






INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DAREV/2019/12
Address	65 Palmer Street BALMAIN NSW 2041
Proposal	Section 8.2 Review application for installation of solar panels to roof of townhouse
Date of Lodgement	30 December 2019
Applicant	Mr Arthur H Haberlin Mrs Kerry S Haberlin
Owner	Mr Arthur H Haberlin Mrs Kerry S Haberlin
Number of Submissions	Nil
Value of works	\$10,000
Reason for determination at Planning Panel	Same recommendation as previous DA determination (upholding previous decision) - not within Council delegation.
Main Issues	Solar panels on front roof elevation in heritage conservation area
Recommendation	Approval, subject to condition to delete solar panels from front roof plane
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Clause 4.6 Exceptions
Attachment D	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 for installation of solar panels to the roof of a townhouse at 65 Palmer Street Balmain.

The main issue that has arisen from the application is:

- Solar panels on the front roof plane in a heritage conservation area.

The solar panels on the rear roof plane are supported however the proposed panels on the front roof plane are recommended to be deleted. Approval with a condition to delete the solar panels on the front roof plane is therefore recommended. This would be the same outcome as the original determination, which the applicant has sought a review of.

2. Proposal

The proposal is for an 8.2 Review of determination application. The Section 8.2 application proposal is for 10 solar panels in total with 7 located on the front roof plane and 3 solar panels located on the rear roof. The same proposal, under Development Application D/2019/422 was approved on 28 November 2019 subject to condition 3 which required the photovoltaic panels on the front roof plane to be deleted. The applicant has requested that condition 3(i) be deleted. Condition 3(i) states

3. Design Change

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

- The photovoltaic panels on the front roof plane are to be deleted.*

3. Site Description

The subject site is located on the western side of Palmer Street, between Hyam Street and Wortley Street. The site is a single fronted townhouse in a strata development which consists of a row of 6 adjoining townhouses of which No.65 is an end townhouse. No.65 adjoins a pedestrian footpath to its south and then another 3 adjoining townhouses. The subject townhouse lot is rectangular in shape and is legally described as Lot 137 SP 57817.

The site supports an end townhouse which is attached to further townhouses to the north. The townhouse is single storey in appearance with an attic level with 2 front dormers as are the adjoining townhouses to the north and south. Directly to the rear of the site, to the west is the driveway entrance for the entire development which is accessed from Dick Street.



Figure 1 – No. 65 Palmer Street behind white car



Figure 2 – No.65 Palmer Street with small street tree in front

The subject site is not listed as a heritage item. The property is located within a conservation area. There are no trees on the subject site however there is a small street tree in the site's frontage.



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
D/2019/422	Installation of solar panels to roof of townhouse	Approved 28.11.2019

Surrounding properties

No relevant recent applications.

4(b) Application history

Not applicable

5. Assessment

The following is a summary of the assessment of the application in accordance with Division 8.2 of the *Environmental Planning and Assessment Act 1979*.

The current application is a review of development application D/2019/422 approved by Council officers subject to conditions on 28 November 2019 and has been made within the designated time frame. The application has been lodged in accordance with the relevant

provisions of the EP&A Act. The review report has been assessed by an appropriate officer and is submitted to the Inner West Local Planning Panel for determination.

5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy (Infrastructure) 2007*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*
- *Leichhardt Local Environmental Plan 2013*

The following provides further discussion of the relevant issues:

5(a)(i) ***State Environmental Planning Policy (Infrastructure) 2007***

It is noted that under Division 4 Electricity generating works or solar energy systems under clause 39(3)(f)(iv) Solar energy systems, solar panels are permitted as exempt development on the rear roof plane only as exempt development.

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

An assessment has been made of the matters set out in Division 2 Matters for Consideration of the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*. It is considered that the carrying out of the proposed development is generally consistent with the relevant matters for consideration of the Plan and would not have an adverse effect on environmental heritage in relation to the harbour, the visual environment, the natural environment and open space and recreation facilities for the following reasons:

- The townhouse is not visible from the harbour.

5(a)(iii) ***Leichhardt Local Environment Plan 2013 (LLEP 2013)***

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

Clause 1.2 - Aims of the Plan
Clause 2.3 - Zone objectives and Land Use Table
Clause 4.3A - Landscaped areas for residential accommodation in Zone R1
Clause 4.4 – Floor Space Ratio
Clause 4.6 – Exceptions to development standards
Clause 5.10 - Heritage Conservation

(ix) Clause 1.2 – Aims of Plan

The proposed solar panels on the front roof plane are not considered to satisfy the following Aims of Plan in the LLEP 2013:

- c) to identify, protect, conserve and enhance the environmental and cultural heritage of Leichhardt,*
- l) to ensure that development is compatible with the character, style, orientation and pattern of surrounding buildings, streetscape, works and landscaping and the desired future character of the area,*

- (o) *to prevent undesirable incremental change, including demolition, that reduces the heritage significance of places, conservation areas and heritage items,*

The dwelling is located within a conservation area and the proposed solar panels on the front roof plane would be visually prominent and as such, are not considered appropriate in this setting. If approved, the solar panels would set a precedent for other dwellings to erect solar panels or similarly unsympathetic installations within the front elevation of buildings in the conservation area.

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

The site is zoned R1 General Residential under the *LLEP 2013*. The *LLEP 2013* defines the development as ancillary works to a:

“Multi dwelling housing” means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Multi dwelling housing (and by extension, alterations and additions to it) is permissible with consent in the R1 General Residential zone.

The proposed solar panels on the front roof plane are not consistent with the objectives of the R1 General residential zone with respect to the following objectives:

- *To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*
- *To protect and enhance the amenity of existing and future residents and the neighbourhood.*

The solar panels are not characteristic of a heritage conservation area, are considered to detract from the conservation area and would set a precedent for other dwellings in the area.

