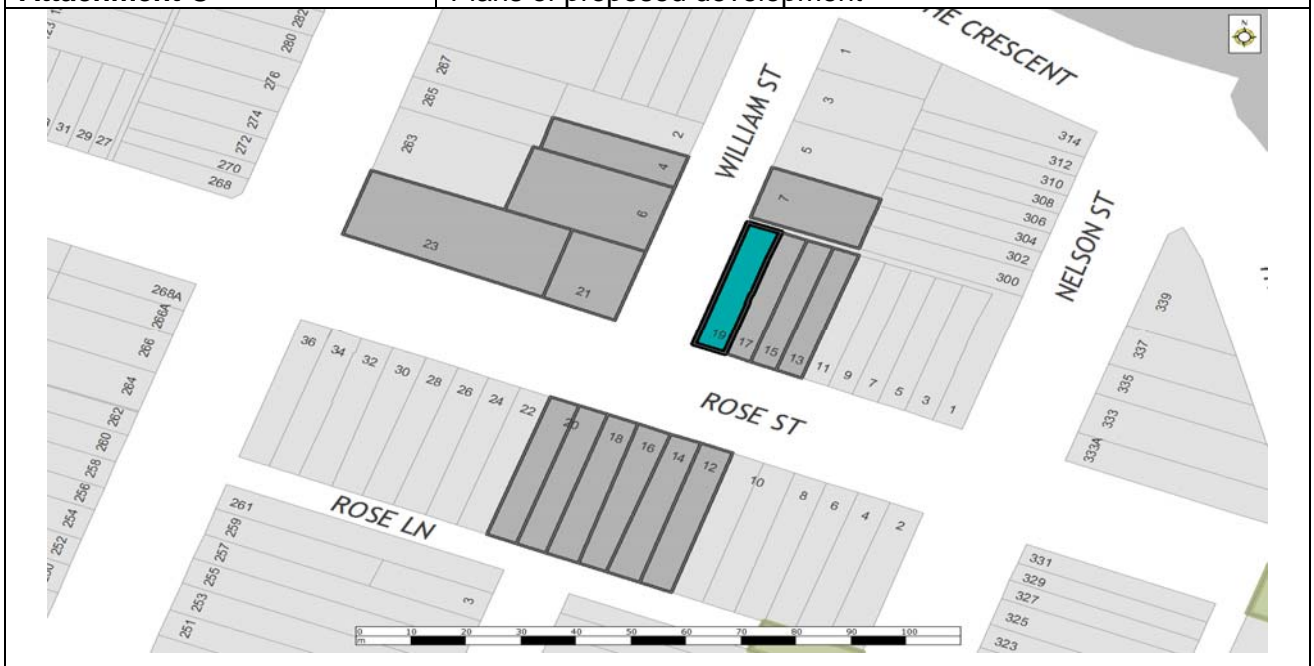




INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	DAREV/2018/19
Address	19 Rose Street, Annandale
Proposal	Review of Condition 2 of the notice of determination of development consent D/2018/406 which required the elevated rear deck to be reduced in depth and size.
Date of Lodgement	18/12/2018
Applicant	Norrskan Ko
Owner	Mr R J Fountain
Number of Submissions	Nil
Value of works	\$24,400.00
Reason for determination at Planning Panel	Recommendation reaffirms original determination
Main Issues	Bulks and scale; Heritage
Recommendation	Refusal
Attachment A	Conditions of D/2018/406 Consent
Attachment B	Plans of approved development
Attachment C	Plans of proposed development



LOCALITY MAP

Subject Site		Objectors		
Notified Area		Supporters		

1. Executive Summary

This report concerns a review request under Section 8.2 of the Environmental Planning and Assessment Act 1979 to review Determination No. D/2018/406 dated 25 October 2018 for ground floor alterations and additions to dwelling house and associated works, including new elevated rear deck. The application was notified for 14 days in accordance with Council's Notification Policy, no submissions were received.

The main issue that have arisen from the application include

- The proposed bulk and scale of the proposed first floor deck extension is not consistent with the surrounding dwellings and as such results in poor heritage and streetscape outcomes.

The development is considered contrary to the aims, controls and design parameters of the Leichhardt Local Environmental Plan (LLEP 2013) and Leichhardt Development Control Plan 2013 (LDLCP 2013).

2. Proposal

Approval is sought by a review request under Section 8.2 of the Environmental Planning and Assessment Act to review Determination No. D/2018/406 dated 25 October 2018 for ground floor alterations and additions to dwelling house and associated works, including new elevated rear deck. The works include the following:

- Deletion of Condition 2 (c) which reads
The depth of the elevated rear balcony is to be reduced (to approximately 2.2m from the rear wall of the dwelling) so that its rear alignment is consistent with the setback from the northern boundary of the existing elevated rear balcony on the adjoining property to the east, 17 Rose Street.
- Construction of a new rear elevated deck with a depth of 3.6m, contrary to the maximum depth required as per Condition 2(c) – this being approximately 2.2m from the rear wall of the dwelling building (so that its rear alignment is consistent with the setback from the northern boundary of the existing elevated rear balcony on the adjoining property to the east, 17 Rose Street);
- Deletion of the retractable UV resistant awning at the western elevation of the dwelling, in accordance with Condition 2(a); and
- Construction of a 1.8m privacy screen to for the full length of the eastern elevation and eastern half of the northern elevation of the rear elevated balcony.

3. Site Description

The subject site is located on the north eastern corner at the intersection of William Street and Rose Street. The site consists of a single allotment and is generally rectangular in shape with a total area of 154.3m² and is legally described as Lot 10 in DP243580. The site has a frontage to Rose Street of 5.2m and a secondary frontage of approximate 29.4m to William Street.

The site supports a two storey federation era dwelling within the Annandale Heritage Conservation Area. Due to the steep sloping of the immediate area, this being a fall from south to north, the surrounding context consists of dwellings with a single storey form at the primary frontage and two-storey built form at the rear. A Black Tea Tree and Bottlebrush is located within the rear setback of the subject site and a Sydney Blue Gum located on the adjoining property at 17 Rose Street at the eastern boundary.

4. Background

4(a) Site history

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

Subject Site

Development Application No: D/2018/406 sought consent for ground floor alterations and additions to dwelling house and associated works, including new elevated rear deck was approved by Council on 25 October 2018 subject to recommended Conditions. It was considered that the rear deck proposed did not satisfy the objectives or controls of the LLEP 2013 and LDCP 2013 in terms of bulk and scale, privacy and heritage and as such the following site specific Conditions were imposed to ensure compliance with these requirements:

Amended plans are to be submitted incorporating the following amendments:

- a) *The proposed retractable UV resistance awning blinds for the dwelling at the William Street frontage of the site shall be deleted from the plans.*
- b) *All new structures resulting from the building works shall be fully within the property boundaries.*
- c) *The depth of the elevated rear balcony is to be reduced (to approximately 2.2m from the rear wall of the dwelling) so that its rear alignment is consistent with the setback from the northern boundary of the existing elevated rear balcony on the adjoining property to the east, 17 Rose Street.*
- d) *The timber privacy screen to the eastern end of the elevated rear balcony shall have a minimum density / obscurity of 75%.*
- e) *The glass balustrades to the elevated rear balcony are to be deleted. The balustrades to the elevated rear balcony are to be vertical timber slats with density of 50%.*
- f) *The double hung timber sash windows in the western façade must be repaired and retained as part of the proposal.*

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

Surrounding properties

There are no recent planning determinations at 17 Rose Street and 7 William Street, Annandale.

15 Rose Street, Annandale (two houses to the east of the subject site)

Application	Proposal	Decision & Date
D/2016/424	Alterations and additions to house including rear addition	Approved 2/11/2016
M/2018/71	Modification of Development Consent D/2016/424 which approved alterations and additions to house including rear addition. Consent is sought to demolish and reconstruct elevated rear deck and stairs similar to existing.	Approved 20/06/2018 (it is noted that the enlargement of the elevated rear deck was not supported)

4(b) Application history

Not applicable

5. Assessment

The applicant has requested that Council review the determination under Section 8.2 of the Environmental Planning and Assessment Act, 1979. The following information has been submitted with the review request in support of the proposed development attempting to address the reasons for refusal:

- Detailed site survey;
- Revised set of architectural plans illustrating the deletion of the window awnings at the eastern elevation, construction of new privacy screen at the eastern (side) and northern (rear) elevation of the rear deck, and elevated deck with depth of 3.6m; and
- Written response to notice of determination issued, namely Condition 2.

5(a) Grounds of Refusal

Development Application D/2018/406 although approved did not support the proposal in its original form, such design recommendations were imposed to address the non-compliances with the LLEP 2013 and LDCP 2013. Condition 2 requires the following design amendments be made:

- a) *The proposed retractable UV resistance awning blinds for the dwelling at the William Street frontage of the site shall be deleted from the plans.*
- b) *All new structures resulting from the building works shall be fully within the property boundaries.*

Comment: The revised architectural plans provided with the application illustrates the deletion of all window awnings on the western elevation plan, however the ground floor plan provided still illustrates the retention of the rear window awning to the living. Due to the lack of clarification provided amongst the plans and supporting documentation the deletion of this condition is not supported. The retractable awnings at the western elevation protrudes beyond the property boundary and encroaches into the footpath airspace. All building works must be contained within the lot boundary.

- c) *The depth of the elevated rear balcony is to be reduced (to approximately 2.2m from the rear wall of the dwelling) so that its rear alignment is consistent with the setback from the northern boundary of the existing elevated rear balcony on the adjoining property to the east, 17 Rose Street.*

Comment: The applicant has noted that the depth of the existing deck (when measured from the rear wall) is approximately 1.4m, it was originally proposed to be 3.5m to match the rear alignment of the adjoining stairs at 17 Rose Street and in accordance with Condition 2(c) it would have a depth of approximately 2.5m. The current proposal seeks to extend the rear deck to have a depth of approximately 3m to match the centre of the staircase on the adjoining property at 17 Rose Street, in accordance with the applicant's calculations; this is an additional 500mm beyond what was originally conditioned.

The applicant has provided the following justification to support the deletion of Condition 2(c) to facilitate the proposed design:

- Due to the configuration of the dwelling in addition to the slope of the subject site the primary private open space area is not accessible from the principal living areas – which are located on the ground floor. As such a deck with a greater depth will ensure that the residents will achieve suitable usable private open space directly accessible from the living areas.
- The reduction to the depth of the deck does not reduce the visual prominence of the structure no less than existing dwelling and deck or currently proposed works.
- Design flexibility should be provided for dwellings with a secondary frontage on corner allotments within a HCA, particularly since there is limited building fabric of heritage significance to the rear of the building.
- The current proposal, which includes a new 1.8m high privacy screen at the eastern portion of the northern elevation, seeks to mitigate visual privacy impacts to the property to the rear of the site – this being 7 William Street. In addition, the new privacy screens will utilise materials that attenuate noise from the use of the deck area as well as reduce the visual bulk of the deck due to its 75% obscurity.

On review the current proposal does not adequately demonstrate compliance with the objectives of controls of the LLEP 2013 or LDCP 2013 for the following reasons and is not recommended for deletion.

- The provisions of C3.8 of the LDCP 2013 require dwelling housings to have private open space at ground level, connected to the principal living areas and where ground level is not accessible an above ground area will be considered. Due to the topography of the subject site the principal private open area is not located on the same level as the main living room areas. Despite this, adequate private open space, approximately 22m² excluding the area below the deck, is accessible at the ground level of the subject site. The condition imposed discourages the use of the deck areas as the principal private open space area given that more than compliant space is provided on site.
- The subject site is a corner allotment as such the proposal is required to address both frontages of the subject site. The proposed deck, although 500mm less than originally proposed seeks to extend approximately 500mm beyond the rear alignment of the similar developments to the east of the subject site. The dwellings on the northern side of Rose Street have a rear elevated deck with similar depths. The extent of the extension in addition to the new privacy screen at the northern elevation will create unnecessary bulk and be visually prominent at the William Street elevation in comparison to a proposal that matches the rear alignment of the adjoining dwelling. The design of the proposal is contrary to the provisions of C1.5 of the LDCP 2013 which require corner sites to address both frontages; incorporate building elements compatible in scale with the streetscape; not impede on the amenity of the surrounding properties and comply with the applicable heritage provisions.
- The application is located within the Annandale HCA and as such was referred to Council's Heritage Officer for comment, the following comments were provided in relation to the depth of the deck:

Condition 2 (c) enables to reduce visual prominence of the proposed extended rear deck in relation to the William Street streetscape. It ensures the retention of established building alignments with neighbouring properties and overall consistency of building footprint and continuation of immediate established patterns.

The provisions of Clause 5.10 of the LEP 2013 as well as design parameters of C1.3 and C1.4 of the LDCP 2013 require additions to dwellings within a HCA to complement the surrounding built form. The proposal is an unsympathetic addition that does not respect the immediate local context established by the adjoining dwellings to the east, namely in terms of rear building alignments, materials and finishes. As such the proposal is contrary to the applicable heritage provisions.

- As previously stated given that the deck will extend approximately 500mm beyond the rear alignment of established footprint the applicant has incorporated privacy screening at the northern elevation to mitigate any additional impacts. Withstanding this, the depth of the deck is still likely to impede on the visual privacy amenity of the south facing windows and private open space area of 7 William Street and the private open space area of 17 Rose Street. The provisions of C9 of C3.11 of the LDCP 2013 require *balconies at first floor or above at the rear of residential dwellings will have a maximum depth of 1.2m and length of 2m unless it can be demonstrated that due to the location of the balcony there will be no adverse privacy impacts on surrounding residential properties with the provision of a larger balcony*. Although the deck is located at ground floor, given the topography of the site the deck is significantly elevated above the surrounding properties and will cause adverse overlooking – as such this control is required to be considered. The proposed deck depth of 3m is likely to encourage greater use of the area as the principal private open space area than that already provided in the lower courtyard area and subsequently increase the likelihood of overlooking.

- d) *The timber privacy screen to the eastern end of the elevated rear balcony shall have a minimum density / obscurity of 75%.*

Comment: The revised architectural plans provided with the application illustrate a 1.8m high privacy screening in accordance to the requirements of the Condition, in addition to a new privacy screen at the eastern half of the northern elevation. The applicant has noted that the incorporation of the new privacy screens is to mitigate overlooking into the adjoining properties at 7 William Street and 17 Rose Street. Due to the depth of the deck, the proposed screening will exacerbate the overall bulk and visual dominance of the proposal from the William Street frontage and when viewed from the adjoining properties contrary to the requirements of Clause 3.2 of the LDCP 2018. Although the applicant has not sought to delete this condition it is recommended that it is retained.

- e) *The glass balustrades to the elevated rear balcony are to be deleted. The balustrades to the elevated rear balcony are to be vertical timber slats with density of 50%.*

Comment: The revised architectural plans provided with the application illustrate the retention of the glass balustrading contrary to the provision of Clause 5.10 of the LLEP 2013 and Clause C1.4 and C2.2.1.5 of the LDCP 2013. Although the applicant has not sought to delete this Condition it is recommended that it is retained.

- f) *The double hung timber sash windows in the western façade must be repaired and retained as part of the proposal.*

Comment: The revised architectural plans provided with the application do not illustrate repair and maintenance of the windows, although the applicant has not sought to delete this Condition it is recommended that it is retained

The application is considered unsupportable and in view of the circumstances, refusal of the application is recommended.

5(b) Other Matters

There are no other matters that are pertinent to the subject application.

5(c) The likely impacts

The assessment of the review demonstrates that the proposal will result in adverse bulk and scale, heritage and visual privacy impacts that are not in accordance with the relevant planning controls. The proposed development is not in keeping in context with the surrounding area as it extends beyond the established rear alignment of the neighbouring rear balconies. In addition, bulk and scale impacts of the proposal have been exacerbated to accommodate new privacy screening for the increase deck depth. The apparent issues of the development would be reduced if the proposal was designed in accordance with the condition as originally imposed.

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

The site is zoned R2 Low Density Residential under LLEP 2013. While the proposal is permitted with consent in the zone, the proposal is not considered to be acceptable having regard to the applicable planning controls that provide parameters for low density development. In order to achieve the development, the proposal breaches the applicable heritage, bulk and scale and visual privacy standards that have an adverse impact on the immediate locality. Additionally, the bulk and scale of the deck extension is uncharacteristic of surrounding development and exceeds DCP controls that manage building bulk and scale.

Given the proposal does not comply with the applicable provisions in order to facilitate works that is inconsistent in bulk and scale with surrounding development and results in adverse heritage impacts, it is considered that the impacts of the deck extension are not compatible with the surrounding area and the site is not suitable for the development proposed.

5(e) Any submissions

The original application was notified to residents/property owners in the vicinity of the subject site were notified of the development in accordance with Council's Notification Policy. One submission was received that raised concern to the scale of the proposal, visual privacy and acoustic impacts from the use of the extension and visual impact to the HCA. The review of the application was notified for 14 days, no submissions were received.

5(f) The Public Interest

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

The development is contrary to the heritage provisions of Clause 5.10 of the LLEP 2013 in addition to a number of planning controls prescribed under LDCEP 2013. Given the lack of compliance with the relevant planning controls, the development is considered contrary to the public interest.

6 Referrals

The application was referred to Councils Heritage Officer for comment, the proposed application is not supported at the Conditions originally imposed are to be retained. In addition to the comments discussed at Part 5 of this assessment report it was recommended that should the application be supported the following conditions are imposed to ensure that the infill works comply with the objective of the HCA:

- Proposed new window W01 is to be timber framed and painted to match the colour of existing other windows to the William Street frontage
- New infill surrounding W01 to the William Street frontage shall match the colour and finish of the wall to the William Street frontage

8. Conclusion

This application seeks a review of Determination No. D/2018/406 dated 25 October 2018, under Section 8.2 of the Environmental Planning and Assessment Act 1979 for ground floor alterations and additions to dwelling house and associated works, including new elevated rear deck.

