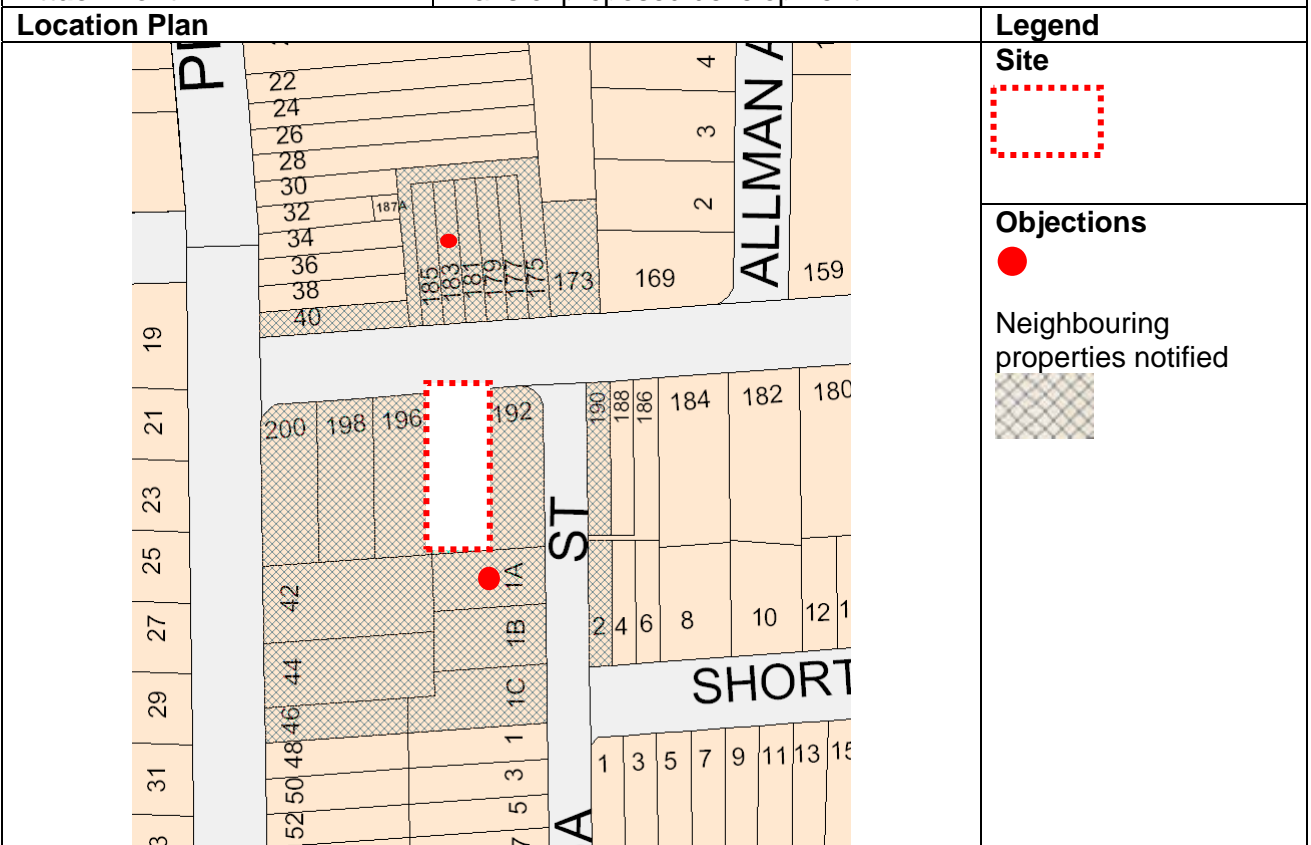


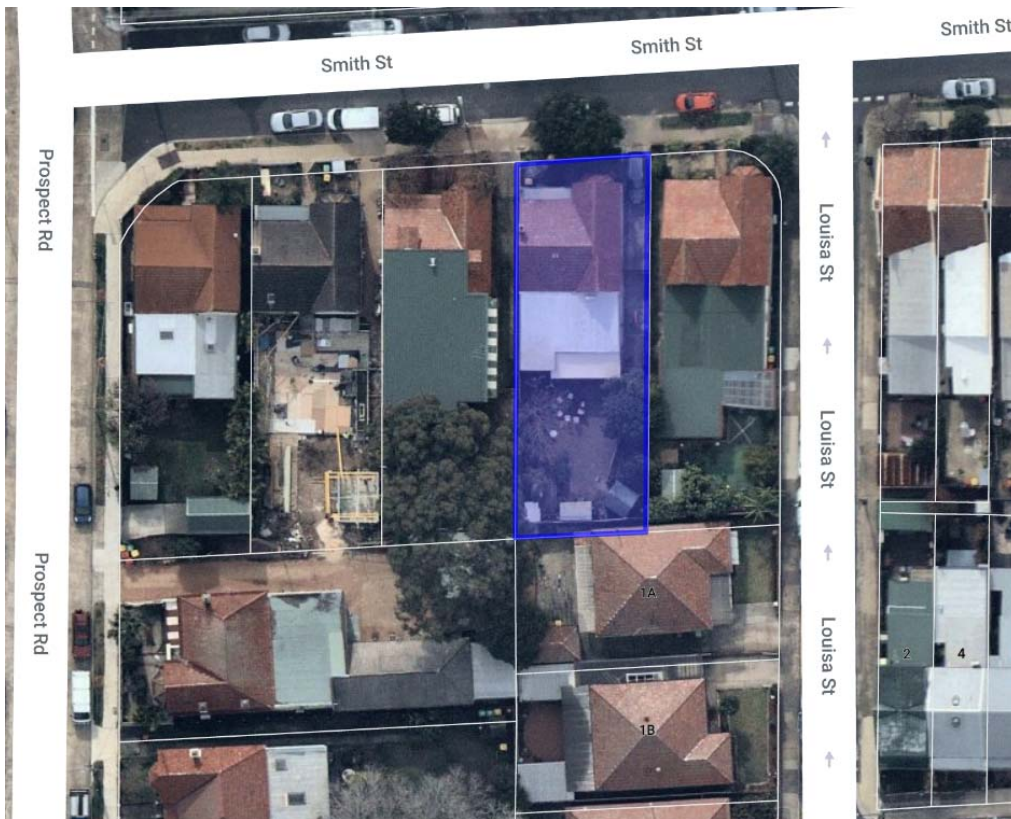


INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	DD010.2018.00000070.001
Address	194 Smith Street, Summer Hill
Proposal	Alterations and additions to an existing dwelling
Date of Lodgement	23 April 2018
Applicant	Mr Colin R Filmer
Owner	Mr Leonard Hwang & Mrs Joanne Hwang
Number of Submissions	Two (2)
Value of works	\$500,000.00
Reason for determination at Planning Panel	Proposal involves partial demolition to a heritage item
Main Issues	Partial demolition of a heritage item, side setback variation, wall height variation
Recommendation	Approval subject to conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development

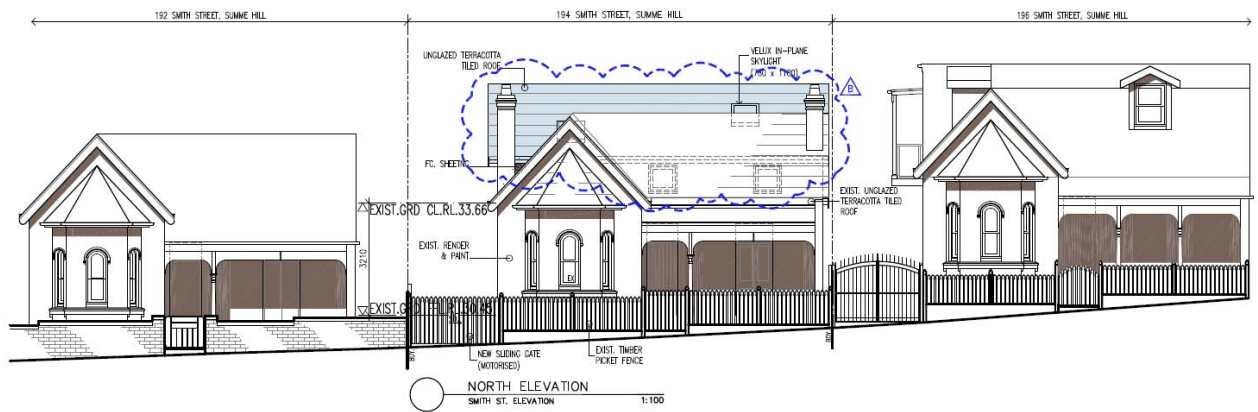




Picture 1: Aerial Photo with site identified



Picture 2: Site Photo – Smith Street frontage



Picture 3: Proposed Streetscape to Smith Street – North Elevation

&
COLOUR SCHEME
194 SMITH STREET, SUMMER HILL.

House

House roofing	Unglazed Terra-cotta
Verandah roofing	Colorbond Manor Red (CB11)
Gutters & downpipes	Colorbond Manor Red (CB11)
Fascia boards	Dulux Barnfloor (P15B4)
Rendered walls	Dulux Barnfloor (P15B4)
Window sashes & doors	Dulux Candle Bark (P15B2)
Door & window frames	Dulux Candle Bark (P15B2)
Verandah Posts & Beams	Dulux Barnfloor (P15B4)



Existing front fence

All fence elements	Dulux Barnfloor (P15B4)
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Picture 4: Proposed material finishes

1. Executive Summary

This report concerns an application for alterations and additions to an existing dwelling house. The subject dwelling house is an item of local heritage significance – heritage ID 640. The proposal involves partial demolition of a heritage item and as such is required to be determined by the Local Planning Panel.

The proposal generally complies with aims, objectives and design parameters contained in Ashfield Local Environment Plan 2013 (ALEP 2013).

The development generally complies with the provisions of the Inner West Comprehensive Development Control Plan 2016. It is considered that, subject to conditions, the proposal will not result in any significant impacts on the streetscape or amenity of adjoining properties.

2. Proposal

The application seeks approval for alterations and additions to an existing dwelling house.

In particular the proposed works involve:

- Demolition of the rear portion of the existing dwelling
- Internal modifications, including removal of internal walls and reconfiguration of internal living spaces
- Construction of a new rear ground floor extension to accommodate a living room, bathroom, and kitchen
- Construction of a new veranda to the rear of the dwelling
- Construction of a new first floor addition, incorporating three bedrooms, a bathroom and en-suite

3. Site Description

The subject site is located on the southern side of Smith Street, between Prospect Road to the west and Louisa Street to the east. The site is a rectangular shaped allotment and with a total area of 419m² and is legally described as LOT: 4 in DP: 1492.

The site has a frontage to Smith Street of 12.9 metres and a maximum depth of 34.4m.

Currently located upon the site is a single storey brick and tile dwelling house. This dwelling house is listed as an item of local heritage significance, known as item 640. Council's heritage advisors have outlined that this dwelling is one of five harmonious dwellings all erected in the boom years of Ashfield's residential development. Each of these five dwellings were developed by the same speculator, Samuel Benjamin, who lived in one of them for a short time. The dwelling was constructed in 1883. At this time portions of the original internal elements remain intact towards the front of the dwelling. The subject site is not located within a heritage conservation area.

The adjoining properties consist of residential dwellings, with the adjoining site to the east at 192 Smith Street incorporating a single storey dwelling house (also an item of local heritage significance) and the adjoining house to west at 196 Smith Street incorporating a two storey dwelling house.

4. Background

4(a) Site history

Subject Site

A search of Council's records has highlighted that there are no previous development applications relating to this site.