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

Standard	Proposal	non compliance	Complies
Floor Space Ratio Maximum permissible: 0.7:1	No change to existing GFA solar panels only	Unable to calculate accurately	No

(xi) 4.6 – Exceptions to development standards

As outlined in table above, the proposal results in a technical breach of the following development standard:

- Clause 4.4 – Floor Space Ratio

The applicant seeks a variation to the FSR development standard under Clause 4.4 Floor Space Ratio of the Leichhardt Local Environmental Plan 2013. Clause 4.6 allows Council to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

In order to demonstrate whether strict numeric compliance is unreasonable or unnecessary in this instance, the proposed exception to the development standard has been assessed against the objectives and provisions of Clause 4.6 of the Leichhardt Local Environmental Plan 2013 below.

A written request has been submitted to Council in accordance with Clause 4.6(3) of the Leichhardt Local Environmental Plan 2013, justifying the proposed contravention of the development standard which is summarised as follows:

- *The development proposal does not change the use or character or disposition of the existing town house, but will allow for better amenity through the use of solar energy. The premises can be used as a home work situation. There is no change to the existing circumstances. The pv panels will have limited visibility in the HCA and are proposed to sit on a contemporary roof not on an original heritage protected building.*
- *The residential accommodation is an existing dwelling and there is no further reduction in landscaped area nor any increase in site cover. The existing landscaped area that is well established shall remain unchanged. The design is consistent with the desired future character of the neighbourhood under the DCP and the Conservation Areas has been respected. There is no increase in site density resulting from the proposal.*
- *The proposal is for photovoltaic panels only and there is no change to the existing circumstances.*
- *The proposed application is consistent with the objectives of the development standard for landscaped area, site cover and FSR and strict compliance to the stated standards would hinder attainment of the objectives specified in Section 5(a)(i) and (ii) of the EP&A Act for the;*
 - (i) Proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment*
 - (ii) The promotion and co-ordination of the orderly and economic use and development of land. The application will allow the occupants to develop the land in accordance with objectives of the EP&A Act in compliance to the objectives of the LEP and strict compliance to a numeric control is unreasonable or unnecessary in the circumstances of the case.*

The applicant's written rationale adequately demonstrates compliance with the development standard is unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

It is considered the development is in the public interest because it is consistent with the objectives of the R1 General Residential zone, in accordance with Clause 4.6(4)(a)(ii) of the applicable local environmental plan for the following reasons:

Relevant Objectives of the R1 General Residential Zone

- *To provide for the housing needs of the community*
- *To improve opportunities to work from home*
- *To protect and enhance the amenity of existing and future residents and the neighbourhood*

The installation of solar panels in general (disregarding their specific location) are not considered to be contrary to the zone objectives of the R1 General Residential zone as they do not alter housing needs, housing types, opportunities to work from home, landscaping provision and amenity. Council strongly supports sustainable infrastructure such as solar panels for their environmental benefits, through a range of policies.

It is considered the development is in the public interest, subject to the recommended conditions, because it is consistent with the objectives of the Floor Space Ratio development standard, in accordance with Clause 4.6(4)(a)(ii) of the Leichhardt Local Environmental Plan 2013 for the following reasons:

(Relevant Floor space ratio objectives)

- *To ensure that residential accommodation –*
- *(i) is compatible with the desired future character of the area in relation to building bulk, form and scale, and*
(ii) provides a suitable balance between landscaped areas and the built form, and
(iii) minimises the impact of the bulk and scale of buildings,

Solar panels are not considered contrary to the above objectives. The proposed solar panels do not alter existing building footprint or impact on the density of the existing development. The proposed solar panels do not significantly increase the overall bulk and scale of the existing building.

The concurrence of the Planning Secretary may be assumed for matters dealt with by Local Planning Panels.

The proposal thereby accords with the objective in Clause 4.6(1)(b) and requirements of Clause 4.6(3)(b) of the Leichhardt Local Environmental Plan 2013. For the reasons outlined above, there are sufficient planning grounds to justify the departure from the Floor Space Ratio development standard and it is recommended the Clause 4.6 exception be granted.

(xii) 5.10 – Heritage Conservation

The subject property at 65 Palmer Street, Balmain, is a contributory dwelling located within The Valley Heritage Conservation Area (C7 in Schedule 5 of the Leichhardt LEP 2013). Please refer to the Heritage referral comments below under Section 5(d), C1.4 – Heritage Conservation Areas and Heritage Items.

In summary, it is considered that the proposal is acceptable, subject to the deletion of the solar panels on the front roof plane. These are assessed to have detrimental impacts on the significance of the conservation area, particularly if repeated, and are therefore not able to be supported having regard to Clause 5.10 of the LEP.

5(b) Draft Environmental Planning Instruments

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

- Draft Environment State Environmental Planning Policy
- Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The following provides further discussion of the relevant issues:

Draft Environment State Environmental Planning Policy

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of the natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until 31 January 2018.

This consolidated SEPP proposes to provide a single set of planning provisions for catchments, waterways, bushland and protected areas. Changes proposed include

consolidating seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

The proposal is considered to be consistent with the provisions of the draft Environment SEPP.

Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under *Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979*.

The amended provisions contained in the Draft IWLEP 2020 are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft IWLEP 2020.

5(d) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Leichhardt Development Control Plan 2013.