The development is considered contrary to aims, controls and design parameters of the Leichhardt Local Environmental Plan 2013 and Leichhardt Development Control Plan 2013 for the reasons discussed in this report.

The review application has not adequately addressed the design amendments stated in Condition 2 of D/2018/406 dated 25 October 2018.

The application is considered unsupportable and in view of the circumstances, refusal of the application is recommended.

9. Recommendation

THAT the Inner West Local Planning Panel, as the consent authority pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, **REFUSE** Development Application No. DAREV/2018/19 to review Determination No. D/2018/406 dated 25 October 2018, under Section 8.2 of the Environmental Planning and Assessment Act, for ground floor alterations and additions to dwelling house and associated works, including new elevated rear deck:

- A. The proposal is contrary to the objectives of Clause 5.10 of the Leichhardt Local Environmental Plan 2013 and Part C1.4 of the Leichhardt Development Control Plan 2013 relating to heritage conservation in that the proposal does not conserve the heritage significance of the Annandale Heritage Conservation Area.
- B. The proposal has an adverse impact on streetscape and the Annandale Heritage Conservation Area, and is therefore inconsistent with the desired future character of the Trafalgar Street Distinctive Neighbourhood, contrary to Part C2.2.1.5 of Leichhardt Development Control Plan 2013
- C. The built form of the development results in adverse bulk and scale impacts to the immediate locality and does not address the secondary frontage contrary to the objectives and controls within Part C1.3 – Alterations and Additions and part C1.5 – Corner Site respectively of the Leichhardt Development Control Plan 2013.
- D. The proposal seeks to provide a principal private open space area above the ground level contrary to the provisions of Part 3.8 – Private Open Space resulting in adverse visual privacy impacts to the neighbouring properties to the rear and side contrary to Part C3.11 of the Leichhardt Control Plan 2013.
- E. The proposal is unacceptable pursuant to the provisions of Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 in that the proposal's non-compliances and inconsistencies with the provisions of adopted environmental planning instruments and a development control plan are not in the public interest

Attachment A –Conditions of consent D/2018/406 Consent

CONDITIONS OF CONSENT

1. Development must be carried out in accordance with Development Application No. **D/2018/406** and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Title	Drawing Reference	Drawn By	Dated
Cover Page	A-DA-000-001	Norrsken Ko.	03.08.2018
Site Analysis Plan	A-DA-100-001 Rev 00	Norrsken Ko.	03.08.2018
Site, Roof & Landscape Plan	A-DA-100-002 Rev 00	Norrsken Ko.	03.08.2018
Stormwater Management Plan	A-DA-850-002 Rev 00	Norrsken Ko.	03.08.2018
Schedule of External Colours and Materials	A-DA-920-001 Rev 00	Norrsken Ko.	03.08.2018
North Elevation	A-DA-200-001 Rev 00	Norrsken Ko.	03.08.2018
South Elevation	A-DA-200-004 Rev -	Norrsken Ko.	03.08.2018
West Elevation	A-DA-200-006 Rev 00	Norrsken Ko.	03.08.2018
Section AA	A-DA-300-001 Rev 00	Norrsken Ko.	03.08.2018
Section BB	A-DA-300-002 Rev 00	Norrsken Ko.	03.08.2018
Existing/Demolition Ground Floor	A-DA-102-002 Rev 00	Norrsken Ko.	03.08.2018
Lower Ground - Proposed	A-DA-110-001 Rev -	Norrsken Ko.	03.08.2018
Ground Floor - Proposed	A-DA-110-002 Rev -	Norrsken Ko.	03.08.2018

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

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

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

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

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

2. Amended plans are to be submitted incorporating the following amendments:
- a) The proposed retractable UV resistance awning blinds for the dwelling at the William Street frontage of the site shall be deleted from the plans.
 - b) All new structures resulting from the building works shall be fully within the property boundaries.
 - c) The depth of the elevated rear balcony is to be reduced (to approximately

	<p>2.2m from the rear wall of the dwelling) so that its rear alignment is consistent with the setback from the northern boundary of the existing elevated rear balcony on the adjoining property to the east, 17 Rose Street.</p> <p>d) The timber privacy screen to the eastern end of the elevated rear balcony shall have a minimum density / obscurity of 75%.</p> <p>e) The glass balustrades to the elevated rear balcony are to be deleted. The balustrades to the elevated rear balcony are to be vertical timber slats with density of 50%.</p> <p>f) The double hung timber sash windows in the western façade must be repaired and retained as part of the proposal.</p> <p>Details demonstrating compliance with the requirements of this condition are to be marked on the plans and be submitted to the Principal Certifying Authority's satisfaction prior to the issue of any Construction Certificate.</p>
<p>3.</p>	<p>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:</p> <p>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.</p> <p>b) A concrete pump across the roadway/footpath</p> <p>c) Mobile crane or any standing plant</p> <p>d) Skip bins</p> <p>e) Scaffolding/Hoardings (fencing on public land)</p> <p>f) Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.</p> <p>g) Awning or street verandah over footpath</p> <p>h) Partial or full road closure</p> <p>i) Installation or replacement of private stormwater drain, utility service or water supply</p> <p>Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities.</p> <p>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</p>

	Construction Certificate.
4.	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.
5.	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.
6.	<p>Consent is granted for demolition of the currently existing structures on the property as set out in the plans/documentation listed in Condition 1, subject to strict compliance with the following conditions:</p> <p>a) The adjoining residents must be notified seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence, site contact details/person, elements to be demolished and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of and directly opposite the demolition site.</p> <p>b) Written notice is to be given to the Principal Certifying Authority for inspection prior to demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours and contact telephone number and licence number of the demolisher. The following building inspections must be undertaken by the Principal Certifying Authority:</p> <p>i) A <i>pre commencement</i> inspection when all the site works are installed on the site and prior to demolition commencing.</p> <p>ii) A <i>final</i> inspection when the demolition works have been completed.</p> <p>NOTE: If Council is nominated as your Principal Certifying Authority 24 - 48 hours notice to carry out inspections is required. Arrangement for inspections can be made by phoning 9367 9222.</p> <p>c) Prior to demolition, the applicant must erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.</p> <p>d) Prior to demolition, the applicant must erect a 2.4m high temporary fence, hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or the site is otherwise unoccupied.</p> <p>e) The demolition plans must be submitted to the appropriate Sydney Water Quick Check agent for a building plan approval.</p>

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- f) Demolition is to be carried out in accordance with the relevant provisions of Australian Standard 2601:2001: *Demolition of structures*.
 - g) The hours of demolition work are limited to between 7:00am and 6:00pm on weekdays. No demolition work is to be carried out on Saturdays, Sundays and public holidays.
 - h) Hazardous or intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of WorkCover New South Wales and the Environmental Protection Authority.
 - i) Demolition procedures must maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
 - j) During demolition, public property (footpaths, roads, reserves etc) must be clear at all times and must not be obstructed by any demolished material or vehicles. The footpaths and roads must be swept (not hosed) clean of any material, including clay, soil and sand. On the spot fines may be levied by Council against the demolisher and/or owner for failure to comply with this condition.
 - k) All vehicles leaving the site with demolition materials must have their loads covered and vehicles must not track soil and other materials onto public property (footpaths, roads, reserves etc) and the footpaths must be suitably protected against damage when plant and vehicles access the site.
 - l) The burning of any demolished material on site is not permitted and offenders will be prosecuted.
 - m) Care must be taken during demolition to ensure that existing services on the site (ie, sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services must be repaired by the relevant authority at the applicant's expense. Dial before you dig www.1100.com.au should be contacted prior to works commencing.
 - n) Suitable erosion and sediment control measures in accordance with the Soil and Water Management Plan must be erected prior to the commencement of demolition works and must be maintained at all times.
 - o) Prior to demolition, a Work Plan must be prepared and submitted to the Principal Certifying Authority in accordance with the relevant provisions of Australian Standard 2601:2001 *Demolition of structures* by a person with suitable expertise and experience. The Work Plan must identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
 - p) If the property was built prior to 1987 an asbestos survey prepared by a qualified occupational hygienist is to be undertaken. If asbestos is present then:
 - i) A WorkCover licensed contractor must undertake removal of all asbestos.
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	<ul style="list-style-type: none"> ii) During the asbestos removal a sign "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400 mm x 300 mm is to be erected in a visible position on the site to the satisfaction of Council. iii) Waste disposal receipts must be provided to Council / Principal Certifying Authority as proof of correct disposal of asbestos laden waste. iv) All removal of asbestos must comply with the requirements of WorkCover and Leichhardt Council. v) An asbestos clearance certificate prepared by a qualified occupation hygienist must be provided at the completion of the demolition works. 				
	PRIOR TO THE RELEASE OF A CONSTRUCTION CERTIFICATE				
7.	<p>In accordance with the provisions of the <i>Environmental Planning and Assessment Act 1979</i> construction works approved by this consent must not commence until:</p> <ul style="list-style-type: none"> a) A Construction Certificate has been issued by Council or an Accredited Certifier. Either Council or an Accredited Certifier can act as the "Principal Certifying Authority." b) A Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment. c) At least two days notice, in writing has been given to Council of the intention to commence work. <p>The documentation required under this condition must show that the proposal complies with all Development Consent conditions and is not inconsistent with the approved plans, the Building Code of Australia and the relevant Australian Standards.</p>				
8.	<p>The trees identified below are to be retained:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Tree/location</th> </tr> </thead> <tbody> <tr> <td><i>Melaleuca bracteata</i> (Black Tea Tree) Rear</td> </tr> <tr> <td><i>Callistemon</i> sp. (Bottlebrush) Rear</td> </tr> <tr> <td><i>Robinia pseudoacacia</i> "Frisia' (Golden Robinia) Street Tree</td> </tr> </tbody> </table> <p>Details of the trees to be retained must be included on the Construction Certificate plans</p>	Tree/location	<i>Melaleuca bracteata</i> (Black Tea Tree) Rear	<i>Callistemon</i> sp. (Bottlebrush) Rear	<i>Robinia pseudoacacia</i> "Frisia' (Golden Robinia) Street Tree
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<i>Robinia pseudoacacia</i> "Frisia' (Golden Robinia) Street Tree					
9.	<p>A stormwater drainage design prepared by a Licensed Plumber or qualified practicing Civil Engineer must be provided prior to the issue of a Construction Certificate. The design must be prepared / amended to make provision for the following:</p> <ul style="list-style-type: none"> a) Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines and be discharged together with overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter of a public road. b) Charged or pump-out stormwater drainage systems are not permitted. 				

	<p>c) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.</p> <p>d) An overland flowpath must be provided between the rear of the dwelling and the William Street frontage. The rear courtyard must be graded so that bypass flows from the site drainage system are directed to the overland flowpath.</p> <p>e) A minimum 150mm step up must be provided between all external finished surfaces and adjacent internal floor areas, except where a reduced step is permitted under Section 3.1.2.3 (b) of the Building Code of Australia for Class 1 buildings.</p> <p>f) All plumbing within the site must be carried out in accordance with Australian Standard AS/NZS 3500.3-2015 Plumbing and Drainage – Stormwater Drainage</p> <p>g) No nuisance or concentration of flows to other properties.</p> <p>h) The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system.</p> <p>i) Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required.</p> <p>j) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.</p> <p>k) New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a maximum section height of 100mm.</p> <p>l) New kerb outlets in stone kerb shall be carefully cored through the existing kerb stone such that the kerb outlet is perpendicular (a 90° angle) with the gutter. The pipe under the footpath shall end 30mm within the kerb stone with mass concrete around the pipe connection to the kerb stone. Purpose made pipe fittings and bends or welded joints shall be used where necessary to align the discharge pipe with the kerb outlet.</p> <p>The design must be certified as compliant with the terms of this condition by a suitably qualified Civil Engineer.</p> <p>Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.</p>
<p>10.</p>	<p>Prior to the issue of a Construction Certificate, Architectural Plans accompanied by a Structural Certificate must be provided to the Principal Certifying Authority. The Certificate must verify that the architectural plans that are the subject of the Construction Certificate application do not rely on the Party Wall for lateral or vertical support and that additions are independently supported. A</p>

	copy of the Certificate & plans must be provided to the consent authority and all owners of the party wall/s.
11.	<p>Any air conditioning unit on the site must be installed and operated at all times so as not to cause "Offensive Noise" as defined by the Protection of the Environment (Operations) Act 1997.</p> <p>The system/s shall be operated as follows:</p> <p>a) Domestic air conditioners must not be audible in nearby dwellings between:</p> <ul style="list-style-type: none"> i) 10:00pm to 7:00am on Monday to Saturday: and ii) 10:00pm to 8:00am on Sundays and Public Holidays. <p>b) At any other time the systems and associated equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background $L_{A90, 15min}$ noise level, measured in the absence of the noise source/s under consideration by 5dB(A).</p> <p>The source noise level shall be assessed as an $L_{Aeq, 15min}$ and adjusted in accordance with the NSW Environment Protection Authority's Industrial Noise Policy and Environmental Noise Control Manual (sleep disturbance).</p> <p>Air conditioning units must be installed in accordance with plans referenced in condition 1 or to satisfy provisions of the State Environmental Planning Policy (Exempt & Complying Codes) 2008.</p> <p>Details demonstrating compliance with the requirements of this condition and the acoustic measures to be employed to achieve compliance with this condition are to be submitted for approval to the Principal Certifying Authority prior to the issue of any Construction Certificate.</p>
12.	Prior to the issue of the Construction Certificate the Principal Certifying Authority is to ensure that the plans state that no high front gutters will be installed.
13.	<p>The following requirements are to be incorporated into the development detailed on the Construction Certificate plans and provided prior to the issue of a Construction Certificate:</p> <p>a) No rainforest timbers or timbers cut from old growth forests are to be used in the construction of the development. Timbers to be used are to be limited to any plantation, regrowth or recycled timbers, or timbers grown on Australian Farms or State Forest Plantations.</p> <p>Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.</p>
14.	In accordance with Section 34 of the <i>Building and Construction Industry Long Service Payments Act 1986</i> , the applicant must pay a long service levy at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more. The Long Service Levy is payable prior to the issue of a Construction Certificate.

	Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.
15.	Materials and finishes must be complementary to the predominant character and streetscape of the area, and any existing buildings & the period of construction of the buildings. New materials that are not depicted on the approved plans must not be used. Highly reflective wall or roofing materials and glazing must not be used. Materials must be designed so as to not result in glare (maximum normal specular reflectivity of visible light 20%) or that causes any discomfort to pedestrians or neighbouring properties. Details of finished external surface materials, including colours and texture must be provided prior to the issue of a Construction Certificate to the satisfaction of the Principal Certifying Authority.
16.	The existing unpainted brick surfaces are not to be painted, bagged or rendered but to remain as original brick work. The Construction Certificate plans must clearly depict all original brickwork with a notation that they are to remain unpainted to the satisfaction of the Principal Certifying Authority.
17.	<p>If any excavation extends below the level of the base of the footings of a building on an adjoining property, the person causing the excavation:</p> <ul style="list-style-type: none"> a) Must preserve and protect the adjoining building from damage b) Must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished. c) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. <p>In this condition, the allotment of land includes public property.</p>
18.	<p>The following fire upgrading is required pursuant to Clause 94 of the <i>Environmental Planning and Assessment Regulation 2000</i>:</p> <ul style="list-style-type: none"> - The building is to be provided with smoke alarm system that complies with <i>AS3786-1993: Smoke Alarms</i> and the smoke alarms must be connected to the consumer mains electrical power supply and interconnected where there is more than one alarm with a stand-by (battery back-up) power supply. The smoke alarm system must be installed in suitable locations on or near the ceiling in accordance with Part 3.7.2 of the Building Code of Australia. <p>Amended plans and specifications demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority with the application prior to the issuing of a for a Construction Certificate.</p> <p>Note: Where an existing system complying with the above requirements is already installed in the building, evidence of this should be submitted with the application for a Construction Certificate.</p>

19.	<p>A Certificate prepared by an appropriately qualified and practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction must be provided prior to the issue of a Construction Certificate to the satisfaction of the Principal Certifying Authority. The certificate shall also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.</p> <p>Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.</p>
20.	<p>A Soil and Water Management Plan must be provided prior to the issue of a Construction Certificate. The Soil and Water Management plan must designed to be compatible with the document Planning for Erosion and Sediment Control on Single Residential Allotments or Managing Urban Stormwater–Soils & Construction Volume 1 (2004) available at www.environment.nsw.gov.au and the Construction Management and Traffic Management Plan referred to in condition/s of this Development Consent and must address, but is not limited to the following issues:</p> <ul style="list-style-type: none"> a) Minimise the area of soils exposed at any one time. b) Conservation of top soil. c) Identify and protect proposed stockpile locations. d) Preserve existing vegetation. Identify revegetation technique and materials. e) Prevent soil, sand, sediments leaving the site in an uncontrolled manner. f) Control surface water flows through the site in a manner that: <ul style="list-style-type: none"> i) Diverts clean run-off around disturbed areas; ii) Minimises slope gradient and flow distance within disturbed areas; iii) Ensures surface run-off occurs at non erodable velocities; iv) Ensures disturbed areas are promptly rehabilitated. g) Sediment and erosion control measures in place before work commences. h) Materials are not tracked onto the road by vehicles entering or leaving the site. i) Details of drainage to protect and drain the site during works. <p>Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.</p>
21.	<p>The approved plans must be submitted to a Sydney Water Quick Check agent 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. For Quick Check agent details please refer to the web site</p>