4(b) Application history

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

Date	Discussion / Letter/ Additional Information
25 October 2017	A heritage appointment relating to the subject site was conducted on the 25 October 2017, in this appointment Council's heritage advisors detailed what form a first floor addition should take for this site.
14 June 2018	Council requested amended plans detailing the following: <ul style="list-style-type: none"> - A reduction to the scale of the rear addition, to ensure it is more hidden behind the existing dwelling - Removal of all skylights addressing the Smith Street frontage - Submission of a material finishes board - Amended stormwater plan
22 August 2018	Amended plans submitted to Council.

5. Assessment

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

5(a) Environmental Planning Instruments

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

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Ashfield Local Environmental Plan 2013; and

The following provides further discussion of the relevant issues:

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

A BASIX Certificate has been submitted with the development application. The BASIX certificate lists measures to satisfy BASIX requirements which have been incorporated in the proposal. A condition is recommended ensuring the measures detailed in the BASIX certificate are implemented.

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

An assessment has been made of the matters set out in Clause 20 of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. It is considered that the carrying out of the proposed development is generally consistent with the objectives of the Plan and would not have an adverse effect on environmental heritage, the visual environmental, the natural environment and open space and recreation facilities.

5(a)(iii) Ashfield Local Environment Plan 2013 (ALEP 2013)

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

Ashfield Local Environmental Plan 2013 Summary Compliance Table				
Clause No.	Clause	Standard	Proposed	Compliance
2.2	Zoning	R2 Low Density Residential	Alteration and additions to an existing dwelling house	Yes
4.1	Minimum subdivision lot size	500m ²	N/A	
4.3	Height of buildings	8.5m	New works result in a height of 7.19m	Yes
4.4	Floor space ratio	0.7:1 (294m ²)	0.49:1 (207m ²)	Yes
5.10	Heritage Conservation	Item of General Heritage – House – Heritage ID 640		
5.10(4)	Effect of proposed development on heritage significance	1. The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or the area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	The amended proposal has been reviewed by Council's heritage advisor who outlined that the development is unlikely to impact on the heritage significance of the locality, subject to suitable conditions	Yes

5.10(5)	Heritage assessment	<p>The consent authority may, before granting consent to any development:</p> <p>(a) On land on which heritage item is located, or</p> <p>(b) On land that is within a heritage conservation area, or</p> <p>(c) On land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	An appropriate heritage impact statement has been submitted as part of the current development application. This has been reviewed by Councils heritage advisor who outlined no objection to the proposal, subject to suitable conditions of consent	Yes
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5(b) Draft Environmental Planning Instruments

Draft Environment SEPP (Environmental)

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of our natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until the 31 January 2018. The EIE outlines changes to occur, implementation details, and the intended outcome. It considers the existing SEPPs proposed to be repealed and explains why certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW planning system.

This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland and Willandra Lakes World Heritage Property. Changes proposed include consolidating the seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed development would be consistent with the intended requirements within the Draft Environment SEPP.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of the Comprehensive Inner West Development Control Plan (DCP) 2016:

DCP 2016 – Chapter F: Development Category Guidelines				
Control No.	Control	Standard	Proposed	Compliance
DS8.2	Minimum Landscaped area %	401 – 500m ² . 32% of site area (134m ²)	39% (162m ²)	Yes
DS8.3	Maximum site coverage	401 – 500m ² . 55% of site area (230m ²)	33% (142m ²)	Yes
DS3.4	Wall height	Maximum external wall height of 6 metres measured from the existing ground level.	7 metres	No – see discussion

DS4.3	Setbacks	Side setbacks are determined by compliance with the BCA. Generally, Council requires a minimum side setback of 900mm for houses	250mm side boundary setback proposed ground floor and first floor.	No – see discussion
DS6.1	Garages and carports	A minimum of one car parking is required per dwelling	Existing onsite parking arrangement retained	Yes
DS13.1	Solar access	Sunlight to at least 50% (or 35m ² with minimum dimension 2.5m, whichever is the lesser) of private open space areas of adjoining properties is not to be reduced to less than three (3) hours between 9am and 3pm on 21 June.	Neighbouring dwellings to retain a minimum of 3 hours of solar access	Yes
DS 13.2		Existing solar access is maintained to at least 40% of the glazed areas of any neighbouring north facing primary living area windows for a period of at least three hours between 9am and 3 pm on 21 June.	Neighbouring dwellings to generally retain existing solar access	Yes
DS 13.3		Requires main living areas to be located on the northern side of buildings where possible and subject to streetscape quality considerations.	Living areas appropriately located	Yes
DS 13.4		Requires sun shading devices such as eaves, overhangs or recessed balconies minimise the amount of direct sunlight striking facades.	Appropriate sun shading devices proposed	Yes
DS 11.1	Front gardens	Requires front garden to have an area and dimensions that provide sufficient soil area for ground cover, vegetation and trees.	Existing front garden to be retained	Yes
DS 11.2	Front gardens	Requires hard paved areas to be minimised, and driveways have a maximum width of 3 metres	Existing front garden to be retained	Yes
DS 12.1	Rear gardens	Requires rear gardens to have an area and dimension that provide sufficient soil area for ground cover, vegetation and trees.	Rear garden to retain sufficient space for deep soil landscaping and private open space	Yes
DS14.1	Visual Privacy	Requires the number of windows to side elevations located above the ground floor to be minimised.	See discussion below on visual privacy	No
DS19.1	Stormwater Disposal	Stormwater from roofs is discharged by gravity to street gutter system	Conditioned to engineering requirements	Yes

DCP 2016 – Chapter E1: All Heritage Items and Conservations Areas (except Haberfield)				
Control No.	Control	Standard	Proposed	Compliance
C1	External Form and Setting	Retain features (including landscape features) that contribute to the significance of the item.	Significant elements of heritage item are retained	Yes
C2		New work is to be consistent with the setback, massing, form and scale of the heritage item.	New work has been assessed by Council's heritage advisor and is considered appropriate	Yes
C4		Retain significant fabric, features or parts of the heritage item that represent key periods of the item.	Significant features of the heritage item are to be retained	Yes
C5		Alterations and additions are to be generally located away from original and intact areas of the heritage item.	The proposal has been designed to have minimal interference with the heritage item. Elements of the heritage item proposed to be demolished are considered to be non-contributory	Yes
C6		Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.	The integrity of the building form and roof profile is retained and protected under the current proposal	Yes
C1		Interior Elements to Heritage Items	Minimise change to significant internal room configurations, layouts and finishes of heritage items.	Internal changes have been kept to a minimum.
C2	Generally retain original significant building entrances and associated hallways.		Significant entrances and hallways are to be retained under the proposal.	Yes
C3	New openings in internal walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.		The new openings will retain the structural integrity of the heritage item.	Yes

The following provides discussion of the relevant issues:

Wall Height

The development results in a variation to clause DS3.4 within the Comprehensive Inner West Development Control Plan 2016, which outlines a maximum wall height of 6m. Control DS3.4 was introduced to ensure that development is compatible with that prevailing in the street, is sympathetic to neighbouring development and has minimal impact on neighbouring properties in terms of overshadowing and overlooking.

The proposed development results in a point encroachment wall height of 7m. The breach relates to the gablet walls of the two storey rear addition. This building form has been designed so that the new rear addition is secondary to the original dwelling and not readily visible from the public domain to protect the heritage significance of the original dwelling. The proposed 7m wall height relates directly to the highest point of the rear additions roof at the centre of the side elevations. This height quickly reduces to 5m at the edges of the additions side elevations.

In this instance, the minor point encroachment does not result in a development out of context with development prevailing in the street with neighbouring additions incorporating a similar design. Likewise this point variation will not be readily visible from the public domain as the addition has been appropriately designed to be hidden behind the existing dwelling. The addition is considered to be sympathetic with neighbouring developments, employing similar architectural cues currently utilised by the neighbouring first floor addition at 196 Smith Street.

The proposal will ensure a minimum of 3 hours of solar access for neighbouring dwellings, during the winter solstice. Impacts of overshadowing result directly from the sites orientation, created through the original north-south subdivision pattern. The proposal has been appropriately designed to ensure minimal overshadowing and loss of solar access for neighbouring sites and ensures compliance with Council's controls. The provided shadow diagrams show that a breach of the wall height will not result in an unreasonable loss of solar access for neighbouring residents, and will maintain compliance with Council's controls for overshadowing and solar access.

In this instance the proposed wall height variation has been assessed and is considered to be minor, with minimal impacts to neighbouring residents' amenity and minimal impact to the existing streetscape. The proposed variation is therefore recommended to be supported.

Setbacks

The proposal results in a variation to clauses DS4.3 and DS4.4 of the Inner West Comprehensive Development Control Plan. This control outlines that side boundary setbacks are determined by compliance with the Building Code of Australia, but are generally to be 900mm. This control was established to ensure that development is consistent with the prevailing pattern in the street, reduce the appearance of building bulk and scale, provide adequate visual and acoustic privacy and provide adequate access from the rear garden to the street.

The development seeks consent for a side boundary setback of 250mm from the western boundary and 2.5m from the eastern boundary. The proposed rear addition is consistent with the side boundary setbacks of the existing dwelling. Analysis of the streetscape highlights that dwellings currently located at 192 and 196 Smith Street also have similar side boundary setbacks, with each dwelling utilising the increased eastern boundary setback of 2.5m for driveway access. As such the proposed western side boundary variation is consistent with the established setback pattern of the immediate area.

To ensure minimal amenity loss to neighbouring residents at 196 Smith Street, the windows and openings along the western side boundary have been kept to a minimum, while the proposed 2.5m eastern side boundary setback facilities adequate access from the rear yard to the street.

For the reasons above, the variation to the side setback control is considered acceptable in this instance.

Visual Privacy

The development has been appropriately designed to ensure minimal impacts to visual privacy to neighbouring residents. Windows located on the ground floor will be screened by existing boundary fences and will not give rise to any loss of visual privacy for neighbouring residents.

The first floor windows located along the western elevation of the first floor addition (setback 250mm from the side boundary) have been identified as being fixed and fire rated to ensure compliance with the BCA. These windows are identified to incorporate obscure glazing for the whole part of the glazed portion of the window. As such no visual privacy impacts will arise from their acceptance.

The lower glazing of the first floor windows on the eastern elevation are of obscured fixed glazing. The upper clear glazing has a lower sill height of 1.6m above the FFL. These windows relate directly to bedrooms 1 and 2 of the addition, which are low activity areas. A 1.6m transparent glazing height combined with a 2.5m setback is expected to result in minimal impacts of visual privacy loss and is recommended for support.

Windows W6 and W7 located along the rear (southern) elevation of the proposed first floor addition relate to bedrooms 2 and 3, which will have low levels of activity. These windows have a transparent glazing height of 0.9m above the finished floor level of the first floor. The proposed windows are setback approximately 13m from the rear boundary which when combined with the low activity use will ensure minimal impacts of privacy loss and overlooking for neighbouring sites adjoining the rear of the subject site. In this instance further restrictions to transparent window height were expected to unreasonably reduce amenity for future occupants.

Skylights

Amended plans submitted by the applicant on the 22 August 2018 propose the construction of two new skylights to the northern (Smith Street) elevation. Council's correspondence with the applicant dated the 14 June 2018, outlined that any amended plans must not include any skylights on the northern (Smith Street) frontage.

Council's heritage advisor has commented that the proposed skylights will be visible from the public domain and are likely to detract from the heritage significance of the streetscape and original dwelling. Bedroom 1 and the hallway to which the skylights relate to will still achieve adequate ventilation and light through the associated windows if these skylights are deleted

A condition recommending the deletion of skylights SK2 and SK3 located upon the northern (Smith Street) elevation is recommended.

5(d) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will not result in significant or unreasonable impacts in the locality.

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

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 Comprehensive Inner West Development Control Plan 2016 for a period of 14 days to surrounding properties. A total of two (2) submissions were received.

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

Issue: *Impact to heritage significance of the existing dwelling*

Comment: As discussed elsewhere in this report, the proposal has been assessed by Council's heritage advisors who outlined no objection to the proposed addition subject to conditions including the removal of the proposed Smith Street facing skylights.

