INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT	
Application No.	DA201900238
Address	122 Victoria Street Dulwich Hill
Proposal	To restore and reconstruct the heritage listed dwelling house following the unauthorised partial demolition of the structures
Date of Lodgement	12 July 2019
Applicant	Home Impact
Owner	122 Victoria St Pty Ltd
Number of Submissions	Nil
Value of works	$300,000
Reason for determination at Planning Panel	Heritage Item
Main Issues	Restoration/reconstruction to heritage item
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Statement of Heritage Significance

LOCALITY MAP

Subject Site		Objectors	N
Notified Area		Supporters	

1. Executive Summary

This report is an assessment of the application submitted to Council to restore and reconstruct a heritage listed dwelling house following the unauthorised partial demolition of the structures at 122 Victoria Street Dulwich Hill. The application was notified to surrounding properties and no submissions were received.

The main issues that have arisen from the application include:

- Restoration of a heritage listed dwelling.

The non-compliances are acceptable given the development involves restoring a previously approved dwelling and therefore the application is recommended for approval.

Determination No. 201600330 dated 16 March 2017 issued Deferred Commencement consent to demolish a shed and carport to the rear of the site, repair and restore an existing heritage dwelling and construct 2 x 2 storey dwellings to the rear of the site with associated open hard stand car parking and landscape works and a 3 lot strata subdivision. The consent became active 27 March 2017. This application relates only to one of the strata lots located to the north east of the site containing the heritage listed dwelling.

2. Proposal

The proposal involves restoring and reconstructing the heritage listed dwelling house. The proposal involves:

- Reconstructing the heritage listed cottage which includes a living area and bedroom,
- Reconstructing and repairing the 1920s outbuilding which contains a bedroom;
- Constructing an open plan kitchen/living area, garage and bathroom at the rear of the heritage item; and
- Reconstructing the front picket fence and timber-paling fence.

Determination No. 201600330, dated 16 March 2017 granted Deferred Commencement consent for, among other things, repair and restoration of the heritage listed dwelling on the site. The heritage item has since been partly demolished without consent. This proposal does not seek to change the footprint or bulk of the development from that which was previously approved.

3. Site Description

The subject site is located on the north western side of Victoria Street, between Little Street and Nelson Street in Dulwich Hill. The site consists of one allotment, although development consent has been granted for strata subdivision into three lots (which has not been registered). This report only relates to the proposed strata lot containing the heritage item that is located to the north eastern portion of the site. The entire site has a total area of 408.7sqm, and the proposed strata lot containing the heritage item has a total area of 186sqm. The site is legally described as Lot 1, Section 7 in Deposited Plan 813.

The site has a frontage to Victoria Street of 17.4 metres and a secondary frontage of approximate 10.7 metres to Little Street.

The site supports the framing of a dwelling house and an outbuilding located to the south western portion of the site. The adjoining properties support one and two storey dwelling houses and a four-storey boarding house.

The dwelling is listed as a Heritage Item, namely Timber Federation Period House, including interiors (I26) in MLEP 2011. The property is located within the Flood Planning Area of MDCP 2011.

Figure 1: Aerial View of subject strata lot

Figure 2: Subject Site

4. Background

4(a) Site history

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

Subject Site

Application	Proposal	Decision & Date
DA201600330	To demolish a shed and carport to the rear of the site, repair and restore an existing heritage dwelling and construct 2 x 2 storey dwellings to the rear of the site with associated open hard stand car parking and landscape works and a 3 lot strata subdivision.	Deferred Commencement Consent 16 March 2017 Consent operative from 27 March 2017

During construction of the above development of which only repainting of the heritage item was proposed, along with the construction of a new garage and new front fence, substantive demolition works had occurred to the heritage item. All the weatherboard cladding, windows, roof of the main dwelling and roof of the brick outbuilding at the rear had also been removed without consent.

Development Control Order No. 2176 dated 29 January 2019 issued a stop works order requiring all unauthorised buildings works, including the demolition of the heritage item at 122 Victoria Street to cease.

Surrounding properties

Application	Proposal	Decision & Date
CA201800010	124 Victoria Street Dulwich Hill Class 1 Appeal in Land and Environment Court - To demolish existing improvements, subdivide the land into 2 lots and construct a 2 storey dwelling house on each lot including tree removal and landscaping works	Upheld 10 October 2018
DA201500287	2 Little Street Dulwich Hill To demolish existing improvements and construct a 3 storey boarding house with 31 boarding rooms including a boarding house manager and basement car parking	Deferred Commencement Consent 9 March 2016 Consent operative 18 March 2016

4(b) Application history

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

Date	Discussion / Letter / Additional Information
9 August 2019	Request for Additional Information requiring the following information: 1. Fencing details to be included on plans 2. Colour scheme to be provided
12 August 2019	The applicant provided the following: 1. Elevations including fence details. 2. Colour scheme

5. Assessment

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

5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

The following provides further discussion of the relevant issues:

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

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

Marrickville Local Environment Plan 2011 (MLEP 2011)

The application was assessed against the following relevant clauses of the *Marrickville Local Environmental Plan 2011*:

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.7 - Demolition
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 5.10 - Heritage Conservation
- Clause 6.3 - Flood Planning
- Clause 6.4 - Terrestrial biodiversity

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

Standard	Proposal	Complies
Height of Building Maximum permissible: 9.5 m	5.73 m	Yes
Floor Space Ratio Maximum permissible: 0.6:1	0.55:1	Yes

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

The property is zoned R3 - Medium Density Residential under the provisions of Marrickville Local Environmental Plan 2011 (MLEP 2011). The development is permissible with consent within the zone.

The development is acceptable having regard to the objectives of the R3 zone.

(ii) Height (Clause 4.3)

The site is located in an area where the maximum height of buildings is 9.5 metres as indicated on the Height of Buildings Map that accompanies MLEP 2011. The development has a height of approximately 5.73 metres, which complies with the height development standard.

(iii) Floor Space Ratio (Clause 4.4)

A maximum floor space ratio (FSR) of 0.6:1 applies to the development under MLEP 2011.

The property, including all three approved strata lots has a site area of 408.7sqm.

The development has a gross floor area (GFA) of 222m², which equates to a FSR of 0.55:1 and is compliant with the development standard.

(iv) Heritage Conservation (Clause 5.10)

The property is listed as a heritage item under MLEP 2011, namely Timber Federation Period House, including interiors (Item I26).

The application, which involves the reconstruction/restoration of the heritage item was referred to Council's Heritage Advisor who has agreed to the proposal subject to the following conditions being included in the determination:

- The new roofs of the main dwelling, not including the outbuilding should be traditional heritage barrel rolled corrugated galvanised steel, either painted 'red oxide', or unpainted.
- The roof of the outbuilding should be Monier terracotta roof tiles "Marseille", sunset colour.

Those conditions have been included in the recommendation. As no changes are proposed to the form or size of the original dwelling, the approval is considered to satisfy the provisions of Clause 5.10 of MLEP 2011 and Part 8 of MDCP 2011.

(v) Flood Planning (Clause 6.3)

The property is identified as land that is shown as "Flood planning area" on the Flood Planning Map that accompanies MDCP 2011.

The application was referred to Council's Development Engineer who was satisfied with the proposal in terms of flooding subject to the imposition of conditions requiring the development to be constructed of flood compatible materials and be designed to withstand forces of flood water during the 1 in 100-year flood level.

Given the above, the proposal is considered acceptable with regard to Clause 6.3 of MLEP 2011 and Part 2.22 of MDCP 2011.

(vi) Terrestrial Biodiversity (Clause 6.4)

The property is located in the Biodiversity Area as identified in the MLEP 2011 Natural Resource - Biodiversity Map.

The land is located within the area identified as a potential habitat for the Long-nosed Bandicoot as identified in the MLEP 2011 Natural Resource – Biodiversity Map. However, given the site is less than 450sqm in area, in accordance with the requirements contained Marrickville Development Control Plan 2011, no further action is required.

The development is reasonable having regard to the matters for consideration contained in the Clause in that the development is unlikely to have any adverse impact on the ecological value or significance of important flora and fauna within the terrestrial biodiversity corridor.

5(b) Draft Environmental Planning Instruments

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

- Draft Marrickville Local Environmental Plan 2011 (Amendment 4)

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

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011.

MDCP 2011 Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.6 – Acoustic and Visual Privacy	Yes
Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	Yes
Part 2.11 – Fencing	No – see discussion
Part 2.13 – Biodiversity	Yes
Part 2.16 – Energy Efficiency	Yes – see discussion
Part 2.18 – Landscaping and Open Space	Yes
Part 2.21 – Site Facilities and Waste Management	Yes
Part 2.25 – Stormwater Management	Yes
Part 4.1 – Low Density Residential Development	Yes – see discussion
Part 8 – Heritage	Yes
Part 9 – Strategic Context	Yes

The following provides discussion of the relevant issues:

PART 2 – GENERIC PROVISIONS

(i) Fencing (Part 2.11)

The proposal includes a fence along the front boundary of the site. The portion of the fence in front of the heritage listed cottage measures 1.2 metres in height with the remaining portion of the fence measuring 1.8 metres in height. Therefore, the fence that measures 1.8 metres in height does not comply with the controls contained in Part 2.11 of MDCP 2011 relating to fence height. Notwithstanding, the fence height is considered acceptable as it is located adjacent to the private open space of the dwelling and the 1.8 metre height is required to maintain privacy for the private open space for the largely exposed corner lot. In addition, the proposed fence height is as original and not changing from what has previously been approved at the site.

Given the above, the proposal is considered acceptable and consistent with the objectives contained in Part 2.11 of MDCP 2011.

5(d) The Likely Impacts

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

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

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

5(f) Any submissions

The application was notified in accordance with Marrickville Development Control Plan 2011 for a period of 14 days to surrounding properties. No submissions were received.

5(g) The Public Interest

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

6 Referrals

6(a) Internal

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

Heritage

Council's Heritage Advisor has agreed to the proposal subject to the imposition of conditions as discussed in Section 5 of this report.

Engineering

Council's Development Engineer has agreed to the proposal subject to conditions which have been discussed in Section 5 above.

6(b) External

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

7. Section 7.12 Levy

Section 7.12 levies are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of $3,000 would be required for the development under Marrickville Section 94/94A Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Marrickville Local Environmental Plan 2011* and Marrickville Development Control Plan 2011.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

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

9. Recommendation

A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979,* grant consent to Development Application No. DA201900238 to restore and reconstruct the heritage listed dwelling house following the unauthorised partial demolition of the structures at 122 Victoria Street Dulwich Hill subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

Conditions of Consent

Fees

1. Section 7.12 (formerly section 94a) Development Contribution Payments

A levy of $3000.00 has been assessed as the contribution for the development under Section 7.12 of the Environmental Planning and Assessment Act 1979 and Marrickville Section 94/94A Contributions Plan 2014 (a copy of which may be inspected at the offices of the Council).

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

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

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

(LEVY PAYMENT REFERENCE NO. DC002732)

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

2. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been payed 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.

3. Security Deposit - Standard

Prior to the commencement of demolition works or issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	$8,056.50
Inspection Fee:	$230.65

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

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

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

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

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

General Conditions

4. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA101 Revision A	Site Plan	3 July 2019	Home Impact
DA101 Revision A	Heritage Cottage – Plans	3 July 2019	Home Impact
A200 Revision A	Heritage Cottage - Elevation	3 July 2019	Home Impact
A201 Revision A	Heritage Cottage – Elevation	3 July 2019	Home Impact
A202 Revision A	Heritage Cottage – Elevation	3 July 2019	Home Impact
A203 Revision A	Heritage Cottage – Elevation	3 July 2019	Home Impact
A300 Revision A	Heritage Cottage – Section	3 July 2019	Home Impact
A301 Revision A	Heritage Cottage – Section	3 July 2019	Home Impact
A600 Revision A	Heritage Cottage – Front Fence Elevation	3 July 2019	Home Impact
A601 Revision A	Heritage Cottage – North Fence Elevation	3 July 2019	Home Impact
LC-04 Revision B	Front Fence Schedule	5 July 2019	Growing Rooms
A01 Issue A– A15 Issue A (all inclusive)	Reconstruction Plan	April 2019	Paul Davies
EX01 Issue A – EX10 Issue A (All inclusive)	Existing	April 2019	Paul Davies

As amended by the conditions of consent.

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5. Design Change

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:

1. The new roofs of the dwelling, not including the outbuilding containing 'Bed 2' should be traditional heritage barrel rolled corrugated galvanised steel, either painted 'red oxide', or unpainted.
2. The roof of the outbuilding containing 'Bed 2' should be Monier terracotta roof tiles "Marseille", sunset colour.

6. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

7. Standard Street Tree Protection

Prior to the commencement of any work, the Certifying Authority must be provided with details of the methods of protection of all street trees adjacent to the site during demolition and construction.

8. Works Outside the Property Boundary

This development consent does not authorise works outside the property boundaries on adjoining lands.

9. Boundary Alignment Levels

Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary.

Prior to any Demolition

10. Advising Neighbors Prior to Excavation

At least 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.

11. Construction Fencing

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

12. Hoardings

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands 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. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property.

Separate approval is required from the Council under the Roads Act 1993 to erect a hoarding or temporary fence or awning on public property.

Prior to Construction Certificate

13. Structural Certificate for retained elements of the building

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a 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. The certificate must 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.

14. Sydney Water – Tap In

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program 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.

Note: Please refer to the web site http://www.sydneywater.com.au/tapin/index.htm for details on the process or telephone 132092.

15. Changes to Levels

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans incorporating the following amendments:

a) A 150mm step up must be provided between the finished surface level of the external area and the internal finished floor level.

16. Parking Facilities - Domestic

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans and certification by a suitably qualified Civil Engineer demonstrating that the design of the vehicular access and off-street parking facilities comply with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking and the following specific requirements:

a) The garage slab or driveway must rise within the property to be 170mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.
b) A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors.
c) Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements.
d) The garage/carport/parking space must have minimum clear internal dimensions of 5.4 x 3.0 mm (length x width) and a door opening width of 2.4 mm at the street frontage. The dimensions must be exclusive of obstructions such as walls, doors and columns,

except where they do not encroach inside the design envelope specified in Section 5.2 of AS/NZS 2890.1-2004.

17. Flood Affected Site

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably experienced Chartered/Registered Civil Engineer that the works comply with the following specific requirements:

a) All new structures below RL 18.10 m AHD must be constructed from flood compatible materials.
b) All new electrical equipment and wiring must be waterproofed or installed at or above RL 18.10 m AHD.
c) A structural engineer's certificate must be submitted stating that the proposed building has been designed to withstand the forces of flood water, debris and buoyancy up to the 1 in 100-year flood level.
d) All new fencing within the overland flow path must be of an open type so as to allow for the free flow of water throughout the site so as to maintain existing flow paths.

18. Stormwater Drainage System – Minor Developments (OSD is required)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans incorporating on site stormwater detention and/or on site retention/ re-use facilities (OSR/OSD), certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements:

a) The design must be generally in accordance with the stormwater drainage concept plan on Drawing No. 18.245 prepared by E2 Civil and Structural Design PTY LTD and dated 5/9/18, **<u>including the following amendments:</u>**
    a. OSD/OSR details shall me amended to show the choke pipes at the correct level (on top of the OSR top of water line).
    b. Calculations demonstrating the PSD is achieved and complies with Marrickville DCP 2.25 Stormwater Management.
b) 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 overflow pipelines from any rainwater tank(s) by gravity to the kerb and gutter of a public road.

c) Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.

d) Charged or pump-out stormwater drainage systems are not permitted including for roof drainage.

e) The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes.

f) The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions with the maximum allowable discharge to Council's street gutter limited to 25 litres/second (20 years ARI/100years ARI)

g) Storage for the 1-year ARI storm event must be provided fully below ground;

h) Details of the Height vs Storage and Height vs Discharge relationships must be submitted.

i) Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks.

j) The proposed on-site retention tanks shall be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks where the collected water is to be used to supply water inside the dwelling, such as for toilet flushing or laundry use.

k) Details of the 1 in 100-year ARI overflow route in case of failure\blockage of the drainage system must be provided.

l) A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas.

m) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands.

n) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.

o) All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings.

p) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.

During Demolition and Construction

19. Construction Hours – Class 1 and 10

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work are only permitted between the hours of 7:00am to 5.00pm, Mondays to Saturdays (inclusive) with no works permitted on, Sundays or Public Holidays.

20. Survey Prior to Footings

Upon excavation of the footings and before the pouring of the concrete, the Certifying Authority must be provided with a certificate of survey from a registered land surveyor to verify that the structure will not encroach over the allotment boundaries.

Prior to Occupation Certificate

21. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993* including:

a) Light duty concrete vehicle crossing(s) at the vehicular access location(s).
b) Other works subject to the Roads Act 1993 approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

22. No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

23. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that any damaged stone kerb has been replaced including all kerb outlets in stone kerb must be carefully core drilled.

24. Light Duty Vehicle Crossing

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that a light duty concrete vehicle crossing/s, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" have been constructed at the vehicular access locations.

Advisory notes

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000.*

Notification of commencement of works

At least 7 days before any demolition work commences:

a) the Council must be notified of the following particulars:

   i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and

   ii. the date the work is due to commence and the expected completion date; and

b) a written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

Storage of Materials on public property

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

Toilet Facilities

The following facilities must be provided on the site:

a) toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees, and

b) a garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

Infrastructure

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. 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 must be undertaken before occupation of the site.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Failure to comply with conditions

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.

Other works

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.*

Obtaining Relevant Certification

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.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

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,

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.

Dividing Fences Act

The person acting on this consent must comply with the requirements of the *Dividing Fences Act 1991* in respect to the alterations and additions to the boundary fences.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

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

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

Noise

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

Amenity Impacts General

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

Public Domain and Vehicular Crossings

The vehicular crossing and/or public domain works are required to be constructed by your contractor. You or your contractor must complete an application for 'Design of Vehicle

Crossing and Public Domain Works – Step 1' form and/or 'Construction of Vehicle Crossing and Public Domain Works – Step 2' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.

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 must be at no cost to Council

Any damage caused during construction to Council assets on the road reserve or on Council or Crown land must be repaired at no cost to Council.

Any driveway crossovers or other works within the road reserve must be provided at no cost to Council.

No consent is given or implied for any Encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, eves, awnings, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever, including when open.

Insurances

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to 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.

Lead-based Paint

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations,

particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

Dial before you dig

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 www.dialprior toyoudig.com.au
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441 www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406 www.foodnotify.nsw.gov.au

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

Attachment B – Plans of proposed development

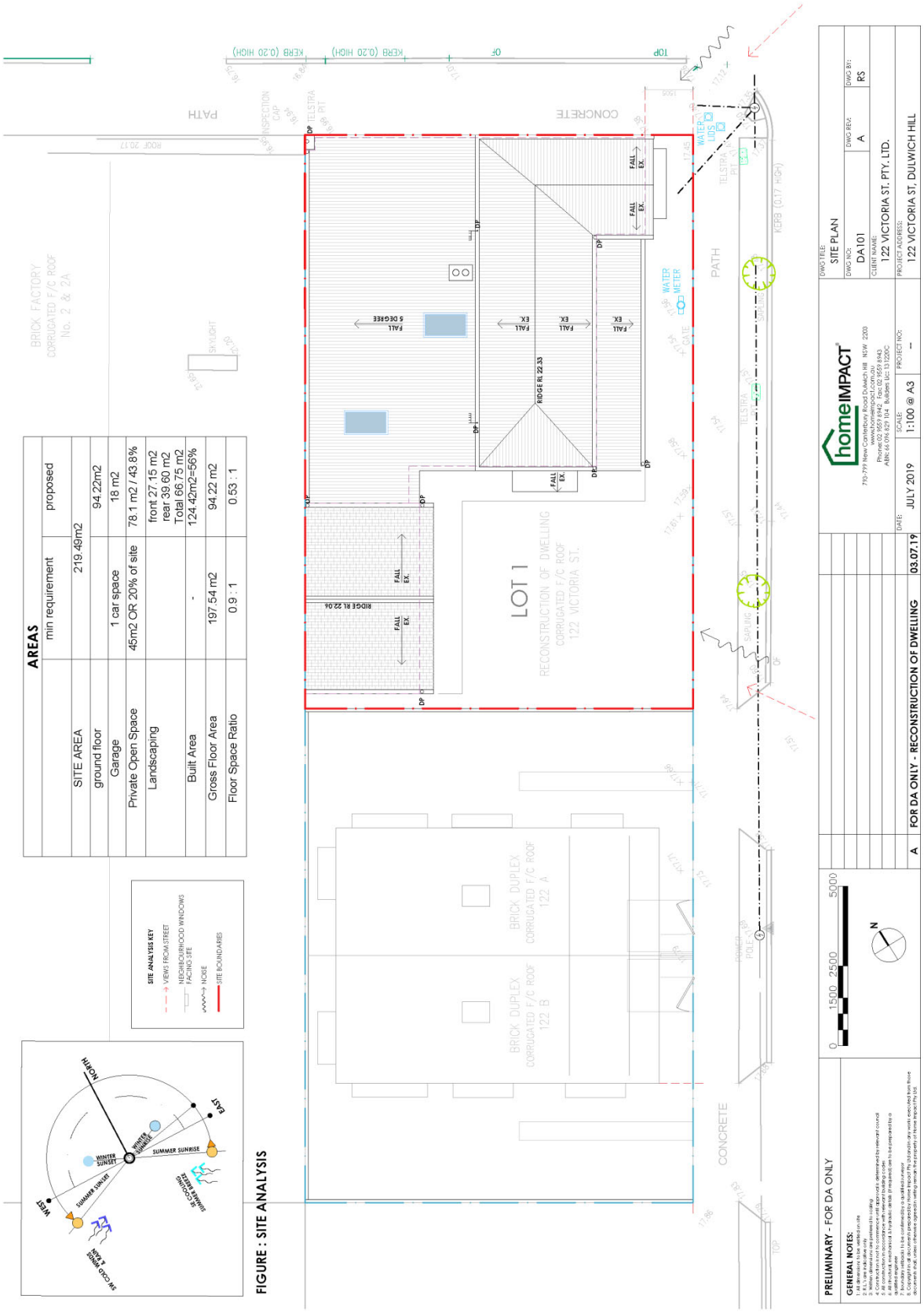
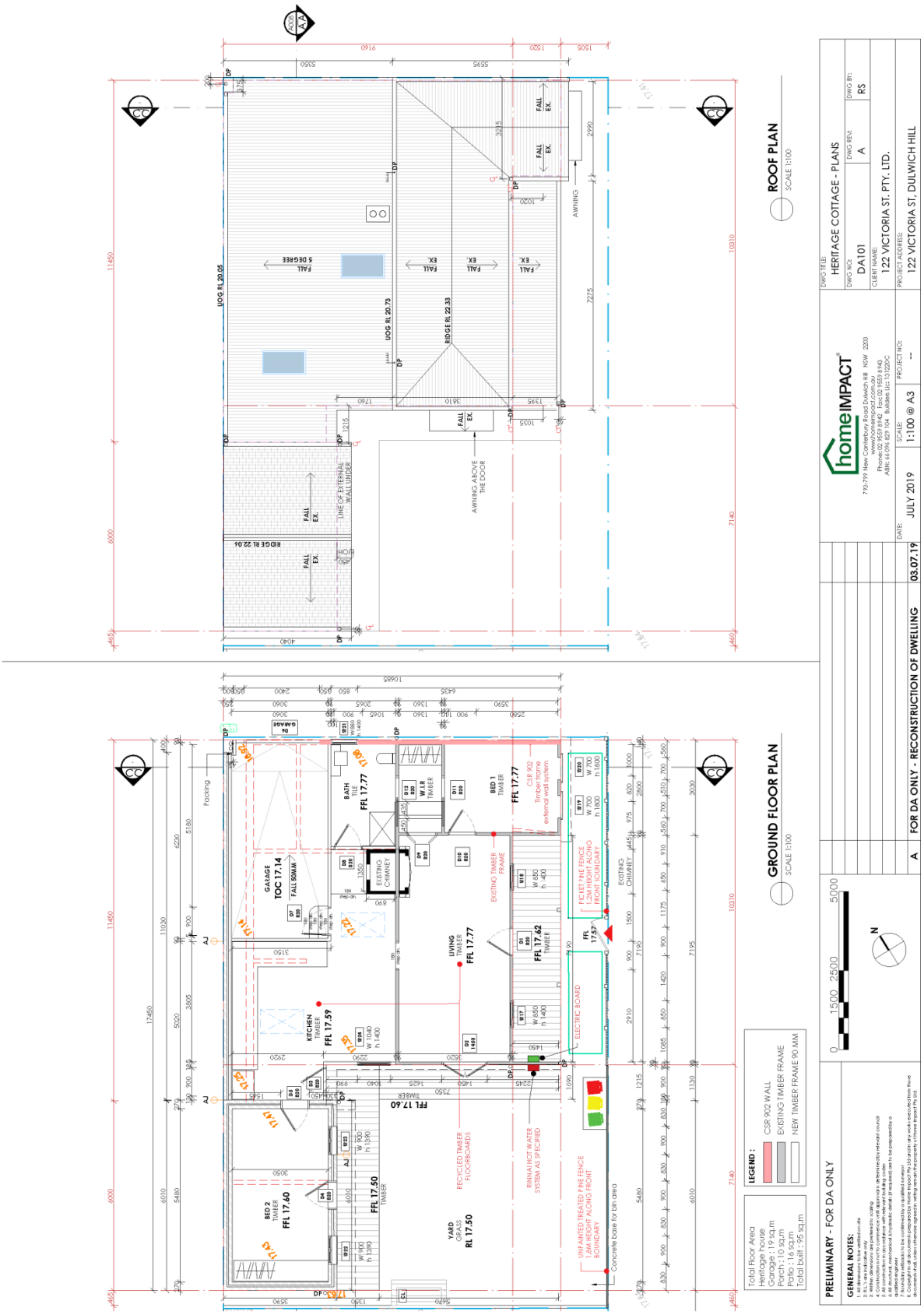
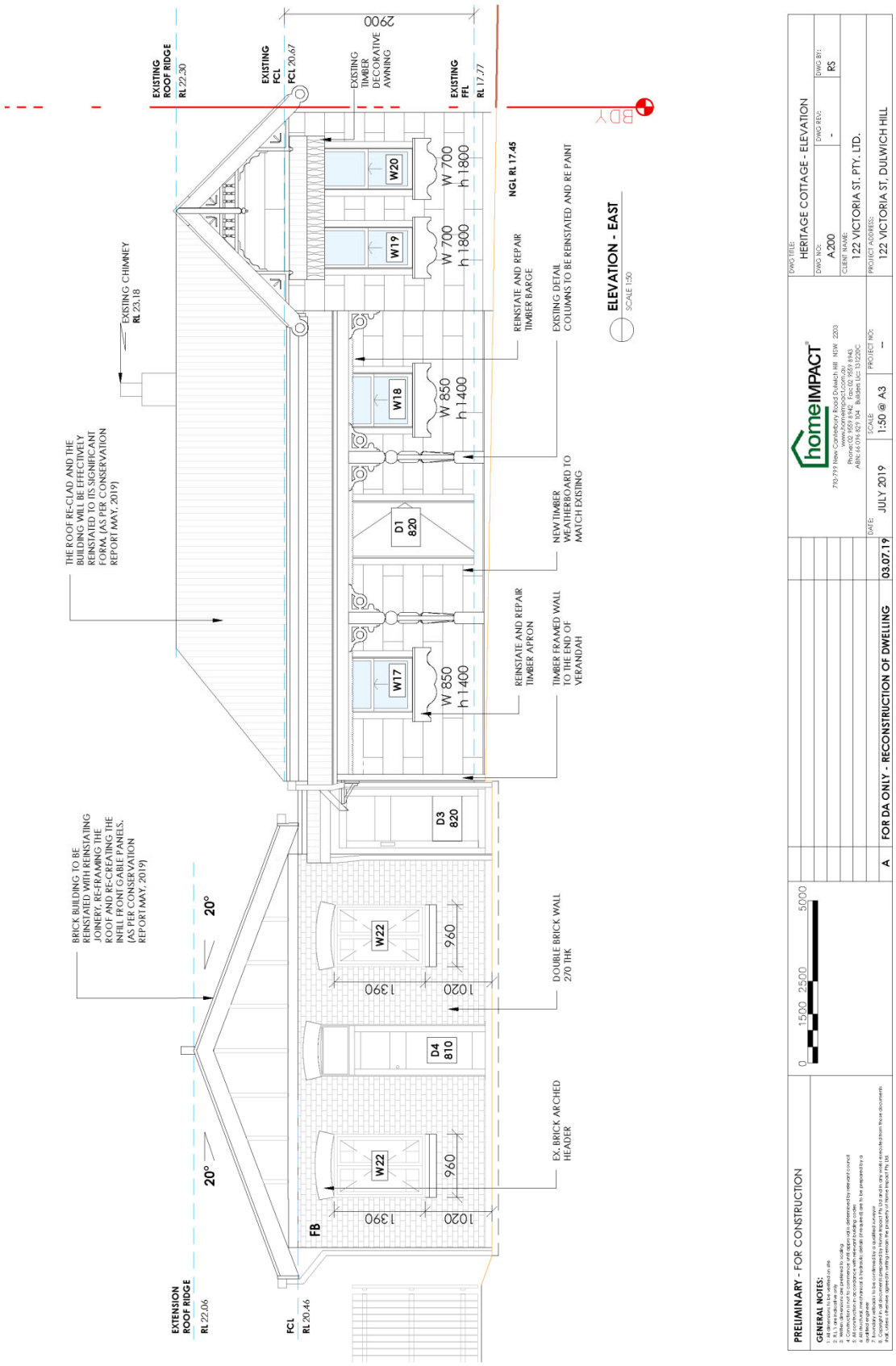


FIGURE : SITE ANALYSIS


ROOF PLAN
SCALE 1:100
GROUND FLOOR PLAN
SCALE 1:100
LEGEND :
CSR 902 WALL
EXISTING TIMBER FRAME
NEW TIMBER FRAME 90 MM
Total Floor Area
Heritage house
Garage : 19 sq.m
Porch : 10 sq.m
Patio : 16 sq.m
Total Built : 95 sq.m
PRELIMINARY - FOR DA ONLY
GENERAL NOTES:
homeIMPACT
DWG TITLE: HERITAGE COTTAGE - PLANS
DWG NO: DA101
DWG REV: A
DWG BY: RS
CLIENT NAME: 122 VICTORIA ST. PTY. LTD.
PROJECT ADDRESS: 122 VICTORIA ST, DULWICH HILL
DATE: JULY 2019
SCALE: 1:100 @ A3
PROJECT NO: --
A FOR DA ONLY - RECONSTRUCTION OF DWELLING 03.07.19


EXISTING ROOF RIDGE RL 22.30
EXISTING FCL FCL 20.67
EXISTING TIMBER DECORATIVE AWNING
EXISTING FFL RL 17.77
2900
BDY
NGL RL 17.45
W20
W19
W18
W17
W 700 h 1800
W 850 h 1400
D1 820
D3 820
D4 810
W22
960
1390
1020
FB
EXISTING CHIMNEY RL 23.18
THE ROOF RE-CLAD AND THE BUILDING WILL BE EFFECTIVELY REINSTATED TO ITS SIGNIFICANT FORM. (AS PER CONSERVATION REPORT MAY, 2019)
BRICK BUILDING TO BE REINSTATED WITH REINSTATING JOINERY, RE-FRAMING THE ROOF AND RE-CREATING THE INFILL FRONT GABLE PANELS. (AS PER CONSERVATION REPORT MAY, 2019)
20°
REINSTATE AND REPAIR TIMBER BARGE
EXISTING DETAIL COLUMNS TO BE REINSTATED AND RE PAINT
NEW TIMBER WEATHERBOARD TO MATCH EXISTING
REINSTATE AND REPAIR TIMBER APRON
TIMBER FRAMED WALL TO THE END OF VERANDAH
DOUBLE BRICK WALL 270 THK
EX. BRICK ARCHED HEADER
EXTENSION ROOF RIDGE RL 22.06
FCL RL 20.46
ELEVATION - EAST
SCALE 1:50
homeIMPACT
HERITAGE COTTAGE - ELEVATION
DWG NO: A200
DWG REV: -
DWG BY: RS
CLIENT NAME: 122 VICTORIA ST. PTY. LTD.
PROJECT ADDRESS: 122 VICTORIA ST, DULWICH HILL
DATE: JULY 2019
SCALE: 1:50 @ A3
PROJECT NO: --
A FOR DA ONLY - RECONSTRUCTION OF DWELLING 03.07.19
PRELIMINARY - FOR CONSTRUCTION
GENERAL NOTES:
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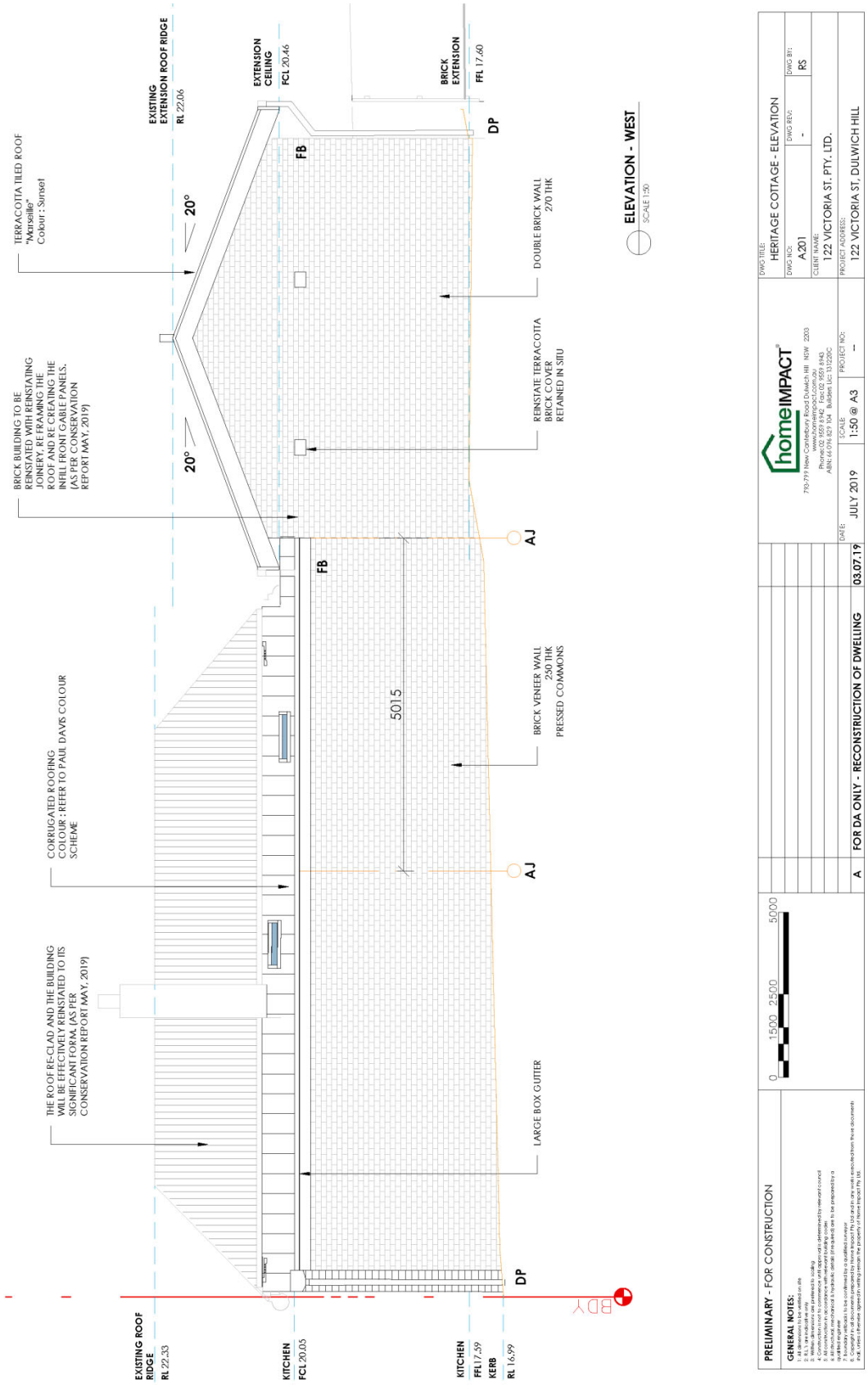
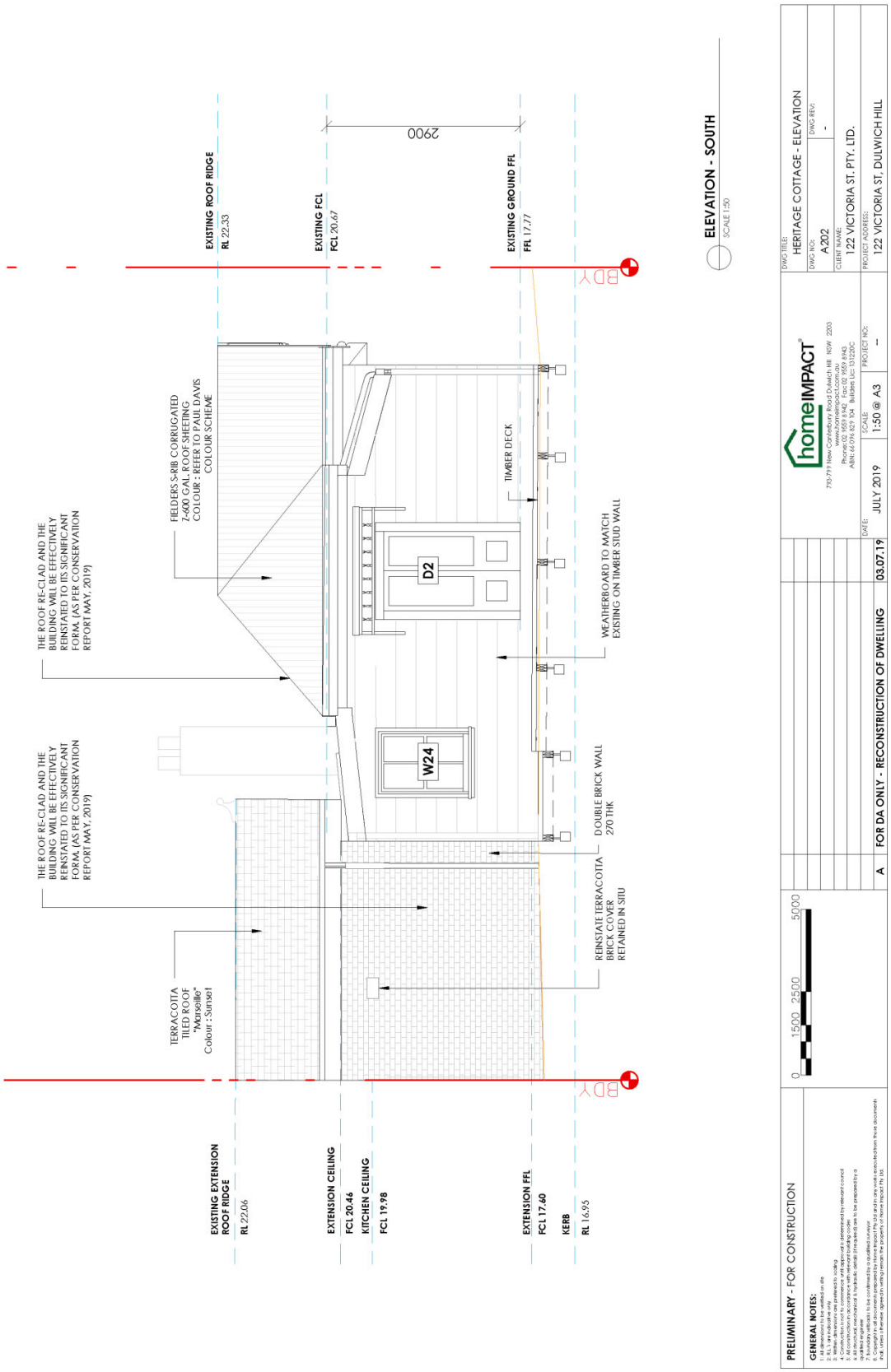

TERRACOTTA TILED ROOF
"Marseille"
Colour : Sunset
BRICK BUILDING TO BE REINSTATED WITH REINSTATING JOINERY, RE FRAMING THE ROOF AND RE CREATING THE INFILL FRONT GABLE PANELS. (AS PER CONSERVATION REPORT MAY, 2019)
CORRUGATED ROOFING
COLOUR : REFER TO PAUL DAVIS COLOUR SCHEME
THE ROOF RE-CLAD AND THE BUILDING WILL BE EFFECTIVELY REINSTATED TO ITS SIGNIFICANT FORM. (AS PER CONSERVATION REPORT MAY, 2019)
EXISTING EXTENSION ROOF RIDGE
RL 22.06
20°
20°
EXISTING ROOF RIDGE
RL 22.33
EXTENSION CEILING
FCL 20.46
FB
FB
5015
KITCHEN
FCL 20.05
KITCHEN
FFL 17.59
KERB
RL 16.99
BRICK EXTENSION
FFL 17.60
DP
DP
A.J
A.J
DOUBLE BRICK WALL
270 THK
REINSTATE TERRACOTTA BRICK COVER RETAINED IN SITU
BRICK VENEER WALL
250 THK
PRESSED COMMONS
LARGE BOX GUTTER
BDY
ELEVATION - WEST
SCALE 1:50
homeIMPACT
770-779 New Canterbury Road Dulwich Hill NSW 2203
www.homeimpact.com.au
Phone: 02 9559 8142 Fax: 02 9559 8143
ABN: 66 096 829 104 Builders Lic: 131226C
DWG TITLE:
HERITAGE COTTAGE - ELEVATION
DWG NO:
A201
DWG REV:
-
DWG BY:
RS
CLIENT NAME:
122 VICTORIA ST. PTY. LTD.
PROJECT ADDRESS:
122 VICTORIA ST, DULWICH HILL
DATE:
JULY 2019
SCALE:
1:50 @ A3
PROJECT NO:
--
A
FOR DA ONLY - RECONSTRUCTION OF DWELLING
03.07.19
0
1500
2500
5000
PRELIMINARY - FOR CONSTRUCTION
GENERAL NOTES:
1. All dimension to be verified on site
2. B.L.'s are indicative only
3. Work shown on plans is guaranteed to scaling
4. Construction not to commence until approval is obtained by relevant council
5. Work shown on plans is subject to approval by relevant authorities
6. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer
7. Boundary setbacks to be confirmed by a qualified surveyor
8. Copyright in all documents prepared by Home Impact Pty Ltd and in any media reproduction these documents are the property of Home Impact Pty Ltd


