
5. THE PROPOSED BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL'S DEVELOPMENT CONTROL PLAN.



EXISTING GROUND FLOORDEMOLITION PLAN



EXISTING FIRST FLOORDEMOLITION PLAN



EXISTING ROOFDEMOLITION PLAN



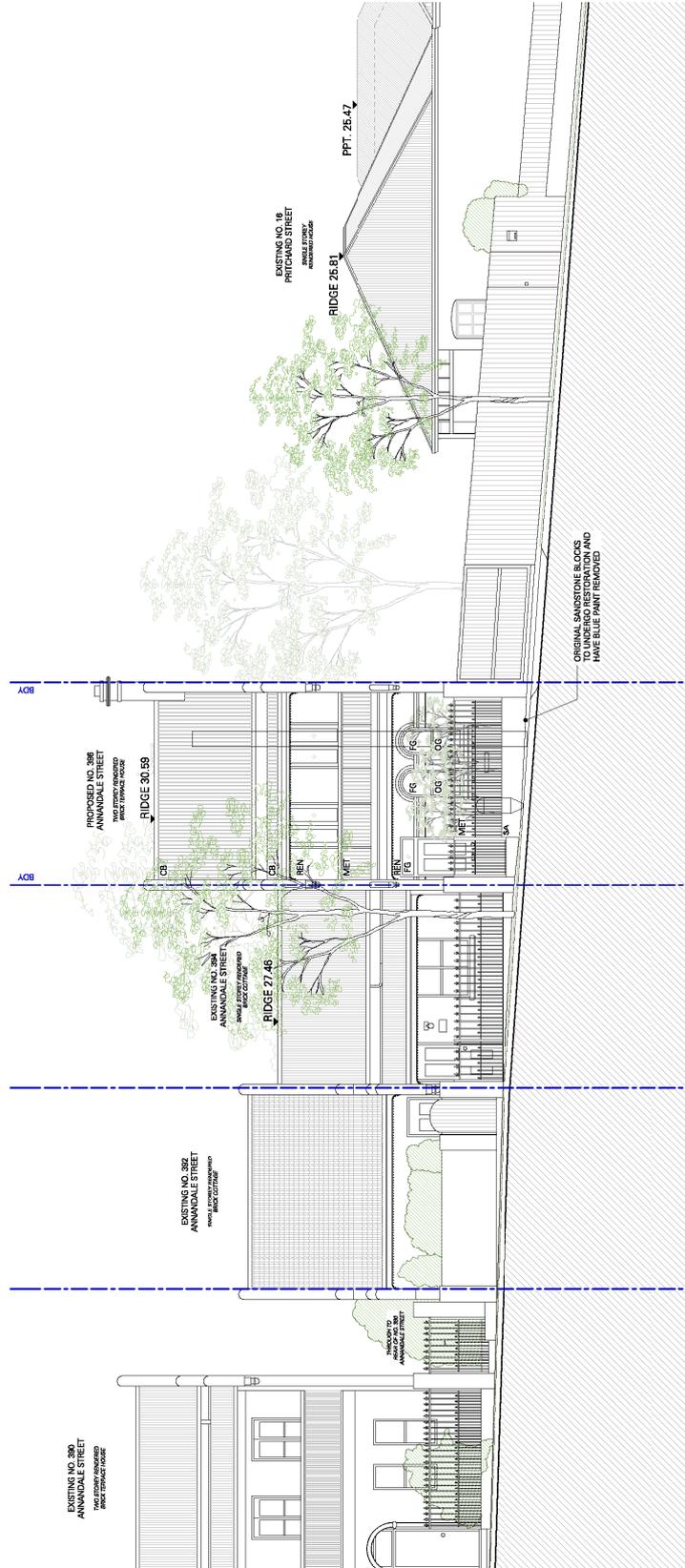
NDRSN
 1700 843
 DRAWING NO. 5418 02.01
 DATE 4.12.2018
 PROJECT A

TITLE: EXISTING DEMOLITION PLANS

PROJECT: LOT A / D.P. 44481
 396 ANNANDALE STREET, ANNANDALE, NSW, 2038

LEGEND:
 DEMOLITION TO BE DEMOLISHED
 DEMOLITION TO BE DEMOLISHED
 DEMOLITION TO BE DEMOLISHED

NOTES:
 1. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE NSW DEMOLITION ACT 1999 AND THE NSW DEMOLITION REGULATIONS 2001.
 2. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE NSW DEMOLITION ACT 1999 AND THE NSW DEMOLITION REGULATIONS 2001.
 3. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE NSW DEMOLITION ACT 1999 AND THE NSW DEMOLITION REGULATIONS 2001.
 4. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE NSW DEMOLITION ACT 1999 AND THE NSW DEMOLITION REGULATIONS 2001.
 5. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE NSW DEMOLITION ACT 1999 AND THE NSW DEMOLITION REGULATIONS 2001.
 6. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE NSW DEMOLITION ACT 1999 AND THE NSW DEMOLITION REGULATIONS 2001.
 7. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE NSW DEMOLITION ACT 1999 AND THE NSW DEMOLITION REGULATIONS 2001.
 8. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE NSW DEMOLITION ACT 1999 AND THE NSW DEMOLITION REGULATIONS 2001.
 9. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE NSW DEMOLITION ACT 1999 AND THE NSW DEMOLITION REGULATIONS 2001.
 10. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE NSW DEMOLITION ACT 1999 AND THE NSW DEMOLITION REGULATIONS 2001.



NOTE: NO CHANGES ARE TO BE MADE TO STREET FACING FACADE

EXISTING / PROPOSED STREET ELEVATION

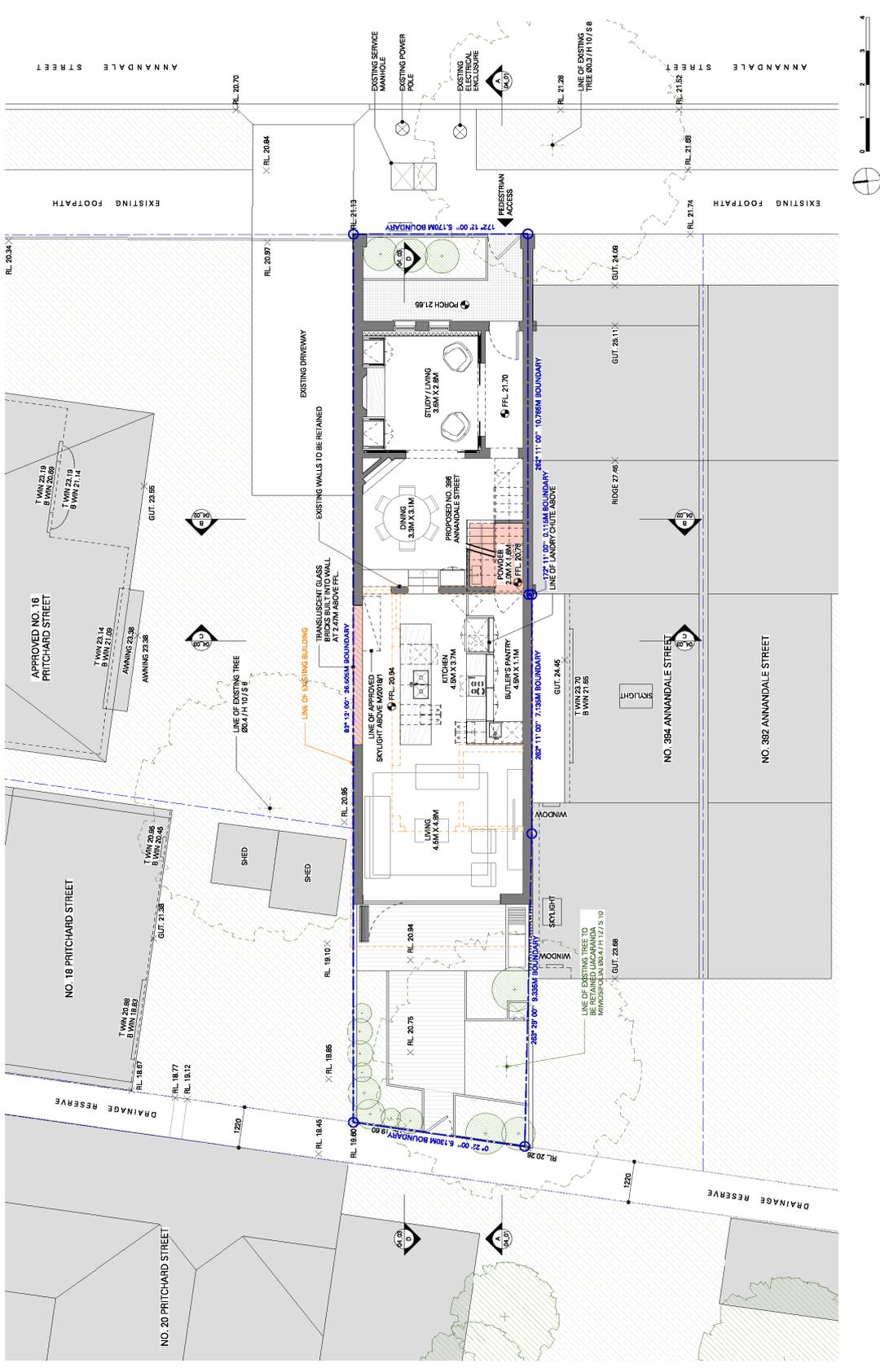


NDRSN
 NATIONAL DESIGN REGISTERED SURVEYOR
 1100 043
 DRAWING NO. DATE 4.13.2018
 SHEET NO. OF 2
 PROJECT NO. 4
 PROJECT NAME: 386 ANNANDALE STREET, ANNANDALE, NSW, 2038

PROJECT:
 LOT A / D / P. 44481
 386 ANNANDALE STREET, ANNANDALE, NSW, 2038

TABLES / INTER-ACTION:
 TM : ORIGINAL SANDSTONE RESTORATION
 BA : RESTORE ORIGINAL SANDSTONE
 FC : ORIGINAL SANDSTONE RESTORATION
 FC : ORIGINAL SANDSTONE RESTORATION

LEGEND:
 L1 : EXISTING SANDSTONE RESTORATION
 L2 : EXISTING SANDSTONE RESTORATION
 L3 : EXISTING SANDSTONE RESTORATION
 L4 : EXISTING SANDSTONE RESTORATION
 L5 : EXISTING SANDSTONE RESTORATION
 L6 : EXISTING SANDSTONE RESTORATION
 L7 : EXISTING SANDSTONE RESTORATION
 L8 : EXISTING SANDSTONE RESTORATION
 L9 : EXISTING SANDSTONE RESTORATION
 L10 : EXISTING SANDSTONE RESTORATION
 L11 : EXISTING SANDSTONE RESTORATION
 L12 : EXISTING SANDSTONE RESTORATION
 L13 : EXISTING SANDSTONE RESTORATION
 L14 : EXISTING SANDSTONE RESTORATION
 L15 : EXISTING SANDSTONE RESTORATION
 L16 : EXISTING SANDSTONE RESTORATION
 L17 : EXISTING SANDSTONE RESTORATION
 L18 : EXISTING SANDSTONE RESTORATION
 L19 : EXISTING SANDSTONE RESTORATION
 L20 : EXISTING SANDSTONE RESTORATION



PROJECT: LOT 4 / D.P. 464491
396 ANNANDALE STREET, ANNANDALE, NSW, 2038

TITLE: PROPOSED GROUND FLOOR PLAN

DATE: 4.12.2018
ISSUE: A

SCALE: 1:100

CLIENT: NDRSN
 301 FIDELITY DRIVE, SYDNEY NSW 1588
 PH: (02) 9550 1234
 WWW.NDRSN.COM.AU

LEGEND:
 EXISTING WALLS
 PROPOSED WALLS
 EXISTING FLOOR LEVEL
 PROPOSED FLOOR LEVEL
 EXISTING CEILING LEVEL
 PROPOSED CEILING LEVEL
 EXISTING GUTTER
 PROPOSED GUTTER

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 6. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 7. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 8. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.