	<p>http://www.sydneywater.com.au/SW/plumbing-building-developing/building/quick-check-agents/index.html</p> <p>The Principal Certifying Authority must ensure the Quick Check agent/Sydney Water has appropriately stamped the plans prior to the issue of a Construction Certificate.</p> <p>Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.</p>
22.	<p>Prior to the issue of a Construction Certificate, the applicant must prepare a Construction Management and Traffic Management Plan. The following matters should be addressed in the plan (where applicable):</p> <ul style="list-style-type: none"> a) A plan view of the entire site and frontage roadways indicating: <ul style="list-style-type: none"> i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways. ii) The locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council. iii) Location of any proposed crane and concrete pump and truck standing areas on and off the site. iv) A dedicated unloading and loading point within the site for construction vehicles, plant and deliveries. v) The proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period. b) Noise and vibration During excavation, demolition and construction phases, noise & vibration generated from the site must be controlled. Refer to other conditions of this consent. If during excavation, rock is encountered, measures must be taken to minimise vibration, dust generation and impacts on surrounding properties. Refer to Environmental Noise Management Assessing Vibration: a technical Guideline (Department of Environment and Conservation, 2006) www.epa.nsw.gov.au for guidance and further information. c) Occupational Health and Safety All site works must comply with the occupational health and safety requirements of the New South Wales Work Cover Authority. d) Toilet Facilities During excavation, demolition and construction phases, toilet facilities are to be provided on the site, at the rate of one toilet for every twenty (20) persons or part of twenty (20) persons employed at the site. Details must be shown on the plan. e) Traffic control plan(s) for the site All traffic control plans must be in accordance with the Roads and Maritime

	<p>Services publication "Traffic Control Worksite Manual"</p> <p>Approval is to be obtained from Council for any temporary road closures or crane use from public property. Applications to Council shall be made a minimum of 4 weeks prior to the activity proposed being undertaken.</p> <p>Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.</p>				
<p>23.</p>	<p>A Waste Management Plan (WMP) is to be provided in accordance with Part D – Waste – Development Control Plan 2013. The Plan must address all issues identified in the DCP including but not limited to:</p> <ul style="list-style-type: none"> a) Estimated volume (m3) or weight (t) of materials that are reused, recycled or removed from site. b) On site material storage areas during construction. c) Material and methods used during construction to minimise waste. d) Nomination of end location of all waste and recycling generated from a facility authorised to accept the material type for processing or disposal and retention of waste dockets to be made available to Council Officer on request e) A clear statement within the Waste Management Plan of responsibility for the transferral of waste and recycling bins within the property and between floors where applicable to the collection point in accordance with DCP 2013. <p>All requirements of the approved Waste Management Plan must be implemented during the demolition, excavation and construction of the development.</p>				
	<p>PRIOR TO WORKS COMMENCING OR ISSUE OF A CONSTRUCTION CERTIFICATE (WHICHEVER OCCURS FIRST)</p>				
<p>24.</p>	<p>Prior to the commencement of demolition works on the subject site or a Construction Certificate being issued for works approved by this development consent (whichever occurs first), a security deposit and inspection fee as detailed below 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.</p> <table border="1" data-bbox="395 1473 1257 1536"> <tr> <td>Security Deposit (FOOT)</td> <td>\$4,450.00</td> </tr> <tr> <td>Inspection fee (FOOTI)</td> <td>\$230.65</td> </tr> </table> <p>Payment will be accepted in the form of cash, bank cheque or EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.</p> <p>The inspection fee is required for Council to determine the condition of the adjacent road reserve & footpath prior to & on completion of the works being carried out.</p>	Security Deposit (FOOT)	\$4,450.00	Inspection fee (FOOTI)	\$230.65
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	<p>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, Council may carry out any works necessary to repair the damage and/or remove the risk. The cost of these works will be deducted from the security deposit.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>25.</p>	<p>Should works require any of the following on public property (footpaths, roads, reserves), an application shall be submitted and approved by Council prior to the commencement of the works associated with such activity or the Construction Certificate (whichever occurs first)</p> <ul style="list-style-type: none"> a) Work/Construction zone (designated parking for construction vehicles). – A Work Zone application b) A concrete pump across the roadway/footpath. – A Standing Plant permit c) Mobile crane or any standing plant – A Standing Plant Permit d) Skip bins other than those authorised by Leichhardt Council – Skip Bin Application e) Scaffolding/Hoardings (fencing on public land) – Scaffolding and Hoardings on Footpath Application f) Road works including vehicle crossing/kerb & guttering, footpath, stormwater provisions etc – Road works Application g) Awning or street verandah over footpath. – Road works Application h) Installation or replacement of private stormwater drain, utility service or water supply – Road Opening Permit <p>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.</p>
<p>26.</p>	<p>Before the issue of a Construction Certificate, the Principal Certifying Authority</p>

	shall be satisfied that no proposed underground services (i.e. water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017, located on the subject allotment and adjoining allotments.										
27.	<p>The footings of the proposed balcony support posts will be isolated pier construction within the specified radius of the trunk(s) of the following tree(s).</p> <table border="1"> <thead> <tr> <th colspan="2">Schedule</th> </tr> <tr> <th>Tree/location</th> <th>Radius in m.</th> </tr> </thead> <tbody> <tr> <td><i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17</td> <td>6.5 m.</td> </tr> </tbody> </table> <p>The posts shall be located such that no roots of a diameter greater than 30mm will be severed or injured during the construction period. Excavation shall be undertaken by, or directly supervised by, the project Arborist.</p> <p>Structural details of the post support construction shall be submitted to the Principal Certifying Authority satisfying the above requirements prior to the release of a Construction Certificate.</p>	Schedule		Tree/location	Radius in m.	<i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17	6.5 m.				
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28.	<p>To preserve the following tree/s and avoid soil compaction, no work shall commence nor shall a Construction Certificate be issued (whichever occurs first) until temporary measures to avoid soil compaction (e.g. rumble boards or similar as specified in Section 4.5.3 of AS4970—<i>Protection of trees on development sites</i>) beneath the canopy of the following tree/s is/are installed:</p> <table border="1"> <thead> <tr> <th>Tree/Location</th> <th>Protection Zone</th> </tr> </thead> <tbody> <tr> <td><i>Melaleuca bracteata</i> (Black Tea Tree) Rear</td> <td rowspan="3">All lawn, rear garden area.</td> </tr> <tr> <td><i>Callistemon</i> sp. (Bottlebrush) Rear</td> </tr> <tr> <td><i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17</td> </tr> </tbody> </table> <p>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 by the Project Arborist to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.</p>	Tree/Location	Protection Zone	<i>Melaleuca bracteata</i> (Black Tea Tree) Rear	All lawn, rear garden area.	<i>Callistemon</i> sp. (Bottlebrush) Rear	<i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17				
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29.	<p>To preserve the following tree/s no work shall commence nor shall a Construction Certificate be issued (whichever occurs first) until the trunk/s/branches are protected (in accordance with AS4970-<i>Protection of trees on development sites</i>) by the placement of 1.5 - 2 metres lengths of 50 x 100mm timbers spaced at 150mm centres and secured by wire/hoop strap over suitable protective padding material (i.e. underlay or carpet). The trunk/branch protection shall be maintained intact until the completion of all work on site.</p> <table border="1"> <thead> <tr> <th>Tree/Location</th> <th></th> </tr> </thead> <tbody> <tr> <td><i>Melaleuca bracteata</i> (Black Tea Tree) Rear</td> <td>Trunk to 1.5 m.</td> </tr> <tr> <td><i>Callistemon</i> sp. (Bottlebrush) Rear</td> <td>Trunk to 1.2 m.</td> </tr> <tr> <td><i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17</td> <td>Overhanging Branches</td> </tr> <tr> <td><i>Robinia pseudoacacia</i> 'Frisia' (Golden Robinia) Street</td> <td>Trunk & lower</td> </tr> </tbody> </table>	Tree/Location		<i>Melaleuca bracteata</i> (Black Tea Tree) Rear	Trunk to 1.5 m.	<i>Callistemon</i> sp. (Bottlebrush) Rear	Trunk to 1.2 m.	<i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17	Overhanging Branches	<i>Robinia pseudoacacia</i> 'Frisia' (Golden Robinia) Street	Trunk & lower
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	<p>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 by the Project Arborist to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.</p>	
	<p>PRIOR TO THE COMMENCEMENT OF WORKS</p>	
30.	<p>A Project Arborist shall be engaged before work commences for the duration of the site preparation, demolition, construction and landscaping.</p> <p>Project Arborist - for the purpose of these conditions a Project Arborist is a suitably qualified professional shall have as a minimum, Level 5 (Diploma) certification in Arboriculture under the Australian Qualification Framework (AQF) and who does not remove or prune trees in the Inner West local government area.</p> <p>The contact details of the Project Arborist shall be advised to council before work commences and maintained up to date for the duration of the works. If a new Project Arborist is appointed details of the new Project Arborist shall be notified to council within 7 days.</p>	
31.	<p>The proposed structure(s) to be erected must stand wholly within the boundaries of the subject site. No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach onto adjoining properties or upon public property.</p> <p>To ensure that the location of the building satisfies the provision of the approval, the footings and walls within one (1) metre of the property boundaries must be set out by or the location certified by a registered surveyor in accordance with the approved plans, prior to the commencement of works.</p> <p>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:</p> <p>a) Location of the building with respect to the boundaries of the site.</p>	
32.	<p>The site must be secured with temporary fencing prior to any works commencing.</p> <p>If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public property to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. Additionally an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property, where necessary.</p> <p>Separate approval is required under the <i>Roads Act 1993</i> to erect a hoarding or temporary fence or awning on public property. Approvals for hoardings, scaffolding on public land must be obtained and clearly displayed on site for the duration of the</p>	

	works. Any hoarding, fence or awning is to be removed when the work is completed and must be maintained clear of any advertising.
33.	The <i>Home Building Act 1989</i> requires that insurance must be obtained from an insurance company approved by the Department of Fair Trading prior to the commencement of works approved by this Development Consent. A copy of the certificate of insurance must be submitted to the Certifying Authority prior to the works commencing. If the work is to be undertaken by an owner-builder, written notice of their name and owner-builder permit number must be submitted to the Certifying Authority. In all other cases, written notice must be given to the Certifying Authority of: a) the name and licence number of the principal contractor; and b) reasons why a certificate of insurance is not required. Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.
34.	Any person or contractor undertaking works on public property must take out Public Risk Insurance with a minimum cover of ten (10) million dollars in relation to the occupation of, and approved works within public property. The Policy is to note, and provide protection for Leichhardt Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.
35.	Prior to the commencement of works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
36.	At least forty-eight (48) hours prior to the commencement of works, a notice of commencement form (available on Council's web page) and details of the appointed Principal Certifying Authority shall be submitted to Council.
37.	Prior to the commencement of works, a sign must be erected in a prominent position on the site (for members of the public to view) on which the proposal is being carried out. The sign must state: a) Unauthorised entry to the work site is prohibited. b) The name of the principal contractor (or person in charge of the site) and a telephone number at which that person may be contacted at any time for business purposes and outside working hours. c) The name, address and telephone number of the Principal Certifying Authority for the work.

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

Photographic evidence demonstrating compliance with the requirements of this condition is to be submitted to the satisfaction of the Principal Certifying Authority and Council for records purposes prior to the commencement of any onsite work.

DURING WORKS

38. If tree roots are required to be severed for the purposes of constructing the approved works, they shall be cut cleanly using a sharp and *fit for purpose tool*. The pruning shall be undertaken by a minimum Level 3 (AQF 3) qualified Arborist.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority

39. The trees to be retained shall be inspected, monitored and treated by Project Arborist during and after completion of development works to ensure their long term survival. Regular inspections and documentation from the Project Arborist to the Principal Certifying Authority are required at the following times or phases of work:

Schedule	
Tree/location	Time of Inspection
<i>Melaleuca bracteata</i> (Black Tea Tree) Rear	<ul style="list-style-type: none"> • Directly following installation of trunk and limb protection, • During excavation for balcony piers/posts within the <i>Tree Protection Zones</i>, • At project completion to verify that protection measures have been undertaken.
<i>Callistemon</i> sp. (Bottlebrush) Rear	
<i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17	
<i>Robinia pseudoacacia</i> "Frisia" (Golden Robinia) Street Tree	

Recommendations to ensure the trees long term survival must be carried out immediately upon receipt of the report.

Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.

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

Schedule	
Tree/location	Radius in m.
<i>Melaleuca bracteata</i> (Black Tea Tree) Rear	2 m.
<i>Callistemon</i> sp. (Bottlebrush) Rear	2 m.
<i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17	6.5 m.

Details demonstrating compliance with the requirements of this condition are to be

	submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.										
41.	<p>All excavation within the specified radius of the trunk(s) of the following tree(s) being hand dug:</p> <table border="1"> <thead> <tr> <th colspan="2">Schedule</th> </tr> <tr> <th>Tree/location</th> <th>Radius in m.</th> </tr> </thead> <tbody> <tr> <td><i>Melaleuca bracteata</i> (Black Tea Tree) Rear</td> <td>2 m.</td> </tr> <tr> <td><i>Callistemon</i> sp. (Bottlebrush) Rear</td> <td>2 m.</td> </tr> <tr> <td><i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17</td> <td>6.5 m.</td> </tr> </tbody> </table> <p>Details demonstrating compliance with the requirements of this condition are to be submitted by the Project Arborist undertaking the works to the satisfaction of the Principal Certifying Authority.</p>	Schedule		Tree/location	Radius in m.	<i>Melaleuca bracteata</i> (Black Tea Tree) Rear	2 m.	<i>Callistemon</i> sp. (Bottlebrush) Rear	2 m.	<i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17	6.5 m.
Schedule											
Tree/location	Radius in m.										
<i>Melaleuca bracteata</i> (Black Tea Tree) Rear	2 m.										
<i>Callistemon</i> sp. (Bottlebrush) Rear	2 m.										
<i>Eucalyptus saligna</i> (Sydney Blue Gum) Rear No 17	6.5 m.										
42.	No activities, storage or disposal of materials taking place beneath the canopy of any tree protected under Council's Tree Management Controls at any time.										
43.	<p>Building materials and machinery are to be located wholly on site unless separate consent (Standing Plant Permit) is obtained from Council/ the roads authority. Building work is not to be carried out on the footpath.</p> <p>Construction materials and vehicles shall not block or impede public use of the footpath or roadway.</p>										
44.	<p>All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent them from being dangerous to life or property and in accordance with the design of a suitably qualified structural engineer.</p> <p>If excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must:</p> <ol style="list-style-type: none"> Preserve and protect the building from damage. If necessary, underpin and support the building in an approved manner. Give at least seven (7) days' notice to the adjoining owner before excavating, of the intention to excavate within the proximity of the respective boundary. <p>Any proposed method of support to any excavation adjacent to adjoining properties or any underpinning is to be designed by a Chartered Civil Engineer, with National Professional Engineering Registration (NPER) in the construction of civil/structural works. Copies of the design plans must be provided to the relevant adjoining property owner/s prior to commencement of such works. Prior to backfilling, any method of support constructed must be inspected by the designing Engineer with certification provided to all relevant parties.</p>										
45.	The site must be appropriately secured and fenced at all times during works.										
46.	All fill used with the proposal shall be virgin excavated material (such as clay, gravel, sand, soil and rock) that is not mixed with any other type of waste and										

	<p>which has been excavated from areas of land that are not contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities and which do not contain sulphate ores or soils.</p> <p>Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority.</p>
<p>47.</p>	<p>Unless otherwise approved by Council, excavation, demolition, construction or subdivision work shall only be permitted during the following hours:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p> <p>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.</p> <p>Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving shall be limited to:</p> <p style="padding-left: 40px;">8:00 am to 12:00 pm, Monday to Saturday; and 2:00 pm to 5:00 pm Monday to Friday.</p> <p>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.</p> <p>“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.</p> <p>Noise arising from the works must be controlled in accordance with the requirements of the <i>Protection of the Environment Operations Act 1997</i> and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.</p>
<p>48.</p>	<p>In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the demolition, construction or operation/use of the development.</p>

49.	Any new information revealed during development works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifying Authority.
50.	<p>The development must be inspected at the following stages by the Principal Certifying Authority during construction:</p> <ul style="list-style-type: none"> a) after excavation for, and prior to the placement of, any footings, and b) prior to pouring any in-situ reinforced concrete building element, and c) prior to covering of the framework for any floor, wall, roof or other building element, and d) prior to covering waterproofing in any wet areas, and 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.
51.	A copy of the approved plans and this consent must be kept on site for the duration of site works and in the case of any commercial or industrial premise for the duration of the use/trading. Copies shall be made available to Council Officer's upon request.
52.	<p>Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines discharged by gravity to the kerb and gutter of a public road.</p> <p>Any existing component of the stormwater system that is to be retained must be checked and certified by a Licensed Plumber or qualified practicing Civil Engineer to be in good condition and operating satisfactorily.</p> <p>If any component of the existing system is not in good condition and /or not operating satisfactorily, it must be upgraded.</p>
53.	<p>Sedimentation controls, tree protection measures and safety fencing (where relevant) shall be maintained during works to ensure they provide adequate protection during the course of demolition, excavation and construction works. Materials must be stored in a location and manner to avoid material being washed to drains or adjoining properties.</p> <p>The requirements of the Soil and Water Management Plan must be maintained at all times during the works and shall not be removed until the site has been stabilised to the Principal Certifying Authority's satisfaction.</p> <p>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.</p>

	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.
54.	<p>No trees on public property (footpaths, roads, reserves etc) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.</p> <p>Prescribed trees protected by Council's controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.</p>
	PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE
55.	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 whatsoever resulting from the development shall not be permitted. Any encroachments on to Council road or footpath resulting from the building works shall be removed before the issue of the Occupation Certificate.
56.	The existing stone kerb adjacent to the site is of local heritage value and is to be preserved at no cost to Council. Any damage to the stone kerb will require the replacement of the damaged individual stone units before the issue of the Occupation Certificate. Non-compliance with this condition will result in loss of your security deposit.
57.	You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development shall be at no cost to Council and undertaken before the issue of an Occupation Certificate.
58.	<p>Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that the stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards.</p> <p>A plan showing pipe locations and diameters of the stormwater drainage system, together with certification by a Licensed Plumber or qualified practicing Civil Engineer that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards, must be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.</p>
59.	Prior to the issue of the Occupation Certificate the Principal Certifying Authority is to confirm that no high front gutters have been installed.
60.	An Occupation Certificate must be obtained prior to any use or occupation of the development or part thereof. The Principal Certifying Authority must ensure that all works are completed in accordance with this consent including all conditions.
61.	Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that all works have been completed in accordance with the approved Waste Management Plan referred to in this development consent.