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	N/A
B3.1 Social Impact Assessment	N/A
B3.2 Events and Activities in the Public Domain (Special Events)	N/A
Part C	
C1.0 General Provisions	No – see discussion
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	N/A
C1.3 Alterations and additions	No – see discussion
C1.4 Heritage Conservation Areas and Heritage Items	No – see discussion
C1.5 Corner Sites	N/A
C1.6 Subdivision	N/A
C1.7 Site Facilities	N/A
C1.8 Contamination	N/A
C1.9 Safety by Design	N/A
C1.10 Equity of Access and Mobility	N/A
C1.11 Parking	N/A
C1.12 Landscaping	N/A
C1.13 Open Space Design Within the Public Domain	N/A
C1.14 Tree Management	N/A
C1.15 Signs and Outdoor Advertising	N/A
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	N/A
C1.17 Minor Architectural Details	N/A
C1.18 Laneways	N/A
C1.19 Rock Faces, Rocky Outcrops, Cliff Faces, Steep	N/A

Slopes and Rock Walls	
C1.20 Foreshore Land	N/A
C1.21 Green Roofs and Green Living Walls	N/A
Part C: Place – Section 2 Urban Character	
C2.2.2.4 The Valley 'Balmain' Distinctive Neighbourhood	No – see discussion
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	No – see discussion
C3.2 Site Layout and Building Design	N/A
C3.3 Elevation and Materials	N/A
C3.4 Dormer Windows	N/A
C3.5 Front Gardens and Dwelling Entries	N/A
C3.6 Fences	N/A
C3.7 Environmental Performance	No – see discussion
C3.8 Private Open Space	N/A
C3.9 Solar Access	N/A
C3.10 Views	N/A
C3.11 Visual Privacy	N/A
C3.12 Acoustic Privacy	N/A
C3.13 Conversion of Existing Non-Residential Buildings	N/A
C3.14 Adaptable Housing	N/A
Part C: Place – Section 4 – Non-Residential Provisions	N/A
Part D: Energy	
Section 1 – Energy Management	No – see discussion
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	N/A
D2.3 Residential Development	N/A
D2.4 Non-Residential Development	N/A
D2.5 Mixed Use Development	N/A
Part E: Water	
Section 1 – Sustainable Water and Risk Management	N/A
E1.1 Approvals Process and Reports Required With Development Applications	N/A
E1.1.1 Water Management Statement	N/A
E1.1.2 Integrated Water Cycle Plan	N/A
E1.1.3 Stormwater Drainage Concept Plan	N/A
E1.1.4 Flood Risk Management Report	N/A
E1.1.5 Foreshore Risk Management Report	N/A
E1.2 Water Management	
E1.2.1 Water Conservation	N/A
E1.2.2 Managing Stormwater within the Site	N/A
E1.2.3 On-Site Detention of Stormwater	N/A
E1.2.4 Stormwater Treatment	N/A
E1.2.5 Water Disposal	N/A
E1.2.6 Building in the vicinity of a Public Drainage System	N/A
E1.2.7 Wastewater Management	N/A
E1.3 Hazard Management	
E1.3.1 Flood Risk Management	N/A

E1.3.2 Foreshore Risk Management	N/A
Part F: Food	N/A
Part G: Site Specific Controls	N/A

The following provides discussion of the relevant issues:

C1.0 – General Provisions

The proposal is not considered to fully satisfy objective O6 being

O6 Compatible: places and space contain or respond to the essential elements that make up the character of the surrounding area and the desired future character. Building heights, setbacks, landscaping and architectural style respond to the desired future character. Development within Heritage Conservation Areas or to Heritage Items must be responsive to the heritage significance of the item and locality.

The proposed solar panels on the front roof plane are considered to detract from the significance of the conservation area that it is situated within. The panels would be visually prominent and may set an undesirable precedent for further dwellings to install solar panels or similar infrastructure on their front roof planes. The solar panels on the rear roof plane are considered acceptable as they will not be visible in the streetscape.

C1.3 – Alterations and Additions

The proposed solar panels on the front roof plane are not considered to satisfy the following objectives and controls of C1.3 – Alterations and Additions.

- O1a. complements the scale, form and materials of the streetscape including wall height and roof form.*
- b. where an alteration or addition is visible from the public domain it should appear as a sympathetic addition to the existing building;*
- c. makes a positive contribution to the desired future character of the streetscape and any heritage values associated with it.*
- C1c. retain any building and streetscape consistencies which add positively to the character of the neighbourhood (e.g. architectural details, continuous rows of dwellings, groups of similar dwellings, or the like).*
- d. maintain the integrity of the streetscape and heritage significance.*
- C2 Development shall preserve the consistency in architectural detail and form of continuous rows of attached dwellings, or groups of similar dwellings.*

There is no objection to solar panels on the rear roof plane. The proposed solar panels on the front roof plane will be visible in streetscape and are considered to detract from the significance of the conservation area that they are located within, and would set an undesirable precedent in the conservation area.

C1.4 – Heritage Conservation Areas and Heritage Items and C2.2.2.4 - The Valley ‘Balmain’ Distinctive Neighbourhood

The application was referred to Council’s Heritage Advisor who has advised as follows:

The plans, approved as part of D/2019/422, were reviewed as part of this assessment.

The proposal includes the installation of solar panels to the roof of the existing dwelling. The review has been requested as the approval included a design change condition requiring "The photovoltaic panels on the front roof plane are to be deleted". This review reconsiders the proposed solar panels on the front roof plane.

C23 of Part C2.2.2.4 of the DCP requires that main roof forms are maintained. The introduction of elements on roof planes facing the street will erode the prominence of the main roof form. C6 of Part C1.4 of the DCP specifically states that changes to the form of the existing roof cannot be supported.

C5 of Part C1.4 of the DCP requires works to have regard for compatibility with the roof, as well as for the context of the setting, particularly if the dwelling is part of a group, which this dwelling is. Solar panels on the front roof plane will set an unacceptable precedent for other dwellings within the complex, within the street and also within the HCA to locate solar panels on their front roof planes. This is undesirable as it will detract from the character and aesthetics of the streetscape and will impact on the significance of The Valley HCA.

There are no concerns with the solar panels proposed on the rear roof plane as these will not be visible from the public domain.

The proposal is generally acceptable from a heritage perspective providing the solar panels are deleted from the front roof plane to ensure the development is in accordance with Clause 5.10 Objectives 1(a) and (b) in the Leichhardt LEP 2013 and the relevant objectives and controls in the Leichhardt DCP 2013.