NDRSN
 1100 043
 DATE: 4/12/2018
 DRAWING NO.:
 PROJECT NO.:
 SHEET: 1/1

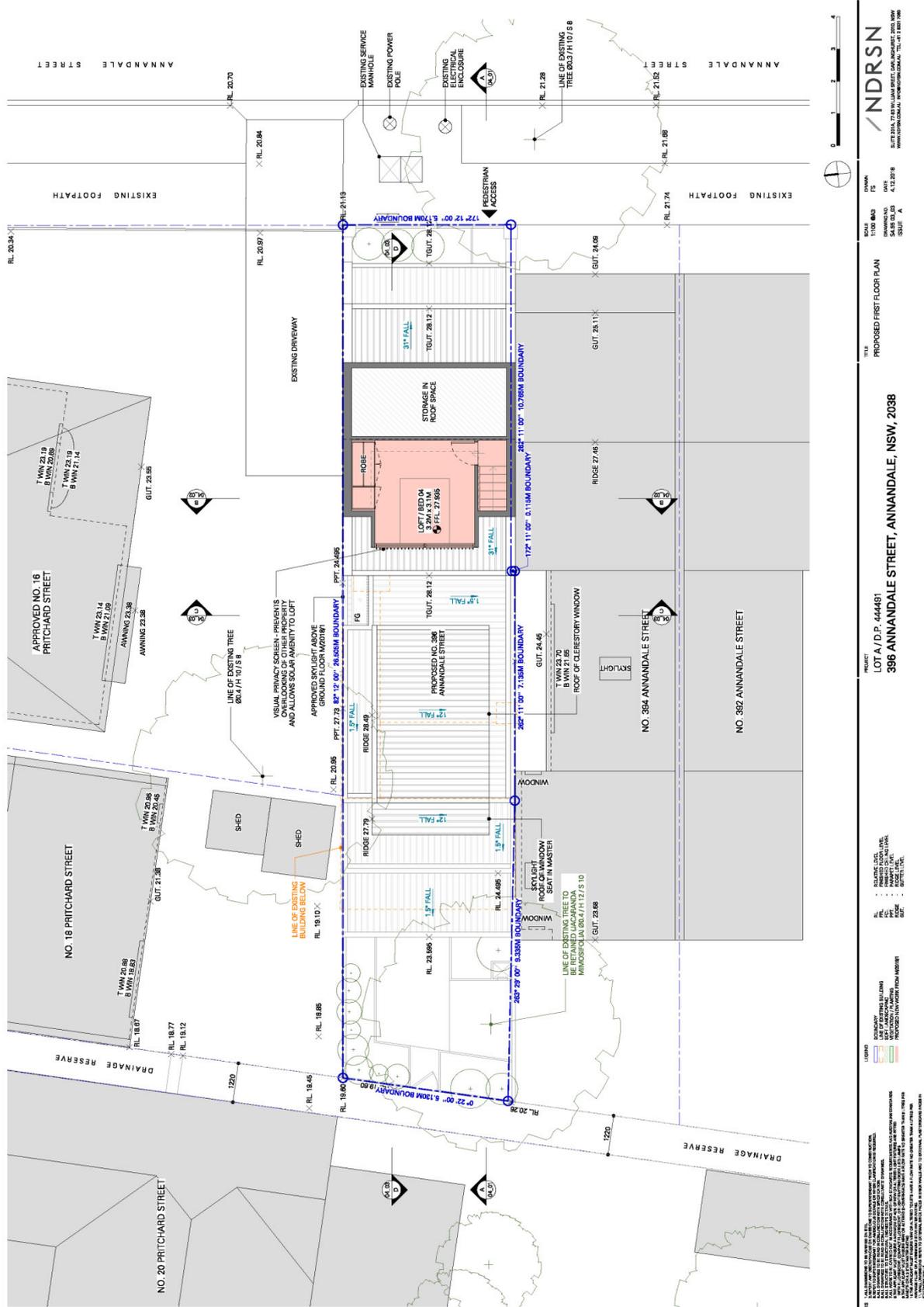
PROPOSED FIRST FLOOR PLAN

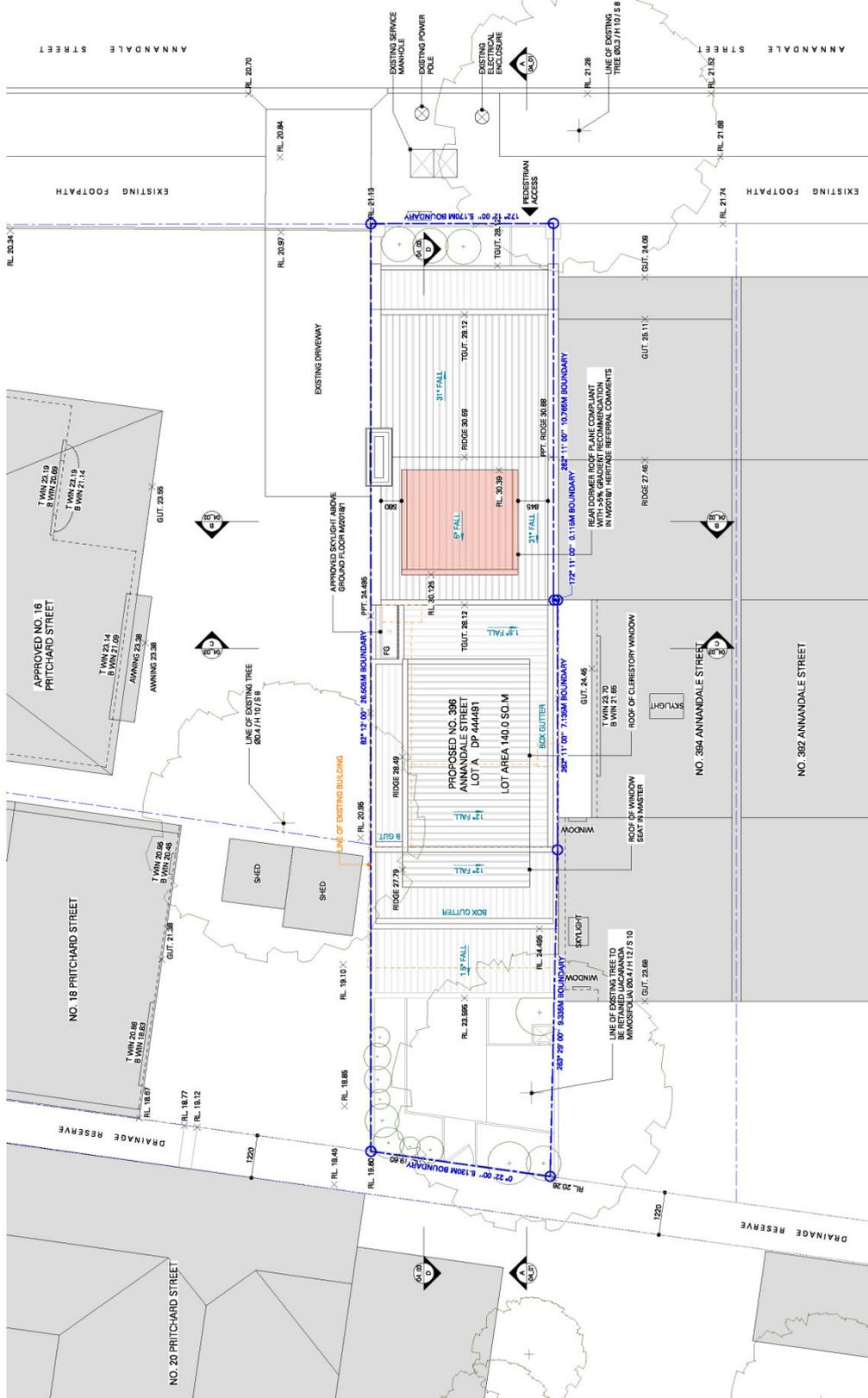
**LOT 1, D.P. 44481
 398 ANNANDALE STREET, ANNANDALE, NSW, 2038**

LEGEND
 RELATIVE LEVEL:
 PROPOSED GROUND LEVEL
 PROPOSED FINISH FLOOR LEVEL
 EXISTING GROUND LEVEL
 EXISTING FINISH FLOOR LEVEL

BOUNDARY
 EXISTING BOUNDARY
 PROPOSED BOUNDARY
 PROPOSED FLOOR FINISH BOUNDARY

NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
 6. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
 7. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
 8. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
 9. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.

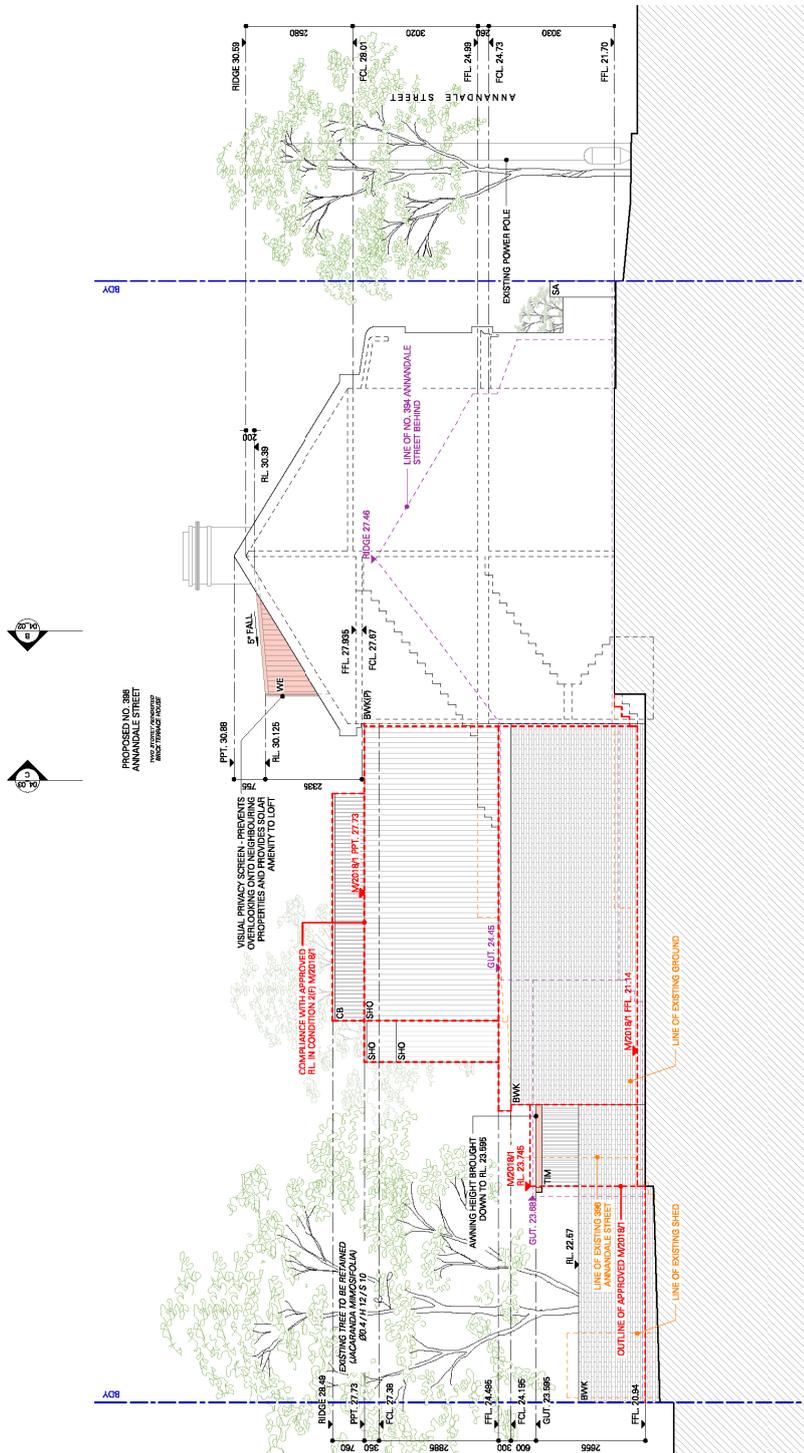




PROJECT:	
LOT A / D.P. 444481	
396 ANNANDALE STREET, ANNANDALE, NSW, 2038	

LEGEND:	
EXISTING	EXISTING FOOTING WALLS
PROPOSED	PROPOSED ROOF LEVEL
EXISTING	EXISTING CURB
PROPOSED	PROPOSED CURB
EXISTING	EXISTING GUTTER
PROPOSED	PROPOSED GUTTER
EXISTING	EXISTING SKYLIGHT
PROPOSED	PROPOSED SKYLIGHT
EXISTING	EXISTING WINDOW
PROPOSED	PROPOSED WINDOW
EXISTING	EXISTING DOOR
PROPOSED	PROPOSED DOOR

NDRSN	
NO. 1	ISSUE A
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	
NO. 11	
NO. 12	
NO. 13	
NO. 14	
NO. 15	
NO. 16	
NO. 17	
NO. 18	
NO. 19	
NO. 20	
NO. 21	
NO. 22	
NO. 23	
NO. 24	
NO. 25	
NO. 26	
NO. 27	
NO. 28	
NO. 29	
NO. 30	
NO. 31	
NO. 32	
NO. 33	
NO. 34	
NO. 35	
NO. 36	
NO. 37	
NO. 38	
NO. 39	
NO. 40	
NO. 41	
NO. 42	
NO. 43	
NO. 44	
NO. 45	
NO. 46	
NO. 47	
NO. 48	
NO. 49	
NO. 50	
NO. 51	
NO. 52	
NO. 53	
NO. 54	
NO. 55	
NO. 56	
NO. 57	
NO. 58	
NO. 59	
NO. 60	
NO. 61	
NO. 62	
NO. 63	
NO. 64	
NO. 65	
NO. 66	
NO. 67	
NO. 68	
NO. 69	
NO. 70	
NO. 71	
NO. 72	
NO. 73	
NO. 74	
NO. 75	
NO. 76	
NO. 77	
NO. 78	
NO. 79	
NO. 80	
NO. 81	
NO. 82	
NO. 83	
NO. 84	
NO. 85	
NO. 86	
NO. 87	
NO. 88	
NO. 89	
NO. 90	
NO. 91	
NO. 92	
NO. 93	
NO. 94	
NO. 95	
NO. 96	
NO. 97	
NO. 98	
NO. 99	
NO. 100	
NO. 101	
NO. 102	
NO. 103	
NO. 104	
NO. 105	
NO. 106	
NO. 107	
NO. 108	
NO. 109	
NO. 110	
NO. 111	
NO. 112	
NO. 113	
NO. 114	
NO. 115	
NO. 116	
NO. 117	
NO. 118	
NO. 119	
NO. 120	
NO. 121	
NO. 122	
NO. 123	
NO. 124	
NO. 125	
NO. 126	
NO. 127	
NO. 128	
NO. 129	
NO. 130	
NO. 131	
NO. 132	
NO. 133	
NO. 134	
NO. 135	
NO. 136	
NO. 137	
NO. 138	
NO. 139	
NO. 140	
NO. 141	
NO. 142	
NO. 143	
NO. 144	
NO. 145	
NO. 146	
NO. 147	
NO. 148	
NO. 149	
NO. 150	
NO. 151	
NO. 152	
NO. 153	
NO. 154	
NO. 155	
NO. 156	
NO. 157	
NO. 158	
NO. 159	
NO. 160	
NO. 161	
NO. 162	
NO. 163	
NO. 164	
NO. 165	
NO. 166	
NO. 167	
NO. 168	
NO. 169	
NO. 170	
NO. 171	
NO. 172	
NO. 173	
NO. 174	
NO. 175	
NO. 176	
NO. 177	
NO. 178	
NO. 179	
NO. 180	
NO. 181	
NO. 182	
NO. 183	
NO. 184	
NO. 185	
NO. 186	
NO. 187	
NO. 188	
NO. 189	
NO. 190	
NO. 191	
NO. 192	
NO. 193	
NO. 194	
NO. 195	
NO. 196	
NO. 197	
NO. 198	
NO. 199	
NO. 200	
NO. 201	
NO. 202	
NO. 203	
NO. 204	
NO. 205	
NO. 206	
NO. 207	
NO. 208	
NO. 209	
NO. 210	
NO. 211	
NO. 212	
NO. 213	
NO. 214	
NO. 215	
NO. 216	
NO. 217	
NO. 218	
NO. 219	
NO. 220	
NO. 221	
NO. 222	
NO. 223	
NO. 224	
NO. 225	
NO. 226	
NO. 227	
NO. 228	
NO. 229	
NO. 230	
NO. 231	
NO. 232	
NO. 233	
NO. 234	
NO. 235	
NO. 236	
NO. 237	
NO. 238	
NO. 239	
NO. 240	
NO. 241	
NO. 242	
NO. 243	
NO. 244	
NO. 245	
NO. 246	
NO. 247	
NO. 248	
NO. 249	
NO. 250	
NO. 251	
NO. 252	
NO. 253	
NO. 254	
NO. 255	
NO. 256	
NO. 257	
NO. 258	
NO. 259	
NO. 260	
NO. 261	
NO. 262	
NO. 263	
NO. 264	
NO. 265	
NO. 266	
NO. 267	
NO. 268	
NO. 269	
NO. 270	
NO. 271	
NO. 272	
NO. 273	
NO. 274	
NO. 275	
NO. 276	
NO. 277	
NO. 278	
NO. 279	
NO. 280	
NO. 281	
NO. 282	
NO. 283	
NO. 284	
NO. 285	
NO. 286	
NO. 287	
NO. 288	
NO. 289	
NO. 290	
NO. 291	
NO. 292	
NO. 293	
NO. 294	
NO. 295	
NO. 296	
NO. 297	
NO. 298	
NO. 299	
NO. 300	



PROPOSED NO. 396
ANNANDALE STREET
NSW 2038

COMPLIANCE WITH APPROVED
RL IN CONDITION 2P M201/81

VEHICLE PRIVACY SCREEN - PREVENTS
OVERLOOKING ONTO NEIGHBOURING
PROPERTIES AND PROVIDES SOLAR
SHADING TO LOT

EXISTING TREE TO BE RETAINED
SPECIES: CASHEA
DBH: 47 / H: 12 / S: 19

AWNING HEIGHT BROUGHT
DOWN TO RL 24.895

LINE OF EXISTING 396
RESIDENTIAL LOT

OUTLINE OF APPROVED M201/81

LINE OF EXISTING SHED

LINE OF EXISTING GROUND

NDRSN

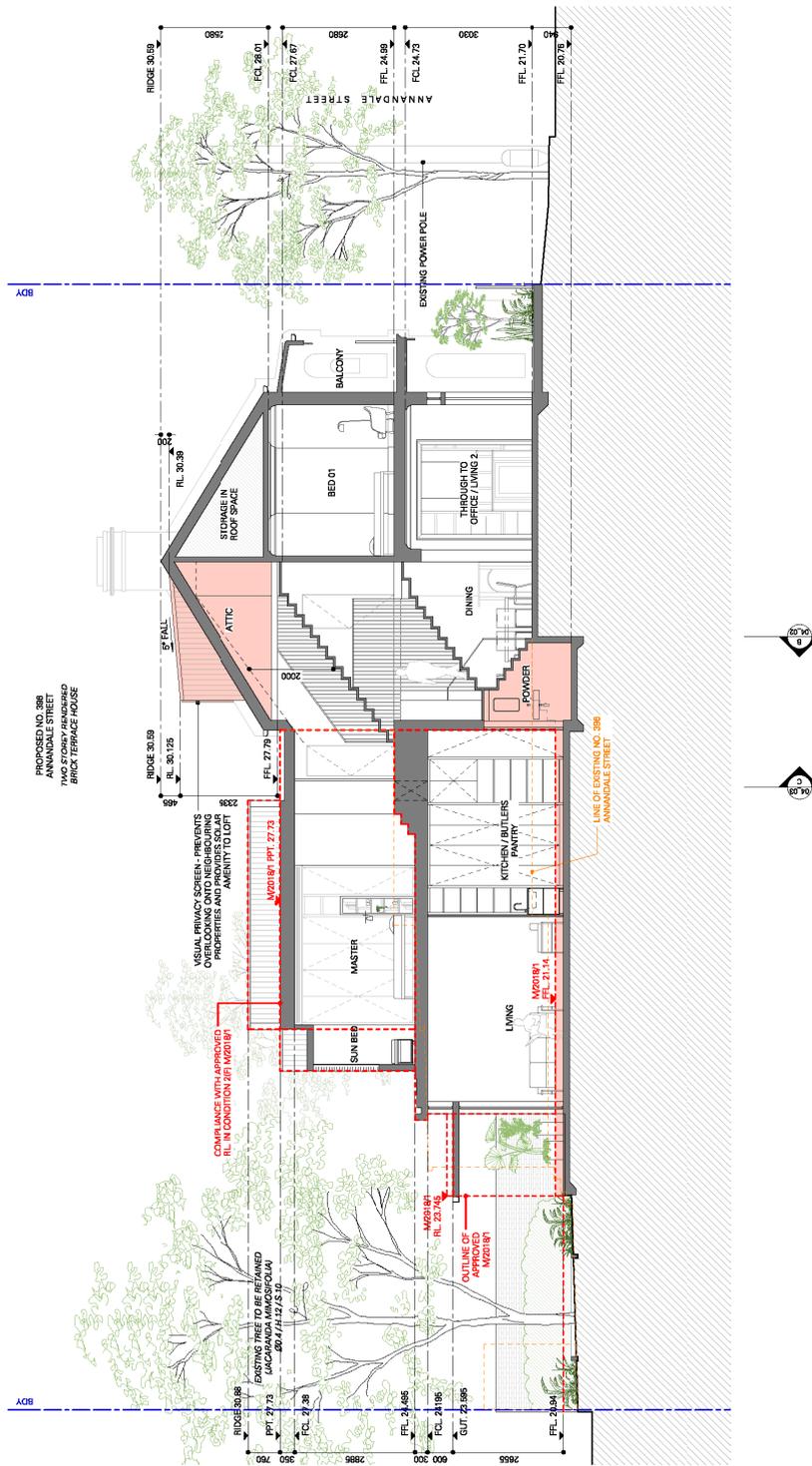
DRAWN: 1508 BAZ
 CHECKED: 24.08 BAZ
 DATE: 4.12.2018
 ISSUE: A