Issue: *Visual privacy impacts from rear windows*

Comment: Windows W6 and W7 located along the rear (southern) elevation of the proposed first floor addition relate to bedrooms which will have low levels of activity. Furthermore, the windows are setback approximately 13m from the rear boundary, which will ensure minimal impacts of privacy loss and overlooking for neighbouring sites adjoining the rear of the subject site.

Issue: *Overshadowing*

Comment: The proposal has been assessed against Council's controls for overshadowing and solar access and is considered to generally comply. The proposal will ensure a minimum of 3 hours of solar access for neighbouring dwellings, during the winter solstice. The sites orientation is such that at 9.00am the existing building at 196 Smith Street is overshadowed. At 12pm (midday) the private open space of 194 Smith Street is overshadowed and by 3pm the private open space of 192 Smith Street is overshadowed. Impacts of overshadowing result directly from the sites orientation, created through the original subdivision pattern. In this instance any development above a single storey dwelling is expected to result in a form of overshadowing for neighbouring sites, however the current proposal has been appropriately designed to ensure minimal overshadowing and loss of solar access.

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.

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 Advisor – The proposal has been assessed by Council’s Heritage advisor who outlined a concern over the impacts of the proposed skylights on the northern (Smith Street) elevation and that these skylights will detract from the heritage significance of the existing dwelling and streetscape. Council’s heritage advisor has recommended that the sky lights be removed via condition. An appropriate condition has been recommended the consent.
- Development Engineer – Council’s development engineer has reviewed the amended plans and outlined no objection to the proposal subject to suitable conditions of consent. These conditions have been recommended for the consent.

7. Section 7.12 Contributions

Section 7.12 contributions are payable for the proposal.

Based on the estimated value of works of \$500,000.00 a Section 7.12 Contribution fee of \$5,000.00 is payable to Council. An appropriate condition is recommended.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Ashfield Local Environmental Plan 2013. The proposal is generally consistent with the Comprehensive Inner West Development Control Plan 2016. Subject to the imposition of conditions, the development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of Council as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 grant consent to Development Application No. 2018.70.1 for alterations and additions to the existing dwelling at 194 Smith, Summer Hill, subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS

DA 2018.70.1
194 Smith Street SUMMER HILL 2130

Description of Work as it is to appear on the determination:

Alterations and additions to an existing dwelling

A General Conditions

(1) **Approved plans stamped by Council**

The development must be carried out only in accordance with the plans and specifications set out on drawing numbers

No.	Issue	Title	Prepared by	Dated
DA1.1.0	B	Proposed Site Plan	Filmer Architects	2/7/2018
DA1.1.1	B	Proposed Ground Floor	Filmer Architects	2/7/2018
DA1.1.2	B	Proposed First Floor	Filmer Architects	2/7/2018
DA2.1.1	B	Elevations	Filmer Architects	2/7/2018
DA2.1.2	B	Elevations: East and West	Filmer Architects	2/7/2018
DA2.2.1	B	Section A - A	Filmer Architects	2/7/2018
DA4.1.1	B	Proposed Stormwater Concept	Filmer Architects	2/7/2018

and any supporting documentation received with the application, except as amended by the conditions specified hereunder.

(2) **Compliance with BCA**

All architectural drawings, specifications and related documentation shall comply with the Building Code of Australia (BCA). All work must be carried out in accordance with the requirements of the Building Code of Australia (BCA).

(3) **Landscaping**

Landscaped areas shall be in accordance with the approved calculation plan.

(4) **Private Power Poles**

Private power poles are not to be erected on the subject site without Council's Consent.

B Design Changes

(1) **Amendments required to approved plans**

Skylights SK2 and SK3 on the Northern (Smith Street) Elevation are not approved and must be deleted.

Amended plans detailing compliance with this condition are approved by the principle certifying authority prior to the issue of a construction certificate.

C Conditions that must be satisfied prior to issuing/releasing a Construction Certificate

(1) **Permits - General**

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent shall obtain all applicable Permits from Council in accordance with

Section 68 (Approvals) of the Local Government Act 1993 and/or Section 138 of the Roads Act 1993. Permits are required for the following activities:

- a) Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application.
- b) A concrete pump across the roadway/footpath
- c) Mobile crane or any standing plant
- d) Skip bins
- e) Scaffolding/Hoardings (fencing on public land)
- f) Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.
- g) Awning or street verandah over footpath
- h) Partial or full road closure
- i) Installation or replacement of private stormwater drain, utility service or water supply

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

Applications for such Permits shall be submitted and approved by Council prior to the commencement of the works associated with such activity or issue of the Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

(2) Dilapidation – minor

The person acting on this consent shall submit to the Principal Certifying Authority a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site before the issue of a Construction Certificate.

(3) Alignment Levels

Alignment levels for the site at all pedestrian and vehicular access locations shall match the existing back of footpath levels at the boundary, except as detailed in the 'Vehicle Access' Condition

Note: This may require the internal site levels to be adjusted locally at the boundary to ensure that they match the above alignment levels. Failure to comply with this condition will result in vehicular access being denied.

(4) Security Deposit

Prior to the commencement of demolition works or a Construction Certificate being issued for works approved by this development consent (whichever occurs first), a security deposit and inspection fee must be paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit (FOOT)	\$3,561.00
Inspection fee (FOOT)	\$230.65

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

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

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

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

(5) Section 7.12 Contributions

A Section 7.12 Contribution fee of \$5,000.00 is to be paid in accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979*.

(6) Public Liability Insurance

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

(7) Site Stormwater Drainage

All drainage systems discharging to the street gutter, including those sections within the property (ie from the rainwater tank), shall be via gravity.

(8) Waste Management Plan

Prior to the issue of a Construction Certificate, the applicant shall prepare and submit a Waste Management Plan in accordance with the provisions of Inner West Council Comprehensive Development Control Plan 2016 - Planning For Less Waste and the Waste Planning Guide for Development Applications (Planning for Less Waste, prepared by the Regional Waste Boards), including:

- (a) Estimations of quantities and type of materials to be reused, recycled or left over for removal from site;
- (b) Identification on a plan of on site material storage areas during construction, waste storage, recycling and composting areas;
- (c) Details of construction materials and methods to be used to minimise the production of waste in the completion of the new building work.
- (d) How waste is to be treated on the site.
- (e) How any residual non-reusable and non-recyclable waste is to be disposed of and including details of the approved waste disposal outlets where disposal will take place.

(9) Erosion & sedimentation control-management plan

Prior to issue of a construction certificate the applicant shall prepare an erosion and sedimentation control plan in accordance with Part 4 of the guidelines titled "*Pollution Control Manual for Urban Stormwater*", as recommended by the Environmental Protection Authority.

Any stormwater runoff collected from the site must be treated in accordance with the Guidelines, before discharge off the site to comply with the *Protection of the Environment Operations Act 1997* or other subsequent Acts.

Where sedimentation control basins are provided discharge shall be to the requirements of the Environmental Protection Authority.

Applicants are further advised to refer to the following publications for additional information:

- (a) "Sedimentation and Erosion Control" - Department of Conservation and Land Management.
- (b) "Soil and Water Management for Urban Development" - Department of Housing.

The plan must be submitted with the application for a construction certificate.

Further information may be obtained from:

Environment Protection Officer
Environment Protection Authority
Inner Sydney Region
Locked Bag 1502
BANKSTOWN NSW 2200

(10) Long service levy

Compliance with Section 109F of the Environmental Planning and Assessment Act 1979 – payment of the long service levy under Section 34 of the Building and Construction Industry Long Service Payments Acts 1986 – is required. All building of \$25,000.00 and over are subject to the payment of a Long Service Levy fee. A copy of the receipt for the payment of the Long Service Levy shall be provided to the Principal Certifying Authority (PCA) prior to the issue of a Construction Certificate. Payments can be made at Long Service Payments Corporation offices or most Councils.

(11) Services and infrastructure adjustment/relocation

The applicant shall meet the full cost for Telstra, Sydney Water, Energy Australia, AGL Electricity/AGL Retail Energy or alternative service/energy providers to adjust/relocate their services/infrastructure as required. The applicant shall make the necessary arrangements with the relevant service authority or relevant retail energy company.

(For information on the location of services contact the "Dial before you Dig" service on 1100.)

Documentary evidence from the utility authorities/retail energy company confirming that all of their requirements have been satisfied shall be submitted to Council with the Construction Certificate.

(12) Footpath/laneway – photographs to be submitted

Prior to the release of the Construction Certificate, the applicant shall lodge with Council photographs of the roadway, footpath and/or laneway at the property indicating the state of the relevant pavements. At the completion of construction, again at the expense of the applicant, a new set of photographs is to be taken to determine the extent, if any, of any damage which has occurred to the relevant pavements. If any damage has occurred, the applicant shall meet the full cost to repair or reconstruct these damaged areas to Council's relevant standard.

D Conditions that must be complied with before work commences

(1) Requirement for a Construction Certificate

In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* the erection of a building and/or construction works must not commence until:

- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - (i) Council; or
 - (ii) an accredited certifier; and
- (b) a principal certifying authority (PCA) has been appointed and the Council has been notified in writing of the appointment, and
- (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 shall show that the proposal complies with all development consent conditions and the *Building Code of Australia*.

Note: If the principal certifying authority is the Council, the appointment will be subject to the payment of a fee for the service to cover the cost of undertaking building work and / or civil engineering inspections.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is a criminal offence that attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

(2) Inspections required by Principal Certifying Authority

Inspections shall be carried out at different stages of construction by Council or an accredited certifier. If Council is selected as the Principal Certifying Authority (PCA) the inspection fees must be paid for in advance which will be calculated at the rate applicable at the time of payment.

(3) Sanitary facilities - demolition/construction sites

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

(4) Site Controls

Sediment and erosion controls must be in place before work is commenced on the site. The control strategies must be consistent with the technical requirements set out in the Sydney Coastal Councils' *Stormwater Pollution Control Code for Local Government*.

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

A sediment and erosion control plan must be prepared and identify appropriate measures for bunding and siltation fencing. Any such erosion and sedimentation controls shall also include the protection of stormwater inlets or gutter systems within the immediate vicinity of the site.

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.

(5) Tree preservation order - approvals required

A Tree Preservation Order applies to the whole of the Inner West Council area. In this regard it will be necessary to make a separate application to Council prior to the removal or lopping of any trees. Contact Council's Customer Service Centre, telephone 9392 5000 to apply for a "Tree Preservation Order Permit" for Pruning or Removal of protected trees.

(6) Layout of buildings

The layout of all external walls, including retaining walls and contiguous piling must be checked and verified by survey prior to the commencement of construction to ensure that building construction complies with the development consent and does not encroach beyond the boundaries of the site.

(7) Building location - check survey certificate

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: -

- (i) location of the building with respect to the boundaries of the site;
- (ii) level of the floor in relation to the levels on the site (all levels are to be shown relative to Australian Height Datum);
- (iii) site coverage of the buildings on the site.

(8) Boundary identification prior to construction

The boundary shall be identified by survey prior to the pouring of any footings and concrete slabs.

(9) Protection of public places - erection or demolition of building

- If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient or involves the enclosure of a public place; a hoarding or fence must be erected between the work site and the public place.
- If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- Any such hoarding, fence or awning is to be erected prior to works commencing and only with Council approval in accordance with Workcover requirements. The temporary structures are to be removed when the work has been completed.

(10) Asbestos sheeting removal - EPA/Workcover Authority

Asbestos removal is to be carried prior to principal works commencing in accordance with Environmental Protection Authority and Workcover Authority requirements. Proper procedures shall be employed in the handling and removal of asbestos and products containing asbestos so as to minimise the risk to personnel and the escape of asbestos particles in the atmosphere. Work is only to be carried out with the prior consent of the Work Cover Authority.

Note: There are substantial penalties for non-compliance with the above requirements.

