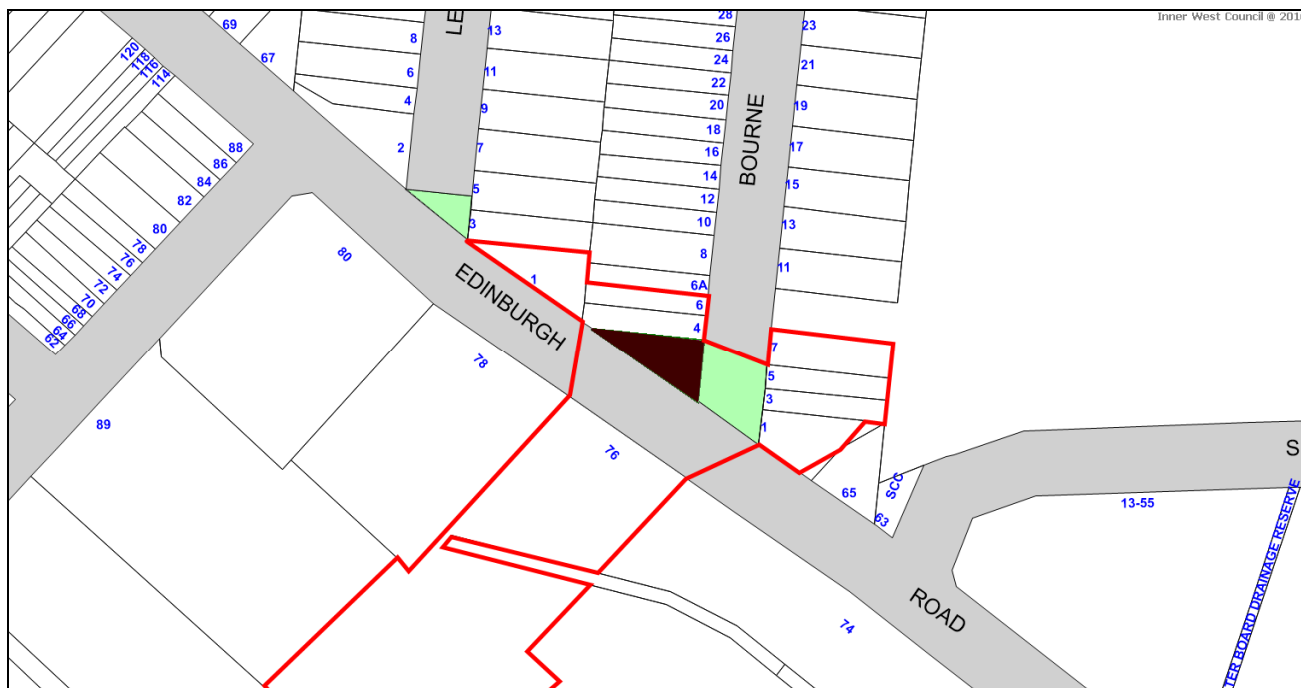







INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	201800302
Address	2 Bourne Street, Marrickville
Proposal	To demolish part of the premises and carry out ground and first floor alterations and additions to a dwelling house, install a pool in the rear yard and a new parking space at the front of the site
Date of Lodgement	16 July 2018
Applicant	Mr H Alvarez
Owner	Ms M Nestoriadis & Ms P M Quinn
Number of Submissions	Nil
Value of works	250,000
Reason for determination at Planning Panel	The development involves the partial demolition of a heritage item
Main Issues	Heritage; Parking Design; Landscaping
Recommendation	Consent subject to conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Statement of Heritage Impact



Subject Site: 	Objectors:  (Nil)
Notified Area: 	

1. Executive Summary

This report relates to an application to demolish part of the premises and carry out ground and first floor alterations and additions to a dwelling house, install a pool in the rear yard and a new parking space at the front of the site. The application was notified to surrounding properties and no submissions were received.

The main issues that have arisen from the assessment of the application include:

- The development proposes a partial demolition of the brick paving footpath in front of the property to accommodate a driveway and the footpath forms part of a heritage item under MLEP 2011 namely, Brick Paving (Item 98);
- The proposed hardstand parking area will be partially within the front setback of the site which is contrary to the design requirements for car parking areas prescribed under MDCP 2011; and
- The development does not provide a suitable level of pervious landscaping with regard to the requirements of Part 2.18 of MDCP 2011.

Despite the non-compliances, the proposal generally complies with the aims, objectives and design parameters contained in the relevant State Environmental Planning Policies (SEPPs), Marrickville Local Environmental Plan 2011 (MLEP 2011) and Marrickville Development Control Plan 2011 (MDCP 2011).

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable given the context of the site and the desired future character of the precinct. The application is suitable for approval subject to conditions.

2. Proposal

Approval is sought to demolish part of the premises and carry out ground and first floor alterations and additions to a dwelling house, install a pool in the rear yard and a new parking space at the front of the site and includes the following works:

- Demolition of a portion of the existing dwelling to the rear and a portion of the existing front fence;
- Demolition of a shed structure and fence towards the front of the property on the southern side of the dwelling;
- Construction of a ground floor addition to the rear and internal works to the ground floor to accommodate a new kitchen, dining and living area;
- Construction of a ground floor addition to the southern elevation to accommodate a new office space;
- Construction of a first floor addition above the rear portion of the dwelling, maintaining the original front portion of the period dwelling;
- Construction of a covered pergola to the rear of the site and an open pergola to the southern side of the site;
- Construction of a new hardstand car parking area at the front of the property to the southern side of the dwelling;
- Construction of a new driveway and vehicle crossing on Bourne Street to access the proposed car parking area;
- Construction of a new wooden paling gate within the existing front fence;
- Construction of a new plunge pool to the very rear of the site; and
- New landscaping works to the rear and southern side courtyards.

3. Site Description

The site is located on the western side of Bourne Street and has a frontage of 17.725 metres to Bourne Street. The site is triangular in shape and also presents a 36.965 metre southern side frontage to Edinburgh Road. The overall site area is 287.7sqm.

The site contains a single storey dwelling house. The surrounding streetscape of Bourne Street consists mainly of single and two storey dwelling houses. The site is adjoined by 4 Bourne Street which contains a single storey dwelling house.



Image 1: View of the Site from Bourne Street



Image 2: View of the Site from Edinburgh Road

4. Background

4(a) Application history

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

Date	Discussion / Letter / Additional Information
18 April 2017	Pre-Development Application advice was issued to the applicant.
16 July 2018	Subject application lodged with Council
6 September 2018	Additional information requested by Council to address issues surrounding the proposed car parking space and impacts to the adjoining heritage item; the design of the first floor addition in relation to the period dwelling controls; and landscaping proposed.
27 September 2018	Additional information provided generally addressing Council concerns, but including alternative driveway options from Edinburgh Road.
1 November 2018	Final amended plans submitted showing only the proposed driveway crossing at Bourne Street and incorporating all amendments as required addressing the issues raised in correspondence dated 6 September 2018.

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; and
- Marrickville Local Environmental Plan 2011.

The following provides further discussion of the relevant issues:

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

A BASIX Certificate was submitted with the application indicating that the proposal achieves full compliance with the BASIX requirements. Appropriate conditions are included in the recommendation to ensure the BASIX Certificate commitments are implemented into the development.

5(a)(ii) Marrickville Local Environment Plan 2011 (MLEP 2011)

The application was assessed against the following relevant clauses of MLEP 2011:

- Clause 2.3 – Zone objectives and Land Use Table
- Clause 2.7 – Demolition
- Clause 4.3 – Height of buildings
- 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 sulfate soils
- Clause 6.2 – Earthworks
- Clause 6.3 – Flood planning
- Clause 6.5 – Development in areas subject to aircraft noise

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

Standard (maximum)	Proposal	% of non compliance	Compliance
Floor Space Ratio 0.8:1 230.1sqm	0.47:1 135.6sqm	N/A	Yes
Height of Buildings 9.5 metres	7.4 metres	N/A	Yes

(i) Land Use Table and Zone Objectives (Clause 2.3)

The property is zoned R2 – Low Density Residential under the provisions of MLEP 2011. The development is permissible with Council's consent under the zoning provisions applying to the land and is acceptable having regard to the objectives of the R2 – Low Density Residential zone.

(ii) Height (Clause 4.3)

The site is located in an area where the maximum height of buildings is 9.5 metres as indicated on the Height of Buildings Map that accompanies MLEP 2011. The development has a height of approximately 7.4 metres, which complies with the height development standard.

(iii) Floor Space Ratio (Clause 4.4)

Clause 4.4(2A) of MLEP 2011 specifies a maximum floor space ratio for a dwelling house on land labelled “F” on the Floor Space Ratio Map that is based on site area as follows:

Site area	Maximum floor space ratio
>250sqm but ≤300sqm	0.8:1

The property has a site area of 287.7sqm. The development has a FSR of 0.47:1 which complies with the FSR development standard.

(iv) Heritage Conservation (Clause 5.10)

The property adjoins a heritage item under MLEP 2011, namely Brick Paving (Item I98). The footpath in front of the property at Bourne Street forms part of this heritage item. The proposal includes the provision of a driveway crossing at Bourne Street which will require the partial demolition of the item. The application is supported with a Statement of Heritage Impact which supports the proposal. It is proposed to remove the existing paving, construct the driveway and relay the removed bricks.



Image 3: Brick Paving at Bourne Street to be removed/altered

The application was referred to Council’s Team Leader Heritage and Urban Design for comment in light of the potential impacts to the heritage item. Council’s Team Leader Heritage and Urban Design supports the proposal given there are a number of other driveway crossings in Bourne Street and an existing pram crossing at the location of the proposed driveway that interrupts the brick paving. The proposal to remove and relay the brick paving is supported given this will maintain the consistency of the paving within the street and is a similar solution that has been employed in other streets within the local government area that exhibit brick paving, such as Victoria Road. See the image below:



Image 4: Similar crossing nearby with re-laid bricks at Victoria Road (which also forms part of I98)

Given the above, the proposed partial demolition of the heritage item is acceptable and worthy of support. The proposal maintains the heritage significance of the item by retaining and relaying the existing brick paving after the construction of the driveway crossing. Such crossings are not uncommon in the area and the proposal would be consistent with the surrounding streetscape. Conditions are included in the recommendation to ensure the brick paving to be removed is retained during site works and re-installed prior to the issue of an Occupation Certificate.

The development is acceptable having regard to the provisions of Clause 5.10 within MLEP 2011.

5(b) Draft Environmental Planning Instruments

Draft Marrickville Local Environmental Plan 2011 (Amendment 4) (the Draft LEP Amendment) was placed on public exhibition commencing on 3 April 2018 and accordingly is a matter for consideration in the assessment of the application under Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979.

The amended provisions contained in the Draft LEP Amendment are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft LEP Amendment.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of MDCP 2011.

Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.6 – Acoustic and Visual Privacy	Yes – subject to conditions
Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	Yes
Part 2.11 – Fencing	No but acceptable – see discussion below
Part 2.16 – Energy Efficiency	Yes
Part 2.18 – Landscaping and Open Spaces	No but acceptable – see discussion below
Part 2.21 – Site Facilities and Waste Management	Yes
Part 2.23 – Acid Sulfate Soils	Yes
Part 2.25 – Stormwater Management	Yes
Part 4.1 – Low Density Residential Development	No but acceptable – see discussion below
Part 9 – Strategic Context	Yes

The following section provides discussion of the relevant issues:

(i) Acoustic and Visual Privacy (Part 2.6)

The layout and design of the development ensures that the visual and acoustic privacy currently enjoyed by residents of adjoining residential properties are protected.