EXISTING ROOF RIDGE
RL 22.33
EXISTING FCL
FCL 20.67
EXISTING GROUND FFL
FFL 17.77
2900
BDY
FIELDER'S S-RIB CORRUGATED
Z-600 GAL. ROOF SHEETING
COLOUR : REFER TO PAUL DAVIS
COLOUR SCHEME
TIMBER DECK
D2
W24
THE ROOF RE-CLAD AND THE
BUILDING WILL BE EFFECTIVELY
REINSTATED TO ITS SIGNIFICANT
FORM. (AS PER CONSERVATION
REPORT MAY. 2019)
WEATHERBOARD TO MATCH
EXISTING ON TIMBER STUD WALL
DOUBLE BRICK WALL
270 THK
REINSTATE TERRACOTTA
BRICK COVER
RETAINED IN SITU
TERRACOTTA
TILED ROOF
"Marseille"
Colour : Sunset
EXISTING EXTENSION
ROOF RIDGE
RL 22.06
EXTENSION CEILING
FCL 20.46
KITCHEN CEILING
FCL 19.98
EXTENSION FFL
FCL 17.60
KERB
RL 16.95
ELEVATION - SOUTH
SCALE 1:50
0 1500 2500 5000
PRELIMINARY - FOR CONSTRUCTION
GENERAL NOTES:
homeIMPACT
DWG TITLE:
HERITAGE COTTAGE - ELEVATION
DWG NO:
A202
DWG REV:
-
CLIENT NAME:
122 VICTORIA ST. PTY. LTD.
PROJECT ADDRESS:
122 VICTORIA ST, DULWICH HILL
DATE:
JULY 2019
SCALE:
1:50 @ A3
PROJECT NO:
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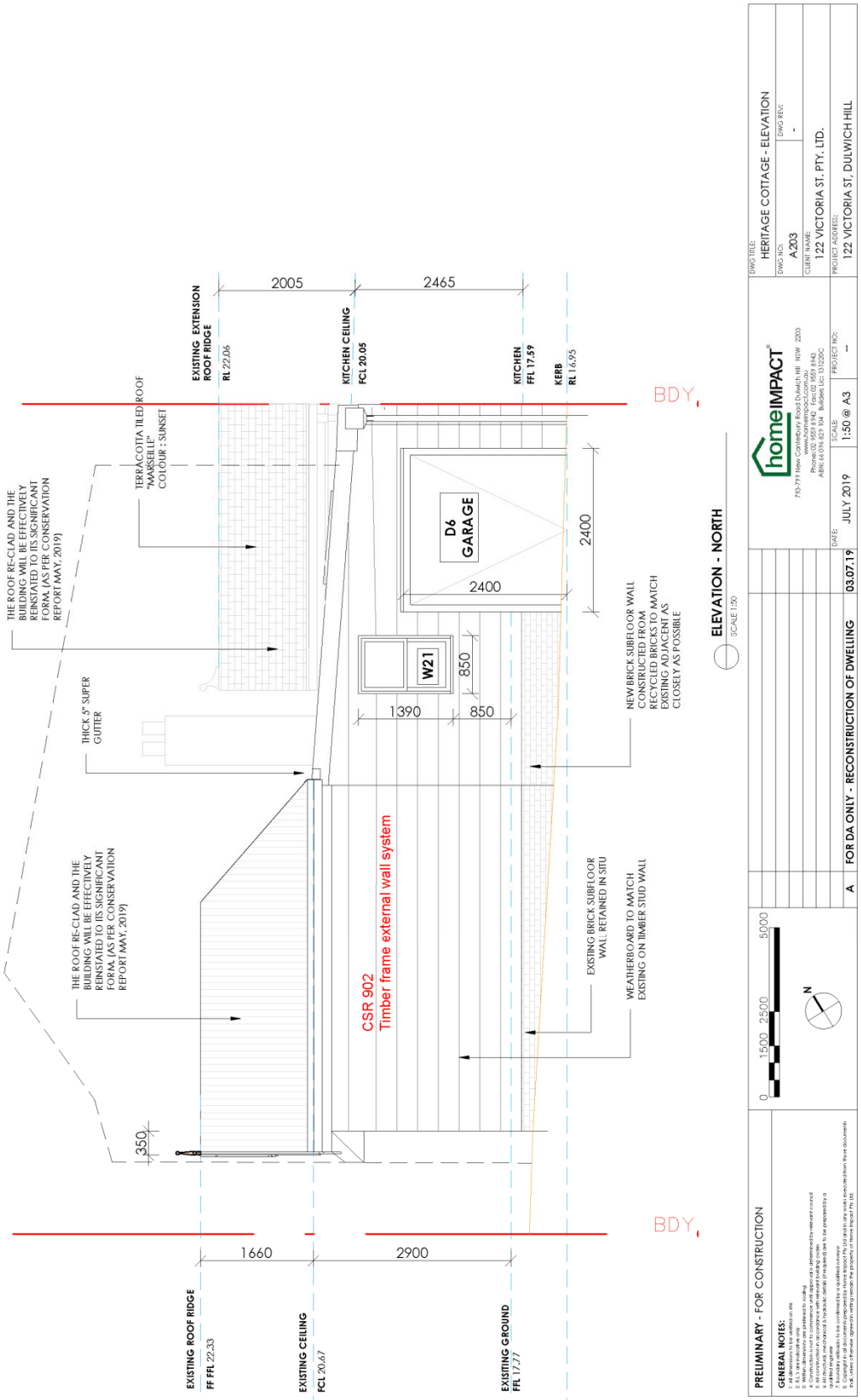
A
FOR DA ONLY - RECONSTRUCTION OF DWELLING
03.07.19


EXISTING EXTENSION ROOF RIDGE
RL 22.06
KITCHEN CEILING
FCL 20.05
KITCHEN
FFL 17.59
KERB
RL 16.95
2005
2465
BDY
TERRACOTTA TILED ROOF "MARSEILLE" COLOUR : SUNSET
THE ROOF RE-CLAD AND THE BUILDING WILL BE EFFECTIVELY REINSTATED TO ITS SIGNIFICANT FORM. (AS PER CONSERVATION REPORT MAY, 2019)
D6 GARAGE
2400
2400
W21
850
1390
850
THICK 5" SUPER GUTTER
NEW BRICK SUBFLOOR WALL CONSTRUCTED FROM RECYCLED BRICKS TO MATCH EXISTING ADJACENT AS CLOSELY AS POSSIBLE
THE ROOF RE-CLAD AND THE BUILDING WILL BE EFFECTIVELY REINSTATED TO ITS SIGNIFICANT FORM. (AS PER CONSERVATION REPORT MAY, 2019)
CSR 902
Timber frame external wall system
EXISTING BRICK SUBFLOOR WALL, RETAINED IN SITU
WEATHERBOARD TO MATCH EXISTING ON TIMBER STUD WALL
350
BDY
1660
2900
EXISTING ROOF RIDGE
FF FFL 22.33
EXISTING CEILING
FCL 20.67
EXISTING GROUND
FFL 17.77
ELEVATION - NORTH
SCALE 1:50
homeIMPACT
DWG TITLE: HERITAGE COTTAGE - ELEVATION
DWG NO: A203
DWG REV: -
CLIENT NAME: 122 VICTORIA ST. PTY. LTD.
PROJECT ADDRESS: 122 VICTORIA ST, DULWICH HILL
DATE: JULY 2019
SCALE: 1:50 @ A3
PROJECT NO: --
A FOR DA ONLY - RECONSTRUCTION OF DWELLING 03.07.19
PRELIMINARY - FOR CONSTRUCTION
GENERAL NOTES:
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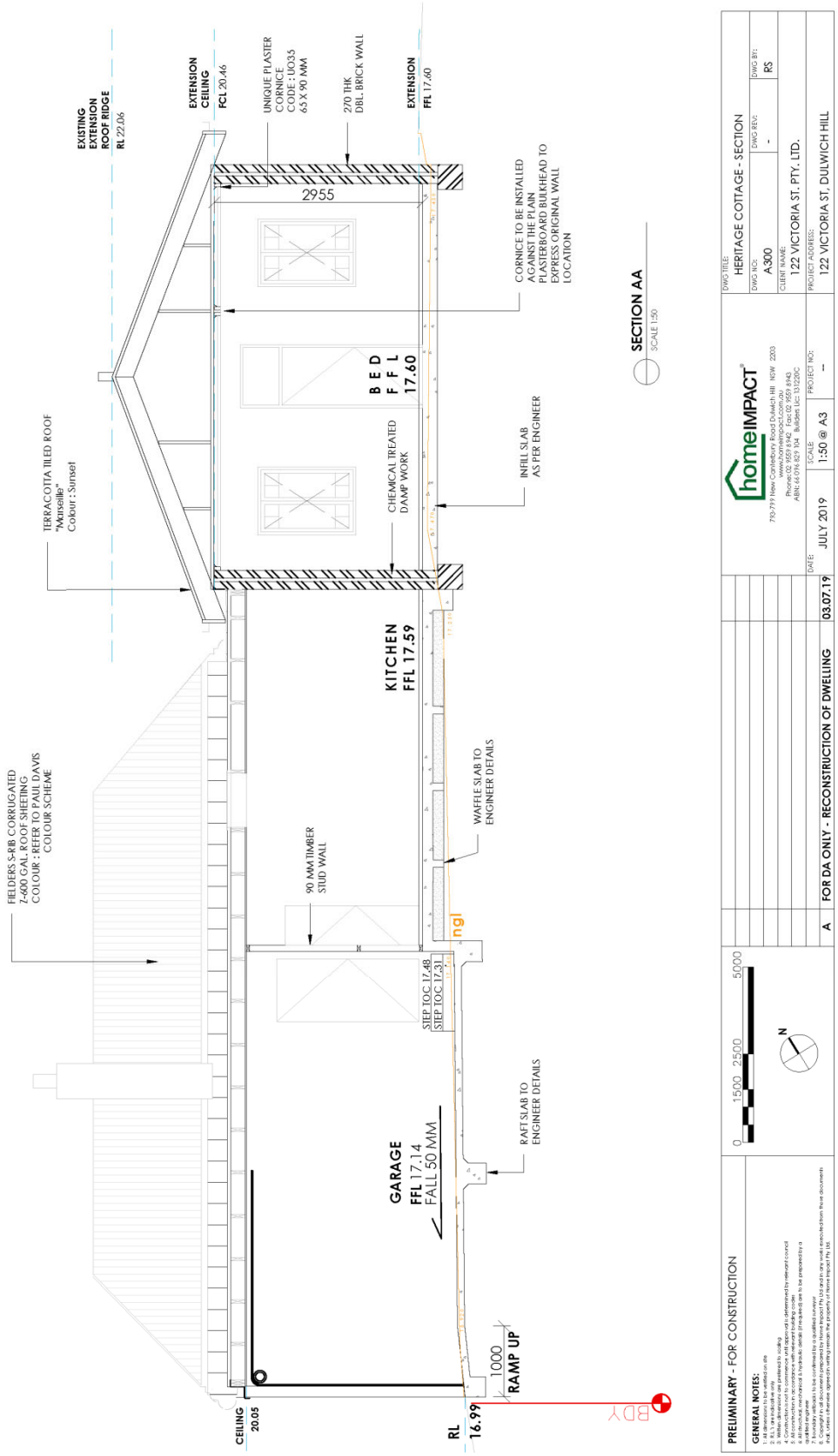
EXISTING EXTENSION ROOF RIDGE
RL 22.06
EXTENSION CEILING
FCL 20.46
UNIQUE PLASTER CORNICE CODE : UO35 65 X 90 MM
270 THK DBL. BRICK WALL
EXTENSION
FFL 17.60
2955
CORNICE TO BE INSTALLED AGAINST THE PLAIN PLASTERBOARD BULKHEAD TO EXPRESS ORIGINAL WALL LOCATION
SECTION AA
SCALE 1:50
B E D
F F L
17.60
CHEMICAL TREATED DAMP WORK
INFILL SLAB AS PER ENGINEER
TERRACOTTA TILED ROOF "Marseille" Colour : Sunset
KITCHEN
FFL 17.59
WAFFLE SLAB TO ENGINEER DETAILS
FIELDERS S-RIB CORRUGATED Z-600 GAL. ROOF SHEETING COLOUR : REFER TO PAUL DAVIS COLOUR SCHEME
90 MM TIMBER STUD WALL
ngl
STEP TOC 17.48
STEP TOC 17.31
RAFT SLAB TO ENGINEER DETAILS
GARAGE
FFL 17.14
FALL 50 MM
1000
RAMP UP
CEILING
20.05
RL
16.99
BDY
homeIMPACT
DWG TITLE: HERITAGE COTTAGE - SECTION
DWG NO: A300
DWG REV: -
DWG BY: RS
CLIENT NAME: 122 VICTORIA ST. PTY. LTD.
PROJECT ADDRESS: 122 VICTORIA ST, DULWICH HILL
DATE: JULY 2019
SCALE: 1:50 @ A3
PROJECT NO: --
A FOR DA ONLY - RECONSTRUCTION OF DWELLING 03.07.19
PRELIMINARY - FOR CONSTRUCTION
GENERAL NOTES:
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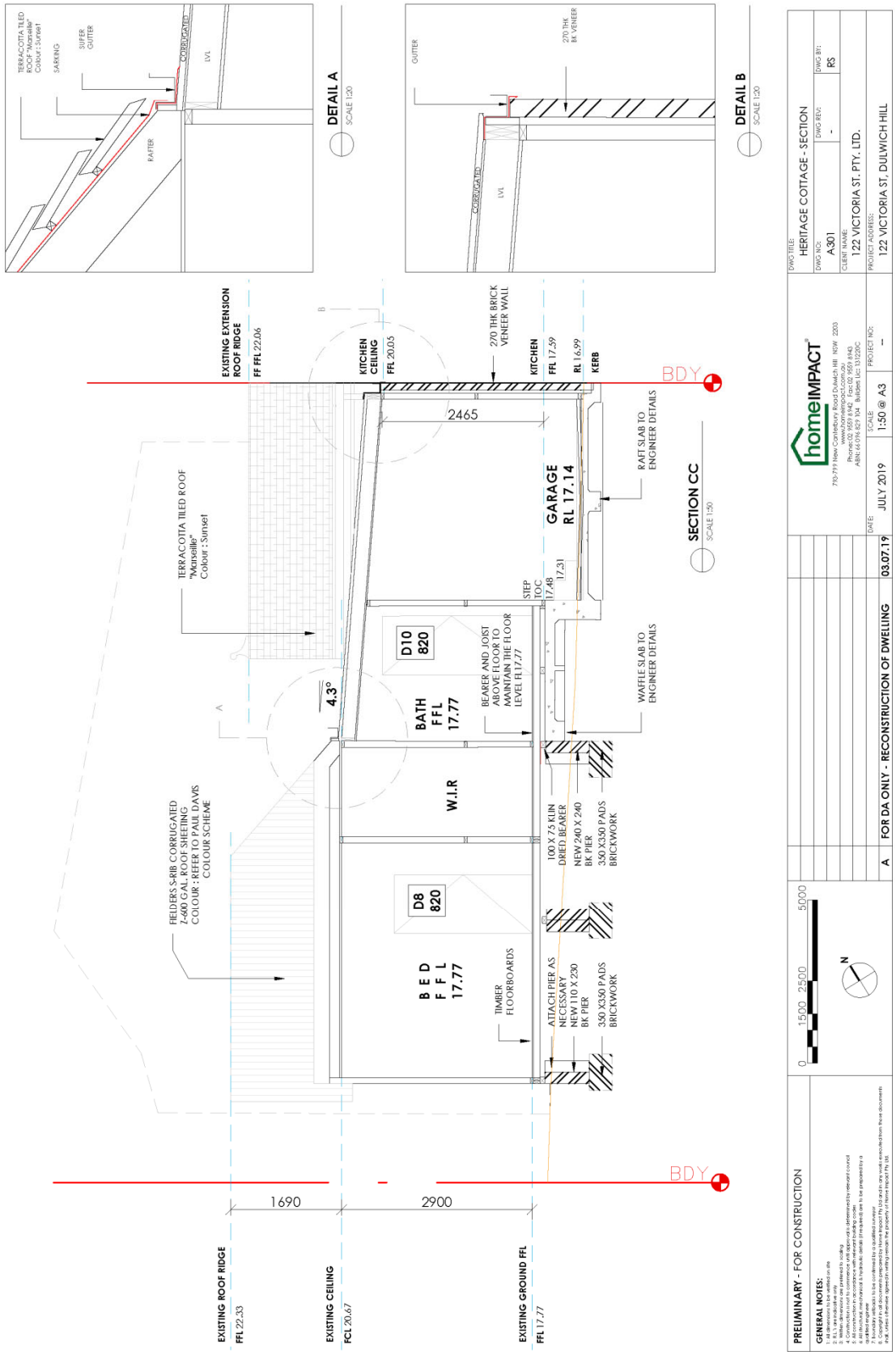
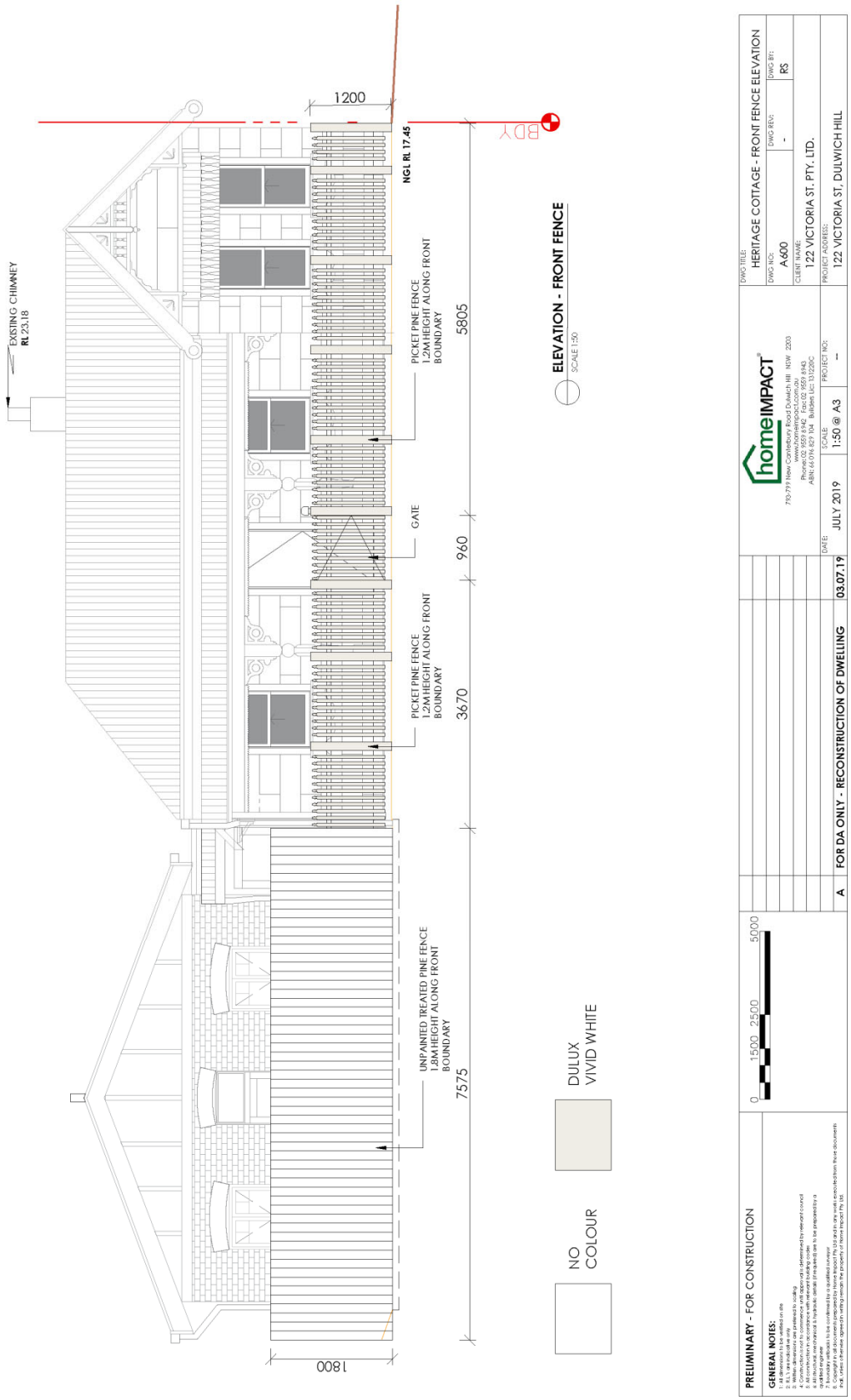
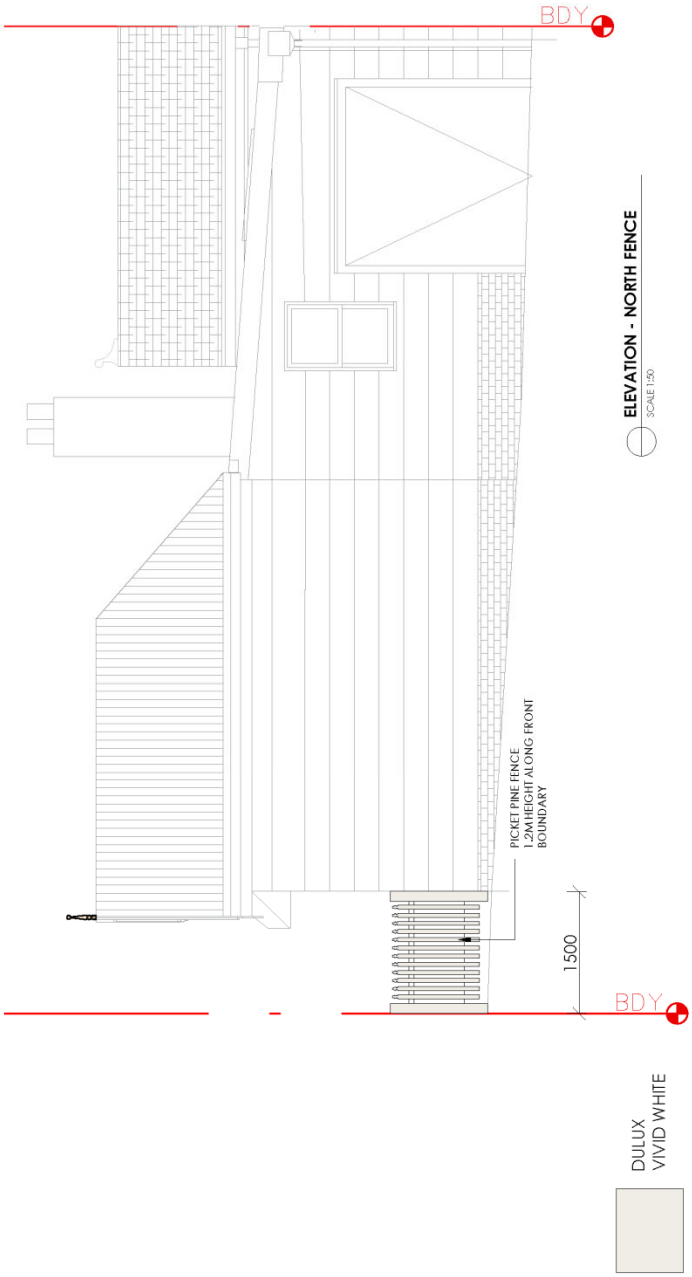

DETAIL A
SCALE 1:20
DETAIL B
SCALE 1:20
SECTION CC
SCALE 1:50
EXISTING EXTENSION ROOF RIDGE
FF FFL 22.06
KITCHEN CEILING
FFL 20.05
270 THK BRICK VENEER WALL
KITCHEN
FFL 17.59
RL 16.99
KERB
BDY
2465
GARAGE RL 17.14
RAFT SLAB TO ENGINEER DETAILS
TERRACOTTA TILED ROOF "Marseille" Colour : Sunset
STEP TOC 17.48
17.31
D10 820
BATH FFL 17.77
BEARER AND JOIST ABOVE FLOOR TO MAINTAIN THE FLOOR LEVEL RL17.77
WAFFLE SLAB TO ENGINEER DETAILS
4.3°
W.I.R
HELDERS S-RIB CORRUGATED 7-400 GAL ROOF SHEETING COLOUR : REFER TO PAUL DAVIS COLOUR SCHEME
100 X 75 KLIN DRIED BEAKER
NEW 240 X 240 BK PIER 350 X350 PADS BRICKWORK
D8 820
B E D F F L 17.77
TIMBER FLOORBOARDS
ATTACH PIER AS NECESSARY NEW 110 X 230 BK PIER 350 X350 PADS BRICKWORK
1690
2900
EXISTING ROOF RIDGE
FFL 22.33
EXISTING CEILING
FCL 20.67
EXISTING GROUND FFL
FFL 17.77
TERRACOTTA TILED ROOF "Marseille" Colour : Sunset
SARKING
SUPER GUTTER
CORRUGATED
LVL
RAFTER
GUTTER
270 THK BK VENEER
homeIMPACT
DWG TITLE: HERITAGE COTTAGE - SECTION
DWG NO: A301
DWG REV: -
DWG BY: RS
CLIENT NAME: 122 VICTORIA ST. PTY. LTD.
PROJECT ADDRESS: 122 VICTORIA ST, DULWICH HILL
DATE: JULY 2019
SCALE: 1:50 @ A3
PROJECT NO: --
A FOR DA ONLY - RECONSTRUCTION OF DWELLING 03.07.19
PRELIMINARY - FOR CONSTRUCTION
GENERAL NOTES:
0 1500 2500 5000


1200
NGL RL 17.45
BDY
EXISTING CHIMNEY
RL 23.18
PICKET PINE FENCE
1.2M HEIGHT ALONG FRONT
BOUNDARY
5805
GATE
960
PICKET PINE FENCE
1.2M HEIGHT ALONG FRONT
BOUNDARY
3670
UNPAINTED TREATED PINE FENCE
1.8M HEIGHT ALONG FRONT
BOUNDARY
7575
1800
ELEVATION - FRONT FENCE
SCALE 1:50
DULUX
VIVID WHITE
NO
COLOUR
0 1500 2500 5000
PRELIMINARY - FOR CONSTRUCTION
GENERAL NOTES:
1. All dimension to be verified on site
2. B.L.'s are indicative only
3. Where dimensions are not specified to scaling
4. Construction not to commence until approval is obtained by relevant council
5. All structural components and specifications to be prepared by a qualified engineer
6. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer
7. Boundary setbacks to be confirmed by a qualified surveyor
8. Copyright in all documents prepared by Home Impact Pty Ltd and in any media reproduction these documents
9. Do not scale drawing, dimensions verify on site. Any discrepancy should be notified to the
A FOR DA ONLY - RECONSTRUCTION OF DWELLING 03.07.19
DATE: JULY 2019
SCALE: 1:50 @ A3
PROJECT NO: --
homeIMPACT
710-719 New Canterbury Road Dulwich Hill NSW 2203
www.homeimpact.com.au
Phone: 02 9559 8142 Fax: 02 9559 8143
ABN: 66 096 829 104 Builders Lic: 131220C
DWG TITLE: HERITAGE COTTAGE - FRONT FENCE ELEVATION
DWG NO: A600
DWG REV: -
DWG BY: RS
CLIENT NAME: 122 VICTORIA ST. PTY. LTD.
PROJECT ADDRESS: 122 VICTORIA ST, DULWICH HILL



PRELIMINARY - FOR CONSTRUCTION

GENERAL NOTES:
1. All dimensions to be verified on site
2. B.L.'s are indicative only
3. Work to be carried out generally in accordance with the Building Code of Australia
4. Construction not to commence until approval is obtained from relevant council
5. All structural members to be designed and certified by a qualified structural engineer
6. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer
7. Boundary setbacks to be confirmed by a qualified surveyor
8. Copyright in all documents prepared by Home Impact Pty Ltd shall remain with Home Impact Pty Ltd
9. Do not scale drawings, dimensions verify on site. Any discrepancy should be referred to the

0 1500 2500 5000

N

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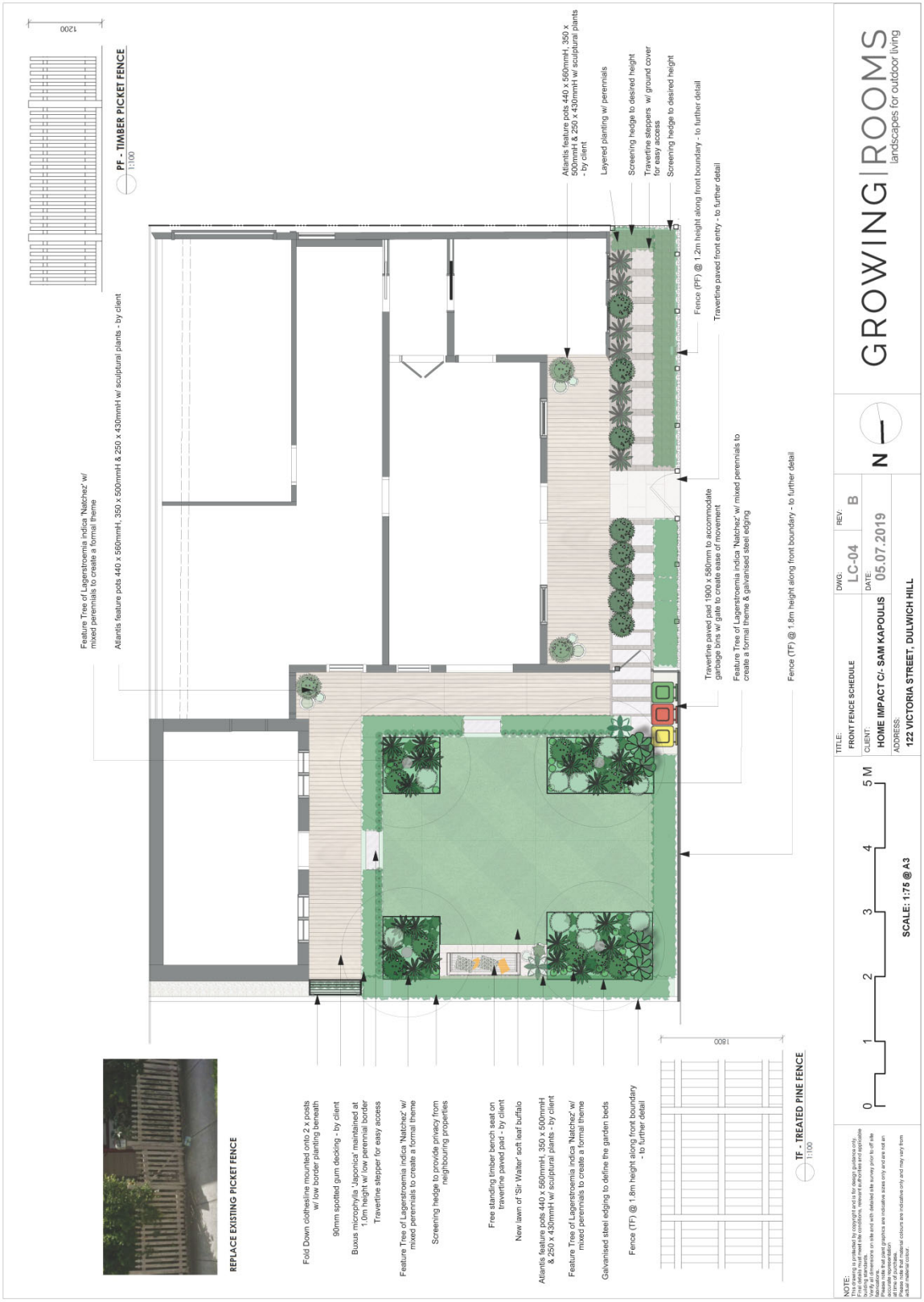
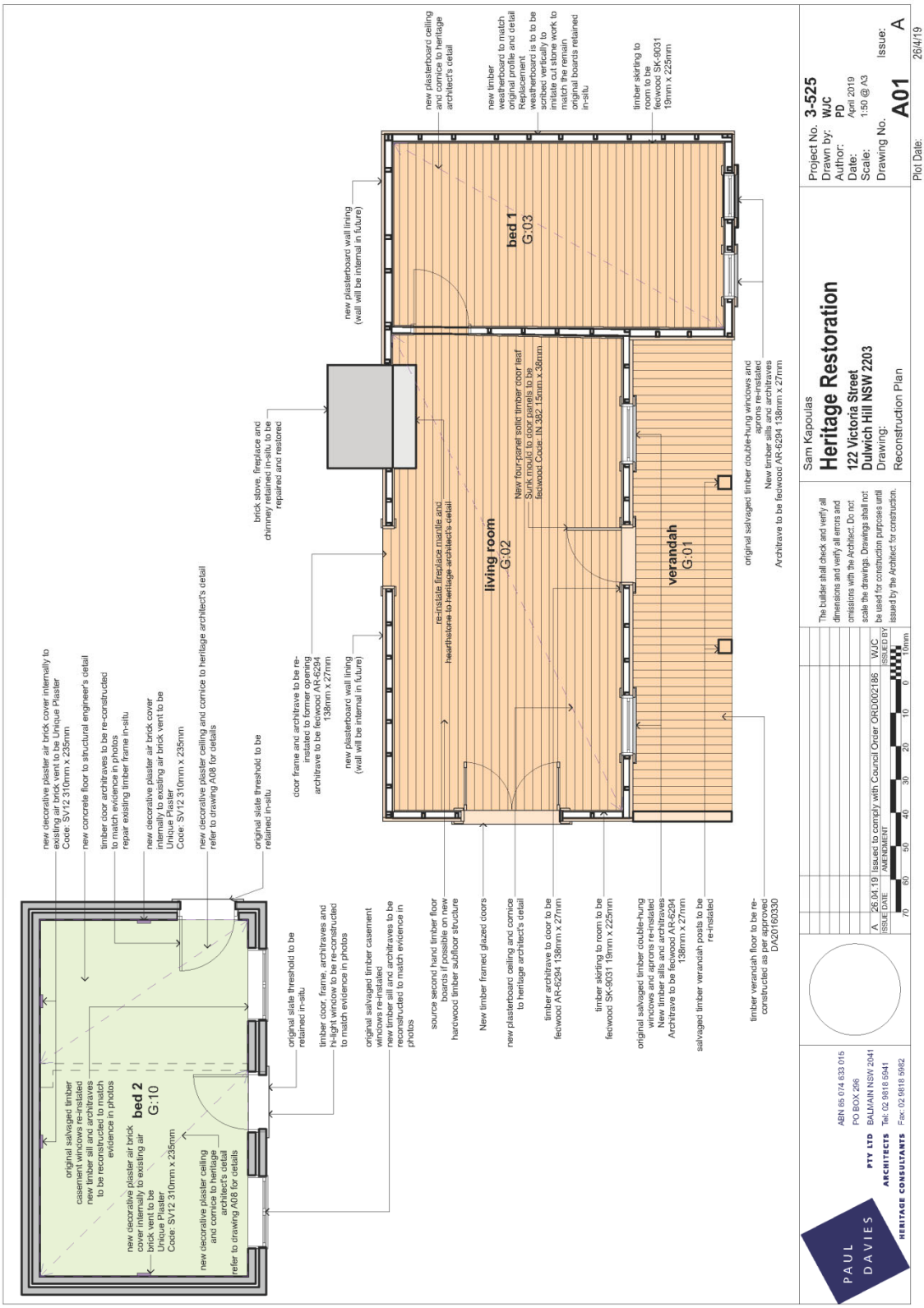
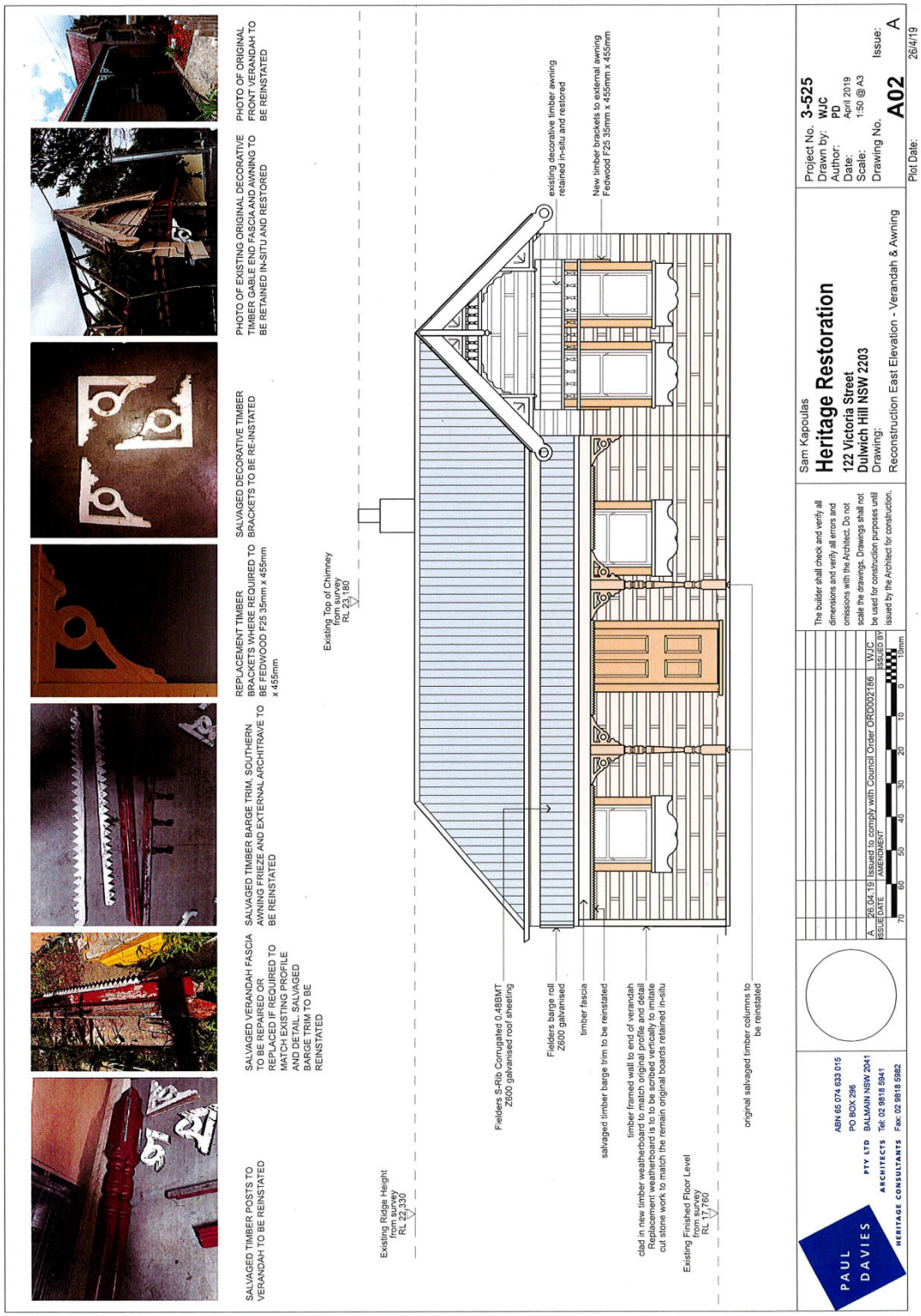
DATE: JULY 2019 | SCALE: 1:50 @ A3 | PROJECT NO: --

homeIMPACT
710-719 New Canterbury Road Dulwich Hill NSW 2203
www.homeimpact.com.au
Phone: 02 9559 8142 Fax: 02 9559 8143
ABN: 66 076 829 104 Builders Lic: 131226C

DWG TITLE: HERITAGE COTTAGE - NORTH FENCE ELEVATION
DWG NO: A601
DWG REV: -
CLIENT NAME: 122 VICTORIA ST. PTY. LTD.
PROJECT ADDRESS: 122 VICTORIA ST, DULWICH HILL


1200
PF - TIMBER PICKET FENCE
1:100
Feature Tree of Lagerstroemia indica 'Natchez' w/ mixed perennials to create a formal theme
Atlantis feature pots 440 x 560mmH, 350 x 500mmH & 250 x 430mmH w/ sculptural plants - by client
Atlantis feature pots 440 x 560mmH, 350 x 500mmH & 250 x 430mmH w/ sculptural plants - by client
Layered planting w/ perennials
Screening hedge to desired height
Travertine steppers w/ ground cover for easy access
Screening hedge to desired height
Fence (PF) @ 1.2m height along front boundary - to further detail
Travertine paved front entry - to further detail
Travertine paved pad 1900 x 580mm to accommodate garbage bins w/ gate to create ease of movement
Feature Tree of Lagerstroemia indica 'Natchez' w/ mixed perennials to create a formal theme & galvanised steel edging
Fence (TF) @ 1.8m height along front boundary - to further detail
REPLACE EXISTING PICKET FENCE
Fold Down clothesline mounted onto 2 x posts w/ low border planting beneath
90mm spotted gum decking - by client
Buxus microphylla 'Japonica' maintained at 1.0m height w/ low perennial border
Travertine stepper for easy access
Feature Tree of Lagerstroemia indica 'Natchez' w/ mixed perennials to create a formal theme
Screening hedge to provide privacy from neighbouring properties
Free standing timber bench seat on travertine paved pad - by client
New lawn of 'Sir Walter' soft leaf buffalo
Atlantis feature pots 440 x 560mmH, 350 x 500mmH & 250 x 430mmH w/ sculptural plants - by client
Feature Tree of Lagerstroemia indica 'Natchez' w/ mixed perennials to create a formal theme
Galvanised steel edging to define the garden beds
Fence (TF) @ 1.8m height along front boundary - to further detail
1800
TF - TREATED PINE FENCE
1:100
0 1 2 3 4 5 M
SCALE: 1:75 @ A3
TITLE: FRONT FENCE SCHEDULE
CLIENT: HOME IMPACT C/- SAM KAPOULIS
ADDRESS: 122 VICTORIA STREET, DULWICH HILL
DWG: LC-04
REV: B
DATE: 05.07.2019
N
GROWING ROOMS
landscapes for outdoor living
NOTE:
This drawing is protected by copyright and is for design guidance only. Plants are shown at their approximate mature size. Contractor to comply with all relevant building standards.
Verify all dimensions on site and with detailed site survey prior to off site fabrication.
Please note that plant graphics are indicative sizes only and are not an accurate representation.
Plant and material colours are indicative only and may vary from actual material colour.


bed 2
G:10
living room
G:02
bed 1
G:03
verandah
G:01
new decorative plaster air brick cover internally to existing air brick vent to be Unique Plaster Code: SV12 310mm x 235mm
new concrete floor to structural engineer's detail
timber door architraves to be re-constructed to match evidence in photos repair existing timber frame in-situ
new decorative plaster air brick cover internally to existing air brick vent to be Unique Plaster Code: SV12 310mm x 235mm
new decorative plaster ceiling and cornice to heritage architect's detail refer to drawing A08 for details
original slate threshold to be retained in-situ
door frame and architrave to be re-instated to former opening architrave to be feciwood AR-6294 138mm x 27mm
new plasterboard wall lining (wall will be internal in future)
brick stove, fireplace and chimney retained in-situ to be repaired and restored
original salvaged timber casement windows re-installed new timber sill and architraves to be reconstructed to match evidence in photos
new decorative plaster air brick cover internally to existing air brick vent to be Unique Plaster Code: SV12 310mm x 235mm
new decorative plaster ceiling and cornice to heritage architect's detail refer to drawing A08 for details
original slate threshold to be retained in-situ
timber door, frame, architraves and hi-light window to be re-constructed to match evidence in photos
original salvaged timber casement windows re-installed new timber sill and architraves to be reconstructed to match evidence in photos
source second hand timber floor boards if possible on new hardwood timber subfloor structure
New timber framed glazed doors
new plasterboard ceiling and cornice to heritage architect's detail
timber architrave to door to be feciwood AR-6294 138mm x 27mm
timber skirting to room to be feciwood SK-9031 19mm x 225mm
original salvaged timber double-hung windows and aprons re-installed New timber sills and architraves Architrave to be feciwood AR-6294 138mm x 27mm
salvaged timber verandah posts to be re-instated
timber veranda floor to be re-constructed as per approved DA20160330
re-instate fireplace mantle and hearthstone to heritage architect's detail
New four-panel solid timber door leaf Sunk moulds to door panels to be feciwood Code: IN-382 15mm x 38mm
new plasterboard wall lining (wall will be internal in future)
new plasterboard ceiling and cornice to heritage architect's detail
new timber weatherboard to match original profile and detail Replacement weatherboard is to to be scribed vertically to imitate cut stone work to match the remain original boards retained in-situ
timber skirting to room to be feciwood SK-9031 19mm x 225mm
original salvaged timber double-hung windows and aprons re-installed
New timber sills and architraves
Architrave to be feciwood AR-6294 138mm x 27mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
70 60 50 40 30 20 10 0 10mm
PAUL DAVIES
PTY LTD ARCHITECTS HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction Plan
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A01
Issue: A
Plot Date: 26/4/19


