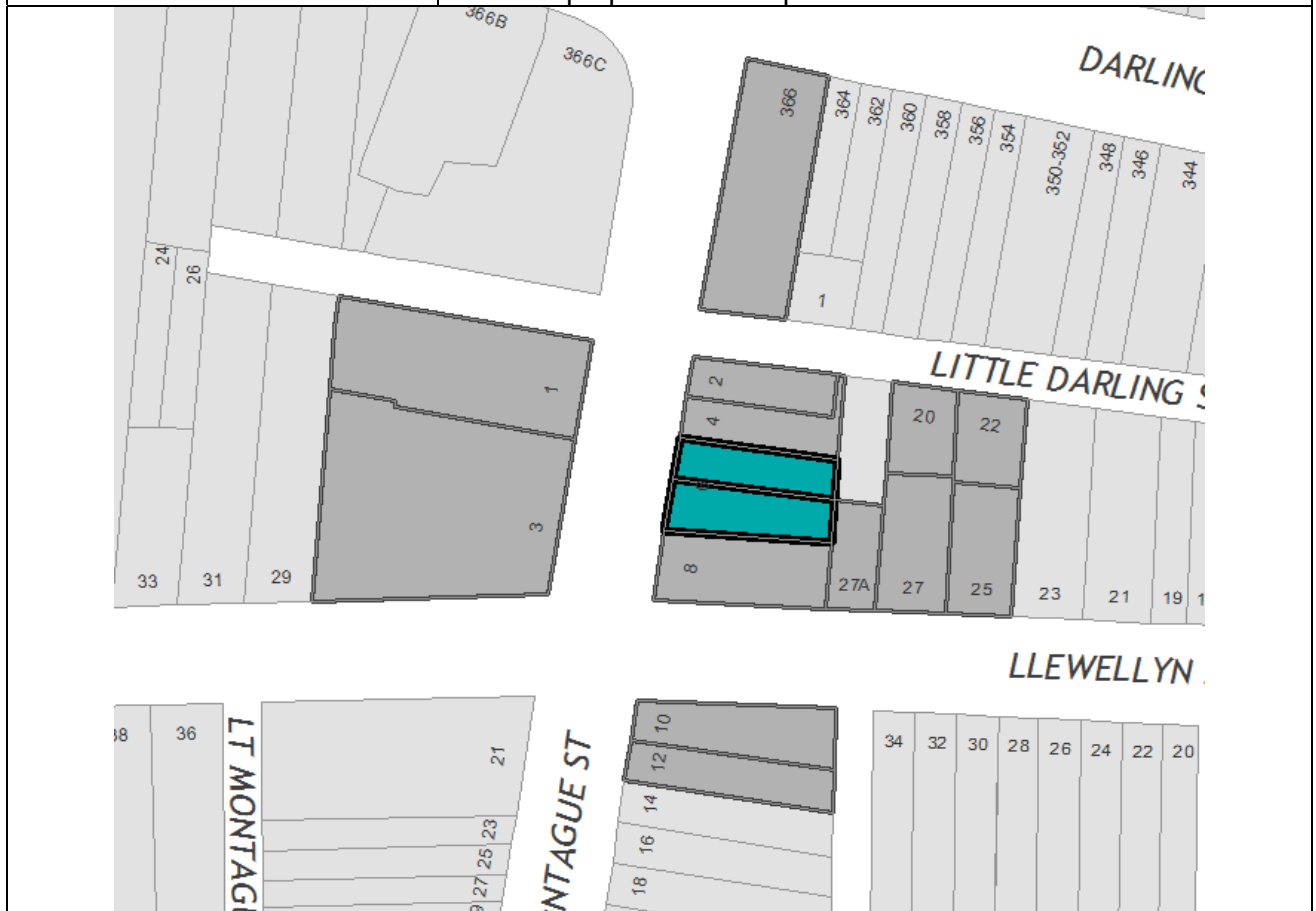




INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	M/2018/5
Address	6 Montague Street, BALMAIN NSW 2041
Proposal	Section 4.55 modification to approved flat building including additional first floor terrace to unit 4 on the northern elevation and internal layout changes to unit 4
Date of Lodgement	18 January 2018
Applicant	Blue Bridge Property Pty Ltd
Owner	Blue Bridge Property Pty Ltd
Number of Submissions	Nil
Reason for determination at Planning Panel	Demolition works to a heritage item
Main Issues	Demolition works to a heritage item
Recommendation	Approval
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development



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 the approved conversion of the existing building to a residential flat building at 6 Montague Street, Balmain. The application was notified to surrounding nearby properties and no submissions were received.

The proposal, which includes creating a small balcony to the mezzanine level of unit 4 and internal layout changes to unit 4, is considered to have appropriately addressed the issues raised during the assessment and the application and is recommended for approval.

2. Proposal

The original development application D/2015/114 approved alterations and additions to the existing building and change of use to a residential flat building comprising five (5) dwellings, with associated construction of car stacker and bicycle parking accessed from Little Darling Street. That application relied upon exceptions to the Floor Space Ratio, Site Coverage, Landscaped Area and Diverse Housing development standards and was given operational consent approval on 1 December 2016.

This application seeks consent to modify Development Consent No. D/2015/114 pursuant to the provisions of Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979 in the following way:

- Creating a small external balcony to the mezzanine level of apartment 4 on the northern elevation of the building by changing the existing monitor window by installing a pair of French Doors and associated demolition of part of the roof to create the balcony.
- Balcony is proposed to be 900mm in depth and have a width of 3.7m.
- Internal layout changes to the mezzanine level of apartment 4 to delete the originally approved "internal" terrace and create a lounge room, toilet room and open plan study.



View of roof monitor from Little Darling Street

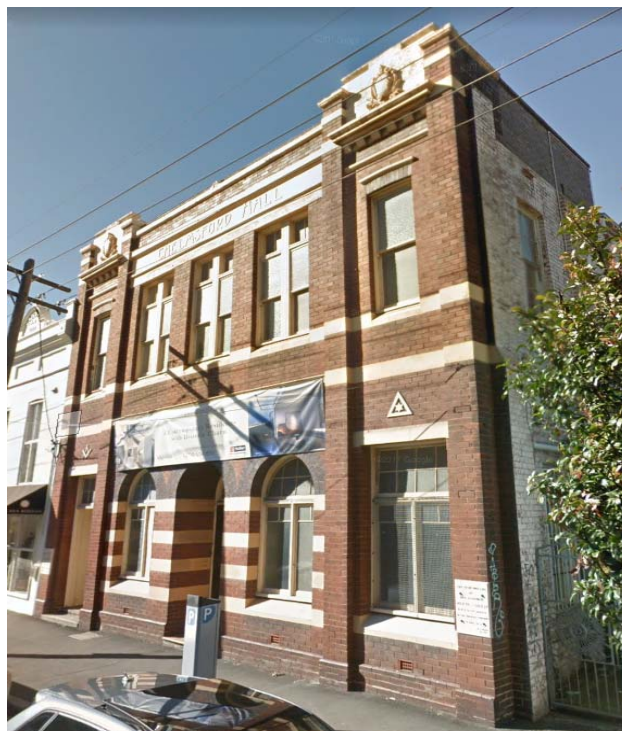
3. Site Description

The site is approximately 439m² in area and has frontages to both Montague Street (main frontage) and Little Darling Street (vehicular access). The site is located on the eastern side of Montague Street. The site accommodates a building known as Chelmsford Hall, which has the appearance of being two storeys from Montague Street. The property is currently a construction site where the building works approved for the residential flat building containing 5 apartments are underway.