With regard to visual privacy, all new glazed doors and windows on the ground floor are screened by existing boundary fencing which will mitigate visual privacy impacts to the neighbouring properties. The new windows of the first floor addition generally look to the public domain to the rear of the property and Edinburgh Road and do not result in visual privacy impacts. There is one window proposed to the northern elevation of the first floor that looks towards 4 Bourne Street, however this window has a sill height of 1.6 metres from the finished floor level, mitigating any potential privacy impacts and is acceptable.

With regard to acoustic privacy, the proposal maintains the low density residential use and therefore the development will not result in adverse acoustic impacts. However, the proposal includes a new pool to the rear of the property and the need for a pool pump and other equipment may result in adverse acoustic impacts. As such, conditions are included in the recommendation to ensure the operation of the pool pump maintains suitable noise levels, to protect the acoustic privacy of surrounding properties. Furthermore the proposed addition is required to be noise attenuated to comply with the provisions of Clause 6.5 of MLEP 2011 ensuring compliance with Australian Standard 2021 to reduce noise levels within the development from aircraft thereby protecting the acoustic amenity of occupants.

Subject to the imposition of appropriate conditions surrounding the operation of the pool pump, the proposal is acceptable having regard to the objectives and controls within Part 2.6 of MDCP 2011.

(ii) Fencing (Part 2.11)

The proposal includes the demolition of a portion of the front fence to provide a gate to access the proposed car parking area. The maximum height of the new gate will be 1.7 metres and is contrary to Control 18 which requires front fences to have a maximum height of 1.2 metres. However, the existing front fence at the property has a height of 1.7 metres and as such is it is considered acceptable to allow the new portion of the fence to be constructed to a height of 1.7 metres to be consistent with the existing fence which responds to the topography of the site.

Additionally, while the plans submitted with the application indicate that the gate will be comprised of wooden palings, similar to the existing fence, this is not clearly stated on the plans. Part 2.11.3 of MDCP 2011 requires new fencing to be consistent with the predominant form of fencing and compatible with the existing period dwelling. As such, a condition is included in the recommendation to ensure the proposed new gate within the front fence is comprised of materials and finishes consistent with the existing front fence at the property.

(iii) Landscaping and Open Spaces (Part 2.18)

Control 12 requires dwelling houses to maintain 20% of the site as private open space with the minimum dimension being no less than 3 metres and 50% of that area must be pervious. The development provides 2 areas of private open space equalling 53.7sqm, being 18% of the site and as such does not strictly comply with the provisions of Control 18. Additionally, some dimensions of this area are less than 3 metres.

Notwithstanding, the subject site is an irregular shape and the lot tapers significantly towards the rear which limits opportunity for a compliant area of private open space. Additionally, the proposed modifications to the dwelling house do not substantially reduce the current level of

private open space at the site. The rear alignment of the proposed dwelling is consistent with the existing rear alignment of the dwelling. The areas of private open space proposed have been designed as an extension of indoor living areas and are readily accessible areas of private recreation for future occupants of the dwelling. As such, given the site constraints and suitable design of the outdoor spaces, the private open space provided for the dwelling is considered acceptable despite a non-compliance with the numerical requirements of MDCP 2011.

However, the private open space provided is not 50% pervious, with a majority of the rear courtyard paved. It is noted that the plans show the paving to the rear yard being spaced and therefore providing some level of permeability. However they are also annotated "ex courtyard" which indicates the paving is unchanged. The existing paving is not spaced and does not provide permeability as illustrated in image 5. Given the scale of the development, it is considered that the permeability of the private open space should be improved and conditions are included in the recommendation requiring the paving to the rear courtyard to be comprised of permeable paving and spaced as shown on the plans provided.



Image 5: Existing paving at rear courtyard

(iv) Building Setbacks (Part 4.1.6.2)

Control 10(ii) requires side building setbacks of 900mm at the ground floor and 1.5 metres at the first floor for lots with a width of greater than 8 metres. While the lot is irregular in shape, a majority of the lot is greater than 8 metres in width and therefore the development does not strictly comply with the prescribed setback requirements by providing a northern side first floor setback of only 1 metre. However, the proposed first floor maintains the existing first floor setback of the ground floor at the site and this does not result in any adverse impacts to the neighbouring property. As such, the building setbacks proposed are considered acceptable given:

- The proposal has a minimum side setback of 900mm;
- The proposal ensures adequate separation between buildings for visual and acoustic privacy, solar access and air circulation;
- The proposal integrates new development with the established setback character of the street and maintains established gardens, trees and vegetation networks;
- The proposal does not create an unreasonable impact upon adjoining properties in relation to overshadowing and visual bulk; and
- The proposal is satisfactory in relation to the street context.

Given the above, the development is considered acceptable having regard to the objectives and controls within Part 4.1.6.2 of MDCP 2011.

(v) Car Parking (Part 4.1.7)

Part 4.1.7 of MDCP 2011 contains objectives and controls relating to the design and location of off-street car parking areas.

While the proposal generally complies with these requirements, Control 17 states that car parking structures forward of the building line are not permitted. The proposal includes a hardstand car parking area that will project a minimum of approximately 500mm forward of the front building line, and possibly up to approximately 2.3 metres forward of the building line. As such, the proposal does not strictly comply with this requirement.

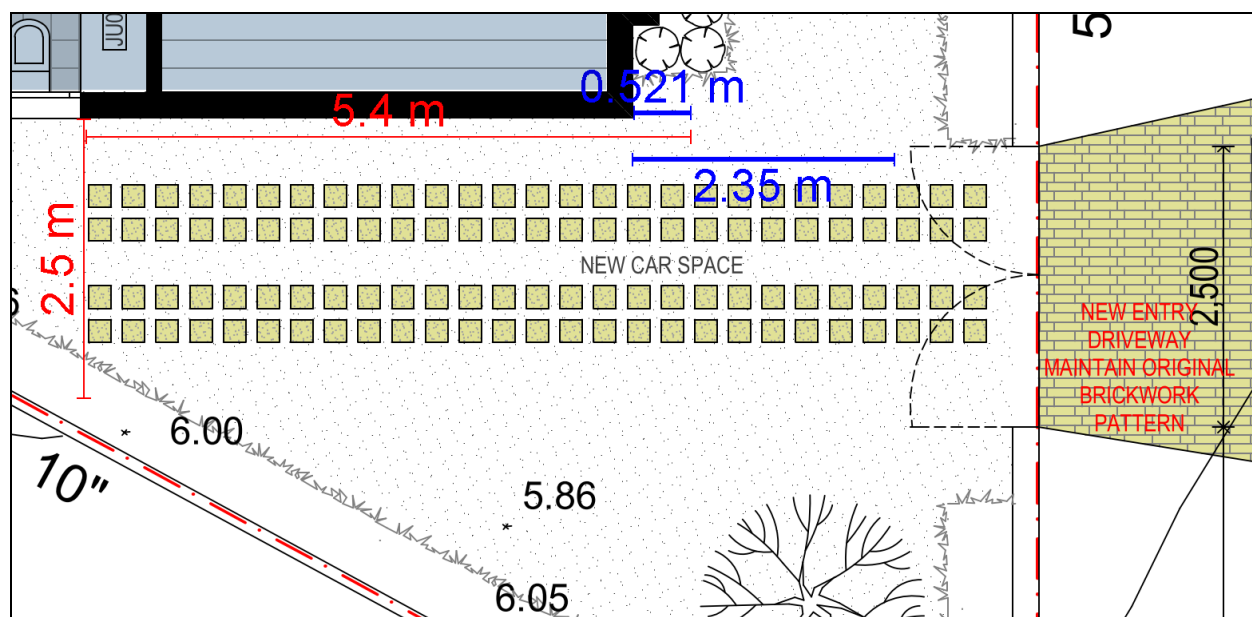


Image 6: Extract of proposed hardstand area with measurements

Notwithstanding, Control 18 does allow Council to consider car parking structures forward of the building line providing such a structure does not impact landscaping at the front of the site; is integrated into the landscaping and is semi-pervious; does not require alterations to the dwelling; is located 600mm from a boundary fence to allow for access and landscaping; and any new vehicle crossing does not adversely impact the streetscape and is consistent with surrounding hardstands.

As such, while the proposed hardstand car parking space will project forward of the building line, the hardstand is considered acceptable for the following reasons:

- The hardstand area has been designed to incorporate landscaping, will not dominate the front of the property and is semi-pervious incorporating spaced paving and wheel strips only;
- The hardstand does not require structural alterations to the period dwelling and is located on the southern side of the dwelling;
- The hardstand is generally 600mm from the southern boundary fence and maintains the capacity for landscaping;
- The proposed hardstand is visually unobtrusive and does not include a carport or garage structure that would present bulk to the street;
- A number of other dwellings within Bourne Street exhibit hardstand areas to the side or partially to the front of properties; and
- Despite the impact to the adjoining heritage footpath, which has been discussed earlier in this report, the new driveway crossing would not result in adverse impacts to the streetscape and would be generally consistent with driveway crossings in Bourne Street.

Given the above, the proposed hardstand area is considered acceptable having regard to the objectives and controls within Part 4.1.7 of MDCP 2011.

5(d) The Likely Impacts

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

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

The site is zoned R2 – Low Density Residential under MLEP 2011. 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 advertised, an on-site notice displayed on the property and resident/property owners in the vicinity of the property were notified in accordance with Council's Notification Policy. No submissions were received.

5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed. The proposal is not contrary to the public interest.

6. Referrals

The application was referred to the following internal specialists:

- Council's Development Engineer; and
- Council's Team Leader Heritage and Urban Design.

All internal Council Officers are generally supportive of the application subject to the imposition of appropriate conditions which are included in the recommendation.

7. Section 7.11/7.12 Contributions

A Section 7.12 levy of \$2500.00 would be required for the development under Marrickville Section 94/94A Contributions Plan 2014 and a condition requiring the above levy to be paid has been included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in the relevant State Environmental Planning Policies (SEPPs), Marrickville Local Environmental Plan 2011 and Marrickville Development Control Plan 2011.

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

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No. 201800302 to demolish part of the premises and carry out ground and first floor alterations and additions to a dwelling house, install a pool in the rear yard and a new parking space at the front of the site subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

Attachment A – Recommended conditions of consent

GENERAL

1. The development must be carried out in accordance with plans and details listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by	Date Submitted
DA02 Issue B	Site Plan	18.06.2018	Hernan Alvarez	01.11.2018
DA03 Issue C	Ground Floor Plan	20.09.2018	Hernan Alvarez	01.11.2018
DA04 Issue C	First Floor Plan	20.09.2018	Hernan Alvarez	01.11.2018
DA05 Issue C	Roof Plan	20.09.2018	Hernan Alvarez	01.11.2018
DA06 Issue C	Elevations	20.09.2018	Hernan Alvarez	01.11.2018
DA07 Issue C	Elevations	20.09.2018	Hernan Alvarez	01.11.2018
DA08 Issue C	Sections	20.09.2018	Hernan Alvarez	01.11.2018
DA09 Issue B	Landscape Plan	18.06.2018	Hernan Alvarez	01.11.2018
DA17 Issue C	Schedule of Finishes		Hernan Alvarez	01.11.2018
A322535	BASIX Certificate	16.07.2018	Hernan Alvarez	16.07.2018

and details submitted to Council on 16 July 2018, 27 September 2018 and 1 November 2018 with the application for development consent and as amended by the following conditions.