(11) Asbestos and/or lead removal certification

The existing structures/land on the site potentially contain asbestos and/or lead. Following removal of any asbestos/lead located on site a clearance must be provided to the Principal Certifying Authority certifying that no such asbestos/lead remains on site from a suitably qualified person.

A copy of the clearance Certificate must be forwarded to Council before any other demolition work is commenced.

(12) Garbage skips on Council land - Council approval

Bulk refuse bins or garbage skips shall not be placed on grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's Customer Service on telephone 9392 5000.

(13) Sydney Water approval

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer 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 Your Business then Building & Developing then Building & Renovating or telephone Sydney Water 13 20 92.

(14) Slabs/footings - standards

To ensure compliance with the provision of Section B of the *Building Code of Australia*, all reinforced concrete to footings and slabs shall comply with all relevant provisions of AS 2870.1-1996 "Residential Slabs and Footings Construction" or, alternatively structural engineers details of all structural elements shall be submitted to the Principal Certifying Authority with the Construction Certificate.

(15) Structural engineer's details

To ensure compliance with the provision of Section B of the *Building Code of Australia* structural engineer's details of all structural elements shall be submitted to the Principal Certifying Authority prior to commencement of work, including:

- (i) pier and beam footings;
- (ii) reinforced concrete slabs;
- (iii) stairs, including patio steps;
- (iv) retaining walls
- (v) all structural timber including floors, walls and roof; and
- (vi) all structural steel.

(16) Structural engineer's certificate - superimposed loads

A practicing structural engineer's certificate to be submitted to the Principal Certifying Authority with the Construction Certificate application certifying that the existing dwelling is structurally capable of supporting the superimposed loads of the addition prior to commencement of any building work.

(17) Roof trusses - structural engineer certification

Details of roof trusses to be submitted to the Principal Certifying Authority and approval obtained prior to erection - for this purpose structural engineer certified truss plans will suffice and computation data is not required.

(18) Timber Details

Details of timber beam sizes, floor joists layouts and packing details are to be submitted to the Principal Certifying Authority for consideration prior to commencement of work.

(19) Timber – National Timber Framing Code

All timber used in construction shall comply with the *National Timber Framing Code AS 1684 – 1992* details are to be submitted to the Principal Certifying Authority for consideration prior to commencement of work.

E Conditions that must be complied with during construction or demolition**(1) Plans to be available on site**

The Council stamped approved plans, Development Consent and Construction Certificate shall be held on site to be produced unobliterated to Council's officer at any time when required.

(2) Building construction - check survey

A check survey is to be submitted to the Principal Certifying Authority for perusal at an early stage of construction indicating excavated levels, boundary distances, site coverage and building alignment to ensure compliance with the approved plans.

(3) Locate structures within boundaries

The proposed structure(s) to be erected must stand wholly within the boundaries of the allotment.

(4) Storage of building materials

Building materials and spoil are to be located wholly on site and not placed in a position that may result in materials being washed onto the roadway or into the stormwater system.

(5) Roof water, surface and subsoil drainage

Roofwater, surface and subsoil drainage shall be piped to the street gutter or to an easement – absorption pits are not acceptable and are not approved.

(6) Signs to be erected on building and demolition sites

- (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; and
 - (b) showing the name and address of the contractor for the building work and the person in charge of the work site and a telephone number at which the person may be contacted outside working hours; and
 - (c) showing the name, address and telephone number of the Principal Certifying Authority appointed for the building works.
- (2) Any-sign shall be maintained and not removed until work has been finished.

(7) Waste Management Plan – compliance

- (a) All requirements of the approved Waste Management Plan must be implemented during the demolition and/or excavation and construction period of the development. Adequate measures need to be in place to ensure the ongoing waste management of the site.
- (b) Keep receipts of where waste will be taken to be treated or disposed. The receipts must be presented to the Principal Certifying Authority prior to issue of the occupation certificate.

(8) Lead Removal - Renovation and Refurbishment

Any paint containing lead on residential and commercial buildings is to be managed in accordance with the Australian Standard AS 4361.2, Guideline to Lead Paint Management Part 2: Residential and Commercial Buildings without causing any contamination to the environment.

Removal of lead paint and protective coatings, using methods such as abrasive blasting, from larger buildings and industrial infrastructure where higher lead protective coatings continued to be used is to be done in accordance with AS 4361.1 Guide for Lead Paint Management in Industrial Applications 1995.

The following measures must be undertaken when removing lead:

- (a) For outside works lay plastic sheeting under and around the work area to contain debris; close windows and doors. For indoor works, seal the work area off from the rest of the building and outside by covering floors, doors and windows with plastic and tape; remove soft furnishings, curtains, carpets and other household items or cover them with plastic.
- (b) Removal methods that distribute paint dust or flakes into the surrounding environment must not be used unless adequate protection and containment measures are taken such as wet-sanding and wet-scraping. All paint debris including dust and flakes must be collected and safely disposed of in a sealed container. No paint dust or flakes should be allowed to pollute the interior or exterior environment.
- (c) A high- efficiency particulate air (HEPA) vacuum cleaner is to be used to collect particles.
- (d) All workers shall wear an approved (AS1716) respirator fitted with P1 (dust) or P2 (dust & fumes) filters, and coveralls to prevent exposure to lead dust and fumes. Protective clothing (long sleeves and pants) that does not catch dust or flakes in pockets or cuffs (or disposable overalls and plastic boots) are to be worn.
- (e) The manufacturer's instructions are to be strictly adhered to if solvent or caustic chemical strippers are being used.
- (f) Following removal, the entire area is to be wet washed with a detergent, such as liquid soap and rinse with clean water. Where children will reoccupy the premises, consideration should be given to having a clearance test to ensure lead paint and dust has been thoroughly removed.

- g) All lead-contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.

(9) Construction Hours

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work shall only be permitted during the following hours:

- a) 7:00 am to 6.00 pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b) 8:00 am to 1:00 pm on Saturdays with no demolition works occurring during this time; and
- c) at no time on Sundays or public holidays.

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

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

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

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

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

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

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

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

(10) Demolition/excavation/construction - noise - Protection of the Environment Operations Act 1997

Noise arising from demolition/excavation/construction works shall be controlled in accordance with the requirements of *Protection of the Environment Operations Act 1997* and guidelines currently contained in the *NSW EPA Environmental Noise Control Manual*.

(11) Demolition requirements/standards

Demolition is to be carried out in accordance with the following:

- (a) Australian Standard 2601 and any requirements of the WorkCover Authority.
- (b) The Waste Management Plan submitted with the Development Application.
- (c) The property is to be secured to prohibit unauthorised entry.
- (d) All precautions are to be exercised in the handling, removal and disposal of all asbestos materials. Licensed contractors and the disposal of asbestos is to be carried out in accordance with the requirements of the Work Cover Authority.
- (e) All other materials and debris is to be removed from the site and disposed of to approved outlets.

- (f) Any demolition on the site is to be conducted in strict accordance with, but not limited to, sections 1.5, 1.6, 1.7, 3.1 and 3.9 of the AS 2601 - 1991, demolition of structures. The following measures must be undertaken for hazardous dust control:
- (g) Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- (h) Hazardous dust must not be allowed to escape from the site or contaminate the immediate environment. The use of fine mesh dust proof screens, wet-lead safe work practices, or other measures is required.
- (i) All contractors and employees directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with WorkSafe Requirements (in particular the WorkSafe standard for the *Control of Inorganic Lead At Work* (NOHSC: 1012, 1994) and AS 2641, 1998).
- (j) Any existing accumulations of dust (eg; ceiling voids and wall cavities must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter and disposed of appropriately.
- (k) All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Unclean water from the suppressant spray is not be allowed to enter the street gutter and stormwater systems.
- (l) Demolition is not to be performed during high winds that may cause dust to spread beyond the site boundaries without adequate containment.
- (m) All lead contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.
- (n) Construction and demolition waste, particularly timber, bricks and tiles, concrete and other materials need not be disposed of- they can be recycled and resold if segregated properly from any hazardous waste contamination.
- (o) Following demolition activities, soil must be tested by a person with suitable expertise to ensure the soil lead levels are below acceptable health criteria for residential areas. Full certification is to be provided for approval by the Principal Certifying Authority.

(12) Materials and colour schemes

Materials of construction are to be as specified in the schedule of finishes submitted with the development application and on the approved plans, except where amended by the conditions hereunder.

(13) Road and footpath – safety and access requirements

The contractor is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property.

Heavy vehicles entering and leaving the site must only cross the footpath where it is adequately timbered and strapped. Pedestrian access across this footpath must be maintained in good order at all times during the work. Any damage caused must be made good by Council at Council's restoration rates, at the applicant's or builder's expense.

(14) Road opening permit – Council controlled lands

A road opening permit shall be obtained for all works carried out in public or Council controlled lands. Contact Council's Engineering Services for details.

This road opening permit covers the direct costs involved in the repair/replacement of works where the public or Council controlled lands are specifically damaged/saw cut etc for the construction of services,

stormwater pipes, kerb works, bitumen works, footpath works etc. It is *separate* from a Damage Deposit as listed elsewhere in these Conditions of Consent.

(15) Surface run-off

Allowance shall be made for surface run-off from adjacent properties, and to retain existing surface flow path systems through the site. Any redirection or treatment of these flows shall not adversely affect any other properties.

(16) Balustrade design requirements

Balustrades shall be constructed in accordance with the following requirements:

- (i) The height is not less than 865mm above the nosings of the stair treads or the floor of a ramp.
- (ii) The height is not less than:
 - (a) 1m above the floor of any access path, balcony, landing or the like; or
 - (b) 865mm above the floor of a landing to a stair or ramp where the balustrade is provided along the inside edge of the landing and does not exceed a length of 500mm.
 - (c) Any opening does not permit a 125mm sphere to pass through it and for stairs the space is tested above the nosings.

(17) Plantation or recycled timbers to be used

To minimise the damage to the environment, no rainforest timbers or timbers cut from old growth forests are to be used in the construction of buildings. These are to be limited to plantation timbers grown on Australian farms, or State Forest Plantations, or recycled timbers.

(18) Waterproofing materials/installation – BCA/Australian Standards

Approved products that are impervious to water shall only be used as a substrate or as a lining and as a finish to floors and walls of wet areas (i.e. bathroom/shower room, WC compartment and laundry). Floors and cubicles shall be properly graded and drained to approved outlets.

The wet areas in the building shall be impervious to water as required by Part 3.8.1 of the Building Code of Australia (BCA). The junction between the floor and wall and the construction of the bath shower recess, basin, sink or the like shall be in accordance with the BCA & AS 3740:2004 'Waterproofing of wet areas within residential buildings'.

On completion of the waterproofing of the wet areas, the Principal Certifying Authority shall be furnished with a certificate from the person responsible. This is to state that the materials are suitable for the situation and that the application and/or installation has been carried out in accordance with the manufacturer's instructions, the BCA and AS 3740.

(19) Safety Glazing - BCA

Safety glazing complying with B1 of the Building Code of Australia (BCA) is to be used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with AS 1288:2006 'Glass in Buildings – Selection and Installation'.

Framed panels or doors enclosing or partially enclosing a shower or bath shall be glazed with "A" or "B" grade safety glazing material in accordance with AS 1288 and Part 3.6.4 of the BCA.

(20) Fire Detection/Alarm System installation and certification

Smoke alarms must be installed in dwellings in accordance with Clause 3.7.2.3 of the Building Code of Australia (BCA) and AS 3786 on or near the ceiling in -

- (a) any storey containing bedrooms -
 - between each area containing bedrooms and the remainder of the dwelling, including any hallway associated with the bedrooms

- (b) any storey not containing bedrooms.

Smoke alarms must be connected to the consumer mains power and have a stand-by power supply.