	Proof of actual destination of demolition and construction waste shall be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
62.	<p>Prior to the release of an Occupation Certificate, the Principal Certifying Authority must be satisfied that the development complies with:</p> <ul style="list-style-type: none"> - the approved plans; - BASIX certificate (where relevant), - approved documentation (as referenced in this consent); and - conditions of this consent.
	ONGOING CONDITIONS OF CONSENT
63.	The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within seventy-two (72) hours of its application.
64.	Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: <i>Control of the Obtrusive Effects of Outdoor Lighting</i> so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. The intensity, colour or hours of illumination of the lights shall be varied at Council's discretion if in the opinion of an Authorised Council Officer it is considered there to be have adverse effects on the amenity of the area.
65.	<p>The premises shall not be used for any purpose other than that stated in the Development Application, i.e. Dwelling House without the prior consent of the Council unless the change to another use is permitted as exempt or complying development under <i>Leichhardt Local Environment Plan 2013</i> or <i>State Environmental Planning policy (Exempt and Complying Codes) 2008</i>.</p> <p>The use of the premises as a Dwelling House is defined under the <i>Leichhardt Local Environmental Plan 2013</i>.</p>

PRESCRIBED CONDITIONS

A. BASIX Commitments

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

- a) Relevant BASIX Certificate means:
 - i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 4.55 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - ii) if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- b) BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.

B. Building Code of Australia

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

C. Home Building Act

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

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

D. Site Sign

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

E. Condition relating to shoring and adequacy of adjoining property

- 1) For the purposes of section 4.17(11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below

the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a) protect and support the adjoining premises from possible damage from the excavation, and
 - b) where necessary, underpin the adjoining premises to prevent any such damage.
- 2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

NOTES

1. This Determination Notice operates or becomes effective from the endorsed date of consent.
2. Section 8.2 of the *Environmental Planning and Assessment Act 1979* provides for an applicant to request Council to review its determination. This does not apply to applications made on behalf of the Crown, designated development or a complying development certificate. The request for review must be made within six (6) months of the date of determination or prior to an appeal being heard by the Land and Environment Court. Furthermore, Council has no power to determine a review after the expiration of these periods. A decision on a review may not be further reviewed under Section 8.2.
3. If you are unsatisfied with this determination, Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right of appeal to the Land and Environment Court within six (6) months of the determination date.
4. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.
5. Works or activities other than those approved by this Development Consent will require the submission of a new development application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.
6. This decision does not ensure compliance with the *Disability Discrimination Act 1992*. Applicants should investigate their potential for liability under that Act.
7. This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):
 - a) Application for any activity under that Act, including any erection of a hoarding.
 - b) Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*.
 - c) Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*.
 - d) Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
 - e) Application for Strata Title Subdivision if strata title subdivision of the development is proposed.
 - f) Development Application for demolition if demolition is not approved by this consent.

- g) Development Application for subdivision if consent for subdivision is not granted by this consent.
 - h) An application under the Roads Act 1993 for any footpath / public road occupation. A lease fee is payable for all occupations.
8. Prior to the issue of the Construction Certificate, the applicant must make contact with all relevant utility providers (such as Sydney Water, Energy Australia etc) whose services will be impacted upon by the development. A written copy of the requirements of each provider, as determined necessary by the Certifying Authority, must be obtained.

Have you made a political donation?

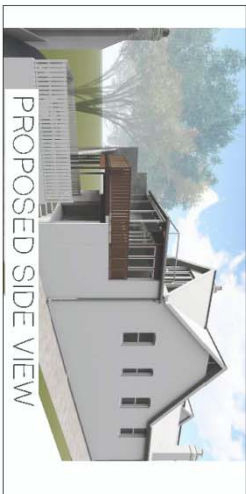
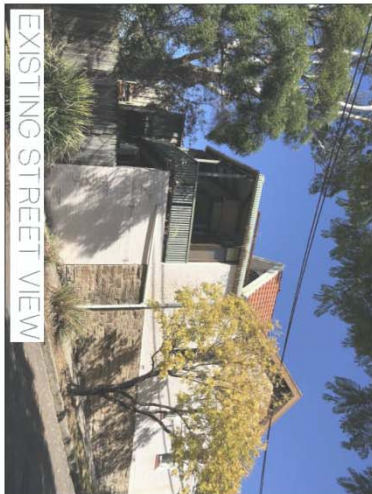
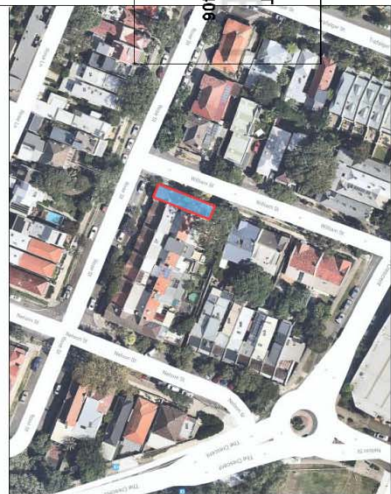
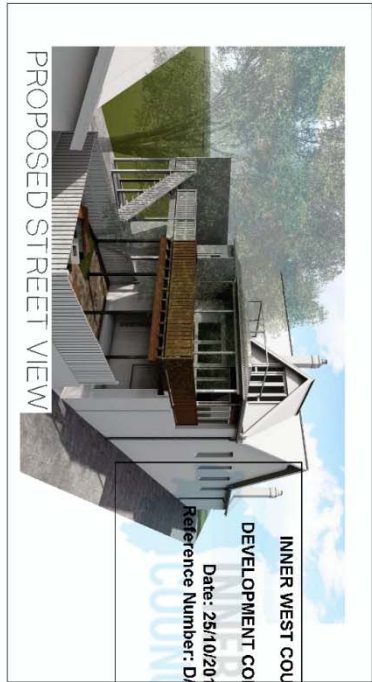
If you (or an associate) have made a political donation or given a gift to a Councillor, political party or candidate at the local government elections during the last two (2) years you may need to include with your application a full disclosure of this matter. For information go to Council's website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



Iain Betts

Team Leader Development Assessment

Attachment B – Plans of approved development



DRAWING LIST

GENERAL	Layout Name	Drawing No.	Scale
GENERAL	COVER PAGE		NTS
SITE PLANS	SITE ANALYSIS PLAN	A-DA-100-001	1:100
	SITE ROOF & LANDSCAPE PLAN	A-DA-100-002	1:100
EXISTING / DEMOLITION PLANS	EXISTING GROUND FLOOR	A-DA-102-001	1:100
	EXISTING / DEMOLITION GROUND FLOOR	A-DA-102-002	1:100
	EXISTING FIRST FLOOR	A-DA-102-003	1:100
PLANS	LOWER GROUND - PROPOSED	A-DA-100-001	1:100
	GROUND FLOOR - PROPOSED	A-DA-100-002	1:100
ELEVATIONS	NORTH ELEVATION	A-DA-200-001	1:100
	SOUTH ELEVATION	A-DA-200-004	1:100
	WEST ELEVATION	A-DA-200-006	1:100
SECTIONS	SECTION AA	A-DA-300-001	1:100
	SECTION BB	A-DA-300-002	1:100
SHADOW DIAGRAMS	SHADOW DIAGRAM	A-DA-700-001	1:400
CALCULATIONS	CALCULATIONS - SITE	A-DA-810-001	1:200
	CALCULATIONS - FSR	A-DA-810-002	1:200
SUPPLEMENTARY DRAWINGS	WASTE MANAGEMENT, EROSION & SEDIMENT CONTROL PLAN	A-DA-850-001	1:100
	STORMWATER MANAGEMENT PLAN	A-DA-850-002	1:100
	NOTIFICATION PLAN	A-DA-850-004	NTS
SUPPORTING DOCUMENTS	BUILDING SPECIFICATION - GENERAL NOTES	A-DA-900-002	NTS
	BUILDING SPECIFICATION - GENERAL NOTES	A-DA-900-003	NTS
FINISHES	SCHEDULE OF COLOURS & MATERIALS	A-DA-900-001	NTS

PROJECT NO: NSK 18009

PROPERTY ADDRESS: 19 ROSE STREET, ANNANDALE, NSW, 2038 AUSTRALIA

PROPERTY OWNER: RUSSELL FOUNTAIN

DATE OF ISSUE: AUGUST 2018

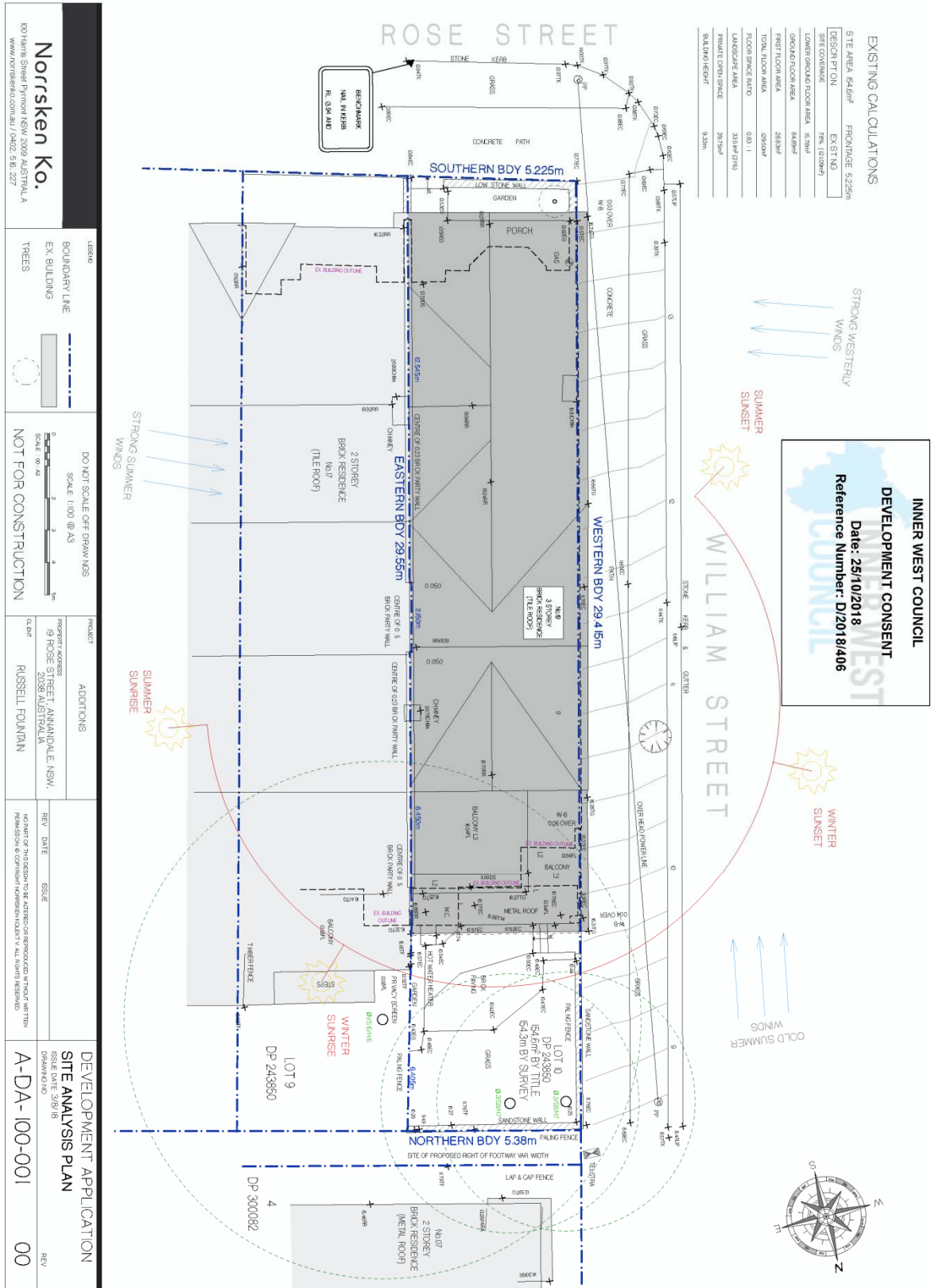
REFERENCE NUMBER: DA - 18009

LGA: INNER WEST COUNCIL

DEVELOPMENT APPLICATION

Norrskan Ko.

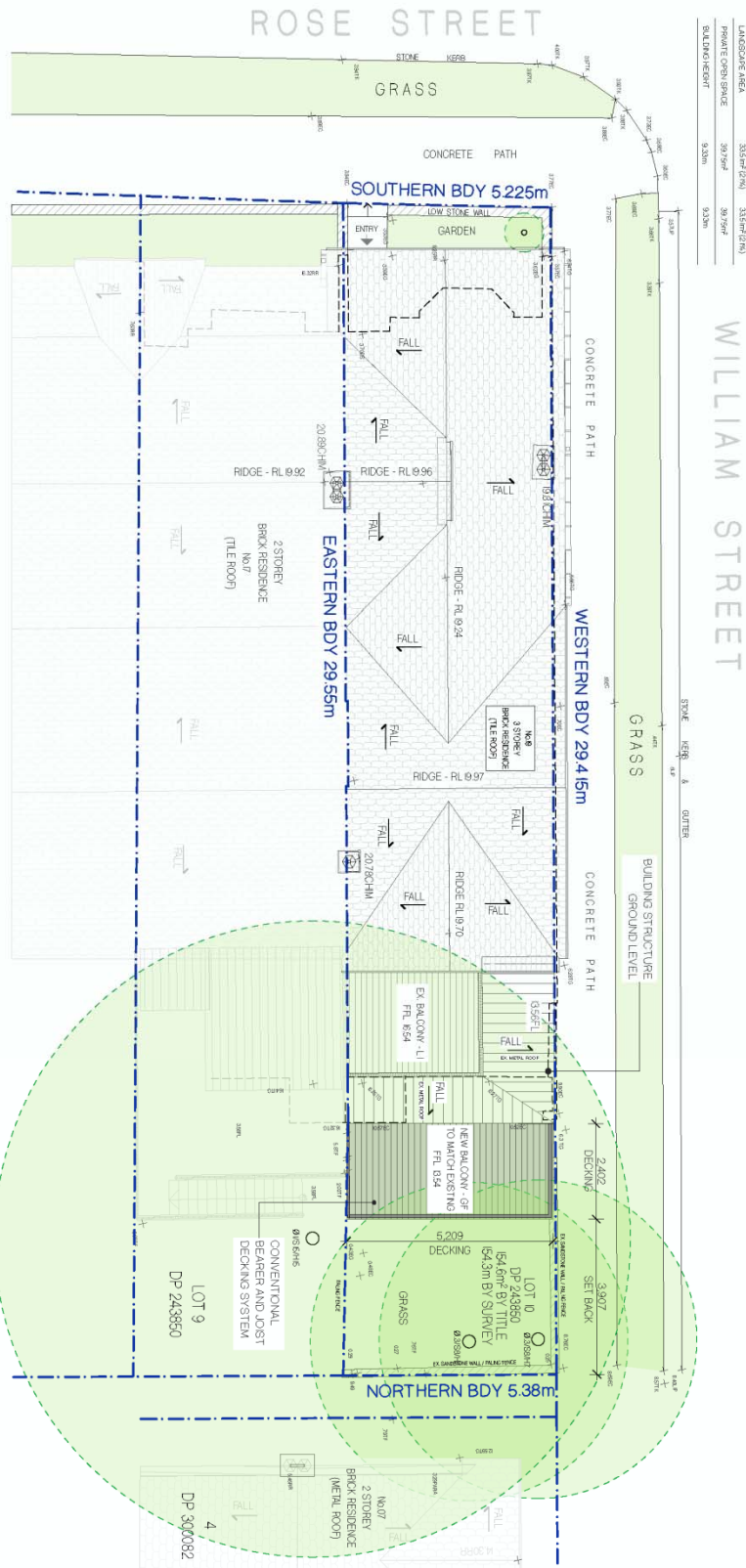
Norrskan Kolektiv, 0402 516 227
100 Harris Street, Pyrmont NSW 2009
Design, Draft, Plan, norrskenko.com.au