SALVAGED TIMBER POSTS TO VERANDAH TO BE REINSTATED
SALVAGED VERANDAH FASCIA TO BE REPAIRED OR REPLACED IF REQUIRED TO MATCH EXISTING PROFILE AND DETAIL. SALVAGED BARGE TRIM TO BE REINSTATED
SALVAGED TIMBER BARGE TRIM, SOUTHERN AWNING FRIEZE AND EXTERNAL ARCHITRAVE TO BE REINSTATED
REPLACEMENT TIMBER BRACKETS WHERE REQUIRED TO BE FEDWOOD F25 35mm x 455mm x 455mm
SALVAGED DECORATIVE TIMBER BRACKETS TO BE RE-INSTATED
PHOTO OF EXISTING ORIGINAL DECORATIVE TIMBER GABLE END FASCIA AND AWNING TO BE RETAINED IN-SITU AND RESTORED
PHOTO OF ORIGINAL FRONT VERANDAH TO BE REINSTATED
Existing Ridge Height from survey RL 23.330
Existing Top of Chimney from survey RL 23.180
Existing Finished Floor Level from survey RL 17.760
Fielders S-Rib Corrugated 0.48BMT Z600 galvanised roof sheeting
Fielders barge roll Z600 galvanised
timber fascia
salvaged timber barge trim to be reinstated
timber framed wall to end of verandah clad in new timber weatherboard to match original profile and detail
Replacement weatherboard is to be scribed vertically to imitate cut stone work to match the remain original boards retained in-situ
original salvaged timber columns to be reinstated
existing decorative timber awning retained in-situ and restored
New timber brackets to external awning Feelwood F25 35mm x 455mm x 455mm
PAUL DAVIES
PTY LTD ARCHITECTS HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 296
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5982
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction East Elevation - Verandah & Awning
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A02
Issue: A
Plot Date: 26/4/19

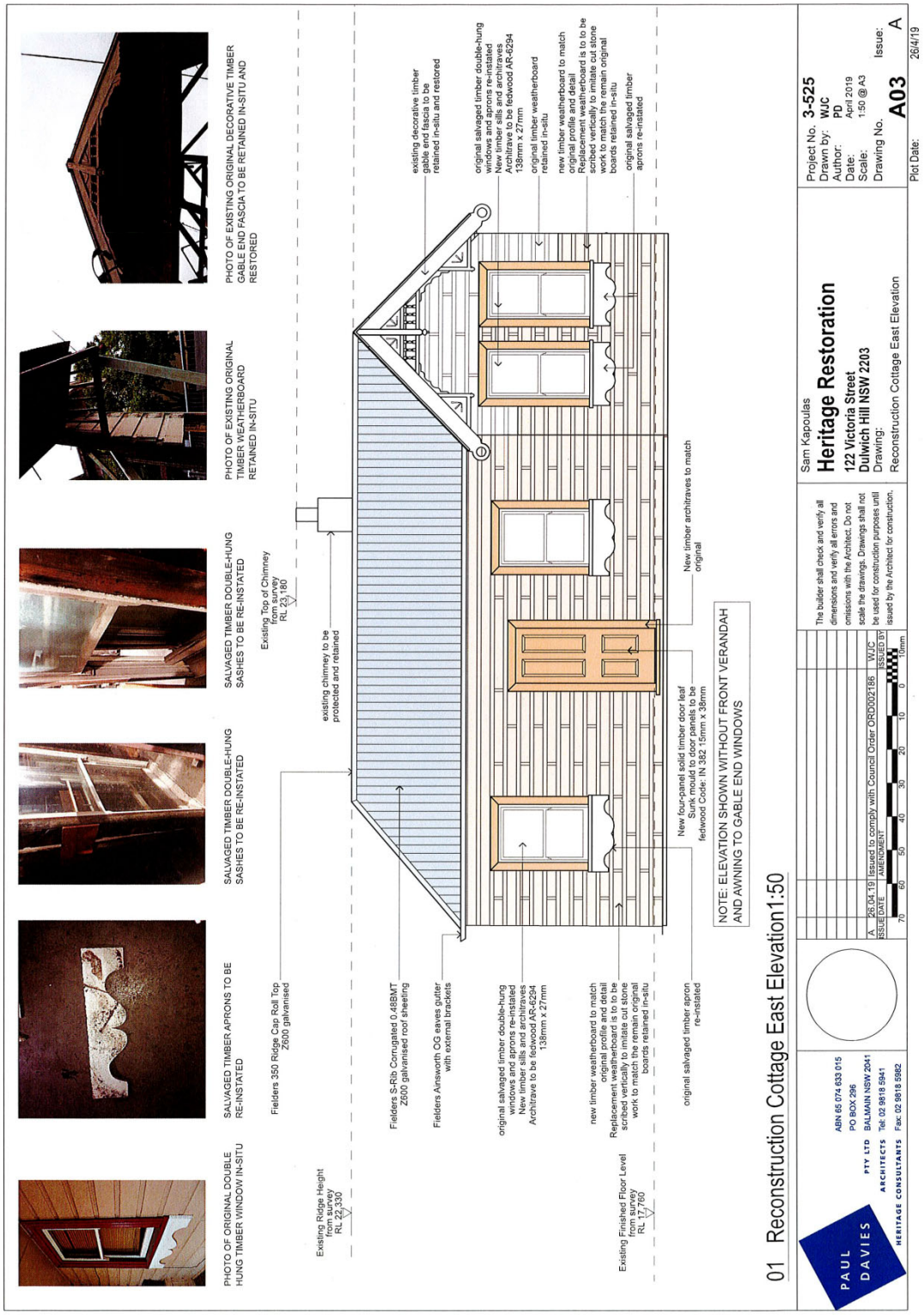
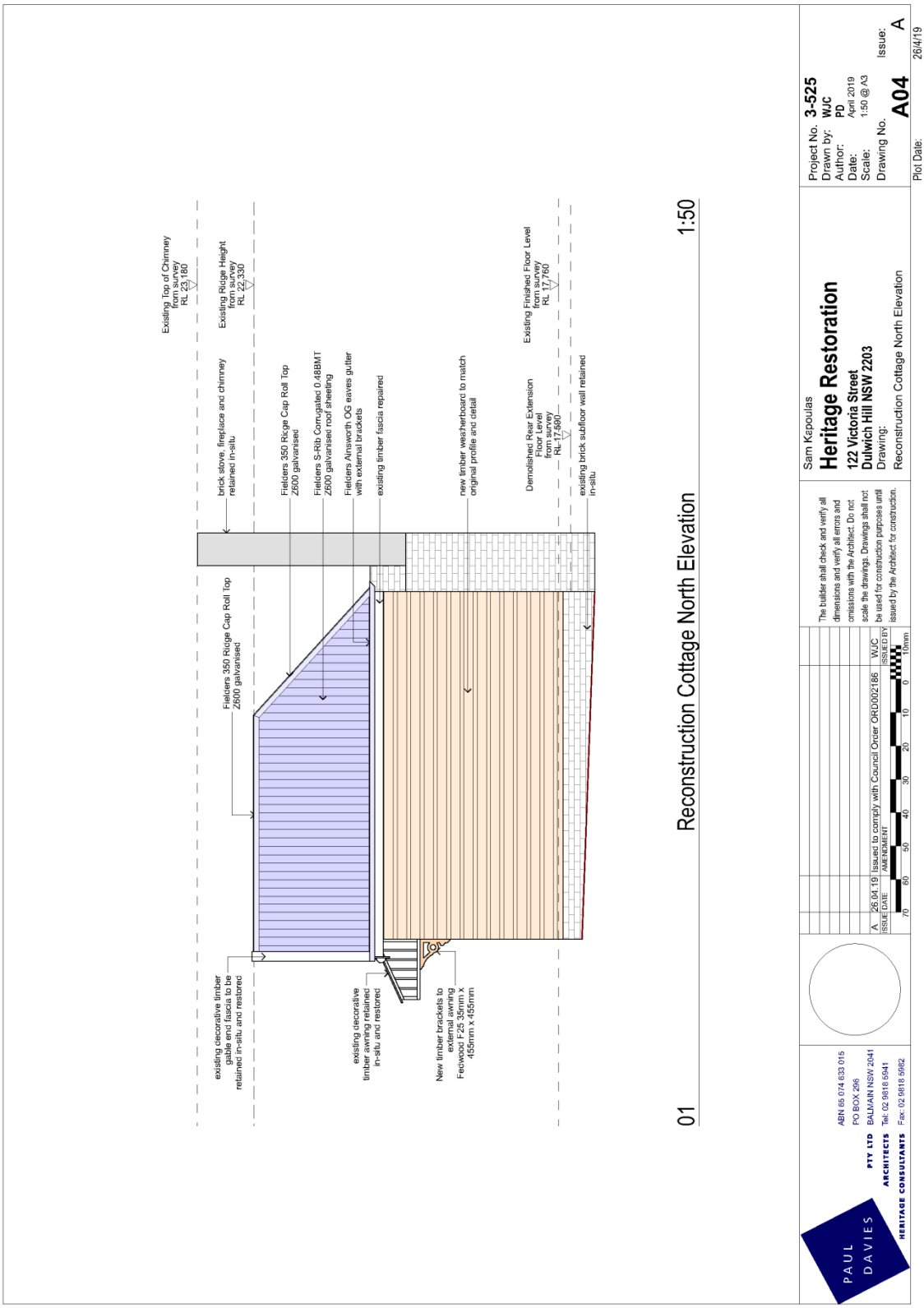
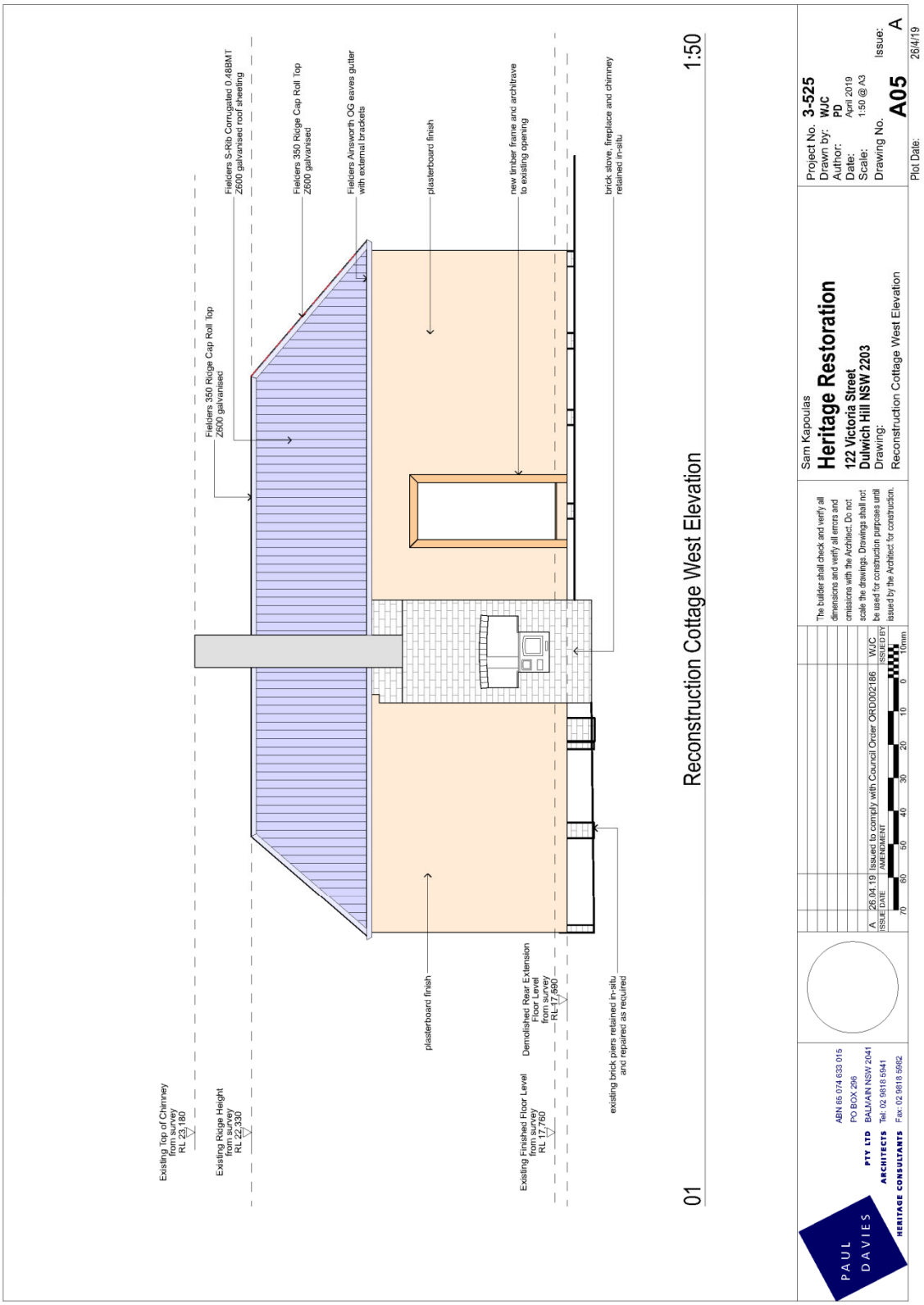
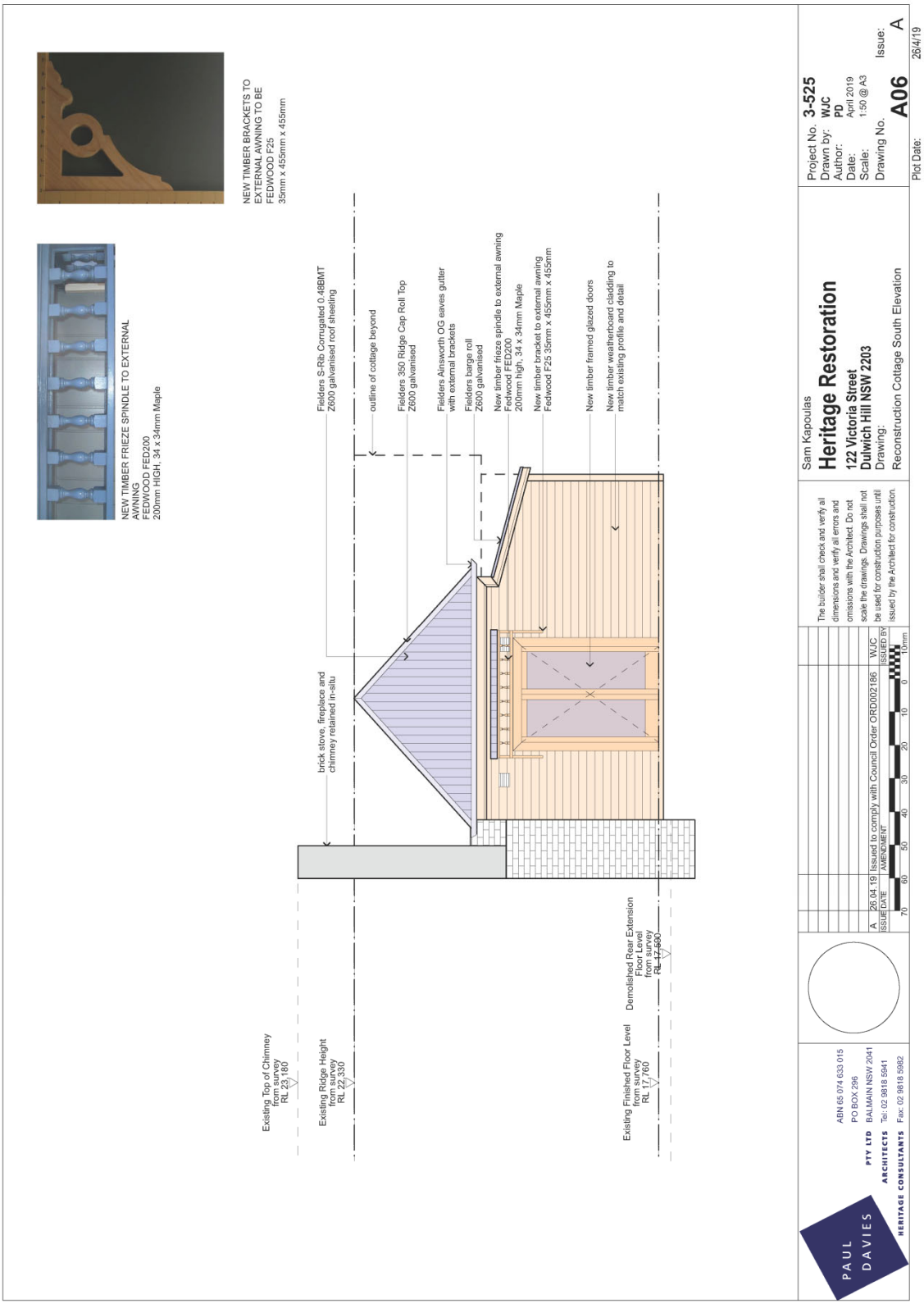
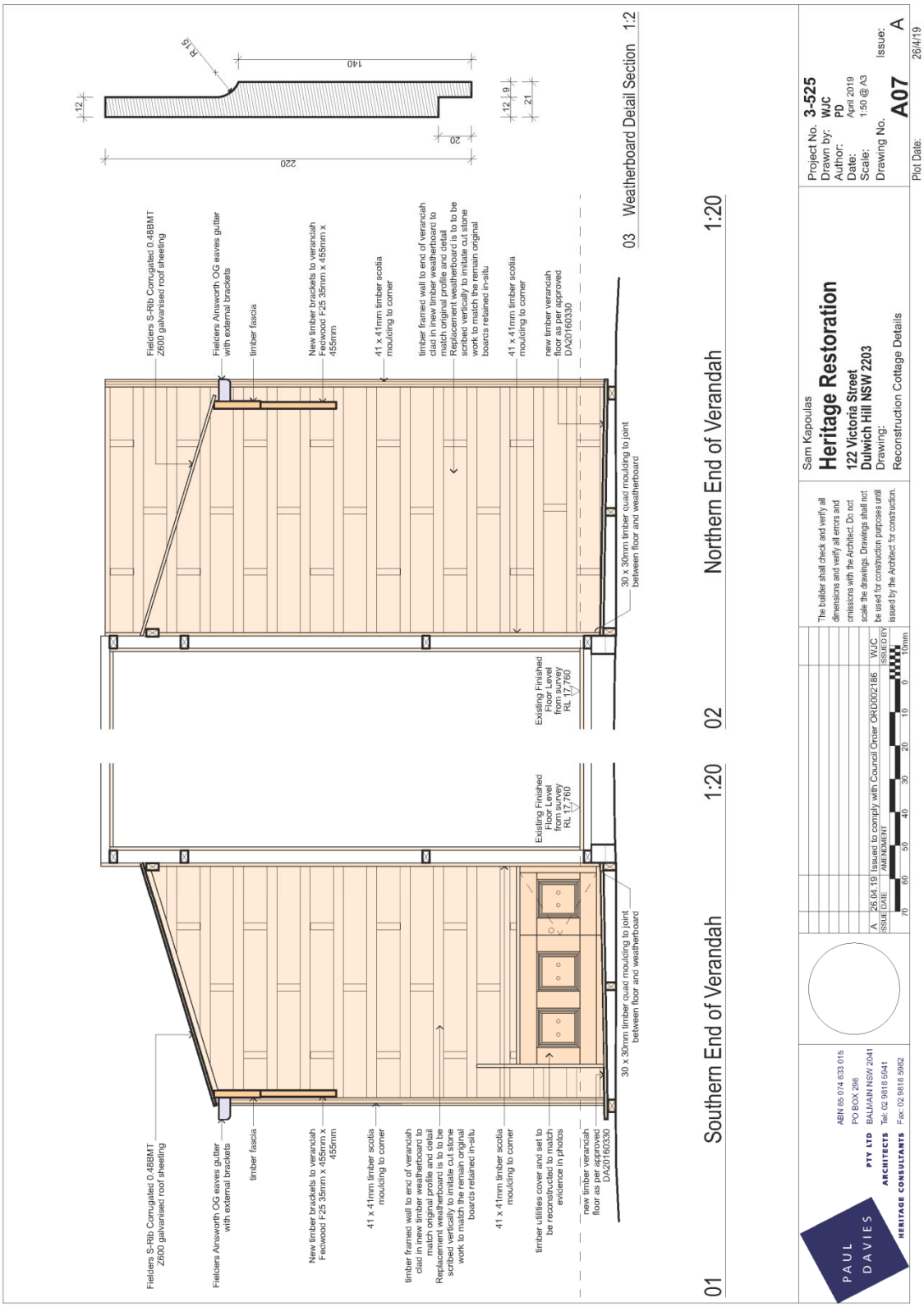


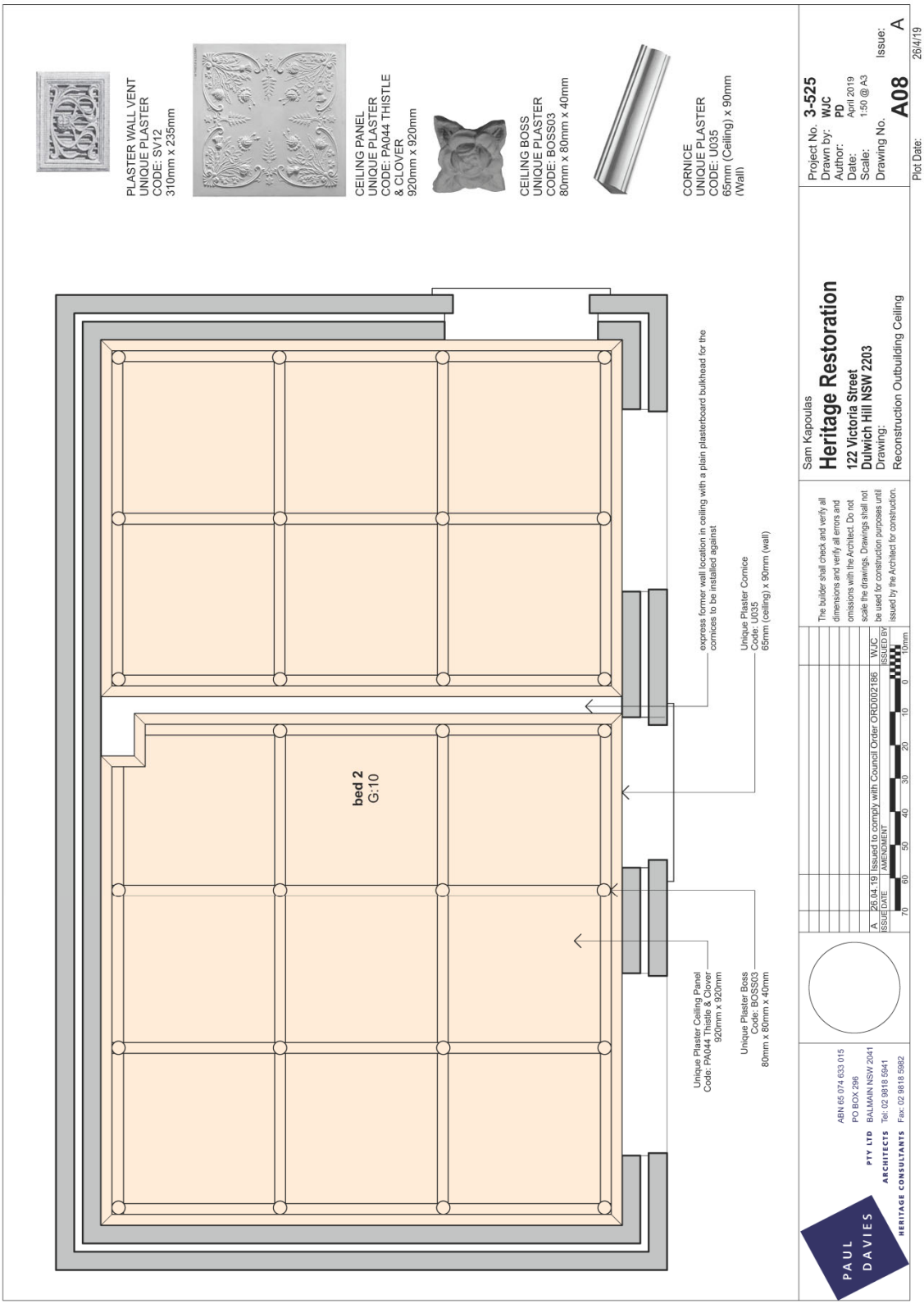
PHOTO OF ORIGINAL DOUBLE HUNG TIMBER WINDOW IN-SITU
SALVAGED TIMBER APRONS TO BE RE-INSTATED
SALVAGED TIMBER DOUBLE-HUNG SASHES TO BE RE-INSTATED
SALVAGED TIMBER DOUBLE-HUNG SASHES TO BE RE-INSTATED
PHOTO OF EXISTING ORIGINAL TIMBER WEATHERBOARD RETAINED IN-SITU
PHOTO OF EXISTING ORIGINAL DECORATIVE TIMBER GABLE END FASCIA TO BE RETAINED IN-SITU AND RESTORED
Existing Ridge Height from survey RL 22,330
Fielders 350 Ridge Cap Roll Top Z600 galvanised
Existing Finished Floor Level from survey RL 17,760
Existing Top of Chimney from survey RL 23,160
existing chimney to be protected and retained
Fielders S-Rib Corrugated 0.48BMT Z600 galvanised roof sheeting
Fielders Ainsworth OG eaves gutter with external brackets
original salvaged timber double-hung windows and aprons re-instated New timber sills and architraves Architrave to be fedwood AR-6294 138mm x 27mm
new timber weatherboard to match original profile and detail Replacement weatherboard is to to be scribed vertically to imitate cut stone work to match the remain original boards retained in-situ
original salvaged timber apron re-instated
New four-panel solid timber door leaf Sun-moulded to comply to the fedwood Code: IN 382 10mm x 38mm
New timber architraves to match original
existing decorative timber gable end fascia to be retained in-situ and restored
original salvaged timber double-hung windows and aprons re-instated New timber sills and architraves Architrave to be fedwood AR-6294 138mm x 27mm
original timber weatherboard retained in-situ
new timber weatherboard to match original profile and detail Replacement weatherboard is to to be scribed vertically to imitate cut stone work to match the remain original boards retained in-situ
original salvaged timber aprons re-instated
NOTE: ELEVATION SHOWN WITHOUT FRONT VERANDAH AND AWNING TO GABLE END WINDOWS
01 Reconstruction Cottage East Elevation1:50
PAUL DAVIES
PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 296
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5982
A 26.04.19 Issued to comply with Council Order ORD002786 WJC
ISSUE DATE AMENDMENT ISSUED BY
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction Cottage East Elevation
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A03
Issue: A
Plot Date: 26/4/19

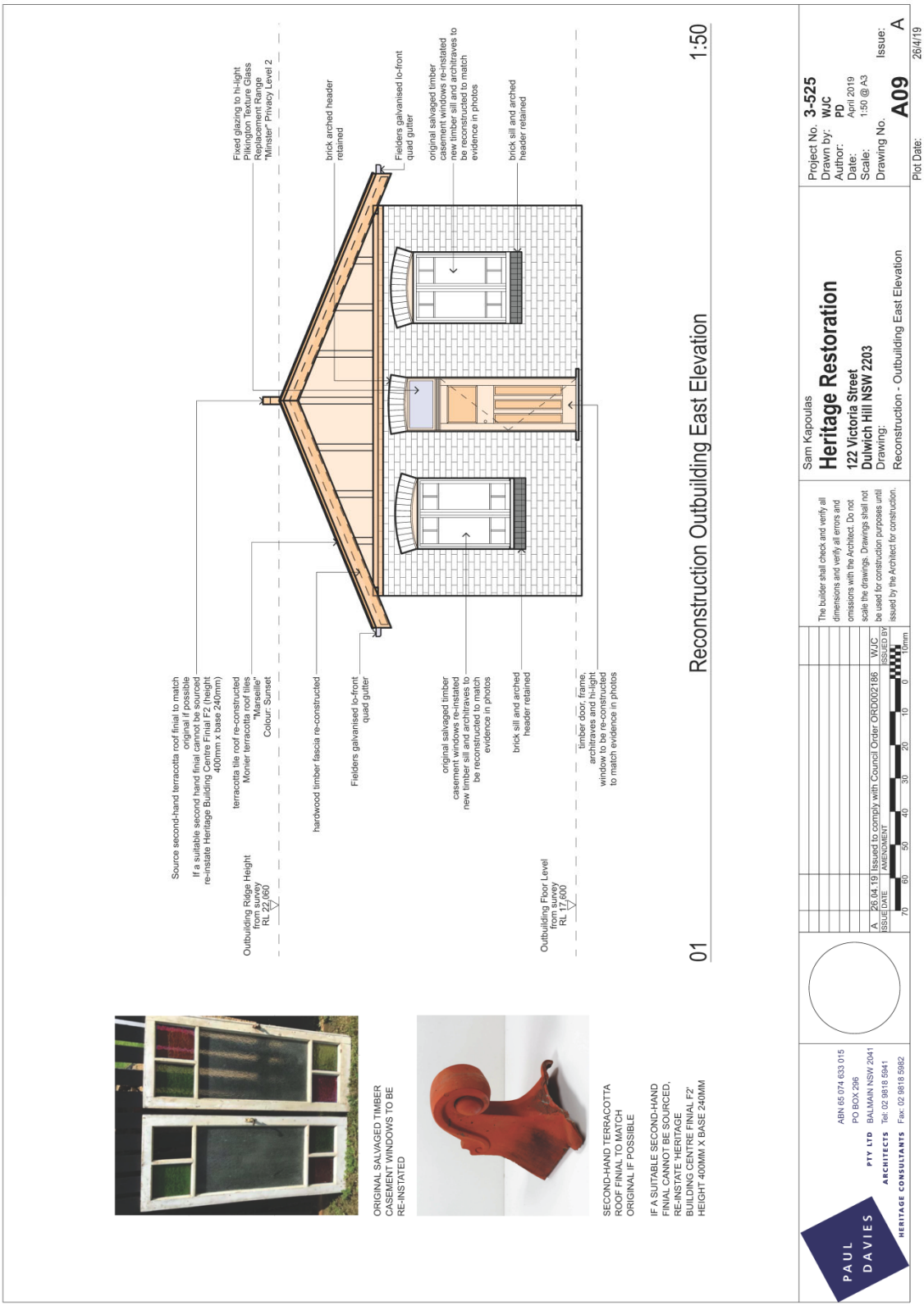

Existing Top of Chimney from survey RL 23.160
Existing Ridge Height from survey RL 22.330
Existing Finished Floor Level from survey RL 17.760
brick stove, fireplace and chimney retained in-situ
Fielders 350 Ridge Cap Roll Top Z600 galvanised
Fielders S-Rib Corrugated 0.48BMT Z600 galvanised roof sheeting
Fielders Ainsworth OG eaves gutter with external brackets
existing timber fascia repaired
new timber weatherboard to match original profile and detail
Demolished Rear Extension Floor Level from survey RL-17.590
existing brick subfloor wall retained in-situ
Fielders 350 Ridge Cap Roll Top Z600 galvanised
existing decorative timber gable end fascia to be retained in-situ and restored
existing decorative timber awning retained in-situ and restored
New timber brackets to external awning Feriwood F25 35mm x 455mm x 455mm
01
Reconstruction Cottage North Elevation
1:50
PAUL DAVIES
PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUE BY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction Cottage North Elevation
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A04
Issue: A
Plot Date: 26/4/19

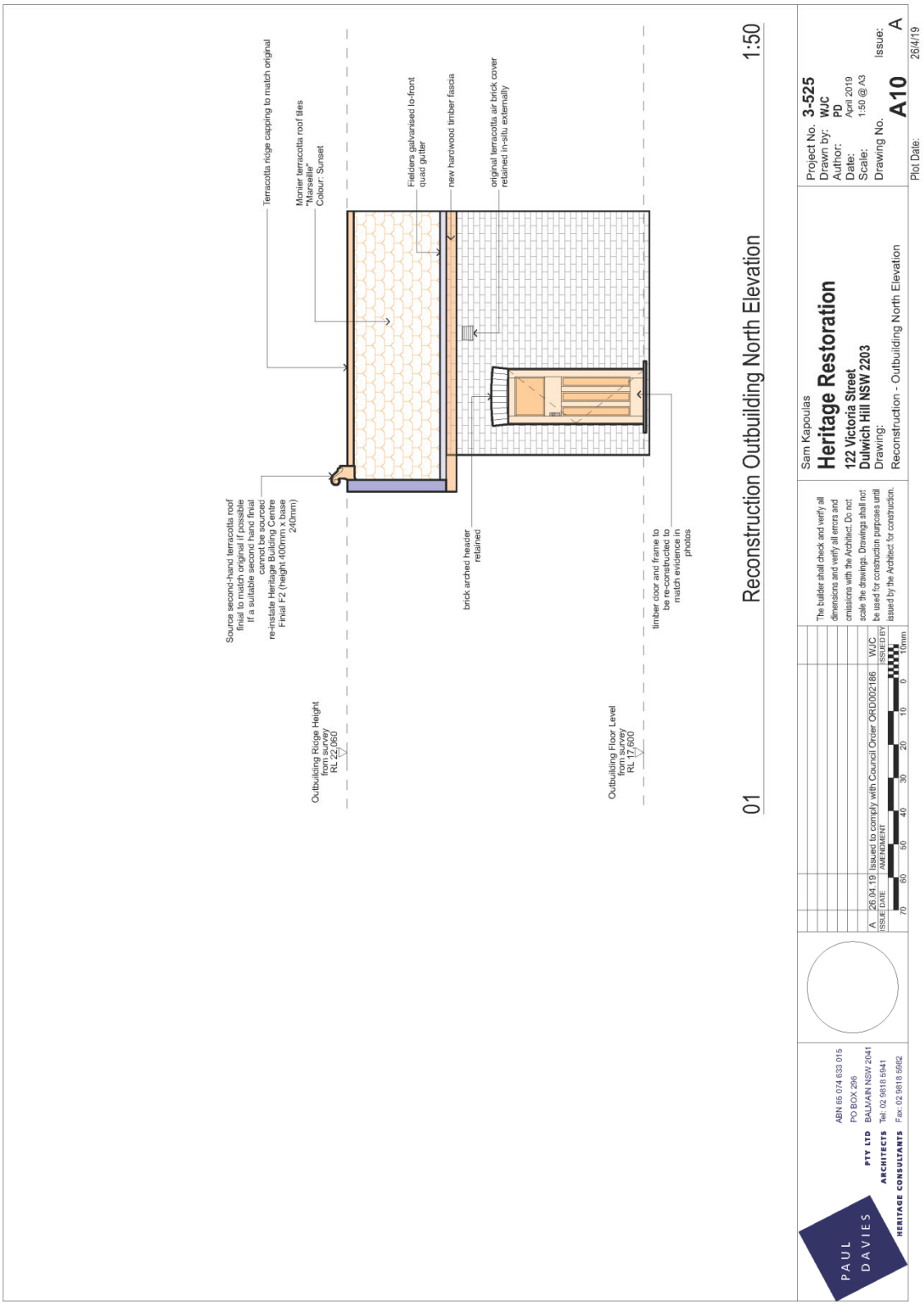

Existing Top of Chimney from survey RL 21,180
Existing Ridge Height from survey RL 22,330
Existing Finished Floor Level from survey RL 17,760
Demolished Rear Extension Floor Level from survey RL 17,680
plasterboard finish
existing brick piers retained in-situ and repaired as required
Fielders 350 Ridge Cap Roll Top Z600 galvanised
Fielders S-Rib Corrugated 0.48BMT Z600 galvanised roof sheeting
Fielders 350 Ridge Cap Roll Top Z600 galvanised
Fielders Ainsworth OG eaves gutter with external brackets
plasterboard finish
new timber frame and architrave to existing opening
brick stove, fireplace and chimney retained in-situ
01
Reconstruction Cottage West Elevation
1:50
PAUL DAVIES
HERITAGE CONSULTANTS
ARCHITECTS
PTY LTD
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction Cottage West Elevation
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A05
Issue: A
Plot Date: 26/4/19

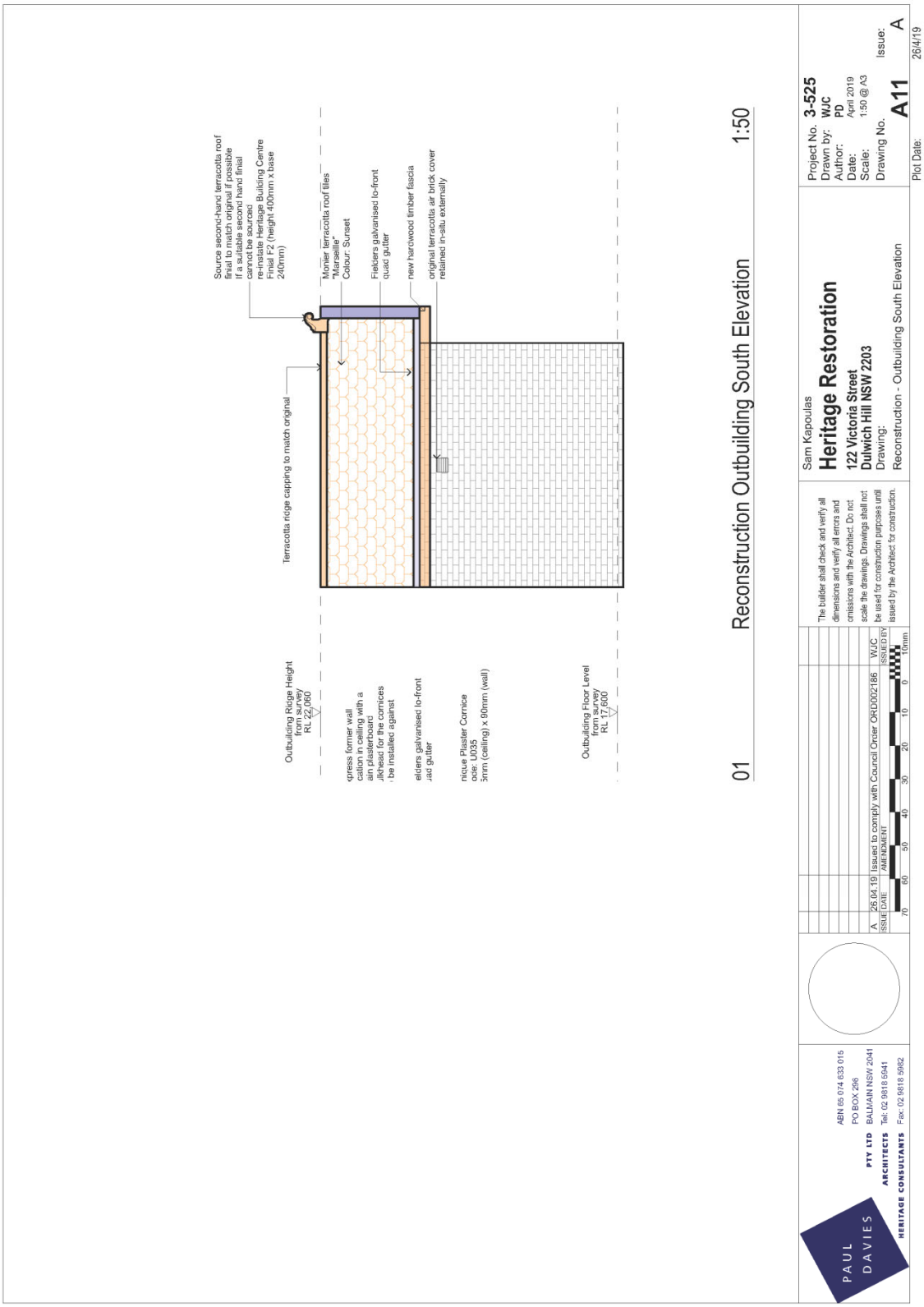

NEW TIMBER FRIEZE SPINDLE TO EXTERNAL AWNING
FEDWOOD FED200
200mm HIGH, 34 x 34mm Maple
NEW TIMBER BRACKETS TO EXTERNAL AWNING TO BE FEDWOOD F25
35mm x 455mm x 455mm
Existing Top of Chimney from survey RL 23,180
Existing Ridge Height from survey RL 22,330
brick stove, fireplace and chimney retained in-situ
Fielders S-Rib Corrugated 0.48BMT Z600 galvanised roof sheeting
outline of cottage beyond
Fielders 350 Ridge Cap Roll Top Z600 galvanised
Fielders Ainsworth OG eaves gutter with external brackets
Fielders barge roll Z600 galvanised
New timber frieze spindle to external awning Fedwood FED200 200mm high, 34 x 34mm Maple
New timber bracket to external awning Fedwood F25 35mm x 455mm x 455mm
New timber framed glazed doors
New timber weatherboard cladding to match existing profile and detail
Existing Finished Floor Level from survey RL 17,760
Demolished Rear Extension Floor Level from survey RL 17,680
PAUL DAVIES
HERITAGE CONSULTANTS
ARCHITECTS
PTY LTD
ABN 65 074 633 015
PO BOX 296
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5982
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction Cottage South Elevation
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A06
Issue: A
Plot Date: 26/4/19

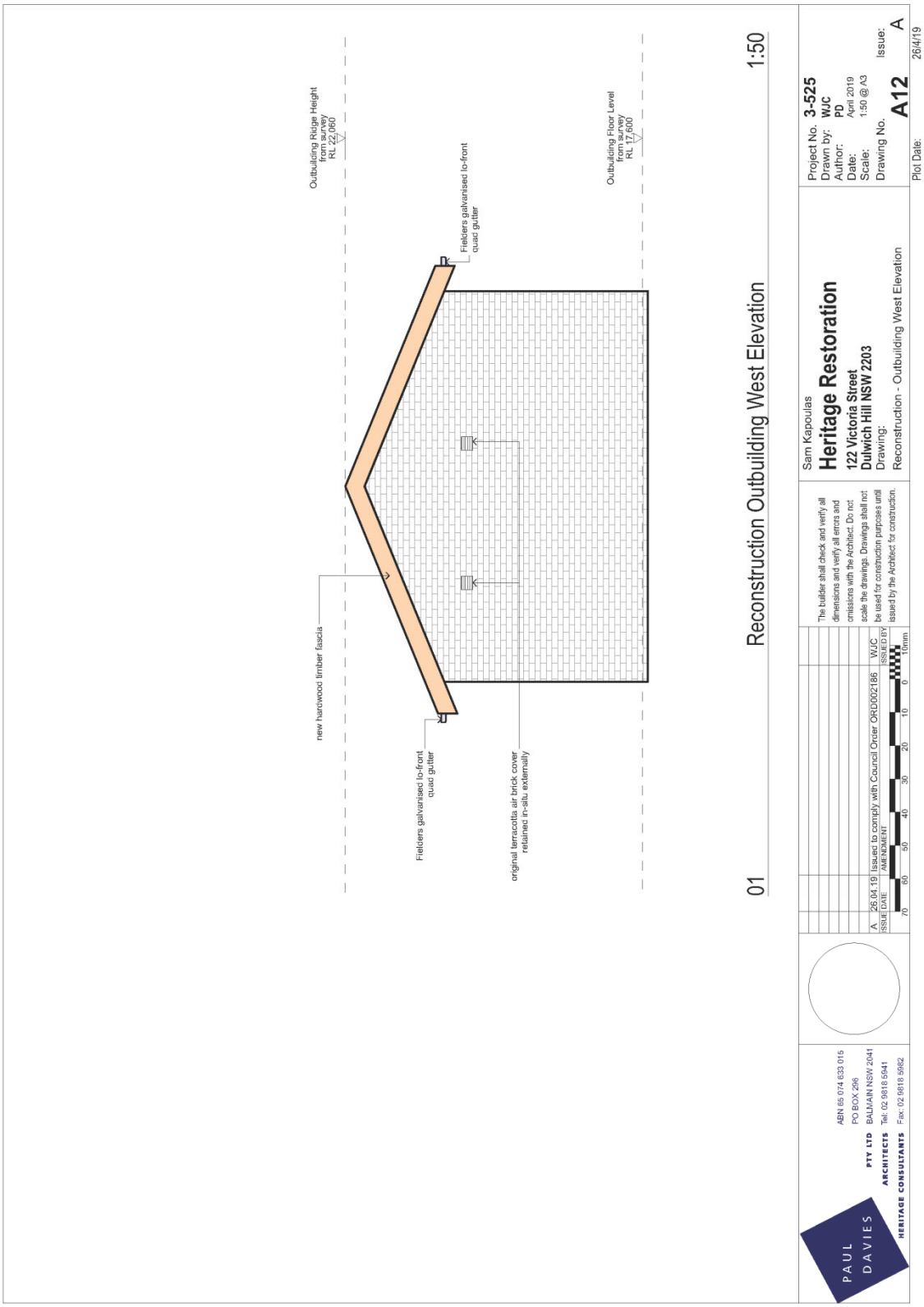

03 Weatherboard Detail Section 1:2
220
140
20
12
9
21
R15
Fielders S-Rib Corrugated 0.48BMT Z600 galvanised roof sheeting
Fielders Ainsworth OG eaves gutter with external brackets
timber fascia
New timber brackets to verandah Feciwood F25 35mm x 455mm x 455mm
41 x 41mm timber scotia moulding to corner
timber framed wall to end of verandah clad in inew timber weatherboard to match original profile and detail Replacement weatherboard is to to be scribed vertically to imitate cut stone work to match the remain original boards retained in-situ.
41 x 41mm timber scotia moulding to corner
new timber verandah floor as per approved DA20160330
30 x 30mm timber quad moulding to joint between floor and weatherboard
Existing Finished Floor Level from survey RL 17.760
02 Northern End of Verandah 1:20
timber utilities cover and set to be reconstructed to match evidence in photos
01 Southern End of Verandah 1:20
PAUL DAVIES
ABN 65 074 633 015
PO BOX 266
PTY LTD BALMAIN NSW 2041
ARCHITECTS Tel: 02 9818 5941
HERITAGE CONSULTANTS Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT SURVEY
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction Cottage Details
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A07
Issue: A
Plot Date: 26/4/19