Accordingly, the proposal is not considered to meet the following controls:

C1.4 – Heritage conservation areas and heritage items

C5 Consideration of roofing materials for additions should have regard for compatibility with the original roof, as well as for the context of the setting (such as if a dwelling is part of a group of similar dwellings).

C6 Within Heritage Conservation Areas, whole roof forms should be retained where possible and roofs of additions should be subservient to the main roof (in scale, form, location and materials). Changes to the form of the existing roof or extension of the ridge cannot be supported.

C2.2.2.4 – The Valley 'Balmain' Distinctive Neighbourhood

C23 Maintain roof forms with pitched, gable or hipped roofs. Roof forms are to be designed to preserve view lines for adjoining properties.

C3.1 – Residential General Provisions

For the reasons already set out above, the proposed solar panels on the front roof plane are not considered to satisfy the following objectives and controls of the residential general provisions:

O3 To ensure that alterations, additions to residential buildings and new residential development are compatible with the established setting and character of the suburb and neighbourhood and compatible with the desired future character and heritage significance of the place and its setting.

- C1 *Residential development is not to have an adverse effect on:*
b. the relationship of any Heritage Item or Heritage Conservation Area to its place, setting and cultural significance.

C3.7 – Environmental Performance

As discussed in further detail below under the heading Part D – Section 1 – Energy Management the proposal is not consistent with control C11 of C3.7 – Environmental Performance which states as follows:

- C11 *Development complies with the provisions within Part D1.0 – Energy Management of this Development Control Plan.*

Part D – Section 1 - Energy Management

The relevant specific controls are of Part D – Section 1 – Energy Management are detailed below.

- C6. *Installation of a photovoltaic system on a property located in a Heritage Conservation Area or that is listed as a Heritage Item in Schedule 5 of the Leichhardt Local Environmental Plan 2013 may be granted development consent where it can be shown that the installation will:*
- a. be located where:*
 - ii. orientation of the photovoltaic panel (direction and angle) will ensure an optimum power output;*
 - b. be of a design, siting and materials, including colour of trim, that is sympathetic to the character of the building and its streetscape context and which will have minimal visual impact;*
 - d. not result in negative impacts on amenity, building fabric or heritage values of the building and its setting in the streetscape; and*

Overall, the proposed solar panels are not considered to satisfy the above controls. In terms of energy efficiency, the proposed solar panels on the front and rear roof planes are not orientated north, nor within 15 degrees of north, which is considered the ideal orientation therefore they will not result in optimum power output given the orientation of the site.

Information available from various solar power authorities indicates that western facing roofs in Sydney/NSW provide a higher energy yield than eastern facing roofs, due in part to long sunny afternoons for a good part of the year, and the fact that afternoon power generation tends to feed into higher use demand periods by most households. Conversely, eastern roof orientation tends to have a lesser yield. Under these circumstances, given the panels on the front roof plane would face east, the environmental justification to support further incremental change to the heritage conservation area for an energy generation outcome is less convincing.

With regard to Energy Management by the household, it is also noted that other options are available which would assist in reducing energy demand, such as increased insulation, double glazing or use of a heat pump.

5(e) The Likely Impacts

The assessment of the Development Application demonstrates that the proposal will have an adverse impact on the locality in the following way:

Impact on heritage conservation area

As previously discussed in this report, solar panels on the rear roof plane are acceptable as they are not visible in the streetscape. The proposed solar panels on the front roof plane are not acceptable as they will be visible in the streetscape and will have a detrimental impact on the intact roof forms of the heritage conservation area. Approval of solar panels on the front roof plane would also set a precedent for further erosion of the original roof forms of buildings in the conservation area.

On the other hand, the assessment raises no objection to solar panels on the rear roof plane of the building.

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

Approval of the proposed rear roof plane solar panels is recommended as they are considered suitable for the site. However, as assessed initially, it is considered that having solar panels on the front roof plane in a conservation area will have an adverse impact on the heritage significance of the area.

The proposal does not have a balancing justification that may be considered reasonable, for example achieving high-level energy savings, and therefore it is considered that the site is unsuitable to accommodate solar panels on the front roof plane.

5(g) Any submissions

The application was notified in accordance with Leichhardt Development Control Plan 2013 for a period of 14 days to surrounding properties.

No submissions were received.

5(h) 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, with regard to having solar panels on the front roof plane in a conservation area is contrary to the public interest. The proposed solar panels on the rear roof plane are considered acceptable and 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 – Solar panels on front roof plane not supported as previously discussed.

6(b) External

The application was not required to be referred externally.

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Leichhardt Local Environmental Plan 2013* and *Leichhardt Development Control Plan 2013* with regard to solar panels on the rear roof plane.

With regard to proposed solar panels on the front roof plane, the development would result in significant adverse impacts in the streetscape in the conservation area without achieving good energy generation and is not considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions, specifically with regard to deletion of solar panels on the front roof plane.

9. Recommendation

- A. The applicant has made a written request pursuant to Clause 4.6 of the *Leichhardt Local Environmental Plan 2013* to vary Clause 4.4 Floor Space ratio of the *Leichhardt Local Environmental Plan 2013*. After considering the request, and assuming the concurrence of the Secretary, the Panel is satisfied that compliance with the standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. 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. DAREV/2019/12 for Installation of solar panels to roof of townhouse at 65 Palmer Street BALMAIN NSW 2041 subject to the conditions listed in Attachment A below including a condition requiring deletion of solar panels on the front roof plane.

Attachment A – Recommended conditions of consent

Conditions of Consent

Fees

1. 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 paid 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.

General Conditions

2. 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
not stated	Plan sketch for position of solar panels - Plan	28/10/19	not stated
A/A	Plan sketch for position of solar panels - Elevation	A/A	A/A

As amended by the conditions of consent.