2. Where any plans and/or information forming part of a Construction Certificate issued in relation to this consent are inconsistent with:
- the plans and/or information approved under this consent; or
 - any relevant requirements of this consent,

the plans, information and/or requirements of this consent (as the case may be) shall prevail to the extent of the inconsistency.

All development approved under this consent shall be carried out in accordance with the plans, information and/or requirements of this consent taken to prevail by virtue of this condition.

3. All building work must be carried out in accordance with the provisions of the National Construction Code (Building Code of Australia).
4. Before the issue of a Construction Certificate an amended plan must be submitted to the Certifying Authority's satisfaction indicating that the new gate within the front fence be comprised of wooden palings that match the style, material and colour of the existing wooden palings of the front fence.
5. Before the issue of a Construction Certificate an amended plan must be submitted to the Certifying Authority's satisfaction indicating that the paving to the rear courtyard is comprised of permeable paving.

BEFORE COMMENCING DEMOLITION, EXCAVATION AND/OR BUILDING WORK

6. No work must commence until:
 - a) A PCA has been appointed. Where Council is appointed ensure all payments and paper work are completed (contact Council for further information). Where an Accredited Certifier is the appointed, Council must be notified within 2 days of the appointment; and
 - b) A minimum of 2 days written notice given to Council of the intention to commence work.
7. A Construction Certificate must be obtained before commencing building work. Building work means any physical activity involved in the construction of a building. This definition includes the installation of fire safety measures.
8. Sanitary facilities must be provided at or in the vicinity of the work site in accordance with the WorkCover Authority of NSW, Code of Practice 'Amenities for Construction'. Each toilet must be connected to the sewer, septic or portable chemical toilet before work commences.

Facilities must be located so that they will not cause a nuisance.
9. The site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property, before work commences.
10. A rigid and durable sign must be erected in a prominent position on the site, before work commences. The sign is to be maintained at all times until all work has been completed. The sign must include:
 - a) The name, address and telephone number of the PCA;
 - b) A telephone number on which Principal Contractor (if any) can be contacted outside working hours; and
 - c) A statement advising: 'Unauthorised Entry To The Work Site Is Prohibited'.
11. Sediment control devices must be installed before the commencement of any work and must be maintained in proper working order to prevent sediment discharge from the construction site.
12. A Recycling and Waste Management Plan (RWMP) being prepared in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and submitted to and accepted by the PCA before work commences.
13. 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

14. 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.
15. 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.

BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

16. Evidence of payment of the building and construction industry Long Service Leave Scheme must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate. (The required payment can be made at the Council Offices).

NOTE: The required payment is based on the estimated cost of building and construction works and the long service levy rate, set by the Long Service Payments Corporation. The rate set by the Long Service Payments Corporation is currently of 0.35% of the cost of the building and construction work.

For more information on how to calculate the amount payable and where payments can be made contact the Long Services Payments Corporation.
http://www.lspc.nsw.gov.au/levy_information/?levy_information/levy_calculator.stm

17. A levy of \$2500.00 has been assessed as the contribution for the development under Section 7.12 of the Environmental Planning and Assessment Act 1979 and Marrickville Section 94/94A Contributions Plan 2014 (a copy of which may be inspected at the offices of the Council).

The Section 7.12 Levy referred to above is based on the estimated cost of the proposed development at time of lodgement of the application indexed quarterly in accordance with Marrickville Section 94/94A Contributions Plan 2014.

The Section 7.12 levy (as adjusted) must be paid to the Council in cash or by unendorsed bank cheque (from an Australian Bank only) or EFTPOS (Debit only) or credit card* before the issue of a Construction Certificate. Under Marrickville Section 94/94A Contributions Plan 2014 payment of Section 7.12 levies **CANNOT** be made by Personal Cheque or Company Cheque.

*NB A 1% credit card transaction fee applies to all credit card transactions.

(LEVY PAYMENT REFERENCE NO. DC002451)

NOTE: Under Marrickville Section 94/94A Contributions Plan 2014, the proposed cost of carrying out development is adjusted quarterly at time of payment of the levy in line with the *Consumer Price Index: All Groups Index Number for Sydney* provided by the Australian Bureau of Statistics.

18. Plans fully reflecting the selected commitments listed in BASIX Certificate submitted with the application for development consent must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

NOTE: The application for the Construction Certificate must be accompanied by either the BASIX Certificate upon which development consent was granted or a revised BASIX Certificate issued no earlier than 3 months before the date of lodgement of the application for the Construction Certificate. (Refer to Clause 6A of Schedule 1 to the Regulation).

19. The existing building must be upgraded to comply with the provisions of the National Construction Code (Building Code of Australia) in relation to smoke detection systems in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
20. 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	\$10,577.10
Inspection fee	\$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.

21. The internal vehicle hardstand area shall be redesigned such that the level at the boundary shall match the invert level of the adjacent gutter plus 110mm/150mm at both sides of the vehicle entry. This will require the hard stand area to be adjusted locally at the boundary to ensure that it matches the above issued alignment levels. Amended plans shall be submitted to and approved by Council's Development Engineer before the issue of a Construction Certificate.

22. Before the issue of the Construction Certificate, the vehicular crossing and driveway ramp to the site shall be designed to satisfy the ground clearance template (Figure C1) from Australian Standard AS/NZS 2890.1-2004 *Parking Facilities: Off-street car parking*. Amended plans shall be submitted to and approved by Council's Development Engineer before the issue of a Construction Certificate.
23. Drawings shall be amended to include the Design Envelope shown in figure 5.2 of the AS 2890.1:2004. These minimum space requirements must be accommodated by the proposed hardstand. The vehicular crossing shall be widened to the south to be 3 metres wide at the boundary, and shall have a reinforced concrete base with the heritage pavers laid on top with a mortar bed. Amended plans shall be submitted to Council before the issue of the Construction Certificate.
24. Sediment control devices must be constructed and maintained in proper working order to prevent sediment discharge from the construction site. Sediment control plans and specifications must be submitted to the Principal Certifying Authority before the issue of a Construction Certificate.
25. Noise attenuation measures must be incorporated into the development complying with Australian Standard 2021-2015 in relation to interior design sound levels, in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate together with certification by a suitably qualified acoustical engineer that the proposed noise attenuation measures satisfy the requirements of Australian Standard 2021-2015. Plans fully reflecting the selected commitments must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.

SITE WORKS

26. All excavation, demolition, construction, and deliveries to the site necessary for the carrying out of the development, must be restricted to between 7.00am to 5.30pm Mondays to Saturdays, excluding Public Holidays. Notwithstanding the above no work must be carried out on any Saturday that falls adjacent to a Public Holiday.
27. During construction the bricks at the footpath to be removed to accommodate the driveway crossing must be removed by hand, restored and protected during works and relayed over the new driveway with only the kerb crossing to be constructed in concrete.
28. The existing brick footpath is of heritage significance and the existing bricks must be retained. Therefore the proposed vehicular crossing must be constructed from the existing heritage bricks laid with mortar on a reinforced concrete base. The works required for the vehicle crossing shall include relocation of any traffic sign/line marking, if required, with the prior approval of Council.
29. The area surrounding the building work must be reinstated to Council's satisfaction upon completion of the work.
30. The placing of any materials on Council's footpath or roadway is prohibited, without the consent of Council. The placement of waste storage containers in a public place requires Council approval and must comply with Council's Policy – 'Placement of Waste Storage Containers in a Public Place'.
31. The works are required to be inspected at critical stages of construction, by the PCA or if the PCA agrees, by another Certifying Authority. The last inspection can only be carried out by the PCA. The critical stages of construction are:
 - a) after excavation for, and prior to the placement of, any footings;
 - b) prior to pouring any in-situ reinforced concrete building element;

- c) prior to covering of the framework for any floor, wall, roof or other building element;
 - d) prior to covering waterproofing in any wet areas;
 - e) prior to covering any stormwater drainage connections, and
 - f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.
32. The works are required to be inspected at critical stages of construction, by the PCA or if the PCA agrees, by another Certifying Authority. The last inspection can only be carried out by the PCA. The critical stage inspections are:
- a) after excavation for, and prior to the placement of, any footings;
 - b) prior to pouring any in-situ reinforced concrete building element;
 - c) prior to filling the pool with water a satisfactory inspection of the swimming pool barrier must be carried out; and
 - d) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.
33. All demolition work must be carried out in accordance with the following:
- a) compliance with the requirements of Australian Standard AS 2601 'The demolition of structures' with specific reference to health and safety of the public, health and safety of the site personnel, protection of adjoining buildings and protection of the immediate environment;
 - b) all works involving the demolition, removal, transport and disposal of material containing asbestos must be carried out by suitably qualified persons in accordance with the 'Worksafe Code of Practice for Removal of Asbestos' and the requirements of the WorkCover Authority of NSW and the Department of Environment, Climate Change and Water;
 - c) all building materials arising from the demolition must be disposed of in an approved manner in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and any applicable requirements of the Department of Environment, Climate Change and Water;
 - d) sanitary drainage, stormwater drainage, water, electricity and telecommunications must be disconnected in accordance with the requirements of the responsible authorities;
 - e) the generation of dust and noise on the site must be controlled;
 - f) the site must be secured to prohibit unauthorised entry;
 - g) suitable provision must be made to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way;
 - h) all trucks and vehicles associated with the demolition, including those delivering to or removing material from the site, must only have access to the site during work hours nominated by Council and all loads must be covered;
 - i) all vehicles taking materials from the site must be loaded wholly within the property unless otherwise permitted by Council;
 - j) no waste collection skips, spoil, excavation or demolition material from the site must be deposited on the public road, footpath, public place or Council owned property without the approval of Council; and
 - k) the person acting on this consent must ensure that all contractors and sub-contractors associated with the demolition are fully aware of these requirements.
34. If the development involves an excavation that extends below the level of the base of the footings of a building on the adjoining allotments, including a public place such as a footway and roadway, the person acting on the consent, at their own expense must:
- a) protect and support the adjoining premises from possible damage from the excavation;
 - b) where necessary, underpin the adjoining premises to prevent any such damage. Where the proposed underpinning works are not "exempt development", all required consents shall be obtained prior to the required works commencing; and

- c) at least 7 days' notice is given to the owners of the adjoining land of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

Where a dilapidation report has not been prepared on any building adjacent to the excavation, the person acting on this consent is responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report is to be submitted to and accepted by the PCA before works continue on site, if the consent of the adjoining property owner can be obtained.

Copies of all letter/s that have been sent via registered mail to the adjoining property owner and copies of any responses received shall be forwarded to the PCA before work commences.