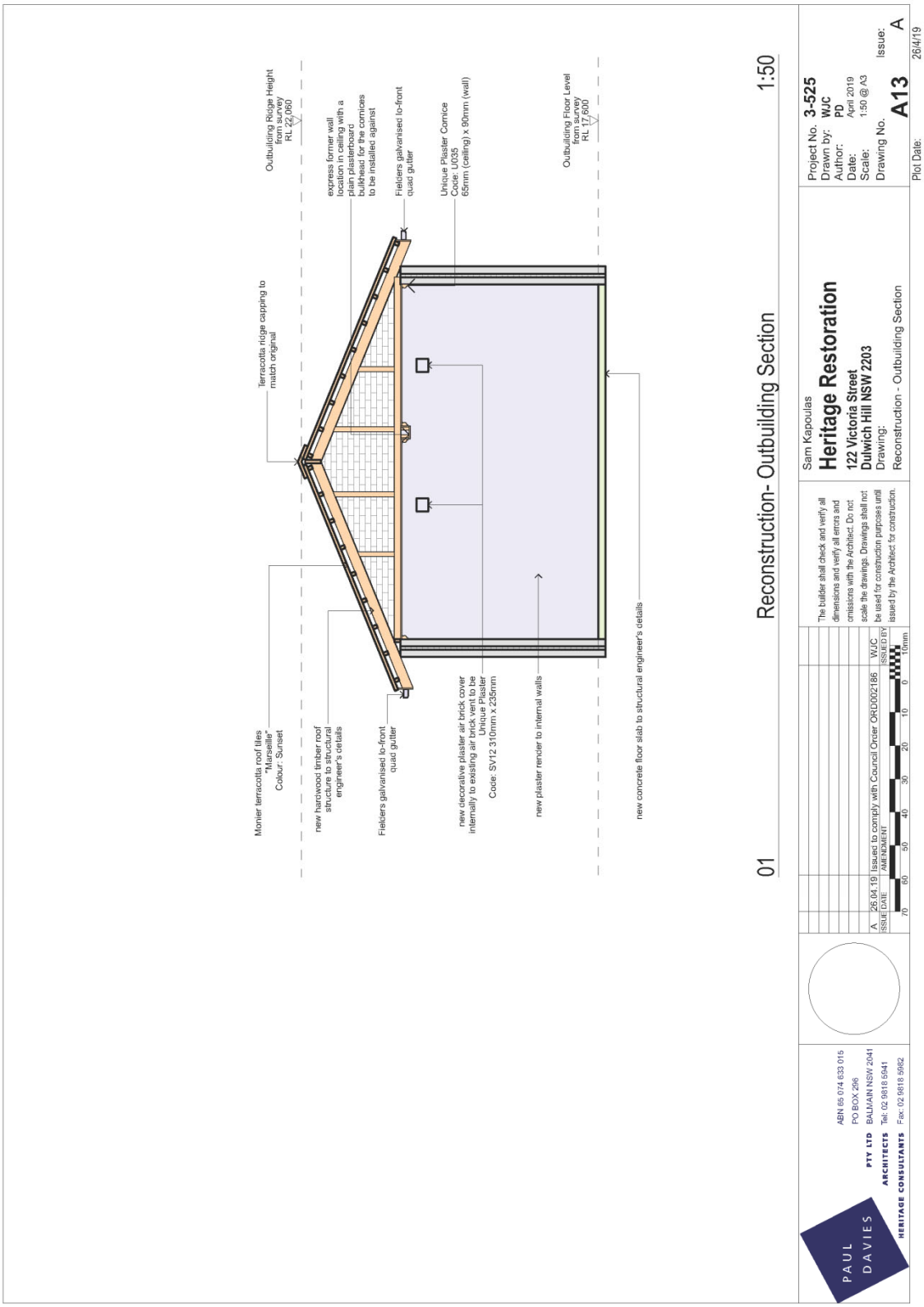

PLASTER WALL VENT
UNIQUE PLASTER
CODE: SV12
310mm x 235mm
CEILING PANEL
UNIQUE PLASTER
CODE: PA044 THISTLE
& CLOVER
920mm x 920mm
CEILING BOSS
UNIQUE PLASTER
CODE: BOSS03
80mm x 80mm x 40mm
CORNICE
UNIQUE PLASTER
CODE: U035
65mm (Ceiling) x 90mm
(Wall)
bed 2
G:10
express former wall location in ceiling with a plain plasterboard bulkhead for the cornices to be installed against
Unique Plaster Cornice
Code: U035
65mm (ceiling) x 90mm (wall)
Unique Plaster Ceiling Panel
Code: PA044 Thistle & Clover
920mm x 920mm
Unique Plaster Boss
Code: BOSS03
80mm x 80mm x 40mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
70 60 50 40 30 20 10 0 10mm
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction Outbuilding Ceiling
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A08
Issue: A
Plot Date: 26/4/19
PAUL DAVIES
PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 296
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5982

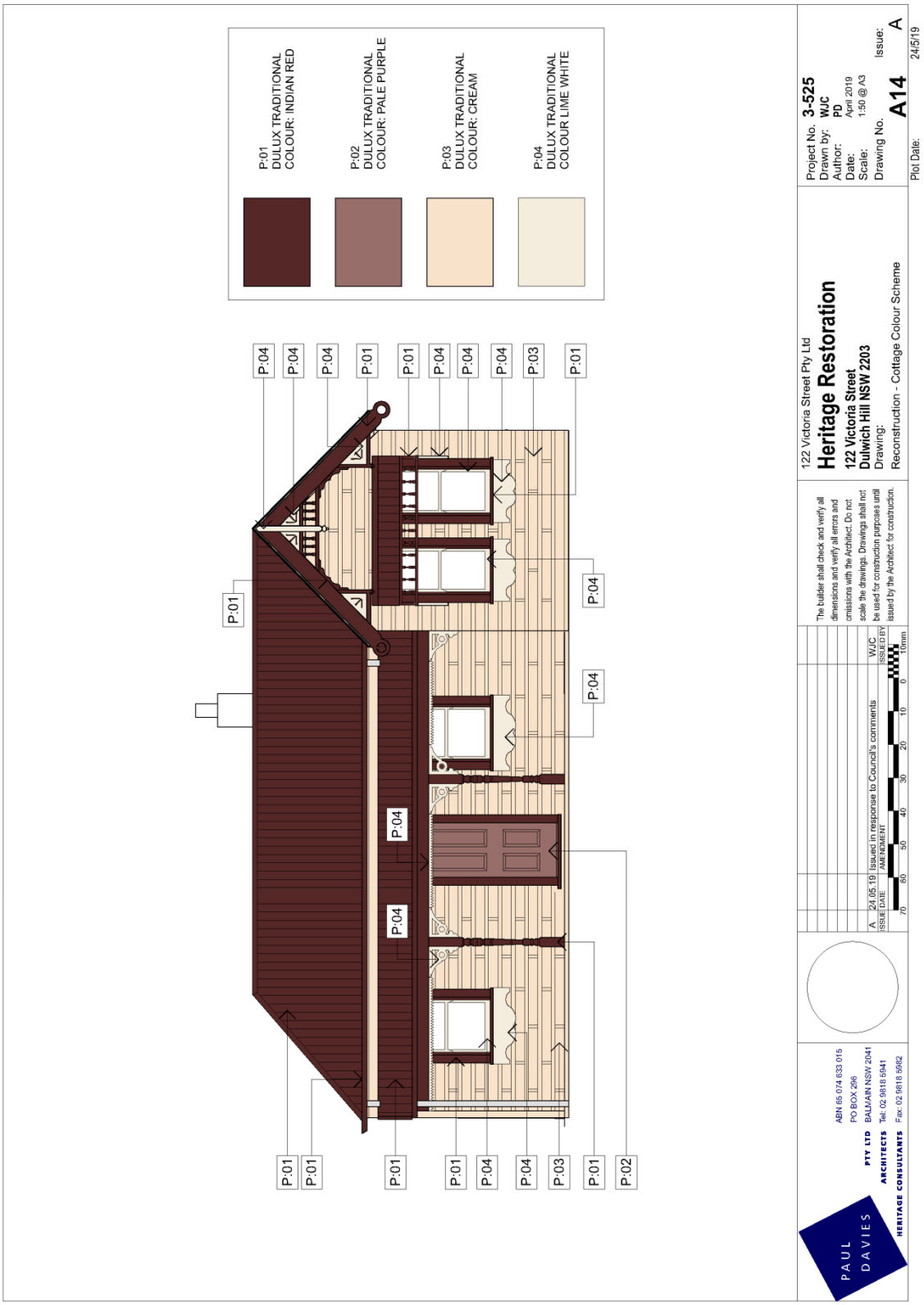

Source second-hand terracotta roof finial to match original if possible
If a suitable second hand finial cannot be sourced re-instate Heritage Building Centre Finial F2 (height 400mm x base 240mm)
Outbuilding Ridge Height from survey RL 22.060
terracotta tile roof re-constructed
Monier terracotta roof tiles "Marseille"
Colour: Sunset
hardwood timber fascia re-constructed
Fielders galvanised lo-front quad gutter
original salvaged timber casement windows re-instated new timber sill and architraves to be reconstructed to match evidence in photos
brick sill and arched header retained
Outbuilding Floor Level from survey RL 17.600
timber door, frame, architraves and hi-light window to be re-constructed to match evidence in photos
Fixed glazing to hi-light Pilkington Texture Glass Replacement Range "Minster" Privacy Level 2
brick arched header retained
Fielders galvanised lo-front quad gutter
original salvaged timber casement windows re-instated new timber sill and architraves to be reconstructed to match evidence in photos
brick sill and arched header retained
01
Reconstruction Outbuilding East Elevation
1:50
ORIGINAL SALVAGED TIMBER CASEMENT WINDOWS TO BE RE-INSTATED
SECOND-HAND TERRACOTTA ROOF FINIAL TO MATCH ORIGINAL IF POSSIBLE
IF A SUITABLE SECOND-HAND FINIAL CANNOT BE SOURCED, RE-INSTATE 'HERITAGE BUILDING CENTRE FINIAL F2' HEIGHT 400MM X BASE 240MM
PAUL DAVIES
PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 296
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5982
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction - Outbuilding East Elevation
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A09
Issue: A
Plot Date: 26/4/19

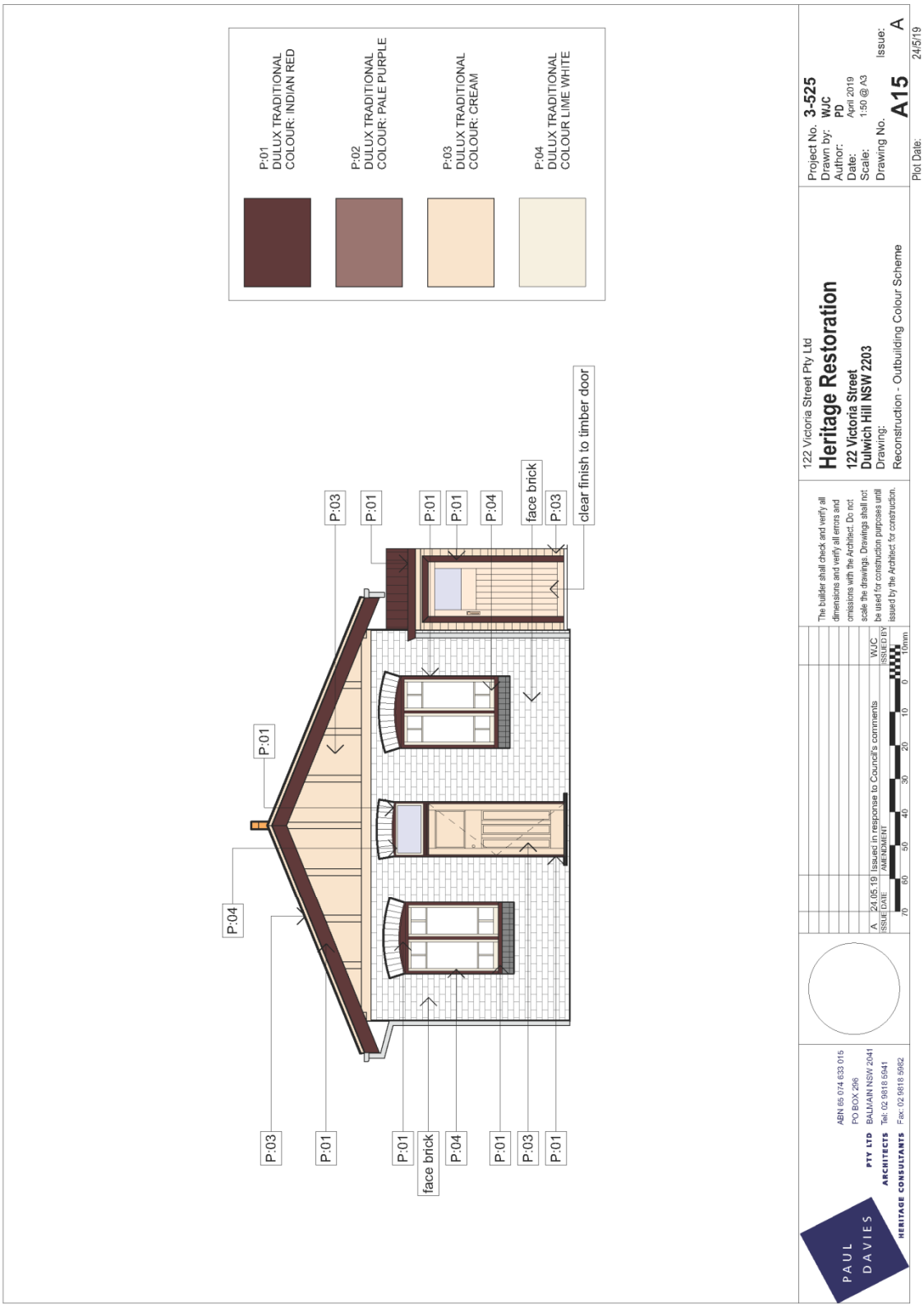

Terracotta ridge capping to match original
Monier terracotta roof tiles
'Marseille'
Colour: Sunset
Fielders galvanised lo-front
quad gutter
new hardwood timber fascia
original terracotta air brick cover
retained in-situ externally
Source second-hand terracotta roof
finial to match original if possible
If a suitable second hand finial
cannot be sourced
re-instate Heritage Building Centre
Finial F2 (height 400mm x base
240mm)
brick arched heater
retained
timber door and frame to
be re-constructed to
match evidence in
photos
Outbuilding Ridge Height
from survey
RL 22.060
Outbuilding Floor Level
from survey
RL 17.600
01
Reconstruction Outbuilding North Elevation
1:50
PAUL DAVIES
HERITAGE CONSULTANTS
PTY LTD
ARCHITECTS
ABN 65 074 633 015
PO BOX 256
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all
dimensions and verify all errors and
omissions with the Architect. Do not
scale the drawings. Drawings shall not
be used for construction purposes until
issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction - Outbuilding North Elevation
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A10
Issue: A
Plot Date: 26/4/19

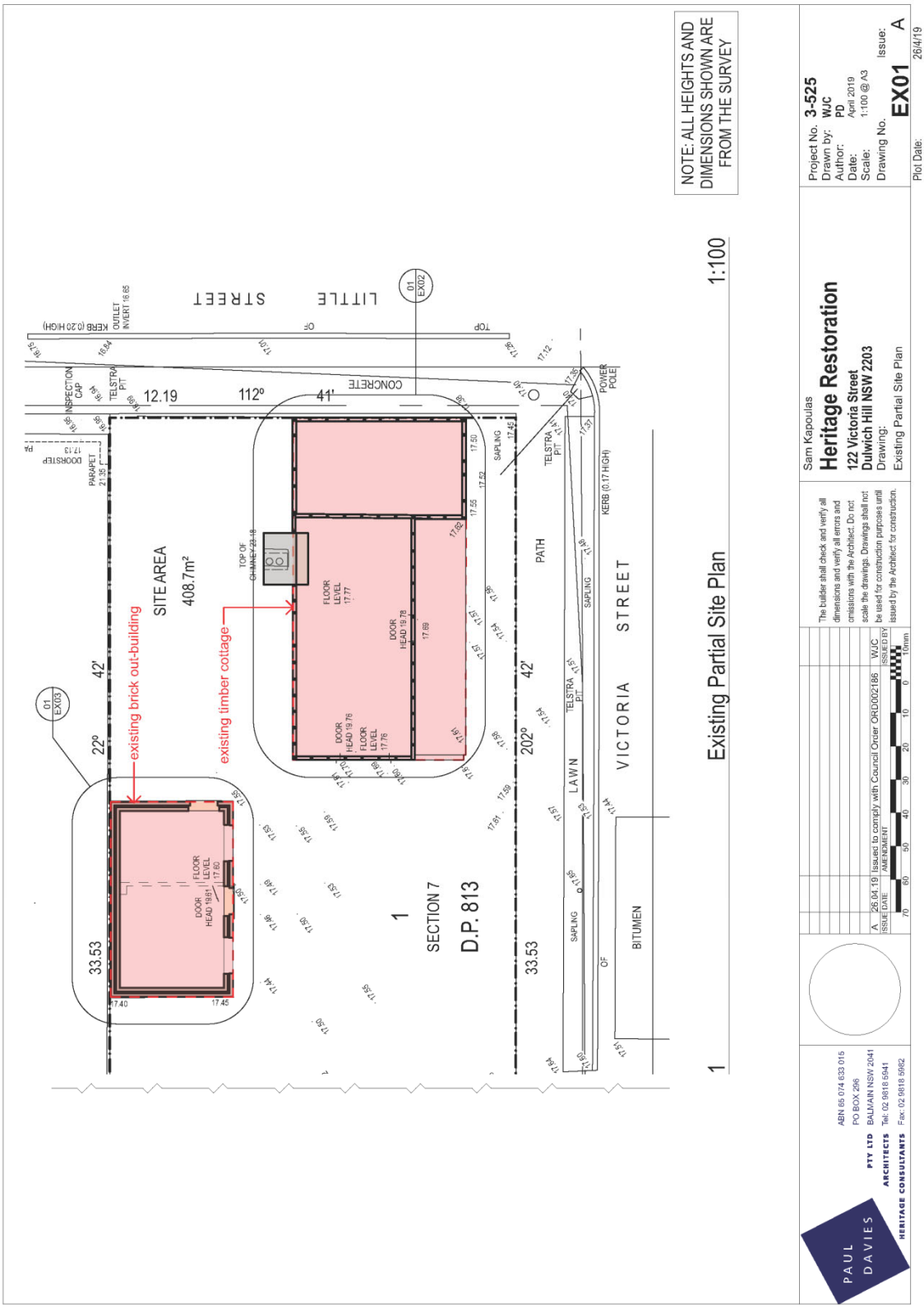

Source second-hand terracotta roof finial to match original if possible
If a suitable second hand finial cannot be sources
re-instate Heritage Building Centre Finial F2 (height 400mm x base 240mm)
Terracotta ridge capping to match original
Monier terracotta roof tiles "Marseille" Colour: Sunset
Fielders galvanised lo-front quad gutter
new hardwood timber fascia
original terracotta air brick cover retained in-situ externally
Outbuilding Ridge Height from survey RL 22.260
Outbuilding Floor Level from survey RL 17.600
01 Reconstruction Outbuilding South Elevation 1:50
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction - Outbuilding South Elevation
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A11
Issue: A
Plot Date: 26/4/19
PAUL DAVIES
HERITAGE CONSULTANTS
ARCHITECTS PTY LTD
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962

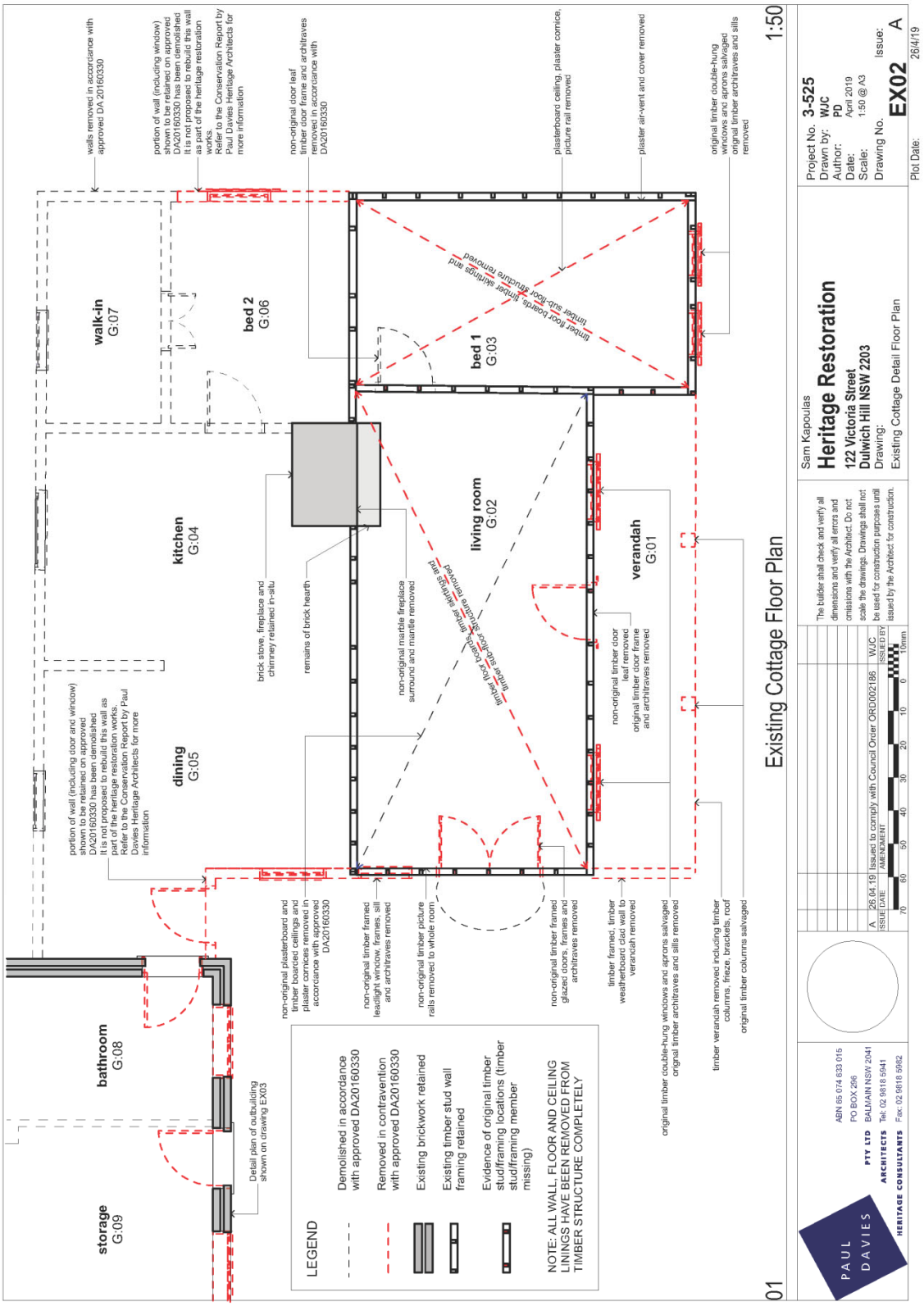

Outbuilding Ridge Height
from survey
RL 22.060
Fielders galvanised lo-front
quad gutter
Outbuilding Floor Level
from survey
RL 17.600
new hardwood timber fascia
Fielders galvanised lo-front
quad gutter
original terracotta air brick cover
retained in-situ externally
01
Reconstruction Outbuilding West Elevation
1:50
The builder shall check and verify all
dimensions and verify all errors and
omissions with the Architect. Do not
scale the drawings. Drawings shall not
be used for construction purposes until
issued by the Architect for construction.
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
70 60 50 40 30 20 10 0 10mm
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction - Outbuilding West Elevation
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A12
Issue: A
Plot Date: 26/4/19
PAUL DAVIES
PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962

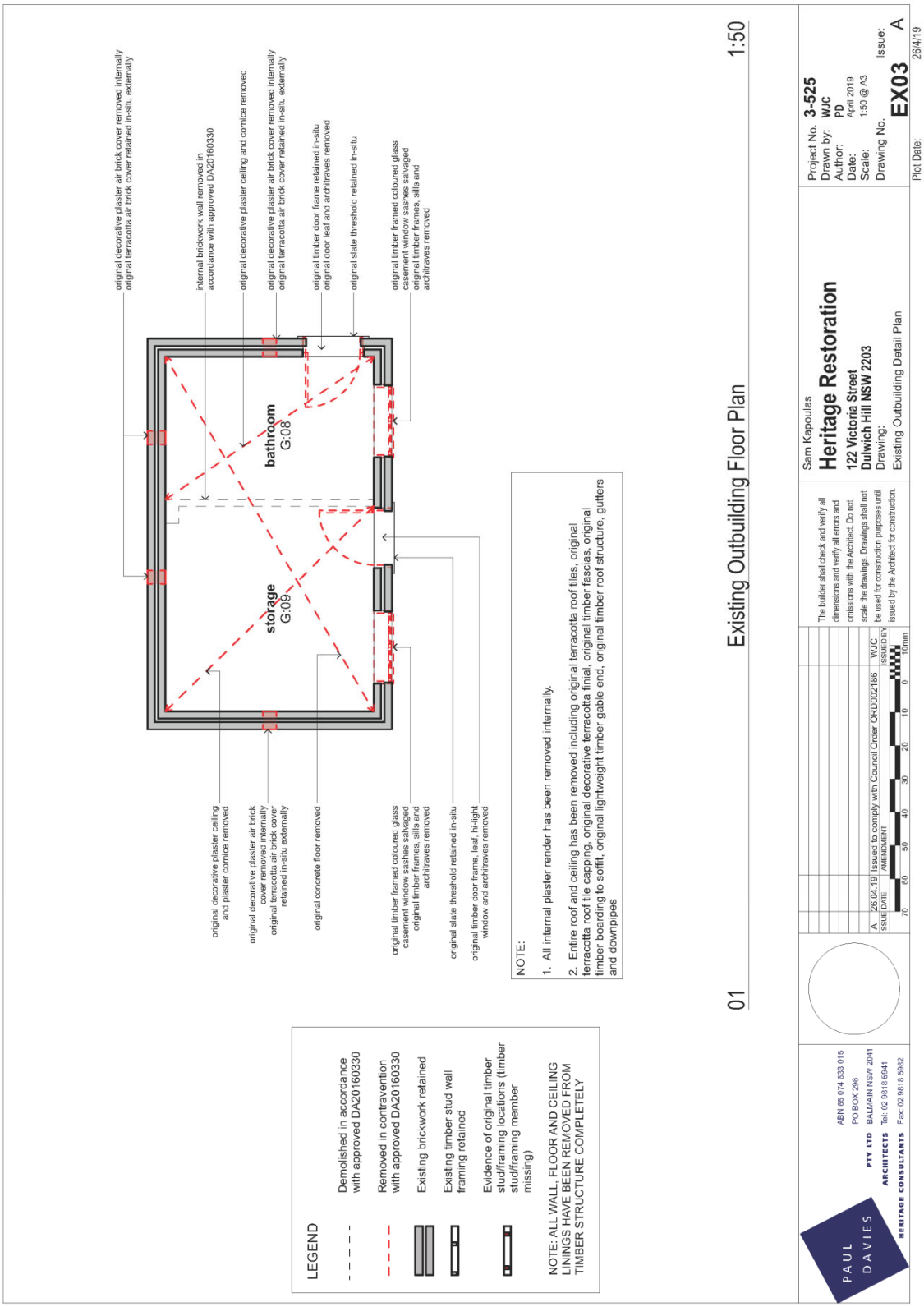

Outbuilding Ridge Height from survey RL 22.060
express former wall location in ceiling with a plain plasterboard bulkhead for the cornices to be installed against
Fielders galvanised lo-front quad gutter
Unique Plaster Cornice Code: U035 65mm (ceiling) x 90mm (wall)
Outbuilding Floor Level from survey RL 17.600
Terracotta ridge capping to match original
Monier terracotta roof tiles "Marseille" Colour: Sunset
new hardwood timber roof structure to structural engineer's details
Fielders galvanised lo-front quad gutter
new decorative plaster air brick cover internally to existing air brick vent to be Unique Plaster Code: SV12 310mm x 250mm
new plaster rendar to internal walls
new concrete floor slab to structural engineer's details
01
Reconstruction- Outbuilding Section
1:50
PAUL DAVIES
HERITAGE CONSULTANTS
ARCHITECTS
PTY LTD
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction - Outbuilding Section
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A13
Issue: A
Plot Date: 26/4/19

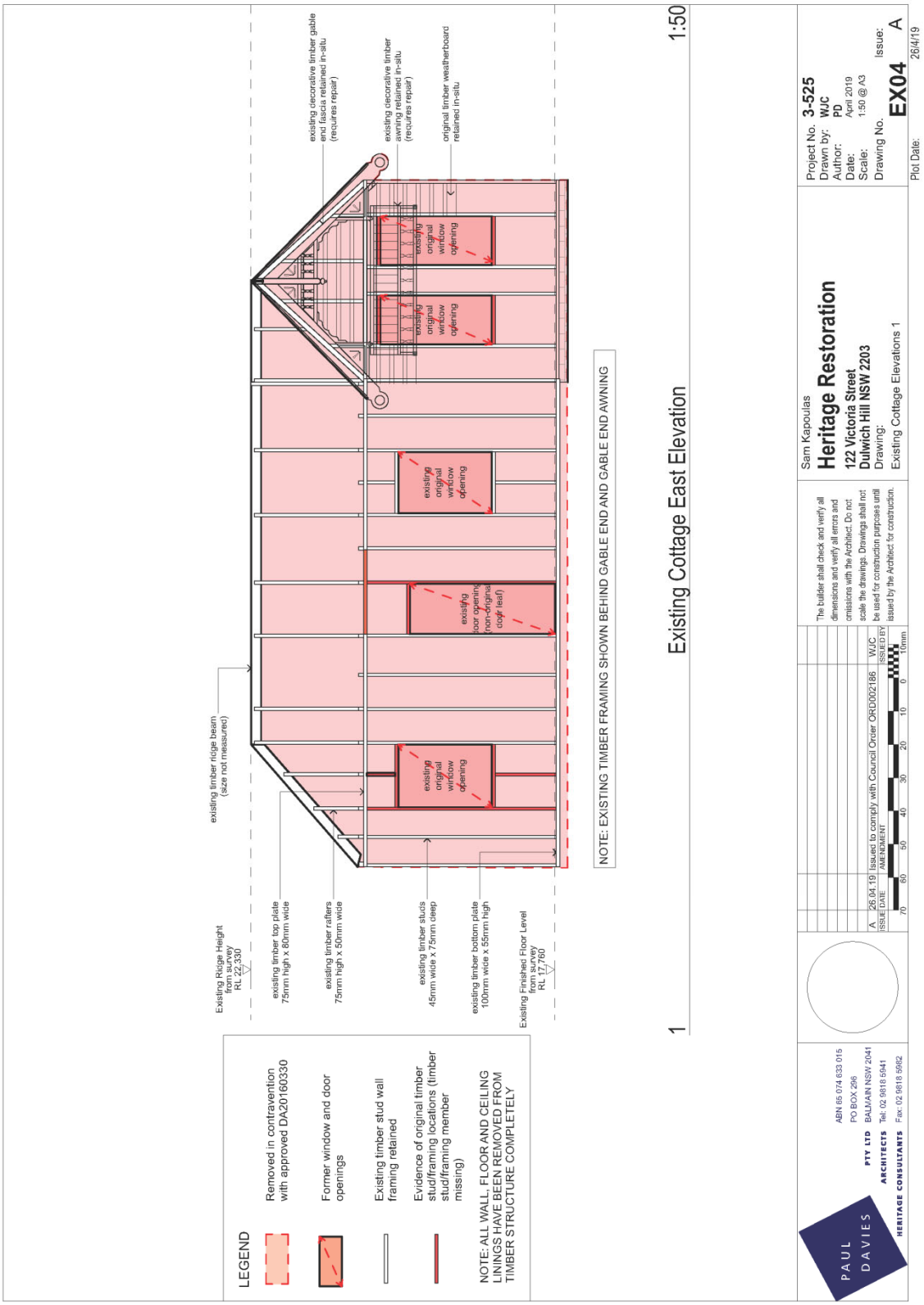

P:01
DULUX TRADITIONAL
COLOUR: INDIAN RED
P:02
DULUX TRADITIONAL
COLOUR: PALE PURPLE
P:03
DULUX TRADITIONAL
COLOUR: CREAM
P:04
DULUX TRADITIONAL
COLOUR LIME WHITE
P:04
P:04
P:04
P:01
P:01
P:04
P:04
P:04
P:03
P:01
P:01
P:04
P:04
P:04
P:04
P:01
P:01
P:01
P:01
P:04
P:04
P:03
P:01
P:02
PAUL DAVIES
PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 24.05.19 Issued in response to Council's comments WJC
ISSUE DATE AMENDMENT ISSUED BY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
122 Victoria Street Pty Ltd
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction - Cottage Colour Scheme
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A14
Issue: A
Plot Date: 24/5/19

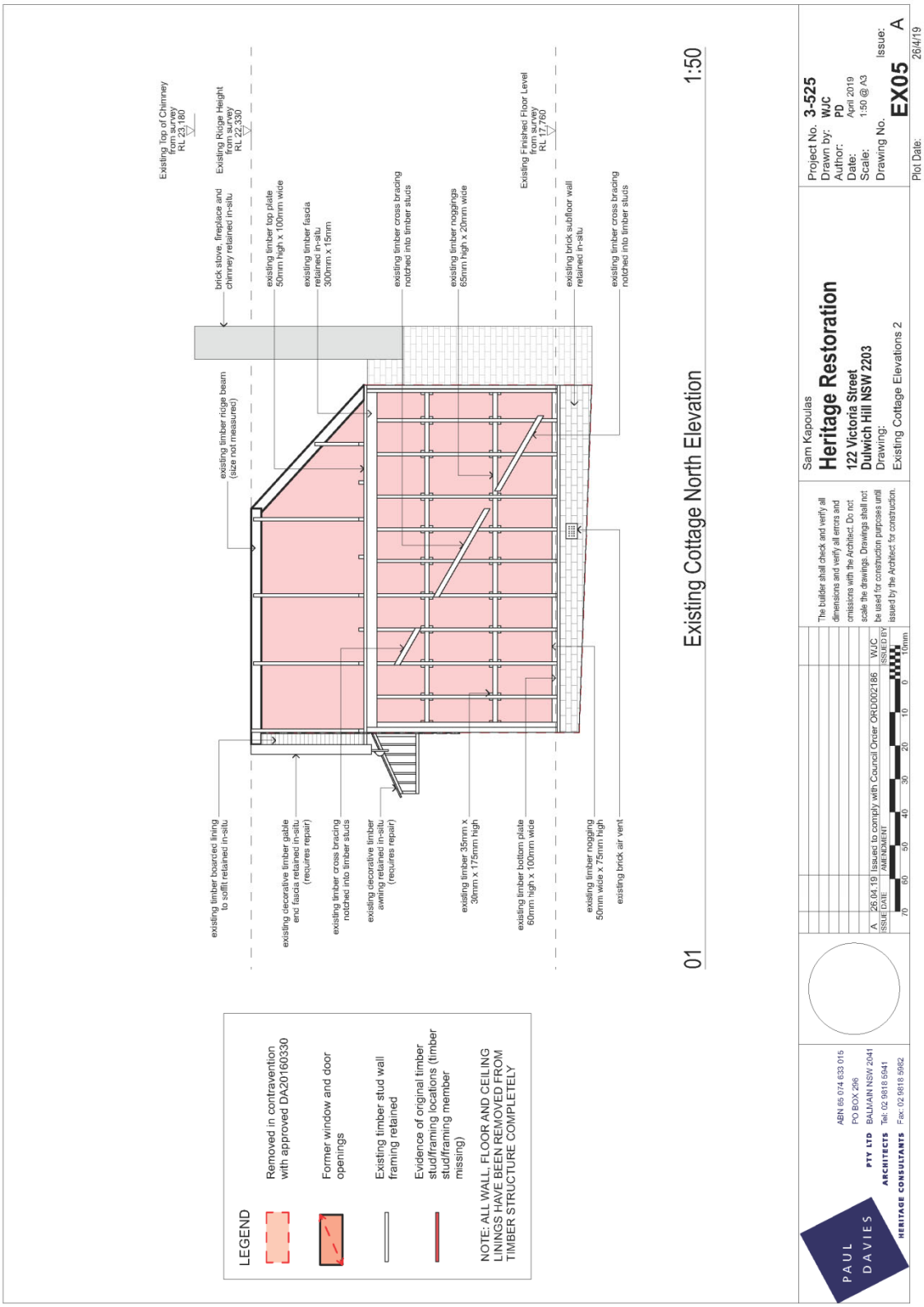

P:01
DULUX TRADITIONAL
COLOUR: INDIAN RED
P:02
DULUX TRADITIONAL
COLOUR: PALE PURPLE
P:03
DULUX TRADITIONAL
COLOUR: CREAM
P:04
DULUX TRADITIONAL
COLOUR LIME WHITE
P:03
P:01
P:01
P:01
P:04
face brick
P:03
clear finish to timber door
P:01
P:04
P:03
P:01
P:01
face brick
P:04
P:01
P:03
P:01
PAUL DAVIES
PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 24.05.19 Issued in response to Council's comments WJC
ISSUE DATE AMENDMENT ISSUE BY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
122 Victoria Street Pty Ltd
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Reconstruction - Outbuilding Colour Scheme
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. A15
Issue: A
Plot Date: 24/5/19

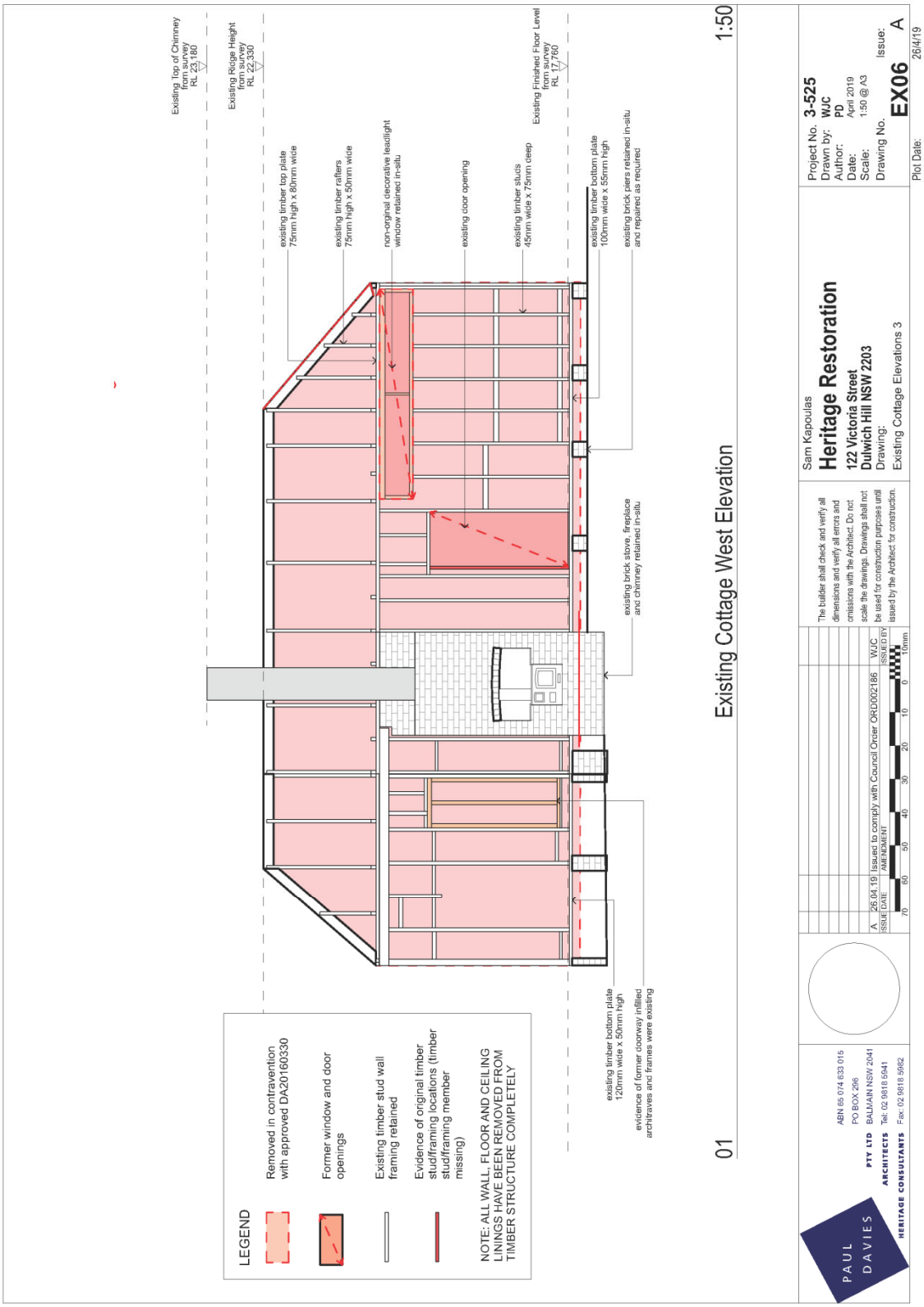

NOTE: ALL HEIGHTS AND DIMENSIONS SHOWN ARE FROM THE SURVEY
Existing Partial Site Plan
1:100
LITTLE STREET
VICTORIA STREET
SITE AREA 408.7m²
existing brick out-building
existing timber cottage
SECTION 7
D.P. 813
LAWN
PATH
BITUMEN
CONCRETE
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:100 @ A3
Drawing No. EX01
Issue: A
Plot Date: 26/4/19
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Existing Partial Site Plan
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE PURPOSE SIGN
PAUL DAVIES
PTY LTD ARCHITECTS HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962