TITLE: PROPOSED SOUTH ELEVATION
 PROJECT: LOT A / D.P. 44481
 396 ANNANDALE STREET, ANNANDALE, NSW, 2038

LEGEND
 1: EXISTING BUILDING FOOTPRINT
 2: EXISTING SHED
 3: EXISTING GROUND
 4: EXISTING TREE TO BE RETAINED
 5: EXISTING TREE TO BE REMOVED
 6: EXISTING DRIVEWAY
 7: EXISTING POWER POLE
 8: EXISTING POWER POLE FOUNDATION
 9: EXISTING POWER POLE FOUNDATION
 10: EXISTING POWER POLE FOUNDATION
 11: EXISTING POWER POLE FOUNDATION
 12: EXISTING POWER POLE FOUNDATION
 13: EXISTING POWER POLE FOUNDATION
 14: EXISTING POWER POLE FOUNDATION
 15: EXISTING POWER POLE FOUNDATION
 16: EXISTING POWER POLE FOUNDATION
 17: EXISTING POWER POLE FOUNDATION
 18: EXISTING POWER POLE FOUNDATION
 19: EXISTING POWER POLE FOUNDATION
 20: EXISTING POWER POLE FOUNDATION

L1: EXISTING
 L2: EXISTING
 L3: EXISTING
 L4: EXISTING
 L5: EXISTING
 L6: EXISTING
 L7: EXISTING
 L8: EXISTING
 L9: EXISTING
 L10: EXISTING
 L11: EXISTING
 L12: EXISTING
 L13: EXISTING
 L14: EXISTING
 L15: EXISTING
 L16: EXISTING
 L17: EXISTING
 L18: EXISTING
 L19: EXISTING
 L20: EXISTING

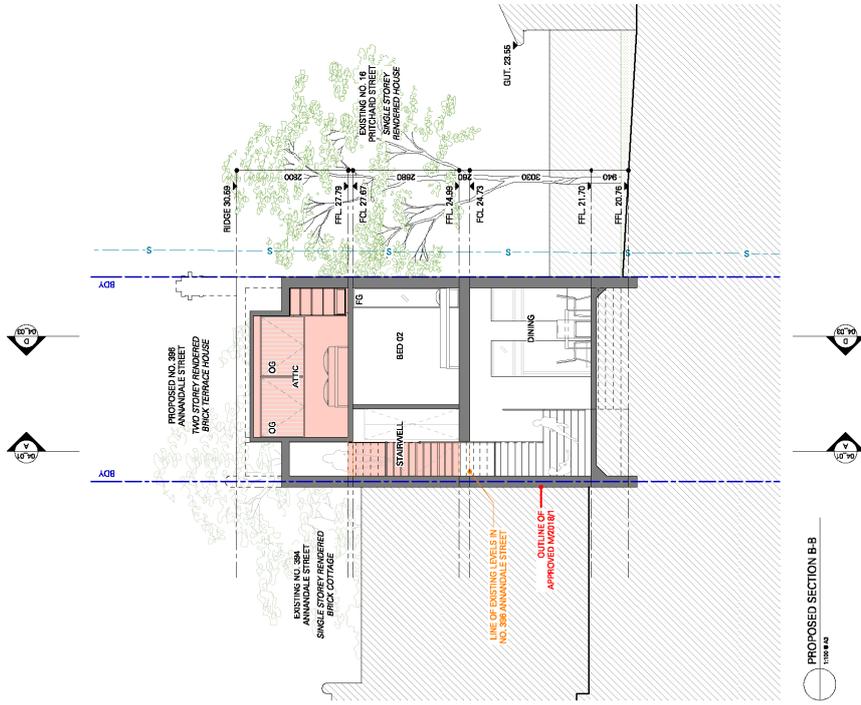
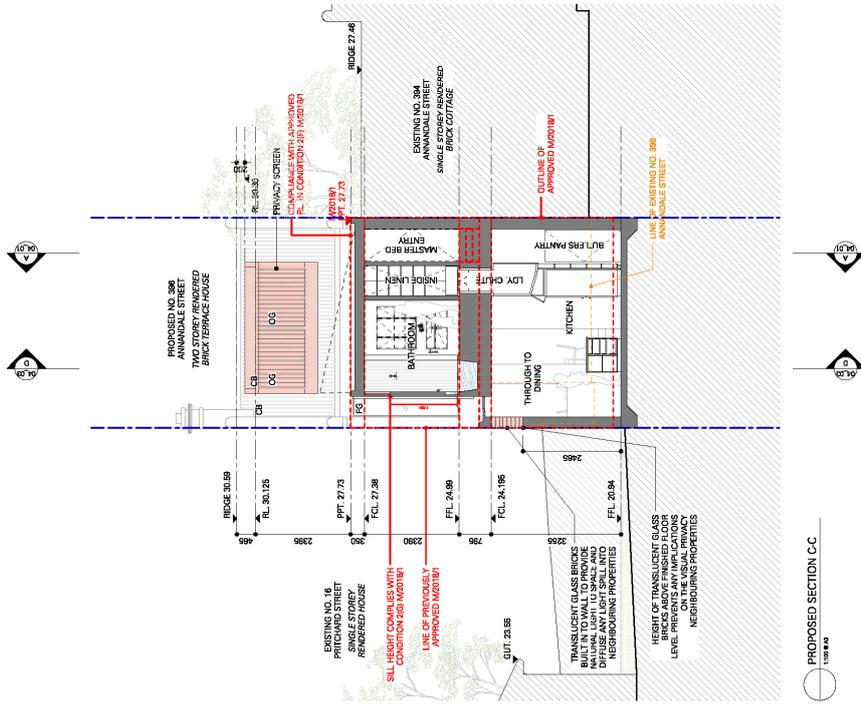
L1: EXISTING
 L2: EXISTING
 L3: EXISTING
 L4: EXISTING
 L5: EXISTING
 L6: EXISTING
 L7: EXISTING
 L8: EXISTING
 L9: EXISTING
 L10: EXISTING
 L11: EXISTING
 L12: EXISTING
 L13: EXISTING
 L14: EXISTING
 L15: EXISTING
 L16: EXISTING
 L17: EXISTING
 L18: EXISTING
 L19: EXISTING
 L20: EXISTING



PROPOSED NO. 288
ANNANDALE STREET
THREE STOREY RENOVATED
BRICK TERRACE HOUSE



<p>PROJECT LOT 1 D.P. 444891 396 ANNANDALE STREET, ANNANDALE, NSW, 2038</p>		<p>DATE 11.08.2023</p> <p>DRAWING NO. 2023-05-21</p> <p>SCALE AS SHOWN</p>		<p>DESIGNER FS</p> <p>DATE 4.12.2018</p> <p>PROJECT NO. 2023-05-21</p>	
<p>1:00 SCALE</p> <p>DATE</p>		<p>PROPOSED SECTION A-A</p>		<p>NDRSN 1100 043</p>	
<p>LEGEND</p> <p>BOUNDARY</p> <p>EXISTING TREE TO BE RETAINED (LACARANDA MIMOSIFOLIA)</p> <p>EXISTING TREE TO BE REMOVED (LACARANDA MIMOSIFOLIA)</p> <p>EXISTING TREE TO BE PRESERVED (LACARANDA MIMOSIFOLIA)</p>		<p>LEGEND</p> <p>LOOSE BOUNDARY</p>		<p>LEGEND</p> <p>EXISTING POWER POLE</p>	
<p>DATE</p> <p>SCALE</p>		<p>PROPOSED SECTION A-A</p>		<p>NDRSN 1100 043</p>	



PROPOSED SECTION C-C
1:100 @ A0



PROPOSED SECTION B-B
1:100 @ A0

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

2. ALL WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE.

3. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE.

4. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE.

5. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE.

6. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE.

7. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE.

8. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE.

9. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE.

10. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING CODE OF PRACTICE.

LEGNDA

- EXISTING WALLS
- EXISTING ROOFS
- EXISTING TERRACES
- EXISTING PATIOS
- EXISTING DRIVEWAYS
- EXISTING STAIRWELLS
- EXISTING WINDOWS
- EXISTING DOORS
- EXISTING PLUMBING
- EXISTING ELECTRICAL
- EXISTING MECHANICAL
- EXISTING STRUCTURAL
- EXISTING OTHER
- PROPOSED WALLS
- PROPOSED ROOFS
- PROPOSED TERRACES
- PROPOSED PATIOS
- PROPOSED DRIVEWAYS
- PROPOSED STAIRWELLS
- PROPOSED WINDOWS
- PROPOSED DOORS
- PROPOSED PLUMBING
- PROPOSED ELECTRICAL
- PROPOSED MECHANICAL
- PROPOSED STRUCTURAL
- PROPOSED OTHER

PROJECT

LOT A/D.P. 444481
396 ANNANDALE STREET, ANNANDALE, NSW, 2038

SCALE

1:100 @ A0

ISSUE NO. 02

ISSUE DATE 04/12/2018

ISSUE BY A

NDRSN

10/11/2018

2/11/2018

3/11/2018

4/12/2018

5/12/2018

6/12/2018

7/12/2018

8/12/2018

9/12/2018

10/12/2018

11/12/2018

12/12/2018

13/12/2018

14/12/2018

15/12/2018

16/12/2018

17/12/2018

18/12/2018

19/12/2018

20/12/2018

21/12/2018

22/12/2018

23/12/2018

24/12/2018

25/12/2018

26/12/2018

27/12/2018

28/12/2018

29/12/2018

30/12/2018

31/12/2018

1/1/2019

2/1/2019

3/1/2019

4/1/2019

5/1/2019

6/1/2019

7/1/2019

8/1/2019

9/1/2019

10/1/2019

11/1/2019

12/1/2019

13/1/2019

14/1/2019

15/1/2019

16/1/2019

17/1/2019

18/1/2019

19/1/2019

20/1/2019

21/1/2019

22/1/2019

23/1/2019

24/1/2019

25/1/2019

26/1/2019

27/1/2019

28/1/2019

29/1/2019

30/1/2019

31/1/2019

1/2/2019

2/2/2019

3/2/2019

4/2/2019

5/2/2019

6/2/2019

7/2/2019

8/2/2019

9/2/2019

10/2/2019

11/2/2019

12/2/2019

13/2/2019

14/2/2019

15/2/2019

16/2/2019

17/2/2019

18/2/2019

19/2/2019

20/2/2019

21/2/2019

22/2/2019

23/2/2019

24/2/2019

25/2/2019

26/2/2019

27/2/2019

28/2/2019

29/2/2019

30/2/2019

31/2/2019

1/3/2019

2/3/2019

3/3/2019

4/3/2019

5/3/2019

6/3/2019

7/3/2019

8/3/2019

9/3/2019

10/3/2019

11/3/2019

12/3/2019

13/3/2019

14/3/2019

15/3/2019

16/3/2019

17/3/2019

18/3/2019

19/3/2019

20/3/2019

21/3/2019

22/3/2019

23/3/2019

24/3/2019

25/3/2019

26/3/2019

27/3/2019

28/3/2019

29/3/2019

30/3/2019

31/3/2019

1/4/2019

2/4/2019

3/4/2019

4/4/2019

5/4/2019

6/4/2019

7/4/2019

8/4/2019

9/4/2019

10/4/2019

11/4/2019

12/4/2019

13/4/2019

14/4/2019

15/4/2019

16/4/2019

17/4/2019

18/4/2019

19/4/2019

20/4/2019

21/4/2019

22/4/2019

23/4/2019

24/4/2019

25/4/2019

26/4/2019

27/4/2019

28/4/2019

29/4/2019

30/4/2019

31/4/2019

1/5/2019

2/5/2019

3/5/2019

4/5/2019

5/5/2019

6/5/2019

7/5/2019

8/5/2019

9/5/2019

10/5/2019

11/5/2019

12/5/2019

13/5/2019

14/5/2019

15/5/2019

16/5/2019

17/5/2019

18/5/2019

19/5/2019

20/5/2019

21/5/2019

22/5/2019

23/5/2019

24/5/2019

25/5/2019

26/5/2019

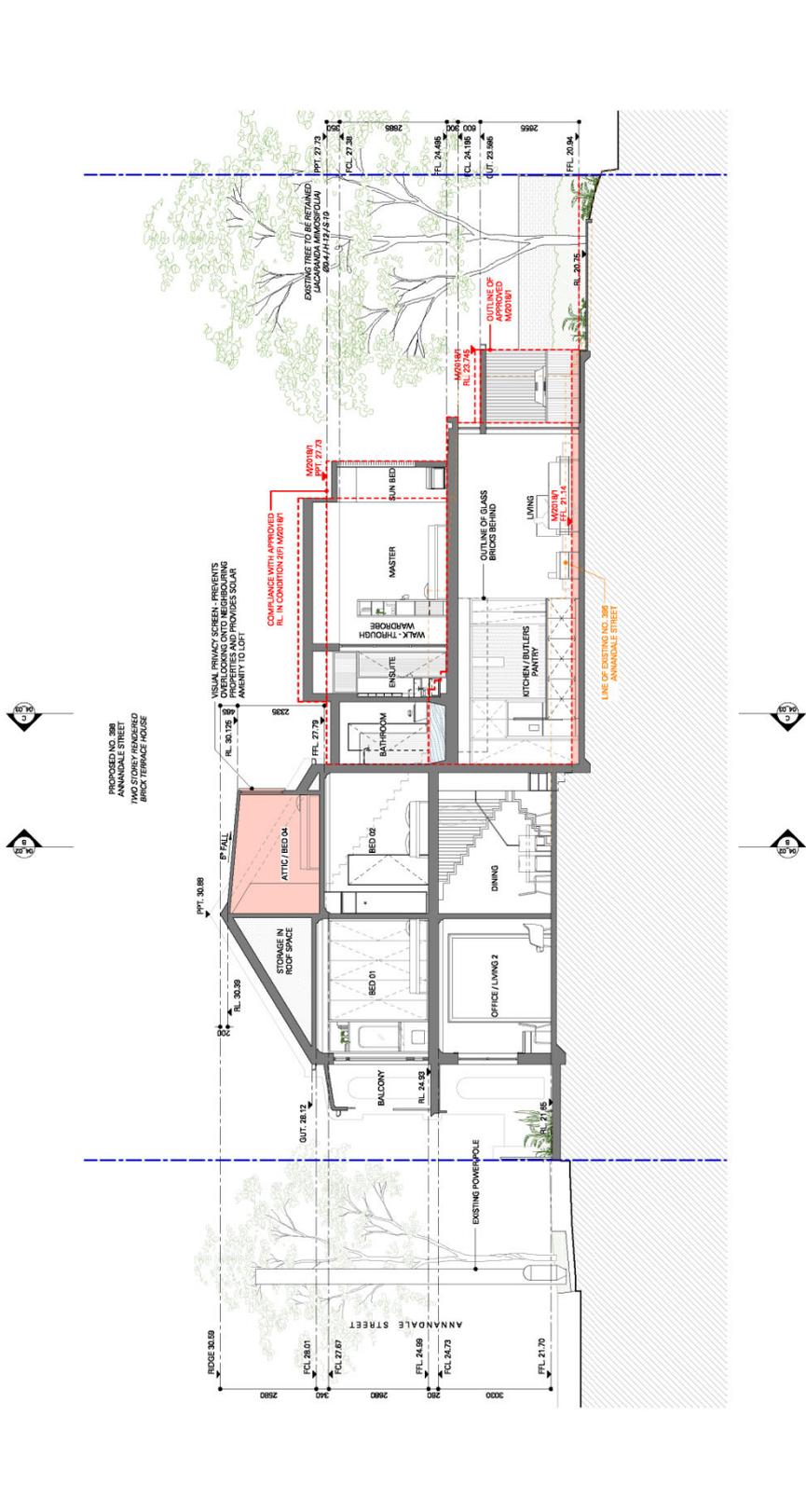
27/5/2019

28/5/2019

29/5/2019

30/5/2019

31/5/2019



PROPOSED NO. 396
ANNANDALE STREET
TWO STOREY REINFORCED
BRICK TERRACE HOUSE

PROPOSED SECTION D-D

SCALE
1:100
DATE
30/03/23
DRAWN BY
A

TITLE
PROPOSED SECTION D-D

PROJECT
LOT A/D.P. 44481
396 ANNANDALE STREET, ANNANDALE, NSW, 2038

TYPE	DESCRIPTION
FINISHES	FLOORING: POLISHED CONCRETE, MARBLE
FIXTURES	KITCHEN: APPLIANCES, SINK, STOVE
FURNITURE	STAIRS: WOOD, BALCONY: RAILING
LANDSCAPE	PLANTING: TREES, SHRUBS
MECHANICAL	HEATING: RADIANT FLOOR, COOLING: SPLIT SYSTEM
ELECTRICAL	SWITCHES: LEVER OPERATED, LIGHTS: RECESSED
PLUMBING	BATHROOM: TOILET, SINK, SHOWER
INSULATION	WALLS: POLYSTYRENE BEANPOLE, ROOF: POLYSTYRENE



DIFFERENCE BETWEEN APPROVED SHADOWS FROM M2018/1 & PROPOSED 396 ANNANDALE STREET - 800AM

100% © 2018

THIS DOCUMENT IS THE PROPERTY OF NDRSN. IT IS TO BE USED FOR THE PROJECT ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NDRSN.