The adjoining properties consist of a mixture of non-residential and residential uses along Montague Street. Along Llewellyn Street are residential uses, and along Little Darling Street there are a couple of dwellings immediately adjacent to the east of the site, however is predominantly characterised by service access ways to other buildings.

The subject site is a local heritage item and is located within a conservation area. The site is located within the distinctive neighbourhood of The Valley (Balmain).

The site is not identified as a flood control lot.



Front of Chelmsford Hall on Montague Street

4. BACKGROUND

4(a) Site History

Subject site

The following table outlines the development history of the subject site.

Application No.	Description	Outcome
D/1999/1073	Alterations and additions to Masonic Hall to convert into two residential units upstairs and commercial use of ground floor.	Approved 3.9.2001.

D/2004/630	Change of use to video shop and offices and associated signage.	Refused 12.4.2005.
D/2005/478	Internal fitout for commercial premise and associated signage.	Withdrawn 4.11.2005.
M/2008/64	Section 96 modification of development consent D/1999/1073 which approved alterations and additions. Modify fire safety requirements to the southern elevation openings.	Approved 6.4.2009.
PreDA/2014/117	Alterations and additions to existing building to create 6 dwellings with basement car parking. Tree removal.	Advice letter issued 9.7.2014.
PreDA/2014/284	Alterations and additions to the existing heritage-listed building to provide a mixed use development comprising 1 commercial tenancy and 5 residential units above basement parking.	Advice letter issued 17.12.2014.
T/2015/21	Removal of dead and dangerous tree (Eucalyptus nicholii - Narrow-leaved Peppermint) located at the rear of the property	Completed 26.2.2015.
D/2015/114	Alterations and additions to the existing building and change of use to a residential flat building comprising five (5) dwellings, with associated construction of car stacker and bicycle parking accessed from Little Darling Street. The application relies on exceptions to the Floor Space Ratio, Site Coverage, Landscaped Area and Diverse Housing development standards.	Approved Operational Consent 1.12.2016.
M/2018/151	Modification to internal layouts of apartments	Approved 7.9.2018

Surrounding properties

4 Montague Street

Application No.	Description	Outcome
PreDA/2008/112	Alterations and additions to existing building.	Issued 7.10.2008.
D/2009/36	Alterations and additions to existing mixed-use building.	Approved 14.4.2009.

8 Montague Street

Application No.	Description	Outcome
D/2003/736	Erection of new signage, an air conditioning unit and lighting to existing building.	Approved 18.5.2004.
D/2010/322	Change of use for existing building as a place of public worship.	Approved 21.2.2011.

27A Llewellyn Street

Application No.	Description	Outcome
D/2009/56	Removal of a palm tree on heritage-listed property.	Approved 31.3.2009.

20 Little Darling Street

Application No.	Description	Outcome
D/1999/550	Demolition of existing dwellings, subdivision of site and construction of two new dwellings	Approved 31.8.1999.

4(b) Application History

The applicant was asked to provide additional information on 3 May 2018 specifically with regard to further details of the proposed external balcony to apartment 4, which originally sought to create 5 glazed bi-fold doors. The applicant was advised that only a pair of French Doors could be supported which incorporated the existing pressed metal panels of the monitor window.

The original modification lodged also included internal layout changes to the apartments, including changes to the layout of the lift area. Given that the site is a heritage item, any demolition works are required to be approved by the Inner West Planning Panel. Given that the internal modifications were for changes to newly approved work and not demolition work, the applicant requested to separate the application into two applications so that building work could continue on site. The separated modification for internal layout changes (M/2018/151) was approved on 7 September 2018.

The applicant provided amended plans on 29 June 2018 which proposed 3 doors to the balcony. Council requested on 24 July 2018 that the applicant provide amended plans with a pair of doors only. Further amended plans were submitted on 27 July 2018 showing a pair of French doors.

Further amended plans, being Revision 14, were lodged on 4 September in response to splitting the modification application into two parts in relation to M/2018/151 - these are the plans that are the subject of this report. The changes were of a nature that did not require re notification to adjoining owners and occupiers as per the notification requirements of the Leichhardt Development Control Plan 2013.

5. SECTION 4.55 ASSESSMENT

Section 4.55(1A) 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 balcony is small and will not be visible from the main frontage of the building (Montague Street) and will not be overly visible from the secondary frontage (Little Darling Street). The internal changes to the apartment are considered minor.

The proposed modification 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 proposed modification is considered to be substantially the same development as originally granted and subsequently, no additional apartments are proposed and no additional bedrooms are proposed.

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 14 days in accordance with the Leichhardt Development Control Plan 2013. The advertising period was between 1st February 2018 to 15th February 2018.

No submissions have been received.

6. ASSESSMENT

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

6(a) Environmental Planning Instruments

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

- State Environmental Planning Policy No.55 – Remediation of Land
- State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Leichhardt Local Environmental Plan 2013

The following provides further discussion of the relevant issues

6(a)(i) State Environmental Planning Policy No. 55 – Remediation of Land

The original application was assessed against the requirements of SEPP 55 and found to be acceptable. The proposed modification application raises no new issues in this regard.

6(a)(ii) State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development

The SEPP and associated Residential Flat Design Code (RFDC) were amended on 19 June 2015. The gazetted SEPP included savings provision to the extent that, where SEPP 65 applied and a development application was lodged prior to 19 June 2015, the Residential Flat Design Code applies. For development applications lodged after 19 June 2015 and determined after 17 July 2015, the Apartment Design Guide (ADG) and amended SEPP 65 apply. The application was lodged on 8 May 2015, and as a result, the proposal is assessed against SEPP 65 prior to 19 June 2015 and the RFDC, rather than the ADG.

Overall, the original application (D/2015/114) was assessed as being acceptable with regard to the SEPP and RFDC.

The proposed modifications to apartment 4 to create external private open space in the form of a balcony and change the internal mezzanine level configuration of apartment 4 are considered to satisfy the aims and objectives and the design quality principles of the current SEPP 65 in the context of what was originally approved.

The proposed modifications are not considered to raise concerns with regard to the Apartment Design Guide with respect to what was originally approved. It is noted that the Apartment Design Guide specifies in the design criteria of Objective 4E-1 that primary balconies for 2 bedroom apartments should be 10m² with a minimum depth of 2m. The proposed balcony for apartment 4 only has an area of 3.3m² with a depth of 900mm which does not comply. However, given that the building is a heritage item and it is an adaptive reuse of an existing building which previously had no external balcony approved for apartment 4, the proposed balcony is an improved amenity outcome for the occupants of this dwelling and is considered acceptable in this instance.

6(a)(iii) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The original application provided a BASIX certificate which forms part of the consent. The modifications are not considered to require an amended BASIX certificate.

6(a)(iv) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The original application was assessed against the requirements of SREP Sydney Harbour Catchment and found to be acceptable. The proposed modification application raises no issues in this regard.