DEVELOPMENT APPLICATION TABLE

STE AREA 846m ²	FRONTOGE 5225m
DESCRIPTION	EXISTING PROPOSED
SITE COVERAGE	78% (1010m ²) 78% (1010m ²)
LOWER GROUND FLOOR AREA	513m ² 513m ²
GROUND FLOOR AREA	846m ² 850m ²
FIRST FLOOR AREA	283m ² 283m ²
TOTAL FLOOR AREA	1129m ² 1133m ²
FLOOR SPACE RATIO	0.83:1 0.85:1
LANDSCAPE AREA	333m ² (12%) 333m ² (12%)
PRIVATE OPEN SPACE	307m ² 307m ²
BALCONY AREA	33.5m ² 33.5m ²

INNER WEST COUNCIL
DEVELOPMENT CONSENT
 Date: 25/10/2018
 Reference Number: D/2018/406

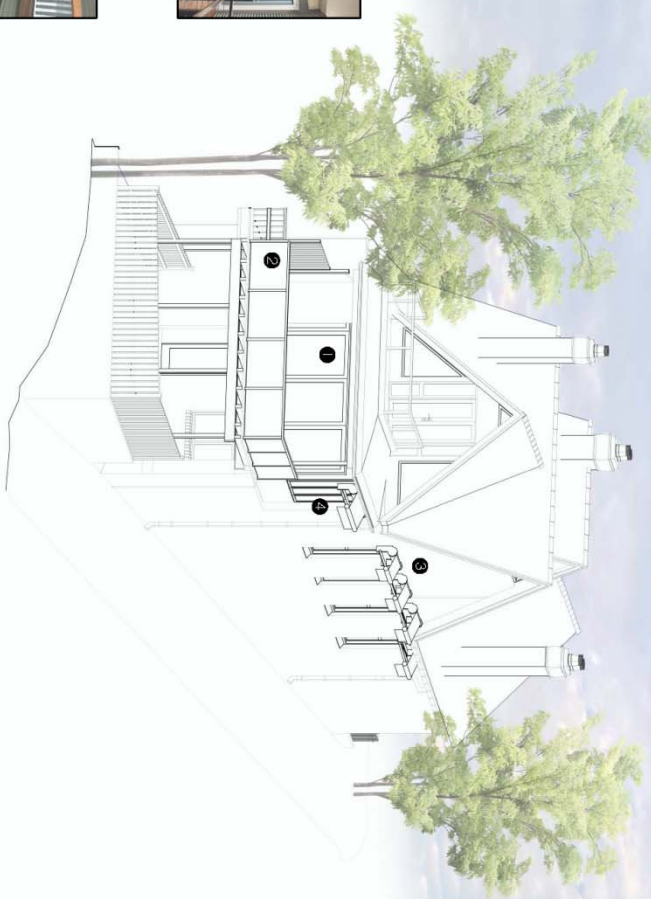



Norrskan Ko.
 100 Harris Street Pyrmont NSW 2009 AUSTRALIA
 www.norrskan.co.com.au / 0422 518 227

LEGEND	BOUNDARY LINE	DO NOT SCALE OFF DRAWINGS	PRODUCT	ADDITIONS	REV. DATE	ISSUE	DEVELOPMENT APPLICATION
EX. ROOFING	SCALE 1:100 @ A3	PROJECT ADDRESS	91 ROSE STREET ANNANDALE NSW	2009 AUSTRALIA	3/8/18	3/8/18	SITE, ROOF & LANDSCAPE PLAN
LANDSCAPING	SCALE 1:100 @ A3	CL. BY	RUSSELL FOUNMAN				A-DA-100-002
TREES	NOT FOR CONSTRUCTION						00

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INNER WEST COUNCIL
 DEVELOPMENT CONSENT
 Date: 25/10/2018
 Reference Number: D/2018/406



1 ALUMINIUM SLIDING DOORS



2 NATURAL TIMBER DECKING
 SPOTTED GUM



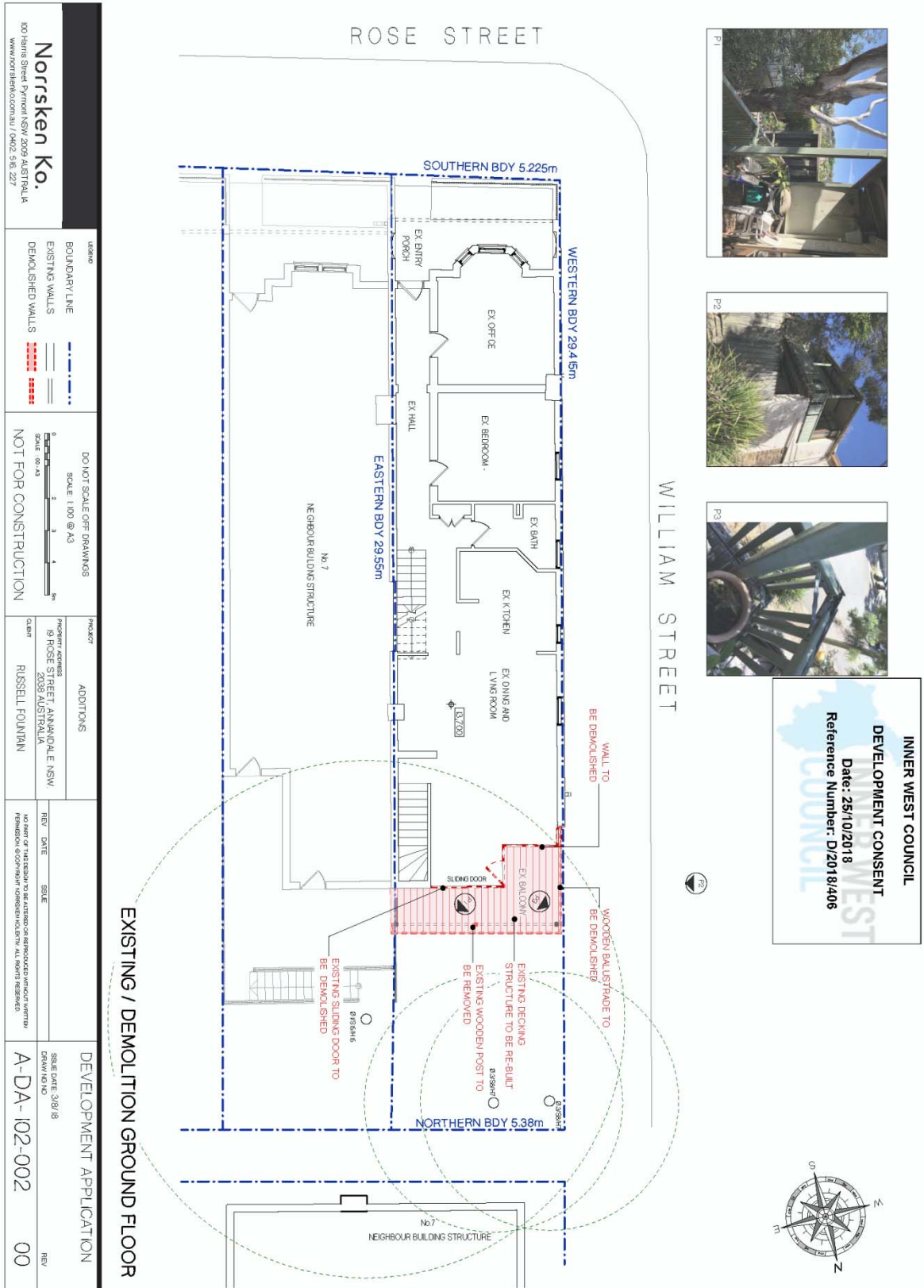
3 RETRACTABLE UV RESISTANT
 AWNING BLIND



4 ALUMINIUM WINDOW FRAME TO BEST
 MATCH EXISTING WINDOWS

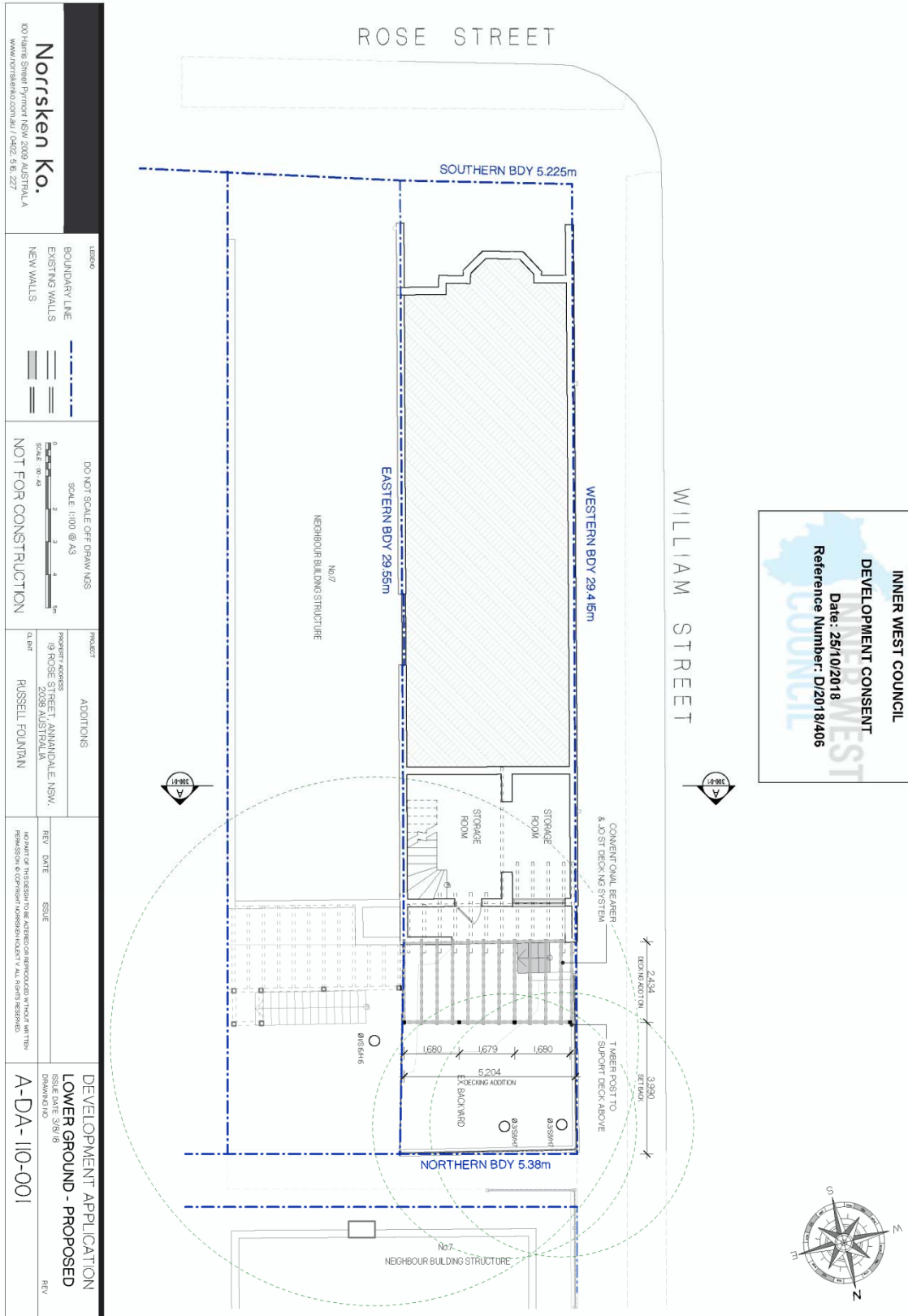
SCHEDULE OF COLOURS & MATERIALS

<p>Labels</p> <p>Norrskan Ko. 100 Harris Street, Parramatta NSW 2009 AUSTRALIA www.norrskanko.com.au 0402 518 227</p>		<p>DO NOT SCALE OFF DRAWINGS SCALE NTS @ A3 NTS NOT FOR CONSTRUCTION</p>		<p>Product ADDITIONS</p> <p>Property Address 19 ROSE STREET, ANNAPOLIS NSW 2009 AUSTRALIA</p> <p>Client RUSSELL FOUNTAIN</p>		<p>REV. DATE SCALE</p> <p>NOTATION: THIS DRAWING IS FOR APPROVAL ONLY. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL RIGHTS RESERVED.</p>		<p>DEVELOPMENT APPLICATION</p> <p>ISSUE DATE: 03/09/18 DRAWING NO A-DA-920-001</p>		<p>REV 00</p>
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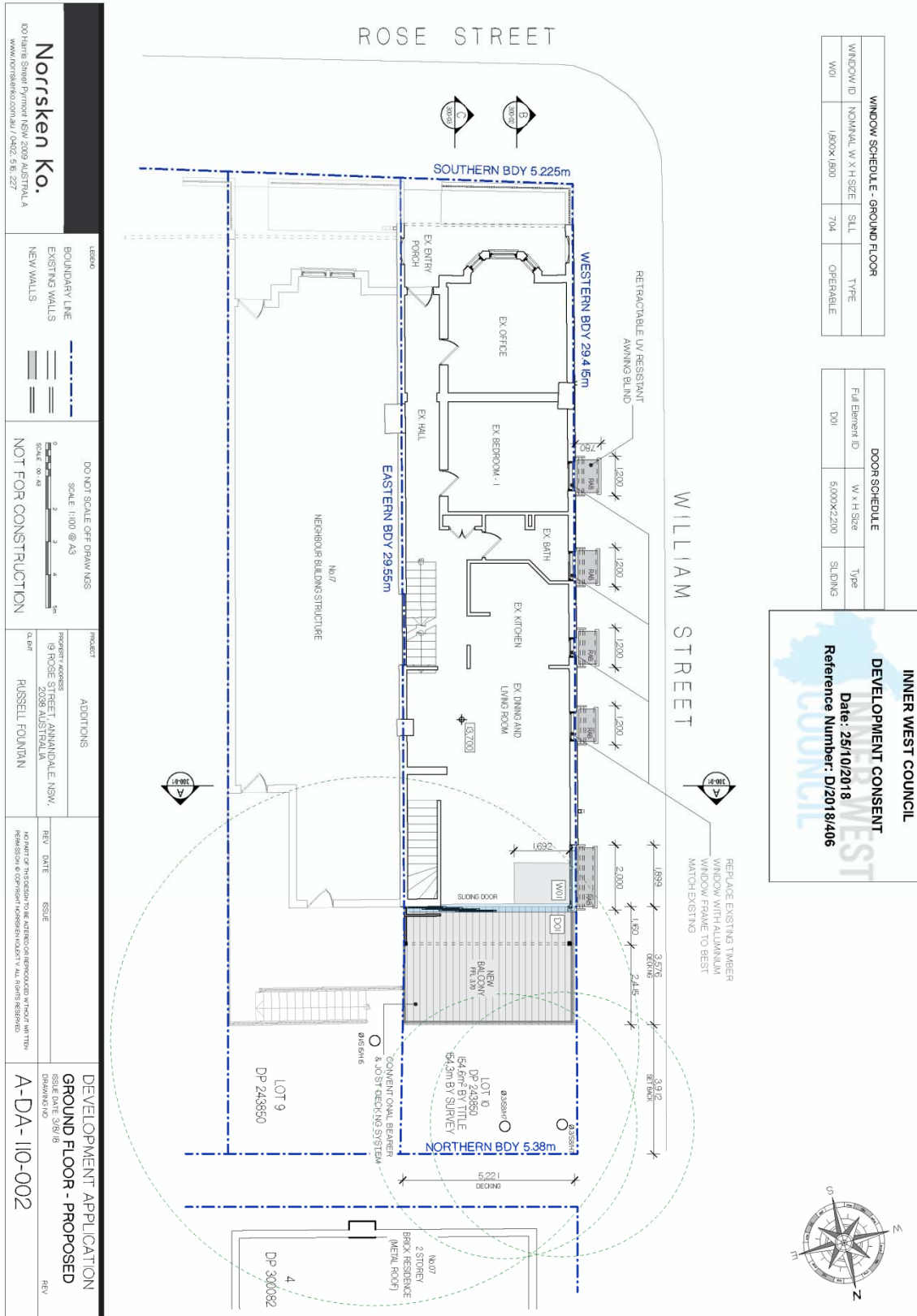


INNER WEST COUNCIL
 DEVELOPMENT CONSENT
 Date: 25/10/2018
 Reference Number: D/2018/406

<p>Norrskan Co. 100 Harris Street, Pyrmont NSW 2009 AUSTRALIA www.norrskan.com.au / 0402 516 227</p>		<p>Legend</p> <p>BOUNDARY LINE: - - - - -</p> <p>EXISTING WALLS: ———</p> <p>DEMOLISHED WALLS: - - - - -</p>		<p>DO NOT SCALE OFF DRAWINGS</p> <p>SCALE: 1:100 @ A3</p> <p>SCALE: 1:50 @ A4</p> <p>SCALE: 1:20 @ A1</p> <p>NOT FOR CONSTRUCTION</p>		<p>Product</p> <p>ADDITIONS</p> <p>PROJECT ADDRESS: 10 ROSE STREET ANNANDALE NSW</p> <p>CLIENT: RUSSELL FOUNDANI</p>		<p>Rev. Date</p> <p>SCALE</p> <p>NO PART OF THIS DESIGN TO BE ALTERED OR REPRODUCED WITHOUT WRITTEN PERMISSION. COPYRIGHT RESERVED. ALL RIGHTS RESERVED.</p>		<p>DEVELOPMENT APPLICATION</p> <p>SCALE DATE: 3/28/18</p> <p>DRAWING NO: A-DA-102-002</p> <p>REV: 00</p>	
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<p>Norrskan Co. 100 Harris Street Pyrmont NSW 2009 AUSTRALIA www.norrskan.com.au / 0402 518 227</p>		<p>LEGEND</p> <p>BOUNDARY LINE EXISTING WALLS NEW WALLS</p>	
<p>DO NOT SCALE OFF DRAWINGS SCALE 1:100 @ A3 SCALE TO A4</p> <p>NOT FOR CONSTRUCTION</p>		<p>PRODUCT</p> <p>ADDITIONS</p> <p>PROJECT ADDRESS 19 ROSE STREET ANNANDALE NSW CL B/F RUSSELL FOUNTAIN</p>	
<p>REVISIONS</p> <p>REV. DATE ISSUE</p> <p>NO PART OF THIS DESIGN TO BE ALTERED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.</p>		<p>DEVELOPMENT APPLICATION LOWER GROUND - PROPOSED ISSUE DATE: 3/8/18 DRAWING NO: A-DA-110-001 REV</p>	