DATE: 4.13.2018
DRAWING NO: 3A.01.01
ISSUE: A

NDRSN
NATIONAL DESIGN RESOURCES NETWORK

PROJECT: LOT 1 / D.P. 444491
396 ANNANDALE STREET, ANNANDALE, NSW, 2038

TITLE: SHADOWS STUDY

DATE: 4.13.2018
DRAWING NO: 3A.01.01
ISSUE: A

SCALE: 1:500

THIS DRAWING IS THE PROPERTY OF NDRSN. IT IS TO BE USED FOR THE PROJECT ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NDRSN.

DATE: 4.13.2018
DRAWING NO: 3A.01.01
ISSUE: A

SCALE: 1:500

THIS DRAWING IS THE PROPERTY OF NDRSN. IT IS TO BE USED FOR THE PROJECT ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NDRSN.

DATE: 4.13.2018
DRAWING NO: 3A.01.01
ISSUE: A

SCALE: 1:500

THIS DRAWING IS THE PROPERTY OF NDRSN. IT IS TO BE USED FOR THE PROJECT ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NDRSN.

DATE: 4.13.2018
DRAWING NO: 3A.01.01
ISSUE: A

SCALE: 1:500

THIS DRAWING IS THE PROPERTY OF NDRSN. IT IS TO BE USED FOR THE PROJECT ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NDRSN.

DATE: 4.13.2018
DRAWING NO: 3A.01.01
ISSUE: A

SCALE: 1:500



NDRSN
 1:200 (A3)
 DATE: 4.12.2018
 DRAWING NO: 396A
 SCALE: A

WINTER SOLSTICE SHADOW
 DIAGRAM - 9:00AM

PROJECT:
LOT A, D.P. 444481
396 ANNANDALE STREET, ANNANDALE, NSW, 2038

DIFFERENCE BETWEEN APPROVED SHADOWS FROM M2/2018/1 & PROPOSED 396 ANNANDALE STREET - 9:00AM

LEGEND:
 SHADINGS:
 SHADINGS FROM M2/2018/1
 SHADINGS FROM PROPOSED 396 ANNANDALE STREET
 DIFFERENCE BETWEEN SHADINGS FROM M2/2018/1 & PROPOSED 396 ANNANDALE STREET

NOTES:
 1. ALL SHADINGS ARE BASED ON A SOLAR ALTITUDE OF 38.3 DEGREES.
 2. SHADINGS ARE BASED ON A SOLAR AZIMUTH OF 112.5 DEGREES.
 3. SHADINGS ARE BASED ON A SOLAR TIME OF 9:00 AM ON THE WINTER SOLSTICE (21 JUNE).
 4. SHADINGS ARE BASED ON A SOLAR TIME OF 9:00 AM ON THE WINTER SOLSTICE (21 JUNE).
 5. SHADINGS ARE BASED ON A SOLAR TIME OF 9:00 AM ON THE WINTER SOLSTICE (21 JUNE).
 6. SHADINGS ARE BASED ON A SOLAR TIME OF 9:00 AM ON THE WINTER SOLSTICE (21 JUNE).
 7. SHADINGS ARE BASED ON A SOLAR TIME OF 9:00 AM ON THE WINTER SOLSTICE (21 JUNE).
 8. SHADINGS ARE BASED ON A SOLAR TIME OF 9:00 AM ON THE WINTER SOLSTICE (21 JUNE).
 9. SHADINGS ARE BASED ON A SOLAR TIME OF 9:00 AM ON THE WINTER SOLSTICE (21 JUNE).
 10. SHADINGS ARE BASED ON A SOLAR TIME OF 9:00 AM ON THE WINTER SOLSTICE (21 JUNE).



NDRSN
 NATIONAL DEVELOPMENT SERVICES GROUP
 1000 BAY ST
 SYDNEY NSW 1500
 PHONE: (02) 9530 9300
 FAX: (02) 9530 9301
 EMAIL: info@ndrsn.com.au
 WWW: www.ndrsn.com.au

THIS IS THE POLICE SHADOW DIAGRAM - 1:1000 AM

PROJECT:
 LOT A/D.P. 444/81
 396 ANNANDALE STREET, ANNANDALE, NSW, 2038

ADDITIONAL SHADOWS SET BY PROPOSED: 1MM
 ADDITIONAL SHADOWS SET BY PROPOSED: 1MM

LEGEND
 BOUNDARY
 100% SHADOWS FROM APPROVED
 100% SHADOWS FROM APPROVED
 100% SHADOWS FROM APPROVED
 100% SHADOWS FROM APPROVED
 100% SHADOWS FROM APPROVED

NOTES
 1. THIS SHADOW DIAGRAM IS A REPRESENTATION OF SHADOWS CAST BY THE PROPOSED DEVELOPMENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.
 2. THE SHADOWS CAST BY THE PROPOSED DEVELOPMENT ARE BASED ON THE ASSUMPTIONS SET OUT IN THE NOTES TO THIS DIAGRAM.
 3. THE SHADOWS CAST BY THE PROPOSED DEVELOPMENT ARE BASED ON THE ASSUMPTIONS SET OUT IN THE NOTES TO THIS DIAGRAM.
 4. THE SHADOWS CAST BY THE PROPOSED DEVELOPMENT ARE BASED ON THE ASSUMPTIONS SET OUT IN THE NOTES TO THIS DIAGRAM.
 5. THE SHADOWS CAST BY THE PROPOSED DEVELOPMENT ARE BASED ON THE ASSUMPTIONS SET OUT IN THE NOTES TO THIS DIAGRAM.

DATE: 11/03/2024
 TIME: 10:00 AM
 DRAWING NO: 4.13.2P/18
 SHEET NO: 1
 SCALE: 1:1000

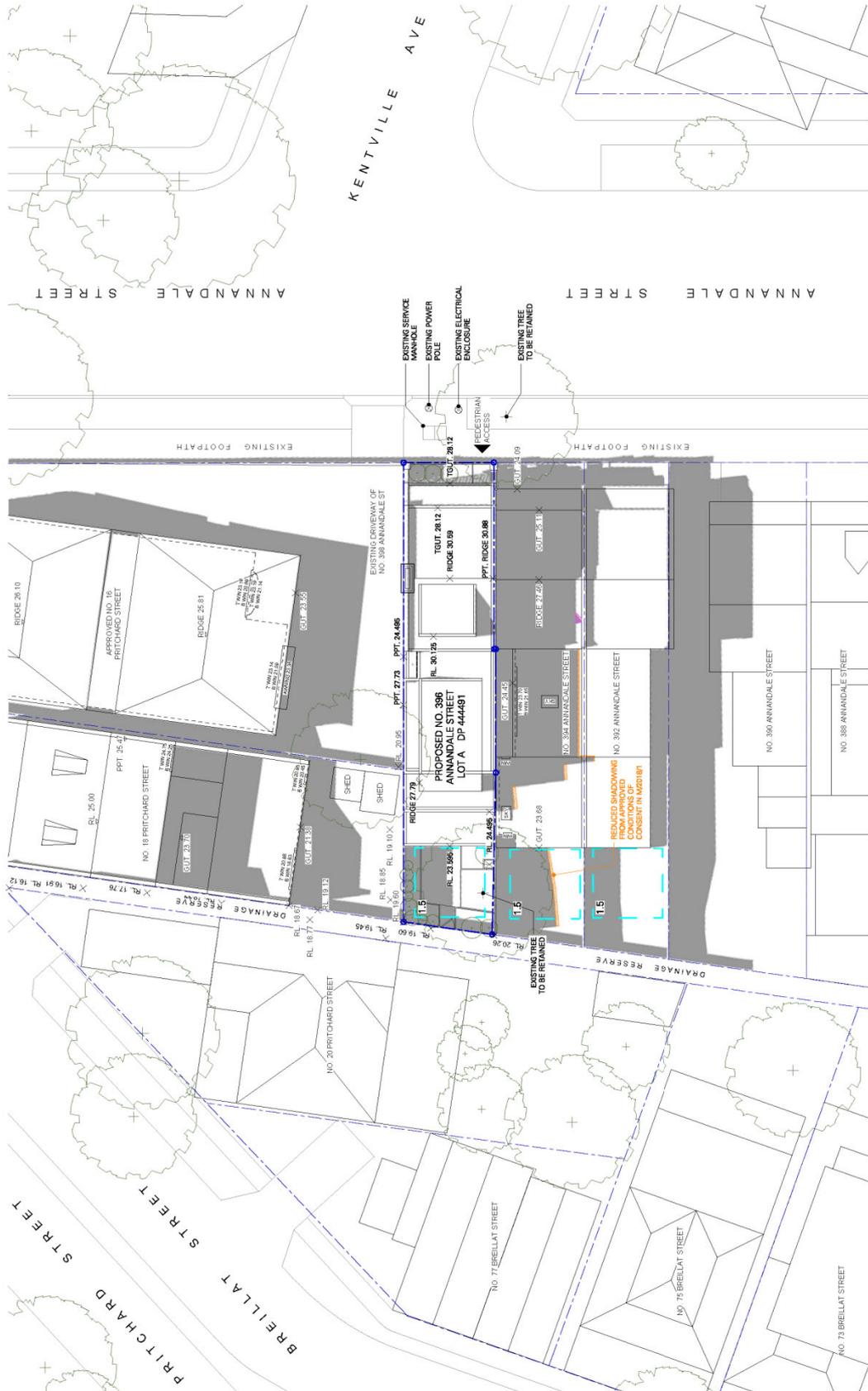


DIFFERENCE BETWEEN APPROVED SHADOWS FROM M201817 & PROPOSED 396 ANNANDALE STREET - 11:00AM

<p>PROJECT: LOT A / D.P. 444481 396 ANNANDALE STREET, ANNANDALE, NSW, 2038</p>	<p>TITLE: WINTER SOLITICE SHADOW ANALYSIS - 11:00AM</p>	<p>SCALE: 1:500 MBA: IS DATE: 04/12/2019</p>	<p>5/71/2016, 7/18/16 WILLIAM STREET, ANNANDALE, NSW WWW.NDRSN.COM.AU INFO@NDRSN.COM.AU TEL: (61) 2 9511 5999</p>
--	---	--	---

<p>APPROVED SHADOWS FROM PROPOSED M201817</p>	<p>APPROVED SHADOWS FROM PROPOSED M201817 - DIFFERENTIAL</p>	<p>PROPOSED SHADOWS FROM PROPOSED M201817</p>	<p>PROPOSED SHADOWS FROM PROPOSED M201817 - DIFFERENTIAL</p>
<p>EXISTING SHADOWS FROM EXISTING BUILDINGS</p>	<p>EXISTING SHADOWS FROM EXISTING BUILDINGS - DIFFERENTIAL</p>	<p>PROPOSED SHADOWS FROM PROPOSED 396 ANNANDALE STREET</p>	<p>PROPOSED SHADOWS FROM PROPOSED 396 ANNANDALE STREET - DIFFERENTIAL</p>

1:500 @ A3



SCALE 1:200 MBS
 DATE 05/08/2018
 DRAWN FS
 DATE 01/12/2018
 SUBSET A

TITLE
 WINNER SOLAR SHADOW
 DIAGRAM - 12:00PM

PROJECT
 LOT 1/D.P. 444481
 396 ANNANDALE STREET, ANNANDALE, NSW, 2038

ADDITIONAL SHADOWING CASES BY PROPOSED: 12M
 ADDITIONAL SHADOWING CASES BY PROPOSED: 15M
 ADDITIONAL SHADOWING CASES BY PROPOSED: 18M
 ADDITIONAL SHADOWING CASES BY PROPOSED: 21M
 ADDITIONAL SHADOWING CASES BY PROPOSED: 24M
 ADDITIONAL SHADOWING CASES BY PROPOSED: 27M
 ADDITIONAL SHADOWING CASES BY PROPOSED: 30M
 ADDITIONAL SHADOWING CASES BY PROPOSED: 33M
 ADDITIONAL SHADOWING CASES BY PROPOSED: 36M

LEGEND
 BOUNDARY
 EXISTING DEVELOPMENT
 PROPOSED DEVELOPMENT
 SHED
 EXISTING TREE TO BE RETAINED
 REDUCED SHADOWING FROM APPROVED
 FROM APPROVED M20187
 CONSENT IN M20187

DIFFERENCE BETWEEN APPROVED SHADOWS FROM M20187 & PROPOSED 396 ANNANDALE STREET - 12:00PM
 12:00 AM



DIFFERENCE BETWEEN APPROVED SHADOWS FROM M/2018/1 & PROPOSED 396 ANNANDALE STREET - 1:00PM

1:00PM

LEGEND

- EXISTING SHADOWS
- PROPOSED SHADOWS
- ADDITIONAL SHADOWING CALLED FOR BY M/2018/1
- ADDITIONAL SHADOWING CALLED FOR BY PROPOSED 396 ANNANDALE STREET
- ADDITIONAL SHADOWING CALLED FOR BY PROPOSED 396 ANNANDALE STREET
- ADDITIONAL SHADOWING CALLED FOR BY PROPOSED 396 ANNANDALE STREET
- ADDITIONAL SHADOWING CALLED FOR BY PROPOSED 396 ANNANDALE STREET
- ADDITIONAL SHADOWING CALLED FOR BY PROPOSED 396 ANNANDALE STREET

NOTES

1. ALL SHADOWING IS FOR 1:00PM ON 21/09/2018. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
2. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
3. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
4. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
5. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
6. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
7. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
8. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
9. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
10. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
11. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
12. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
13. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
14. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
15. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
16. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
17. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
18. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
19. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
20. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
21. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
22. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
23. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
24. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
25. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
26. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
27. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
28. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
29. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
30. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
31. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
32. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
33. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
34. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
35. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
36. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
37. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
38. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
39. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
40. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
41. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
42. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
43. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
44. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
45. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
46. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
47. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
48. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
49. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.
50. THE SHADOWING IS FOR THE PROPOSED 396 ANNANDALE STREET.