The licensed Electrical Contractor shall on completion of the installation of the smoke alarm system, submit to the Principal Certifying Authority a certificate certifying compliance with AS 3000 and AS 3786:1993.

F Conditions that must be complied with prior to installation of services

nil

G Conditions that must be complied with before the building is occupied

(1) Compliance with submitted ridge height

A survey report to be submitted upon completion of the works and prior to occupation verifying compliance with the approved ridge height details.

(2) Approval to use/occupy building

The building or any part thereof must not be used or occupied until an Occupation Certificate has been obtained from the Principal Certifying Authority.

Note: If Council is chosen as the Principal Certifying Authority a fee is applicable prior to the release of the Construction Certificate.

(3) Public Domain works

All works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads resulting from the development shall be completed before the issue of an Occupation Certificate. Works shall be in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications".

H Conditions that are ongoing requirements of development consents

(1) Single dwelling use only

Dwelling shall be used as a single domicile only and shall not be adapted or occupied in two or more parts as dual occupancy.

I Advisory Notes

(1) Works and requirements of other authorities

- Sydney Water may require the construction of additional works and/or the payment of additional fees. Other Sydney Water approvals may also be necessary prior to the commencement of construction work. You should therefore confer with Sydney Water concerning all plumbing works, including connections to mains, installation or alteration of systems, and construction over or near existing water and sewerage services.
- Contact Sydney Water, Rockdale (Urban Development Section) regarding the water and sewerage services to this development.
- Australia Post has requirements for the positioning and dimensions of mail boxes in new commercial and residential developments. A brochure is available from your nearest Australia Post Office.
- Energy Australia/AGL Electricity/AGL Retail Energy or other alternative service/energy providers have requirements for the provision of connections.
- Energy Australia has a requirement for the approval of any encroachments including awnings, signs, etc over a public roadway or footway. The Engineer Mains Overhead Eastern Area should be contacted on 9663 9408 to ascertain what action, if any, is necessary.
- Telstra has requirements concerning access to services that it provides.

(2) Modifications to your consent - prior approval required

Works or activities other than those authorised by the approval including changes to building configuration or use will require the submission and approval of an application to modify the consent under Section 96 of the *Environmental Planning & Assessment Act 1979*. You are advised to contact Council immediately if you wish to alter your approved plans or if you cannot comply with other requirements of your consent to confirm whether a Section 96 modification is required.

Warning: There are substantial penalties prescribed under the *Environmental Planning and Assessment Act 1979* for breaches involving unauthorised works or activities.

(3) Occupational health and safety

All site works must comply with the occupational health and safety requirements of the NSW Work Cover Authority.

(4) Tree preservation

Where tree removal or work has not been approved by this Development Consent, the developer is notified that a general Tree Preservation Order applies to all trees (with the exception of certain species) in the Municipality of Ashfield with a height greater than five (5) metres. This order prohibits the ringbarking, cutting down, topping, lopping*, pruning, transplanting, injuring or wilful destruction of such trees except with the prior approval of the Council. Written consent from Council for such tree works must be in the form of a "Tree Preservation Order Permit for Pruning or Removal of Protected Trees" to be obtained from Council.

* Lopping may be carried out without consent only to maintain a minimum clearance of 500mm from power lines, pruning to remove dead wood/branches and minor pruning of branches overhanging buildings to a height of 2 metres only with the agreement of the owner of the tree. Contact Council's One Stop Shop - telephone 9716 1800, for details of the Tree Preservation Order.

(5) Relocation of stormwater drainage

Council is not responsible for the cost of relocating Council's stormwater drainage pipes through the subject property.

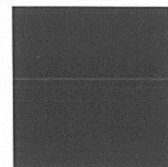
Attachment B – Plans of proposed development

SCHEDULE OF FINISHES
&
COLOUR SCHEME

194 SMITH STREET, SUMMER HILL.

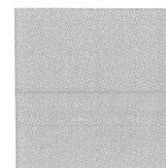
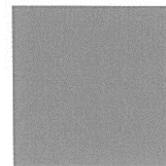
House

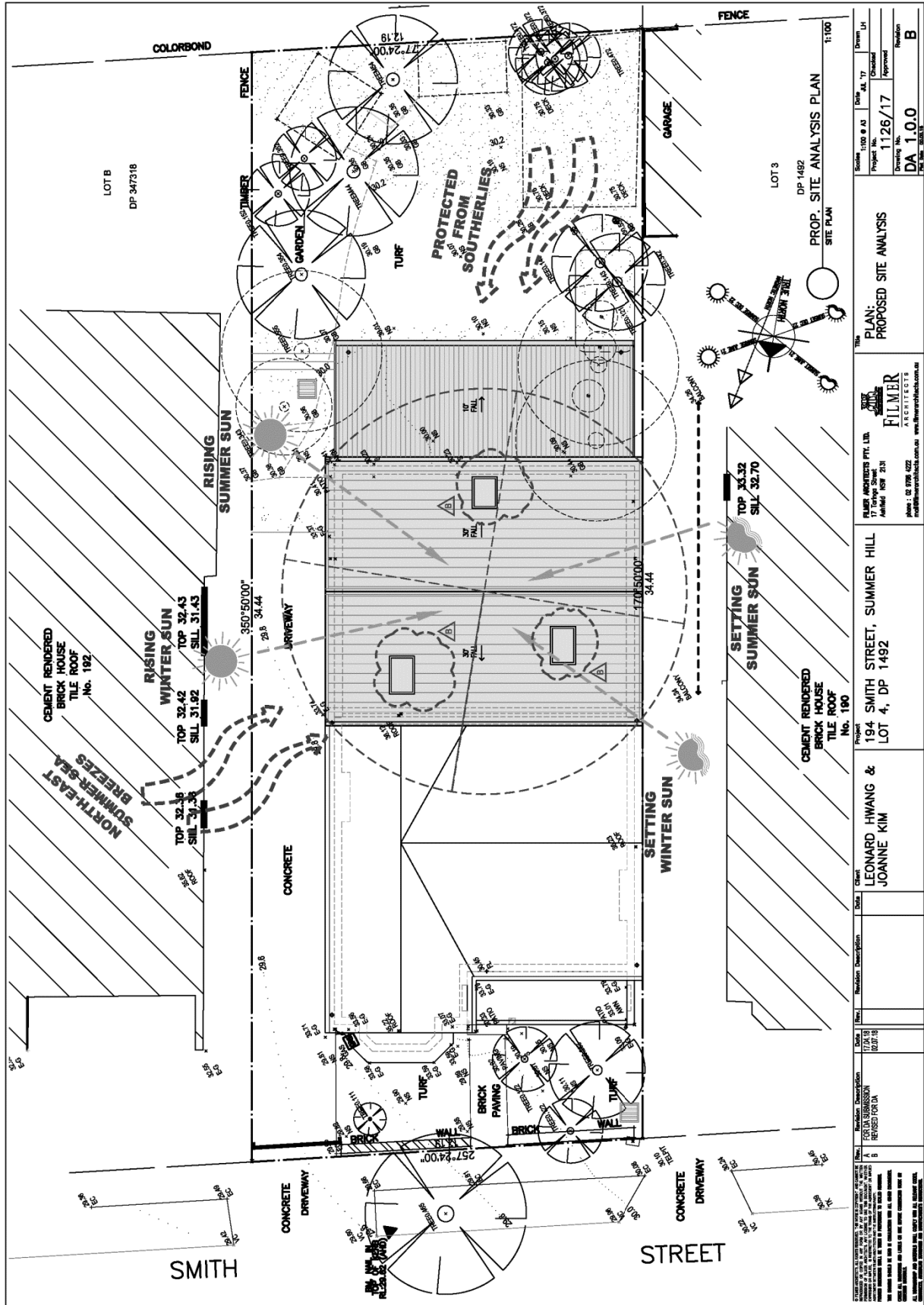
House roofing	Unglazed Terra-cotta
Verandah roofing	Colorbond Manor Red (CB11)
Gutters & downpipes	Colorbond Manor Red (CB11)
Fascia boards	Dulux Barnfloor (P15B4)
Rendered walls	Dulux Barnfloor (P15B4)
Window sashes & doors	Dulux Candle Bark (P15B2)
Door & window frames	Dulux Candle Bark (P15B2)
Verandah Posts & Beams	Dulux Barnfloor (P15B4)

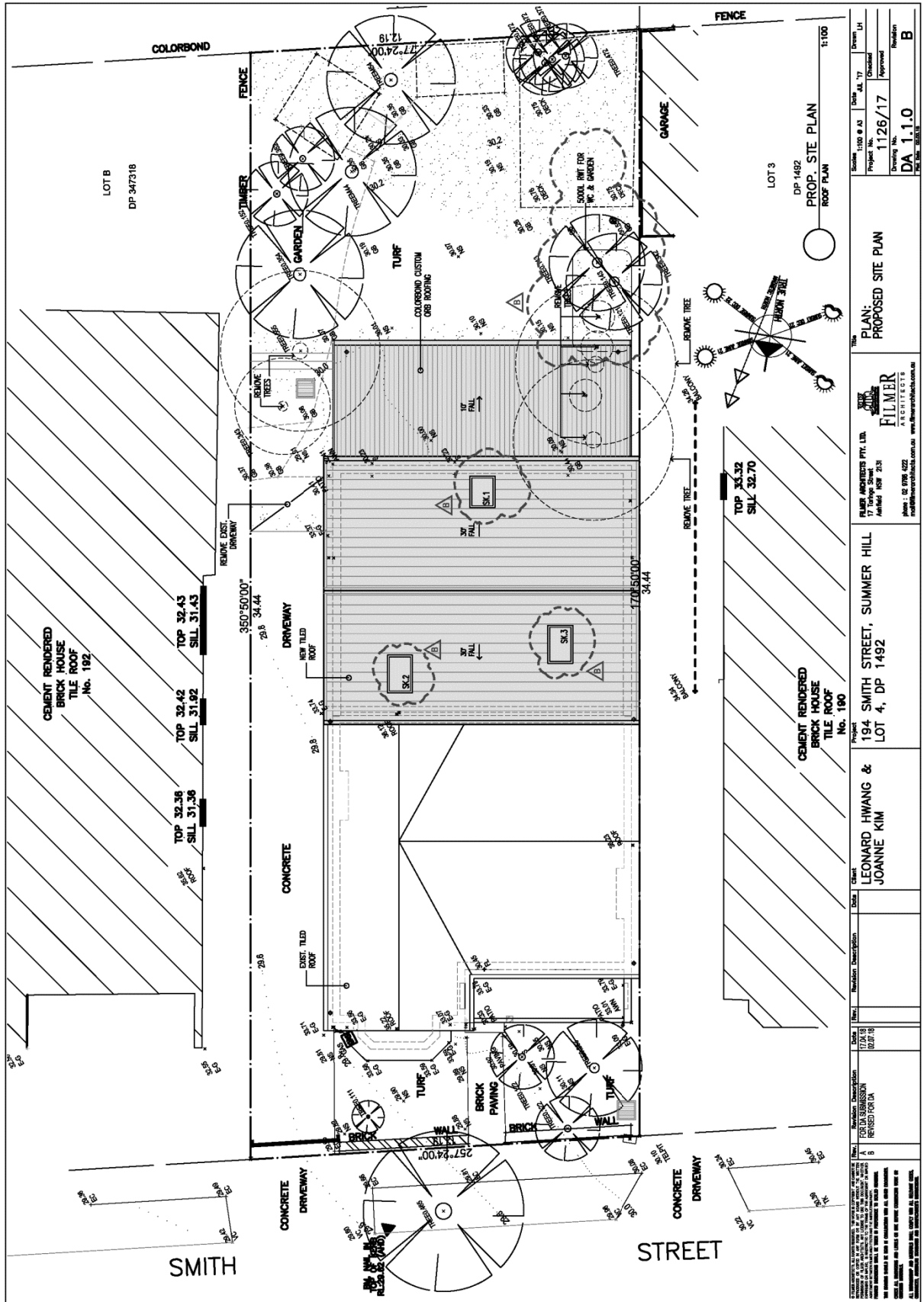


Existing front fence

All fence elements	Dulux Barnfloor (P15B4)
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Scale: 1:100	Date: JUL 17	Drawn: LH
Project: 1126/17	Checked: [Signature]	Approved: [Signature]
Drawn by: DA 1.1.0	Project: 1126/17	Revision: [Signature]
Scale: 1:100	Date: JUL 17	Drawn: LH
Project: 1126/17	Checked: [Signature]	Approved: [Signature]
Drawn by: DA 1.1.0	Project: 1126/17	Revision: [Signature]