35. To provide for adequate site drainage all roof and surface stormwater from the site and any catchment external to the site that presently drains to it, shall be collected in a system of pits and pipelines/channels and major storm event surface flow paths and being discharged to a stormwater drainage system in accordance with the requirements of Marrickville Council Stormwater and On Site Detention Code. Please note any stormwater outlets through sandstone kerbs must be carefully core drilled.
36. If the proposed work is likely to cause obstruction of the public place and/or is likely to endanger users of the public place, a suitable hoarding or fence approved by Council must be erected between the work site and the public place.
37. Alignment levels for the site at all pedestrian and vehicular access locations shall match the existing back of footpath levels at the boundary.
38. A certificate of survey from a registered land surveyor must be submitted to the PCA upon excavation of the footings and before the pouring of the concrete to verify that the structure will not encroach on the allotment boundaries.
39. The person acting on this consent must comply with the requirements of the Dividing Fences Act in respect to the alterations and additions to the boundary fences.
40. All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.
41. The pool pump backwash/pump-out system must be connected to the Sydney Water's drainage system in accordance with the requirements of Sydney Water.
42. A warning notice containing the words '**YOUNG CHILDREN SHOULD BE SUPERVISED WHEN USING THIS SWIMMING POOL**', together with details of resuscitation techniques set out in accordance with the relevant provisions of the document entitled "Cardio Pulmonary Resuscitation" published by the Australian Resuscitation Council must be erected and maintained in an appropriate position in the vicinity of the swimming pool in accordance with Clause 17 of the Swimming Pool Act 1992 and Swimming Pool Regulation 1992.
43. Noise emitted from the operation of the pool filtration and pump system must not give rise to:
 - a) transmission of unacceptable vibration to any place of different occupancy;
 - b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content as described in the NSW Environment Protection Authority's Environmental Noise Control Manual and Industrial Noise Policy 2000 and The Protection of the Environment Operations Act 1997 (NSW)

44. Noise emitted from the operation of the swimming pool filtration and pump must not be audible within a habitable room of any other residential premises:
 - a) before 8.00am or after 8.00pm on any Sunday or Public Holiday, or
 - b) before 7.00am or after 8.00pm on any other day.
45. The swimming pool must be fully enclosed at all times and the fences enclosing the swimming pool are to be maintained in good repair with the gate providing access to the swimming pool being child-proof and self-locking at all times. The fencing is to be completed and comply with the fencing requirements of Part 3.9.3 of the National Construction Code (Building Code of Australia), the Swimming Pool Act 1992 and Swimming Pool Regulation 1992 before filling the swimming pool.

BEFORE OCCUPATION OF THE BUILDING

46. You must obtain an Occupation Certificate from your PCA before you occupy or use the building. The PCA must notify the Council of the determination of the Occupation Certificate and forward the following documents to Council within 2 days of the date of the Certificate being determined:
 - a) A copy of the determination;
 - b) Copies of any documents that were lodged with the Occupation Certificate application;
 - c) A copy of Occupation Certificate, if it was issued;
 - d) A copy of the record of all critical stage inspections and any other inspection required by the PCA;
 - e) A copy of any missed inspections;
 - f) A copy of any compliance certificate and any other documentary evidence relied upon in issuing the Occupation Certificate.
47. The landscaping of the site must be carried out prior to occupation or use of the premises in accordance with the approved plan, and must be maintained at all times to Council's satisfaction.
48. The Certifying Authority must be satisfied that each of the commitments listed in Aircraft Noise Assessment Report required by this Determination have been fulfilled before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate).
49. The Certifying Authority must be satisfied that each of the commitments listed in BASIX Certificate referred to in this Determination have been fulfilled before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate).
50. The Certifying Authority must apply to the Director-General for a BASIX Completion Receipt within 2 days of the issue of a final Occupation Certificate. Completion Receipts can be applied for at www.basix.nsw.gov.au.
51. 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".
52. All redundant vehicular crossings to the site shall be removed and replaced by kerb and gutter and footpath paving in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" before the issue of the Occupation Certificate and at no cost to Council. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb shall also be in stone.
53. Encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, stairs, doors, gates, garage tilt up panel doors or any structure

Corporation	www.lspc.nsw.gov.au
NSW Government	www.nsw.gov.au/fibro www.diySAFE.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	☎ 131 555 www.environment.nsw.gov.au
Sydney Water	☎ 13 20 92 www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	☎ 1300 651 116 www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)	www.waterrating.gov.au
WorkCover Authority of NSW	☎ 13 10 50 www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

Attachment B – Plans of proposed development

ALTERATIONS & ADDITIONS

2 BOURNE STREET

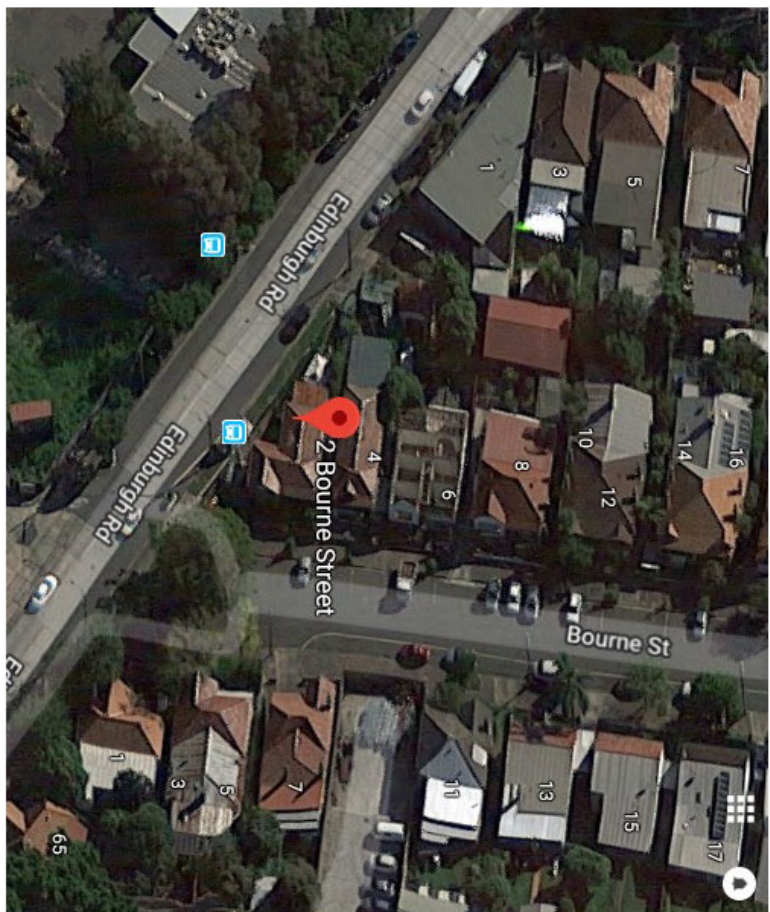
MARRICKVILLE NSW 2204

MAY 2018 - DEVELOPMENT APPLICATION

DRAWING LIST

- DA00 FRONT COVER
- DA01 EXISTING LAYOUT
- DA02 SITE PLAN ANALYSIS
- DA03 GROUND FLOOR PLAN
- DA04 FIRST FLOOR PLAN
- DA05 ROOF PLAN
- DA06 ELEVATIONS
- DA07 ELEVATIONS
- DA08 SECTIONS
- DA09 LANDSCAPE
- DA10 STORMWATER DRAINAGE
- DA11 SHADOWS 9AM EX
- DA12 SHADOWS 12PM EX
- DA13 SHADOWS 15PM EX
- DA14 SHADOWS 9AM NEW
- DA15 SHADOWS 12PM NEW
- DA16 SHADOWS 15PM NEW
- DA17 MATERIALS BOARD

- LEGEND**
- CF CONCRETE FLOOR
 - BC BRICK/CEMENT BLOCKWORK
 - FC FB ROOF CEMENT/LAUNDRY
 - ST STONE
 - TT TILES
 - FT FIBRE FLOORING/CLADDING
 - FR FRAMED GLASS
 - LC LOUVER CURTAIN LOUVERS
 - GM GLASS MINICOMPARTMENTS
 - SD SLIDING DOORS
 - TR TRIMMED ROOF
 - DP DOWN PIPE
 - EX EXISTING
 - JO JOINERY UNIT

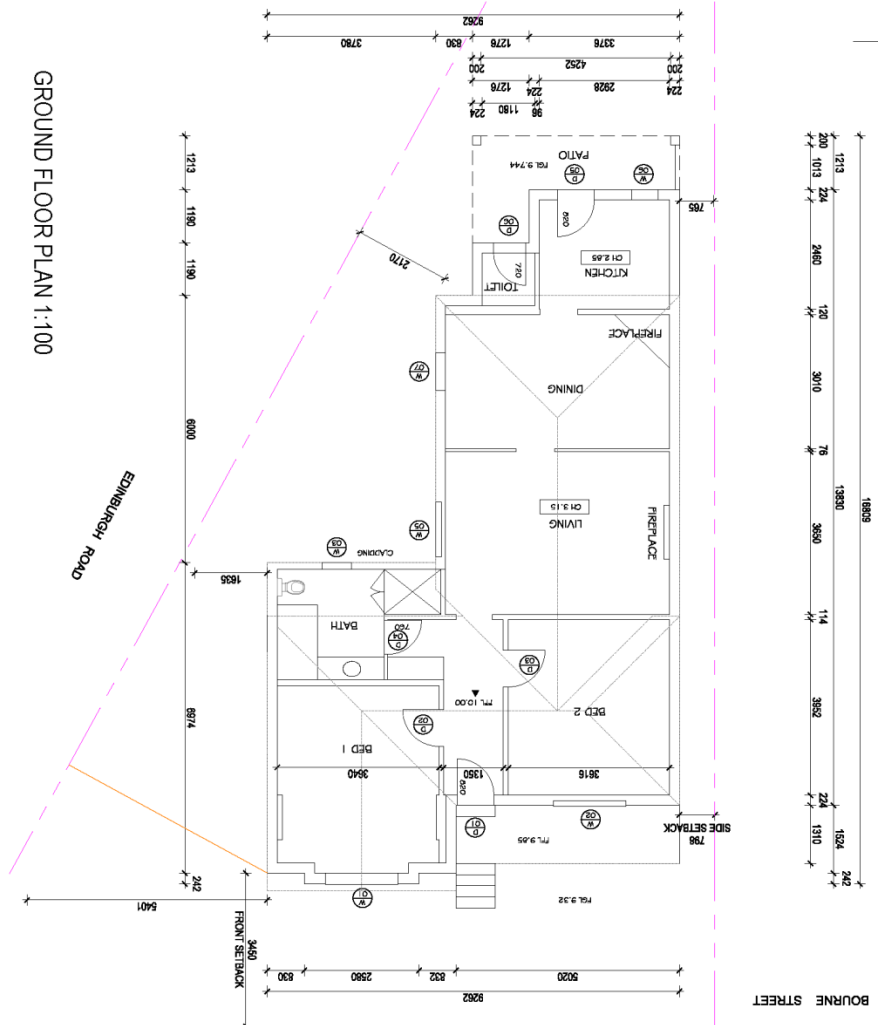
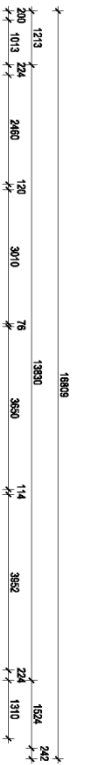