3. Design Change

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

- i) The photovoltaic panels on the front roof plane are to be deleted.

4. Standard Street Tree Protection

No trees on public or neighbouring private property are to be damaged or removed as a consequence of this consent.

5. Works Outside the Property Boundary

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

During Demolition and Construction

6. 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.

Prior to Occupation Certificate

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.

Swimming Pools

Applicants are advised of the following requirements under the *Swimming Pools Act 1992*:

- a) The owner of the premises is required to register the swimming pool on the NSW State Government's Swimming Pool Register. Evidence of registration should be provided to the Certifying Authority.
- b) Access to the pool/spa is restricted by a child resistant barrier in accordance with the regulations prescribed in the. The pool must not be filled with water or be allowed to collect stormwater until the child resistant barrier is installed. The barrier is to conform to the requirements of Australian Standard AS 1926:2012.
- c) A high level overflow pipe has been provided from the back of the skimmer box to the filter backwash line discharging to the sewer. This line must not directly vent the receiving Sydney Water sewer. Evidence from the installer, indicating compliance with this condition must be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.
- d) Permanently fixed water depth markers are to be clearly and prominently displayed on the internal surface above the water line at the deep and shallow ends on in-ground pools / spas and on the outside of aboveground pools / spas.
- e) A durable cardiopulmonary resuscitation information poster sign authorised by the Life Saving Association is to be displayed in the pool / spa area in accordance with Clause 10 of the *Swimming Pool Regulation 2008*.
- f) Access to the swimming pool/spa must be restricted by fencing or other measures as required by the *Swimming Pools Act 1992* at all times.

All drainage, including any overland waters associated with the pool/spa, must be pipe-drained via the filter to the nearest sewer system in accordance with the requirements of Council & Sydney Water. No drainage, including overflow from the pool or spa must enter Council's stormwater system.

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

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

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.

Construction of Vehicular Crossing

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, prior to commencement of works.

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

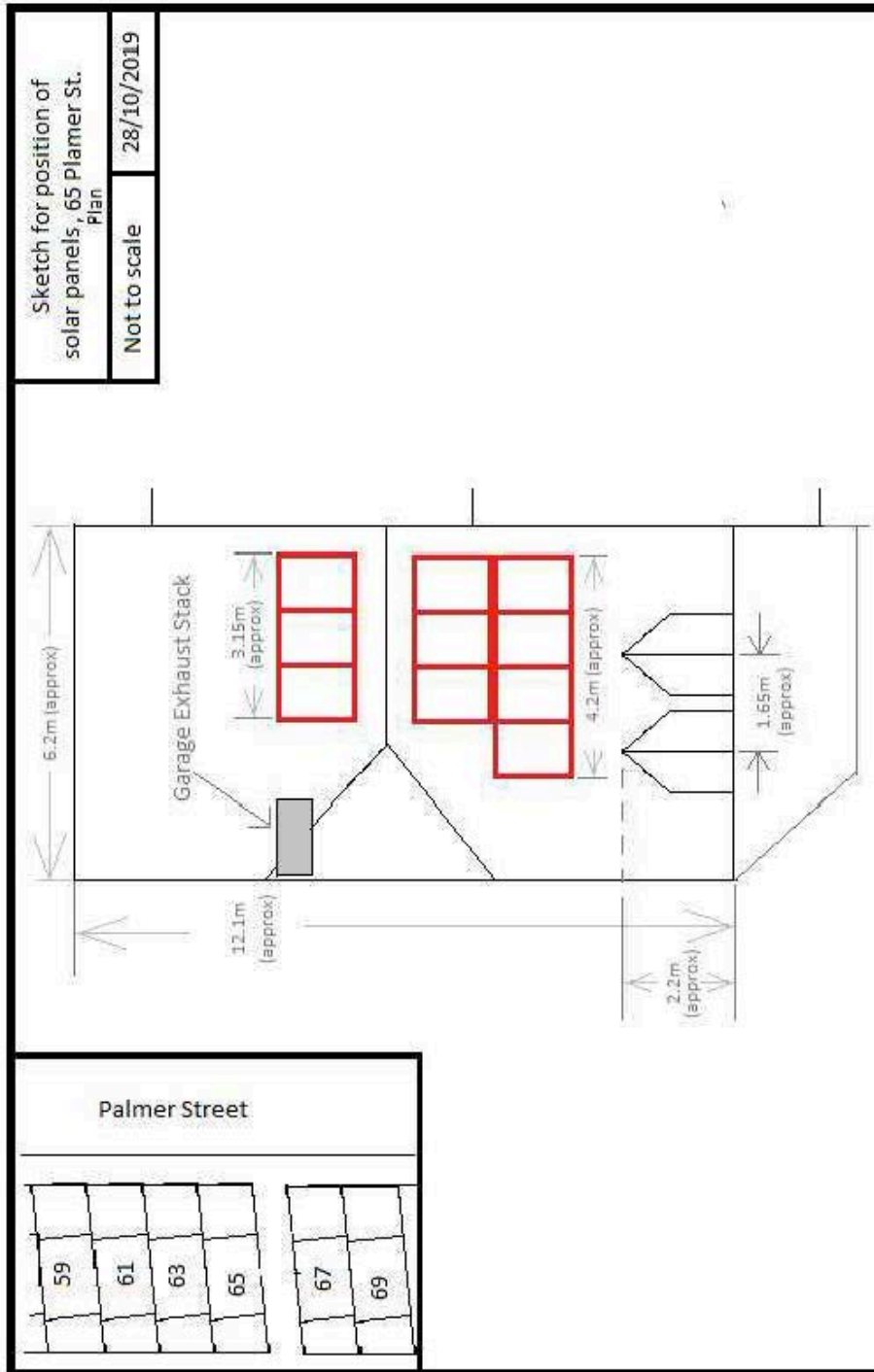
Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