PLAN: PROPOSED SITE PLAN
PROP. SITE PLAN
ROOF PLAN

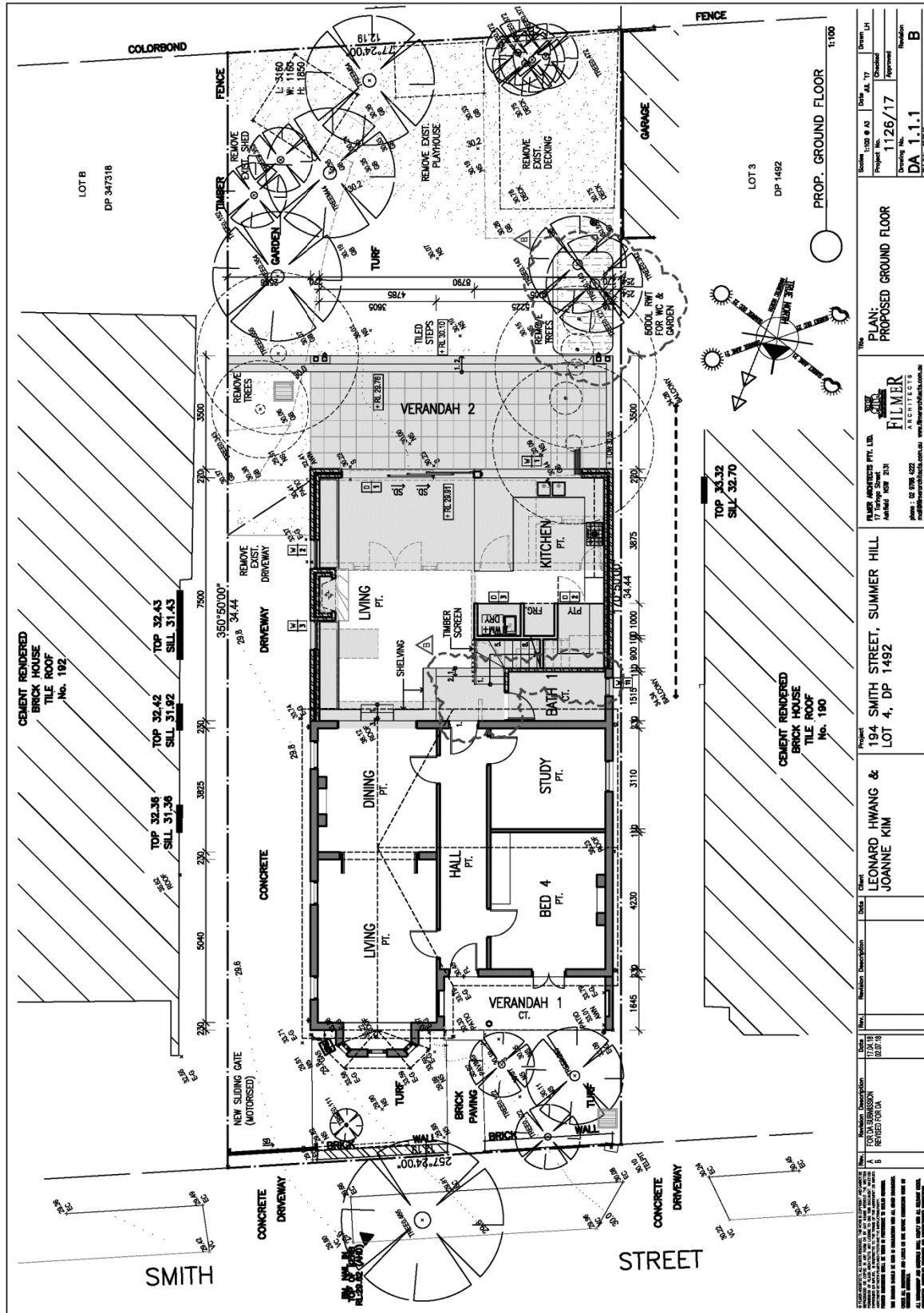
CLIENT: LEONARD HWANG & JOANNE KIM
PROJECT: 194 SMITH STREET, SUMMER HILL LOT 4, DP 1492

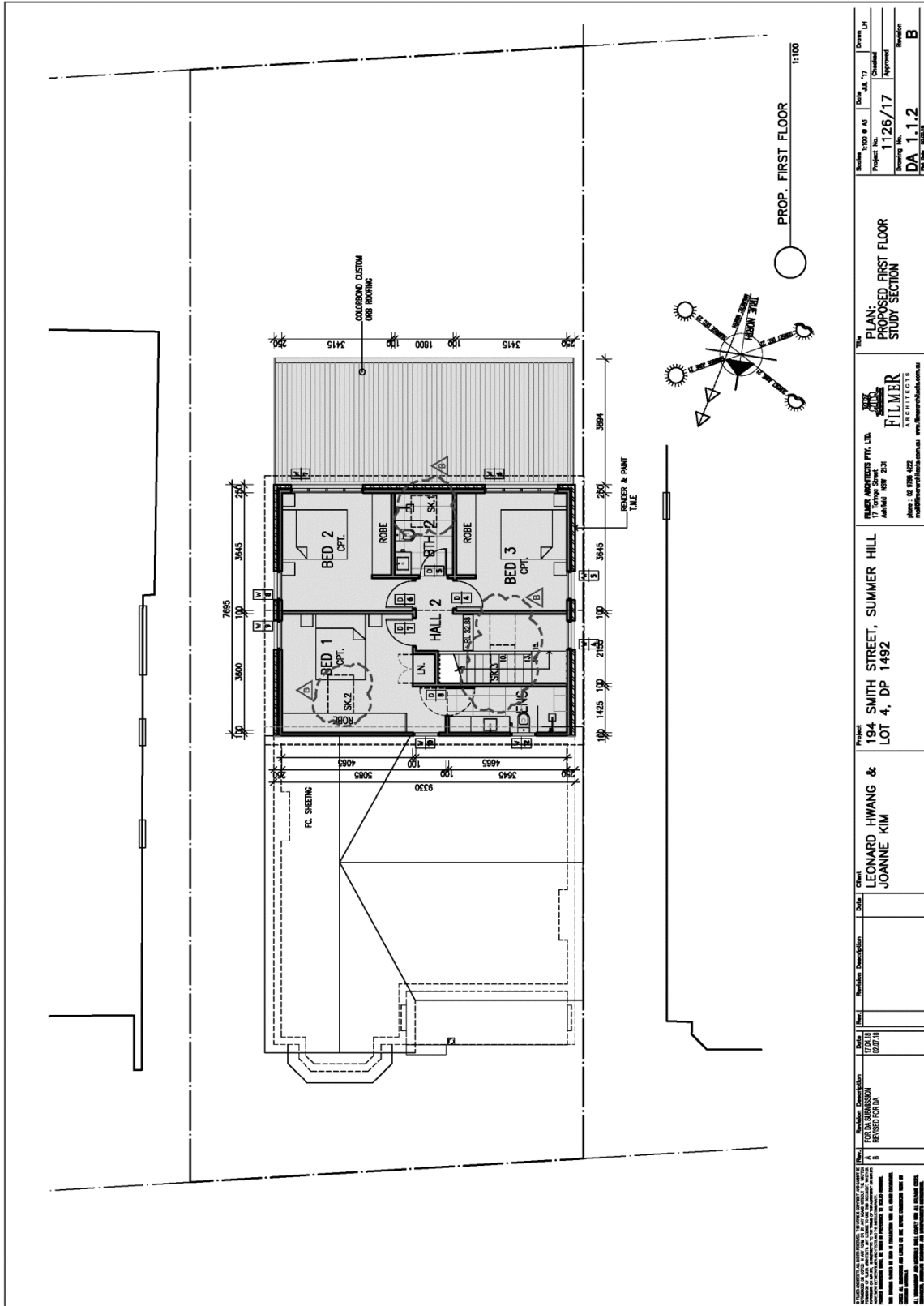
ARCHITECT: FILMER ARCHITECTS PTY. LTD.
144/144 NSW 2131
Phone: 02 9798 0222
www.filmerarchitects.com.au

REVISIONS:

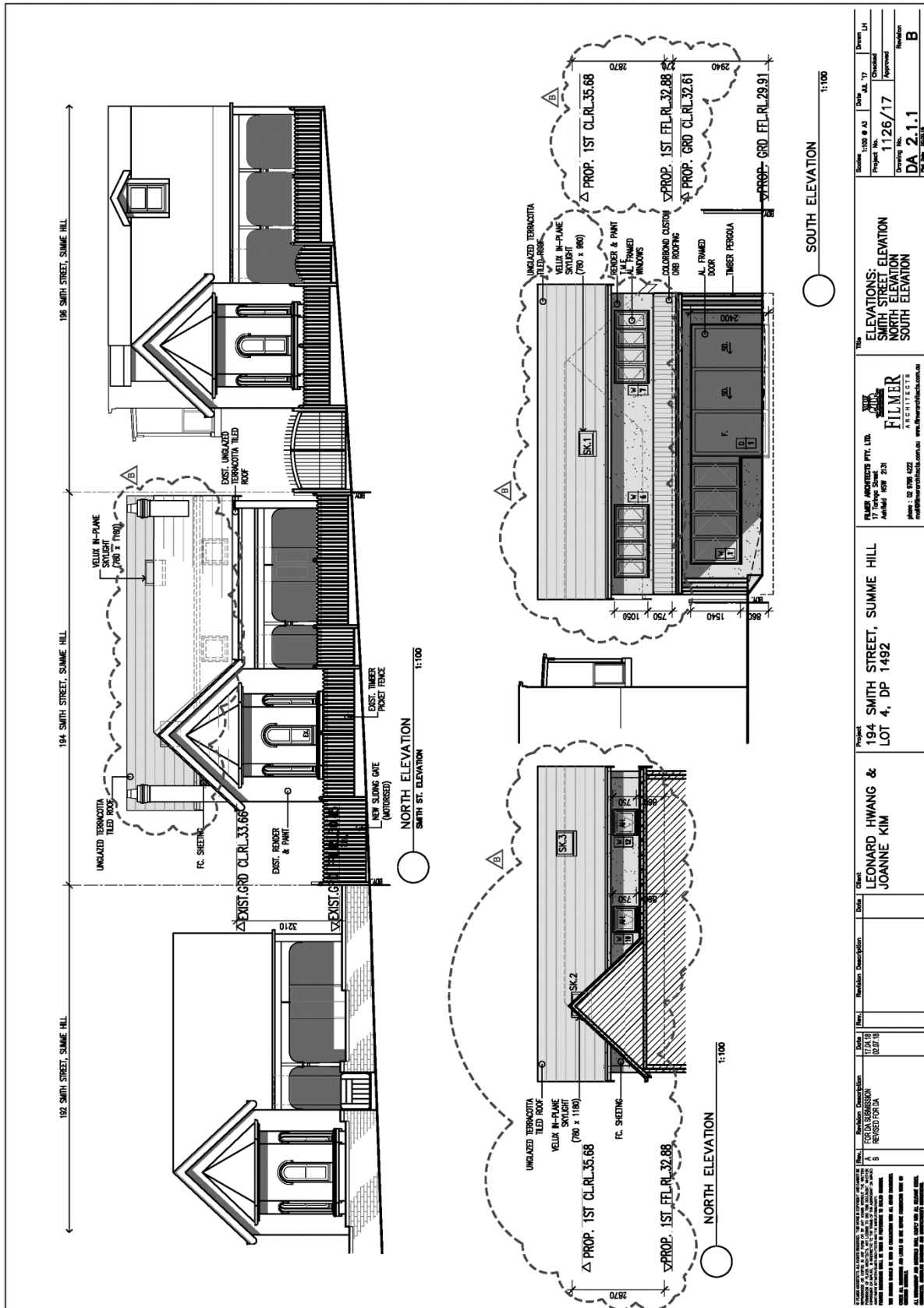
No.	Description	Date
A	FOR LIA SUBMISSION	17/04/18
B	REVISED FOR LIA	02/07/18