PROJECT
LOT 4 / D.P. 444481
396 ANNANDALE STREET, ANNANDALE, NSW, 2038

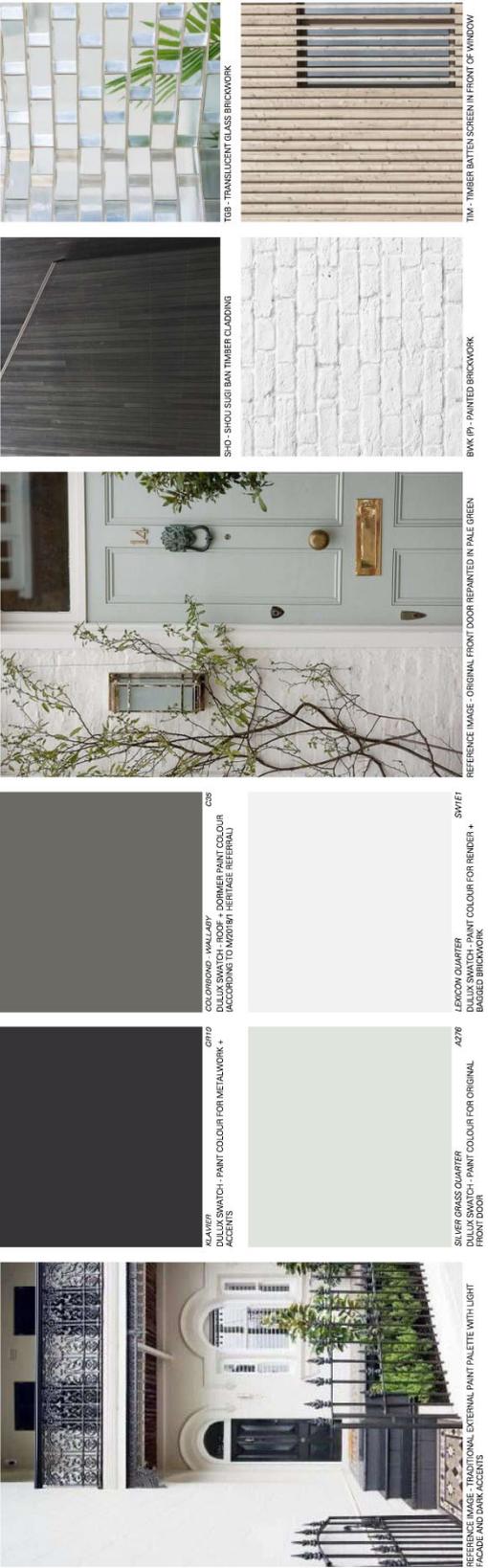
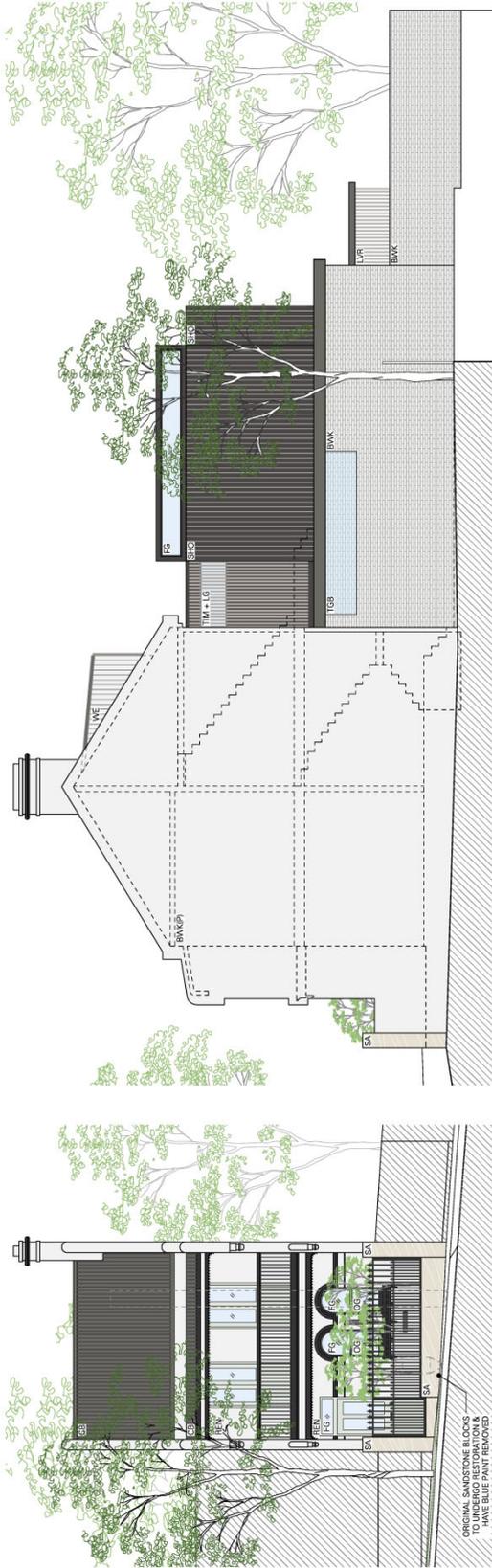
TITLE
WINTER SOLAR SHADOW
DATE: 12/12/2018

SCALE
 1:500 (A3)
 DATE: 12/12/2018

DRAWN
 IS

NDRSN
 11/11/1881 1998
 WWW.NDRSN.COM.AU





NOTES

- 1. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 2. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 3. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 4. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 5. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 6. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 7. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 8. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 9. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 10. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 11. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 12. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 13. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 14. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 15. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 16. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 17. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 18. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 19. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 20. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 21. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 22. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 23. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 24. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 25. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 26. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 27. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 28. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 29. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 30. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 31. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 32. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 33. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 34. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 35. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 36. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 37. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 38. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 39. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 40. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 41. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 42. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 43. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 44. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 45. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 46. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 47. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 48. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 49. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.
- 50. ALL MATERIALS TO BE APPROVED BY THE LOCAL COUNCIL.

LEGEND

- SW1 - DULUX SWITCH FOR METALWORK
- SW2 - DULUX SWITCH FOR METALWORK ACCENTS
- SW3 - LEMON QUARTER DULUX SWITCH
- SW4 - TIMBER BATTENS
- SW5 - PAINTED BRICKWORK
- SW6 - SHOU-SHOU BUGI BAN TIMBER CLADDING
- SW7 - TRANSLUCENT GLASS BRICKWORK
- SW8 - PAINTED FRONT DOOR
- SW9 - ORIGINAL FRONT DOOR
- SW10 - PALE GREEN PAINT

PROJECT

LOT 1 A (D P 444481)
 386 ANNANDALE STREET, ANNANDALE, NSW, 2038

CLIENT

NDRSN

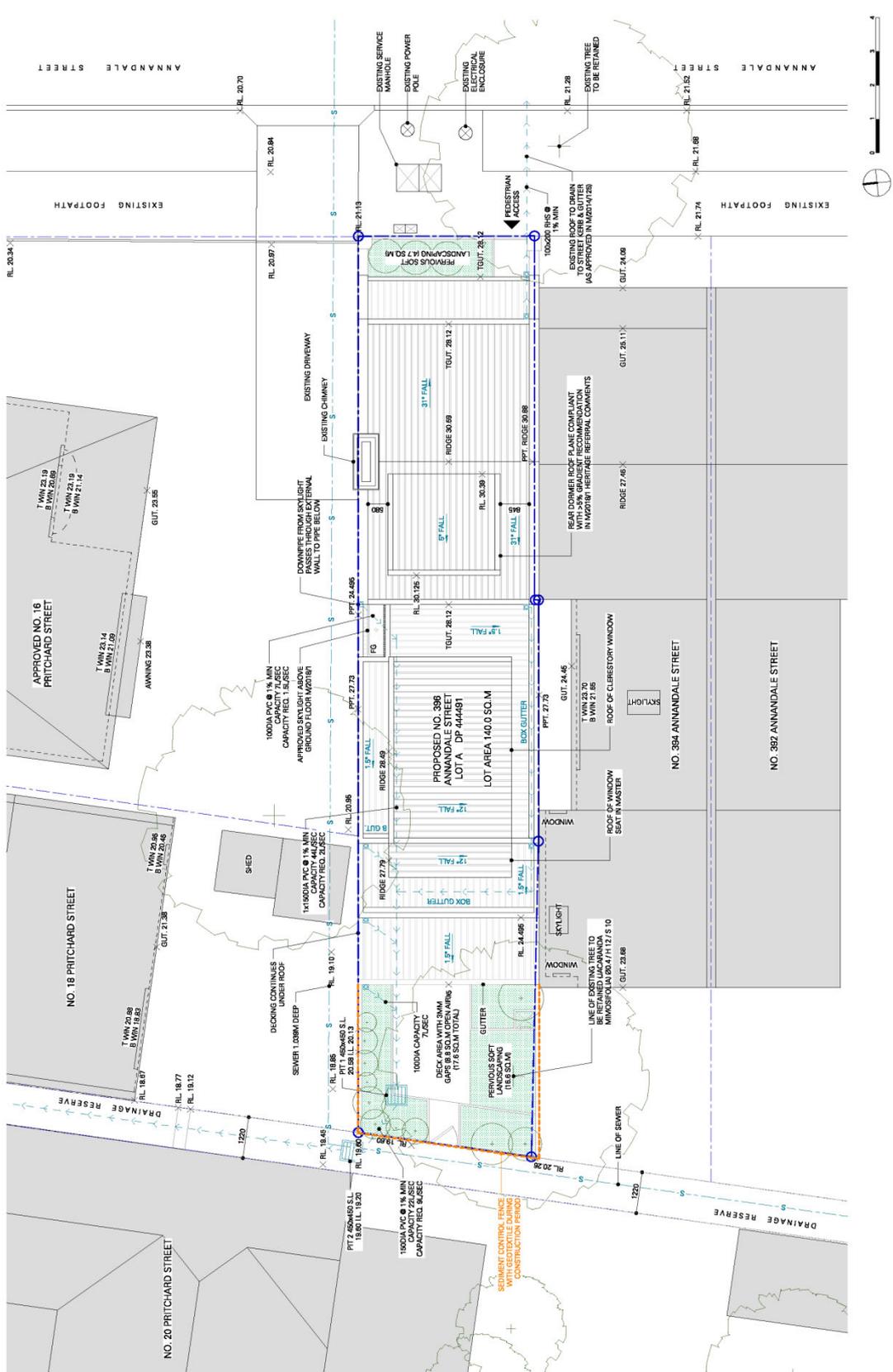
SCALE AS INDICATED

DRAWING NO. 01/2/2018

DATE 01/2/2018

ISSUE A

WWW.NDRSN.COM.AU



NDRSN
 1100 M33
 DRAWING NO. 4.12.2018
 DATE 2018
 PROJECT 396 ANNANDALE STREET, ANNANDALE, NSW, 2038

TITLE
 PROJECT
 LOT A (DP 444491)
 396 ANNANDALE STREET, ANNANDALE, NSW, 2038

1:5000
 BOUNDARY
 EXISTING BUILDING FOOTPRINT
 EXISTING DRIVEWAY
 EXISTING FOOTPATH
 EXISTING TREE
 VEGETATION

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 2. ALL ROOFS ARE TO BE CONFORMANT WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS 2011.
 3. ALL ROOFS ARE TO BE CONFORMANT WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS 2011.
 4. ALL ROOFS ARE TO BE CONFORMANT WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS 2011.
 5. ALL ROOFS ARE TO BE CONFORMANT WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS 2011.
 6. ALL ROOFS ARE TO BE CONFORMANT WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS 2011.
 7. ALL ROOFS ARE TO BE CONFORMANT WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS 2011.
 8. ALL ROOFS ARE TO BE CONFORMANT WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS 2011.
 9. ALL ROOFS ARE TO BE CONFORMANT WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS 2011.
 10. ALL ROOFS ARE TO BE CONFORMANT WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS 2011.

Attachment C - Original Notice of Determination (as last amended)



Contact: Eamon Egan
Phone: 9392 5253

9 May 2018

Urban Future Organisation
Suite 201a
77-83 Williams Street
DARLINGHURST NSW 2010

**NOTICE OF DETERMINATION OF A MODIFICATION OF
DEVELOPMENT CONSENT
Issued under the Environmental Planning & Assessment Act 1979
Section 4.55(2)**

Modification No. M/2018/1

Applicant Name: Urban Future Organisation

Applicant Address: Suite 201a, 77-83 Williams Street, DARLINGHURST
NSW 2010

Land to be Developed: **Lot A DP 444491**
396 Annandale Street, ANNANDALE NSW 2038

Development Consent No.: D/2014/13

Approved Development: Partial demolition and alterations and additions to
existing dwelling and boundary fencing. Modifications
include

Modification: Alterations and additions to existing terrace-house

Determination: Approved

Date of Determination: 9 May 2018

It is advised that Council has approved your application to modify Development Consent No. D/2014/13.

A revised copy of the Development Consent is attached.

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street Leichhardt NSW 2040

Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road Ashfield NSW 2131

Have you made a political donation?

If you (or an associate) have made a political donation or given a gift to a Councillor, political party or candidate at the local government elections during the last two (2) years you may need to include with your application a full disclosure of this matter. For information go to Council's website at www.leichhardt.nsw.gov.au/Political-Donations.html. If you have made a reportable donation, failure to provide a completed declaration with your application is an offence under the Environmental Planning and Assessment Act, 1979 for which you may be prosecuted.



Iain Betts

Team Leader – Development Assessment**Right of Appeal**

If you are dissatisfied with this decision, Section 8.9 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 6 months after the date of this Notice of Determination.

Right of Review

Alternatively, you may request a review of this determination under Section 8.2 of the Act. 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.



Contact: Eamon Egan
Phone: 9392 5253

9 May 2018

Urban Future Organisation
Suite 201a
77-83 Williams Street
DARLINGHURST NSW 2010

**NOTICE OF DETERMINATION OF
DEVELOPMENT APPLICATION NO: D/2014/13
Issued under the Environmental Planning & Assessment Act 1979**

Modification No. M/2018/1 – Annotated copy

Applicant Name:	Mrs D Brajkovic and Mr R Brajkovic
Applicant Address:	C/- Developments Design P/L 340A Riley St SURRY HILLS NSW 2010
Land to be Developed:	Lot A DP 444491 396 Annandale Street, ANNANDALE NSW 2038
Proposed Development:	Partial demolition, alterations and additions to existing dwelling, boundary fencing and tree removal.
Determination:	Approved
Date of Determination:	13 May 2014
Consent to Operate From:	13 May 2014
Consent to Lapse On:	13 May 2019

The following conditions have been included in response to development considerations and to ensure a high standard of development having regard to the effect upon the environment.

3 of
22

[Customer Service Centres](#)

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street Leichhardt NSW 2040

Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road Ashfield NSW 2131

CONDITIONS OF CONSENT

1. Development must be carried out in accordance with the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
S.96 02_01/A (Demolition Plan)	Urban Future Organization Pty Ltd	3/1/2018
S.96 02_02/A (Existing & Proposed Street Elevations)	Urban Future Organization Pty Ltd	3/1/2018
S.96 03_01/A (Ground Floor Plan)	Urban Future Organization Pty Ltd	3/1/2018
S.96 03_02/A (First Floor Plan)	Urban Future Organization Pty Ltd	3/1/2018
S.96 03_03/A (Attic Plan)	Urban Future Organization Pty Ltd	3/1/2018
S.96 03_04/A (Roof Plan)	Urban Future Organization Pty Ltd	3/1/2018
S.96 04_01/A (Eastern Elevation)	Urban Future Organization Pty Ltd	3/1/2018
S.96 04_03/A (Northern Elevation)	Urban Future Organization Pty Ltd	3/1/2018
S.96 04_04/A (Southern Elevation)	Urban Future Organization Pty Ltd	3/1/2018
S.96 04_02/A (Western Elevation)	Urban Future Organization Pty Ltd	3/1/2018
S.96 05_01/A (Section AA)	Urban Future Organization Pty Ltd	3/1/2018
S.96 07_01/A (Finishes Schedule)	Urban Future Organization Pty Ltd	3/1/2018
S.96 08_01/A (Landscape Plan)	Urban Future Organization Pty Ltd	3/1/2018
S.96 09_01/A (Stormwater Plan)	Urban Future Organization Pty Ltd	3/1/2018

Document Title	Prepared By	Dated
BASIX Certificate No.A288094_02	Urban Future Organization Pty Ltd	6/12/2017

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

(Condition modified by M/2018/1 on 9 May 2018)

PRIOR TO THE RELEASE OF A CONSTRUCTION CERTIFICATE

2. Amended plans are to be submitted incorporating the following amendments:
- a) ~~The northern wall of the proposed Living Room must be set back from the northern property boundary, sufficient to provide a minimum 300mm wide overland flowpath between the atrium and the rear of the property. The 300mm width must be measured as the clearance between the outside face of the~~

~~dwelling wall and the inside face of any fence or boundary wall on the northern property boundary.~~

~~(Condition deleted by M/2018/1 on 9 May 2018)~~

- b) The windows of the addition are to be of timber framed construction.
- ~~c) A screening device to a height of 1.6m above the finished floor level is required to be provided along the northern edge of the proposed ground floor deck, located adjacent to the kitchen. The screening device shall be installed for the entire length of the proposed deck to adequately prevent direct overlooking. The screening device should be 75% obscure, permanently fixed and made of durable materials.~~
- ~~(Condition deleted by M/2018/1 on 9 May 2018)~~
- ~~d) A screening device to a height of 1.6m above the finished floor level is required to be provided along the northern and southern edge of the proposed ground floor deck, located adjacent to the living room. The screening device shall be installed for the entire depth of the proposed deck to adequately prevent direct overlooking. The screening device should be 75% obscure, permanently fixed and made of durable materials.~~
- ~~(Condition deleted by M/2018/1 on 9 May 2018)~~
- e) The attic level works, including the front and rear dormers and the stair to that level, are to be deleted, with the existing upper level ceilings, ceiling heights and roof above the original front two-storey section of the dwelling retained.
(Condition added by M/2018/1 on 9 May 2018)
- f) The parapet height of the rear two level additions to the building are to remain as originally approved, at RL27.73.
(Condition added by M/2018/1 on 9 May 2018)
- g) The proposed 1st floor north-facing bathroom window is to be reduced in size so as to have a sill height not less than 1.7m above finished floor level.
(Condition added by M/2018/1 on 9 May 2018)
- h) The proposed new windows located within the northern side boundary wall of the building shall be deleted.
(Condition added by M/2018/1 on 9 May 2018)
- i) The existing internal rear walls and historic fenestration of the front original two-storey built form, as shown to be retained on approved drawings [D/2014/13 & M/2014/125], shall be retained.
(Condition added by M/2018/1 on 9 May 2018)
- j) The applicant is encouraged to reconsider the overall “grey” theme of the building external colour scheme, as its use is modern trend which is contrary to the typical historical colours for the construction period of the dwelling. To assist with a potential alternative, more sympathetic external paint scheme, the applicant is encouraged to consult the following texts:
‘Colour schemes for old Australian Houses’ - Ian Evans; Clive Lucas and Iain Stapleton, The Flannel Flower Press Pty Ltd; and ‘More Colour Schemes for Australian Houses’ - Ian Evans; Clive Lucas and Iain Stapleton, The Flannel Flower Press Pty Ltd.