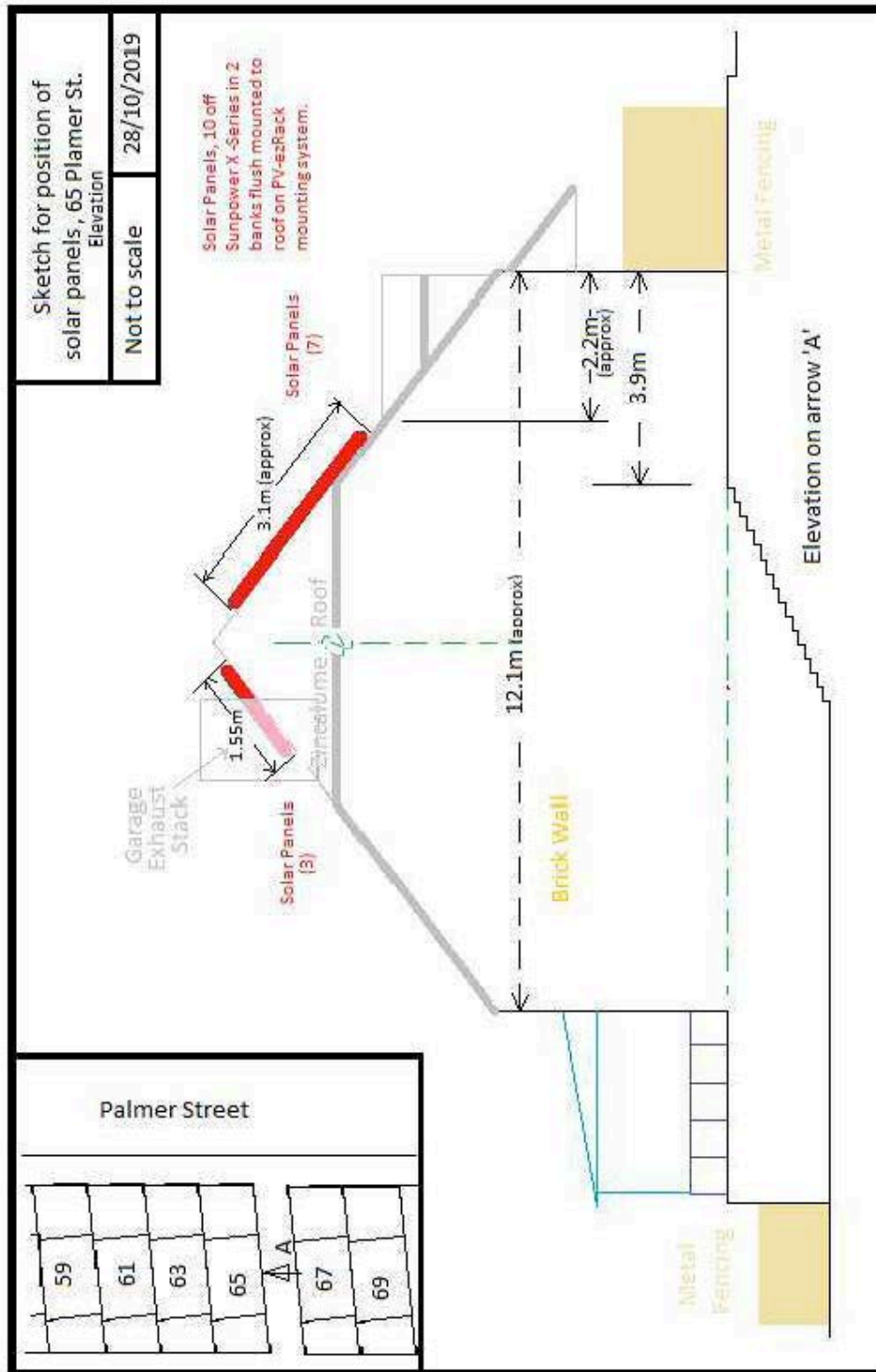
Useful Contacts

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





Attachment C- Clause 4.6 – Exceptions

Document (09 04 20) Additional proposal.

Applicant details:
Mr Arthur and Mrs Kerry Haberlin

Street Address:
65 Palmer Street, Balmain, N.S.W. 2041

Site Details:
65 Palmer Street, Balmain, N.S.W. 2041
Lot: 137 SP: 57817

With respect to the review of Development Application D/2019/422 the following proposal that council should not consider the current development standards for floor space ratio, site coverage and landscaped area as being applicable to the property under consideration has been requested by the Inner West Council. The proposal therefore is made in the spirit of trust and cooperation to facilitate a prompt and appropriate conclusion to this review. This submission is made without assertion that any of the matters not to be considered are, or have ever been, in violation of any current or past standards and also without prejudice to the applicant's future rights concerning the review decision by the council.

Regards

Date:

4.6 Exemption to development standards

An exemption is sought to vary the following development standards:-

- Site Coverage – Clause 4.3A(3)(a)(ii) of LEP 2013
- Site Coverage – Clause 4.3A(3)(b) of LEP 2013
- Floor space ratio - Clause 4.4(2) of LEP 2013

The key objectives of clause 4.6 states:-

(1) The objectives of this clause are as follows

- (a) to provide an appropriate degree of flexibility in applying certain development standards to a particular development,
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

The general objectives of the Residential R1 zoning are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

- *To improve opportunities to work from home.*
- *To provide housing that is complementary to and compatible with, the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*

What are the environmental planning grounds that justify contravening the development standard?
Zoning objectives

In regard to justification in meeting general objectives of the Residential R1 zoning it is argued that;
"To provide for the housing needs of the community"

The development proposal does not change the use or character or disposition of the existing town house, but will allow for better amenity through the use of solar energy.

"To provide for a variety of housing types and densities"

There is no change to the existing circumstances.

"To improve opportunities to work from home"

The premises can be used as a home work situation.