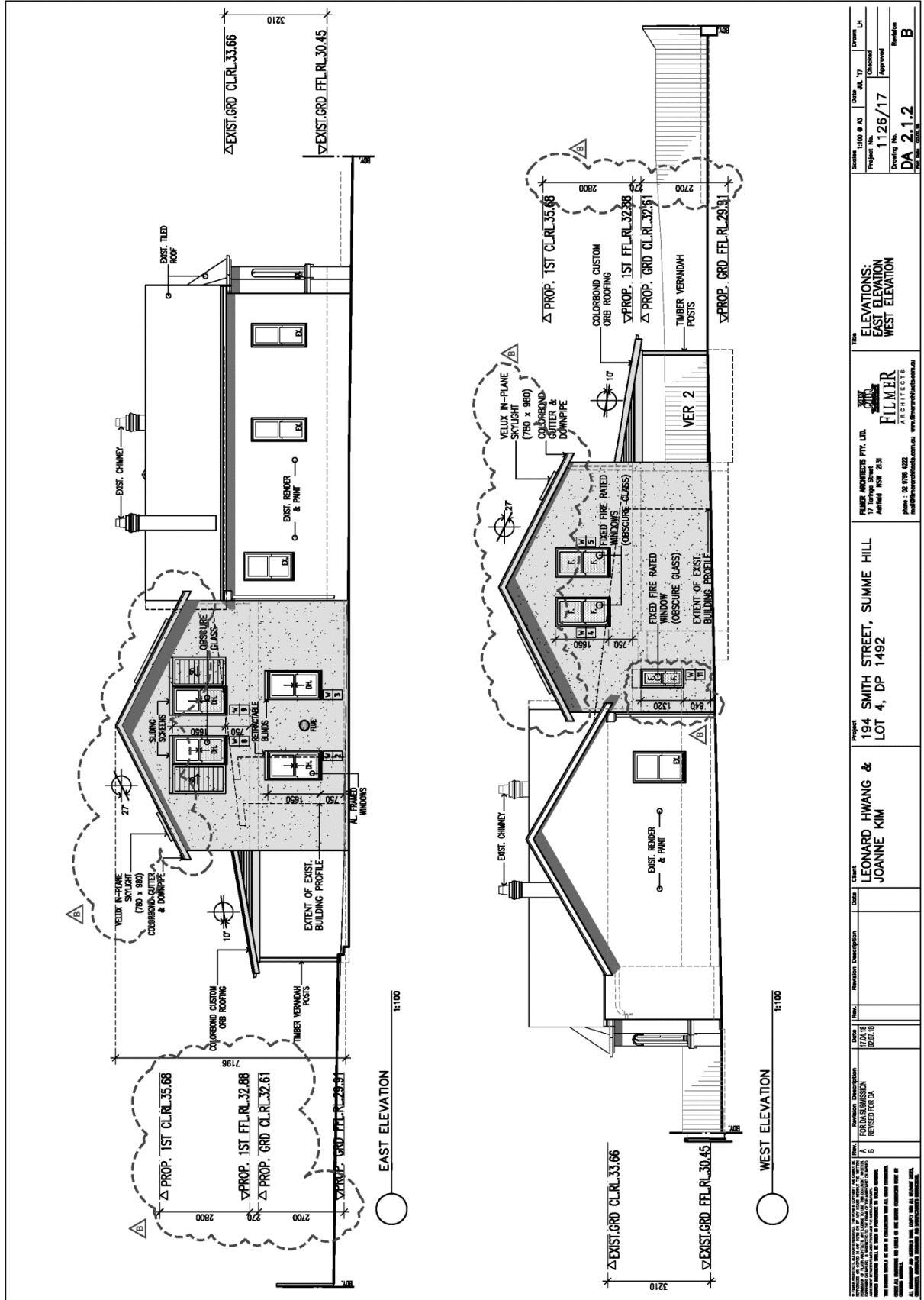
NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL WALLS AND DRIVEWAYS ARE TO BE CONCRETE UNLESS OTHERWISE SPECIFIED.
3. ALL ROOFS ARE TO BE CEILING UNLESS OTHERWISE SPECIFIED.
4. ALL ROOFS ARE TO BE CEILING UNLESS OTHERWISE SPECIFIED.
5. ALL ROOFS ARE TO BE CEILING UNLESS OTHERWISE SPECIFIED.