(Condition added by M/2018/1 on 9 May 2018)

The amendments are to be provided prior to the issue of a Construction Certificate.

(Condition modified by M/2018/1 on 9 May 2018)

3. Prior to the issue of the Construction Certificate the Principal Certifying Authority is to ensure that the plans state that no high front gutters will be installed.
4. In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* construction works approved by this consent must not commence until:
 - a) A Construction Certificate has been issued by Council or an Accredited Certifier. Either Council or an Accredited Certifier can act as the "Certifying Authority."
 - b) A Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment.
 - c) At least two days notice, in writing has been given to Council of the intention to commence work.

The documentation required under this condition must show that the proposal complies with all Development Consent conditions, the Building Code of Australia and the relevant Australian Standards.

5. Consent is granted for the demolition of the existing ground floor rear addition that is currently existing on the property, subject to strict compliance with the following conditions:
 - a) The developer is to notify adjoining residents seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence 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 Council / Certifying Authority for inspection prior to demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours and contact telephone number and licence number of the demolisher. The following building inspections must be undertaken by Council / 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: Council requires 24 hours notice to carry out inspections. 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 Office, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements. If the development complies with Sydney Water's requirements, the plans will be stamped indicating that no further requirements are necessary.
- 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 5.30pm 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 Department of Environment and Climate Change NSW.
- 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.
- 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 Council / Certifying Authority in accordance with the relevant provisions of Australian Standard 2601:2001 *Demolition of structures* by a person with suitable expertise and experience. The Work Plan must identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

- p) If the property was built prior to 1987 an asbestos survey prepared by a qualified occupational hygienist is to be undertaken. If asbestos is present then:
- i) A WorkCover licensed contractor must undertake removal of all asbestos.
 - ii) During the asbestos removal a sign "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400 mm x 300 mm is to be erected in a visible position on the site to the satisfaction of Council.
 - iii) Waste disposal receipts must be provided to Council / Certifying Authority as proof of correct disposal of asbestos laden waste.
 - iv) All removal of asbestos must comply with the requirements of WorkCover and Leichhardt Council.
 - v) An asbestos clearance certificate prepared by a qualified occupation hygienist must be provided at the completion of the demolition works.
6. A stormwater drainage design prepared by a qualified practicing Civil Engineer must be provided prior to the issue of a Construction Certificate. The design must be prepared/ amended to make provision for the following:
- a) The design must be generally in accordance with the concept stormwater plan on Drawing No S96 09_01 Issue A prepared by Urban Future and dated 3 January 2018.

The proposed stormwater outlet to the Council reserve at the rear of the property must be extended within the reserve to discharge to the kerb and gutter in Pritchard Street. The design of the works in the reserve must be approved by Council in accordance with **Condition No 7.**
(Condition modified by M/2018/1 on 9 May 2018)
 - b) Charged or pump-out stormwater drainage systems are not permitted.
 - c) Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines and be discharged, together with overflow pipelines from any rainwater tank(s), by gravity to the kerb and gutter of a public road or to Council's piped drainage system.
 - d) Plans must specify that any components of the existing system to be retained must be checked during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development, and be replaced or upgraded if required.
 - e) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.
 - f) All plumbing within the site must be carried out in accordance with relevant provisions of Australian Standard AS/NZS 3500.3-2003 Plumbing and Drainage – Stormwater Drainage.
 - g) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.

- h) All redundant stormwater pipelines within the footpath area must be removed and the footpath and kerb reinstated.
 - i) New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a section height of 100mm.
 - j) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.
7. An engineering design of stormwater drainage works within Council's drainage reserve must be prepared by a qualified practicing Civil Engineer. The design must be prepared/ amended to make provision for the following:
- a) Construction of a piped drainage system with the Council Drainage Reserve to the rear of the property, between the subject property and discharging to the kerb and gutter in Pritchard Street.
 - b) The design must be accompanied by detailed engineering drawings including relevant long and cross sections, hydraulic grade line analysis and location of utility services.

Development Consent does NOT give approval to undertake any works on Council property. An application must be made to Council for a Roadworks Permit under Section 138 of the *Roads Act 1993* for approval to construct these works.

The application must be accompanied by the above engineering design. The Roadworks Permit will only be issued when the design has been approved by Council. A copy of the Roadworks Permit must be obtained from Council prior to the issue of a Construction Certificate.

The design may need to be submitted to and approved by Council's Local Traffic Committee prior to Council issuing an approval.

The applicant must bear the cost of construction of all works, including the cost of any required adjustment or relocation of any public utility service. Where the finished levels of the new works will result in changes to the existing surface levels, the cost of all necessary adjustments or transitions beyond the above scope of works shall be borne by the owner/applicant.

These works must be constructed in accordance with the conditions of the Roadworks Permit and be completed prior to the issue of an Occupation Certificate.

8. A dilapidation report including a photographic survey of the following adjoining properties must be provided to Council prior to the issue of a Construction Certificate. 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.
- a) 398 Annandale Street, Annandale – if the works approved under (D/2010/528) have been constructed or structures exist on 398 Annandale Street that are within 5 metres of the proposed new walls of the subject development.

- b) 18 Pritchard Street, Annandale
- c) 394 Annandale Street, Annandale

The dilapidation report is to be prepared by a practising Structural Engineer agreed to by both the applicant and the owner of the adjoining property. All costs incurred in achieving compliance with this condition shall be borne by the applicant.

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 concurrence must be obtained from the Certifying Authority in such circumstances.

9. In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant must pay a long service levy at the prescribed rate of 0.0035 of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more. The Long Service Levy is payable prior to the issue of a Construction Certificate.
10. Materials and finishes must be complementary to the character and streetscape of the area. Highly reflective roofing materials must not be used. Details of finished external surface materials, including colours and texture must be provided prior to the issue of a Construction Certificate to the satisfaction of the Certifying Authority.
11. 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.

12. Fire Safety upgrading where building works proposed

The following fire upgrading is required pursuant to Clause 94 of the Environmental Planning and Assessment Regulation 2000:

- (a) The building is to be provided with either a smoke alarm system that complies with AS 3786-1993 / Amendment 4 – 2004: *Smoke Alarms* or a smoke alarm system that is listed in the Scientific Services Laboratory Register of Accredited Products – Fire Protection Systems. The smoke alarm system must be installed in suitable locations on or near the ceiling in accordance with Part 3.7.2.3 of the Building Code of Australia 1996 (Housing Provisions). The smoke alarm system

must be connected to the mains electrical power supply and must have a stand-by (battery backup) power supply.

Amended plans and specifications demonstrating compliance with this condition must be submitted to the certifying authority with the application for a Construction Certificate.

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

13. A Certificate prepared by an appropriately qualified and practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposal additional, or altered structural loads must be provided prior to the issue of a Construction Certificate to the satisfaction of the certifying authority.
14. A Soil and Water Management Plan must be provided prior to the issue of a Construction Certificate. The Soil and Water Management plan must be compatible with the Construction Management and Traffic Management Plan referred to in 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.
15. The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Service Centre 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. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site www.sydneywater.com.au see Building Developing and Plumbing then Quick Check or telephone 132092.

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

16. Prior to the issue of a Construction Certificate, the applicant must prepare a Construction Management and Traffic Management Plan. The following matters should be addressed in the plan, where appropriate:
- 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) Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site.
 - iii) The locations of proposed work zones in the frontage roadways.
 - iv) Location of any proposed crane and concrete pump and truck standing areas on and off the site.
 - v) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries.
 - vi) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected.
 - vii) An on-site parking area for employees, tradespersons and construction vehicles as far as possible.
 - viii) 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.
 - ix) How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.
 - x) The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed by a Chartered Civil Engineer, with National Professional Engineering Registration (NPER) in the construction of civil works or a survey company of Registered Surveyors with "preliminary accreditation" from the Institution of Surveyors New South Wales Inc. or an accredited certifier.
 - b) Construction Noise
During excavation, demolition and construction phases, noise generated from the site must be controlled.
 - 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.
 - e) Traffic control plan(s) for the site
All traffic control plans must be in accordance with the Roads and Traffic Authority publication "Traffic Control Worksite Manual" and prepared by a suitably qualified person (minimum 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each stage.

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.

17. A Waste Management Plan is to be provided prior to the issue of a Construction Certificate. The Waste Management Plan is to be prepared in accordance with Council's Development Control Plan No 38 – Avoid, Reuse, Recycle. The plan must address all issues including but not limited to:
 - a) Estimated quantities of materials that are reused, recycled, removed from site.
 - b) On site material storage areas during construction.
 - c) Materials and methods used during construction to minimise waste.
 - d) Nomination of end location of all waste generated.

All requirements of the approved Waste Management Plan must be implemented during the construction of the development.

PRIOR TO THE COMMENCEMENT OF WORKS

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

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

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

- a) location of the building with respect to the boundaries of the site;
 - b) level of the floor in relation to the levels on the site (all levels are to be shown relative to Australian Height Datum);
 - c) site coverage of the buildings on the site.
19. The site must be secured and fenced prior to works commencing. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons on public property.

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.

Separate approval is required to erect a hoarding or temporary fence 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.

20. 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 Council is nominated as the Principal Certifying Authority then a copy of the certificate of insurance must be submitted to Council prior to the works commencing.

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

In all other cases, written notice must be given to Council of:

- a) the name and licence number of the principal contractor and
- b) the name of the insurer by which the work is insured under *Part 6 of the Home Building Act 1989*.

If arrangements for doing the residential work are changed while the work is in progress, further work must not be carried out unless the Certifying Authority has given Council written notice of the updated information.

This condition does not apply in relation to Crown building work that is certified, in accordance with Section 116G of the *Environmental Planning and Assessment Act 1979*, to comply with the technical provisions of the State's building laws.

21. Any person or contractor undertaking works on public property must take out Public Risk Insurance with a minimum cover of ten (10) million dollars in relation to the occupation of, and approved works within public property. The Policy is to note, and provide protection for Leichhardt Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.
22. Prior to the commencement of works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
23. At least forty-eight (48) hours prior to the commencement of works, a notice of commencement form and details of the appointed Principal Certifying Authority shall be submitted to Council.
24. An application for any of the following on public property (footpaths, roads, reserves) shall be submitted and approved by Council prior to the commencement of works.
- a) Construction zone.

- b) A pumping permit.
 - c) Mobile crane.
 - d) Skip bins other than those authorised by Leichhardt Council.
25. Prior to the commencement of works, a sign must be erected in a prominent position on the site 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 Certifying Authority for the work.

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

26. The area beneath the canopies of the trees to be retained must be fenced prior to the commencement of works. The fencing must encompass the maximum possible area covered by the drip line of the canopy and must remain in place until the completion of building works. The fencing should be a minimum of 1.8 metres high chain-link or welded mesh fencing. The fencing is to be maintained for the duration of the building works.

Services should be located to avoid disturbing tree roots. Trenches required for the installation of services should be located outside of the fenced area.

All areas within the perimeter of the safety fencing are to be covered with woodchip mulch to a depth of 100mm. All steep gradients unable to be effectively covered with mulch are to be protected with hessian cloth to be kept at a moisture level sufficient to ensure the preservation of tree root systems.

DURING WORKS

27. Building materials and machinery are to be located wholly on site.
28. All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent them from being dangerous to life or property and in accordance with the design of a structural engineer.

If an 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.

29. The site must be appropriately secured and fenced at all times during works.
30. All fill used with the proposal shall be virgin excavated material (such as clay, gravel, sand, soil and rock) that is not mixed with any other type of waste and which has been excavated from areas of land that are not contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities and which do not contain sulphate ores or soils.
31. Excavation, building or subdivision work must be restricted to the hours of 7:00am to 5:30pm Monday to Friday inclusive, 7:00am to 1:00pm Saturday. Work is not be carried out on Sunday or Public Holidays.
32. The development must be inspected at the following stages by the Principal Certifying Authority during construction:
 - a) At the commencement of the building work, and
 - b) After excavation for, and prior to the placement of, any footings, and
 - c) Prior to pouring any in-situ reinforced concrete building element, and
 - d) Prior to covering of the framework for any floor, wall, roof or other building element, and
 - e) Prior to covering waterproofing in any wet areas, and
 - f) Prior to covering any stormwater drainage connections, and
 - g) After the building work has been completed and prior to any occupation certificate being issued in relation to the building by the Principal Certifying Authority.
33. 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.
34. A copy of the approved plans must be kept on site for the duration of site works and be made available upon request.
35. Construction material and vehicles shall not block or impede public use of footpaths or roadways.
36. Where any works are proposed in the public road reservation, the following applications must be made to Council, as applicable:
 - a) For installation or replacement of private stormwater drainage lines or utility services, including water supply, sewerage, gas, electricity, etc. an application must be made for a Road Opening Permit.
 - b) For construction/reconstruction of Council infrastructure, including vehicular crossings, footpath, kerb and gutter, stormwater drainage, an application must be made for a Roadworks Permit.

Note: Private stormwater drainage is the pipeline(s) that provide the direct connection between the development site and Council's stormwater drainage system, or street kerb and gutter.

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

Material from the site is not be tracked into 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.

- 38. No trees on public property (footpaths, roads, reserves etc) are to be removed or damaged during construction including for the erection of any fences, hoardings or other temporary works unless specifically approved in this consent.
- 39. No storage or disposal of materials taking place beneath the canopy of any tree protected under Council's Tree Preservation Order at any time.

All builders' refuse, spoil and/or material unsuitable for use in landscape areas being removed from the site on completion of the building works.

No tree roots of 30mm or greater in diameter located within the specified radius of the trunk of the following tree shall be severed or injured in the process of any works during the construction period.

Schedule	
Tree/location	Radius from trunk
<i>Jacaranda mimosifolia</i> (Jacaranda) – rear	4m

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

- 40. A second Dilapidation Report including a photographic survey must be submitted after the completion of works. A copy of this Dilapidation Report together with the accompanying photographs must be given to the property owners referred to in this Development Consent. A copy must be lodged with Council and the Principal Certifying Authority prior to the issue of an Occupation Certificate.
- 41. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that the stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards.

Works-as-executed plans of the stormwater drainage system, certified by a Registered Surveyor, together with certification by a qualified practicing Civil Engineer to verify that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards, must be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifying Authority stamped Construction Certificate plans.

42. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that all approved road, footpath and/or drainage works, including vehicle crossings, have been completed in the road reserve in accordance with the Roadworks Permit issued by Council.

Written notification from Council, that the works approved under the Roadworks Permit have been completed to its satisfaction and in accordance with the conditions of the Permit, must be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

43. All letter boxes must be constructed and located in accordance with the relevant provisions of Australian Standard AS/NZS 4253:1994 *Mailboxes* and to Australia Post's satisfaction. Work is to be completed prior to the issue of an Occupation Certificate.
44. Prior to the issue of the Occupation Certificate the Principal Certifying Authority is to confirm that no high front gutters have been installed.
45. A street / shop number must be clearly displayed at the ground level frontage of the building prior to the issue of an Occupation Certificate. A separate application must be made to Council if new street numbers or a change to street numbers is required.
46. An Occupation Certificate must be obtained prior to any use or occupation of the development or part thereof. The Principal Certifying Authority must ensure that all works are completed in compliance with the approved Construction Certificate plans and all conditions of this Development Consent.
47. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that all works have been completed in accordance with the approved Waste Management Plan referred to in this development consent.
48. Proof of actual destination of demolition and construction waste shall be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

ONGOING CONDITIONS OF CONSENT

49. The owner of the site is responsible for the removal of all graffiti from the building and fences within seventy-two (72) hours of its application.
50. All newly planted trees on site must be appropriately maintained on an on-going basis. Maintenance includes watering, weeding, removal of rubbish from tree bases, pruning, fertilizing, pest and disease control and any other operations required to maintain a healthy vigorous tree.