NESTORIOUS QUINN HOUSE
 2 BOURNE STREET
 MARRICKVILLE
 NSW

23/05/2018 DA00 - COVER SHEET
 SCALE 1:100@A0

Human Assets
 1 0439394634
 2 alicesch10@gmail.com

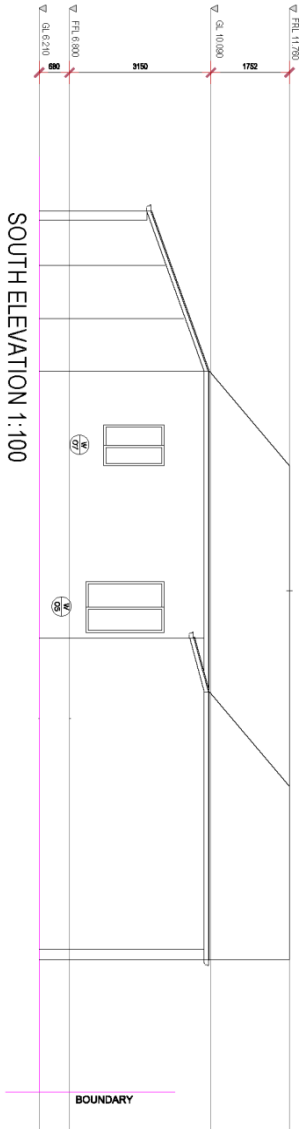
1:1000 (A0) | Reviewed by: alicesch10 | 05/2018



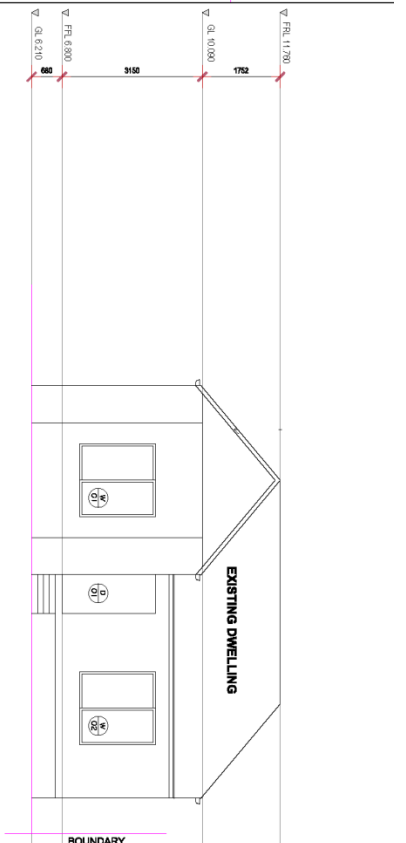
GROUND FLOOR PLAN 1:100

Edwinstown Road

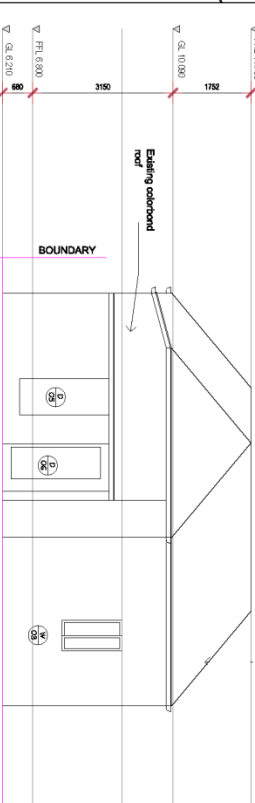
- LEGEND**
- CF CONCRETE FLOOR
 - BC BRICK/CEMENT BLOCKWORK
 - FC FIBRO CEMENT CLADDING
 - ST STONE
 - TT TIMBER TILING
 - FB TIMBER FLOORING/CLADDING
 - FG FIXED GLASS
 - LVD GLASS/TIMBER LOUVRES
 - SLD GLASS WINDOW/DOORS
 - TR TILED ROOF
 - DP DOWN PIPE
 - EK EXISTING
 - JU JOINT UNIT



SOUTH ELEVATION 1:100



FRONT ELEVATION 1:100



REAR ELEVATION 1:100

B 18.05.18 FOR SUBMISSION
 A 29.05.18 PRELIMINARY

NESTOR/RAJ'S QUINN HOUSE

2 BOURNE ST
 MARRICKVILLE
 NSW

29/05/2018
 SCALE 1:100@A3 Dwg: EXISTING LAYOUT






Heman Alvarez
 Braden Uryvl ADA Nominated Architect NSW #8239




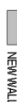
0439 986 881
 alvarezr2013@gmail.com



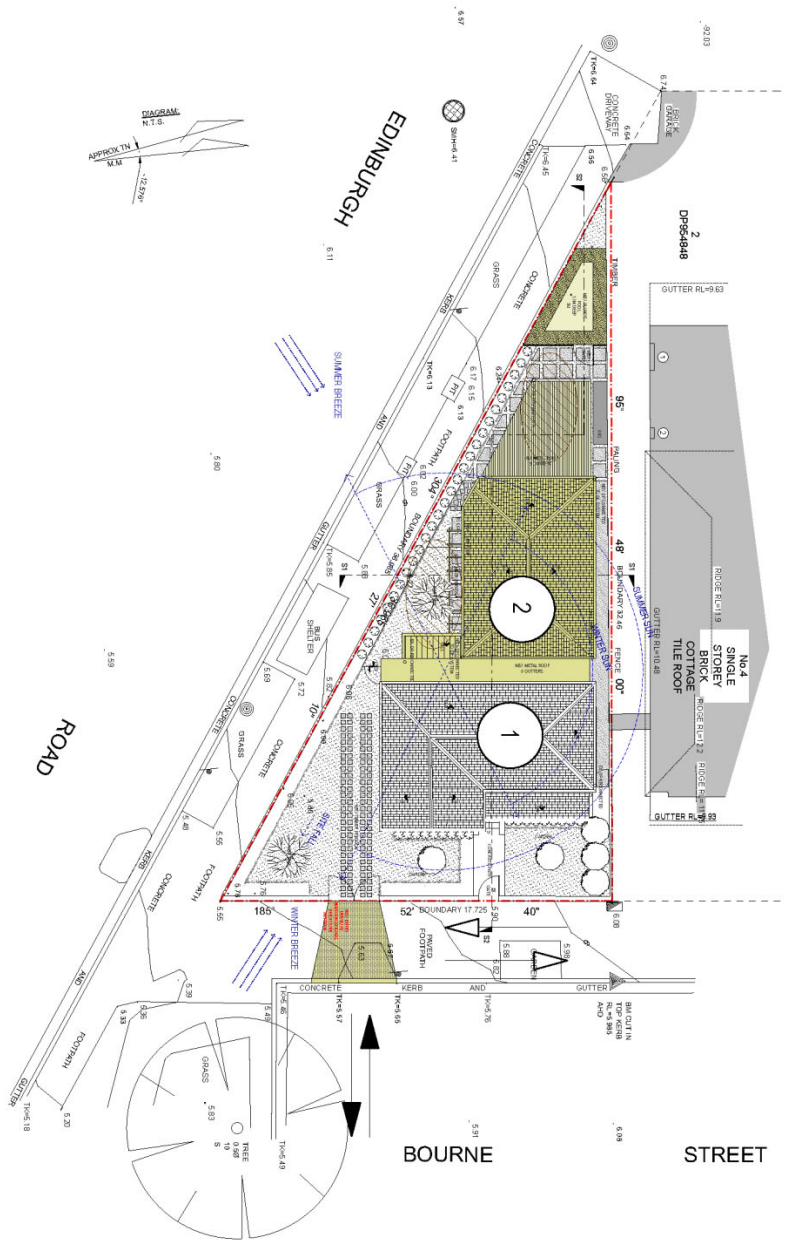
SITE ANALYSIS PLAN 1:200

- LEGEND**
- CF CONCRETE FLOOR
 - BC BRICK/CEMENT BLOCKWORK
 - FC FIBRO/CEMENT CLADDING
 - ST STORE
 - TI TILE
>
 - FB TIMBER FLOORING/CLADDING
 - FG FIXED GLASS
 - LV GLASS/TIMBER LOUVRES
 - GWD GLASS WINDOW/DOORS
 - SD SLIDING DOORS
 - TR TILED ROOF
 - DP DOWN PIPE
 - EX EXISTING
 - JU JOINT/UNIT