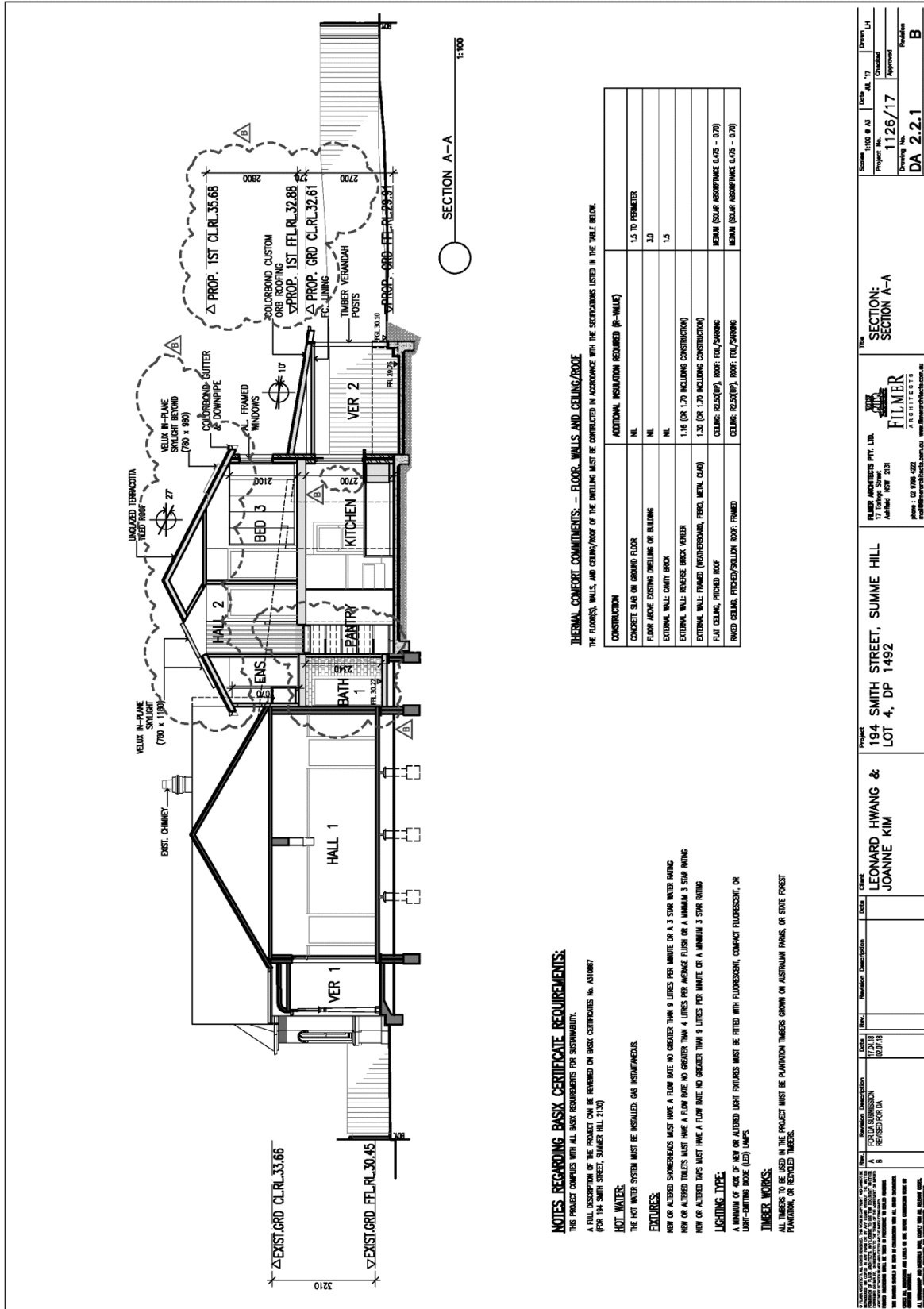


<p>REVISIONS</p> <p>NO. DESCRIPTION DATE</p> <p>A FOR I/A SUBMISSION (17/11/16)</p> <p>B REVISED FOR I/A (02/07/17)</p>	<p>CLIENT</p> <p>LEONARD HWANG & JOANNE KIM</p>	<p>PROJECT</p> <p>194 SMITH STREET, SUMMER HILL LOT 4, DP 1492</p>	<p>DATE</p> <p>11/26/17</p>	<p>SCALE</p> <p>1:100 @ A1</p>	<p>DATE</p> <p>11/26/17</p>	<p>STATUS</p> <p>Checked</p>	<p>DATE</p> <p>11/26/17</p>	<p>STATUS</p> <p>Approved</p>	<p>DATE</p> <p>11/26/17</p>	<p>STATUS</p> <p>Approved</p>
<p>PROJECT</p> <p>194 SMITH STREET, SUMMER HILL LOT 4, DP 1492</p>			<p>CLIENT</p> <p>LEONARD HWANG & JOANNE KIM</p>			<p>PROJECT</p> <p>194 SMITH STREET, SUMMER HILL LOT 4, DP 1492</p>			<p>SCALE</p> <p>1:100 @ A1</p>	
<p>ARCHITECT</p> <p>FILMER ARCHITECTS PTY. LTD. 17 Torrey Street Marrickville, NSW 2122 Phone : 02 9796 5222 www.filmerarchitects.com.au</p>			<p>ARCHITECT</p> <p>FILMER ARCHITECTS PTY. LTD. 17 Torrey Street Marrickville, NSW 2122 Phone : 02 9796 5222 www.filmerarchitects.com.au</p>			<p>ARCHITECT</p> <p>FILMER ARCHITECTS PTY. LTD. 17 Torrey Street Marrickville, NSW 2122 Phone : 02 9796 5222 www.filmerarchitects.com.au</p>			<p>PLAN: PROPOSED FIRST FLOOR STUDY SECTION</p>	
<p>PROJECT</p> <p>194 SMITH STREET, SUMMER HILL LOT 4, DP 1492</p>			<p>CLIENT</p> <p>LEONARD HWANG & JOANNE KIM</p>			<p>PROJECT</p> <p>194 SMITH STREET, SUMMER HILL LOT 4, DP 1492</p>			<p>SCALE</p> <p>1:100 @ A1</p>	
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<p>FOR THE SUBMISSION OF THIS PLAN, THE CLIENT HAS AGREED TO PAY THE FEE OF \$1,000.00 TO THE ARCHITECT. THIS FEE IS NON-REFUNDABLE AND WILL BE PAID TO THE ARCHITECT UPON THE SIGNING OF THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.</p>	<p>Rev. No. 1</p> <p>Rev. Description</p> <p>17 JUL 18 FOR DA SUBMISSION</p> <p>22 JUL 18 REVISION FOR DA</p>	<p>Date</p> <p>17 JUL 18</p> <p>22 JUL 18</p>	<p>Rev. No.</p> <p>Rev. Description</p> <p>A</p> <p>B</p>	<p>Client</p> <p>LEONARD HWANG & JOUANNE KIM</p>	<p>Project</p> <p>194 SMITH STREET, SUMME HILL LOT 4, DP 1492</p>	<p>Architect</p> <p>FILMER ARCHITECTS PTY. LTD. 144/144 RIVER 2338</p> <p>www.filmerarchitects.com.au</p>	<p>Scale</p> <p>1:100 @ A3</p>	<p>Date</p> <p>JUL 17</p>	<p>Drawn</p> <p>LH</p>
	<p>Project</p> <p>194 SMITH STREET, SUMME HILL LOT 4, DP 1492</p>	<p>Date</p> <p>17 JUL 18</p>	<p>Rev. No.</p> <p>Rev. Description</p> <p>A</p> <p>B</p>	<p>Client</p> <p>LEONARD HWANG & JOUANNE KIM</p>	<p>Project</p> <p>194 SMITH STREET, SUMME HILL LOT 4, DP 1492</p>	<p>Architect</p> <p>FILMER ARCHITECTS PTY. LTD. 144/144 RIVER 2338</p> <p>www.filmerarchitects.com.au</p>	<p>Scale</p> <p>1:100 @ A3</p>	<p>Date</p> <p>JUL 17</p>	<p>Drawn</p> <p>LH</p>
	<p>Project</p> <p>194 SMITH STREET, SUMME HILL LOT 4, DP 1492</p>	<p>Date</p> <p>17 JUL 18</p>	<p>Rev. No.</p> <p>Rev. Description</p> <p>A</p> <p>B</p>	<p>Client</p> <p>LEONARD HWANG & JOUANNE KIM</p>	<p>Project</p> <p>194 SMITH STREET, SUMME HILL LOT 4, DP 1492</p>	<p>Architect</p> <p>FILMER ARCHITECTS PTY. LTD. 144/144 RIVER 2338</p> <p>www.filmerarchitects.com.au</p>	<p>Scale</p> <p>1:100 @ A3</p>	<p>Date</p> <p>JUL 17</p>	<p>Drawn</p> <p>LH</p>
	<p>Project</p> <p>194 SMITH STREET, SUMME HILL LOT 4, DP 1492</p>	<p>Date</p> <p>17 JUL 18</p>	<p>Rev. No.</p> <p>Rev. Description</p> <p>A</p> <p>B</p>	<p>Client</p> <p>LEONARD HWANG & JOUANNE KIM</p>	<p>Project</p> <p>194 SMITH STREET, SUMME HILL LOT 4, DP 1492</p>	<p>Architect</p> <p>FILMER ARCHITECTS PTY. LTD. 144/144 RIVER 2338</p> <p>www.filmerarchitects.com.au</p>	<p>Scale</p> <p>1:100 @ A3</p>	<p>Date</p> <p>JUL 17</p>	<p>Drawn</p> <p>LH</p>



NOTES REGARDING BASIX CERTIFICATE REQUIREMENTS:

THIS PROJECT COMPLES WITH ALL BASIX REQUIREMENTS FOR SUSTAINABILITY.
 A FULL DESCRIPTION OF THE PROJECT CAN BE VIEWED ON BASIX CERTIFICATE No. A100877
 (FOR 194 SMITH STREET, SUMMERS HILL 2143)

HOT WATER:
 THE HOT WATER SYSTEM MUST BE INSTALLED GAS INSTANTANEOUS.

EXHAUSTS:
 NEW OR ALTERED SHOWERHEADS MUST HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING
 NEW OR ALTERED TOILETS MUST HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR RATING
 NEW OR ALTERED TAPS MUST HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A MINIMUM 3 STAR RATING

LIGHTING TYPES:
 A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES MUST BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING DIODE (LED) LAMPS.

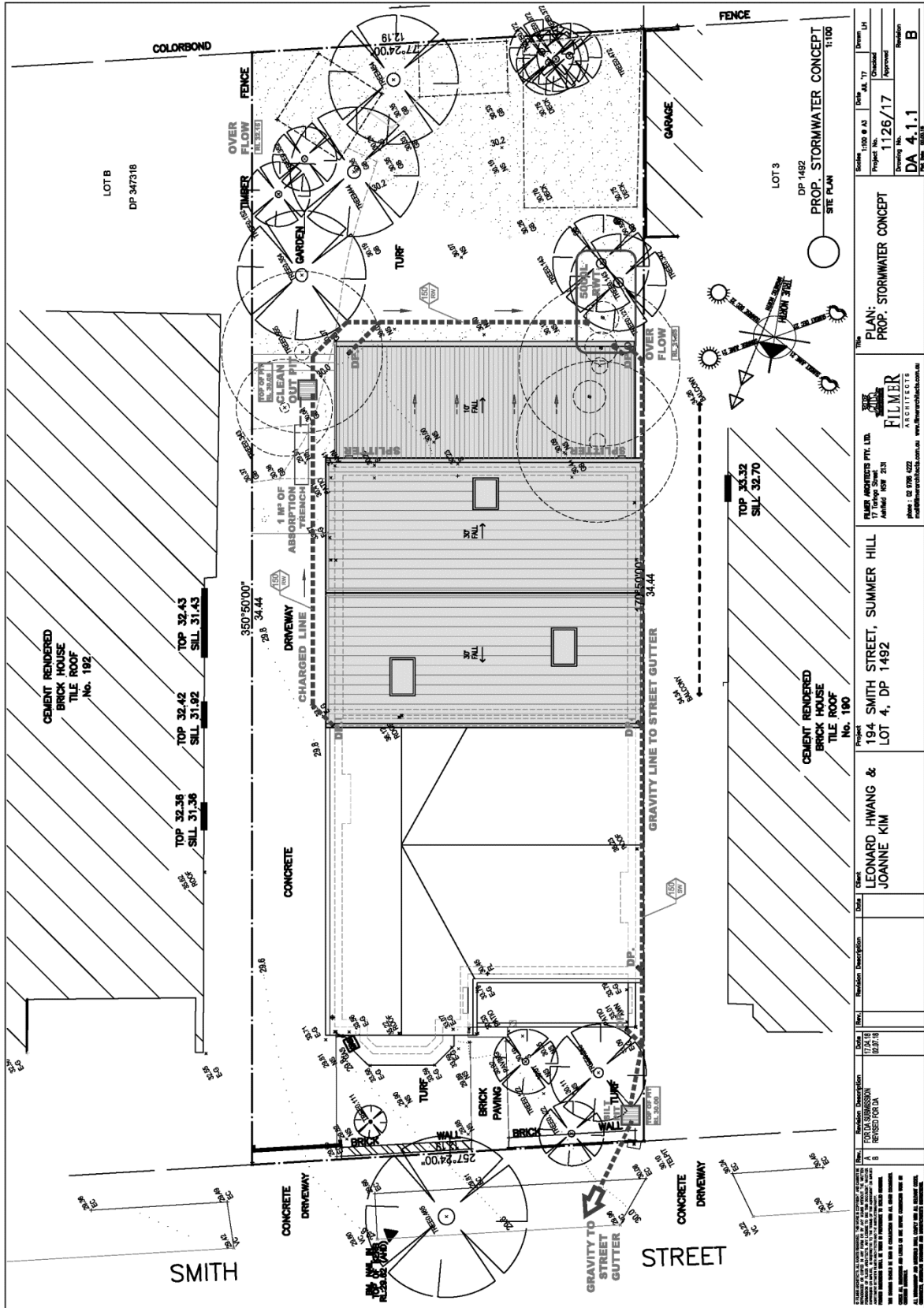
TIMBER WORKS:
 ALL TIMBERS TO BE USED IN THE PROJECT MUST BE PLANTATION TIMBERS GROWN ON AUSTRALIAN FARMS, OR STATE FOREST PLANTATION, OR RECYCLED TIMBERS.

THERMAL CONCRETE COMMITMENTS - FLOOR, WALLS AND CEILING/ROOF

THE FLOORS, WALLS, AND CEILING/ROOF OF THE BUILDING MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUES)
CONCRETE SLAB ON GROUND FLOOR	NIL
FLOOR ABOVE EXISTING DWELLING OR BUILDING	1.5 TO PERIMETER
EXTERNAL WALL: CHIPPY BRICK	3.0
EXTERNAL WALL: REVERSE BRICK VENEER	1.5
EXTERNAL WALL: FRAMED (REVERSE/SIDE, FERRO, METAL CLAD)	1.18 (OR 1.70 INCLUDING CONSTRUCTION)
EXTERNAL WALL: FRAMED (REVERSE/SIDE, FERRO, METAL CLAD)	1.30 (OR 1.70 INCLUDING CONSTRUCTION)
FLAT CEILING, PITCHED ROOF	CEILING: RE-INSULATED ROOF: FOLI/SWIRLING
INSULATED CEILING, PITCHED/SKYLIGHT ROOF: FRAMED	CEILING: RE-INSULATED ROOF: FOLI/SWIRLING

PROJECT: LEONARD HWANG & JOANNE KIM 194 SMITH STREET, SUMMERS HILL LOT 4, DP 1492	CLIENT: LEONARD HWANG & JOANNE KIM	DATE: 17/02/19 10:29 AM	DRAWING NO.: DA 2.2.1	DATE: 11/26/17	DRAWING NO.: DA 2.2.1	DESIGNER: DA 2.2.1	CHECKED: DA 2.2.1	APPROVED: DA 2.2.1	SECTION: SECTION A-A	PROJECT ARCHITECTS PTY. LTD. 194 SMITH STREET, SUMMERS HILL NSW 2143 phone: 02 9796 4222 info@filmerarchitects.com.au www.filmerarchitects.com.au	SECTION: DA 2.2.1	DATE: 11/26/17	DRAWN BY: DA 2.2.1	CHECKED BY: DA 2.2.1	APPROVED BY: DA 2.2.1
											SECTION: SECTION A-A	DATE: 11/26/17	DRAWN BY: DA 2.2.1	CHECKED BY: DA 2.2.1	APPROVED BY: DA 2.2.1



PLAN: STORMWATER CONCEPT Scale: 1:100 @ A3 Project: 1126/17 Drawing: DA 4.1.1 Date: 2017	
Project: 194 SMITH STREET, SUMMER HILL LOT 4, DP 1492 Client: LEONARD HWANG & JOANNE KIM Architect: FILMER ARCHITECTS PTY. LTD. Address: 40/31 MARKET STREET, SYDNEY Phone: 02 9796 0222 Website: www.filmerarchitects.com.au	
Revision: 11/16 Date: 11/16 Description: FOR DA SUBMISSION Prepared For:	

WINTER 21st JUN
(EXISTING)

SMITH ST

No. 192
No. 194
No. 196

9:00AM

WINTER 21st JUN
(PROPOSED)

SMITH ST

No. 192
No. 194
No. 196

9:00AM

WINTER 21st JUN
(EXISTING)

SMITH ST

No. 192
No. 194
No. 196

12:00PM

WINTER 21st JUN
(PROPOSED)

SMITH ST

No. 192
No. 194
No. 196

12:00PM

WINTER 21st JUN
(EXISTING)

SMITH ST

No. 192
No. 194
No. 196

3:00PM

WINTER 21st JUN
(PROPOSED)

SMITH ST

No. 192
No. 194
No. 196

3:00PM

<p>Project 194 Smith st., Summer Hill</p> <p>Client LEONARD & JOANNE HWANG</p>	<p>Scale 1:500@A3</p> <p>Project No. 1126/17</p> <p>Drawing No. DA_SHDW02</p>	<p>Project Name SHADOW DIAGRAM PLANS WINTER 22 JUNE</p> <p>Scale A3@1:1</p> <p>Drawn LH</p> <p>Checked</p> <p>Approved</p> <p>Revision B</p>
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