PRESCRIBED CONDITIONS**A. BASIX Commitments**

Under clause 97A(3) of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. The Certifying Authority must ensure that the building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

In this condition:

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

B. Building Code of Australia

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

C. Home Building Act

- 1) Building work that involves residential building work (within the meaning and exemptions provided in the Home Building Act 1989) must not be carried out unless the Principal Certifying Authority for the development to which the work relates has given Leichhardt Council written notice of the following:
 - a) in the case of work for which a principal contractor is required to be appointed:
 - i) the name and licence number of the principal contractor, and
 - ii) the name of the insurer by which the work is insured under Part 6 of that Act, or
 - b) in the case of work to be done by an owner-builder:
 - i) the name of the owner-builder, and
 - ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- 2) If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the Principal Certifying Authority for the

development to which the work relates (not being the Council), has given the Council written notice of the updated information.

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

D. Site Sign

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

E. Condition relating to shoring and adequacy of adjoining property

- 1) For the purposes of section 80A (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 82A 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, integrated 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. A decision on a review may not be further reviewed under Section 82A.

3. If you are unsatisfied with this determination, Section 97 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 96 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.

Have you made a political donation?

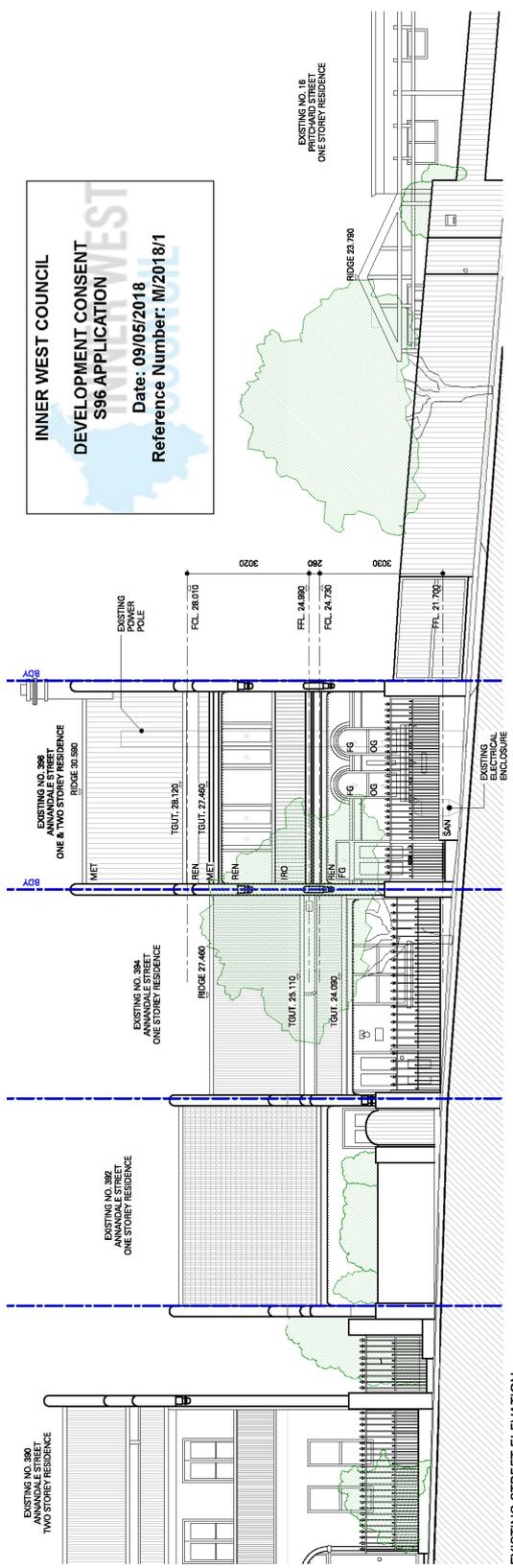
If you (or an associate) have made a political donation or given a gift to a Councillor, political party or candidate at the local government elections during the last two (2) years you may need to include with your application a full disclosure of this matter. For information go to Council's website at www.leichhardt.nsw.gov.au/Political-Donations.html. If you have made a reportable donation, failure to provide a completed declaration with your application is an offence under the Environmental Planning and Assessment Act, 1979 for which you may be prosecuted.



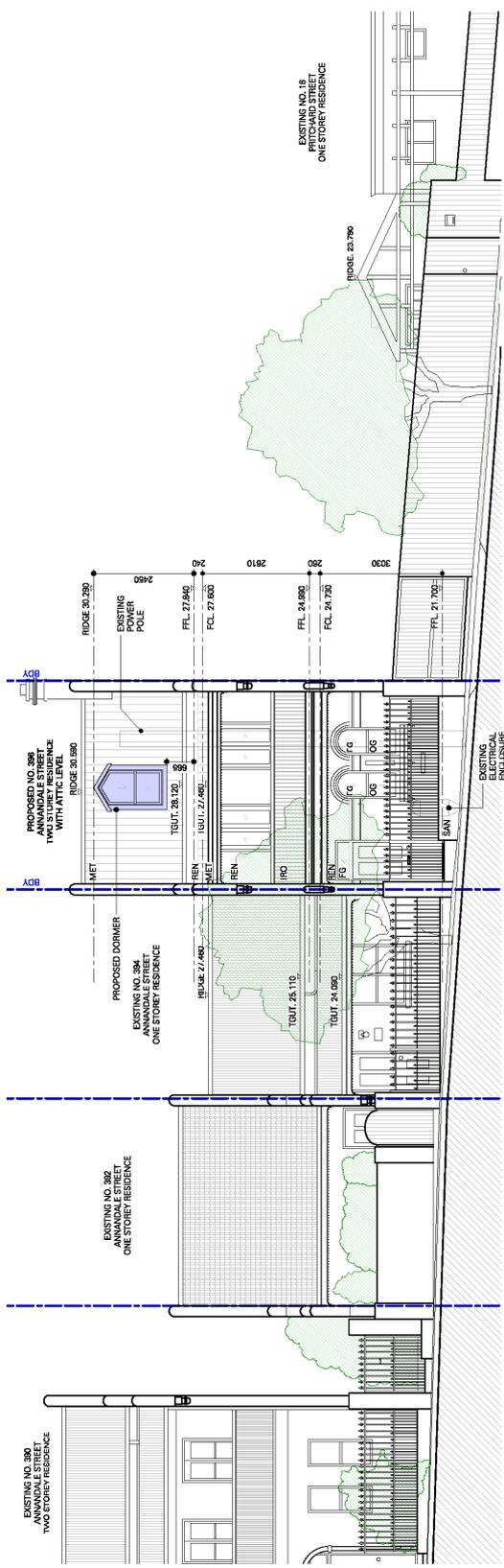
Iain Betts

Team Leader – Development Assessment

INNER WEST COUNCIL
 DEVELOPMENT CONSENT
 S96 APPLICATION
 Date: 09/05/2018
 Reference Number: M/2018/1



EXISTING STREET ELEVATION



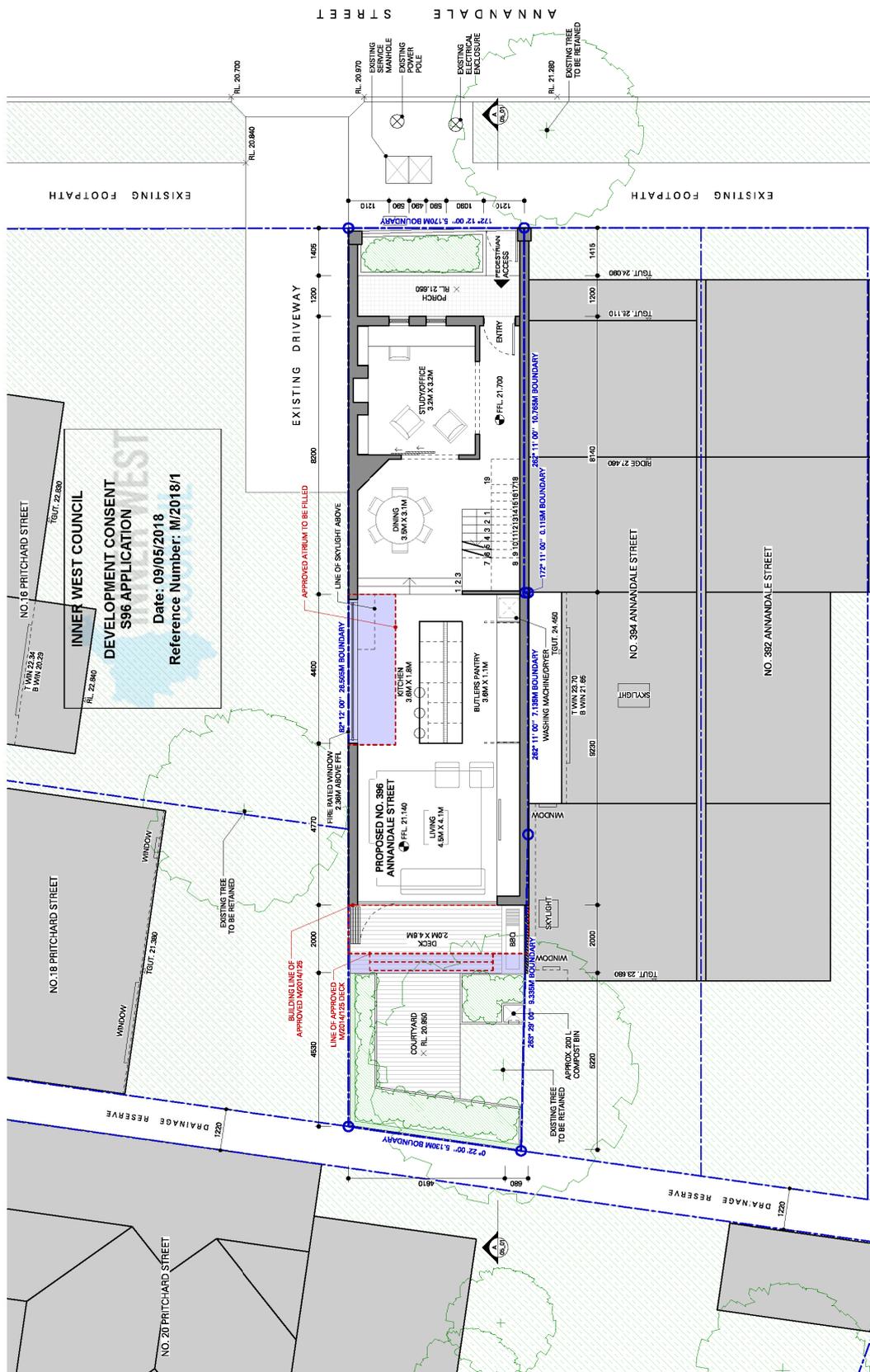
PROPOSED STREET ELEVATION

PROJECT: 396 ANNANDALE STREET, ANNANDALE, NSW, 2038 LOT A DP 444491
 TITLE: EXISTING & PROPOSED STREET ELEVATIONS
 DRAWN: [blank] DATE: 3-APR-18
 CHECKED: [blank] SCALE: AS SHOWN
 APPROVED: [blank]

URBAN FUTURE
 CONSULTING ARCHITECTS
 10/11-13/15 WYNDHAM STREET SYDNEY NSW 2000

LEGEND:

- 1. SITE OF APPROVED WORKS
- 2. PROPOSED WORKS
- 3. EXISTING WORKS
- 4. EXISTING WORKS TO BE DEMOLISHED
- 5. EXISTING WORKS TO BE RECONSTRUCTED
- 6. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES
- 7. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 8. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 9. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 10. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 11. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 12. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 13. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 14. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 15. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 16. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 17. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 18. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 19. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING
- 20. EXISTING WORKS TO BE RECONSTRUCTED WITH CHANGES FROM TO PROCEEDING



INNER WEST COUNCIL
 DEVELOPMENT CONSENT
 S96 APPLICATION
 Date: 09/05/2018
 Reference Number: M/2018/1



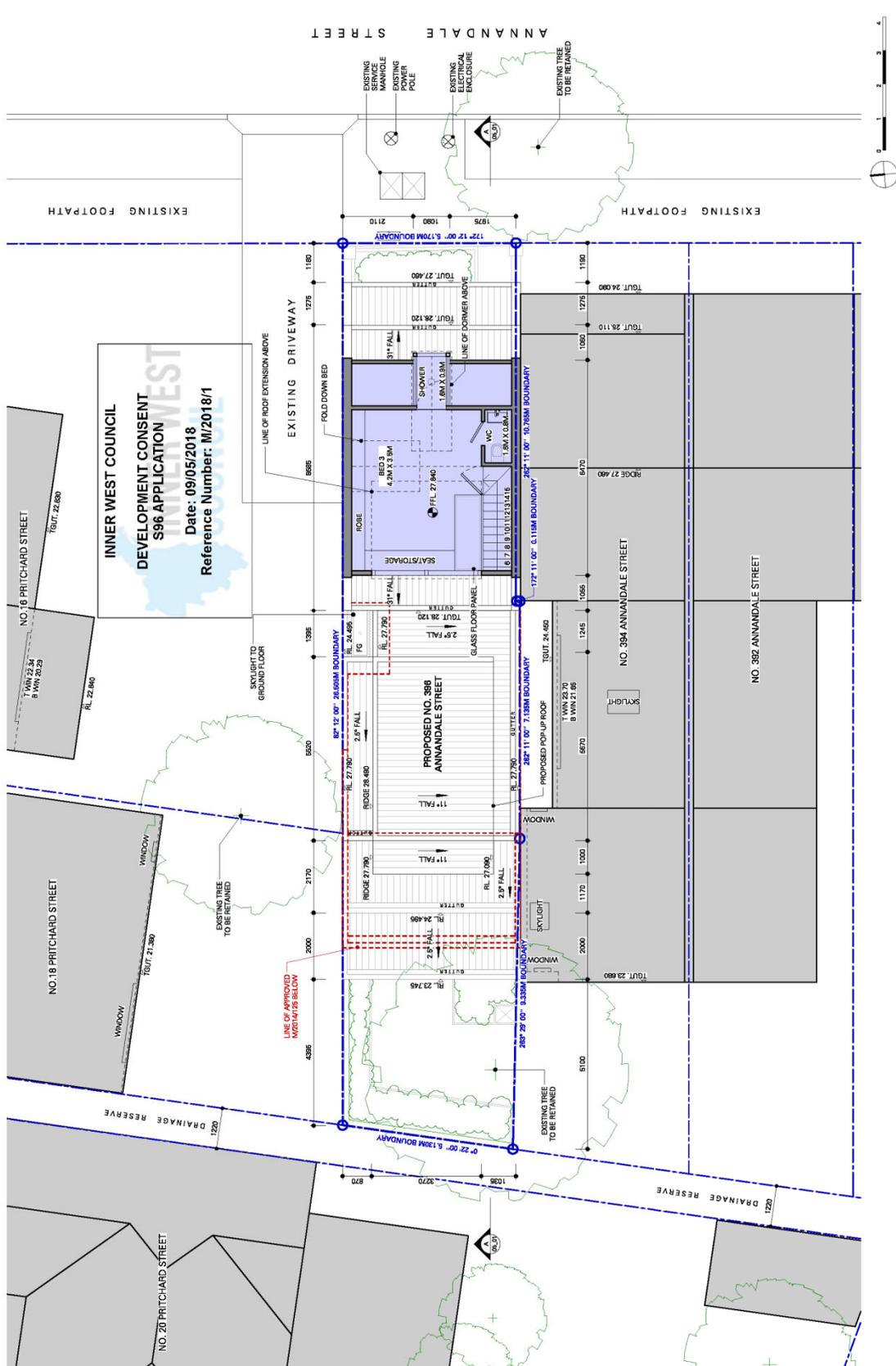
SCALE: 1:100
 DATE: 2-JUN-18
 DRAWN BY: A
 CHECKED BY: J

URBAN FUTURE
 WWW.URBANFUTURE.COM.AU
 TEL: +61 2 9550 7000

TITLE: PROPOSED GROUND FLOOR PLAN
 PROJECT: 396 ANNANDALE STREET, ANNANDALE, NSW, 2038
 LOT A DP 444491

NOTES:
 1. THIS PLAN IS FOR INFORMATION ONLY.
 2. THE LOCAL COUNCIL HAS REVIEWED THIS PLAN AND HAS GRANTED DEVELOPMENT CONSENT.
 3. THE LOCAL COUNCIL HAS REVIEWED THIS PLAN AND HAS GRANTED DEVELOPMENT CONSENT.
 4. THE LOCAL COUNCIL HAS REVIEWED THIS PLAN AND HAS GRANTED DEVELOPMENT CONSENT.
 5. THE LOCAL COUNCIL HAS REVIEWED THIS PLAN AND HAS GRANTED DEVELOPMENT CONSENT.