-  NEW PLANTING
-  NUMBER OF STOREYS
-  SITE CONTOURS
-  VEHICLE ACCESS
-  PEDESTRIAN ACCESS

- LEGEND**
-  DEMOLISHED ITEMS
 -  NEW WORK
 -  EXISTING CONCRETE
 -  NEW WALLS

-  PRIVATE OUTDOOR SPACE




20/05/2018
 SCALE 1:180@A3—
DMD, SITE PLAN

Heman Alvarez
 B Arch Uryd | AIA | Nominated Architect NSW #6239

1 0439 598 881
 0 alvarez12015@gmail.com

FOR SUBMISSION
 18.05.18
 29.05.18
 PRELIMINARY

NESTORIANO QUINN HOUSE
 2 BOURNE ST
 MARRICKVILLE
 NSW



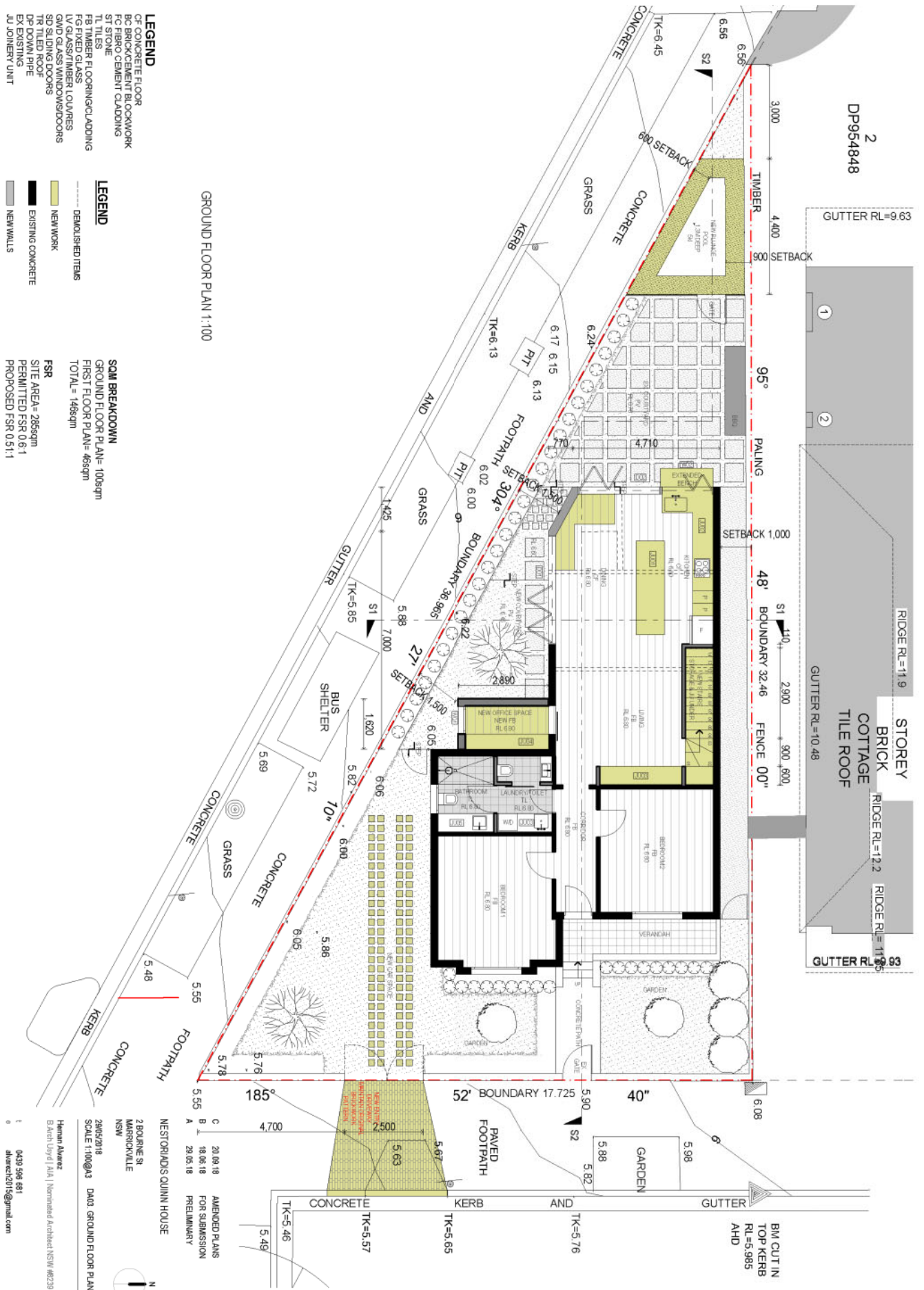
- LEGEND**
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 - BC BRICK/CEMENT BLOCKWORK
 - FC FIBRO CEMENT CLADDING
 - TL TILES
 - FB TIMBER FLOORING/CLADDING
 - FG FIXED GLASS
 - LV GLASS/TIMBER LOUVRES
 - GWD GLASS WINDOWS/DOORS
 - SD SLIDING DOORS
 - TR TILED ROOF
 - DP DOWN PIPE
 - EX EXISTING
 - JU JOINT/V UNIT

- LEGEND**
- DEMOLISHED ITEMS
 - NEW WORK
 - EXISTING CONCRETE
 - NEW WALLS

SQM BREAKDOWN
 GROUND FLOOR PLAN= 100sqm
 FIRST FLOOR PLAN= 46sqm
 TOTAL= 146sqm

FSR
 SITE AREA= 255sqm
 PERMITTED FSR 0.61
 PROPOSED FSR 0.511

GROUND FLOOR PLAN 1:100



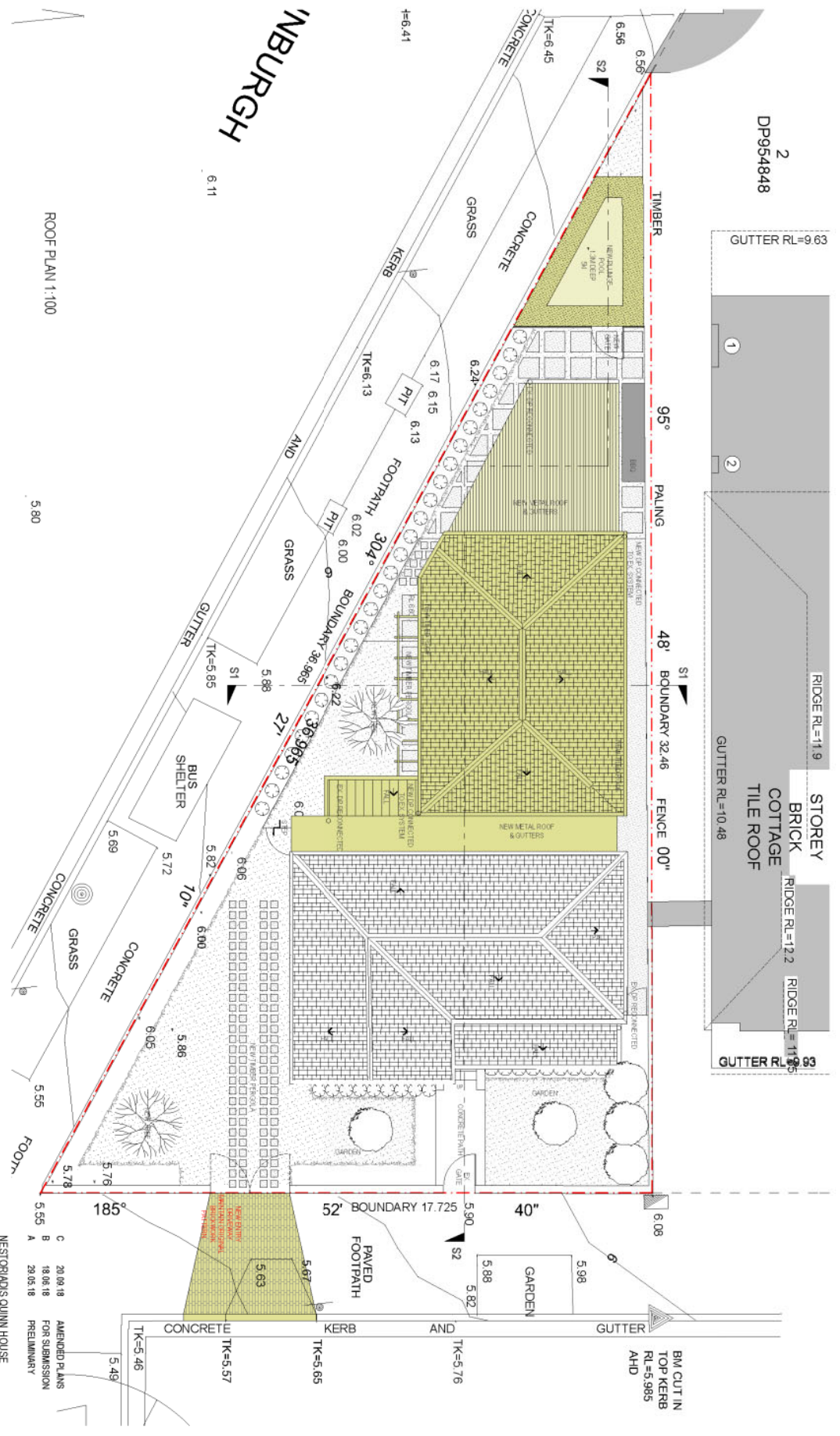
NESTORIAN'S QUINN HOUSE
 2 BOURNE ST
 MARRICKVILLE
 NSW
 29/05/2018
 SCALE 1:100@A3
 DA03 GROUND FLOOR PLAN
 AMENDED PLANS
 FOR SUBMISSION
 PRELIMINARY

Heman Alvarez
 E: h.alvarez@hema.com.au
 P: 0439 996 881
 A: alvarezh15@gmail.com

- LEGEND**
- CF CONCRETE FLOOR
 - BC BRICK/CEMENT BLOCKWORK
 - FC FIBRO/CEMENT CLADDING
 - ST STONE
 - TL TILES
 - FR FRAMING/CLADDING
 - FG FIBRE GLASS
 - LV GLASS/TIMBER LOUVRES
 - GW GLASS WINDOWS/DOORS
 - SP SLIDING DOORS
 - TR TILED ROOF
 - DP DOWN PIPE
 - EX EXISTING
 - JU JOINERY UNIT

- LEGEND**
- DEMOLISHED ITEMS
 - NEW WORK
 - EXISTING CONCRETE
 - NEW WALLS

- SCALE BREAKDOWN**
- GROUND FLOOR PLAN = 100sqm
 - FIRST FLOOR PLAN = 46sqm
 - TOTAL = 146sqm
- FSR**
- SITE AREA = 285sqm
 - PERMITTED FSR 0.61
 - PROPOSED FSR 0.511



ROOF PLAN 1:100

NESTOR'S QUINN HOUSE

2 BOURNE ST
MARRICKVILLE
NSW

29/05/2018
SCALE 1:100@A3

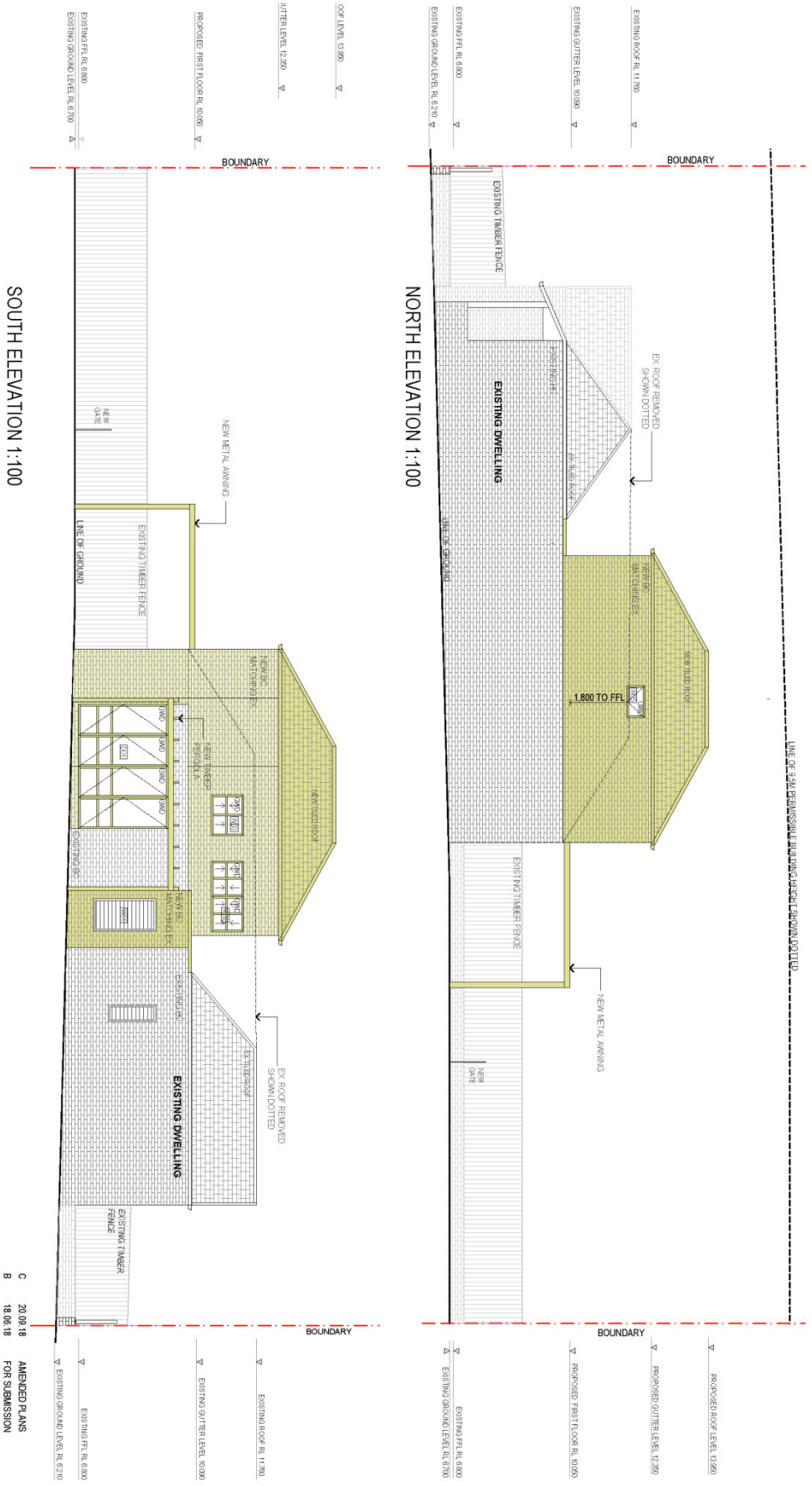
DA05: ROOF PLAN

Hannu Alwanzi
Blairn Uryd | AIA | Nominated Architect NSW #239

0439 998 881
alwanzi@12@gmail.com

- LEGEND**
- FC CONCRETE FLOOR
 - BC BRICKS
 - FC FIBRO CEMENT CLADDING
 - ST STONE
 - TL TILES
 - FB TIMBER FLOORING/CLADDING
 - FG FIXED GLASS LOUVER
 - GD GLASS WINDOWS/DOORS
 - SD SLIDING DOORS
 - TR TILED ROOF
 - DP DOWN PIPE
 - EX EXISTING
 - JU JOINERY UNIT