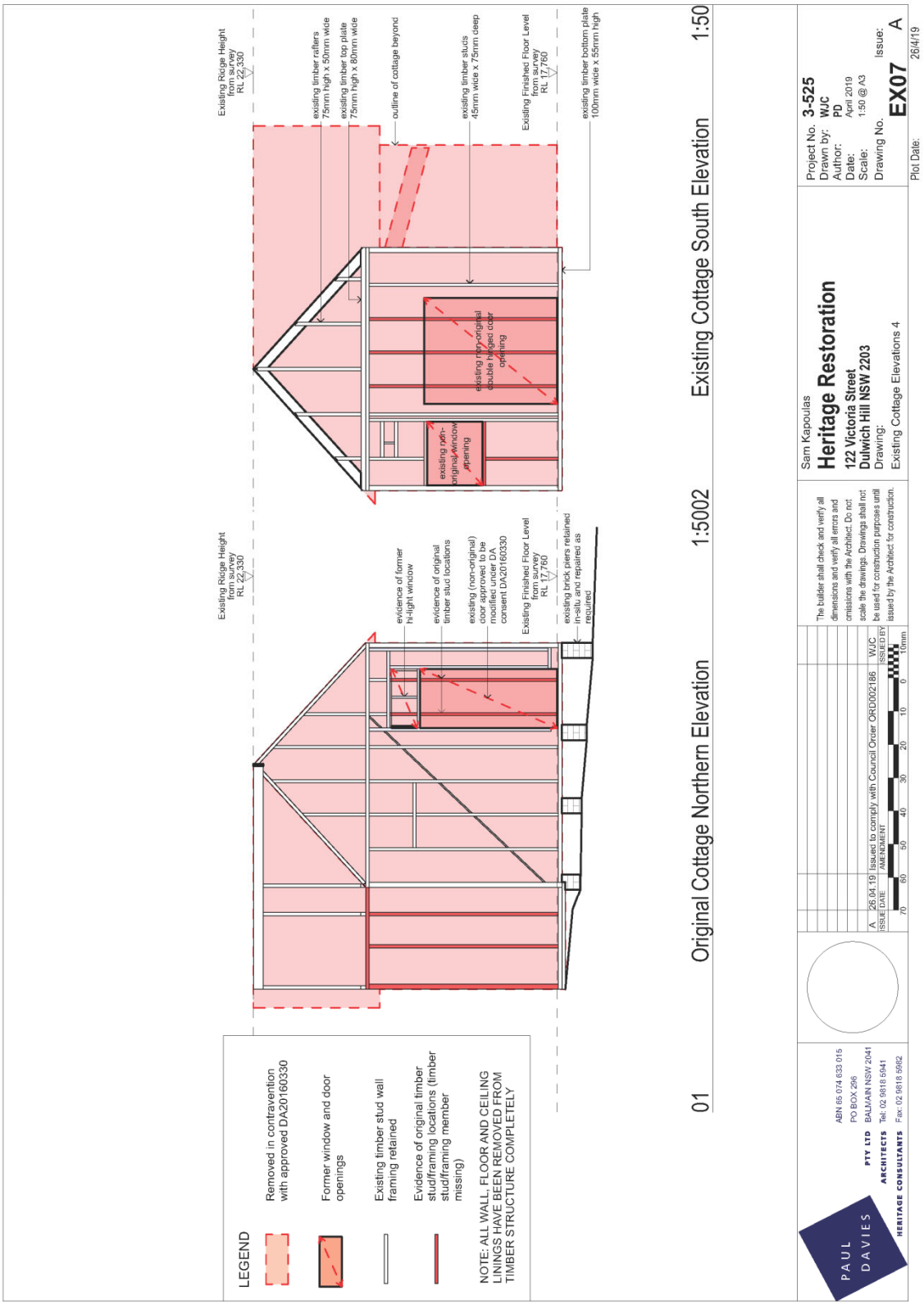

walks removed in accordance with approved DA 20160330
portion of wall (including window) shown to be retained on approved DA20160330 has been demolished It is not proposed to rebuild this wall as part of the heritage restoration works. Refer to the Conservation Report by Paul Davies Heritage Architects for more information
non-original door leaf timber door frame and architraves removed in accordance with DA20160330
plasterboard ceiling, plaster cornice, picture rail removed
plaster air-vent and cover removed
original timber double-hung windows and aprons salvaged original timber architraves and sills removed
walk-in G:07
bed 2 G:06
bed 1 G:03
timber floor boards, timber skirtings and timber sub-floor structure removed
kitchen G:04
living room G:02
verandah G:01
dining G:05
brick stove, fireplace and chimney retained in-situ
remains of brick hearth
non-original marble fireplace surround and mantle removed
non-original timber door leaf removed original timber door frame and architraves removed
bathroom G:08
storage G:09
Detail plan of outbuilding shown on drawing EX03
non-original plasterboard and timber boarded ceilings and plaster cornices removed in accordance with approved DA20160330
non-original timber framed leadlight window, frames, sill and architraves removed
non-original timber picture rails removed to whole room
non-original timber framed glazed doors, frames and architraves removed
timber framed, timber weatherboard clad wall to verandah removed
original timber double-hung windows and aprons salvaged original timber architraves and sills removed
timber verandah removed including timber columns, frieze, brackets, roof
original timber columns salvaged
LEGEND
Demolished in accordance with approved DA20160330
Removed in contravention with approved DA20160330
Existing brickwork retained
Existing timber stud wall framing retained
Evidence of original timber stud/framing locations (timber stud/framing member missing)
NOTE: ALL WALL, FLOOR AND CEILING LININGS HAVE BEEN REMOVED FROM TIMBER STRUCTURE COMPLETELY
Existing Cottage Floor Plan
1:50
01
PAUL DAVIES
PTY LTD ARCHITECTS HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE PURPOSE SUBJECT SCALE KEY
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing: Existing Cottage Detail Floor Plan
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. EX02
Issue: A
Plot Date: 26/4/19

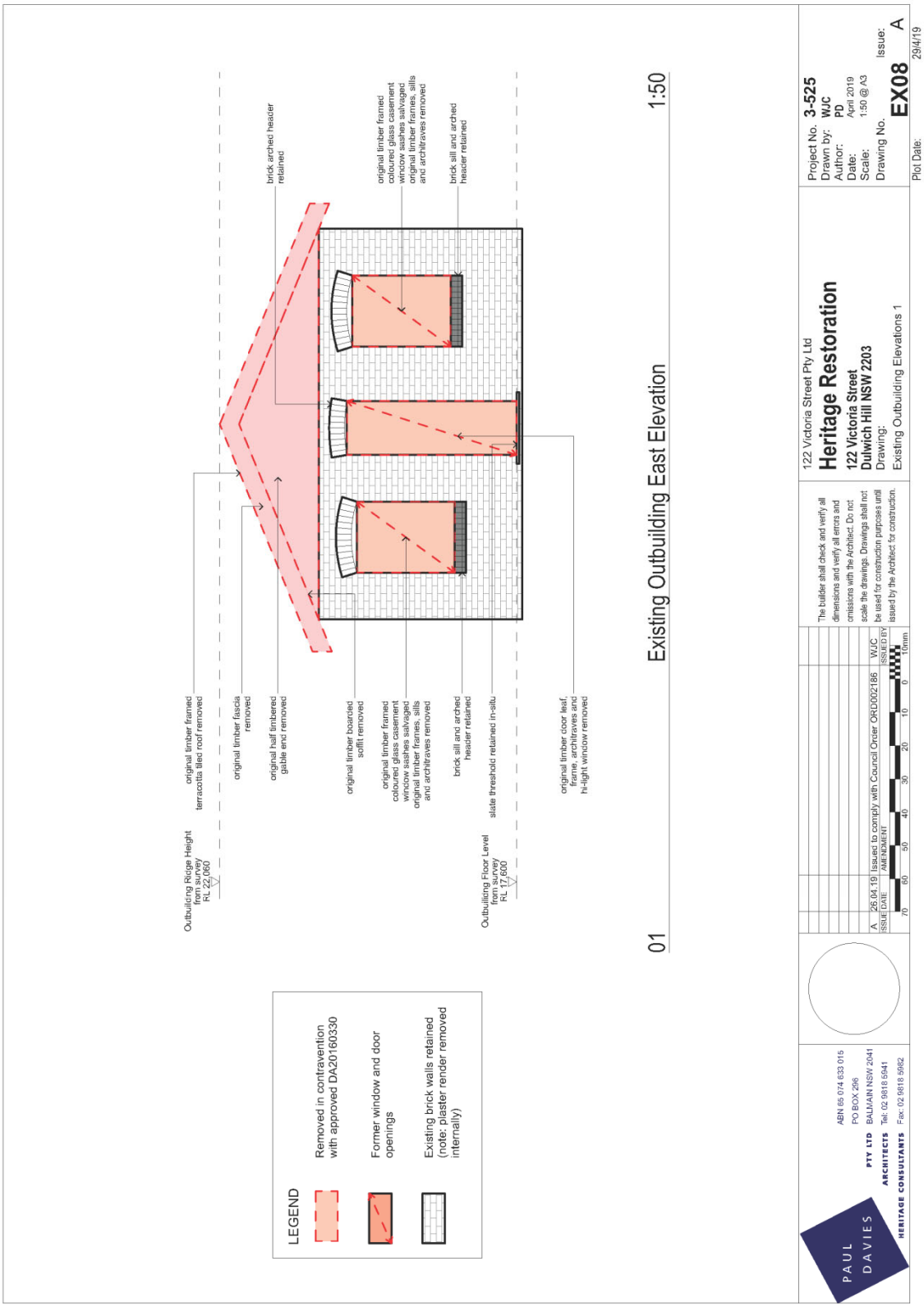

original decorative plaster air brick cover removed internally
original terracotta air brick cover retained in-situ externally
internal brickwork wall removed in accordance with approved DA20160330
original decorative plaster ceiling and cornice removed
original decorative plaster air brick cover removed internally
original terracotta air brick cover retained in-situ externally
original timber door frame retained in-situ
original door leaf and architraves removed
original slate threshold retained in-situ
original timber framed coloured glass casement window sashes salvaged
original timber frames, sills and architraves removed
bathroom
G:08
storage
G:09
original decorative plaster ceiling and plaster cornice removed
original decorative plaster air brick cover removed internally
original terracotta air brick cover retained in-situ externally
original concrete floor removed
original timber framed coloured glass casement window sashes salvaged
original timber frames, sills and architraves removed
original slate threshold retained in-situ
original timber door frame, leaf, hi-light window and architraves removed
NOTE:
1. All internal plaster render has been removed internally.
2. Entire roof and ceiling has been removed including original terracotta roof tiles, original terracotta roof tile capping, original decorative terracotta finial, original timber fascias, original timber boarding to soffit, original lightweight timber gable end, original timber roof structure, gutters and downpipes
LEGEND
Demolished in accordance with approved DA20160330
Removed in contravention with approved DA20160330
Existing brickwork retained
Existing timber stud wall framing retained
Evidence of original timber stud/framing locations (timber stud/framing member missing)
NOTE: ALL WALL, FLOOR AND CEILING LININGS HAVE BEEN REMOVED FROM TIMBER STRUCTURE COMPLETELY
01
Existing Outbuilding Floor Plan
1:50
PAUL DAVIES
PTY LTD ARCHITECTS HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Existing Outbuilding Detail Plan
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. EX03
Issue: A
Plot Date: 26/4/19

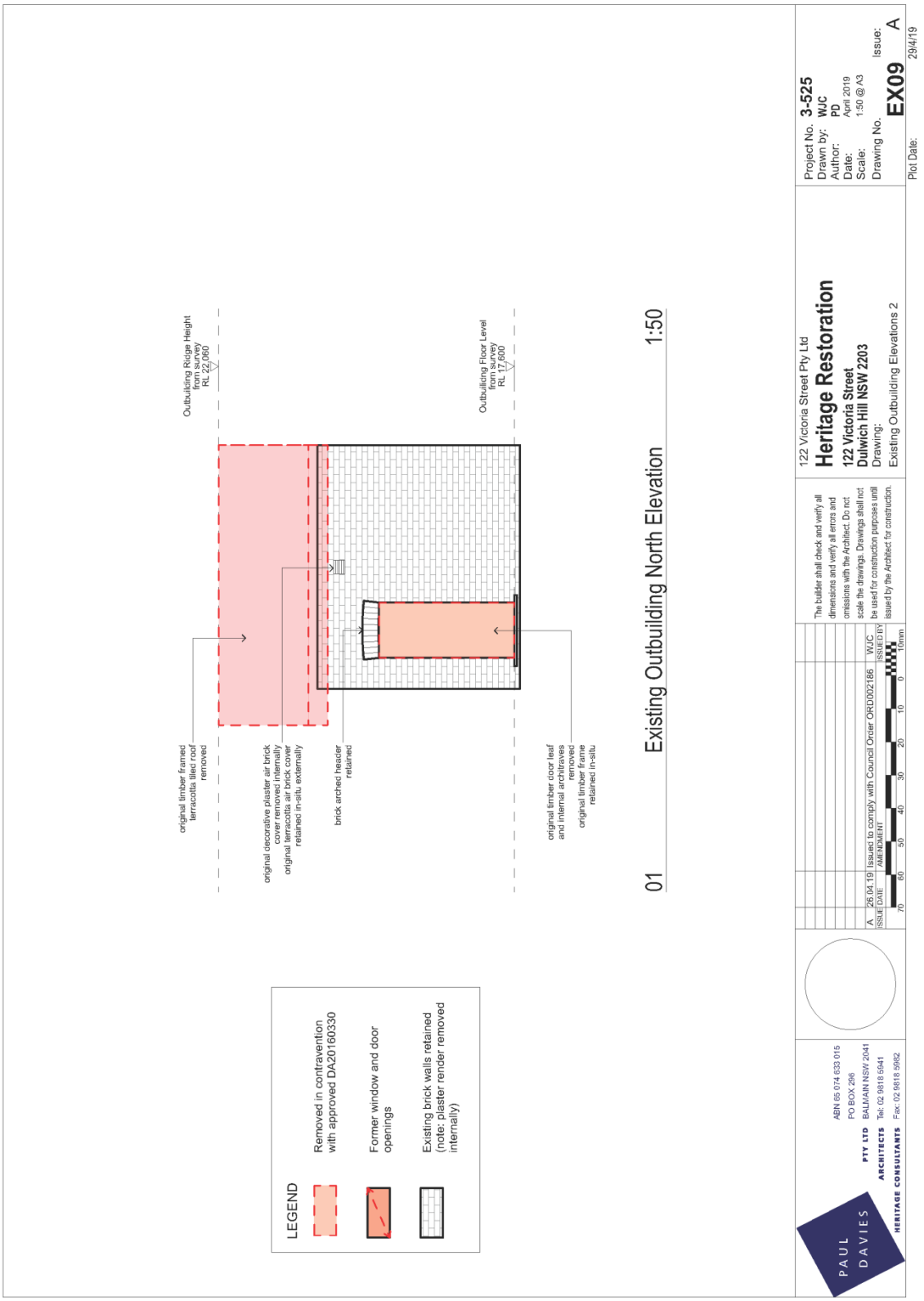

existing decorative timber gable end fascia retained in-situ. (requires repair)
existing decorative timber awning retained in-situ. (requires repair)
original timber weatherboard retained in-situ
existing original window opening
existing original window opening
existing original window opening
existing door opening (non-original door leaf)
existing original window opening
existing timber ridge beam (size not measured)
Existing Ridge Height from survey RL 22.330
existing timber top plate 75mm high x 80mm wide
existing timber rafters 75mm high x 50mm wide
existing timber studs 45mm wide x 75mm deep
existing timber bottom plate 100mm wide x 55mm high
Existing Finished Floor Level from survey RL 17.760
NOTE: EXISTING TIMBER FRAMING SHOWN BEHIND GABLE END AND GABLE END AWNING
1
Existing Cottage East Elevation
1:50
LEGEND
Removed in contravention with approved DA20160330
Former window and door openings
Existing timber stud wall framing retained
Evidence of original timber stud/framing locations (timber stud/framing member missing)
NOTE: ALL WALL, FLOOR AND CEILING LININGS HAVE BEEN REMOVED FROM TIMBER STRUCTURE COMPLETELY
PAUL DAVIES
HERITAGE CONSULTANTS PTY LTD ARCHITECTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE PURPOSE SCALE DRAWN BY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Existing Cottage Elevations 1
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. EX04
Issue: A
Plot Date: 26/4/19

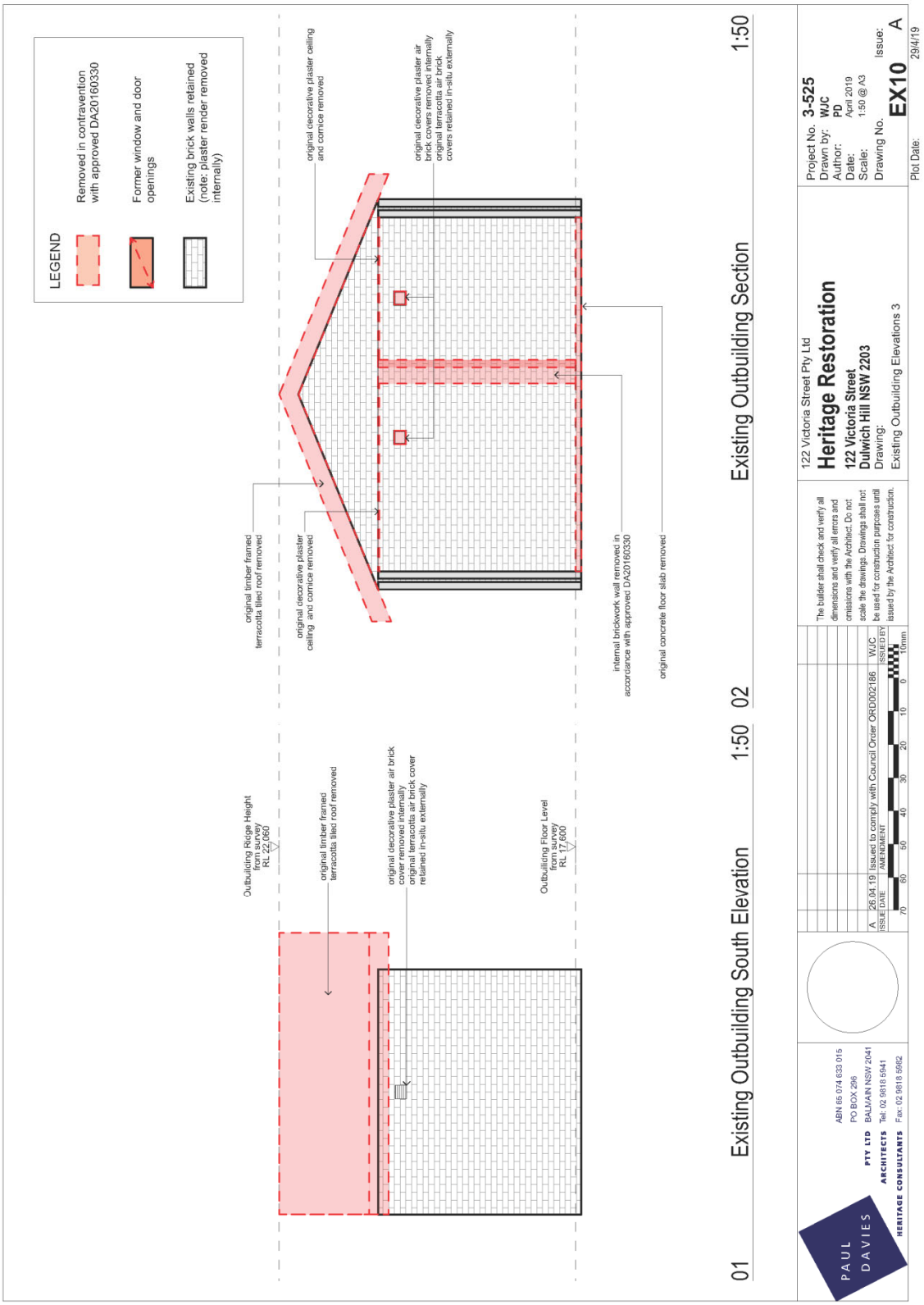

Existing Top of Chimney from survey RL 23.760
Existing Ridge Height from survey RL 22.330
Existing Finished Floor Level from survey RL 17.760
brick stove, fireplace and chimney retained in-situ
existing timber top plate 50mm high x 100mm wide
existing timber fascia retained in-situ. 300mm x 15mm
existing timber cross bracing notched into timber studs
existing timber noggings 65mm high x 20mm wide
existing brick subfloor wall retained in-situ
existing timber cross bracing notched into timber studs
existing timber ridge beam (size not measured)
existing timber boarded lining to soffit retained in-situ
existing decorative timber gable end fascia retained in-situ (requires repair)
existing timber cross bracing notched into timber studs
existing decorative timber awning retained in-situ (requires repair)
existing timber 35mm x 30mm x 175mm high
existing timber bottom plate 60mm high x 100mm wide
existing timber nogging 50mm wide x 75mm high
existing brick air vent
01
Existing Cottage North Elevation
1:50
LEGEND
Removed in contravention with approved DA20160330
Former window and door openings
Existing timber stud wall framing retained
Evidence of original timber stud/framing locations (timber stud/framing member missing)
NOTE: ALL WALL, FLOOR AND CEILING LININGS HAVE BEEN REMOVED FROM TIMBER STRUCTURE COMPLETELY
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE PURPOSE ISSUED BY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Existing Cottage Elevations 2
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. EX05
Issue: A
Plot Date: 26/4/19
PAUL DAVIES
HERITAGE CONSULTANTS
ARCHITECTS
PTY LTD
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962


Existing Top of Chimney from survey RL 23,180
Existing Ridge Height from survey RL 22,330
existing timber top plate 75mm high x 80mm wide
existing timber rafters 75mm high x 50mm wide
non-orginal decorative leadlight window retained in-situ
existing door opening
existing timber studs 45mm wide x 75mm deep
Existing Finished Floor Level from survey RL 17,760
existing timber bottom plate 100mm wide x 55mm high
existing brick piers retained in-situ and repaired as required
existing brick stove, fireplace and chimney retained in-situ
existing timber bottom plate 120mm wide x 50mm high
evidence of former doorway infilled architraves and frames were existing
LEGEND
Removed in contravention with approved DA20160330
Former window and door openings
Existing timber stud wall framing retained
Evidence of original timber stud/framing locations (timber stud/framing member missing)
NOTE: ALL WALL, FLOOR AND CEILING LININGS HAVE BEEN REMOVED FROM TIMBER STRUCTURE COMPLETELY
01
Existing Cottage West Elevation
1:50
PAUL DAVIES
HERITAGE CONSULTANTS
ARCHITECTS PTY LTD
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Existing Cottage Elevations 3
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. EX06
Issue: A
Plot Date: 26/4/19


Existing Ridge Height from survey RL 22,330
existing timber rafters 75mm high x 50mm wide
existing timber top plate 75mm high x 80mm wide
outline of cottage beyond
existing timber studs 45mm wide x 75mm deep
Existing Finished Floor Level from survey RL 17,760
existing timber bottom plate 100mm wide x 55mm high
existing non-original double hinged door opening
existing non-original window opening
Existing Ridge Height from survey RL 22,330
evidence of former hi-light window
evidence of original timber stud locations
existing (non-original) door approved to be modified under DA consent DA2016/0330
Existing Finished Floor Level from survey RL 17,760
existing brick piers retained in-situ and repaired as required
LEGEND
Removed in contravention with approved DA20160330
Former window and door openings
Existing timber stud wall framing retained
Evidence of original timber stud/framing locations (timber stud/framing member missing)
NOTE: ALL WALL, FLOOR AND CEILING LININGS HAVE BEEN REMOVED FROM TIMBER STRUCTURE COMPLETELY
01
Original Cottage Northern Elevation
1:5002
Existing Cottage South Elevation
1:50
PAUL DAVIES
PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
Sam Kapoulas
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Existing Cottage Elevations 4
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. EX07
Issue: A
Plot Date: 26/4/19


original timber framed terracotta tiled roof removed
original timber fascia removed
original half timbered gable end removed
original timber boarded soffit removed
original timber framed coloured glass casement window sashes salvaged original timber frames, sills and architraves removed
brick sill and arched header retained
slate threshold retained in-situ
original timber door leaf, frame, architraves and hi-light window removed
brick arched header retained
original timber framed coloured glass casement window sashes salvaged original timber frames, sills and architraves removed
brick sill and arched header retained
Outbuilding Ridge Height from survey RL 22.060
Outbuilding Floor Level from survey RL 17.600
01
Existing Outbuilding East Elevation
1:50
LEGEND
Removed in contravention with approved DA20160330
Former window and door openings
Existing brick walls retained (note: plaster render removed internally)
PAUL DAVIES
HERITAGE CONSULTANTS
ARCHITECTS PTY LTD
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE PURPOSE SUITABILITY
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
122 Victoria Street Pty Ltd
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Existing Outbuilding Elevations 1
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. EX08
Issue: A
Plot Date: 29/4/19


Outbuilding Ridge Height from survey RL 22.060
Outbuilding Floor Level from survey RL 17.800
original timber framed terracotta tiled roof removed
original decorative plaster air brick cover removed internally original terracotta air brick cover retained in-situ externally
brick arched header retained
original timber door leaf and internal architraves removed original timber frame retained in-situ
01 Existing Outbuilding North Elevation 1:50
LEGEND
Removed in contravention with approved DA20160330
Former window and door openings
Existing brick walls retained (note: plaster render removed internally)
PAUL DAVIES
PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS
ABN 65 074 633 015
PO BOX 266
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUE KEY
70 60 50 40 30 20 10 0 10mm
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
122 Victoria Street Pty Ltd
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Existing Outbuilding Elevations 2
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. EX09
Issue: A
Plot Date: 29/4/19


LEGEND
Removed in contravention with approved DA20160330
Former window and door openings
Existing brick walls retained (note: plaster render removed internally)
original decorative plaster ceiling and cornice removed
original decorative plaster air brick covers removed internally original terracotta air brick covers retained in-situ externally
original timber framed terracotta tiled roof removed
original decorative plaster ceiling and cornice removed
internal brickwork wall removed in accordance with approved DA20160330
original concrete floor slab removed
Outbuilding Ridge Height from survey RL 22.060
original timber framed terracotta tiled roof removed
original decorative plaster air brick cover removed internally original terracotta air brick cover retained in-situ externally
Outbuilding Floor Level from survey RL 17.600
01 Existing Outbuilding South Elevation 1:50
02 Existing Outbuilding Section 1:50
PAUL DAVIES
HERITAGE CONSULTANTS
ARCHITECTS PTY LTD
ABN 65 074 633 015
PO BOX 296
BALMAIN NSW 2041
Tel: 02 9818 5941
Fax: 02 9818 5962
A 26.04.19 Issued to comply with Council Order ORD002186 WJC
ISSUE DATE AMENDMENT ISSUED BY
The builder shall check and verify all dimensions and verify all errors and omissions with the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.
122 Victoria Street Pty Ltd
Heritage Restoration
122 Victoria Street
Dulwich Hill NSW 2203
Drawing:
Existing Outbuilding Elevations 3
Project No. 3-525
Drawn by: WJC
Author: PD
Date: April 2019
Scale: 1:50 @ A3
Drawing No. EX10
Issue: A
Plot Date: 29/4/19

Attachment C – Statement of Heritage Significance

NSW GOVERNMENT

NSW Department of Planning, Industry and Environment

Home > Topics > Heritage places and items > Search for heritage

Timber Federation Period House, including interiors

Item details

Name of item: Timber Federation Period House, including interiors

Other name/s: Timber Edwardian House

Type of item: Built

Group/Collection: Residential buildings (private)

Category: Cottage

Primary address: 122 Victoria Street, Dulwich Hill, NSW 2203

Local govt. area: Marrickville

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
122 Victoria Street	Dulwich Hill	Marrickville			Primary Address
Little Street	Dulwich Hill	Marrickville			Alternate Address

Statement of significance:

Although there are a large number of Federation period cottages in this street the majority were built of brick, and this is one of the best preserved timber cottages in the Municipality. Few cottages of this type have retained this degree of integrity.

Date significance updated: 20 Dec 11

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH ***copyright and disclaimer****.*

Description

Physical description: A beautiful detailed Federation period timber cottage with the facade finished to represent cut stone work. The timber detailing includes turned verandah posts, brackets, shallow frieze, awning and gable boarding. The original timber ventilation blind remains to the verandah. Picket fence. There is also a large timber garage shed with a corrugated iron roof.

Physical Poor - Fair

condition and/or Archaeological potential:

Date condition updated: 23 Feb 99

Modifications and dates: 1920's face brick outbuilding added, and the Little Street facade has been newly clad.

Current use: Residence

History

Historical notes: This area includes a large number of Federation period cottages with some earlier, Victorian houses scattered throughout.

Assessment of significance

SHR Criteria a) [Historical significance] Local

SHR Criteria f) [Rarity] Local

Integrity/Intactness: The building is relatively intact and and retains most of its integrity.

Assessment criteria: Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended management:

General maintenance and reinstate cladding to the Little Street facade to match the original

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Marrickville Local Environmental Plan 2001		18 May 01	86	
Local Environmental Plan	Marrickville LEP 2011	I26	12 Dec 11	2011/645	
Within a conservation area on an LEP	within draft cons. area Marrickville LEP 2001				
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used

Marrickville Heritage Study	1986	1.41	Fox and Associates	November 1984	No
Marrickville Heritage Study Review	1997	2030033	Tropman & Tropman Architects	1997-1999	Yes

References, internet links & images

None

Note: Internet links may be to web pages, documents or images.

(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name:	Local Government
Database number:	2030033
File number:	1.41

Return to previous page

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INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT	
Application No.	DA201500632.03
Address	819 New Canterbury Road, Dulwich Hill
Proposal	Modify Determination No.201500632.02 under Section 4.55 of the Environmental Planning and Assessment Act to construct an additional storey above Buildings A and B, resulting in a 5 storey mixed use development.
Date of Lodgement	28 June 2019
Applicant	Mars City Pty Ltd C/o Nordon Jago Architects
Owner	North Sol Pty Ltd
Number of Submissions	One
Value of works	$5,614,459.00
Reason for determination at Planning Panel	Departure to development standards that exceeds 10% Sensitive development
Main Issues	• Visual bulk • Streetscape impacts • Non-compliance with height and FSR development standards
Recommendation	Approval with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development

LOCALITY MAP

Subject Site		Objectors	
Notified Area		Supporters	

1. Executive Summary

This report is an assessment of the application submitted to Council for modification under Section 4.55 of the Environmental Planning and Assessment Act to Modified Determination No.201500632.02 dated 14 June 2018 to construct an additional storey above Buildings A and B, resulting in a 5 storey mixed use development at 819 New Canterbury Road, Dulwich Hill. The application was notified to surrounding properties and one submission was received.

The main issues that have arisen from the application include:

- Non-compliance with height and FSR development standards

The non-compliances are acceptable given the surrounding development and lack of significant amenity impacts and therefore the application is recommended for approval.

2. Proposal

The originally approved development was described as *"To demolish existing improvements and construct a 4 storey mixed use building (Building A) containing 1 commercial tenancy and 8 dwellings, and a residential flat building (Building B) containing 12 dwellings and 2 levels of basement car parking."*

The application seeks to modify the existing approval by:

- Adding an additional level to building A and amending units A301 and A302 from 2 bedroom units to 3 bedroom units with bedrooms and balconies and a living room for each apartment on the new level
- Amending the third floor of building A internal layout to provide units A301 and A302 with a larger living space and bath room for unit
- Adding an additional level to building B and amending units B301 and B302 from 2 bedroom units to 3 bedroom units with a living rooms, kitchens and balconies for each apartment on the new level
- Amending the third floor of building B internal layout to provide units B301 and B302 with bedrooms and bathroom on the third storey

3. Site Description

The subject site is located on the northern side of New Canterbury Road, between Ross Street and Old Canterbury Road. The site is located at the opposite side of the junction where Melford Street connects to New Canterbury Road. The site consists of a single allotment and is generally rectangular in shape, with a total area of 889m^2 and is legally described as Lot 6 DP 654121

The site has a frontage to New Canterbury Road of 15.24 metres. The site is not burdened by any known easements but does contain a Sydney Water asset that runs through the property approximately 14 metres from the rear of the site.

The adjoining properties to the sides of the site contain or are under construction with mixed-use developments consisting of commercial premises and shop top housing and residential flat buildings. The adjoining properties to the rear of the site (the northern side) contain dwelling houses and a residential flat building. The opposite side of New Canterbury Road is the adjoining LGA of Canterbury Bankstown Council and consists of a mixture of a service station, places of public worship, dwelling houses, light industrial uses commercial premises and shop top housing.

4. Background

4(a) Site history

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

Subject Site

Application	Proposal	Decision & Date
DA201500632	To demolish existing improvements and construct a 4 storey mixed use building (Building A) containing 1 commercial tenancy and 8 dwellings, and a residential flat building (Building B) containing 12 dwellings and 2 levels of basement car parking.	Deferred Commencement approval / 12 October 2016
DA201500632.01	To modify Determination No.201500632 dated 21 October 2016 to move condition 2 of Part A of the Determination to Part B of the consent.	Approval / 14 June 2018
DA201500632.02	Application under Section 4.54 of the Environmental Planning and Assessment Act to extend Determination No. 201500632 for one year.	Approval / 2 October 2018
DA201500632	Operative consent issued	Approval / 21 May 2019

Surrounding properties

Application	Proposal	Decision & Date
DA201500081	Demolish the existing improvements and construct a 5 storey development consisting of a residential flat building (Building A) containing 42 dwellings and a mixed use building (Building B) containing 3 retail tenancies and 38 dwellings with 2 levels of basement car parking accommodating 108 car parking spaces at 801-807 New Canterbury Road, Dulwich Hill	Approval / 28 October 2015
DA201500081.01	Section 96(2) to DA201500081 modifying the consent to construct an additional storey to Building A and Building B.	Approval / 19 May 2016
DA201700098	Subdivide the building into 2 stratum lots / 801-807 New Canterbury Road, Dulwich Hill	Approval / 18 April 2017
DA201600388	Demolish the existing improvements and remove 1 tree and construct a 5 storey building (South Building) and a 4 storey building (North Building) being mixed use buildings containing commercial premises on the ground floor with shop	Approval / May 2017

	top housing containing 22 units on the upper floors with a 3 level basement parking area and associated landscaping works at 825-829 New Canterbury Road, Dulwich Hill	

4(b) Application history

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

Date	Discussion / Letter / Additional Information
30 July 2019	Applicant phoned and sent a letter requesting consent of the company that owns the property
1 August 2019	Applicant wrote to Council with an attached letter from the company that owns the property.
12 August 2019	Applicant advised that a condition of consent will be required to increase the setbacks of the fifth floor to comply with the ADG requirements for building separation and setbacks from property boundaries. The applicant advised that there preference is to submit amended plans to address the issue.
26 August 2019	Applicant submitted amended plan to comply with the ADG requirements. As the amendments didn't increase the environmental impacts of the proposal re-notification of the application was not required.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 and 4.55 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy No. 55—Remediation of Land*
- *State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy No 55—Remediation of Land

The proposed modifications do not affect the site's compliance with the requirements of *SEPP 55.*

5(a)(ii)State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development

The development is subject to the requirements *of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development* (SEPP 65). *SEPP 65* prescribes nine design quality principles to guide the design of residential apartment development and to assist in assessing such developments. The principles relate to key design issues including context and neighbourhood character, built form and scale, density, sustainability, landscape, amenity, safety, housing diversity and social interaction and aesthetics.

A statement from a qualified Architect was submitted with the application verifying that they designed, or directed the design of, the development. The statement also provides an explanation that verifies how the design quality principles are achieved within the development and demonstrates, in terms of the Apartment Design Guide (ADG), how the objectives in Parts 3 and 4 of the guide have been achieved.

The development as modified is acceptable having regard to the nine design quality principles.

Apartment Design Guide

The development is subject to the requirements of *SEPP 65* prescribes nine design quality principles to guide the design of residential apartment development and to assist in assessing such developments. The principles relate to key design issues including context and neighbourhood character, built form and scale, density, sustainability, landscape, amenity, safety, housing diversity and social interaction and aesthetics.

A statement from a qualified Architect was submitted with the application verifying that they designed, or directed the design of, the development. The statement also provides an explanation that verifies how the design quality principles are achieved within the development and demonstrates, in terms of the Apartment Design Guide (ADG), how the objectives in Parts 3 and 4 of the guide have been achieved.

The development is acceptable having regard to the nine design quality principles.

Apartment Design Guide

The Apartment Design Guide (ADG) contains objectives, design criteria and design guidelines for residential apartment. The amendments to the proposal that are affected by the proposed modification have been assessed below.

Visual Privacy/Building Separation

The ADG prescribes the following minimum required separation distances from buildings to the side and rear boundaries:

Building Height	**Habitable rooms and balconies**	**Non-habitable rooms**
Up to 12 metres (4 storeys)	6 metres	3 metres
Up to 25 metres (5-8 storeys)	9 metres	4.5 metres
Over 25 metres (9+ storeys)	12 metres	6 metres

The balconies of the originally proposed fifth floor provided a setback of approximately 8.6m. It is noted that the adjoining property to the rear is zoned R1 General Residential which permits residential flat building and muti dwelling housing but has a low density FSR of 0.6:1 and as a result the requirement is to provide an additional 3m to the above figures. Given that the rear use of the property is that of a dwelling house and a walk up RFB and the adjoining properties fifth storey is not setback the required distance by the ADG inclusive of the additional 3m. After being advised of the need to condition the proposal to compliance with the ADG, the applicant elected to submit amended plans to make the proposal comply with the ADG requirements.

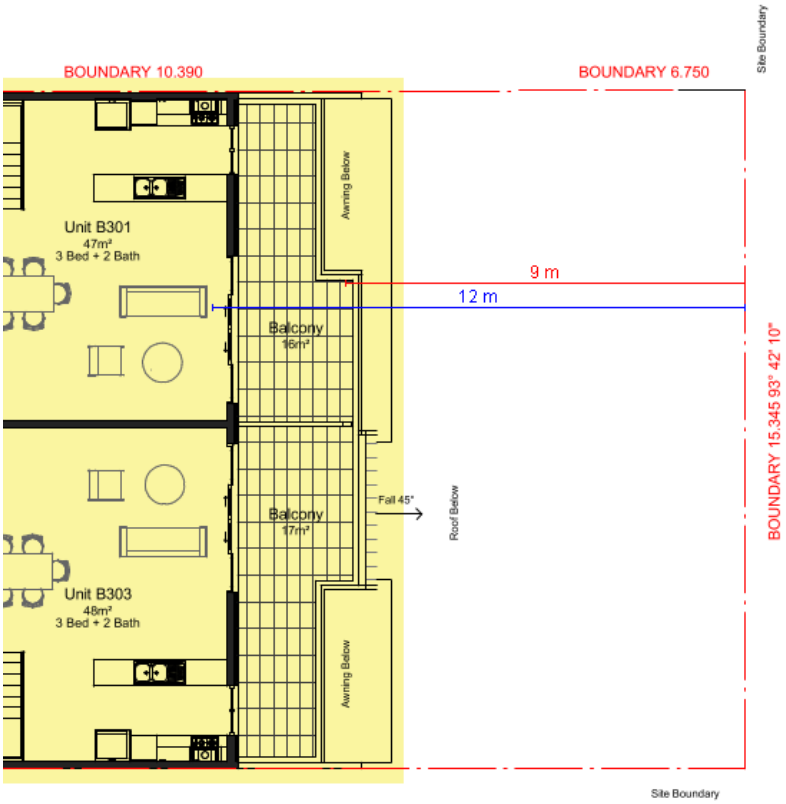


Figure 1: Non-compliance with ADG for rear setback the original submission

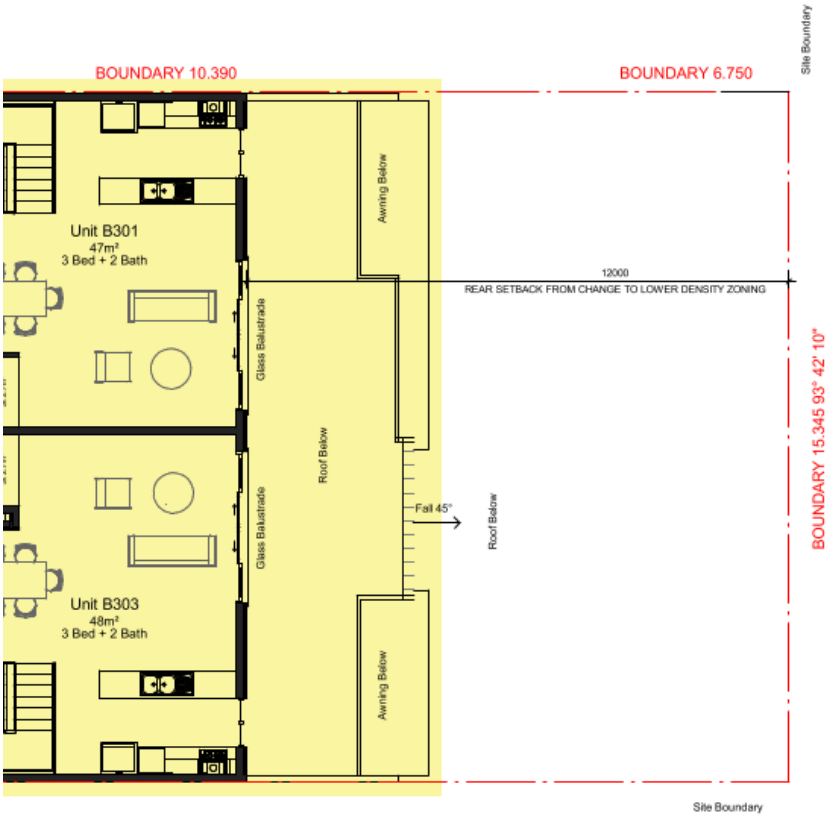


Figure 2: Amended submission that is compliant with the ADG for rear setback

The ADG prescribes the following minimum required separation distances from buildings within the same site:

Room Types	Minimum Separation
Habitable Rooms/Balconies to Habitable Rooms/Balconies	18 metres
Habitable Rooms to Non-Habitable Rooms	12 metres
Non-Habitable Rooms to Non-Habitable Rooms	9 metres

The originally proposed fifth floor also failed to meet the requirements for separation between balconies. The intent of these controls is to increase the level of separation as the building height increases. In this case the development has largely followed the existing building separation. Noting that the proposal exceeds the FSR and height development standards the controls for separation of building represent an important constraint on the extent of the development and assist in preserving the amenity of the future residents. After being advised of the need to condition the proposal to compliance with the ADG, the applicant elected to submit amended plans to make the proposal comply with the ADG requirements.