6(a)(v) Leichhardt Local Environmental Plan 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 Requires Development Consent
- Clause 4.3A(3)(a) – Landscaped Area for residential development in Zone R1
- Clause 4.3A(3)(b) – Site Coverage for residential development in Zone R1
- Clause 4.4 – Floor Space Ratio
- Clause 4.5 – Calculation of floor space ratio and site area
- Clause 5.10 – Heritage Conservation
- Clause 6.1 – Acid Sulphate Soils
- Clause 6.2 - Earthworks
- Clause 6.4 – Stormwater management
- Clause 6.11 - Adaptive reuse of existing non-residential buildings in Zone R1
- Clause 6.13 – Diverse housing

The modification application satisfies the provisions of the Leichhardt Local Environmental Plan 2013. With regard to certain specific clauses the following comments apply:

Clauses 4.3A(3)(a) – Landscaped Area, 4.3A(3)(b) – Site Coverage and 4.4 – Floor Space Ratio

The proposed amendments do not alter previously approved non-compliant landscaped area, site coverage and floor space ratio.

Clause 5.10 – Heritage Conservation

The application was referred to Council's Heritage Officer who advised as follows:

The subject property is a heritage item; the following statement of significance for the place has been reproduced (in part) from Leichhardt Council's Heritage inventory sheet:

No. 6 Montague Street is of local historic, aesthetic and social significance as good and intact representative example of a former Masonic Hall constructed in the Federation Free Classical style in 1912. Despite some alterations and additions and change of use, the building retains its early form, character and details including face brick front façade and associated brick and rendered details, including name and Masonic symbols, decorative parapet, pitched roof and pattern of openings.

In addition the interiors of the two hall retain significant elements such as the curved supports for the hall on the first floor, pressed metal panels to walls and ceilings and the roof trusses. The internal layout has been amended to take into consideration these elements that were revealed during the construction works.

The initial Statement of Heritage Impact for Chelmsford Hall (March 2015) noted that all of the pressed metal panels were to be retained however in this S96 (S4.55) application some alteration is proposed.

This S96 (S4.55) proposal includes the following elements that will have an impact on the surviving fabric of the heritage item.

- *Alteration of the northern windows in the roof monitor to Apartment 4 to doors.*

Extending the glazing of the roof monitor windows in Apartment Four to form doors would result in the removal of the pressed metal sheeting in this area. Rather than remove the sheeting in its entirety, a design should be developed that incorporates the pressed metal into the lower section of a set of doors. When closed, the same relationship between the window glazing and spandrel panel will remain evident from within the apartment.

The amended plans submitted which changed the opening of the roof monitor from five glazed panels to a pair of French Doors with part of the roof monitor being retained were referred to Council's heritage advisor who provided the following comments:

Extending the glazing of the roof monitor windows in Apartment Four to form doors would result in the removal of the pressed metal sheeting in this area. Rather than remove the sheeting in its entirety, a design should be developed that incorporates the pressed metal into the lower section of a set of doors. When closed the same relationship between the window glazing and spandrel panel will remain evident from within the apartment.

The revised drawings show fully glazed French Doors whereas the aim was to salvage the pressed metal wall panels and utilised these as a panel in the French doors.

Subject to recommended conditions requiring the pressed metal panels to be incorporated into the French doors and a suitably qualified and experienced Heritage Architect overseeing the construction, Council's Heritage Adviser supports the application on heritage grounds.



Internal view of existing roof monitor

6(a)(vi) Draft Environmental Planning Instruments

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

- Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Environment)

The proposal raises no issues with regard to draft State Environmental Planning Policy (Environment).

6(a)(vii) Development Control Plans

The application has been assessed against the relevant Development Control Plans listed below:

- Leichhardt Local Environmental Plan 2013

The application has been assessed against the relevant Parts listed below:

Part	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Yes
B3.1 Social Impact Assessment	N/A
B3.2 Events and Activities in the Public Domain (Special Events)	N/A

Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	N/A
C1.3 Alterations and additions	Yes – see below
C1.4 Heritage Conservation Areas and Heritage Items	Yes – see below
C1.5 Corner Sites	N/A
C1.6 Subdivision	N/A
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	N/A
C1.11 Parking	N/A
C1.12 Landscaping	N/A
C1.13 Open Space Design Within the Public Domain	N/A
C1.14 Tree Management	N/A
C1.20 Foreshore Land	N/A
C1.21 Green Roofs and Green Living Walls	N/A
Part C: Place – Section 2 Urban Character	
Suburb Profile	
C2.2.2.4 The Valley (Balmain) Distinctive Neighbourhood	Yes
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	N/A
C3.3 Elevation and Materials	Yes
C3.4 Dormer Windows	N/A
C3.5 Front Gardens and Dwelling Entries	N/A
C3.6 Fences	N/A
C3.7 Environmental Performance	Yes
C3.8 Private Open Space	No (balcony size) however, acceptable in this instance - see below
C3.9 Solar Access	Yes
C3.10 Views	Yes
C3.11 Visual Privacy	Yes ;subject to conditions – see below
C3.12 Acoustic Privacy	Yes
C3.13 Conversion of Existing Non-Residential Buildings	Yes
C3.14 Adaptable Housing	N/A
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	Yes
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.3 Residential Development	Yes

Part E: Water	
Section 1 – Sustainable Water and Risk Management	N/A
E1.1 Approvals Process and Reports Required With Development Applications	N/A
E1.1.1 Water Management Statement	N/A
E1.1.2 Integrated Water Cycle Plan	N/A
E1.1.3 Stormwater Drainage Concept Plan	N/A
E1.2 Water Management	N/A
E1.2.1 Water Conservation	N/A
E1.2.2 Managing Stormwater within the Site	N/A
E1.2.3 On-Site Detention of Stormwater	N/A
E1.2.4 Stormwater Treatment	N/A
E1.2.5 Water Disposal	N/A
E1.2.6 Building in the vicinity of a Public Drainage System	N/A
E1.2.7 Wastewater Management	N/A
E1.3 Hazard Management	N/A
E1.3.1 Flood Risk Management	N/A
E1.3.2 Foreshore Risk Management	N/A
Part F: Food	
Section 1 – Food	N/A
F1.1 Food Production	N/A
F1.1.3 Community Gardens	N/A

The application satisfies the provisions of the above Development Control Plan. With regard to certain specific provisions, the following comments apply:

C1.3 – Alterations and Additions and C1.4 – Heritage Conservation Areas and Heritage Items

The proposed works to create a balcony include demolishing part of the original roof form and changing the form of the monitor window. As discussed in further detail above under the Leichhardt Local Environmental Plan 2013 assessment within Clause 5.10 – Heritage Conservation, the proposed works to the roof and monitor window to create a balcony can be made acceptable subject to recommended conditions.

C3.8 – Private Open Space

The proposed balcony for apartment 4 only has a depth of 900mm which does not comply with control C3 which requires balconies to have a minimum area of 8m² with a minimum dimension of 2m. Given that the originally approved development application approved no external private open space for apartment 4, the proposed 3.3m² balcony is considered an improvement amenity wise for the occupants and is considered acceptable in this instance.