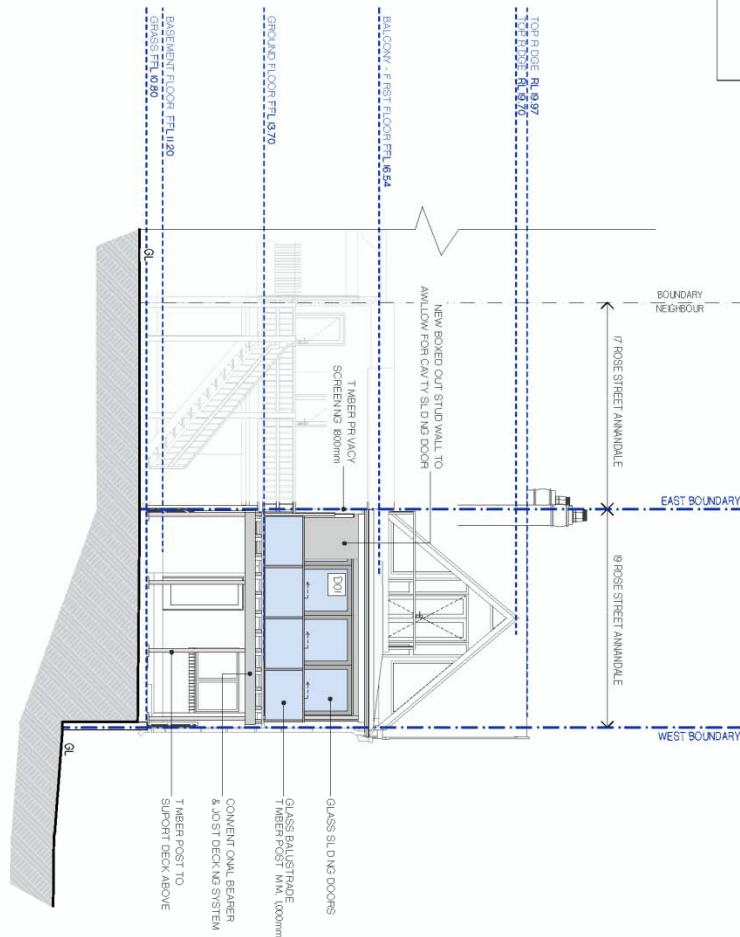
WINDOW SCHEDULE - GROUND FLOOR			
WINDOW ID	NOMINAL W X H SIZE	SILL	TYPE
W01	1800X1800	704	OPERABLE

DOOR SCHEDULE			
FILL ELEMENT ID	W X H SIZE	Type	
D01	5000X2200	SLIDING	

INNER WEST COUNCIL
DEVELOPMENT CONSENT
 Date: 25/10/2018
 Reference Number: D/2018/406



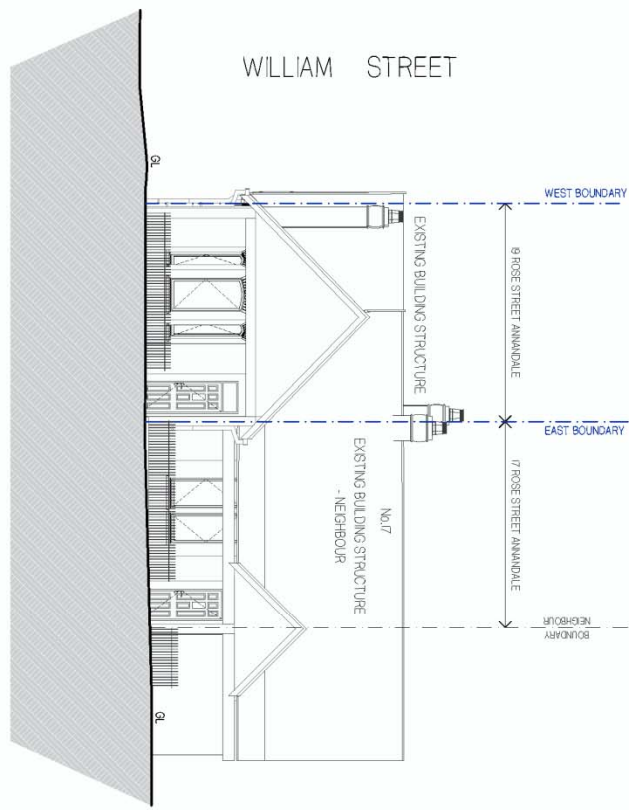
INNER WEST COUNCIL
 DEVELOPMENT CONSENT
 Date: 25/10/2018
 Reference Number: D/2018/406



DOOR SCHEDULE		
Full Element ID	W x H Size	Type
DOI	5.073x2.200	SLIDING

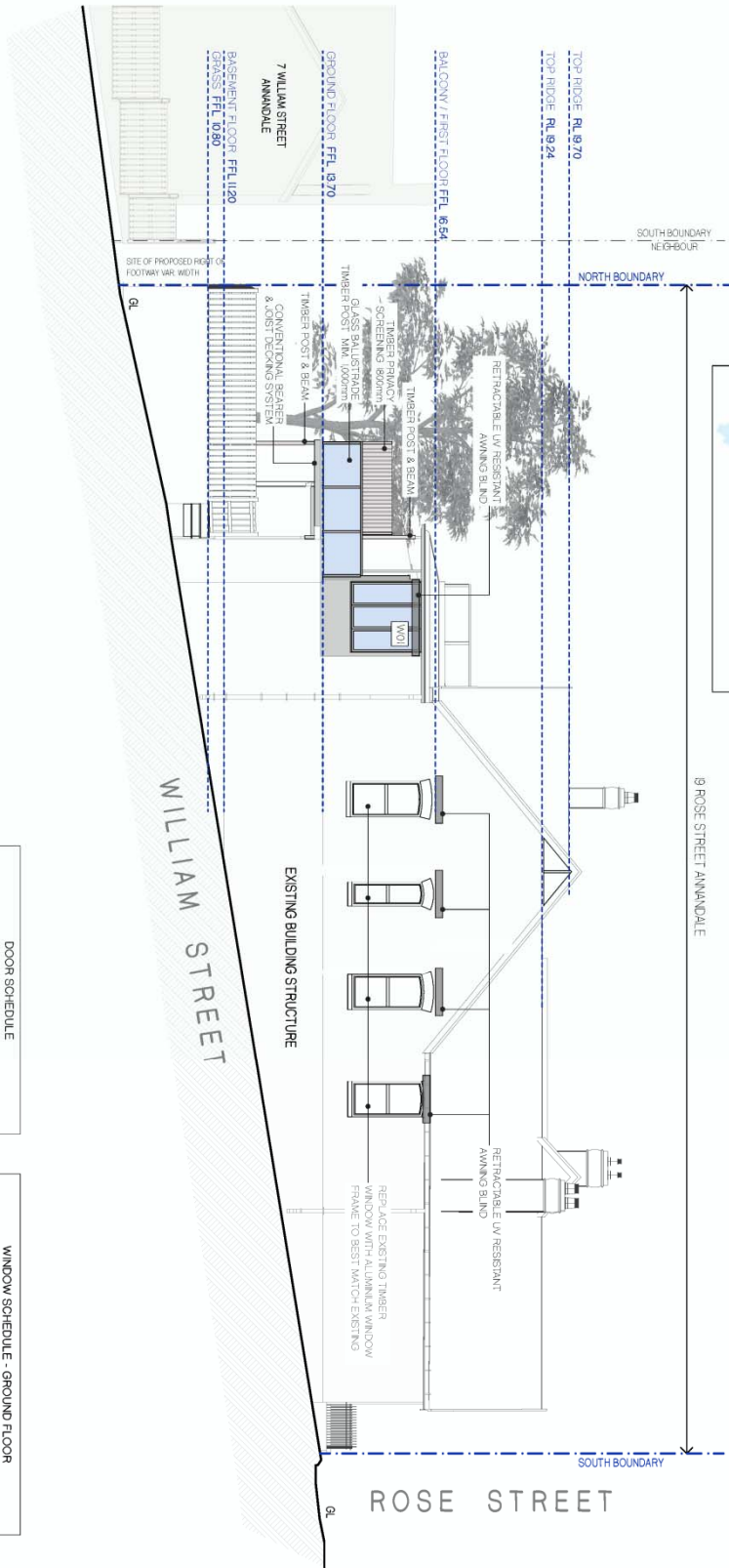
<p>Norrsken Co. 100 Harris Street Pyrmont NSW 2009 AUSTRALIA www.norrsken.co.com.au / 0422 518 227</p>	<p>Legend</p>	<p>DO NOT SCALE OFF DRAWINGS SCALE 1:100 @ A3 SCALE TO A4 NOT FOR CONSTRUCTION</p>	<p>Product</p> <p>ADDITIONS</p> <p>PROJECT ADDRESS 19 ROSE STREET ANNEXULE NSW, 2009 AUSTRALIA</p> <p>CL. REF RUSSELL FOUNTAIN</p>	<p>REV. DATE</p> <p>ISSUE</p> <p>NO PART OF THIS DESIGN TO BE ALTERED OR REPRODUCED WITHOUT WRITTEN PERMISSION & CONSENT. APPROXIMATELY ALL RIGHTS RESERVED.</p>	<p>DEVELOPMENT APPLICATION NORTH ELEVATION DRAWING NO A-DA-200-001</p>	<p>REV</p> <p>00</p>
	<p>Legend</p>	<p>DO NOT SCALE OFF DRAWINGS SCALE 1:100 @ A3 SCALE TO A4 NOT FOR CONSTRUCTION</p>	<p>Product</p> <p>ADDITIONS</p> <p>PROJECT ADDRESS 19 ROSE STREET ANNEXULE NSW, 2009 AUSTRALIA</p> <p>CL. REF RUSSELL FOUNTAIN</p>	<p>REV. DATE</p> <p>ISSUE</p> <p>NO PART OF THIS DESIGN TO BE ALTERED OR REPRODUCED WITHOUT WRITTEN PERMISSION & CONSENT. APPROXIMATELY ALL RIGHTS RESERVED.</p>	<p>DEVELOPMENT APPLICATION NORTH ELEVATION DRAWING NO A-DA-200-001</p>	<p>REV</p> <p>00</p>

INNER WEST COUNCIL
 DEVELOPMENT CONSENT
 Date: 25/10/2018
 Reference Number: D/2018/406



<p>Legend</p>		<p>DO NOT SCALE OFF DRAWINGS SCALE 1:100 @ A3 SCALE 1:50 @ A4 NOT FOR CONSTRUCTION</p>		<p>Product ADDITIONS</p> <p>Project Address 19 ROSE STREET ANNANDALE NSW, 2038 AUSTRALIA</p> <p>CL. BY RUSSELL FOUNIAN</p>		<p>REV. DATE ISSUE</p> <p>NO PART OF THIS DESIGN TO BE ALTERED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF COPYRIGHT ADDRESSHOLDER. ALL RIGHTS RESERVED.</p>		<p>DEVELOPMENT APPLICATION SOUTH ELEVATION DRAWING NO. A-DA-200-004</p>	
<p>Norrskan Co. 100 Harris Street Pyrmont NSW 2009 AUSTRALIA www.norrskan.co.com.au / 0492 518 227</p>								<p>REV</p>	

INNER WEST COUNCIL
 DEVELOPMENT CONSENT
 Date: 25/10/2018
 Reference Number: D/2018/406



DOOR SCHEDULE

F.I.L. Element ID	W X H Size	Type
D01	5.079X2.200	SLIDING

WINDOW SCHEDULE - GROUND FLOOR

WINDOW ID	NOMINAL W X H SIZE	SILL	TYPE
W01	1.600X 1.600	70d	OPERABLE

Norsken Ko.
 100 Harris Street Pyrmont NSW 2009 AUSTRALIA
 www.norskenko.com.au / 0422 516 227

LAND

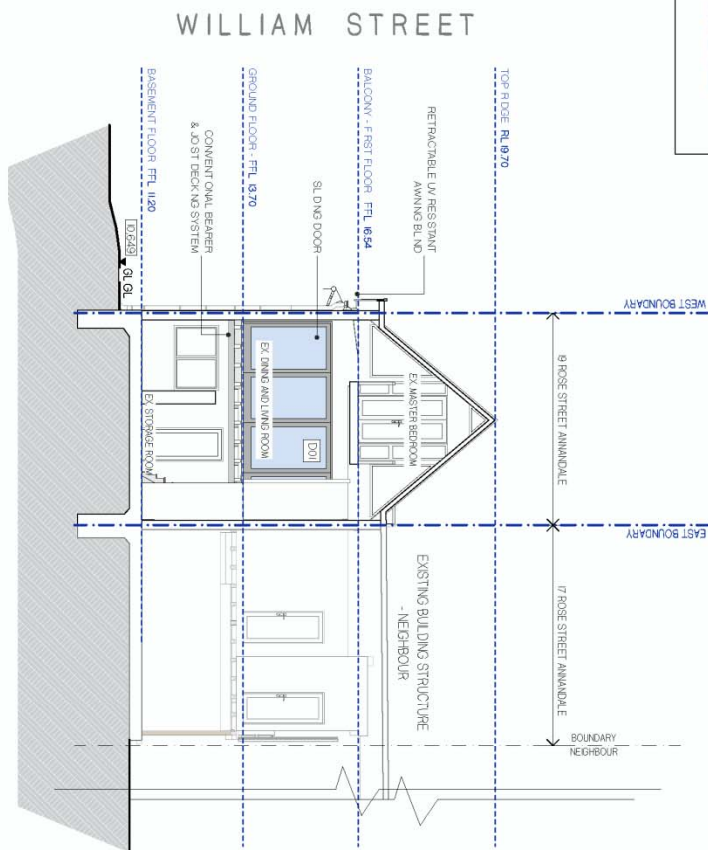
DO NOT SCALE OFF DRAWINGS
 SCALE: 1:100 @ A3
 NOT FOR CONSTRUCTION

PROJECT: ADDITIONS
 PROPERTY ADDRESS: 9 ROSE STREET ANNANDALE NSW
 CLIENT: RUSSELL FOUNTAIN

REV. DATE: 3/8/18
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DEVELOPMENT APPLICATION
 WEST ELEVATION
 DRAWING NO: A-DA-200-006
 REV: 00

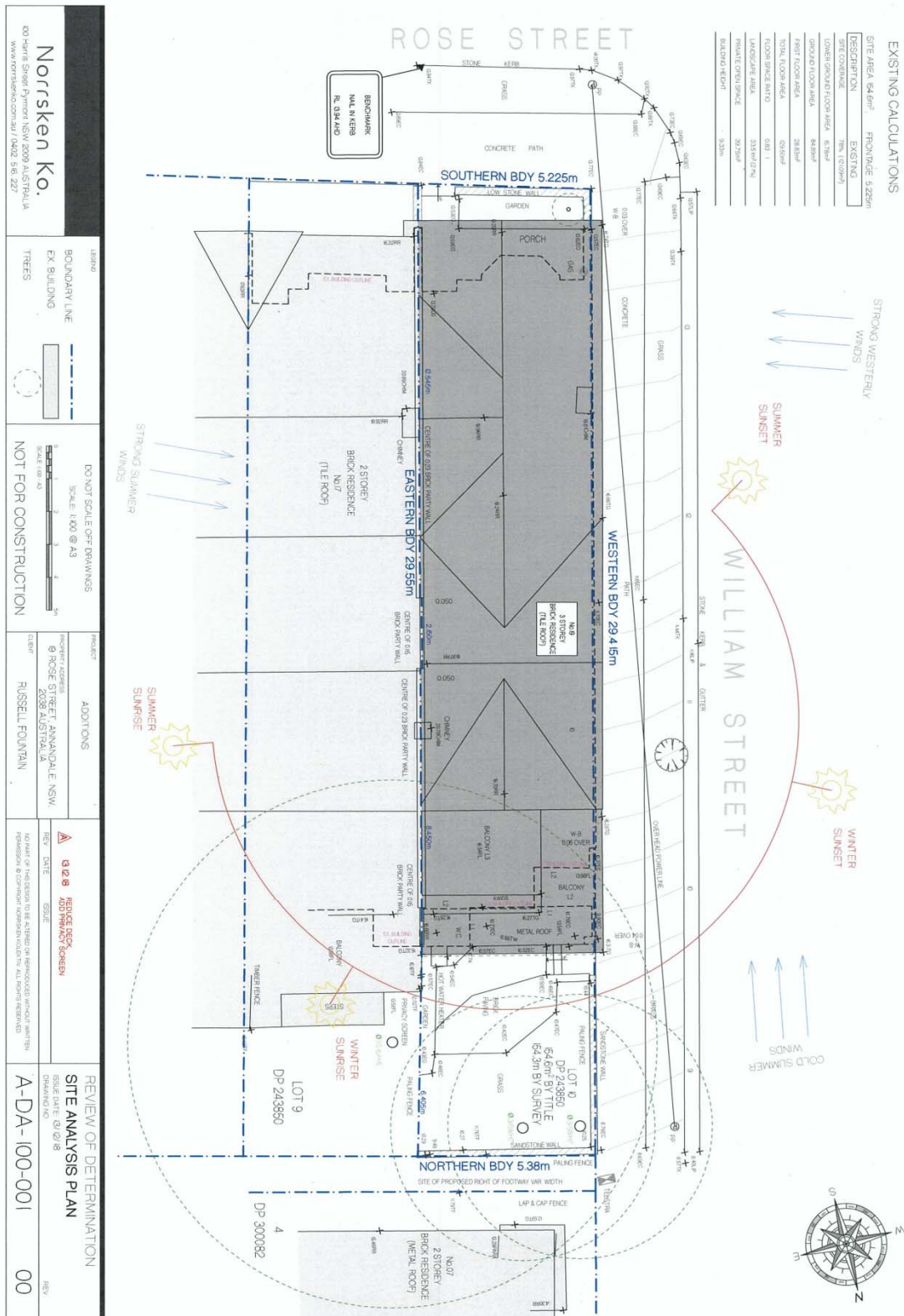
INNER WEST COUNCIL
 DEVELOPMENT CONSENT
 Date: 25/10/2018
 Reference Number: D/2018/406