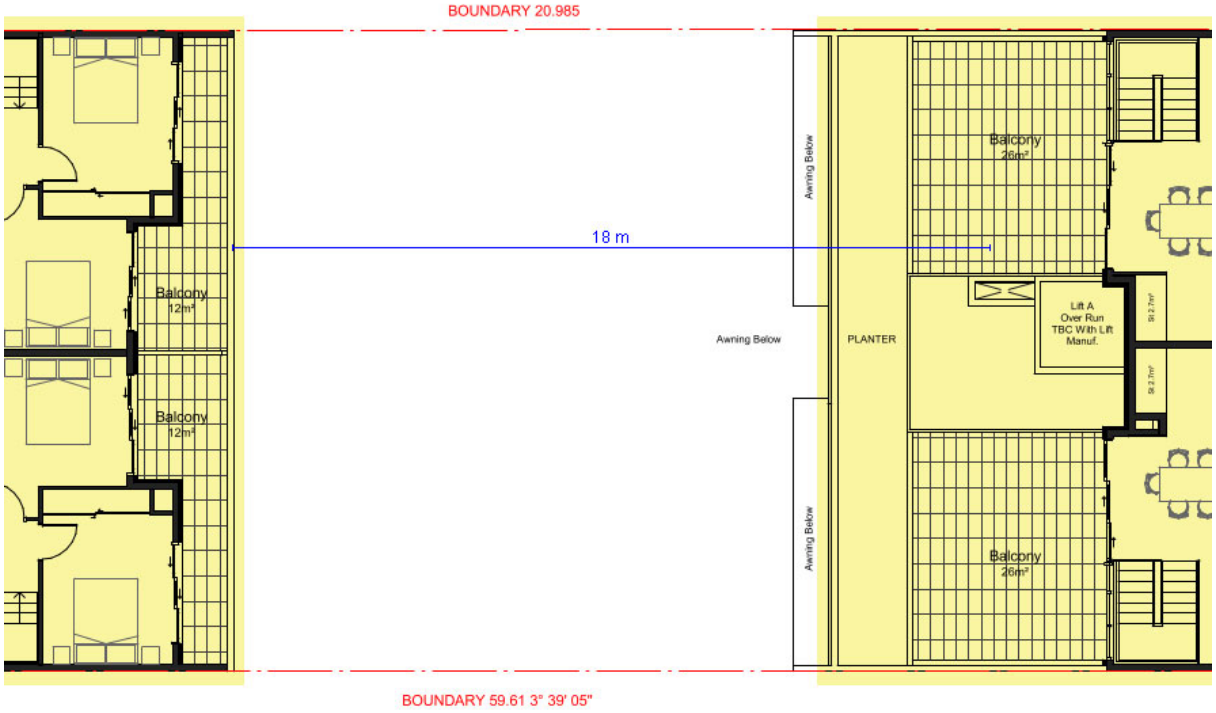


Figure 3: Non-compliance with the ADG requirements for separation from the original submission

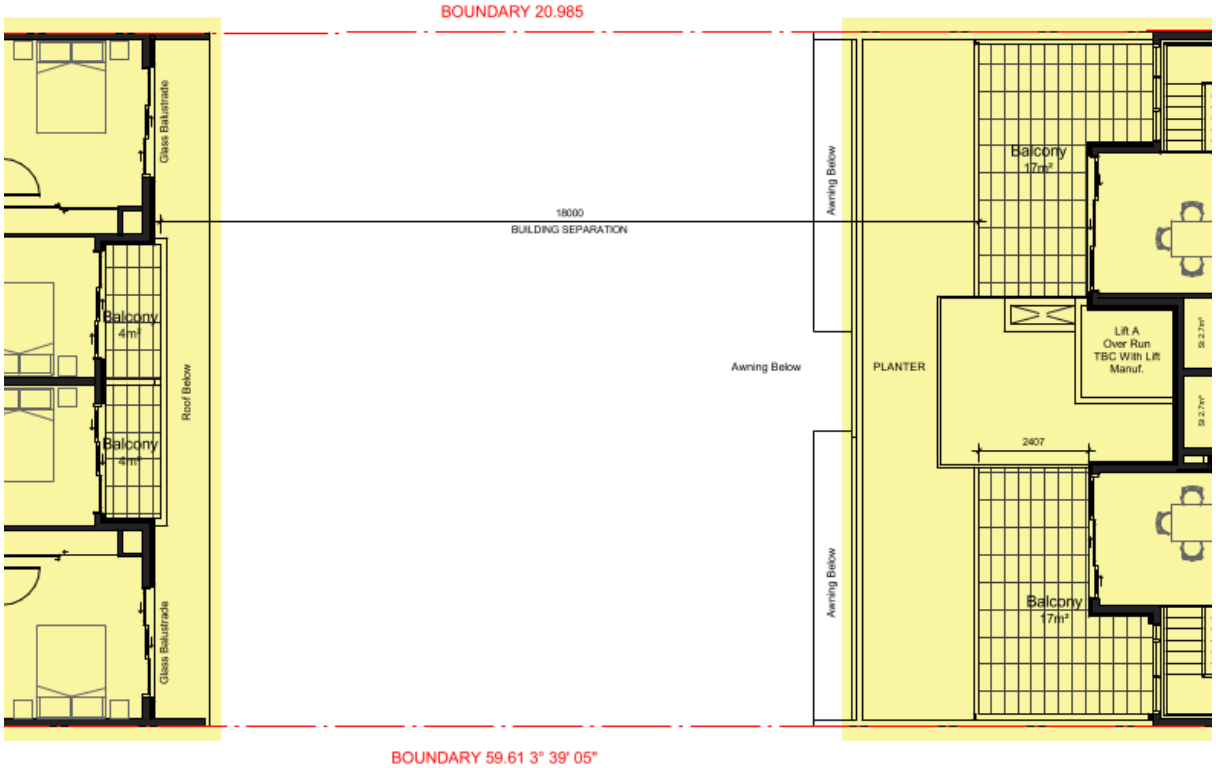


Figure 4: Amended submission that is compliant with the ADG for rear setback

Solar and Daylight Access
The ADG prescribes the following requirements for solar and daylight access:

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9.00am and 3.00pm at mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9.00am and 3.00pm at mid-winter.

The proposed modification complies with the requirement doe solar access.

Natural Ventilation

The ADG prescribes the following requirements for natural ventilation:

- At least 60% of apartments are naturally cross ventilated in the first 9 storeys of the building. Apartments at 10 storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.
- Overall depth of a cross-over or cross-through apartment does not exceed 18 metres, measured glass line to glass line.

The proposed modifications comply with the Natural Ventilation requirements.

Ceiling Heights

The ADG prescribes the following minimum ceiling heights:

Minimum Ceiling Height	
Habitable Rooms	2.7 metres
Non-Habitable	2.4 metres
For 2 storey apartments	2.7 metres for main living area floor 2.4 metres for second floor, where its area does not exceed 50% of the apartment area
Attic Spaces	1.8 metres edge of room with a 30 degree minimum ceiling slope
If located in mixed used area	3.3 for ground and first floor to promote future flexibility of use

The proposed modification includes a 2.8m ceiling height and as a result complies with the above requirements.

Apartment Size

The ADG prescribes the following minimum apartment sizes:

Apartment Type	Minimum Internal Area
Studio apartments	$35m^2$
1 Bedroom apartments	$50m^2$
2 Bedroom apartments	$70m^2$
3 Bedroom apartments	$90m^2$

Note: The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by $5m^2$ each. A fourth bedroom and further additional bedrooms increase the minimum internal area by $12m^2$ each.

Apartment Layout

The ADG prescribes the following requirements for apartment layout requirements:

- Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.
- Habitable room depths are limited to a maximum of 2.5 x the ceiling height.
- In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8 metres from a window.
- Master bedrooms have a minimum area of $10m^2$ and other bedrooms $9m^2$ (excluding wardrobe space).
- Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space).
- Living rooms or combined living/dining rooms have a minimum width of:
  - 3.6 metres for studio and 1 bedroom apartments.
  - 4 metres for 2 and 3 bedroom apartments.
- The width of cross-over or cross-through apartments are at least 4 metres internally to avoid deep narrow apartment layouts.

The proposed modifications comply with the above requirements.

Private Open Space and Balconies

The ADG prescribes the following sizes for primary balconies of apartments:

Dwelling Type	Minimum Area	Minimum Depth
Studio apartments	$4m^2$	-
1 Bedroom apartments	$8m^2$	2 metres
2 Bedroom apartments	$10m^2$	2 metres
3+ Bedroom apartments	$12m^2$	2.4 metres

Note: The minimum balcony depth to be counted as contributing to the balcony area is 1 metres.

The ADG also prescribes for apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of $15m^2$ and a minimum depth of 3 metres.

The proposed modifications provide for greater than the required primary balcony areas.

Common Circulation and Spaces

The ADG prescribes the following requirements for common circulation and spaces:

- The maximum number of apartments off a circulation core on a single level is 8.
- For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.

The proposed modification complies with this requirement.

Storage

The ADG prescribes the following storage requirements in addition to storage in kitchen, bathrooms and bedrooms:

Apartment Type	Minimum Internal Area
Studio apartments	$4m^3$
1 Bedroom apartments	$6m^3$
2 Bedroom apartments	$8m^3$
3+ Bedroom apartments	$10m^3$

Note: At least 50% of the required storage is to be located within the apartment.

The proposal modification provides for greater than is required by the ADG for the modified apartments.

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

The application was assessed against the following relevant clauses of the *Marrickville Local Environmental Plan 2011*:

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 4.6 - Exceptions to development standards
- Clause 5.3 - Development near zone boundaries
- Clause 5.10 - Heritage Conservation
- Clause 6.1- Earthworks
- Clause 6.3 - Flood Planning
- Clause 6.4 - Terrestrial biodiversity
- Clause 6.5 - Development in areas subject to aircraft noise
- Clause 6.6 - Airspace operations
- Clause 6.8 - Development on foreshore must ensure access
- Clause 6.9 - Converting industrial or warehouse building to multi-dwelling housing, office premises or residential flat building in residential zones
- Clause 6.10 - Use of existing non-residential buildings in residential zones
- Clause 6.11 - Use of dwelling houses in business and industrial zones
- Clause 6.12 – Business and office premises in certain zones
- Clause 6.16 – Residential accommodation as part of mixed use development in certain business zones

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

Standard	Proposal	non compliance	Complies
Height of Building Maximum permissible: 14m	15.83m	1.83m or 13.07%	No
Floor Space Ratio Maximum permissible: 1.75:1 or 1594sqm	1.87:1 or 1712m^2	118 sqm or 7.4%	No

(vii)Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned B2 Local Centre under the *MLEP 2011*. The *MLEP 2013* defines the development as:

"mixed use development means a building or place comprising 2 or more different land uses."

"commercial premises means any of the following:
(a) business premises,
(b) office premises,
(c) retail premises."

"residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing."

"shop top housing means one or more dwellings located above ground floor retail premises or business premises."

Building A is permitted with consent within the zone. Building B is a Residential Flat Building which is ordinarily prohibited with the B2 Local Centre Zone, however as the site is located at a zone boundary the use as a residential flat building is permissibility pursuant to Clause 5.3 of the *MLEP 2013.*

The proposed modification is consistent with the objectives of the B2 Local Centre Zone.

Clause 4.6 Exceptions to Development Standards
Clause 4.6 allows Council to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

The proposed modification is not required to formally submit a written request for variation to the development standard having regard to the decision within *North Sydney Council v Michael Standley & Associates Pty Ltd* [1998] NSWSC 163) that states that Section 96 (now Section 4.55 is a:

"'free-standing provision', meaning that "a modification application may be approved notwithstanding the development would be in breach of an applicable development standard were it the subject of an original development application".

Clause 4.3 Height of Buildings
The modification proposes to vary the height of buildings development standard. It is considered the development is in the public interest because it is consistent with the objectives of the B2 Local Centre Zone of the *MLEP 2011*.

The objectives of the B2 Local Centre Zone are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide housing attached to permissible non-residential uses which is of a type and scale commensurate with the accessibility and function of the centre or area.*
- *To provide for spaces, at street level, which are of a size and configuration suitable for land uses which generate active street-fronts.*
- *To constrain parking and reduce car use.*

In considering the above, the proposed modification;

- maintain a commercial use on the ground floor of building A and thereby encourages employment uses,
- assists in maximising public transport usage by providing for increased density in areas with suitable assess to public transport.
- The proposed housing and is of a type that is suitable scale and commensurate with the accessibility and function of the centre.
- The proposal maintains the active street frontage.
- The proposed modification does not alter the number of car parking spaces provided.

For the avoidance of any doubt, the proposed modification is also consistent objectives of the R1 General Residential Zone for the area subject to the requirements of 5.3 of the *MLEP 2011.*

The objectives of the height of buildings development standard within Clause 4.3 of are:

- *To establish the maximum height of buildings,*
- *To ensure building height is consistent with the desired future character of an area,*
- *To ensure buildings and public areas continue to receive satisfactory exposure to the sky and sunlight,*
- *To nominate heights that will provide an appropriate transition in built form and land use intensity.*

In relation to the height, It is considered the development is in the public interest because it is consistent with the objectives of the height of buildings development standard, in accordance with Clause 4.6(4)(a)(ii) of the *MLEP 2011* for the following reasons:

- The height of the proposed development as modified is consistent with the height of the adjoining developments on either side.
- The additional Storey has been located so that it does not result in any significant overshadowing impacts on the adjoining properties.
- The building as modified provides an appropriate transition.

The proposal is consistent with the objectives of the Height of buildings development standard contained within Clause 4.3 of the *MLEP 2011.*

A variation to the height of buildings development standard is therefore consistent with the requirements of Clause 4.6 of the *MLEP 2011* notwithstanding the lack of a requirement for a formal application pursuant to the Clause.

Clause 4.4 Floor Space Ratio
The modification proposes to vary the floor space ratio development standard. It is considered the development is in the public interest because it is consistent with the objectives of the B2 Local Centre Zone of the *MLEP 2011* as considered above.

For the avoidance of any doubt, the proposed modification is also consistent objectives of the R1 General Residential Zone for the area subject to the requirements of 5.3 of the *MLEP 2011.*

The Objective of the floor space ratio development standard are as follows:

- *to establish the maximum floor space ratio,*
- *to control building density and bulk in relation to the site area in order to achieve the desired future character for different areas,*
- *to minimise adverse environmental impacts on adjoining properties and the public domain.*

In considering the above, it is noted that;
- The bulk of the proposed modification is largely obscured from sightlines due to the stepping of the top floor.
- The bulk and density of the development is comparable to the adjoining developments approved on either side of the subject site.
- The modification as amended does not result in significant amenity impacts on the adjoining properties and the public domain.

The proposed modification is consistent with the objectives of the floor space ratio development standard contained within Clause 4.4 of the *MLEP 2011.*

A variation to the floor space ratio development standard is therefore consistent with the requirements of Clause 4.6 of the *MLEP 2011* notwithstanding the lack of a requirement for a formal application under that Clause.

<u>Clause 5.3 Development near zone boundaries</u>
As addressed above the allocation relies on Clause 5.3 for permissibility for the residential flat building. The proposed modification is considered to be not inconsistent with the objectives of both zones. The caring out of the development in this form is desirable given the long thin length of the site and separation of the rear building from the surrounding commercial uses.

5(b) Draft Environmental Planning Instruments

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

- Draft Marrickville Local Environmental Plan 2011 (Amendment 4)

No draft EPI affects the proposed modification.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011.

Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.5 – Equity of Access and Mobility	Yes
Part 2.6 – Acoustic and Visual Privacy	Yes
Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.8 – Social Impact	Yes
Part 2.10 – Parking	Yes – see discussion
Part 2.25 – Stormwater Management	Yes
Part 5 – Commercial and Mixed Use Development	Yes except 4.1.4.3 C15 – see discussion
Part 9 – Strategic Context	Yes

The following provides discussion of the relevant issues:

Part 2.10 – Parking
The proposed development increases the required number of car parking spaces by 0.8 spaces. However as shown below this does not increase the requirement and the site has one excess parking space.

Component	Control	Required	Proposed	Complies?
Car Parking				
Resident Car Parking			20 spaces	Yes, 1 excess
	0.5 car parking spaces per 1 bedroom unit	3 x 1 bed units = 1.5 spaces		
	1 car parking spaces per 2 bedroom unit	9 x 2 bed unit = 9 spaces		
	1.2 car parking spaces per 3 bedroom unit	4 x 3 bedroom unit = 4.8		
	1 car parking space per 1 adaptable dwelling	1 x 4 adaptable units = 4 accessible spaces		
	SUB TOTAL:	**19.3 (19) spaces**		
Visitor Car Parking	0.1 car parking space per unit	16 units = 1.6 spaces	3 spaces	Yes
	1 accessible visitor's car parking space per 4 accessible car parking spaces	4 accessible spaces = 1 accessible space		
Commercial Car Parking	1 space per 80sqm GFA for customers and staff	88sqm GFA = 1 space	1 spaces	Yes
	SUB TOTAL:	**3.6 (4) spaces**		
	TOTAL:	**23 spaces**	24	Yes, 1 excess

5.1.6.2
The proposal alters the mix of apartments and results in increased compliance with the dwelling mix controls.

Part 5.1.4.5 Building Separation

These controls mirror the ADG requirements addressed above and are compliant with the requirements as amended.

5.1.4.3 Massing and setbacks
The proposed modification does not result in a non-compliance with the front side and rear setbacks and massing controls.

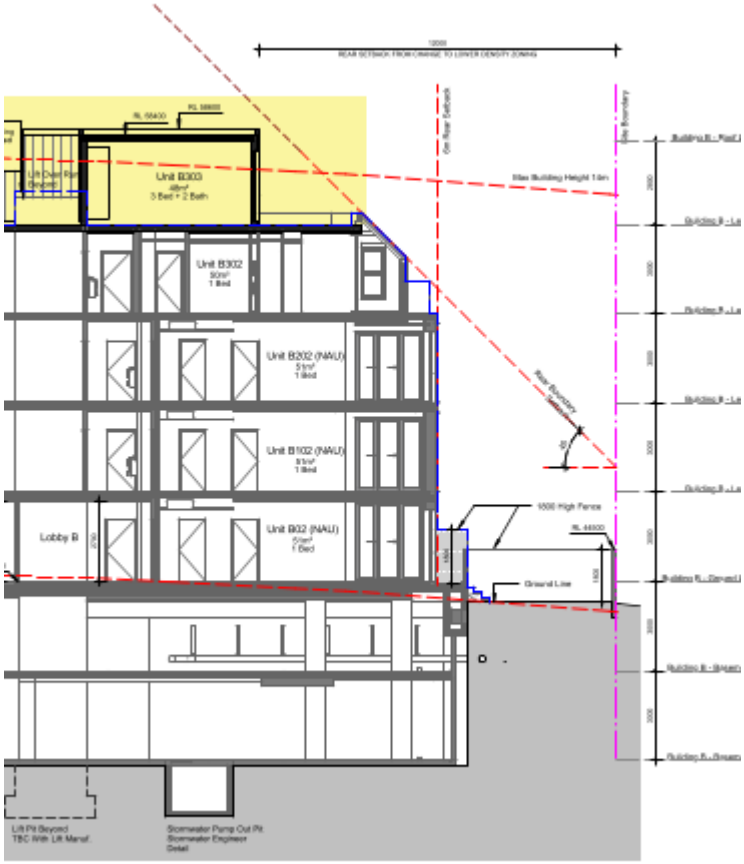


Figure 5: Compliance with rear setback control.

The proposed development does not comply with the roof-top level massing controls contained within C15 (i) which required the top 3 metres of the building must not contain a dwelling or part of a dwelling. In relation to this non-compliance it is noted that:

- The additional top level is located at a significant setback from both the front and rear of the building;
- The top level is consistent with the pattern of development on the surrounding developments;
- The additional level is subservient to the street building frontage;
- The massing of the roof level is not visually dominate; and
- The visual bulk from the rear of the development is acceptable noting the surrounding development and the increased setback from the rear boundary.

Having regard to the above, the proposal is consistent with the relevant objectives contained within Part 5.1.4.3 O23-O27 and acceptable on merit.

5(d) The Likely Impacts

The impacts of the proposed modification are acceptable. The additional level is setback a sufficient distance to minimise the visual bulk and provide for visual separation.

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

The site is suitable for the proposed development noting that the impacts of the development have been minimised and the site conditions are suitable for the development as proposed within the modification.

5(f) Any submissions

The application was notified in accordance with Marrickville Development Control Plan 2011 for a period of 14 days to surrounding properties. A total of one submission was received.

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

Issue: Overshadowing
Comment: The level of overshadowing caused by the proposed modification is consistent with the requirements of C2 within Part 2.7.3 of the Marrickville DCP 2011, which are the applicable development controls. The overshadowing is largely to the rear of the retail level with overshadowing only occurring at 3pm for a small section of one balcony, which is well within the parameters of the relevant controls within Marrickville DCP 2011.

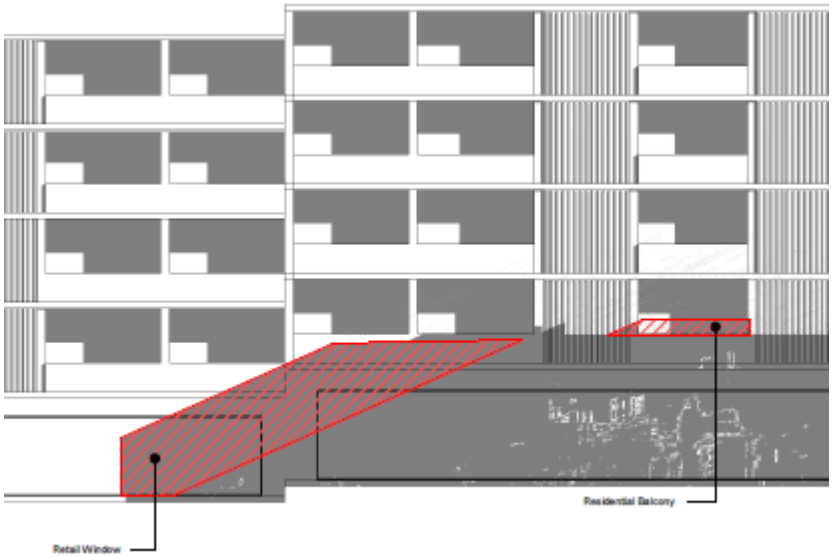


Figure 6: Overshadowing impacts at 3PM to adjoining north facing balconies

5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed. This is considered to have been achieved in this instance and the proposal is considered in the public interest.

5(h) Section 4.55 of the Environmental Planning and Assessment Act

Under Section 4.55 of the Environmental Planning and Assessment Act, 1979, Council, when considering a request to modify a Determination, must:

(a) be satisfied that the development as modified is substantially the same development as the development for which consent was originally granted;
(b) consult with any relevant authority or approval body;
(c) notify the application in accordance with the regulations;
(d) consider any submissions made; and
(e) take into consideration the matters referred to in Section 4.15 as are of relevance to the development the subject of the application. (see sections 5(a)-(g) above).

The development as modified is substantially the same as the development for which consent was originally granted.

Sydney Water has been consulted in relation to the proposed modification and raised no issues with the proposal (noting the requirement for dewatering of the site for the basement). The application was notified in accordance with the regulations and Council's policy. The submissions received have been considered.

6 Referrals

6(a) Internal

The application was not referred to other section or officers given its nature.

6(b) External

The application was referred to the following external bodies and issues raised in those referrals have been discussed in section 5 above.
- Sydney Water

7. Section 7.11 Contributions/7.12 Levy

The proposal does not result in additional contributions being payable beyond the original proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Marrickville Local Environmental Plan 2011* and Marrickville Development Control Plan 2011.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

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

9. Recommendation

A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to Section 4.55 of the *Environmental Planning and Assessment Act 1979,* grant approval to Modification Application No. DA201500632.03 to modify Modified Determination No.201500632.02 dated 14 June 2018 to construct an additional storey above Buildings A and B resulting in a 5 storey mixed use development at 819 New Canterbury Road, Dulwich Hill with condition No. 1 modified as follows and condition No. 4 deleted:

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

Plan, Revision and Issue No.	**Plan Name**	**Date Issued**	**Prepared by**	**Date Submitted**
~~DA 001 Rev. A~~ ***DA.003 B***	Site Plan	~~March 2016~~ ***22 August 2019***	~~CD Architects~~ ***Nordon Jago Architects***	~~24 March 2016~~ ***22 August 2019***
DA 002 Rev. A	Demolition Plan	March 2016	CD Architects	24 March 2016
DA 100 Rev. A	Basement 2 Floor Plan	March 2016	CD Architects	24 March 2016
DA 101 Rev. A	Basement 1 Floor Plan	March 2016	CD Architects	24 March 2016
DA 102 Rev. B	Ground Floor Plan	March 2016	CD Architects	24 March 2016
DA 102A Rev. A	Ground Floor Plan Detail	March 2016	CD Architects	24 March 2016
DA 103 Rev. A	Level 1 Floor Plan	March 2016	CD Architects	24 March 2016
DA 104 Rev. A	Level 2 Floor Plan	March 2016	CD Architects	24 March 2016
~~DA 105 Rev. A~~ ***DA.104 B***	Level 3 ~~Floor Plan~~	~~March 2016~~ ***22 August 2019***	~~CD Architects~~ ***Nordon Jago Architects***	~~24 March 2016~~ ***22 August 2019***
DA.106 B	***Level 4***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***

~~DA 106 Rev. A~~ ***DA.107 B***	Roof Level ~~Plan~~	~~March 2016~~ ***22 August 2019***	~~CD Architects~~ ***Nordon Jago Architects***	~~24 March 2016~~ ***22 August 2019***
~~DA 200 Rev. B~~	~~South Elevations~~	~~March 2016~~	~~CD Architects~~	~~24 March 2016~~
~~DA 201 Rev. B~~	~~North Elevations~~	~~March 2016~~	~~CD Architects~~	~~24 March 2016~~
DA.302 B	***North & South Elevations – Proposed***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***
~~DA 202 Rev. B~~	~~East & West Elevations~~	~~March 2016~~	~~CD Architects~~	~~24 March 2016~~
DA.304 B	***East Elevation***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***
DA.305 B	***West Elevation***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***
~~DA 300 Rev. B~~ ***DA.200 B***	Section A	~~March 2016~~ ***22 August 2019***	~~CD Architects~~ ***Nordon Jago Architects***	~~24 March 2016~~ ***22 August 2019***
DA.200 B	***Section B***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***
DA.202 B	***Section C & D***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***
DA 310 Rev. B	Driveway Section	March 2016	CD Architects	24 March 2016
DA 500 Rev. A	Pre and Post Adaptable Unit Layout	March 2016	CD Architects	24 March 2016
DA 501 Rev. A	BASIX Information Sheet	March 2016	CD Architects	24 March 2016
DA 502 Rev. A	BASIX Information Sheet	March 2016	CD Architects	24 March 2016
~~DA 730 Rev. B~~ ***DA.915 B***	~~Schedule of Colours~~ ***Finishes***	~~March 2016~~ ***22 August 2019***	~~CD Architects~~ ***Nordon Jago Architects***	~~24 March 2016~~ ***22 August 2019***
15-3116 L01 Rev B	Landscape Plan	20 July 2016	Zenith Landscape Designs	20 July 2016
NSS 22321	Traffic Noise and Vibration and Aircraft Traffic Noise Assessment (Part 6 Recommendations)	November 2015	Noise and Sound Services	6 November 2015
676060M_2	BASIX Certificate	3 November 2015	NSW Department of Planning and Environment	6 November 2015
1008489153	NatHERS Class 2 Building Project Certification	2 November 2015	Chapman Environmental Services Pty Ltd	6 November 2015

Project No. 1582-L01	BCA Compliance Report	30 October 2015	Innova Services	6 November 2015
Job No. 215451	Statement of Compliance	22 October 2015	Accessible Building Solutions	6 November 2015
Revision B	Waste Management Plan	7 April 2016	Elephants Foot	7 July 2016
E22771AA	Preliminary Site Investigation	25 November 2015	Environmental Investigations Australia	6 November 2015
E22771AA_Rev01	Detailed Site Investigation	5 September 2016	EI Australia	6 September 2016

and details submitted to Council on 6 November 2015, 24 March 2016, 7 July 2016 with the application for development consent and as amended by the following conditions.

Reason: To confirm the details of the application submitted by the applicant.

~~The materials and finishes of the building constructed pursuant to this consent must be strictly in accordance with the materials and finishes identified in Drawing No. DA 730 Rev. B dated March 2106, prepared by CD Architects. No changes may be made to these drawings except by way of an application under section 96 of the *Environmental Planning and Assessment Act 1979*.~~

~~**Reason: To ensure the final built development has an appearance that accords with the approved materials and finishes.**~~

Attachment A – Recommended conditions of consent

INNER WEST COUNCIL

DA201500632 CLEN1

MODIFIED DETERMINATION NO. 201500632

28 September 2018

Nordon Jago Architects
Matias Wohlwend
Level 4, 111-117 Devonshire Street
SURRY HILLS NSW 2010

Dear Sir/Madam

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 ("the Act")
NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Pursuant to Section 4.18 of the Act, notice is hereby given of the determination by the Council of **Development Application No. 201500632** to demolish existing improvements and construct a four (4) storey mixed use building (Building A) containing one (1) commercial tenancy and eight (8) dwellings and a residential flat building (Building B) containing twelve (12) dwellings with 2 levels of basement car parking relating to property situated at:

819 NEW CANTERBURY ROAD, DULWICH HILL

In determining this application, the Council considered all matters listed under Section 4.15 of the Act that are relevant to the Development Application.

The Development Application was determined on 21 October 2016 pursuant to Section 4.16(3) of the Act by the granting of a "Deferred Commencement" Consent.

"DEFERRED COMMENCEMENT" CONSENT

PART A - DEFERRED COMMENCEMENT CONSENT

This Consent will not operate and it may not be acted upon until the Council or its delegate is satisfied as to the following matter(s):

1. A Remedial Action Plan shall be completed and submitted to the satisfaction of Council for the site before this consent is to be activated. The remedial action plan shall detail the preferred After completion of demolition activities and before building works, further investigations to address data gaps identified in the Detailed Site Investigation shall be undertaken and determine the Remedial action Plan. A Remedial Action Plan complying with the NSW Environmental Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites 2011* shall be submitted to Council to demonstrate how site contamination will be managed during construction.

2. Deleted.

P.O. Box 14 Petersham 2049 | P (02) 9392 5000 | E council@innerwest.nsw.gov.au
Customer Service Centres | **Petersham** 2-14 Fisher Street | **Leichhardt** 7-15 Wetherill Street | **Ashfield** 260 Liverpool Road

3. The site drainage shall be designed to drain under gravity. As the site falls to the rear an easement for drainage over downstream properties will be required to be created. Satisfactory written documentation of the creation of an easement or of a legal agreement to create an easement shall be submitted to Council.

Evidence of the above matter must be produced to the Council or its delegate by 21 October 2019 otherwise the Consent will lapse.

PART B – CONDITIONS OF CONSENT

Once operative the consent is subject to the following conditions:

GENERAL

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by	Date Submitted
~~DA 001 Rev. A~~ ***DA.003 B***	Site Plan	~~March 2016~~ ***22 August 2019***	~~CD Architects~~ ***Nordon Jago Architects***	~~24 March 2016~~ ***22 August 2019***
DA 002 Rev. A	Demolition Plan	March 2016	CD Architects	24 March 2016
DA 100 Rev. A	Basement 2 Floor Plan	March 2016	CD Architects	24 March 2016
DA 101 Rev. A	Basement 1 Floor Plan	March 2016	CD Architects	24 March 2016
DA 102 Rev. B	Ground Floor Plan	March 2016	CD Architects	24 March 2016
DA 102A Rev. A	Ground Floor Plan Detail	March 2016	CD Architects	24 March 2016
DA 103 Rev. A	Level 1 Floor Plan	March 2016	CD Architects	24 March 2016
DA 104 Rev. A	Level 2 Floor Plan	March 2016	CD Architects	24 March 2016
~~DA 105 Rev. A~~ ***DA.104 B***	Level 3 ~~Floor Plan~~	~~March 2016~~ ***22 August 2019***	~~CD Architects~~ ***Nordon Jago Architects***	~~24 March 2016~~ ***22 August 2019***
DA.106 B	***Level 4***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***

~~DA 106 Rev. A~~ ***DA.107 B***	Roof Level ~~Plan~~	~~March 2016~~ ***22 August 2019***	~~CD Architects~~ ***Nordon Jago Architects***	~~24 March 2016~~ ***22 August 2019***
~~DA 200 Rev. B~~	~~South Elevations~~	~~March 2016~~	~~CD Architects~~	~~24 March 2016~~
~~DA 201 Rev. B~~	~~North Elevations~~	~~March 2016~~	~~CD Architects~~	~~24 March 2016~~
DA.302 B	***North & South Elevations – Proposed***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***
~~DA 202 Rev. B~~	~~East & West Elevations~~	~~March 2016~~	~~CD Architects~~	~~24 March 2016~~
DA.304 B	***East Elevation***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***
DA.305 B	***West Elevation***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***
~~DA 300 Rev. B~~ ***DA.200 B***	Section A	~~March 2016~~ ***22 August 2019***	~~CD Architects~~ ***Nordon Jago Architects***	~~24 March 2016~~ ***22 August 2019***
DA.200 B	***Section B***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***
DA.202 B	***Section C & D***	***22 August 2019***	***Nordon Jago Architects***	***22 August 2019***
DA 310 Rev. B	Driveway Section	March 2016	CD Architects	24 March 2016
DA 500 Rev. A	Pre and Post Adaptable Unit Layout	March 2016	CD Architects	24 March 2016
DA 501 Rev. A	BASIX Information Sheet	March 2016	CD Architects	24 March 2016
DA 502 Rev. A	BASIX Information Sheet	March 2016	CD Architects	24 March 2016
~~DA 730 Rev. B~~ ***DA.915 B***	~~Schedule of Colours~~ ***Finishes***	~~March 2016~~ ***22 August 2019***	~~CD Architects~~ ***Nordon Jago Architects***	~~24 March 2016~~ ***22 August 2019***
15-3116 L01 Rev B	Landscape Plan	20 July 2016	Zenith Landscape Designs	20 July 2016
NSS 22321	Traffic Noise and Vibration and Aircraft Traffic Noise Assessment (Part 6 Recommendations)	November 2015	Noise and Sound Services	6 November 2015
676060M_2	BASIX Certificate	3 November 2015	NSW Department of Planning and Environment	6 November 2015
1008489153	NatHERS Class 2 Building Project Certification	2 November 2015	Chapman Environmental Services Pty Ltd	6 November 2015
Project No. 1582-L01	BCA Compliance Report	30 October 2015	Innova Services	6 November 2015
Job No. 215451	Statement of Compliance 3	22 October 2015	Accessible Building Solutions	6 November 2015
Revision B	Waste Management Plan	7 April 2016	Elephants Foot	7 July 2016

E22771AA	**Preliminary Site Investigation**	**25 November 2015**	**Environmental Investigations Australia**	**6 November 2015**
E22771AA_Rev01	Detailed Site Investigation	5 September 2016	EI Australia	6 September 2016

and details submitted to Council on 6 November 2015, 24 March 2016, 7 July 2016 with the application for development consent and as amended by the following conditions.
Reason: To confirm the details of the application submitted by the applicant.
(Amended X XXXXXX 2019 – DA201506632.03)

2. Where any plans and/or information forming part of a construction certificate issued in relation to this consent are inconsistent with:

   (a) the plans and/or information approved under this consent; or

   (b) any relevant requirements of this consent,

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

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

3. In order to ensure the architectural and urban design excellence of the development is retained:
   i) The design architect is to have direct involvement in the design documentation, contract documentation and construction strategies of the project;
   ii) The design architect is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of design issues throughout the life of the project;
   iii) Evidence of the design architect's commission is to be provided to the Council prior to the release of the construction certificate.
   iv) The design architect of the project is not to be changed without prior notice and approval of the Council.
   Reason: To ensure design excellence is maintained.

~~**4. The materials and finishes of the building constructed pursuant to this consent must be strictly in accordance with the materials and finishes identified in Drawing No. DA 730 Rev. B dated March 2106, prepared by CD Architects. No changes may be made to these drawings except by way of an application under section 96 of the *Environmental Planning and Assessment Act 1979*.**~~
~~**Reason: To ensure the final built development has an appearance that accords with the approved materials and finishes.**~~

~~(~~

5. Where units or dwellings are provided with separate individual hot water systems, these must be located within the internal area of the unit/dwelling and not on any balcony or terrace.
   Reason: To ensure the aesthetics of the building and architecture are maintained.

6. Separate Development Consent or Complying Development Certificate must be obtained for the use of the ground floor shops/commercial suites prior to the occupation of that part of the premises.
   Reason: To advise the applicant of the necessity of obtaining Council approval for the use of the shops/commercial suites prior to their occupation.

7. The ongoing use of the ground floor commercial tenancies complying with the following requirements at all times:

   a) The areas to be used as shops must be restricted to the ground floor commercial tenancies;
   b) The shop window display areas must be maintained at all times with no roller shutters being installed across the shopfronts;
   c) The hours of operation are restricted to between the hours of 7.00am to 7.00pm Monday to Saturday and not at any time on Sundays or public holidays;
   d) All loading and unloading in connection with the use must be carried out wholly within the property from the dedicated loading space at the rear of the site, during the approved hours of operation and in such a manner so as to not cause an inconvenience to the public;
   e) No storage of goods or equipment external to any building on the site is permitted; and
   f) No signs or goods must be displayed for sale or stored on the footpath in front of the premises at any time without the prior approval of Council.

   Reason: To ensure that the commercial uses are confined to the ground floor shop areas, to preserve the streetscape and character of the area and to ensure that the operation of the premises does not interfere with the amenity of the locality.

8. Each dwelling must be used exclusively as a single dwelling and not be adapted for use as backpackers' accommodation, serviced apartments or a boarding house and not be used for any industrial or commercial purpose.
   Reason: To ensure that the proposed dwellings are used exclusively as single dwellings.

9. A minimum of 4 adaptable dwellings must be provided in accordance with Part 2.5 of Marrickville Development Control Plan 2011 - Equity of Access and Mobility.
   Reason: To make reasonable provision in the development to provide residential accommodation suitable for people with a disability.

10. 23 off-street car parking spaces must be provided, paved, linemarked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking.
    Reason: To ensure practical off-street car parking is available for the use of the premises.

11. 3 visitor car parking spaces required as part of the total parking required under this Determination must be provided and marked as visitor car parking spaces. A sign legible from the street must be permanently displayed to indicate that visitor parking is available on site.
    Reason: To ensure that visitor car parking spaces are provided and marked accordingly and that visitors are advised and directed to such parking.

12. 5 (four resident and one visitor) car parking spaces, for persons with a disability, required as part of the total parking required under this Determination must be provided and marked as disabled car parking spaces.
    Reason: To ensure that disabled car parking spaces are provided and marked accordingly and that disabled persons are advised and directed to such parking.

13. All parking spaces and turning area thereto being provided in accordance with the design requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, and must be used exclusively for parking and not for storage or any other purpose.
    Reason: To ensure adequate manoeuvrability to all car parking spaces and that the spaces are used exclusively for parking.

14. No injury must be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particular matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.
    Reason: To ensure the operation of the premises does not affect the amenity of the neighbourhood.

15. The use of the premises, including any plant and equipment, must not give rise to:

    a) transmission of unacceptable vibration to any place of different occupancy;
    b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content as described in the NSW Environment Protection Authority's Environmental Noise Control Manual and Industrial Noise Policy 2000 and The Protection of the Environment Operations Act 1997 (NSW).

    Reason: To prevent loss of amenity to the area.

16. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises must not give rise to "offensive noise' as defined by The Protection of the Environment Operations Act 1997 (NSW). In this regard the roller door to the car parking entry is to be selected, installed and maintained to ensure their operation does not adversely impact on the amenity of the surrounding neighbourhood.
    Reason: To protect the amenity of the surrounding neighbourhood.

17. Separate Development Consent or Complying Development Certificate must be obtained prior to the erection of any advertisements or advertising structures. The shop windows must not be painted with advertisements and no flashing lights are to be installed on the premises.
    Reason: To confirm the terms of Council's approval.

18. All machinery must be installed in accordance with the manufacturer's specifications and must be maintained at all times if in use.
    Reason: To ensure that such machines are properly installed and maintained so as to prevent noise generation, vibration and any other disturbances to adjoining premises.

19. It may be necessary for the installation of a suitable electrical sub-station for the distribution of electrical power in this area to be located on the land, and that an area of land suitable for Ausgrid to provide such an installation be set aside for this purpose. Before proceeding with your development further, you are directed to contact the General Manager of Ausgrid, George Street, Sydney, with respect to the possible need for such an installation immediately or in the future.
    Reason: To provide for the existing and potential electrical power distribution for this development and for the area.

20. The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property.
    Reason: To ensure that the development is adequately serviced.

21. All trade waste must be stored within the site boundaries and contained in such a manner so as not to cause a nuisance.
    Reason: To provide for correct storage of wastes.

22. All building work must be carried out in accordance with the provisions of the National Construction Code (Building Code of Australia).
    Reason: To ensure the work is carried out to an acceptable standard and in accordance with the National Construction Code (Building Code of Australia).

23. Any water (including water from excavations) shall be discharged to sewer, with the appropriate licence to be obtained; or disposed off-site to a suitably licensed facility. Alternatively, any water to be discharged to Council's stormwater system shall comply with the ANZECC Guidelines for Marine and Freshwater Quality for Protection of Aquatic Ecosystems (95% protection level for marine ecosystems).
    Reason: To ensure the protection of the environment from contaminated groundwater.

24. The proposed awning shall be of cantilever type and be set back at least 600mm from the kerb line. The proposed awning shall be designed so as to be easily removed if required in future. The awning shall include pedestrian lighting (Category P3-AS1158) and shall be maintained and owned by the property owner(s). The owner shall maintain, modify or remove the structure at any time if given notification by Council to do so. All works shall be at no cost to Council.
    Reason: To ensure the awning complies with Council requirements.

25. Owners and occupants of the proposed building shall not be eligible to obtain parking permits under any existing or future resident parking scheme for the area. The person acting on this consent shall advise any purchaser or prospective tenant of this condition. In addition the by−laws of any future residential strata plans created for the property shall reflect this restriction.
    Reason: To ensure the development does not reduce the amount of "on street" parking currently available.

26. All stormwater drainage being designed in accordance with the provisions of the 1987 Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2003 'Stormwater Drainage' and Marrickville Council Stormwater and On Site Detention Code. Pipe and channel drainage systems shall be designed to cater for the twenty (20) year Average Recurrence Interval (A.R.I.) storm in the case of low and medium residential developments, the twenty (20) year A.R.I. storm in the case of high density residential development and commercial and/or industrial developments and the fifty (50) year A.R.I. storm in the case of heavy industry. In all cases the major event surface flow paths shall be designed to cater for the one hundred (100) year A.R.I. storm.
    Reason: To provide for adequate site drainage.

27. Should the proposed development require the provision of an electrical substation, such associated infrastructure shall be incorporated wholly within the development site. Before proceeding with your development further, you are directed to contact Ausgrid directly with regard to the possible provision of such an installation on the property.
    Reason: To provide for the existing and potential electrical power distribution for this development and for the area.

28. Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system. Alternatively the water may be stored separately on site and reused for the watering of landscaped areas.
    Reason: To ensure that there are no dry-weather flows of any seepage water directed to the kerb.

29. Compliance with the following requirements of Roads and Maritime Services (RMS);
    i. A Road Occupancy Licence must be obtained from the Transport Management Centre for any works which may impact on traffic flows on New Canterbury Road during construction activities;
    ii. A Construction Zone will not be permitted on New Canterbury Road;
    iii. All traffic movements to and from the site shall be restricted to left-in /left-out only; and
    iv. All buildings and structures, together with any improvements integral to the future use of the site, are to be wholly within the freehold property (unlimited in height or depth) along the New Canterbury Road boundary.
    Reason: To comply with the requirements of Roads and Maritime Services (RMS).

29a. Within 30 days of completion of any remediation works undertaken, and prior to the issue of any Construction Certificate, the person acting on this consent shall submit to Council a Validation and Monitoring Report demonstrating evidence that the site has been remediated and is suitable for the proposed development (HIL-B - residential with minimal access to soil). Should any undertaken remediation strategy result in residual contamination to remain on the site, an Environmental Management Plan, must be provided to the satisfaction of Council that outlines measures to ensure residual contamination issues are managed. All reports are to be prepared in accordance with the NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites 2011. Note that Council may request the applicant to engage a NSW EPA Accredited Site Auditor to provide a Site Audit Statement to certify site suitability.
Reason: To ensure the site is suitably remediated.