LEGEND:
 - PROPOSED GROUND FLOOR PLAN
 - EXISTING GROUND FLOOR PLAN
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO BE RETAINED



NOTES:
1. DEVELOPMENT MUST BE CONFINED TO THE EXISTING DIMENSIONS ONLY.
2. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE PROVISIONS
OF THE LOCAL GOVERNMENT ACT 1995 AND THE LOCAL GOVERNMENT
REGULATIONS 2007.
3. THE DEVELOPER MUST OBTAIN ALL NECESSARY APPROVALS FROM THE
RELEVANT AUTHORITIES.
4. THE DEVELOPER MUST OBTAIN ALL NECESSARY APPROVALS FROM THE
RELEVANT AUTHORITIES.
5. THE DEVELOPER MUST OBTAIN ALL NECESSARY APPROVALS FROM THE
RELEVANT AUTHORITIES.



URBAN FUTURE
 5/11/2014, 7:08 AM
 WWW.URBANFUTURE.COM.AU
 DATE: 5-Jun-18
 SHEET: 1 OF 3
 DRAWING NO: S96_DP_01

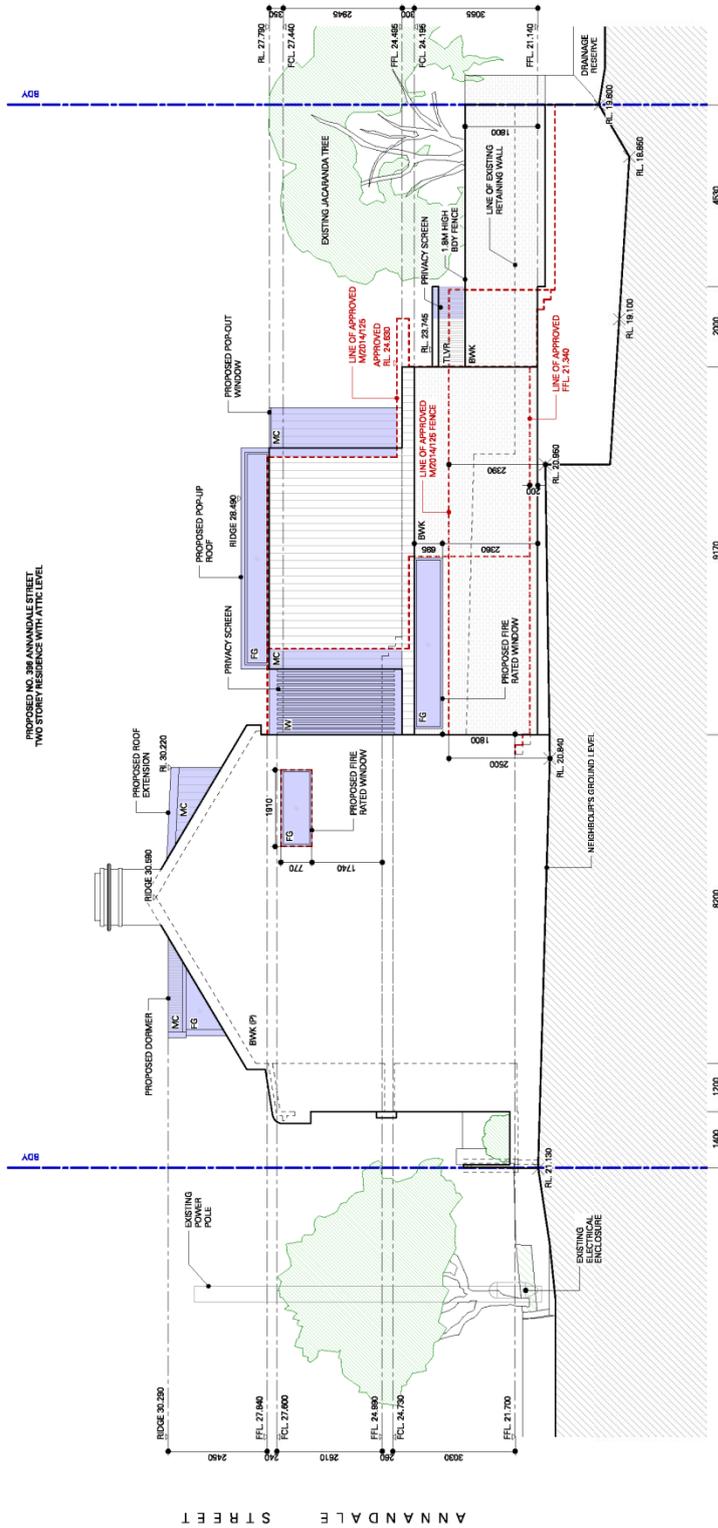
PROPOSED WEST ELEVATION

PROJECT: 388 ANNANDALE STREET, ANNANDALE, NSW, 2038 LOT A DP 444491

CLIENT: 2140 CLAYTON STREET, SYDNEY, NSW 2008
ARCHITECT: 2140 CLAYTON STREET, SYDNEY, NSW 2008
DATE: 09/05/2018

NOTES:
 1. THIS DRAWING IS FOR INFORMATION ONLY.
 2. VERIFY ALL DIMENSIONS ON SITE AND RECORD ALL DISCREPANCIES WITH CARRIER BEFORE ANY PROCEEDING.
 3. THIS DRAWING IS THE PROPERTY OF URBAN FUTURE AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF URBAN FUTURE.
 4. URBAN FUTURE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING.

INNER WEST COUNCIL
DEVELOPMENT CONSENT
S96 APPLICATION
 Date: 09/05/2018
 Reference Number: M/2018/1



URBAN FUTURE
 1100 B&B
 2001-18
 11-11-17 13:00:00

PROPOSED NORTH ELEVATION

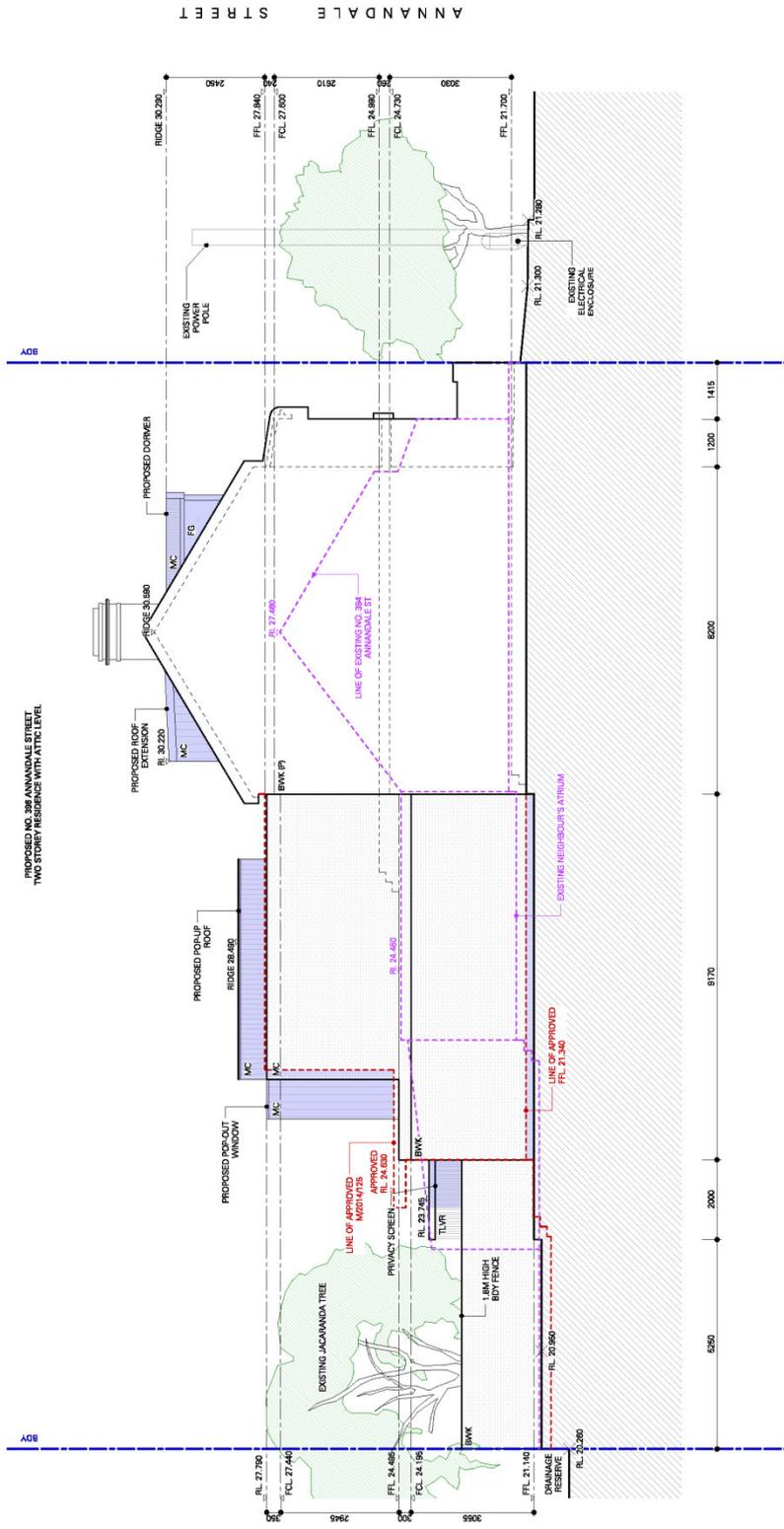
396 ANNANDALE STREET, ANNANDALE, NSW, 2038
 LOTA DP 444481

396 ANNANDALE STREET, ANNANDALE, NSW, 2038
 LOTA DP 444481

396 ANNANDALE STREET, ANNANDALE, NSW, 2038
 LOTA DP 444481

396 ANNANDALE STREET, ANNANDALE, NSW, 2038
 LOTA DP 444481

INNER WEST COUNCIL
 DEVELOPMENT CONSENT
 S96 APPLICATION
 Date: 09/05/2018
 Reference Number: I/2018/1



NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT INSTRUMENT (LDDI) AND THE DEVELOPMENT CONSENT.
 2. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT INSTRUMENT (LDDI) AND THE DEVELOPMENT CONSENT.
 3. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT INSTRUMENT (LDDI) AND THE DEVELOPMENT CONSENT.
 4. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT INSTRUMENT (LDDI) AND THE DEVELOPMENT CONSENT.
 5. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT INSTRUMENT (LDDI) AND THE DEVELOPMENT CONSENT.
 6. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT INSTRUMENT (LDDI) AND THE DEVELOPMENT CONSENT.
 7. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT INSTRUMENT (LDDI) AND THE DEVELOPMENT CONSENT.
 8. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT INSTRUMENT (LDDI) AND THE DEVELOPMENT CONSENT.
 9. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT INSTRUMENT (LDDI) AND THE DEVELOPMENT CONSENT.
 10. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LOCAL DEVELOPMENT INSTRUMENT (LDDI) AND THE DEVELOPMENT CONSENT.

PROJECT:
 396 ANNANDALE STREET,
 ANNANDALE, NSW, 2038
 LOT A DP 444481

TITLE:
 PROPOSED SOUTH ELEVATION

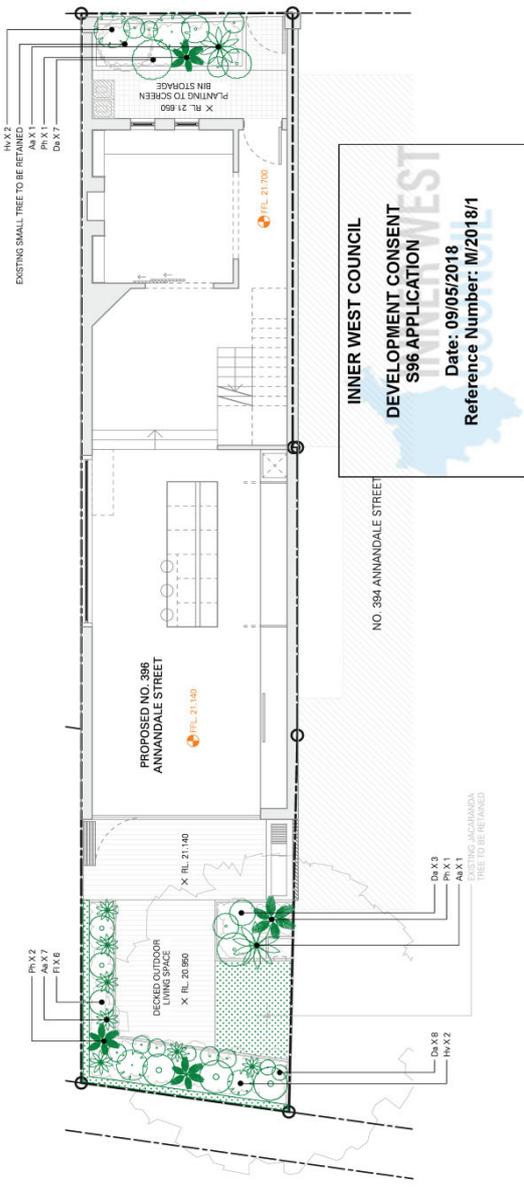
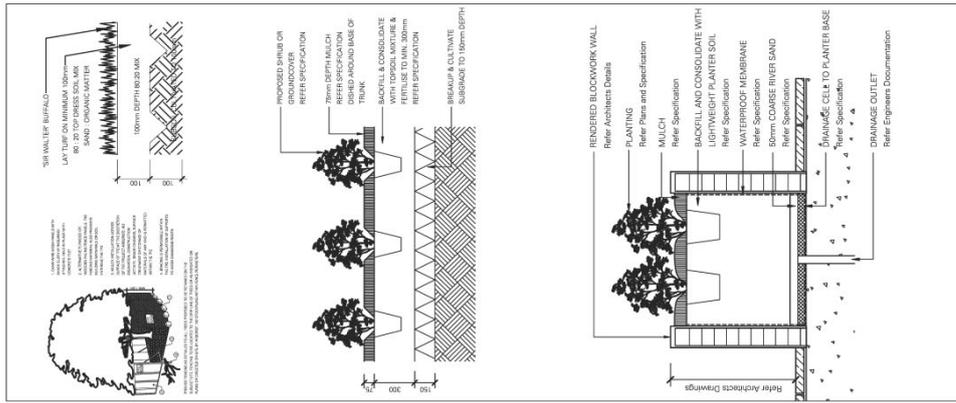
SCALE:
 1:100
 DATE:
 3-10-18

DRAWN BY:
 J. D. O'NEILL

CHECKED BY:
 J. D. O'NEILL

APPROVED BY:
 J. D. O'NEILL

URBAN FUTURE
 888 QUAY ST
 WARRIDALE, NSW 2204
 TEL: 02 9339 1111
 WWW.URBANFUTURE.COM.AU



PLANTING SCHEDULE
SHRUBS, ACCENTS & GROUNDCOVERS

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE H x W x D	PROPOSED POT SIZE	QUANTITY
SHRUBS & ACCENTS					
Ph	<i>Phormium 'Rainy'</i>	Phormium	1 x 1	300mm	4
Hv	<i>Hydrangea violacea</i>	Hydrangea	2 x 1.5	300mm	4
Ds	<i>Dichroa argentea</i>	Dichroa	2 x 1.5 Deep Over Plant	300mm	10
FERNS					
As	<i>Asplenium australasicum</i>	Bird Nest Fern	1.5 x 1.5	300mm	9

PLANTING PALETTE
SHRUBS, ACCENTS & GROUNDCOVERS

Ph - *Phormium 'Rainy'*
Hv - *Hydrangea violacea*
Ds - *Dichroa argentea*
As - *Asplenium australasicum*



URBAN FUTURE
DRAWN: [Name]
SCALE: 1:100
DATE: 3-Jan-18
WWW.URBANFUTURE.COM

PROPOSED LANDSCAPE PLAN

PROJECT
386 ANNANDALE STREET,
ANNANDALE, NSW, 2038
LOT A DP 4444491

NOTES
1. ALL PLANTING TO BE INSTALLED BY THE CONTRACTOR.
2. PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE SCHEDULED PLANTING SCHEDULE.
3. PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE SCHEDULED PLANTING SCHEDULE.
4. PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE SCHEDULED PLANTING SCHEDULE.
5. PLANTING TO BE INSTALLED IN ACCORDANCE WITH THE SCHEDULED PLANTING SCHEDULE.