"To provide housing that is complementary to and compatible with, the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas."

There is no change to the existing circumstances. The pv panels will have limited visibility in the HCA and are proposed to sit on a contemporary roof not on an original heritage protected building.

What are the environmental planning grounds that justify contravening the landscaped area and site cover standards?

In regard to justification in meeting the general objectives of the landscaped area and site cover area standards, it is argued that the residential accommodation is an existing dwelling and there is no further reduction in landscaped area nor any increase in site cover.

"to provide landscaped areas that are suitable for substantial tree planting and for the use and enjoyment of residents"

The existing landscaped area that is well established shall remain unchanged.

"to maintain and encourage a landscaped corridor between adjoining properties"

This is will be achieved as there shall be no reduction.

"to ensure that development promotes the desired future character of the neighbourhood"

The design is consistent with the desired future character of the neighbourhood under the DCP and the Conservation Area has been respected.

"to encourage ecologically sustainable development by maximising the retention and absorption of surface drainage water on site and by minimising obstruction to the underground flow of water"

This is will be achieved as there will be no reduction.

"to control site density"

There is no increase in site density resulting from the proposal.

"to limit building footprints to ensure that adequate provision is made for landscaped areas and private open space"

There is no change proposed.

In regard to the objectives of Floor Space Ratio for residential accommodation in Zone R, the LEP states in clause 4.4 :-

(1) The objectives of this clause is as follows:

- (a) to ensure that residential accommodation:
 - (i) is compatible with the desired future character of the area in relation to building bulk, form and scale,
 - (ii) provides a suitable balance between landscaped areas and the built form, and
 - (iii) minimises the impact of the bulk and scale of buildings,
- (b) to ensure that non-residential development is compatible with the desired future character of the area in relation to building bulk, form and scale.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

What are the environmental planning grounds that justify contravening the FSR and site cover standards?

The proposal is for photovoltaic panels only and there is no change to the existing circumstances.

Conclusion

The proposed application is consistent with the objectives of the development standard for landscaped area, site cover and FSR and strict compliance to the stated standards would hinder attainment of the objectives specified in Section 5(a)(i) and (ii) of the EP&A Act for the;

(i) proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment. (ii) the promotion and co-ordination of the orderly and economic use and development of land,

The application will allow the occupants to develop the land in accordance with objectives of the EP&A Act in compliance to the objectives of the LEP and strict compliance to a numeric control is unreasonable or unnecessary in the circumstances of the case.

Attachment D - Statement of Heritage Significance

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Area 12 The Valley (Rozelle and Balmain)

Landform

This conservation area comprises a large but tightly formed valley which falls south and east from the Darling Street ridge towards White Bay affording enclosed views to industrial workings of the port city in the bay.

It includes a number of subdivisions/part subdivisions around the highest land in the Leichhardt Municipality on either side of the Darling Street ridge and across Victoria Road. It includes land east of Wellington Street to White Bay. It also includes the civic buildings and the commercial zone of Rozelle on both sides of Victoria Road, the land east of the Darling Street ridge beyond the commercial zone, the civic and commercial buildings of Balmain retail centre, small groups of shops along Darling Street and the former retail area of Evans and Beattie Streets.

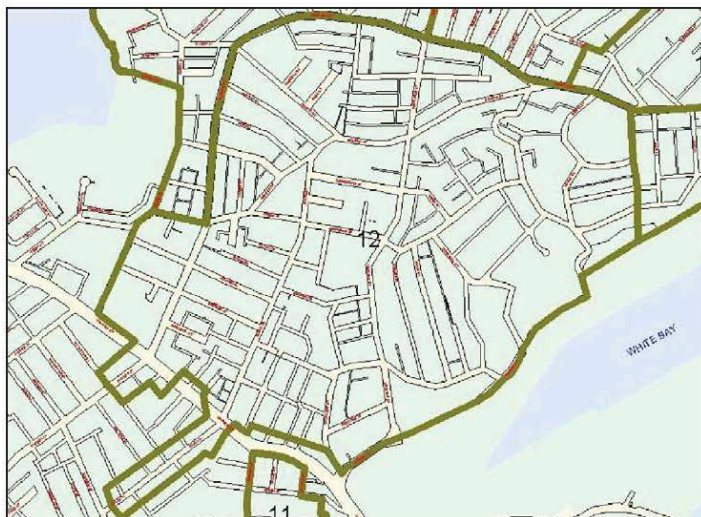


Figure 12.1 The Valley Conservation Area Map.

History

When sales of John Gilchrist's Balmain 550-acre grant were resumed in 1852, Surveyor Charles Langley subdivided the remaining acres into 46 (later 47) sections, using existing routes such as Darling Street, and other contour-hugging tracks, such as Beattie Street and Mullens Street to delineate the parcels. The sections were purchased over the next thirty years by wealthy investors, local speculators and builders.

The largest of the estates put together from Langley's subdivisions was the 19 acres of the Merton Estate purchased by piano importers Paling and Starling, druggists George and Frederick Elliott and estate agent Alfred Hancock. It occupied the land between Terry Street and Evans Street. It was subdivided by its owners into 197 allotments generally 30ft x 100ft with 50ft-wide grid

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pattern of roads, and was auctioned by local agent and developer, Alfred Hancock from 1874.

A miscellaneous collection of service and consumer trades servicing these new dwellings appeared along Evans Street in the 1870s making it the main commercial thoroughfare along the upper reaches of the Balmain peninsula.

By the 1880s the growth of industry, including noxious industry, in White Bay and along Whites Creek, made the south and east-facing slopes of the Darling Street ridge unattractive for a more affluent residential market. Those who could find employment in these industries would seek housing within walking distance, as public transport – then the horse drawn bus or later the steam tram – were too expensive. Canny speculators, such as Hancock (later Mayor of Balmain) sold to small builders who constructed very dense workers' housing for rentees or purchasers on small budgets. By 1891 a large part of this area had been built upon.