C3.11 – Visual Privacy

The proposed balcony to apartment 4 only proposes a privacy screen on its eastern elevation to provide privacy between apartment 4 and apartment 5. No privacy screen is proposed on the western elevation of the apartment 4 balcony between the private open space of apartment 3 and 4, however the plans indicate that a privacy screen is proposed on the eastern elevation of the terrace/balcony of apartment 3 to provide adequate privacy screening.

Given that no elevational plan of the privacy screen to apartment 3 appears to have been provided, a condition is recommended requiring privacy screening to the eastern elevations of the terrace/balconies of apartments 3 and 4.

6(b) Environmental Planning and Assessment Regulation 2000

The application has been assessed against the relevant clauses of the Environmental Planning and Assessment Regulation 2000. The application complies with the Environmental Planning and Assessment Regulation 2000.

6(c) 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.

6(d) 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.

6(e) Any submissions

The application was notified for a period of 14 days. The notification period was from 1st February 2018 to 15th February 2018. No submissions were received.

6(f) 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.

7. REFERRALS

7(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.

- Building – No objections subject to adequate waterproofing of the new balcony, given this is a BCA/NCC requirement no additional condition imposed in this regard.
- Engineer – No objections.
- Heritage Advisor – Acceptable subject to recommended conditions requiring the pressed metal be incorporated into the French Doors. Refer to Section 5 above for further discussion.

7(b) External

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

8. Section 7.11 Contributions

The proposed modifications do not require additional contributions to be paid than were levied for the original approval.

9. CONCLUSION

This application has been assessed under Section 4.55 of the Environmental Planning and Assessment Act, 1979 and is considered to be satisfactory. Therefore the application is recommended for approval subject to the imposition of appropriate conditions.

10. RECOMMENDATION

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority pursuant to Section 4.55 of the Environmental Planning and Assessment Act, 1979 modify Development Consent No. D/2015/114 at 6 Montague Street Balmain subject to the conditions listed in Attachment A below.

ATTACHMENT A – RECOMMENDED CONDITIONS OF CONSENT

A. Amend the following condition:

- Development must be carried out in accordance with Development Application No. D/2015/115 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
DA001-10 Rev 10 - Demolition Diagram	Mike Macaulay Architects	03/11/2016
DA001-10 Rev 10 – East Façade Screen Details	Mike Macaulay Architects	03/11/2016
S96002-13 Rev 13 – Ground Floor Plan	Mike Macaulay Architects	2/09/2018
S96003-13 Rev 13 – Ground Floor Plan – Mezzanine	Mike Macaulay Architects	2/09/2018
S96004-14 Rev 14 – First Floor Plan S96 Modifications	Mike Macaulay Architects	2/09/2018
S96005-14 Rev 14 – First Floor Plan – Mezzanine S96 Modifications	Mike Macaulay Architects	2/09/2018
DA006-14 Rev 14 – Roof Plan S96 Modifications	Mike Macaulay Architects	02/09/2018
S96007-14 Rev 14 - Section A-A S96 Modifications	Mike Macaulay Architects	2/09/2018
S96008-14 Rev 14 – Section B-B S96 Modifications	Mike Macaulay Architects	2/09/2018
DA009-10 Rev 10 – Section C-C	Mike Macaulay Architects	26/10/2016
DA010-10 Rev 10 – Section D-D	Mike Macaulay Architects	26/10/2016
DA011-10 Rev 10 – Section E-E	Mike Macaulay Architects	26/10/2016
DA012-10 Rev 10 – Section F-F	Mike Macaulay Architects	26/10/2016
S96013-13 Rev 13 – Section G-G	Mike Macaulay Architects	2/09/2018
DA014-10 Rev 10 – North Elevation	Mike Macaulay Architects	26/10/2016
DA015-10 Rev 10 – South Elevation	Mike Macaulay Architects	26/10/2016
S96016-13 Rev 13 – East Elevation	Mike Macaulay Architects	2/09/2018
DA017-10 Rev 10 – West Elevation	Mike Macaulay Architects	03/11/2016
S96 100 – 14 Rev 14 Section Apt 4 – POS S96 modifications	Mike Macaulay Architects	02/09/2018
S96 101 – 14 Rev 14 Apt 4 – Mezzanine – Balcony S96 modifications	Mike Macaulay Architects	02/09/2018
2014498 H01 – Hydraulic Details	Anacivil	29/11/2016
Hydraulic Certificate	Anacivil	29/11/2016
Car Stacker Safety Operation Provisions	Mike Macaulay Architects	25/06/2016
Document Title	Prepared By	Dated
BASIX Certificate No. 617183M	Barlow Energy Efficiency Services	16/11/2015
Arboricultural Impact Assessment	Urban Forestry Australia	12/02/2015
BCA Assessment Report	Brentnall Technical Solutions	27/07/2016
Access Report Addendum	Access First	06/07/2016
Access Report Addendum	Access First	14/10/2016
Restoration Works Report	Mike Macaulay Architects	26/10/2016
Fire Safety Letter	Defire (NSW)_Pty Ltd	03/11/2016

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

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

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

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

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

(Condition amended under M/2018/5 dated 9 October 2018)

B. Add the following conditions

Condition 5A

Amended plans are to be submitted incorporating the following amendments:

- a) Privacy screens are to be erected on the eastern elevations of the first floor mezzanine level terrace/balconies of apartments 3 and 4. The privacy screens shall have a minimum height of 1.6m as measured from finished balcony level; have no individual opening more than 30mm wide; have a total area of all openings that is less than 25 per cent of the surface area of the screen; and be permanently fixed and made of durable materials.
- b) The French Doors to the roof balcony in Apartment 4 are to be constructed of timber and the pressed metal panels currently in this location are to be salvaged and incorporated as a panel in the lower portion of each door leaf, to the height of the existing windows. When closed the same relationship between the window glazing and panel below will remain evident from within the apartment. Externally the French Doors are to have a timber panel, like a traditional French door.

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

(Condition added under M/2018/5 dated 9 October 2018)