BEFORE COMMENCING DEMOLITION, EXCAVATION AND/OR BUILDING WORK

For the purpose of interpreting this consent, a Principal Certifying Authority (PCA) means a principal certifying authority appointed under Section 109E(1) of the Environmental Planning and Assessment Act 1979. Pursuant to Section 109E(3) of the Act, the PCA is principally responsible for ensuring that the works are carried out in accordance with the approved plans, conditions of consent and the provisions of the National Construction Code (Building Code of Australia).

30. No work must commence until:

    a) A PCA has been appointed. Where an Accredited Certifier is the appointed, Council shall be notified within 2 days of the appointment; and
    b) A minimum of 2 days written notice given to Council of the intention to commence work.

    Reason: To comply with the provisions of the Environmental Planning and Assessment Act.

31. A Construction Certificate must be obtained before commencing building work. Building work means any physical activity involved in the construction of a building. This definition includes the installation of fire safety measures.
Reason: To comply with the provisions of the Environmental Planning and Assessment Act.

32. Sanitary facilities must be provided at or in the vicinity of the work site in accordance with the WorkCover Authority of NSW, Code of Practice 'Amenities for Construction'. Each toilet must be connected to the sewer, septic or portable chemical toilet before work commences.

    Facilities must be located so that they will not cause a nuisance.
Reason: To ensure that sufficient and appropriate sanitary facilities are provided on the site.

33. All demolition work must:

    a) Be carried out in accordance with the requirements of Australian Standard AS 2601 'The demolition of structures' and the Occupational Health and Safety Act and Regulations; and
    b) Where asbestos is to be removed it must be done in accordance with the requirements of the WorkCover Authority of NSW and disposed of in accordance with requirements of the Department of Environment, Climate Change and Water.

    Reason: To ensure that the demolition work is carried out safely.

34. Where any loading, unloading or construction is to occur from a public place, Council's Infrastructure Services Division must be contacted to determine if any permits or traffic management plans are required to be obtained from Council before work commences.
    Reason: To protect the amenity of the area.

35. All services in the building being demolished must be disconnected in accordance with the requirements of the responsible authorities before work commences.
    Reason: To ensure that the demolition work is carried out safely.

36. A waste management plan must be prepared in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and submitted to and accepted by the PCA before work commences.
    Reason: To ensure the appropriate disposal and reuse of waste generated on the site.

37. The site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property, before work commences.
    Reason: To secure the area of the site works maintaining public safety.

38. A rigid and durable sign must be erected in a prominent position on the site, before work commences. The sign must be maintained at all times until all work has been completed. The sign is to include:

    a) The name, address and telephone number of the PCA;
    b) A telephone number on which Principal Contractor (if any) can be contacted outside working hours; and
    c) A statement advising: 'Unauthorised Entry To The Work Site Is Prohibited'.

    Reason: To maintain the safety of the public and to ensure compliance with the Environmental Planning and Assessment Regulations.

39. A Soil and Water Management Plan must be prepared in accordance with Landcom Soils and Construction, Volume 1, Managing Urban Stormwater (Particular reference is made to Chapter 9, "Urban Construction Sites") and submitted to and accepted by the PCA. A copy of this document must be submitted to and accepted by PCA before work commences. The plan must indicate:

    a) Where the builder's materials and waste are to be stored;
    b) Where the sediment fences are to be installed on the site;
    c) What facilities are to be provided to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way; and
    d) How access to the site will be provided.

    All devices must be constructed and maintained on site while work is carried out.

    Reason: To prevent soil erosion and sedimentation of the stormwater network.

40. The person acting on this consent is responsible for arranging and meeting the cost of dilapidation reports prepared by a suitably qualified person. The reports are to include colour photographs and must be submitted to the Certifying Authority's satisfaction, with a colour copy being provided to Council and the respective property owner(s) of the identified properties, before work commences, on the buildings on the adjoining properties at Nos. 825 and 801-807 New Canterbury Road, if the consent of the adjoining property owner(s) can be obtained. In the event that the consent of the adjoining property owner(s) cannot be obtained copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the PCA before work commences.
    Reason: To catalogue the condition of the adjoining properties for future reference in the event that any damage is caused during work on site.

41. Before commencing works the person acting on this consent must provide a contact number for a designated person to be available during the demolition and construction for residents to contact regarding breaches of consent or problems relating to the construction.
    Reason: To provide a person that residents can contact.

42. Where it is proposed to carry out works in public roads or Council controlled lands, a road opening permit must be obtained from Council before the carrying out of any works in public roads or Council controlled lands. Restorations must be in accordance with Council's Restorations Code. Failure to obtain a road opening permit for any such works will incur an additional charge for unauthorised openings in the amount as provided for in Council's adopted fees and charges.
    Reason: To ensure that all restoration works are in accordance with Council's Code.

43. The person acting on this consent must apply as required for all necessary permits including crane permits, road opening permits, hoarding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.
    Reason: To ensure all necessary approvals have been applied for.

44. A detailed Traffic Management Plan to cater for construction traffic must be submitted to and approved by Council before commencement of works. Details must include proposed truck parking areas, construction zones, crane usage, truck routes etc. All construction traffic must comply at all times with the approved Traffic Management Plan. The developer must ensure that all construction workers and contractors are fully aware of the approved Traffic Management Plan.
    Reason: To ensure construction traffic does not unduly interfere with vehicular or pedestrian traffic, or the amenity of the area.

45. The person acting on this consent must provide details of the means to secure the site and to protect the public from the construction works. Where the means of securing the site involves the erection of fencing or a hoarding on Council's footpath or road reserve the person acting on this consent must submit a hoarding application and pay all relevant fees before commencement of works.
    Reason: To secure the site and to maintain public safety.

46. Alignment levels for the site at all pedestrian and vehicular access locations must be obtained from Council before the commencement of construction. The alignment levels must match the existing back of footpath levels at the boundary. Failure to comply with this condition will result in vehicular access being denied.
    Reason: In accordance with Council's powers under the Roads Act, 1993, alignment levels at the property boundary will be required to accord with Council's design or existing road and footpath levels.

47. If a new street number or a change to the street number (this includes unit and shop numbers) is required, a separate application must be made to and approved by council prior to that street number being displayed.
    Reason: To ensure that the building is easily identifiable.

48. The person acting on this consent shall submit a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site before commencement of works.
    Reason: To ensure the existing condition of Council's infrastructure is clearly documented.

49. Compliance with the following requirements of Roads and Maritime Services (RMS) before commencement of works;
    i. The person acting on this consent must submit design drawings and documents relating to the excavation of the site and support structures to RMS for assessment in accordance with Technical direction GTD2012/001. The documentation shall be submitted at least 6 weeks before the commencement of construction. If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on this consent shall ensure that the owners of the roadway are given 7 days notice of the intention to excavate. The notice shall include full details of the proposed works; and
    ii. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to RMS for approval before the commencement of any works.

Details of the above must be forwarded to, Project Engineer, External Works, Sydney Asset Management, Parramatta (Telephone 8849 2114). A plan checking fee and lodgement of a performance bond may be required from the applicant before the issue of approved plans by RMS.
Reason: To comply with the requirements of Roads and Maritime Services (RMS).

BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

For the purpose of interpreting this consent the Certifying Authority (Council or an Accredited Certifier) is that person appointed to issue the Construction Certificate.

Section 94 Contribution

50. a) This condition is imposed in accordance with Section 94 of the Environmental Planning and Assessment Act 1979.

b) Before the issue of a Construction Certificate the Council must be paid a monetary contribution of $312,326.19 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014 ("CP").

The above contribution is the contribution applicable as at 15 October 2016.

***NB** Contribution rates under Marrickville Section 94/94A Contributions Plan 2014 are indexed quarterly (for the method of indexation refer to Section 2.15 of the Plan).

The indexation of the contribution rates occurs in the first week of the months of February, May, August and November each year, following the release of data from the Australian Bureau of Statistics.

(CONTRIBUTION PAYMENT REFERENCE NO. DC001627)

c) The contribution payable has been calculated in accordance with the CP and relates to the following public amenities and/or services and in the following amounts:

Community Facilities	$38,319.22
Plan Administration	$6,124.04
Recreation Facilities	$269,236.76
Traffic Facilities	$-1,353.84

d) A copy of the CP can be inspected at Council's offices at 2-14 Fisher Street, Petersham or online at http://www.marrickville.nsw.gov.au.

e) The contribution must be paid either in **cash, by unendorsed bank cheque (from an Australian Bank only), via EFTPOS (Debit only) or credit card***.

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

Reason: To ensure provision is made for the increase in demand for public amenities and services required as a consequence of the development being carried out.

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

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

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

    Reason: To ensure that the required levy is paid in accordance with the Building and Construction Industry Long Service Payments Act.

52. The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easement, and if any requirements need to be met. Plans will be appropriately stamped.
    Please refer to the web site www.sydneywater.com.au for:
    - Quick Check agents details - see Plumbing, building and developing then Quick Check agents and
    - Guidelines for Building Over/Adjacent to Sydney Water Assets – see Plumbing, building and developing then Plan submissions

    or telephone 13 20 92.
    The stamped plans must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
    Reason: To ensure compliance with Sydney Water requirements.

53. A statement from a qualified Architect, verifying that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design principles set out in Schedule 1 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
    Reason: To comply with the requirements under State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development.

54. All plumbing and ductwork including stormwater downpipes must be concealed within the outer walls of the building so they are not visible. Plans and elevations detailing the method of concealment must be submitted to and approved by Council before the issue of a Construction Certificate. Any variation to this requirement requires Council approval.
    Reason: To ensure the aesthetics of the building and architecture are maintained.

55. Bicycle storage with the capacity to accommodate a minimum of 13 bicycles must be provided in accordance with the requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
    Reason: To ensure sufficient bicycle storage facilities are provided on the site.

56. A detailed plan showing the height, colour and material of all fencing within the development in accordance with Part 2.11 of Marrickville Development Control Plan 2011 – Fencing must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
    Reason: To ensure all fencing is in keeping with the character of the area and maintains adequate privacy.

57. Letterboxes and mail collection facilities must be provided and adequately protected in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
    Reason: To ensure adequate mail collection facilities are provided.

58. Adequate outdoor clothes drying areas/facilities must be provided for the development in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate. Where such areas/facilities are provided on street facing balconies, the areas/facilities must be appropriately screened from view from the street.
    Reason: To ensure adequate outdoor clothes drying facilities are provided.

59. Lighting details of the pedestrian areas, parking areas and all entrances must be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
    Reason: To ensure appropriate lighting is provided to create a safe living environment.

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

    NOTE: The application for the Construction Certificate must be accompanied by either the BASIX Certificate upon which development consent was granted or a revised BASIX Certificate (Refer to Clause 6A of Schedule 1 to the Regulation).

    Reason: To ensure that the BASIX commitments are incorporated into the development.

61. Insulation, having a minimum R3.0 rating, must be provided to the ceiling or roofs in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
    Reason: To achieve an overall increase in thermal comfort and reduce the impact of greenhouse gases on the environment.

62. Reticulated gas infrastructure, with a separate meter for each dwelling must be provided to each dwelling in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
    Reason: To provide the potential to reduce greenhouse emissions.

63. A hot water system with a minimum 3.5 energy star Greenhouse rating must be provided for each dwelling in accordance with details to be submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate.
    Reason: To ensure that the dwellings incorporate energy and water efficient measures.

64. The recommendations within Part 6 of the Traffic Noise and Vibrations and Aircraft Traffic Noise Assessment prepared by Noise and Sound Services (Reference nss22321, dated November 2015) must be incorporated within the development.
    Reason: To reduce noise levels within the development from road traffic noise

65. Noise attenuation measures must be incorporated into the development complying with Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" in relation to interior design sound levels and in accordance with details being submitted to the Certifying Authority's satisfaction before the issue of a Construction Certificate together with certification by a suitably qualified acoustical engineer that the proposed noise attenuation measures satisfy the requirements of Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines".
    Reason: To reduce noise levels within the development from road, traffic aircraft and rail noise.

66. Before the issue of a Construction Certificate an amended plan must be submitted to the Certifying Authority's satisfaction addressing the requirements of The Disability (Access to Premises – buildings) Standards 2010 (the Premises Standards).
    Reason: To ensure that the premises are accessible to all persons.

67. Before the issue of a Construction Certificate an amended plan must be submitted to the Certifying Authority's satisfaction indicating the following:

    a) Access to the premises via the principal place of entry to the building, complying with AS 1428.1- 2009 'Design for access and mobility';
    b) An accessible toilet complying with AS 1428.1- 2009 'Design for access and mobility';
    d) The lift design must comply with AS 1735.12 -1999 'Lifts, escalators and moving walkways Part 12: Facilities for persons with disabilities' as a minimum requirement;
    e) An accessible counter complying with AS 1428.2 - 2001 'Design for access and mobility'; and
    f) A minimum of 5 car parking spaces must be provided for people with a disability that are directly accessible to the entrance to the building. The car parking must be designed to comply with AS 1428.1 - 2009 'Design for access and mobility - General requirements for access - buildings' and AS 2890.1 1 'Off-street car parking'.

    Reason: To ensure that the premises provide equitable access to all persons.

68. Before the issue of a Construction Certificate the owner or builder must sign a written undertaking that they are responsible for the full cost of repairs to footpath, kerb and gutter, or other Council property damaged as a result of construction of the development. Council may utilise part or all of any Building Security Deposit (B.S.D.) or recover in any court of competent jurisdiction, any costs to Council for such repairs.
    Reason: To ensure that all damages arising from the building works are repaired at no cost to Council.

69. Plans, details and calculations of an On Site Detention system in accordance with Marrickville Council Stormwater and On Site Detention Code, must be submitted to Council's satisfaction before the issue of a Construction Certificate. The onsite detention system must be designed for all storm events from the 1 year to the 1:100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions with the maximum allowable discharge to Council's street gutter limited to 25 litres/second. Storage for the 1 year storm event must be provided fully below ground. Details must also include the Height v Storage and Height v Discharge relationships. For sites greater than 1000sqm the allowable discharge will be limited to the equivalent fully pervious discharges for the site area.
    Reason: To ensure the development does not increase the stormwater runoff from the site.

70. Any soil excavated from the site is to be classified in accordance with the NSW Environmental Protection Authority's *Waste Classification Guidelines 2014* and being carried out in accordance with the requirements of the NSW Environmental Protection Authority.
    Reason: To ensure for correct disposal of wastes.

71. Prior to the issue of a Construction Certificate amended plans must be submitted to the satisfaction of the Certifying Authority that show storage must be provided within each individual unit in addition to bedroom wardrobes to achieve $3m^3$ to 1 bedroom and $4m^3$ to 2 bedroom units.
    Reason: To provide suitable storage accommodation within individual units in addition to basement storage.

72. The person acting on this consent shall provide to Council a bond in the amount of $13,784.80 and pay the related Section 138 (Roads Act) inspection fee of $206.00 (GST inclusive) before the issue of a Construction Certificate to ensure the proper completion of the footpath and/or vehicular crossing works required as a result of this development.
    Reason: To provide security for the proper completion of the footpath and/or vehicular crossing works.

73. Before the issue of a Construction Certificate the owner or builder shall sign a written undertaking that they shall be responsible for the full cost of repairs to footpath, kerb and gutter, or other Council property damaged as a result of construction of the proposed development. Council may utilise part or all of any Building Security Deposit (B.S.D.) or recover in any court of competent jurisdiction, any costs to Council for such repairs.
    Reason: To ensure that all damages arising from the building works are repaired at no cost to Council.

74. Compliance with the following requirements of Roads and Maritime Services (RMS) before the issue of the Construction Certificate and/or commencement of any road works;
    i. The design of the gutter crossing and new kerb and gutter (to replace redundant crossings) on New Canterbury Road shall be in accordance with Roads and Maritime requirements. Details of these requirements may be obtained from RMS, Manager Developer Works, Statewide Delivery, Parramatta (Telephone 8849 2138). Detailed design plans of the proposed gutter crossing and new kerb must be submitted to RMS for approval;
    ii. All traffic movements to and from the site shall be restricted to left-in /left-out only by appropriate driveway design and sign posting; and
    iii. A plan checking fee (amount to be advised) and lodgement of a performance bond may be required before the issue of the of the approved design plans by RMS.
    Reason: To comply with the requirements of the Roads and Maritime Services (RMS).

75. In order to provide satisfactory vehicular and pedestrian access, drainage, landscaping and aesthetic improvements to the public domain adjacent to the site, the following works shall be undertaken at no cost to Council:
    i. The public domain along all frontages of the site inclusive of footpath paving, kerb, street trees, landscaping, street furniture, etc shall be reconstructed and upgraded in accordance with the Street Tree Masterplan, the Draft Marrickville Public Domain Code and Draft Design Guide or Council's standard plans and specification in place for New Canterbury Road at the time the works are undertaken;
    ii. The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
    iii. New kerb and gutter along the frontage of the site. The kerb type (concrete or stone) shall be consistent with the majority of kerb type at this location. Council may be able to assist with the supply of stone if required. Please contact Council's Infrastructure Services Division on 9335 2000; and
    iv. Alignment levels to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations.

    Full detailed construction plans and specifications shall be submitted to Council for approval under Section 138 of the Roads Act 1993 before the issue of a Construction Certificate with all works completed prior to the issue of an Occupation Certificate.

    Reason: To provide for essential improvement works to the public domain consistent with Council's desired future character for the area

76. A detailed stormwater drainage report and drainage design must be submitted to and approved by Council before the issue of a Construction Certificate. The design shall incorporate/address the following;
    i. Details of the proposed site stormwater drainage network including plans, the location of pits, pipe invert and pit surface levels, junction details, size and class of pipes, and details of surface flow paths together with hydrologic and hydraulic calculations that detail the drainage network and the capacities of the various surface flow regimes;
    ii. The stormwater system shall incorporate an on-site detention system designed for all storm events from the 5 year to the 1:100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions;
    iii. A rainwater tank of 16,000L overall capacity in order to achieve the water quality targets required by the deemed to comply requirements by Part 2.17 of Marrickville Development Control Plan 2011. The rainwater tank shall be connected to toilets, laundry and external taps for irrigation;
    iv. The BASIX Certificate must be amended to suit the above water re-use measures;
    v. Groundwater testing to determine seepage inflow rates and any requirements relating to the treatment of groundwater. Depending on the outcome of the ground water testing, recommendations shall be provided on how to manage the quantity of groundwater seepage and any requirements further groundwater monitoring; and

vi. Dry-weather flows of any seepage water including seepage from landscaped areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system. Alternatively the water may be stored separately on site and re-used once treated (if necessary) for the watering of landscaped areas.

Reason: To ensure that the site use of potable water is minimised and that the quality of stormwater discharged off site is improved.

77. All plumbing and ductwork including stormwater downpipes must be concealed within the outer walls of the building so they are not visible. Plans and elevations detailing the method of concealment must be submitted to and approved by Council before the issue of a Construction Certificate. Any variation to this requirement requires Council approval.
Reason: To ensure the aesthetics of the building and architecture are maintained.

SITE WORKS

78. All excavation, demolition, construction, and deliveries to the site necessary for the carrying out of the development, must be restricted to between 7.00am to 5.30pm Mondays to Saturdays, excluding Public Holidays. Notwithstanding the above no work being carried out on any Saturday that falls adjacent to a Public Holiday.
Reason: To minimise the effect of the development during the construction period on the amenity of the surrounding neighbourhood.

79. During any construction works and activities, no injury must be caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particular matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.
Reason: To ensure the construction of the development does not affect the amenity of the neighbourhood.

80. The area surrounding the building work must be reinstated to Council's satisfaction upon completion of the work.
Reason: To ensure that the area surrounding the building work is satisfactorily reinstated.

81. The placing of any materials on Council's footpath or roadway is prohibited, without the consent of Council. The placement of waste storage containers in a public place requires Council approval and must comply with Council's Policy - 'Placement of Waste Storage Containers in a Public Place'.
Reason: To ensure the public ways are not obstructed and the placement of waste storage containers in a public place are not dangerous to the public.

82. All demolition work must be carried out in accordance with the following:

    a) compliance with the requirements of Australian Standard AS 2601 'The demolition of structures' with specific reference to health and safety of the public, health and safety of the site personnel, protection of adjoining buildings and protection of the immediate environment;
    b) all works involving the demolition, removal, transport and disposal of asbestos cement must be carried out in accordance with the 'Worksafe Code of Practice for Removal of Asbestos' and the requirements of the WorkCover Authority of NSW and the Department of Environment, Climate Change and Water;
    c) all building materials arising from the demolition must be disposed of in an approved manner in accordance with Part 2.21 of Marrickville Development Control Plan 2011 – Site Facilities and Waste Management and any applicable requirements of the Department of Environment, Climate Change and Water;
    d) sanitary drainage, stormwater drainage, water, electricity and telecommunications must be disconnected in accordance with the requirements of the responsible authorities;
    e) the generation of dust and noise on the site must be controlled;
    f) the site must be secured to prohibit unauthorised entry;
    g) suitable provision must be made to clean the wheels and bodies of all vehicles leaving the site to prevent the tracking of debris and soil onto the public way;
    h) all trucks and vehicles associated with the demolition, including those delivering to or removing material from the site, must only have access to the site during work hours nominated by Council and all loads must be covered;
    i) all vehicles taking materials from the site must be loaded wholly within the property unless otherwise permitted by Council;
    j) no waste collection skips, spoil, excavation or demolition material from the site must be deposited on the public road, footpath, public place or Council owned property without the approval of Council; and
    k) the person acting on this consent must ensure that all contractors and sub-contractors associated with the demolition are fully aware of these requirements.

    Reason: To ensure that the demolition work is carried out safely and impacts on the surrounding area are minimised.

83. The works are required to be inspected at critical stages of construction, by the PCA or if the PCA agrees, by another certifying authority. The last inspection can only be carried out by the PCA. The critical stages of construction are:

    a) At the commencement of the building work;
    b) For Class 2, 3 and 4 buildings, prior to covering waterproofing in any wet areas (a minimum of 10% of wet areas within a building);
    c) Prior to covering any stormwater drainage connections, and after the building work has been completed and prior to any occupation certificate being issued in relation to the building; and
    d) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

    You are advised to liaise with your PCA to establish if any additional inspections are required.

Reason: To ensure the building work is carried out in accordance with the Environmental Planning and Assessment Regulations and the National Construction Code (Building Code of Australia).

84. If it is necessary to excavate below the level of the base of the footings of a building on the adjoining allotments, including a public place such as footways and roadways, the person acting on this consent must ensure:

    a) At least 7 days' notice is given to the owners of the adjoining land of the intention to excavate below the base of the footings. The notice is to include complete details of the work; and
    b) That any building is preserved and protected from damage.

    Where a dilapidation report has not been prepared on any building adjacent to the excavation, the person acting on this consent is responsible for arranging and meeting the cost of a dilapidation report prepared by a suitably qualified person. The report is to be submitted to and accepted by the PCA before works continue on site, if the consent of the adjoining property owner can be obtained. Copies of all letter/s that have been sent via registered mail to the adjoining property owner and copies of any responses received must be forwarded to the PCA before work commences.

    Reason: To ensure that adjoining buildings are preserved, supported and the condition of the buildings on the adjoining property catalogued for future reference in the event that any damage is caused during work on site.

85. All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.
    Reason: To ensure dust and other particles are not blown from vehicles associated with the use.

86. Satisfactory methods and/or devices must be employed on the site to prevent the tracking of mud/dirt onto the surrounding streets from vehicles leaving the site.
    Reason: To prevent soil particles from being tracked and deposited onto the streets surrounding the site.

87. A certificate of survey from a registered land surveyor must be submitted to the PCA upon excavation of the footings and before the pouring of the concrete to verify that the structure will not encroach on the allotment boundaries.
    Reason: To ensure all works are contained within the boundaries of the allotment.

88. A clear unobstructed path of travel of not less than 1,000mm must be provided to all exits and paths of travel to exits.
    Reason: To provide safe egress in case of fire or other emergency.

89. Fixtures for bathroom and kitchen taps, showerheads, dishwashers, toilet cisterns and urinals must have a minimum 3 Star WELS rating.
    NOTE: Information on the star rating scheme, and all 'star' rated products are available to view at the Water Efficiency Labelling and Standards (WELS) website: www.waterrating.gov.au.
    Reason: To conserve water.

90. New or replacement toilets must have a minimum 3 Star WELS rating and being 6/3 litre dual flush or more efficient.
    NOTE: Information on the star rating scheme, and all 'star' rated products are available to view at the Water Efficiency Labelling and Standards (WELS) website: www.waterrating.gov.au.
    Reason: To conserve water.

91. All roof and surface stormwater from the site any catchment external to the site that presently drains to it, must be collected in a system of pits and pipelines/channels and major storm event surface flow paths and must be discharged to a Council controlled stormwater drainage system in accordance with the requirements of Marrickville Council Stormwater and On Site Detention Code.
    Reason: To provide for adequate site drainage.

92. All stormwater drainage must be designed in accordance with the provisions of the 1987 Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3.2-1998 'Stormwater Drainage-Acceptable Solutions' and Marrickville Council Stormwater and On Site Detention Code. Pipe and channel drainage systems must be designed to cater for the 20 year Average Recurrence Interval (A.R.I.) storm in the case of low and medium residential developments, the 20 year A.R.I. storm in the case of high density residential development and commercial and/or industrial developments and the 50 year A.R.I. storm in the case of heavy industry. In all cases the major event surface flow paths must be designed to cater for the 100 year A.R.I. storm.
    Reason: To provide for adequate site drainage.

93. No activities, storage or disposal of materials must take place beneath the canopy of any tree protected under Part 2.20 of Marrickville Development Control Plan 2011 - Tree Management at any time.
    Reason: To protect existing trees.

94. All builders' refuse, spoil and/or material unsuitable for use in landscape areas must be removed from the site on completion of the building works.
    Reason: To protect the environment.

95. If tree roots are required to be severed for the purposes of constructing the approved works, they must be cut cleanly by hand, by an experienced Arborist/Horticulturist with a minimum qualification of Horticulture Certificate or Tree Surgery Certificate.
    Reason: To protect existing trees.

96. If during site works there are significant unexpected occurrences, site works shall immediately cease. A suitably qualified environmental consultant shall be engaged to assess the site and determine if remediation is required in accordance with the NSW Environmental Protection Authority's *Guidelines for Consultants Reporting on Contaminated Sites 2011*. Any unexpected occurrences and management plans to address these occurrences shall be reported to and approved by Council. Note that Council may request that a NSW EPA Accredited Site Auditor review any proposed remedial or management plans.
    Reason: To ensure compliance with SEPP 55.

BEFORE OCCUPATION OF THE BUILDING

97. You must obtain an Occupation Certificate from your PCA before you occupy or use the building. The PCA must notify the Council of the determination of the Occupation Certificate and forward the following documents to Council within 2 days of the date of the Certificate being determined:

    a) A copy of the determination;
    b) Copies of any documents that were lodged with the Occupation Certificate application;
    c) A copy of Occupation Certificate, if it was issued;
    d) A copy of the record of all critical stage inspections and any other inspection required by the PCA;
    e) A copy of any missed inspections; and
    f) A copy of any compliance certificate and any other documentary evidence relied upon in issuing the Occupation Certificate.

    Reason: To comply with the provisions of the Environmental Planning and Assessment Regulations.

98. Occupation of the building must not be permitted until such time as:

    a) All preconditions to the issue of an Occupation Certificate specified in this development consent have been met;
    b) The building owner obtains a Final Fire Safety Certificate certifying that the fire safety measures have been installed in the building and perform to the performance standards listed in the Fire Safety Schedule; and
    c) An Occupation Certificate has been issued.

    Reason: To comply with the provisions of the Environmental Planning and Assessment Act.

99. The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

    a) Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
    b) Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

    Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Certificate for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Certificate shall be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

    Reason: To ensure compliance with the relevant provisions of the Environmental Planning and Assessment Regulations and Building Legislation Amendment (Quality of Construction) Act.

100. The Section 73 Certificate must be submitted to the Principal Certifying Authority before the issue of an Occupation Certificate.
    a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Make early application for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.
    b) Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Providers > Lists or telephone 13 20 92.

    Reason: To ensure compliance with Sydney Water requirements.

101. The landscaping of the site must be carried out prior to occupation or use of the premises in accordance with the approved details and must be maintained at all times to Council's satisfaction.

    Reason: To ensure adequate landscaping is maintained.

102. A statement from a qualified Architect, verifying that the plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design principles set out in Schedule 1 of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development must be submitted to the Certifying Authority's satisfaction before the issue of an Occupation Certificate.

    Reason: To comply with the requirements under State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development.

103. The Certifying Authority must be satisfied that each of the commitments listed in BASIX Certificate referred to in this Determination have been fulfilled before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate).

    Reason: To ensure that all of the BASIX commitments have been fulfilled and to comply with the requirements under Section 154B of the Environmental Planning and Assessment Regulations 2000.

104. The Certifying Authority must apply to the Director-General for a BASIX Completion Receipt within 2 days of the issue of a final Occupation Certificate. Completion Receipts can be applied for at www.basix.nsw.gov.au.

    Reason: To ensure compliance with the requirements under Section 154C of the Environmental Planning and Assessment Regulations 2000.

105. Upon completion of the required noise attenuation measures required by the recommendations within Part 6 of the Traffic Noise and Vibrations and Aircraft Traffic Noise Assessment prepared by Noise and Sound Services (Reference nss22321, dated November 2015) referred to in the "Before the Issue of a Construction Certificate" Section of this Determination and before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), a report must be prepared and submitted to the Certifying Authority's satisfaction by an accredited Acoustics Consultant, certifying that the final construction incorporates those recommendations.
    Reason: To reduce noise levels within the dwellings from road noise and to ensure that the noise attenuation measures incorporated into the dwellings satisfactorily comply with the relevant sections of Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines".

106. a) Upon completion of the required noise attenuation measures referred to in the "Before the Issue of a Construction Certificate" Section of this Determination and before the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), a report must be prepared and submitted to the Certifying Authority's satisfaction by an accredited Acoustics Consultant, certifying that the final construction meets Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines" as set down in the subject condition of this consent. Such report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development; and

    b) Where it is found that internal noise levels are greater than the required dB(A) rating due to faulty workmanship or the like, necessary corrective measures must be carried out and a further certificate must be prepared and submitted to Council in accordance with the requirements as set down in Part a) of this condition.

    Reason: To reduce noise levels within the dwellings from road noise and to ensure that the noise attenuation measures incorporated into the dwellings satisfactorily comply with the relevant sections of Australian Standard 2021:2000, State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines".

107. Before the issue of an Occupation Certificate, a street number and identifier of separate occupancies (if applicable) must be clearly displayed in a readily visible location (numbers having a height of not less than 75mm). If any new street numbers or change to street numbers (this includes unit and shop numbers) are required they must have the prior approval of council before being displayed.
    Reason: To ensure that the building is easily identifiable.

108. All works required to be carried out in connection with drainage, crossings, alterations to kerb and guttering, footpaths and roads resulting from the development shall be completed before the issue of the Occupation Certificate. Works shall be in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications".
Reason: To ensure person acting on this consent completes all required work.

109. 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.
Reason: To ensure all costs for the adjustment/augmentation of services arising as a result of the redevelopment are at no cost to Council

110. No 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 shall not be permitted. Any encroachments on to Council road or footpath resulting from the building works will be required to be removed before the issue of the Occupation Certificate.
Reason: To ensure there is no encroachment onto Council's Road.

111. Heavy duty concrete vehicle crossings, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" shall be constructed at the vehicular access locations before the issue of the Occupation Certificate and at no cost to Council.
Reason: To allow vehicular access across the footpath and/or improve the existing vehicular access.

112. All redundant vehicular crossings to the site shall be removed and replaced by kerb and gutter and footpath paving in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" before the issue of the Occupation Certificate and at no cost to Council. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb shall also be in stone.
Reason: To eliminate redundant crossings and to reinstate the footpath to its normal condition.

113. Before the issue of the Occupation Certificate written verification from a suitably qualified competent person, stating that all stormwater drainage, re-use and quality measures have been constructed in accordance with the approved plans shall be submitted to and accepted by Council. The Certificate shall also state that no dry-weather flows of seepage or groundwater have been connected to any kerb outlets. In addition, full works-as-executed plans, prepared and signed by a registered surveyor, shall be submitted to Council. These plans must include levels for all drainage structures, buildings (including floor levels), finished ground levels and pavement surface levels.
Reason: To ensure drainage works are constructed in accordance with approved plans.

114. With the regard to the On Site Detention System (OSD), a Positive Covenant in accordance with supplement 7 of Marrickville Council Stormwater and On Site Detention Code shall be placed on the Title in favour of Council before the issue of the Occupation Certificate.
    Reason: To ensure that the integrity of the OSD system is maintained and to comply with Marrickville Council Stormwater and On Site Detention Code.

115. All instruments under Section 88B of the Conveyancing Act used to create easements or right-of-ways shall include the condition that such easements or right-of-ways may not be varied, modified or released without the prior approval of Marrickville Council.
    Reason: To ensure Council's interests are protected.

116. The existing overhead power cables along New Canterbury Road frontage of the site must be relocated underground with appropriate street lighting and a new steel light pole being installed at no cost to Council and before the issue of an Occupation Certificate. The street lighting shall be designed in accordance with Australian Standard AS1158-Road Lighting and the Network Standards of Ausgrid and must meet lighting category required by RMS. Plans shall be submitted to and approved by Council before submission to Ausgrid for implementation.
    Reason: To ensure appropriate lighting is provided to create a safe environment and to protect the amenity of the surrounding neighbourhood from the emission of light

117. Prior to issue of the Occupation Certificate the person acting on this consent shall obtain from Council a compliance Certificate(s) stating that all Road, Footpath and Civil Works on Council property required to be undertaken as a result of this development have been completed satisfactorily and in accordance with Council approved plans and specifications.
    Reason: To ensure that all Road, Footpath and Civil Works required to be undertaken as a result of this development have been completed satisfactorily.

ADVISORY NOTES

- The Disability Discrimination Act 1992 (Commonwealth) and the Anti-Discrimination Act 1977 (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

- A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out.

- The approved plans must be submitted to the Customer Centre of any office of Sydney Water before the commencement of any work to ensure that the proposed work meets the requirements of Sydney Water. Failure to submit these plans before commencing work may result in the demolition of the structure if found not to comply with the requirements of Sydney Water.

- The vehicular crossing and/or footpath works are required to be constructed by your own contractor. You or your contractor must complete an application for 'Construction of a Vehicular Crossing & Civil Works' form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.

- Any natural light or ventilation gained by windows within 900mm of the boundary will not be taken into consideration in the event that the adjoining property owner makes application to Council to carry out building works on their property. The window has been consented to on the basis that alternative sources of light and ventilation are available to the room.

- Buildings built or painted before the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned before occupation of the room or building.

- Contact "Dial Before You Dig" before commencing any building activity on the site.

- Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Before You Dig	1100 www.dialbeforeyoudig.com.au
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441 www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406 www.foodnotify.nsw.gov.au

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

Pursuant to Clause 100(4) of the Regulations under the Act, Council will notify you in writing if Part A of this Consent has been satisfied and the date from which this Consent operates.

All conditions imposed by the Council must be observed. Breach of a condition is a breach of the Act and may also constitute an offence.

Yours faithfully

Ruba Osman
Team Leader Development Assessment

Enquiries: Ellen Shannon on .93925503

Ref: **D3A** TRIM Doc. 81981.18

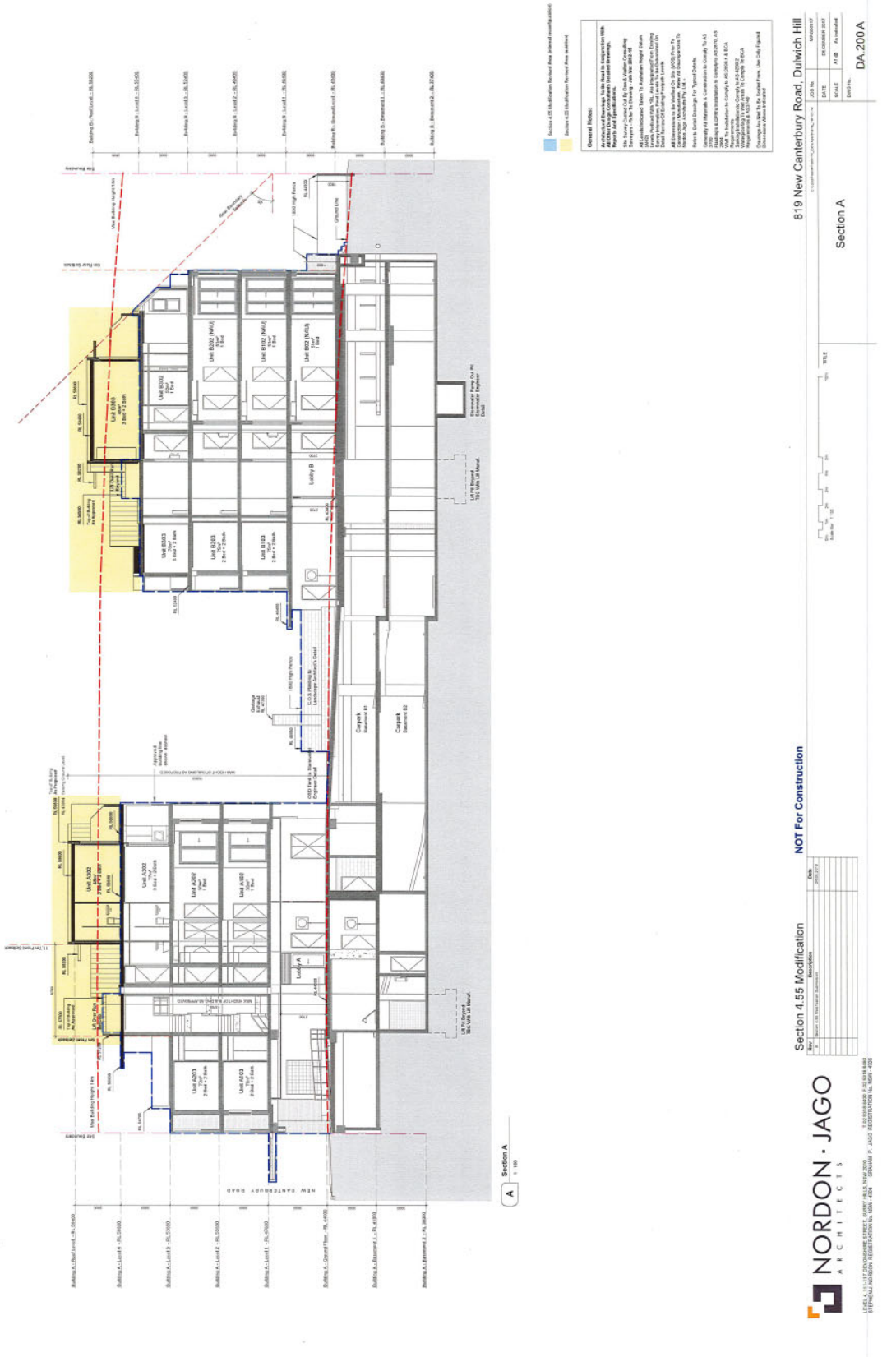
30

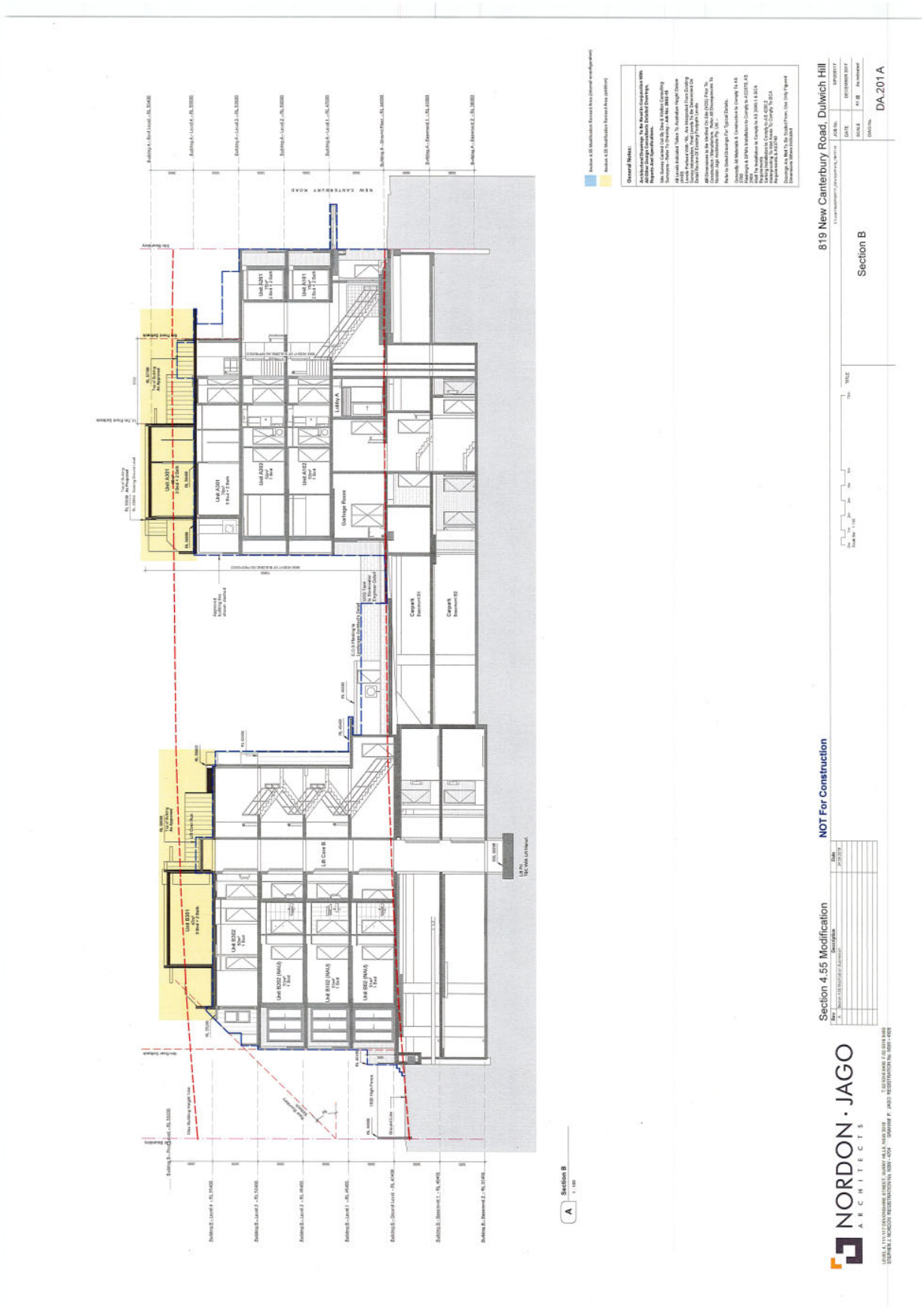
Attachment B – Plans of proposed development