- LEGEND**
- DEMOLISHED ITEMS
 - NEWWORK
 - EXISTING CONCRETE
 - NEWWALLS



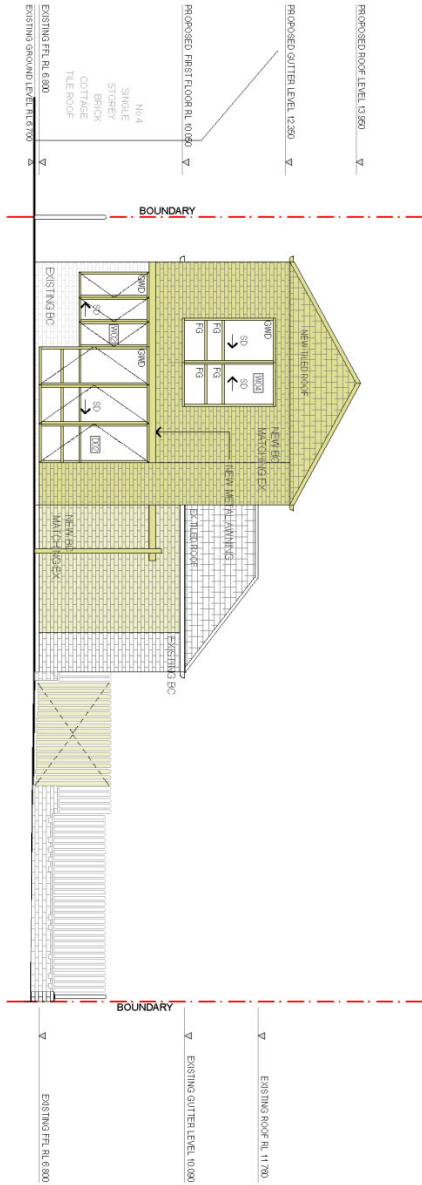
NESTORAD'S QUINN HOUSE
 2 BOULEVARD ST
 MARRICKVILLE
 NSW
 29/05/2018
 SCALE 1:100@A3
 DA18 ELEVATIONS

Human Avenue
 B Arch Lloyd JAA | Nominated Architect NSW #6239
 0439 596 881
 alvarez12015@gmail.com

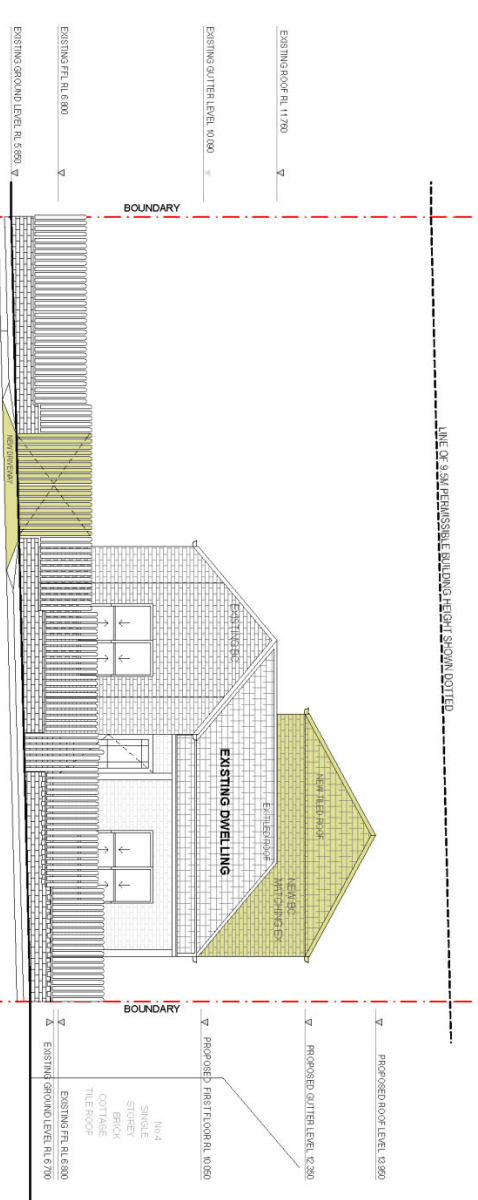
- LEGEND**
- CF CONCRETE FLOOR
 - BC BRICK/CEMENT BLOCKWORK
 - FC FIBRO CEMENT CLADDING
 - ST STONE
 - FB TIMBER FLOORING/CLADDING
 - FG FIXED GLASS
 - LV GLASS/TIMBER LOUVRES
 - GWD GLASS WINDOW/DOORS
 - SD SLIDING DOORS
 - TR TILED ROOF
 - DP DOWN PIPE
 - EX EXISTING
 - JU JOINTMENT UNIT

- LEGEND**
- DEMOLISHED ITEMS
 - NEW WORK
 - EXISTING CONCRETE
 - NEW WALLS

WEST ELEVATION 1:100



EAST ELEVATION 1:100



- C 20.09.18 AMENDED PLANS
- B 18.06.18 FOR SUBMISSION
- A 29.05.18 PRELIMINARY

NESTORIANS QUINN HOUSE

2 BOURNE ST
MARRICKVILLE
NSW

29/06/2018 DA07 ELEVATIONS
SCALE 1:100@A3

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9 alvarez12015@gmail.com





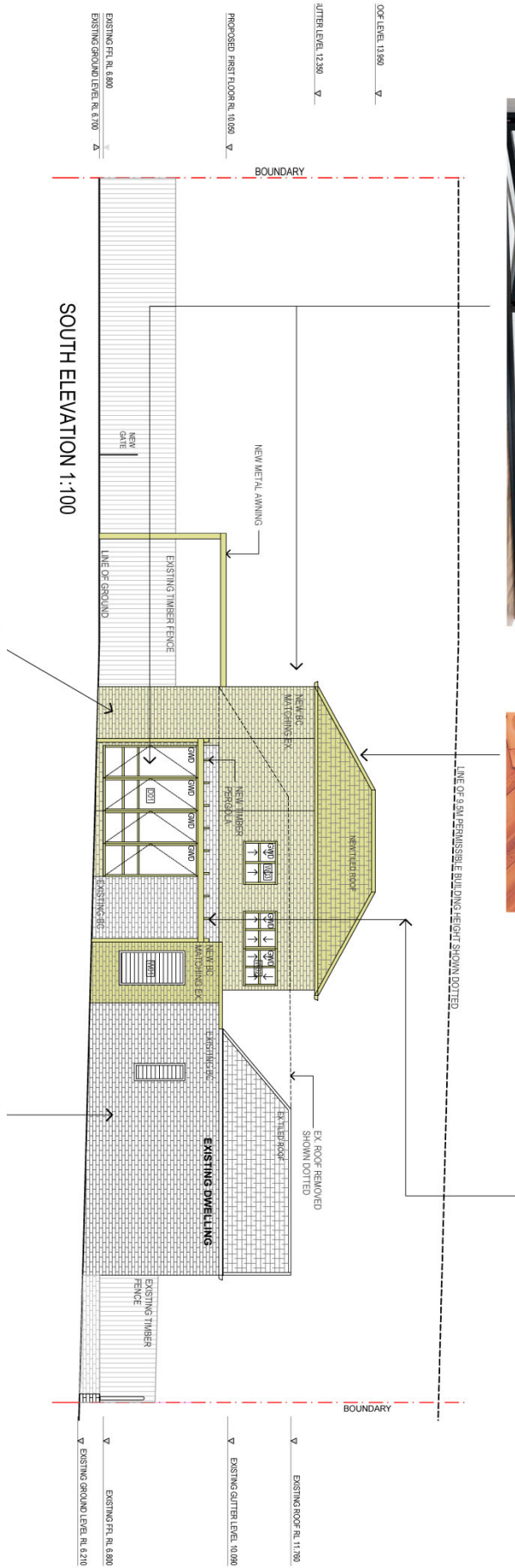
WINDOWS, DOORS & AWNINGS - BLACK ALUMINIUM



TERRACOTA TILES-BORAL-NEW ROOF MATCHING EXISTING



OILED HARDWOOD - PERGOLAS



- LEGEND**
- CF CONCRETE FLOOR
 - BC BRICK/CEMENT BLOCKWORK
 - FC FIBRO CEMENT CLADDING
 - ST STONE
 - TL TILES
 - FB FIBER FLOORING/CLADDING
 - FG FIBRO GLASS
 - LV GLASS/TIMBER Louvers
 - GWD GLASS WINDOW/DOORS
 - TR TILED ROOF
 - DP DOWN PIPE
 - EX EXISTING
 - JU JOINERY UNIT