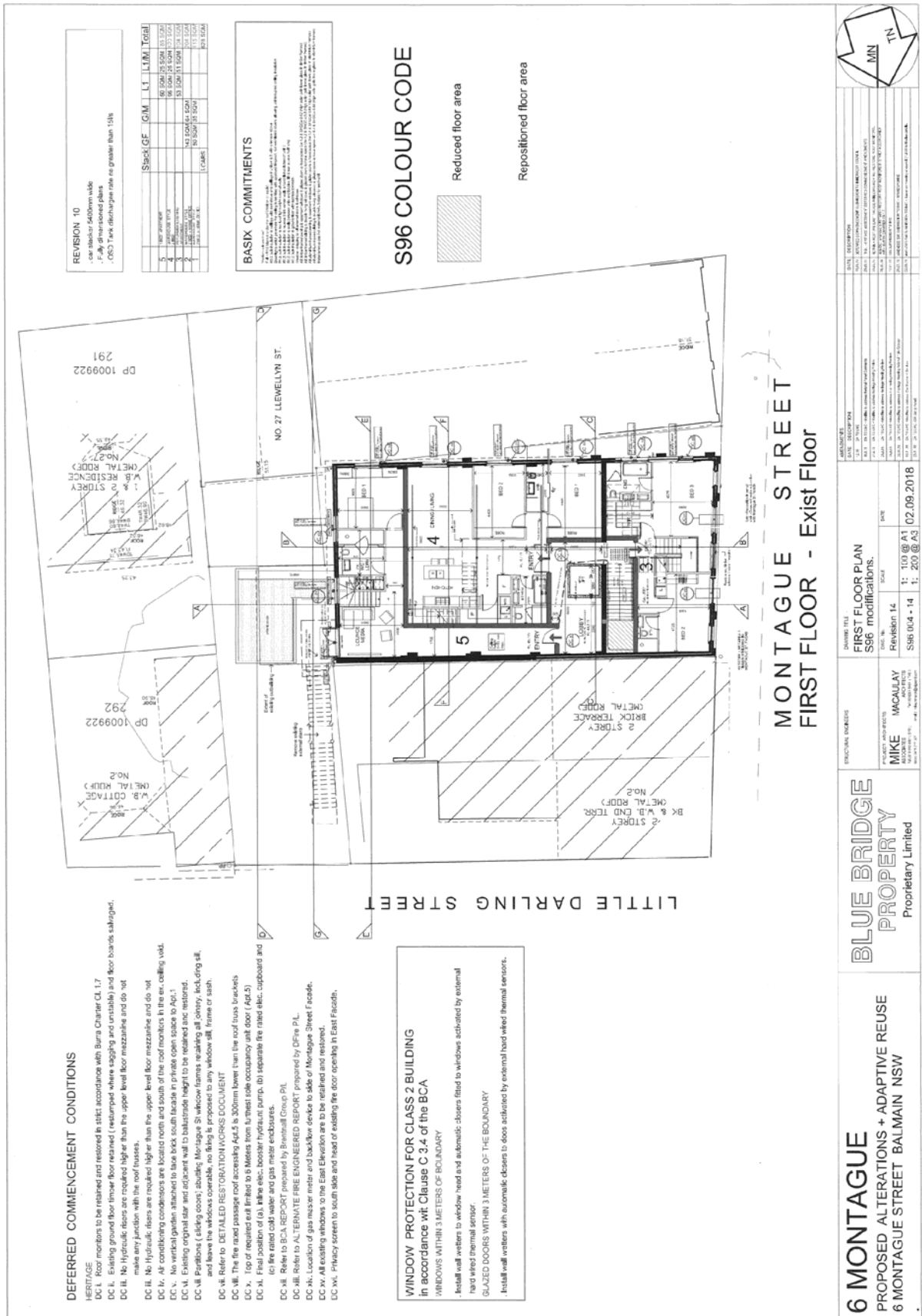
Condition 39A

A suitably qualified and experienced Heritage Architect must be commissioned to assist and to provide advice on the works including the detailing, reuse and inclusion of the pressed metal sheeting during construction as required under Condition 5A b) for the duration of the works.

Prior to the issue of an Occupation Certificate the Heritage Architect is to certify that the works included in the modification approval have been carried out in accordance with these requirements.

(Condition added under M/2018/5 dated 9 October 2018)

ATTACHMENT B – PLANS OF PROPOSED DEVELOPMENT



REVISION 10
 - car slab to 5400mm wide
 - 2.0m of floor covered plans
 - CO2 Tank discharge rate no greater than 153k

NO	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	02.09.2018	MM	MM
2	ISSUED FOR PERMIT	02.09.2018	MM	MM
3	ISSUED FOR PERMIT	02.09.2018	MM	MM
4	ISSUED FOR PERMIT	02.09.2018	MM	MM
5	ISSUED FOR PERMIT	02.09.2018	MM	MM
6	ISSUED FOR PERMIT	02.09.2018	MM	MM
7	ISSUED FOR PERMIT	02.09.2018	MM	MM
8	ISSUED FOR PERMIT	02.09.2018	MM	MM
9	ISSUED FOR PERMIT	02.09.2018	MM	MM
10	ISSUED FOR PERMIT	02.09.2018	MM	MM

BASIC COMMITMENTS
 1. The proposed development is in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000.
 2. The proposed development is in accordance with the provisions of the Building Code of Australia and the Building Code of Australia Regulation 2000.
 3. The proposed development is in accordance with the provisions of the Fire Protection Act 1998 and the Fire Protection Regulation 2000.
 4. The proposed development is in accordance with the provisions of the Fire Protection Act 1998 and the Fire Protection Regulation 2000.
 5. The proposed development is in accordance with the provisions of the Fire Protection Act 1998 and the Fire Protection Regulation 2000.
 6. The proposed development is in accordance with the provisions of the Fire Protection Act 1998 and the Fire Protection Regulation 2000.
 7. The proposed development is in accordance with the provisions of the Fire Protection Act 1998 and the Fire Protection Regulation 2000.
 8. The proposed development is in accordance with the provisions of the Fire Protection Act 1998 and the Fire Protection Regulation 2000.
 9. The proposed development is in accordance with the provisions of the Fire Protection Act 1998 and the Fire Protection Regulation 2000.
 10. The proposed development is in accordance with the provisions of the Fire Protection Act 1998 and the Fire Protection Regulation 2000.

S96 COLOUR CODE
 Reduced floor area
 Repositioned floor area

- DEFERRED COMMENCEMENT CONDITIONS**
- HERITAGE
 DC 1. All masonry to be retained and restored in situ, in accordance with Burra Charter CL 1.7
 DC 2. Existing ground floor floor retained (reupholster where sagging and unstable) and floor boards salvaged.
 DC 3. No hydraulic floors are required higher than the upper level floor mezzanine and do not raise any junction with the roof trusses.
 DC 4. No hydraulic floors are required higher than the upper level floor mezzanine and do not raise any junction with the roof trusses.
 DC 5. All conditioning conditions are located north and south of the roof mezzanine in the existing void.
 DC 6. No vertical garden attached to base back south facade in private open space to A4.1.
 DC 7. Existing original stair and adjacent wall to balustrade height to be retained and restored.
 DC 8. Parabolic (sliding doors), double Montague St window frames retaining all glazing, including sill, and leave the windows operable, no thing is proposed to any window sill, frame or sash.
 DC 9. Refer to DETAILED RESTORATION WORKS DOCUMENT
 DC 10. The fire rated passage roof accessibility A4.5 is 300mm lower than the roof bus brackets
 DC 11. Top of required exit limited to 5 meters from furthest sole occupancy unit door (A4.5)
 DC 12. Final position of (a) fire elec. booster hydrant, pump, (b) separate fire rated elec. cupboard and (c) fire rated cold water and gas meter enclosures.
 DC 13. Refer to BCA REPORT prepared by Binomial Group PH
 DC 14. Refer to ALTERNATE FIRE ENGINEERED REPORT prepared by DFire PL
 DC 15. Location of gas meter and backflow device to side of Montague Street Facade.
 DC 16. All existing windows to the East Elevation are to be retained and restored.
 DC 17. Privacy screen to south side and head of existing the door opening in East Facade.

WINDOW PROTECTION FOR CLASS 2 BUILDING in accordance with Clause C 3.4 of the BCA
 WINDOWS WITHIN 3 METERS OF BOUNDARY
 - Install wall wethers to window head and automatic closers fitted to windows actuated by external hard wired thermal sensor.
 GLAZED DOORS WITHIN 3 METERS OF THE BOUNDARY
 - Install wall wethers with automatic closers to doors actuated by external hard wired thermal sensors.