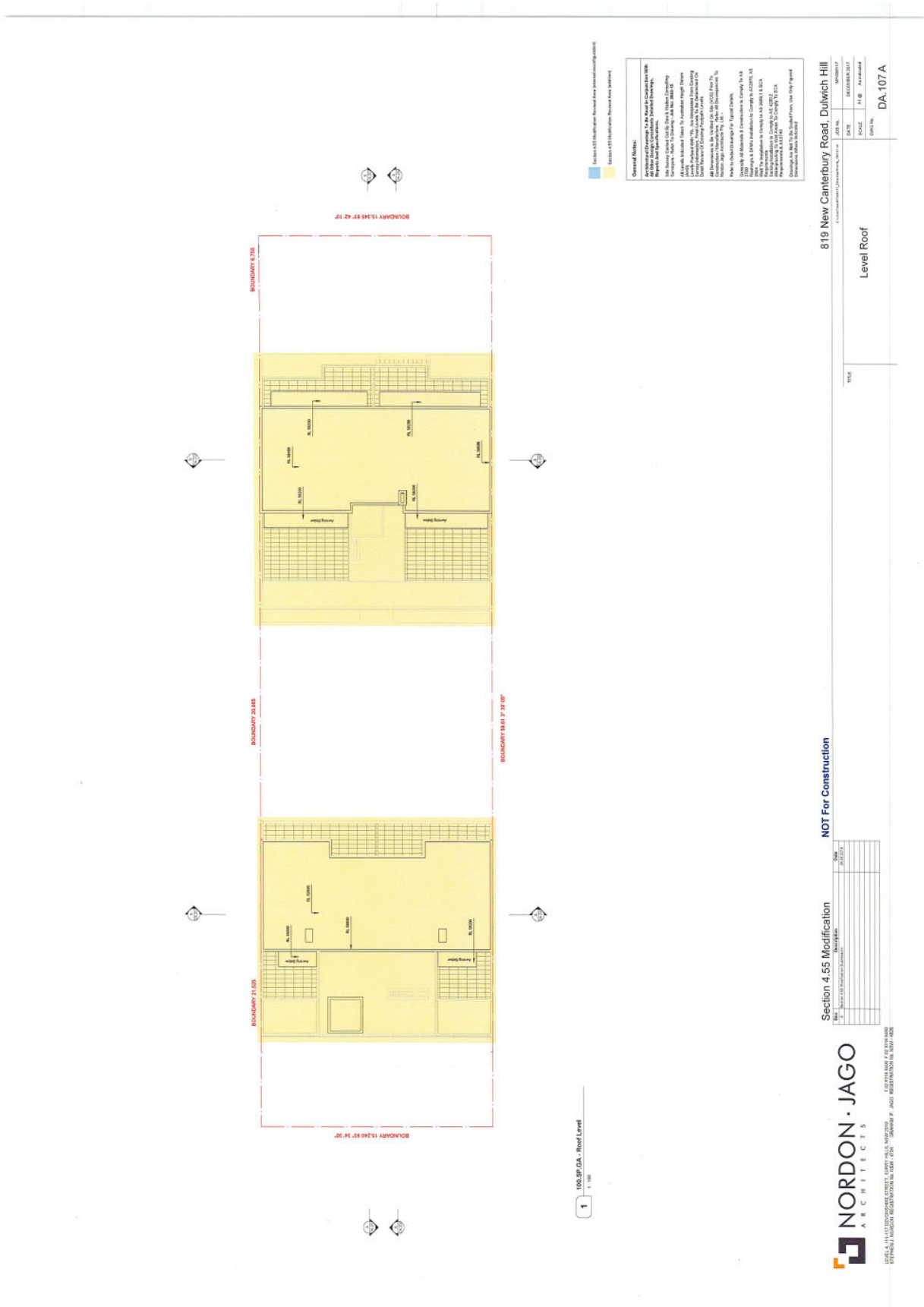
NEW CANTERBURY ROAD
BOUNDARY 15.240 67' 34" 28"
BOUNDARY 21.525
BOUNDARY 20.885
BOUNDARY 18.399
BOUNDARY 6.700
BOUNDARY 15.345 67' 10"
BOUNDARY 59.81 3' 39" 00"
Unit B301
Unit B303
Unit A301
Unit A302
Balcony
PLANTER
100.SP.GA.Level 4
1 : 100
General Notes:
Section 4.55 Modification Revised Area (internal reconfiguration)
Section 4.55 Modification Revised Area (additions)
819 New Canterbury Road, Dulwich Hill
Level 4
DA 106 A
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS

819 New Canterbury Road, Dulwich Hill
Level 2
DA.102 A
Section 4.55 Modification
NOT For Construction
NORDON · JAGO
ARCHITECTS
NEW CANTERBURY ROAD
General Notes:

NEW CANTERBURY ROAD
BOUNDARY 15.240 92° 24' 30"
BOUNDARY 21.525
BOUNDARY 20.385
BOUNDARY 10.380
BOUNDARY 6.710
BOUNDARY 15.345 92° 42' 10"
BOUNDARY 99.91 2° 39' 05"
100.SP.GA.Level 3
1 : 100
General Notes:
Section 4.55 Modification
NOT For Construction
NORDON · JAGO
ARCHITECTS
819 New Canterbury Road, Dulwich Hill
Level 3
DA.104 A

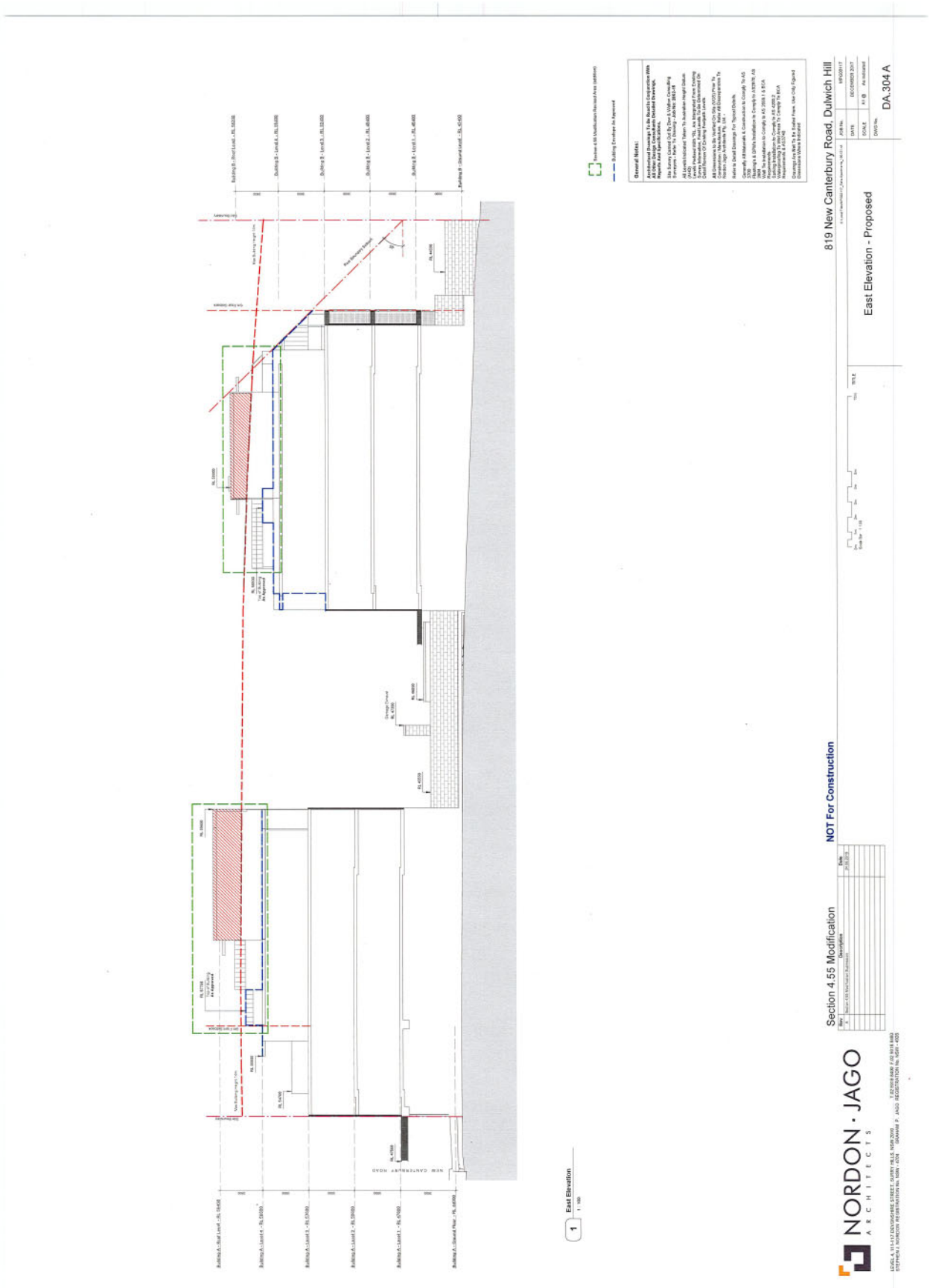

Section 4.55 Modification
NOT For Construction
819 New Canterbury Road, Dulwich Hill
Section A
DA.200 A
NORDON · JAGO
ARCHITECTS
NEW CANTERBURY ROAD
Section A

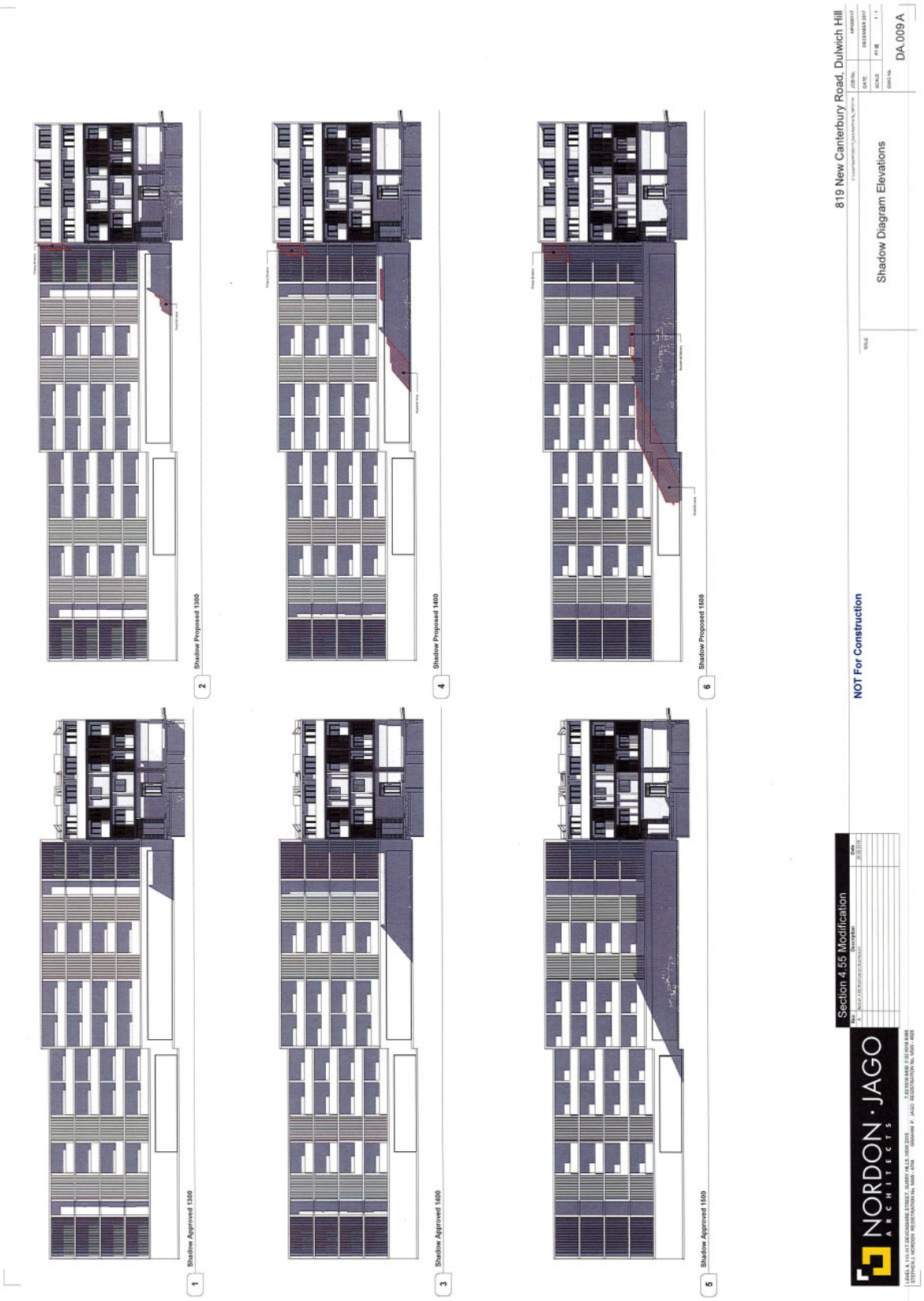

NEW CANTERBURY ROAD
Section B
1:100
Section 4.55 Modification
NOT For Construction
NORDON · JAGO
ARCHITECTS
819 New Canterbury Road, Dulwich Hill
Section B
DA.201 A


BOUNDARY 15.245 93° 34' 30"
BOUNDARY 21.505
BOUNDARY 20.885
BOUNDARY 6.750
BOUNDARY 15.345 93° 42' 10"
BOUNDARY 59.61 3° 39' 00"
Amazing Space
Amazing Space
RL 50.000
RL 50.000
RL 50.000
RL 50.000
RL 50.000
RL 50.000
RL 50.000
RL 50.000
1
100 SP GA - Roof Level
1 : 100
Section 4.55 Modification Revised Area (internal remodelling only)
Section 4.55 Modification Revised Area (addition)
General Notes:
Architectural Drawings To Be Read In Conjunction With All Other Consultants Drawings And Specifications.
Site Survey Carried Out By Sam & Miller Surveying Pty Ltd Ref No. 2016-1 Dated 8 Nov 2016.
All Levels Indicated Taken To Australian Height Datum (AHD).
All Dimensions In Bay Verified On Site (VOS) Prior To Commencement Of Any Work Or Preparation Of Detail Research Of Existing Footings/Levels.
All Dimensions Are Verified On Site (VOS) Prior To Commencement Of Any Work Or Preparation Of Shop Drawings By Nordon Jago Architects Pty. Ltd.
Refer To Detail Drawings For Typical Details.
Provide All Materials & Construction In Comply To A.S. 2000.
Provide & Install Installation In Comply To A.S.3786 & A.S.3786.2.
Provide Smoke Alarms In Comply To A.S.3786 Requirements.
Provide Fire Services In Comply To A.S.4200.2.
Waterproofing In Comply Given To A.S.4654.
Drawings Are Not To Be Scaled Floors, Use Only Figured Dimensions Where Indicated.
819 New Canterbury Road, Dulwich Hill
Level Roof
DA-107A
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS

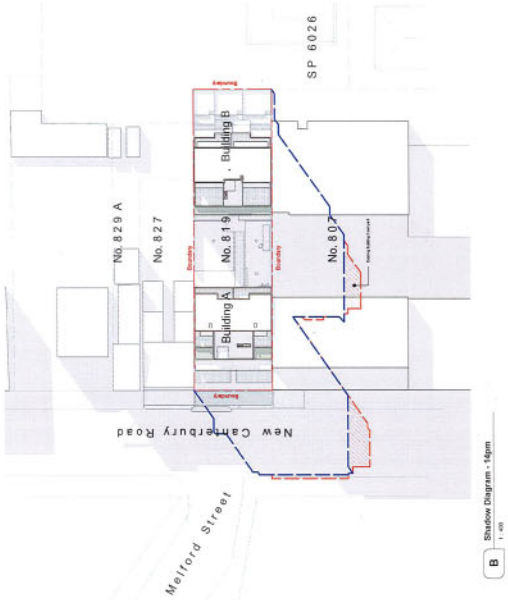
1 Bldg A. South Elevation (New Canterbury Road)
1 : 100
2 Bldg A. North Elevation (Courtyard)
1 : 100
3 Bldg B. North Elevation (Courtyard)
1 : 100
4 Bldg B. South Elevation
1 : 100
Building Envelope As Approved
General Notes:
Section 4.55 Modification
NOT For Construction
NORDON · JAGO
ARCHITECTS
819 New Canterbury Road, Dulwich Hill
North & South Elevations - Proposed
DA.302 A

819 New Canterbury Road, Dulwich Hill
Level 1
DA.101 A
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS
NEW CANTERBURY ROAD
100.SP.GA.Level 1

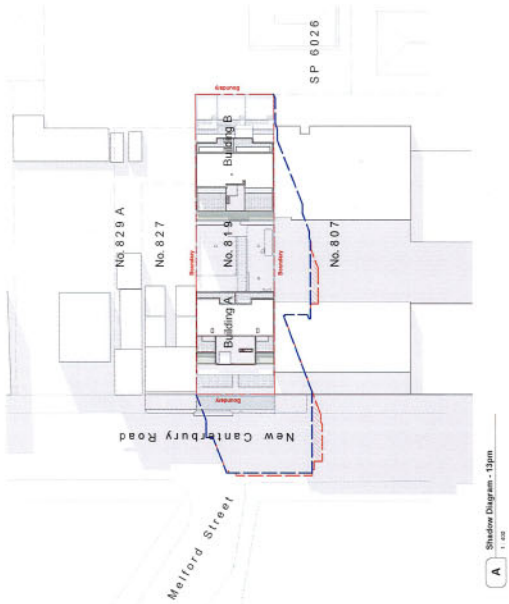

Section 4.55 Modification Notification Revised Area (addition)
Building Envelope As Approved
General Notes:
1 East Elevation
1 : 100
NEW CANTERBURY ROAD
NOT For Construction
Section 4.55 Modification
Description
Date
NORDON · JAGO
ARCHITECTS
819 New Canterbury Road, Dulwich Hill
East Elevation - Proposed
DATE
DECEMBER 2017
SCALE
A1 @ As indicated
DWG No.
DA.304 A


1 Shadow Approved 1300
2 Shadow Proposed 1300
3 Shadow Approved 1400
4 Shadow Proposed 1400
5 Shadow Approved 1500
6 Shadow Proposed 1500
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS
819 New Canterbury Road, Dulwich Hill
Shadow Diagram Elevations
DA.009 A

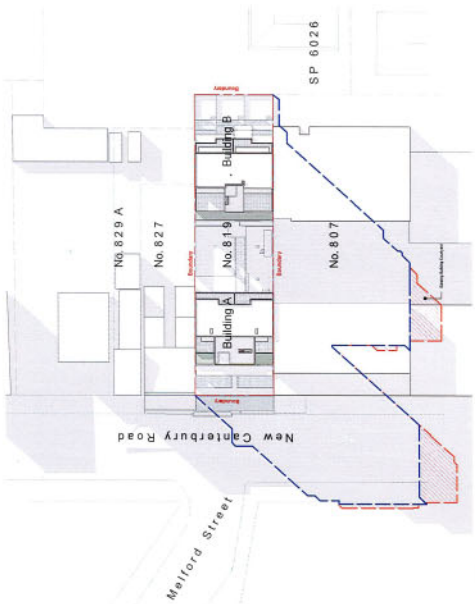
General Notes:
BOUNDARY 6.750
BOUNDARY 0.150
BOUNDARY 15.345 85° 42' 15"
BOUNDARY 14.345 85° 34' 30"
1 090.SP.GA.Level B2
1:100
819 New Canterbury Road, Dulwich Hill
Basement Level B2 - Approved
DA.090 A
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS



B Shadow Diagram - 14pm
1 : 400



A Shadow Diagram - 13pm
1 : 400



C Shadow Diagram - 15pm
1 : 400

LEGEND
- Approved Shadow Line
- Proposed Shadow Line
- Additional Shadow Area

819 New Canterbury Road, Dulwich Hill

Shadow Diagram

DA.008 A

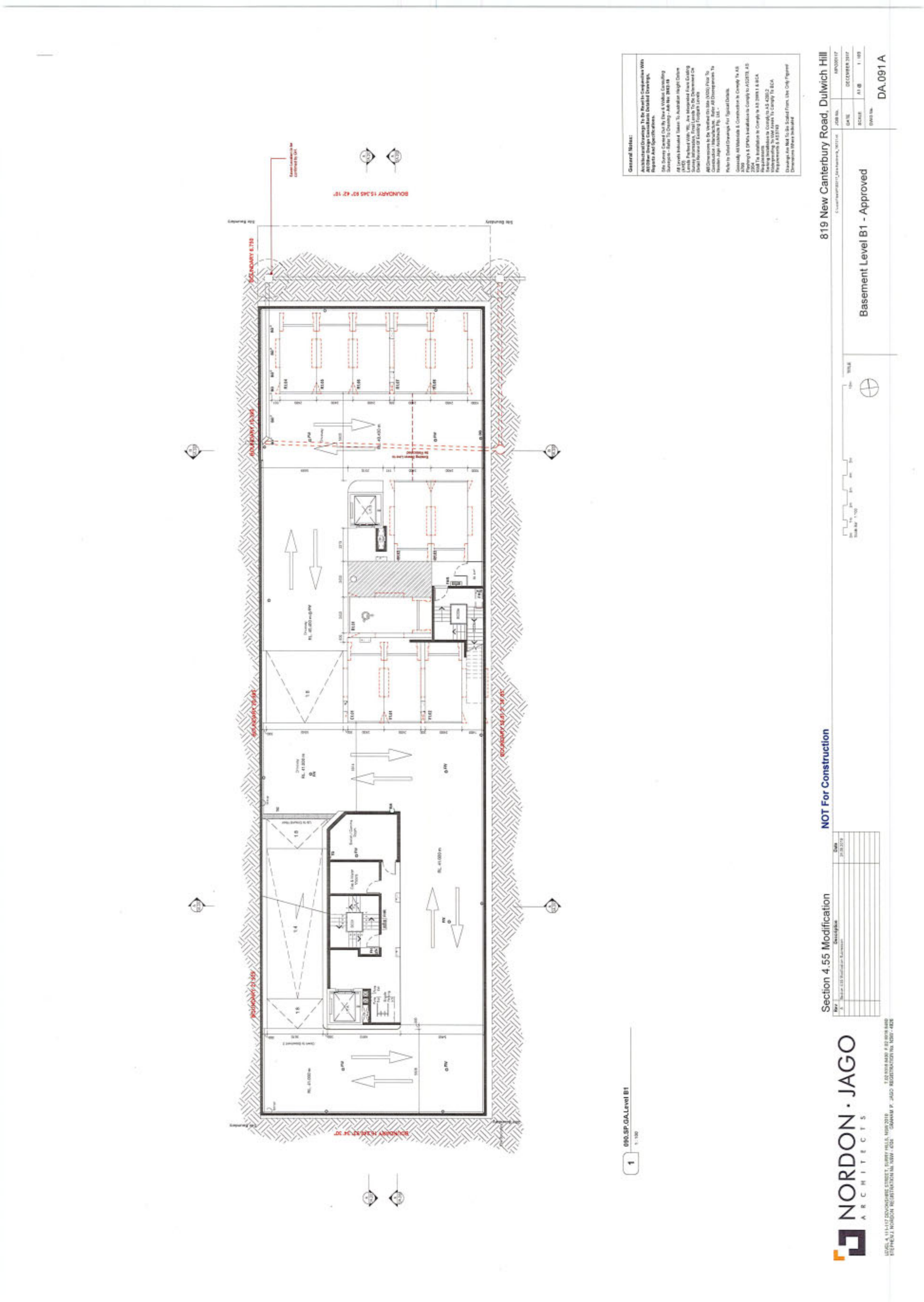
NORDON · JAGO ARCHITECTS

Section 4.55 Modification

NOT For Construction

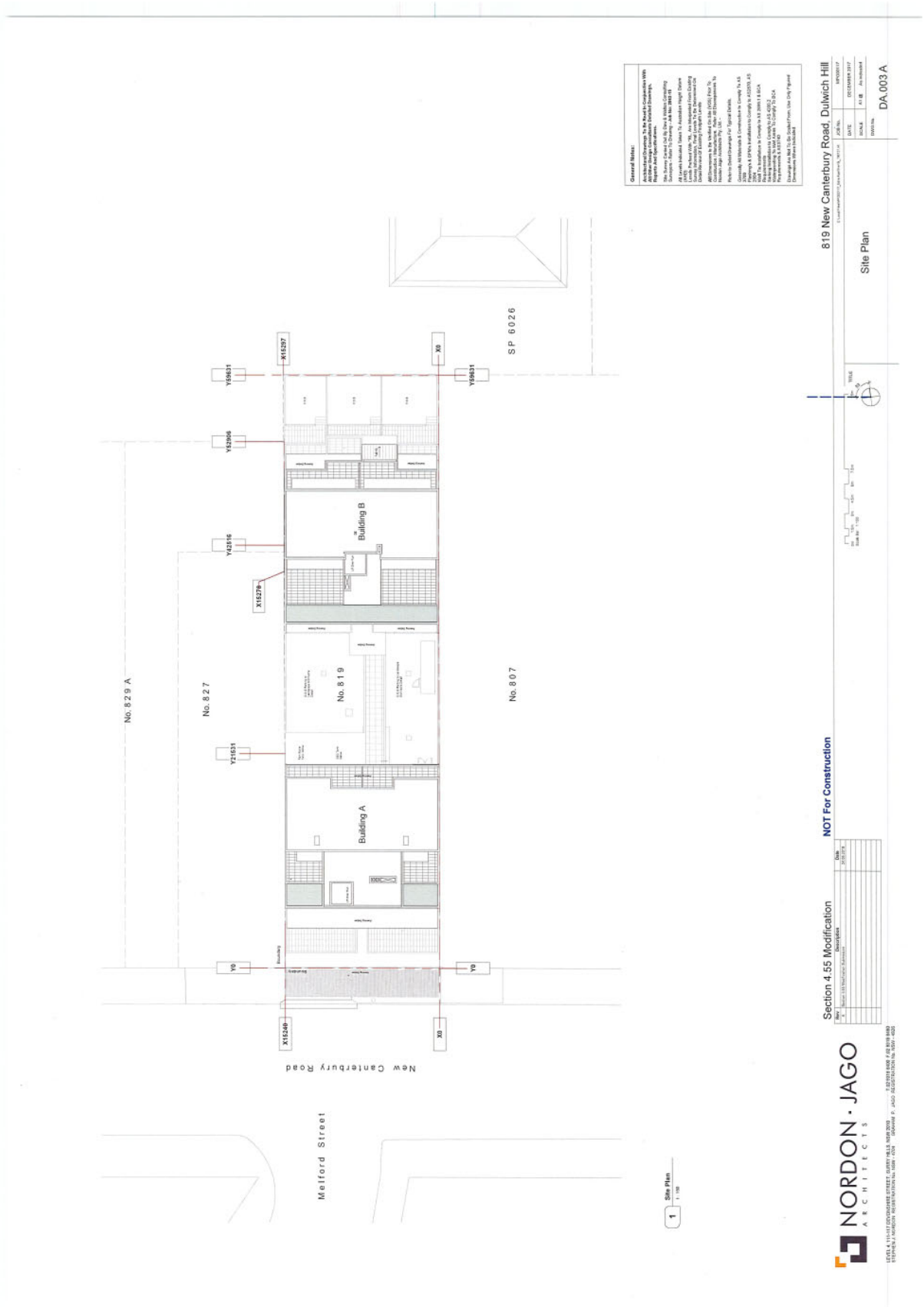
Rev	Description	Date
A	Section 4.55 Modification Submission	07.12.17

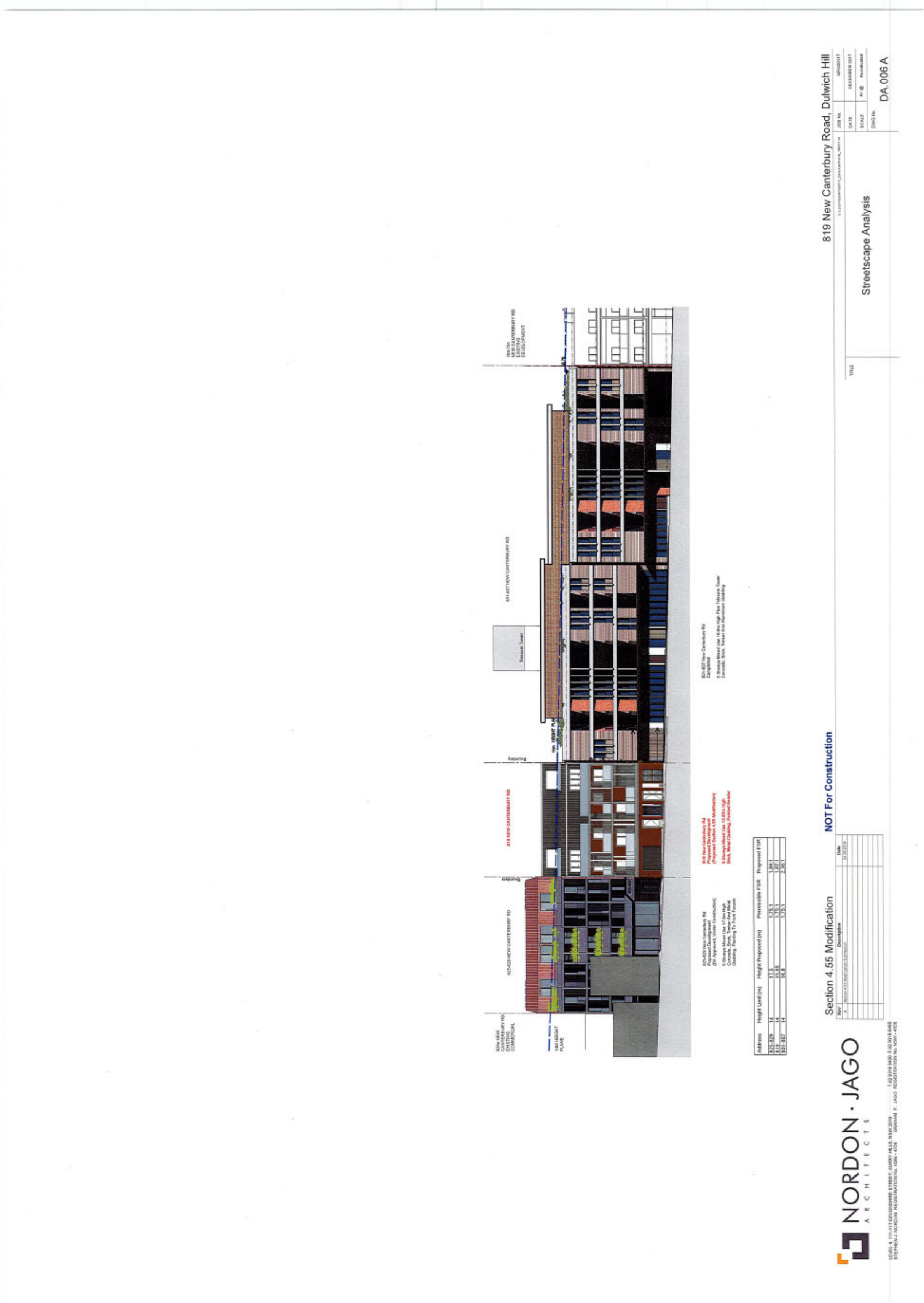
LEVEL 4, 51-57 DONCASTER STREET, SURRY HILLS, NSW 2010
SYDNEY | LONDON PROFESSIONAL PLACE | NSW | QLD | JAGO PROFESSIONAL PLACE | NSW | VIC

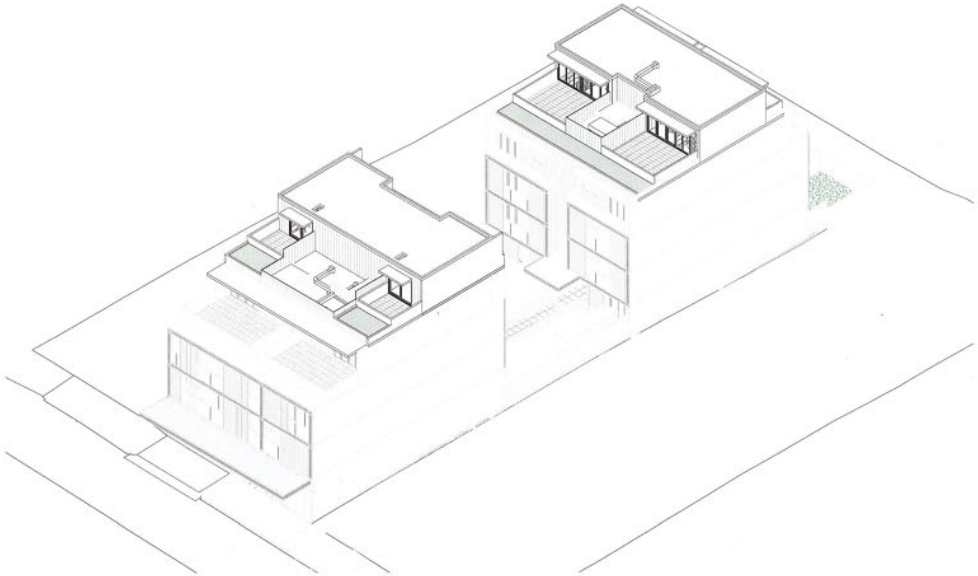

General Notes:
819 New Canterbury Road, Dulwich Hill
Basement Level B1 - Approved
DA.091 A
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS

LEGEND
Approved Shadow Line
Proposed Shadow Line
Additional Shadow Area
SP 6026
No. 829 A
No. 827
No. 819
No. 807
Building A
Building B
New Canterbury Road
Melford Street
A Shadow Diagram - 9am
B Shadow Diagram - 10am
C Shadow Diagram - 11am
D Shadow Diagram - 12pm
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS
819 New Canterbury Road, Dulwich Hill
Shadow Diagram
DA.007 A

Area - Addition
Area - Approved
Area - Int. Reconfig
Building A - Level 3
Area - Int. Reconfig
592 m²
Building B - Level 4
Area - Addition
85 m²
Building A - Level 4
Area - Addition
87 m²
Building A - Ground Floor
Area - Approved
25 m²
Building B - Ground Floor
Area - Approved
200 m²
Building A - Ground Floor
Area - Approved
89 m²
Building B - Level 1
Area - Approved
211 m²
Building A - Level 1
Area - Approved
210 m²
Building B - Level 2
Area - Approved
211 m²
Building A - Level 2
Area - Approved
210 m²
Building A - Level 3
1 : 200
Building A - Level 4
1 : 200
Building A - Ground Floor
1 : 200
Building A - Level 1
1 : 200
Building A - Level 2
1 : 200
Area Schedule (GFA)
Area
Display Levels
Site Area: 933m²
Marrickville Local Environmental Plan (MLEP) 2011 FSR: 1.75:1
Permissible FSR: 1.75:1
Permissible Area: 1,634m²
Approved DA Area: 1,588.8m²
Approved DA FSR: 1.7:1
Total Area Proposed: 1,770m²
FSR Proposed: 1.87:1
Retail / Commercial Area: 86m²
819 New Canterbury Road, Dulwich Hill
TITLE
Area Plans - GFA
DATE
DECEMBER 2017
SCALE
A1 @ As indicated
DWG No.
DA.005A
Section 4.55 Modification
NOT For Construction
Rev
Description
Date
NORDON · JAGO
ARCHITECTS


Melford Street
New Canterbury Road
No. 829 A
No. 827
No. 819
No. 807
Building A
Building B
SP 6026
X15240
X15270
X15297
Y0
X0
Y21631
Y42516
Y52966
Y59631
1 Site Plan
1 : 100
General Notes:
Architectural Drawings To Be Read In Conjunction With Other Consultants Detailed Drawings, Reports And Specifications.
Site Survey Carried Out By Gray & Adams Consulting Surveyors Pty Ltd Dated 24.11.2015 - Ref: 15-1-0.
All Levels Indicated Relate To Australian Height Datum (AHD).
The Best Fit Lines, Are Interpreted From Existing Survey Information, Proof Levels To Be Determined On Site Prior To Commencement Of Any Work.
All Dimensions To Be Verified On Site (VOS) Prior To Commencement Of Any Work Or Fabrication. Do Not Scale Off Drawings.
Refer To Detail Drawings For Typical Details.
Comply All Materials & Construction In Comply To A.S. 2870.1.
Footings & Slabs Installation In Comply To AS2870.3 & AS 2159.
Wall Tie Installation In Comply To AS 2699.1 & BCA 2016 Vol 2.
Glazing Installation Comply To AS 2047.
Roof Sheeting Installation Comply To AS 1562.1 & Manufacturer Specifications.
Fire Protection & AS 2118.1.
Drawings Are Not To Be Scaled From. Use Only Figured Dimensions When Indicated.
819 New Canterbury Road, Dulwich Hill
Site Plan
DA.003 A
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS


819 New Canterbury Road, Dulwich Hill
Streetscape Analysis
DA.006 A
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS



Mixed Use Residential Development at 819 New canterbury Road, Dulwich Hill

Dwg No.	Rev	Current Rev Date	Title
DA.001	A	24.06.2019	Cover Page
DA.003	A	24.06.2019	Site Plan
DA.005	A	24.06.2019	Area Plans - GFA
DA.006	A	24.06.2019	Streetscape Analysis
DA.007	A	24.06.2019	Shadow Diagram
DA.008	A	24.06.2019	Shadow Diagram
DA.009	A	24.06.2019	Shadow Diagram Elevations
DA.090	A	24.06.2019	Basement Level B2 - Approved
DA.091	A	24.06.2019	Basement Level B1 - Approved
DA.100	A	24.06.2019	Ground Floor
DA.101	A	24.06.2019	Level 1
DA.102	A	24.06.2019	Level 2
DA.104	A	24.06.2019	Level 3
DA.106	A	24.06.2019	Level 4
DA.107	A	24.06.2019	Level Roof
DA.200	A	24.06.2019	Section A
DA.201	A	24.06.2019	Section B
DA.202	A	24.06.2019	Section C & D
DA.302	A	24.06.2019	North & South Elevations - Proposed
DA.304	A	24.06.2019	East Elevation - Proposed
DA.305	A	24.06.2019	West Elevation - Proposed
DA.915	A	24.06.2019	Finishes

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Design Consultants Detailed Drawings, Reports And Specifications.

Site Survey Carried Out By Glen & Walker Consulting Surveyors - Refer To Drawing - Job No: 2862-16

All Levels Indicated Taken To Australian Height Datum (AHD)
Levels Prefixed With 'RL' Are Interpreted From Existing Survey Information, Final Levels To Be Determined On Detail Review Of Existing Footpath Levels.

All Dimensions to Be Verified On Site (WOS) Prior To Construction / Manufacture. Refer All Discrepancies To Nordon Jago Architects Pty. Ltd. -

Refer to Detail Drawings For Typical Details.

Generally All Materials & Construction to Comply To AS 3700
Flashings & DPM's Installation to Comply to AS2870, AS 2904
Wall Tie Installation to Comply to AS 2699.1 & BCA Requirements.
Setting Installation to Comply to AS 4200.2
Waterproofing To Wet Areas To Comply To BCA Requirements & AS3740

Drawings Are Not To Be Scaled From. Use Only Figured Dimensions Where Indicated.

NORDON · JAGO
ARCHITECTS

LEVEL 4, 111-117 DEVONSHIRE STREET, SURRY HILLS, NSW 2010 T.02 9318 8400 F.02 9318 8480
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Section 4.55 Modification

Rev	Description	Date
A	Issue 4.55 Modification Submission	24.06.2019

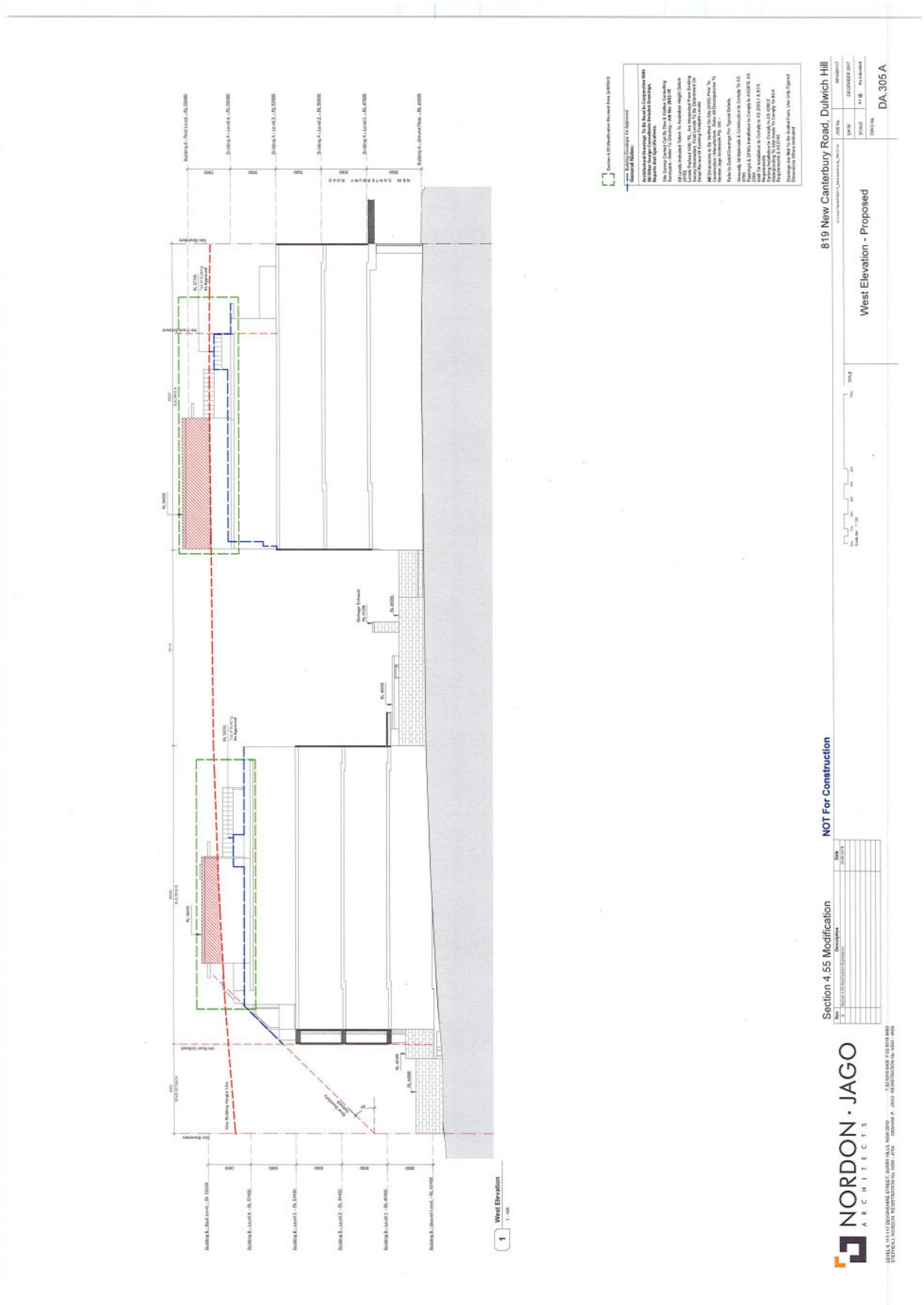
NOT For Construction

819 New Canterbury Road, Dulwich Hill

TITLE: Cover Page

JOB No.	MP000117
DATE	DECEMBER 2017
SCALE	A1 @ 1 : 100
DWG No.	DA.001 A

819 New Canterbury Road, Dulwich Hill
Ground Floor
DA.100 A
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS
NEW CANTERBURY ROAD
100.SP.GA.Level 0 GF


NEW CANTERBURY ROAD
1 West Elevation
1 : 100
Section 4.55 Modification
NOT For Construction
NORDON · JAGO
ARCHITECTS
819 New Canterbury Road, Dulwich Hill
West Elevation - Proposed
DA.305 A

1 Bldg A. South Elevation (New Canterbury Road)
1 : 100
2 Bldg A. North Elevation (Courtyard)
1 : 100
3 Bldg B. North Elevation (Courtyard)
1 : 100
4 Bldg B. South Elevation
1 : 100
Material Palette
Exterior Wall
Feature Wall Cladding
Wall Paint Colors
Glazing Frames & Steel Elements
Aluminium Panel Balconies
Balcony Louvres
NOT For Construction
Section 4.55 Modification
NORDON · JAGO
ARCHITECTS
819 New Canterbury Road, Dulwich Hill
Finishes
DA.915A