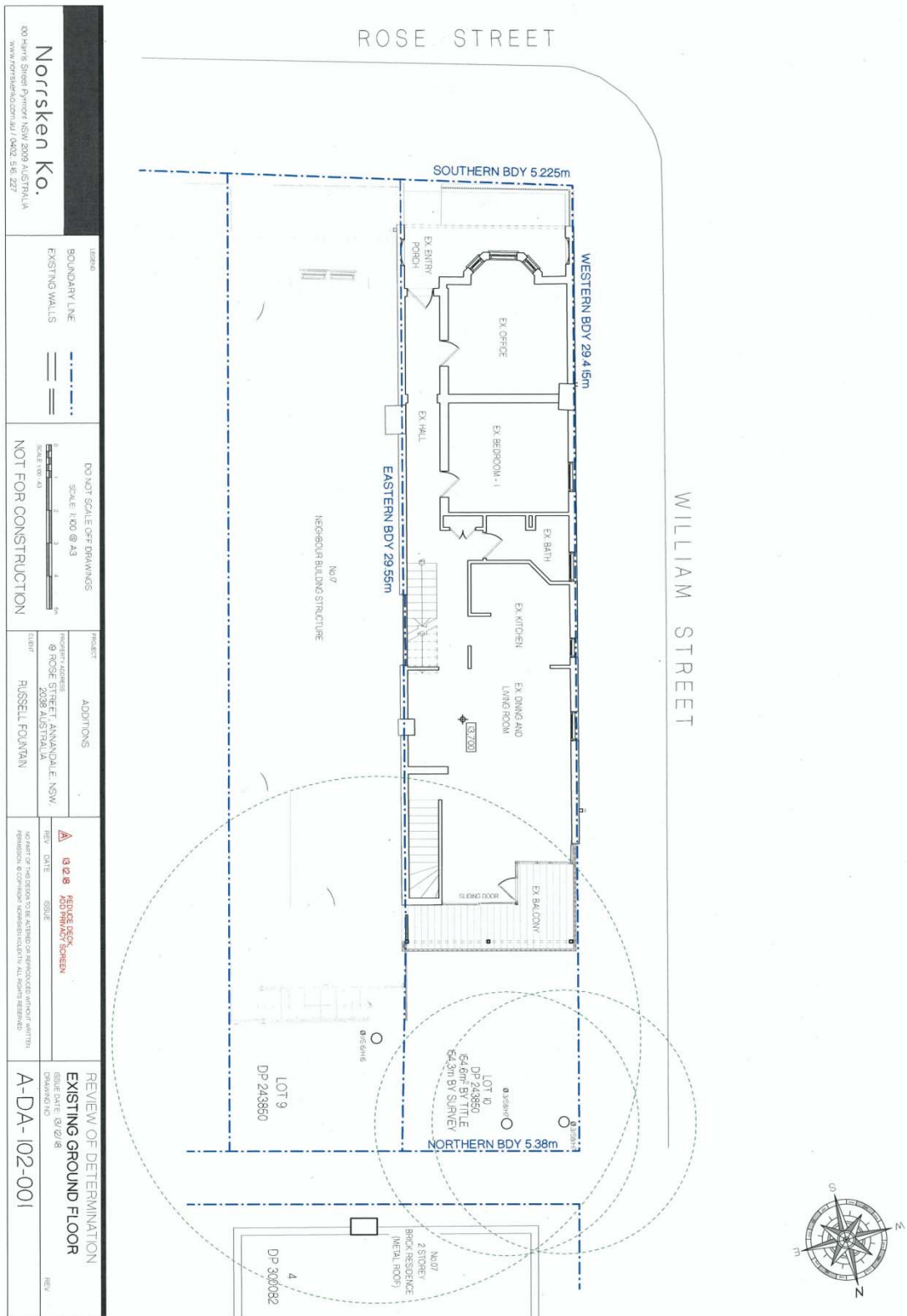


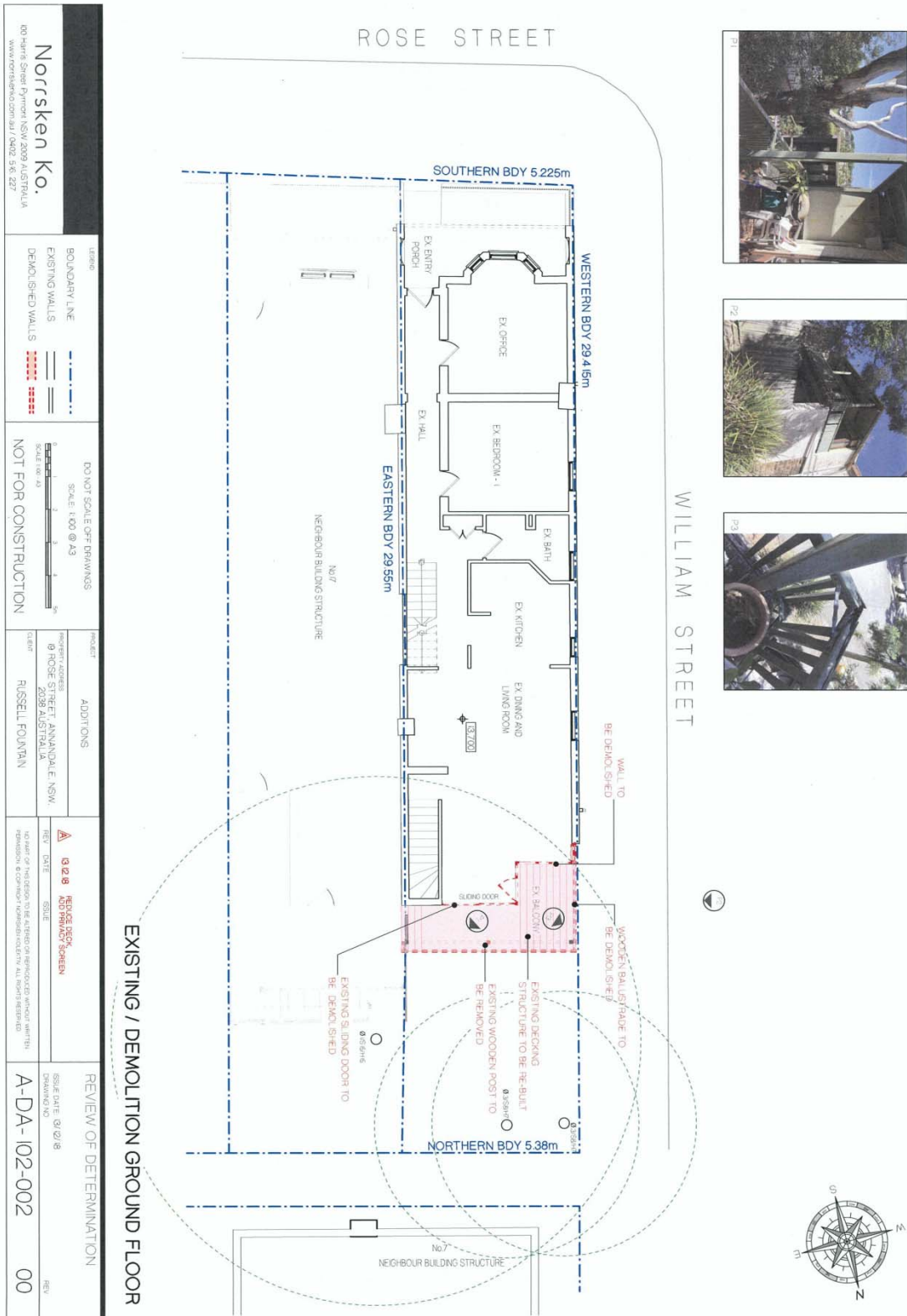
DOOR SCHEDULE		
Full Element ID	W x H Size	Type
DOI	5,000x2,200	SLIDING

<p>Norrskan Ko. 100 Harris Street Pyrmont NSW 2009 AUSTRALIA www.norrskanko.com.au / 0492 518 227</p>	<p>LEGEND</p>	<p>DO NOT SCALE OFF DRAWINGS SCALE 1:100 @ A3 SCALE TO A3 NOT FOR CONSTRUCTION</p>	<p>PROJECT ADDRESS 19 ROSE STREET ANNEXDALE NSW, 2009 AUSTRALIA</p>	<p>PROJECT ADDITIONS RUSSELL FOUNTAIN</p>	<p>REV. DATE ISSUE NO PART OF THIS DOCUMENT IS TO BE ALTERED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF CONSENT APPROVING AUTHORITY. ALL RIGHTS RESERVED.</p>	<p>DEVELOPMENT APPLICATION SECTION AA ISSUE DATE: 3/8/16 DRAWING NO: A-DA-300-001 REV: 00</p>
	<p>100 Harris Street Pyrmont NSW 2009 AUSTRALIA www.norrskanko.com.au / 0492 518 227</p>	<p>PROJECT ADDRESS 19 ROSE STREET ANNEXDALE NSW, 2009 AUSTRALIA</p>	<p>PROJECT ADDITIONS RUSSELL FOUNTAIN</p>	<p>REV. DATE ISSUE NO PART OF THIS DOCUMENT IS TO BE ALTERED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF CONSENT APPROVING AUTHORITY. ALL RIGHTS RESERVED.</p>	<p>DEVELOPMENT APPLICATION SECTION AA ISSUE DATE: 3/8/16 DRAWING NO: A-DA-300-001 REV: 00</p>	