DATE	DESCRIPTION
02.09.2018	ISSUED FOR PERMIT
02.09.2018	ISSUED FOR PERMIT
02.09.2018	ISSUED FOR PERMIT
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02.09.2018	ISSUED FOR PERMIT
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BLUE BRIDGE PROPERTY
 Proprietary Limited

6 MONTAGUE
 PROPOSED ALTERATIONS + ADAPTIVE REUSE
 6 MONTAGUE STREET BALMAIN NSW

DEFERRED COMMENCEMENT CONDITIONS

HERITAGE

DC I. Roof monitors to be retained and restored in strict accordance with Bursa Charter CL 1.7

DC II. Existing ground floor timber floor retained (resurfaced where sagging and unstable) and floor boards salvaged.

DC III. No hydraulic risers are required higher than the upper level floor mezzanine and do not make any junction with the roof trusses.

DC III. No hydraulic risers are required higher than the upper level floor mezzanine and do not make any junction with the roof trusses.

DC IV. All ventilating components are located north and south of the roof monitors in the existing void.

DC V. No vertical garden attached to face brick south facade in private open space to A/C1.

DC VI. Existing original cast and adjacent wall to collaborate right to be retained and restored.

DC VII. Partitions (sliding doors) abutting Montague St window frames retaining all joinery, including sill, and leave the windows operable, no 'bung' is propose to any window sill frame or sash.

DC VIII. Refer to DETAILED RESTORATION WORKS DOCUMENT

DC IX. The fire rated passage roof accessing Apt. 5 is 300mm lower than the roof truss brackets

DC X. Top of finished exit limited to 6 Meters from furthest sole occupancy unit door (Apt.4,5)

DC XI. Final position of (a). In-line elec. booster hydraulic pump, (b) separate fire rated elec. cupboard and (c) fire rated cold water and gas meter enclosures.

DC XII. Refer to BCA REPORT prepared by Breittail Group P/L

DC XIII. Refer to ALTERNATE FIRE ENGINEERED REPORT prepared by DFV P/L.

DC XIV. Location of gas meter and backflow device to side of Montague Street Facade.

DC XV. All existing windows to the East Elevation are to be retained and restored.

DC XVI. Privacy screen to south side and head of existing fire door opening in East Facade.

WINDOW PROTECTION FOR CLASS 2 BUILDING
in accordance with Clause C 3.4 of the BCA

WINDOWS WITHIN 3 METERS OF BOUNDARY

- Install wall wethers to window head and automatic clean fire to windows activated by external hard wired thermal sensor.

GLAZED DOORS WITHIN 3 METERS OF THE BOUNDARY

- Install wall wethers with automatic cleaners to doors activated by external hard wired thermal sensors.

S96 COLOUR CODE

Reduced floor area

Repositioned floor area

REVISION 10

- car stacker 5400mm wide
- Fully dimensioned plans
- OSD Tank discharge rate no g water than 15lit/s

NO	DATE	BY	CHKD	DESCRIPTION
1	10/09/2018	MM	MM	ISSUED FOR PERMIT
2	10/09/2018	MM	MM	ISSUED FOR PERMIT
3	10/09/2018	MM	MM	ISSUED FOR PERMIT
4	10/09/2018	MM	MM	ISSUED FOR PERMIT
5	10/09/2018	MM	MM	ISSUED FOR PERMIT
6	10/09/2018	MM	MM	ISSUED FOR PERMIT
7	10/09/2018	MM	MM	ISSUED FOR PERMIT
8	10/09/2018	MM	MM	ISSUED FOR PERMIT
9	10/09/2018	MM	MM	ISSUED FOR PERMIT
10	10/09/2018	MM	MM	ISSUED FOR PERMIT

BASIC COMMITMENTS

1. The applicant is responsible for obtaining all necessary approvals from the relevant authorities.

2. The applicant is responsible for ensuring that the proposed works comply with all applicable laws and regulations.

3. The applicant is responsible for ensuring that the proposed works are completed within the specified time frame.

4. The applicant is responsible for ensuring that the proposed works are completed to the satisfaction of the relevant authorities.

5. The applicant is responsible for ensuring that the proposed works are completed in accordance with the approved plans and specifications.

6. The applicant is responsible for ensuring that the proposed works are completed in accordance with the approved budget.

7. The applicant is responsible for ensuring that the proposed works are completed in accordance with the approved risk management plan.

8. The applicant is responsible for ensuring that the proposed works are completed in accordance with the approved safety plan.

9. The applicant is responsible for ensuring that the proposed works are completed in accordance with the approved environmental management plan.

10. The applicant is responsible for ensuring that the proposed works are completed in accordance with the approved social and cultural heritage management plan.

NEW EAST FACADE APT 5 WINDOWS
1:50 @ A1 SIZE SHEET

STRUCTURAL NUMBERS

PLANNED ARCHITECT: MIKE MACAULLAY (METAL ROOF)

DATE: 02.09.2018

SCALE: 1:100 @ A1, 1:200 @ A3

BLUE BRIDGE PROPERTY
Proprietary Limited

6 MONTAGUE
PROPOSED ALTERATIONS + ADAPTIVE REUSE
6 MONTAGUE STREET BALMAIN NSW

DEFERRED COMMENCEMENT CONDITION

HERITAGE

DC.i. Roof monitors to be retained and restored including replacing with Victorian-Hush laminated acoustic glass.

DC.ii. Existing ground floor floor retained (restumped where sagging and unstable) and floor boards salvaged.

DC.iii. No hydraulic lifters are required higher than the upper level floor measure line and do not make any junction with the roof truss.

DC.iv. No hydraulic lifters are required higher than the upper level floor measure line and do not make any junction with the roof truss.

DC.v. No vertical gas lifters are located north and south of the roof monitors in the existing void.

DC.vi. No vertical gas lifters attached to face side south facade in portable open space to Auct.1

DC.vii. Existing original floor and adjacent wall to balcony height to be retained and restored.

DC.viii. Partitions (sliding doors) abutting Montague St window frames retaining all joinery, including all, and leave the windows operable, no fixing is proposed to any window sill, frame or slab.

DC.ix. Refer to DETAILED RESTORATION WORKS DOCUMENT

DC.x. The fire rated passage roof accessing Auct.2 is 300mm lower than the roof truss brackets (C) the rated cold water and gas meter enclosures.

DC.xi. Refer to BCA REPORT prepared by Bromast Group PL

DC.xii. Refer to ALTERNATE FIRE ENGINEERED REPORT prepared by DFEs P/L

DC.xiii. Location of gas meter and hot water device to side of Montague Street facade.

DC.xiv. All existing windows to the East Elevation are to be retained and restored.

DC.xv. Privacy screen to south side and head of existing door opening in East facade.

BASIC COMMITMENTS

The applicant is required to comply with the following conditions of consent:

1. The applicant must ensure that the proposed works are carried out in accordance with the approved plans and specifications.

2. The applicant must ensure that the proposed works do not result in any adverse impact on the surrounding environment or the heritage values of the site.

3. The applicant must ensure that the proposed works are completed within the specified time frame.

4. The applicant must ensure that the proposed works are carried out in a safe and sound manner.

5. The applicant must ensure that the proposed works are carried out in accordance with all applicable laws and regulations.