BORAL RENOVATION BROWN - NEW WALLS



EXISTING BRICKWORK - STRIP PAINT - EXISTING WALLS

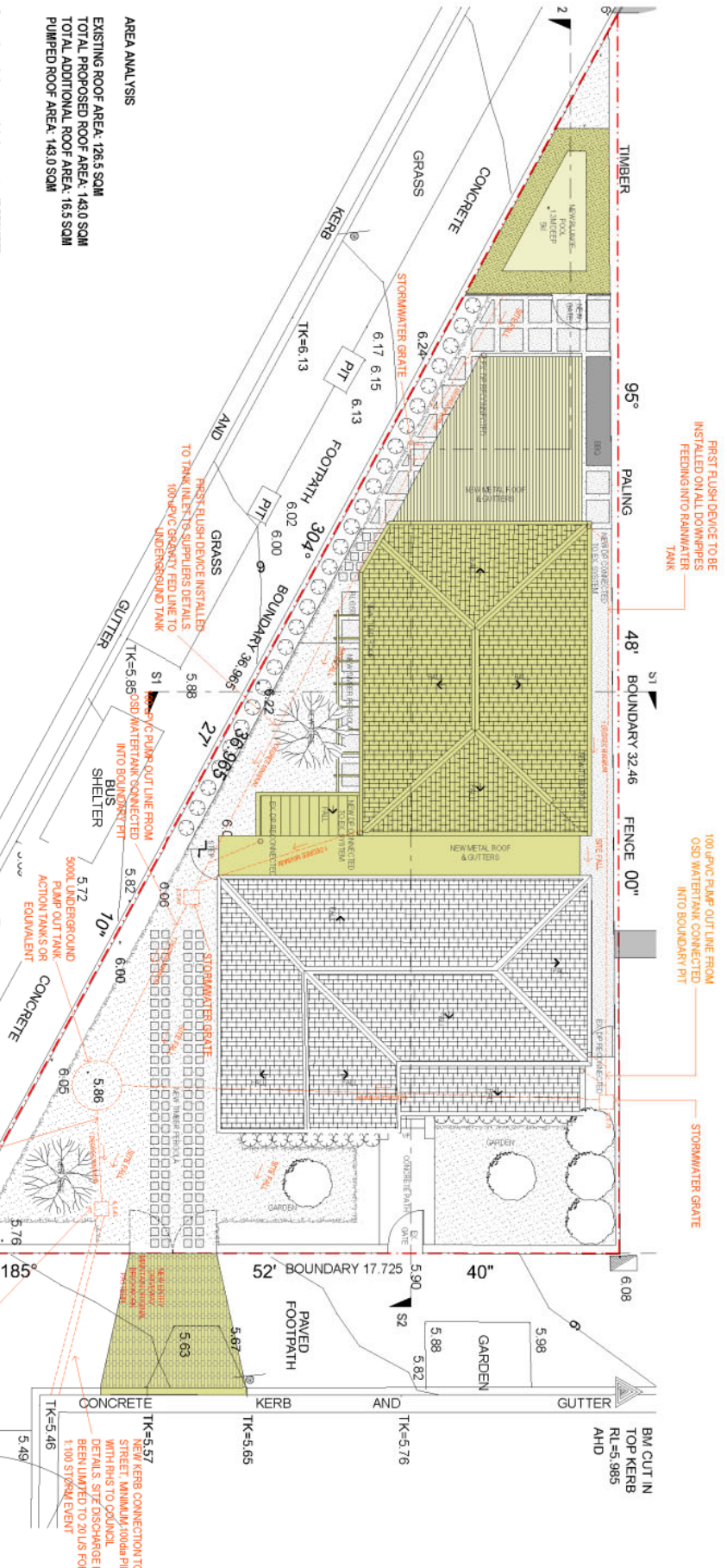
C 20.09.18 AMENDED PLANS
 B 18.06.18 FOR SUBMISSION
 A 29.05.18 PRELIMINARY
NESTORADIS QUINN HOUSE
 2 BOURNE ST
 MARRICKVILLE
 NSW
 29/05/2018
 SCALE 1:100@A3
 DAYZ MATERIALS BOARD
 Herian Alvarez
 B Arch Uqyd | AIA | Nominated Architect NSW #8238
 0439 595 881
 alvarez2015@gmail.com



AREA ANALYSIS
 EXISTING ROOF AREA: 126.5 SQM
 TOTAL PROPOSED ROOF AREA: 143.0 SQM
 TOTAL ADDITIONAL ROOF AREA: 16.5 SQM
 PUMPED ROOF AREA: 143.0 SQM

LEGEND
 BC BRICK/CEMENT BLOCKWORK
 FC FIBRO CEMENT CLADDING
 ST STONE
 TL TILES
 FI FIBRO CLADDING
 FI FINED GLASS
 LV GLASS/TIMBER LOUVRES
 GW GLASS WINDOW/DOORS
 SP SLIDING DOORS
 TR TILED ROOF
 DP DOWN PIPE
 EX EXISTING
 JU JOINT UNIT

NOTES
 -CONTRACTOR TO CARRY OUT A DIAL BEFORE YOU DIG ASSESSMENT OF THE SITE FRONT BOUNDARY PRIOR TO ANY WORKS COMMENCING (GUTTER GUARDS TO BE PROVIDED ON ALL NEW AND EXISTING SUTERS)
 -ALL CHARGED LINES TO BE FULLY SOLVENT SEALED LINES UP TP THE GUTTER LEVEL
 -PUMP REQUIREMENTS
 A DUAL PUMP SYSTEM MUST BE PROVIDED IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS WITH THE FOLLOWING:
 -ALTERNATE SWITCHING
 -AUTOMATIC LEVEL SWITCHES SO THAT THEY OPERATE SIMULTANEOUSLY SHOULD THE CAPACITY OF THE TANK BE EXCEEDED
 -AUTOMATIC DRAIN SYSTEM TO WARN OF FAILURE OF ANY PART OF THE SYSTEM WITH BACK UP RECHARGEABLE BATTERIES SYSTEM ADEQUATE ALARM AND VISUAL INDICATIONS



STORMWATER PLAN 1:100

GENERAL NOTES
 -DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS.
 -A NEW WATER MANAGEMENT SYSTEM PLAN TO BE PREPARED FOR THE ISSUE IF THE CONSTRUCTION CERTIFICATE BY A QUALIFIED ENGINEER.
 -ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 -ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.
 -ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.
 -ALL DRAINAGE LINES SHALL BE PVC CLASS S400 SEWER GRADE DRAINAGE PIPE UNO
 -ALL LEVEL ARE TO AHD & ALL DOWNPIPES GUTTERS TO BE DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3.2, 2003 STORMWATER DRAINAGE
 -ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY
 -SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & REBARMENT WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM
 -ALL GUTTERS TO BE GALVANISED STEEL WITH FINISHES AND CHLD PROOF LOCK

Attachment C – Statement of Heritage Impact

STATEMENT OF HERITAGE IMPACT ALTERATIONS AND ADDITIONS

2 BOURNE ST
MARRICKVILLE NSW 2204

MAY 2018

PREPARED FOR MARINA NESTORIADIS & PAULA QUINN

Hernan Alvarez
B.Arch Usyd | AIA | Nominated Architect NSW #8239

t 0439 596 681
e alvarezh2015@gmail.com

1. INTRODUCTION

This statement of heritage impact is submitted to Inner West Council providing an analysis of a development application for the alterations and additions to a dwelling on 2 Bourne St including a new driveway.

The subject site is part of the LEP 2011 Item I98 Brick Paving, Sections of Juliett St Marrickville, and as such this report has been prepared as a requirement of the LEP 2011 & Development Control Plan (DCP) 2011.

2. DESCRIPTION

2 Bourne Street is a single storey Federation corner modest in its scale and simple in form. It is constructed of painted brickwork and fibro cement and has a pitched roof clad in terracota. A low brickwork fence from the period separates the site from the street. To the north there are similar houses that have suffered alterations. They are of the same scale but differ in roof alignment. Most display same type of alterations arrangements in the form of carport/garage.

Site Photographs



Bourne St Streetscape



2 Bourne St front view

Bourne St - SEE

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2 Bourne St side view

3. HISTORICAL DEVELOPMENT

Well preserved remnant of brick paving that was laid as part of a depression relief scheme of the 1930's. It forms an attractive streetscape and is complemented by the well maintained brick houses and well established tree planting in the area. This street retains the dark, stepped pattern, brick paving laid in the 1930's. The present condition of the paving is excellent, although some sections show subsidence, and short sections have been removed for cement driveways. This labour intensive form of sealing footpaths dates from the depression relief schemes of the 1930's. It provided a demand for bricks from the local brickworks as well as usefully occupying the unemployed. The Central Brick and Tile Co. of St. Peters supplied the bulk of brick pavers for the Municipality of Marrickville.



Bourne St - SEE

4. HERITAGE STATUS

Item 198 is listed as an individual heritage item on a statutory heritage list. It is partially located within Heritage Conservation Area CA14 of LEP 2011 and as such has particular heritage value as a contributory item that adds to the distinctive character of both the suburb and surrounding dwellings. The subject site is not located in a streetscape area.

5. ASSESSMENT OF SIGNIFICANCE

The assessment of the significance of a place requires an evaluation of the fabric, uses, associations and meanings relating to the place, leading to detailed statement of significance. The criterion and assessment are listed below.

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The brick paving at Bourne is not part of cultural history, but reflects the history of Marrickville and its heritage status as one of Australia's earliest urban developments.

2 Bourne Street, partially satisfy this criterion for heritage significance status.

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Bourne St is not known to have had association with any persons or groups of importance.

2 Bourne Street, does not satisfy this criterion for heritage significance status.

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).

2 Bourne Street is typical of early Federation developments of its era. It has been altered and extended unsympathetically. However the front façade is representative of the era in its windows & doors proportions.

2 Bourne Street, partially satisfy this criterion for heritage significance status.

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.

The house is not known to have any strong or special association with the community or a cultural group in the Marrickville area.

2 Bourne Street, does not satisfy this criterion for heritage significance status.

Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Because of the paving individuality and relative intactness, there is potential to yield information that will contribute to an understanding of cultural or natural history.

Bourne Street, does satisfy this criterion for heritage significance status.

Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Typical of its date and type, the paving does not possess uncommon, rare or endangered aspects of cultural or natural history.

Bourne Street, does not satisfy this criterion for heritage significance status.

Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

Bourne St - SEE

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The paving, although having been substantially modified from its original form in some ways, is still a representative example of early urban development in NSW. The history and pattern of the local street has generally survived and can be interpreted. This is generally common to the surrounding area.

Bourne Street, does satisfy this criterion for heritage significance status.

6. SUMMARY STATEMENT OF SIGNIFICANCE

Brick Paving at Bourne Street, has heritage significance as an item that;

1. is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
2. is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

7. THE PROPOSAL

The proposed new work at 2 Bourne Street, involves the demolition of an existing external wall and internal associated walls plus the extension of ground floor living areas, new first floor area and front carport plus associated driveway.

The proposed new development is illustrated in the attached development application drawings prepared by Hernan Alvarez Architect.

8. ASSESSMENT

The following aspects of the proposal respect or enhance the heritage significance of the item and conservation area for the following reasons:

- The Development Application for alterations and additions to an existing dwelling is designed to comply with the intent of the relevant planning instruments, including Inner West Council's objectives for Heritage Conservation Areas.
- The proposed work is respectful of the form and scale of the existing dwelling. It is designed to read as a sympathetic addition which is secondary to the main dwelling, and will not dominate or compete with the existing house, nor affect the architectural clarity or integrity of the original building. It will not visually dominate the dwelling nor affect important features of the original building. The alterations and additions to the existing dwelling will not detrimentally affect any heritage listed item on the vicinity of the property.
- The proposed work is intended to be understood as following the established pattern of rear extensions used to adapt existing dwellings to changing living requirements, and is designed to be an addition that will enhance the architectural quality and amenity of the dwelling for the occupants and locality.

9. CONCLUSION

The proposed alterations and additions at 2 Bourne Street Marrickville will have no further impact on the heritage status of the built form from present site conditions. The proposed alterations are restricted to the back of the property and are not increasing the overall bulk and scale. Together with use of colours and materials that are sympatric to the area will provide a positive contribution to the overall character of the area.

As a consequence, the proposed development has no impact on the heritage status of the paved area and this proposal should be considered worthy of approval in respects to heritage considerations.

Hernan Alvarez
B.Arch Usyd | AIA | Nominated Architect NSW #8239

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