Attachment C- Plans of proposed development

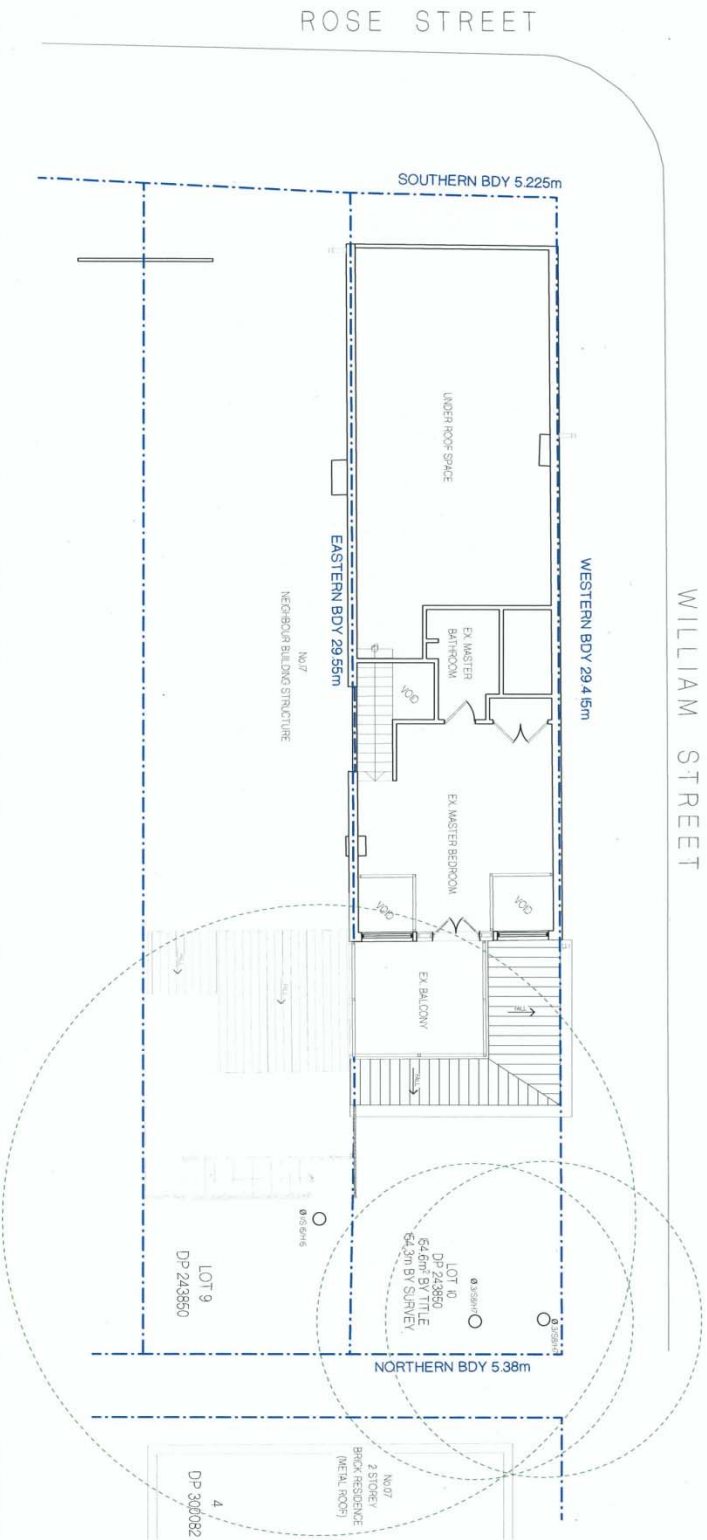


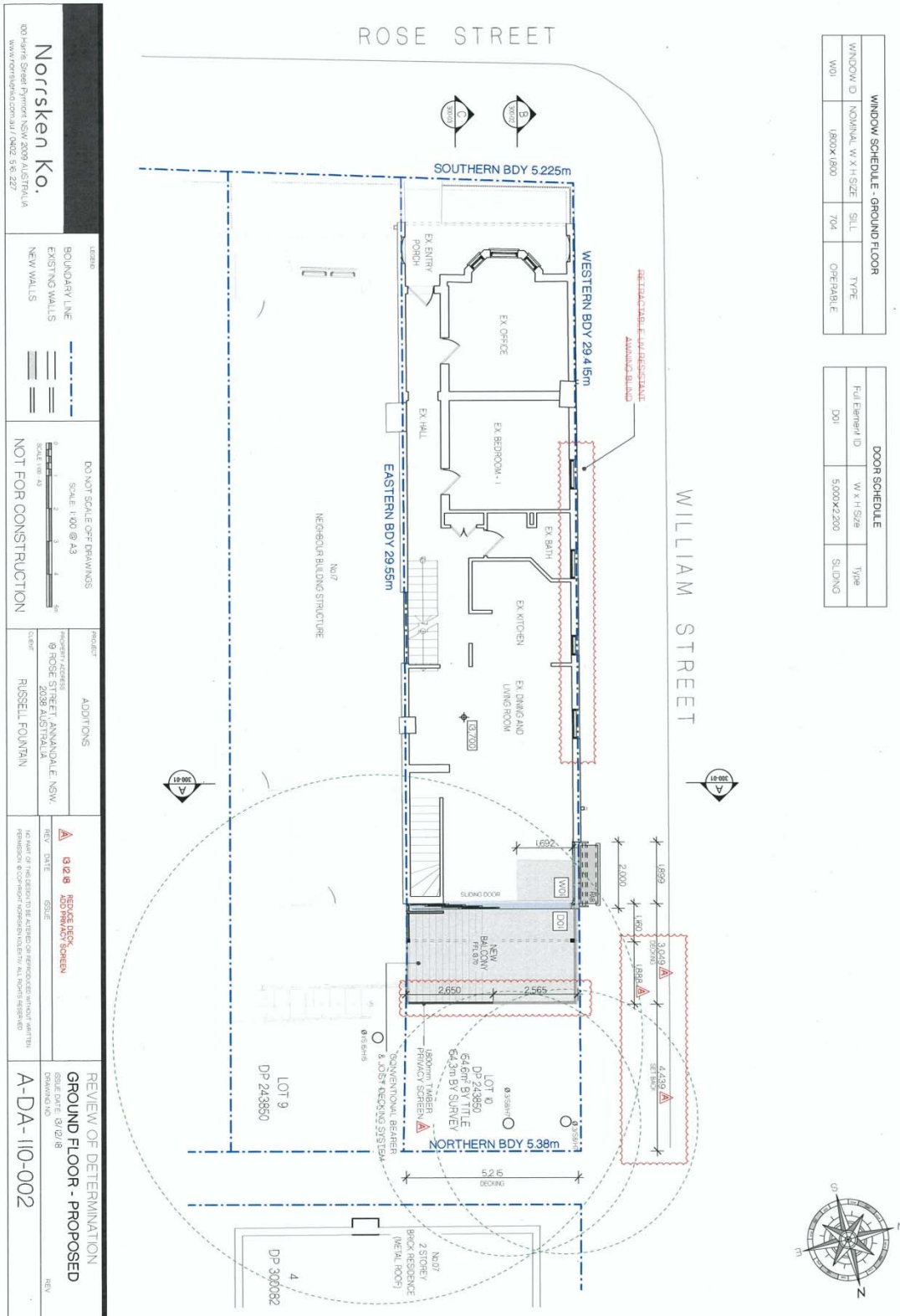




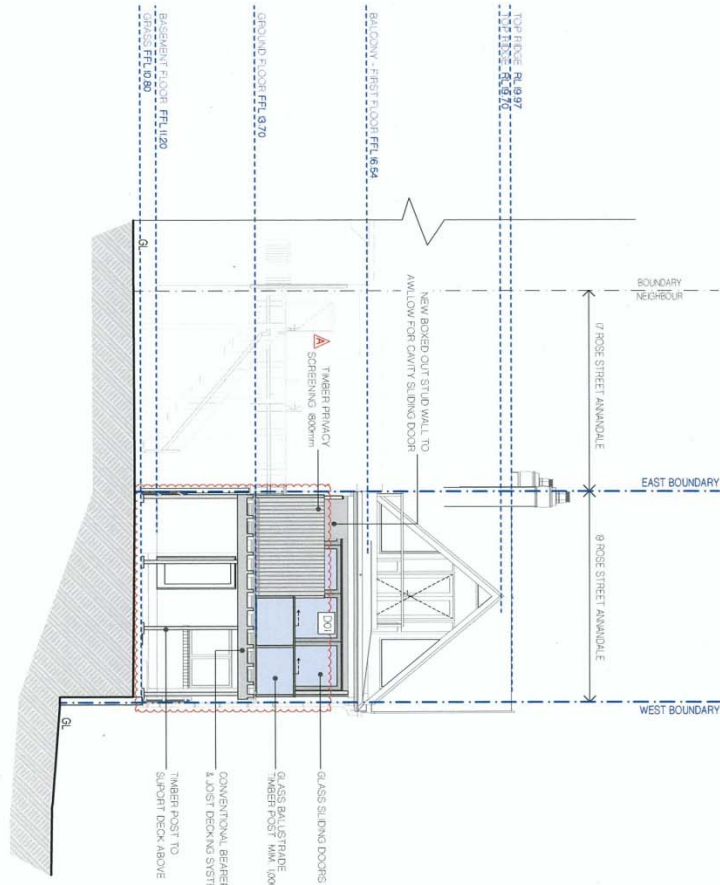
<p>1:2500</p> <p>Norsken Co.</p> <p>800 Hume Street, Drummoyne NSW 2099 AUSTRALIA www.norsken.com.au / 0492 516 227</p>		<p>BOUNDARY LINE</p> <p>EXISTING WALLS</p> <p>DEMOLISHED WALLS</p>		<p>DO NOT SCALE OFF DRAWINGS</p> <p>SCALE: 1:100 @ A3</p> <p>NOT FOR CONSTRUCTION</p>		<p>ADDITIONS</p> <p>ROSE STREET ANNEXADE NSW</p> <p>2008 AUSTRALIA</p> <p>RUSSELL FOURMAN</p>		<p>REV DATE</p> <p>02/08</p> <p>REVISION</p> <p>REPLACE DECK AND PRIVACY SCREEN</p>		<p>REVIEW OF DETERMINATION</p> <p>DATE: 02/08</p> <p>DRAWING NO: A-DA-102-002</p> <p>REV: 00</p>	
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<p>Norrsken Co. 001 Harris Street Pyrmont NSW 2009 AUSTRALIA www.norrsken.com.au / 0402 5 95 227</p>		<p>LEGEND</p> <p>BOUNDARY LINE EXISTING WALLS</p>		<p>DO NOT SCALE OFF DRAWINGS SCALE: 1:100 @ A3 NOT FOR CONSTRUCTION</p>		<p>PROJECT</p> <p>ADDITIONS</p> <p>CLIENT 8 ROSE STREET ANNANDALE NSW RUSSELL FOUNTAIN</p>		<p>REV. DATE. STYLE</p> <p>A 12/8 REDUCE RECK ADD FINISH SCREEN</p> <p>NO PART OF THIS DESIGN TO BE ALTERED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF COMPANY INCORPORATED IN AUSTRALIA. ALL RIGHTS RESERVED.</p>		<p>REVIEW OF DETERMINATION</p> <p>EXISTING FIRST FLOOR</p> <p>ISSUE DATE: 02/07/8 DRAWING NO: A-DA-102-003 REV:</p>	
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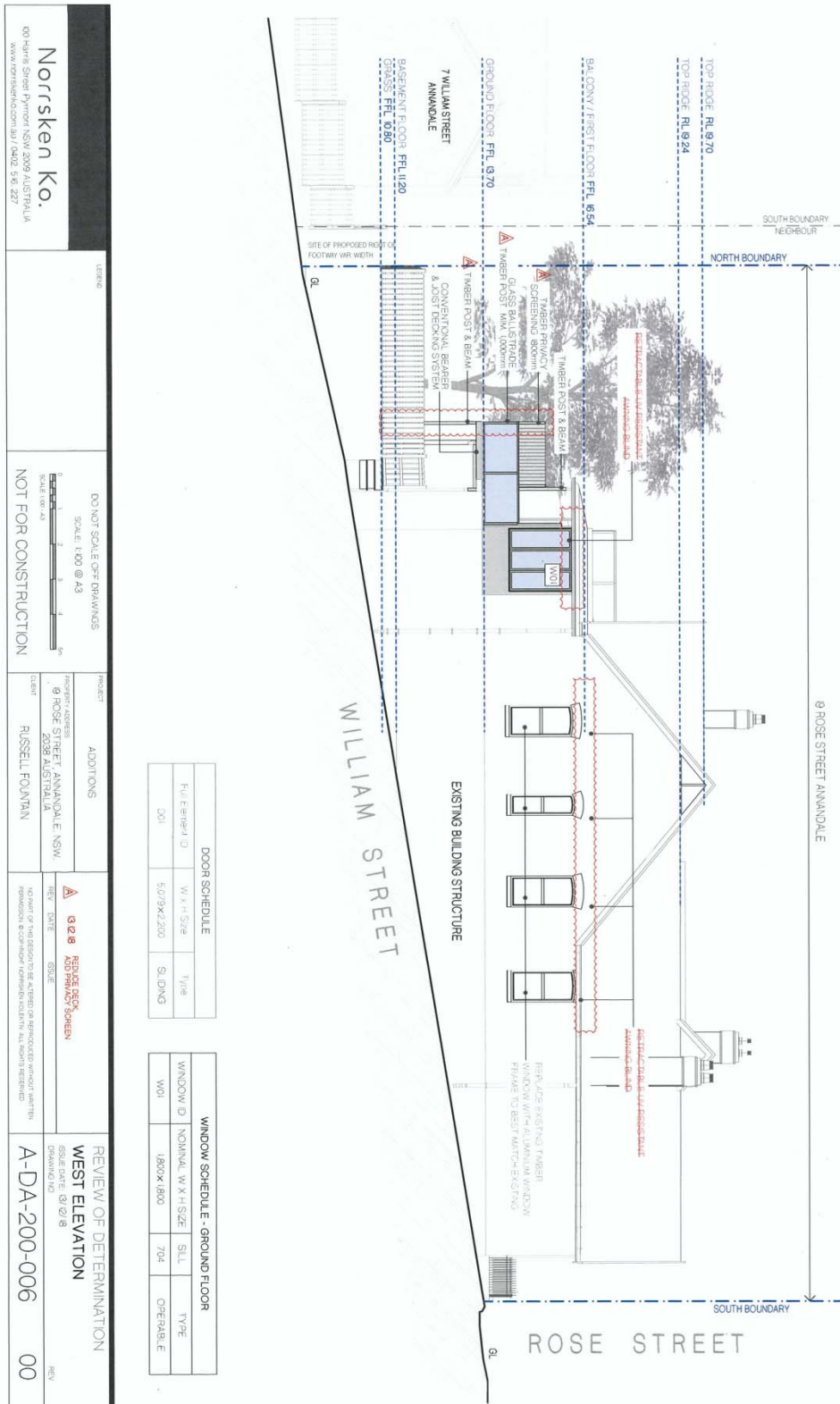




<p>Norskens Ko.</p> <p>80 Young Street, Parramatta NSW 2009 AUSTRALIA www.norskensko.com.au / (0422) 516 227</p>		<p>DATE: 12/08/18</p>	
<p>DO NOT SCALE OFF DRAWINGS SCALE: 1:100 @ A3</p> <p>NOT FOR CONSTRUCTION</p>		<p>PRODUCT: ADDITIONS</p> <p>PROJECT: ROSE STREET ANNANDALE NSW CLIENT: RUSSELL FOUNTAIN</p>	
<p>REV: 02/8 DATE: 02/08/18 BY: [Signature]</p> <p>REASON: REDUCE DECK SCREEN</p>		<p>REVIEW OF DETERMINATION NORTH ELEVATION DRAWING NO: A-DA-200-001 REV: 00</p>	



DOOR SCHEDULE		
Full Element ID	W x H / Size	Type
1001	5.079x2.250	SLIDING



DOOR SCHEDULE		
Full Element ID	W x H Size	Type
D01	5.079x2.200	SLIDING

WINDOW SCHEDULE - GROUND FLOOR		
WINDOW ID	NOMINAL W X H SIZE	SILL TYPE
W01	1.800x1.800	704 OFFRAME

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DO NOT SCALE OFF DRAWINGS
 SCALE: 1:100 @ A3
 NOT FOR CONSTRUCTION

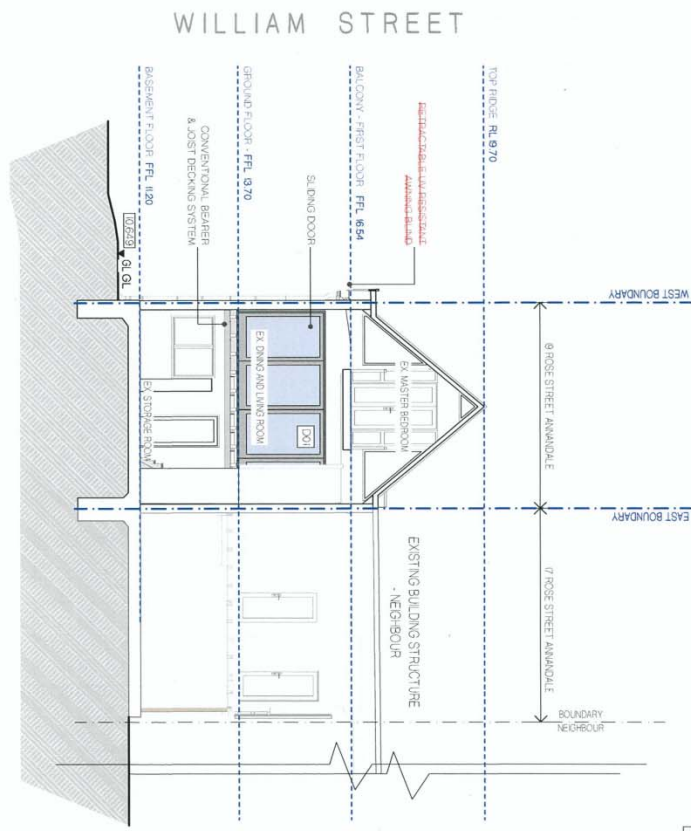
PROJECT: ADDITIONS
 PROJECT ADDRESS: 7 ROSE STREET ANMADALE NSW
 CLIENT: RUSSELL FOUNTAIN

REVISIONS:
 1. ADD PRIVITY SCREENS
 2. REMOVE DOOR
 3. ADD PRIVITY SCREENS

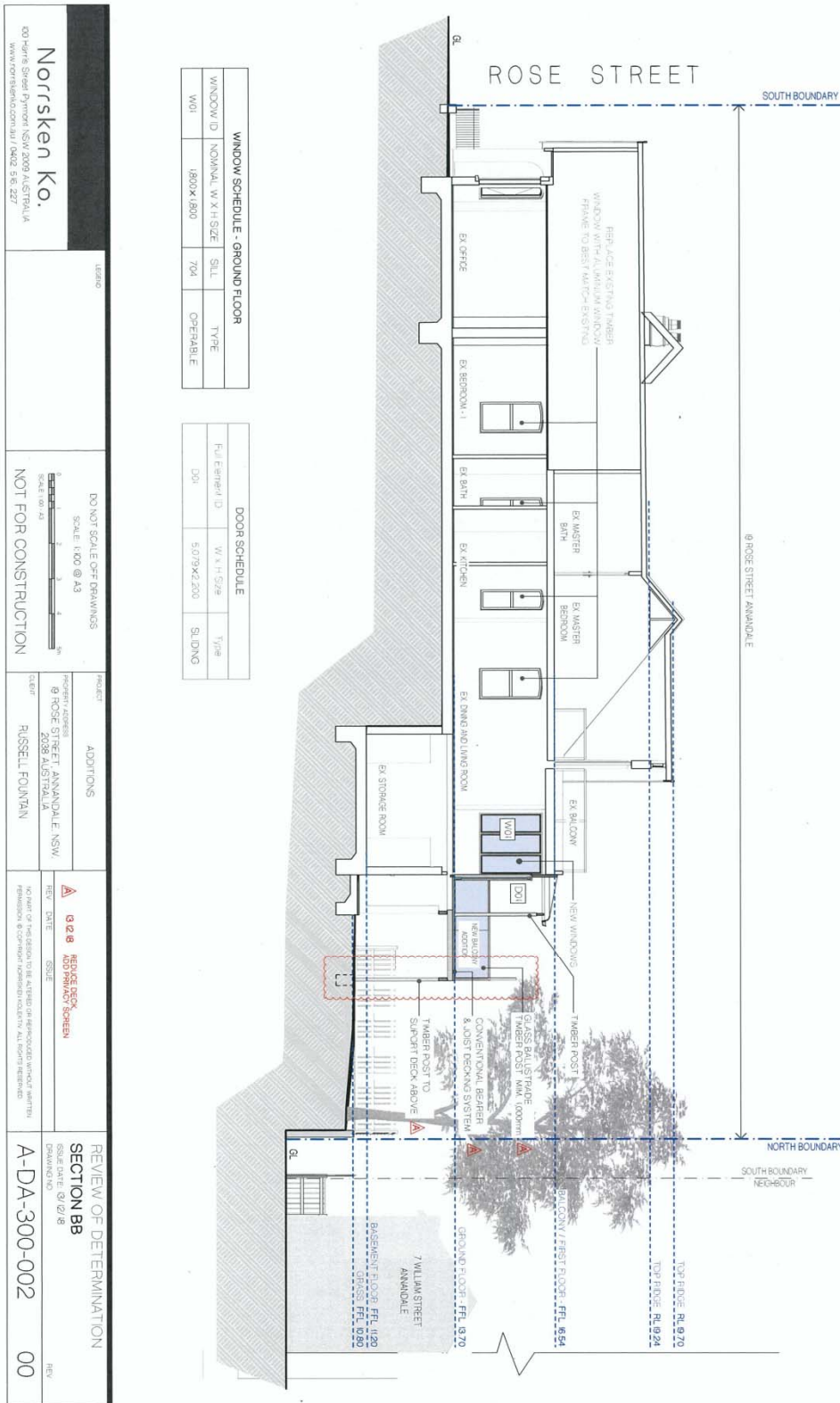
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REVIEW OF DETERMINATION
 WEST ELEVATION
 DRAWING NO: A-DA-200-006
 REV: 00

<p>Norskens Co. 000 Hume Street Pyrmont NSW 2009 AUSTRALIA www.norskens.com.au / (002) 546 9277</p>	<p>LEGEND</p>	<p>DO NOT SCALE OFF DRAWINGS SCALE: 1:100 @ A3 SCALE: 1:10: A1</p>	<p>NOT FOR CONSTRUCTION</p>	<p>PRODUCT ADDITIONS</p> <p>CLIENT: ROSE STREET ANNANDALE NSW RUSSELL FOUNTAIN</p>	<p>REVISIONS</p> <p>12/8 REDUCE REVISIONS</p>	<p>REVIEW OF DETERMINATION</p> <p>SECTION AA ISSUE DATE: 02/22/18 DRAWING NO: A-DA-300-001</p>	<p>REV: 00</p>
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DOOR SCHEDULE		
Full Element ID	W x H Size	Type
D01	5,000x2,200	SLIDING





1 ALUMINIUM SLIDING DOORS



2 NATURAL TIMBER DECKING
SPOTTED GUM



5 TIMBER PRIVACY SCREEN



3 RETRACTABLE UV-RESISTANT
AWNING BLIND



4 ALUMINIUM WINDOW FRAME TO BEST
MATCH EXISTING WINDOWS

SCHEDULE OF COLOURS & MATERIALS

<p>LEGEND</p> <p>Norskken Co. 800 Harris Street Pyrmont NSW 2009 AUSTRALIA www.norskken.com.au / (002) 5 96 227</p>		<p>DO NOT SCALE OFF DRAWINGS</p> <p>SCALE NTS @ A3</p> <p>NTS</p> <p>NOT FOR CONSTRUCTION</p>		<p>PROJECT ADDITIONS</p> <p>PROPERTY ADDRESS 8 ROSE STREET ANNANDALE NSW 2009 AUSTRALIA</p> <p>CLIENT RUSSELL FOUNTAIN</p>		<p>REVISIONS</p> <p>1 2 18 REDUCE WINDOW TO PRIVACY SCREEN</p> <p>REV DATE SCALE</p> <p>NO PART OF THIS DESIGN TO BE ALTERED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF COPYRIGHT HOLDER OR ITS LEGAL REPRESENTATIVE</p>		<p>REVIEW OF DETERMINATION</p> <p>ISSUE DATE 02/02/18</p> <p>DRAWING NO A-DA-920-001</p> <p>REV 00</p>	
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