6 MONTAGUE STREET PROPOSED ALTERATIONS + ADAPTIVE REUSE

BLUE BRIDGE PROPERTY

Proprietary Limited

MONTAGUE STREET ROOF PLAN

PROJECT NO: S96 006 - 14

DATE: 02.09.2018

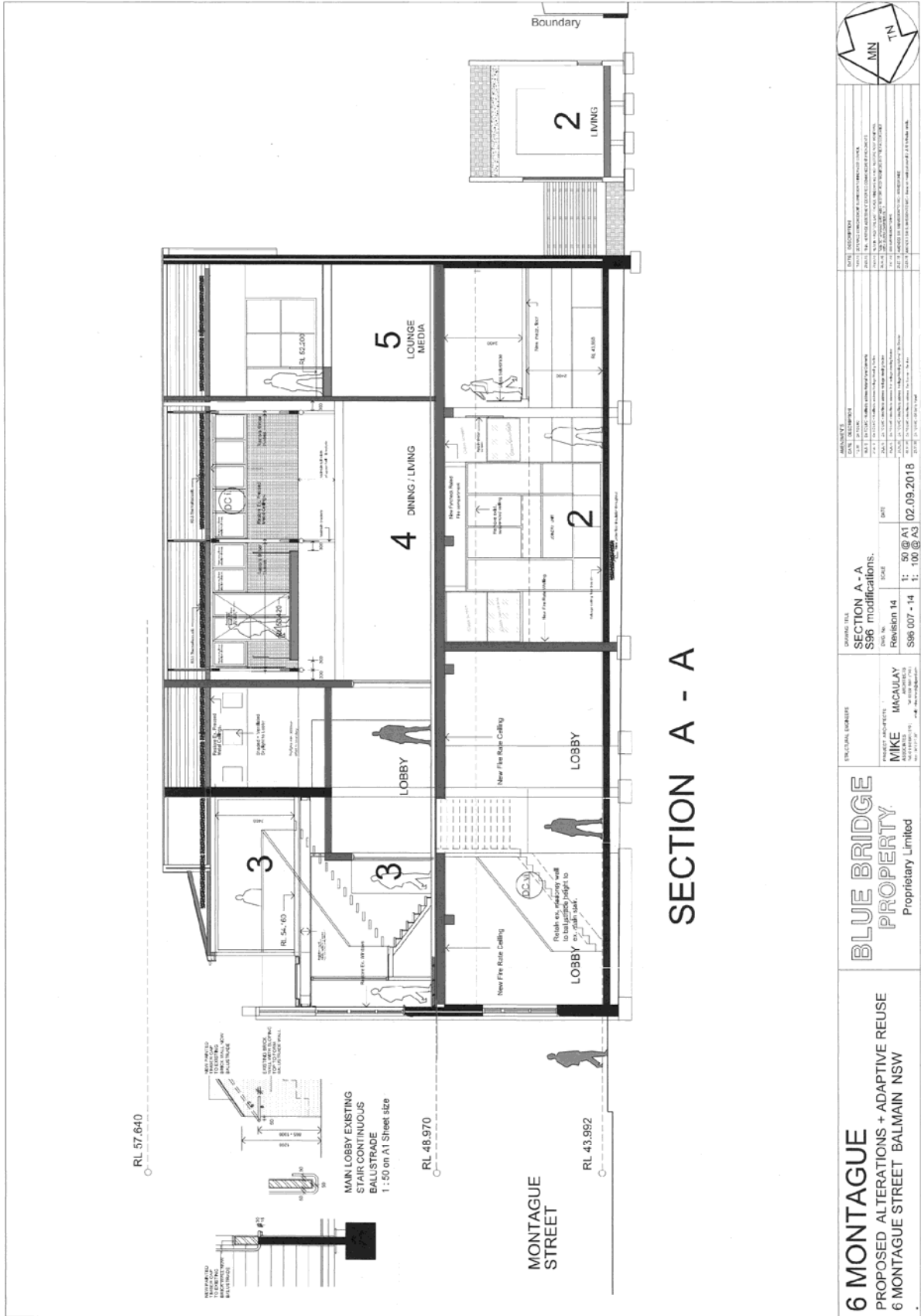
SCALE: 1:100 @ A1, 1:200 @ A2

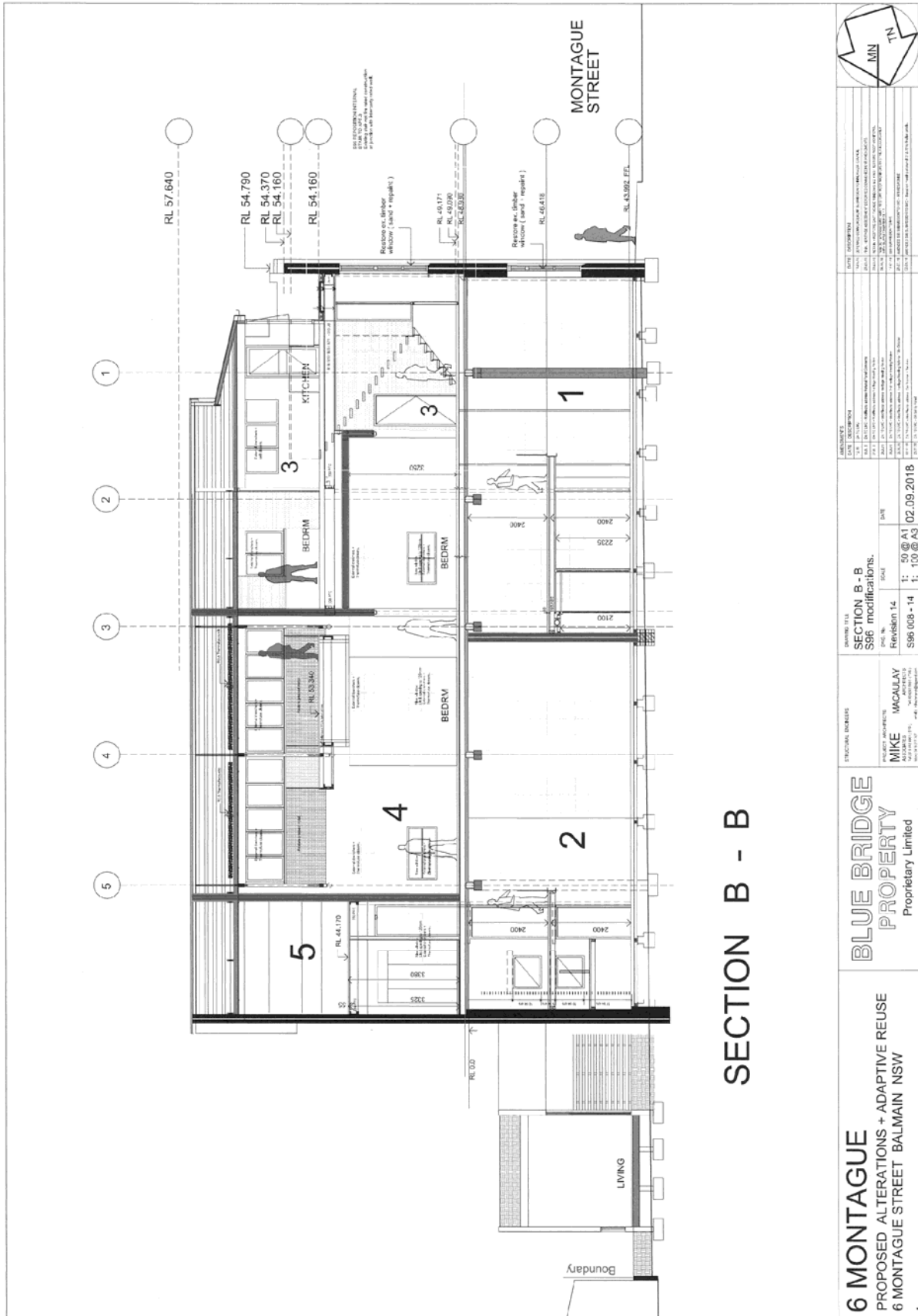
DESIGNER: MIKE MACALAY

PROJECT: S96 006 - 14

DATE: 02.09.2018

SCALE: 1:100 @ A1, 1:200 @ A2





SECTION B - B



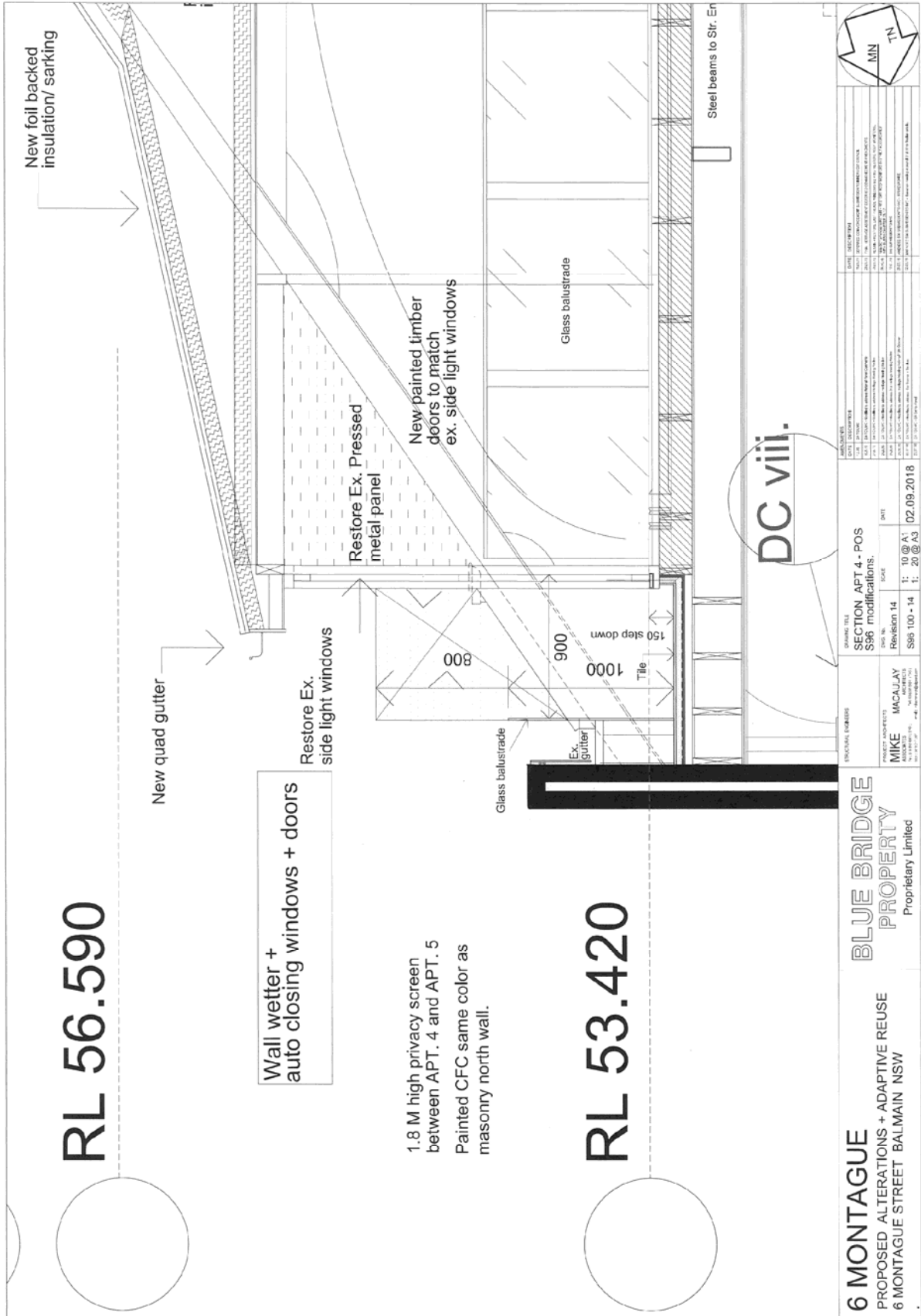
DATE	DESCRIPTION
2018	PRELIMINARY
2018	REVISED TO REFLECT CLIENT COMMENTS
2018	REVISED TO REFLECT CLIENT COMMENTS
2018	REVISED TO REFLECT CLIENT COMMENTS
2018	REVISED TO REFLECT CLIENT COMMENTS
2018	REVISED TO REFLECT CLIENT COMMENTS
2018	REVISED TO REFLECT CLIENT COMMENTS
2018	REVISED TO REFLECT CLIENT COMMENTS
2018	REVISED TO REFLECT CLIENT COMMENTS
2018	REVISED TO REFLECT CLIENT COMMENTS

PROJECT TITLE	SECTION B - B
CLIENT	S&C modifications.
DATE	02.09.2018
SCALE	1:50 @ A1
SCALE	1:100 @ A3