The arrival of the government-owned steam tram at the junction of Darling Street and Victoria Road in 1892, provided relatively more affluent residents along its route with transport to the city, and a greater choice of employment away from places within immediate walking distance from home. The advent of the tramway probably explains the major impetus to growth in the area particularly to the west of Evans Street, so that in the 1890s much of Terry, Wellington, Merton and Nelson Streets were built upon with one-storey brick semis, pairs or small groups of terraces (two to an allotment) and double-fronted single-storey houses (one to an allotment). Most of these buildings were constructed by local builders such as Robert Gordon, William Whitehorn and James Gibson, whose small-scale operations are indicated by the small groups of similar houses or terraces.

From the 1850s, Booth's Saw Mill on White Bay provided a cheap source of timber and weatherboards, promoting weatherboard houses as the norm for workers' housing throughout Balmain until brick terrace housing became prevalent in the late nineteenth century.

The extension of the steam tram service along Darling Street by 1900 encouraged shopkeepers to relocate there to catch the passing trade, and Evans Street was superseded as a commercial centre.

The Metropolitan Detail Survey Sydney Water Archive¹ suggests that almost all the land east of Wellington Street was built upon by 1905.

By 1907 the precinct was generally known as Rozelle.

Sources

Solling, M and Reynolds, P 1997, 'Leichhardt: on the margins of the city', *Leichhardt Historical Journal*, Vol. 22, Allen and Unwin.

Further information provided by Max Solling.

Significant Characteristics

- Contour hugging main roads – Evans, Beattie and Reynolds.

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- Outline of subdivisions, size and aspect of allotments, determined by route of main roads.
- Wider residential roads off Darling Street ridge, with grid subdivision pattern, but
- Generally narrow roads between main access roads.
- Narrow, often shallow allotments.
- Back lanes are rare.
- Dense urban environment.
- Continuous lines of buildings create sharply defined lineal spaces.
- Buildings stepped up and down hill, following the topography.
- Houses sited close to road near Darling Street ridge; and sited onto the road alignment nearer to White Bay.
- Small front gardens near Darling Street; there are fewer gardens towards White Bay.
- Tree planting is minimal except where wider main access roads provide enough room – Langley, Roseberry, Llewelyn and Reynolds Street.
- Large stands of trees in parks and open spaces.
- Small range of housing types: single-fronted, single-storey timber terraces, two-storey terraces, free-standing timber or stone single-storey cottages.
- Some larger villas on high land around Smith Street, and more generous terraces in similar locations.
- Scale predominantly limited to one or two storeys.
- Pubs with verandahs act as punctuation marks in the streetscape.
- Corner stores.
- Commercial premises (and former commercial premises) with attached dwellings along Evans and Darling Streets.
- Small industrial/warehouse buildings occur throughout the area.
- Variety of materials – large number of timber, plastered brick, some later (1890s+) face brick and a few stone buildings.
- Roof materials vary – iron is common, terracotta tiles, some slate.
- Stone retaining walls.
- Remnants of iron palisade fences define some street frontages.
- Suspended awnings to commercial facades along Darling and Evans Streets.
- Sandstone kerbs and gutters.

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Statement of Significance or Why the Area is Important

- One of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is important for illustrating development for workers' and artisan housing particularly from 1871-1891 which forms the major element of its identity. It is significant for its surviving development from that period and the later infill development up to World War II (ie pre-1939).
- Retains evidence of all its layers of growth within that period from the late-1870s.
- Through its important collection of weatherboard buildings, including the now rare timber terraces, it continues to demonstrate the nature of this important/major construction material in the fabric of early Sydney suburbs, and the proximity of Booth's saw mill and timber yards in White Bay.
- Through the mixture of shops, pubs and industrial buildings it demonstrates the nature of a Victorian suburb, and the close physical relationship between industry and housing in nineteenth century cities before the advent of the urban reform movement and the separation of land uses.
- Demonstrates through the irregular pattern of its subdivision the small-scale nature of the spec builders responsible for the construction of the suburb.
- Demonstrates the nature of some private subdivisions before the introduction of the Width of Streets and Lanes Act of 1881 required roads to be at least one chain wide.

Maintenance of Heritage Values

Generally

This is a conservation area. Little change can be expected other than modest additions and discrete alterations. Buildings which do not contribute to the heritage significance of the area may be replaced with sympathetically designed infill.

Retain

- Existing width and alignment of streets: avoid chicanes which cut diagonally across the carriageway.
- Existing back lanes.
- All buildings pre-1939 and particularly all timber buildings
- All original plaster finishes to external walls - reconstruct where necessary.
- All original unplastered face brick walls.
- All original external architectural detail, decorative tiles, plaster mouldings, chimneys, roof ridges and finials, commercial signs etc.

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Encourage replacement of lost elements, but only where evidence is available.

- All remaining sandstone kerbs and gutters.
- All corner stores, corner pubs and industrial buildings within the residential areas, and encourage their restoration. Consider small-scale commercial or professional uses for these buildings, if original uses no longer operate, as a reference to their original uses.
- Street and park planting; reinstate where necessary

Avoid

- Amalgamation that might lead to a change in the densely developed streetscape.
- Demolition of any pre-1939 building, particularly those pre-1910.
- Demolition of any remaining timber building.
- Additional storeys above the existing form of the building.
- Posted-verandahs over footpaths to commercial premises where no evidence can be provided to support their reconstruction. Encourage restoration of verandahs where evidence exists.
- Removal of plaster to external walls, where part of the original construction. Removal of original architectural details.
- Additional architectural detail for which there is no evidence.
- Inappropriate fences such as high brick walls, new iron palisades on high brick bases.
- Interruption to the almost continuous kerb and gutter line.

Endnotes

- ¹ Solling & Reynolds, p 81.
-