DESIGNER	MIKE MACAULAY
PROJECT NO.	S96 008 - 14

BLUE BRIDGE
PROPERTY
Proprietary Limited

6 MONTAGUE
PROPOSED ALTERATIONS + ADAPTIVE REUSE
6 MONTAGUE STREET BALMAIN NSW



RL 56.590

RL 53.420

1.8 M high privacy screen between APT. 4 and APT. 5
Painted CFC same color as masonry north wall.



DATE	DESCRIPTION
20.09.2018	ISSUED FOR PERMIT
14.09.2018	REVISED PERMIT CONDITIONS
02.09.2018	ISSUED FOR PERMIT
02.09.2018	ISSUED FOR PERMIT
02.09.2018	ISSUED FOR PERMIT
02.09.2018	ISSUED FOR PERMIT
02.09.2018	ISSUED FOR PERMIT
02.09.2018	ISSUED FOR PERMIT
02.09.2018	ISSUED FOR PERMIT
02.09.2018	ISSUED FOR PERMIT

PROJECT NAME	SECTION APT 4 - POS S9g modifications
DATE	Revision 14
SCALE	1: 10 @ A1 1: 20 @ A3
DATE	02.09.2018
PROJECT ARCHITECT	MIKE MACALJAY
ARCHITECT FIRM	BLUE BRIDGE PROPERTY LIMITED
PROJECT NO.	SB6 100 - 14

BLUE BRIDGE PROPERTY
Proprietary Limited

6 MONTAGUE
PROPOSED ALTERATIONS + ADAPTIVE REUSE
6 MONTAGUE STREET BALMAIN NSW

