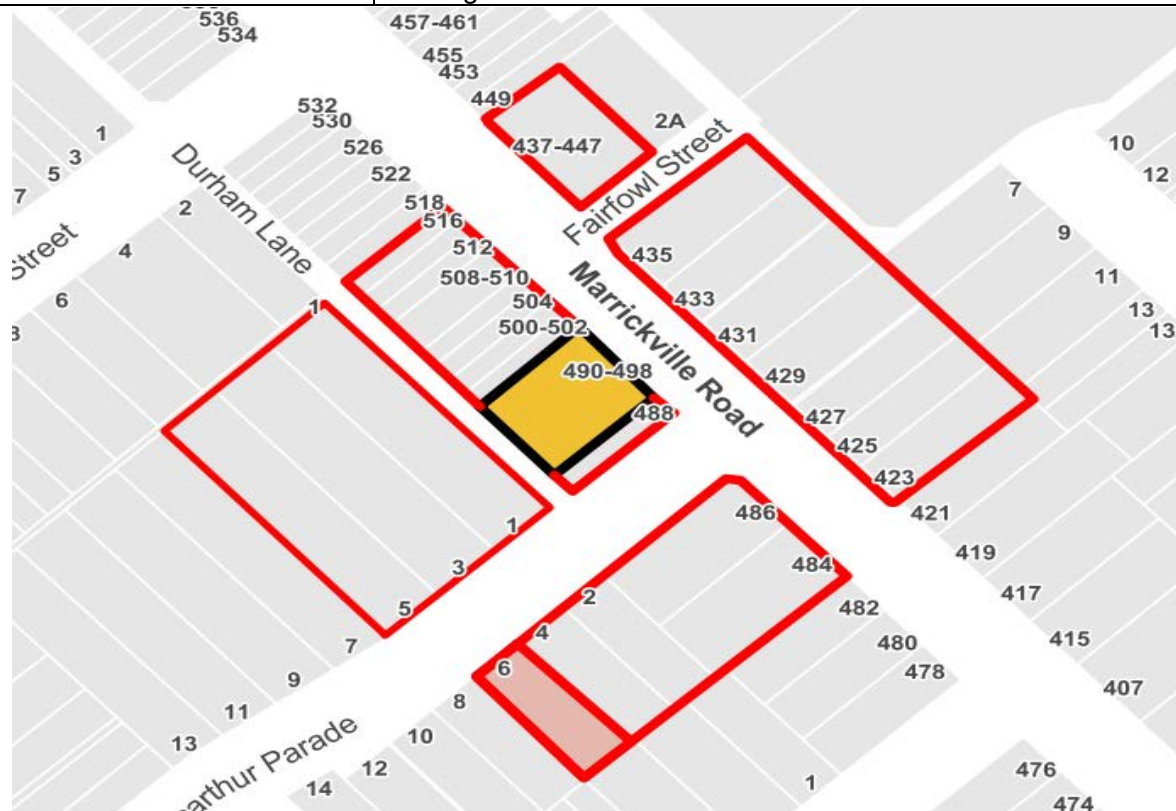







INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA201900381
Address	490-498 Marrickville Road, Dulwich Hill
Proposal	To subdivide the existing lot into 3 Torrens Title Lots. Alterations and additions to Lot 2 for a shop top housing development comprising a commercial use and 6 dwellings with associated parking and landscaping.
Date of Lodgement	8 November 2019
Applicant	Evangelia Thanos
Owner	Mr. Andreas Thanos, Mr. Dimitrios Thanos, Ms Evangelia Thanos & Ms. Archondia Thanos
Number of Submissions	1 submission
Value of works	\$3,518,293
Reason for determination at Planning Panel	Development to which <i>State Environmental Planning Policy No 65</i> applies and is 4 storeys in height
Main Issues	Residential pedestrian access Building form, massing and detailing
Recommendation	Deferred Commencement Approval with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Statement of Heritage Impact
Attachment D	Heritage Addendum Letter



LOCALITY MAP

Subject Site		Objectors		 N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council to subdivide the existing lot into 3 Torrens Title Lots and alterations and additions to Lot 2 for a shop top housing development comprising a commercial use and 6 dwellings with associated parking and landscaping at 490-498 Marrickville Road, Dulwich Hill. The application was notified to surrounding properties and 1 submission was received.

The main issues that have arisen from the application include:

- Provision of residential access solely from the Durham Lane; and
- Building form, massing and detailing variations to Part 5 *Commercial & Mixed Use, Development*, Part 8 *Heritage* and Part 9.38 *Dulwich Hill (Commercial Precinct 38)* of the Marrickville Development Control Plan 2011 (MDCP 2011).

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

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

The Deferred Commencement condition included in the recommendation addresses concerns raised within this report primarily with respect to the provision of the residential pedestrian access solely from Durham Lane. This is achieved by way of requiring an additional residential access point directly from Marrickville Road. This is considered a superior outcome compared to what is currently proposed, both in terms of community safety and disabled access.

2. Proposal

The proposal seeks consent to subdivide the existing lot into 3 Torrens Title Lots and carry out alterations and additions to Lot 2 for a shop top housing development comprising a commercial use and 6 dwellings with associated parking and landscaping. Details of the proposal are as follows:

- Subdivision of the site into three Torrens title allotments, with the following areas/dimensions:
 - **Lot 1:** 299.3sqm/9.75m frontage;
 - **Lot 2:** 298.6sqm/9.75m frontage; and
 - **Lot 3:** 149.3sqm/4.87m frontage.
- Demolition of the majority of the structures on proposed Lot 2, except for the retention of the contributory, shop front façade;
- Construction of a 4 storey, shop-top housing development, comprising a commercial use and 6 dwellings as follows:
 - **Basement:** Building services, including fire hydrant and cold water boosters and pump assembly;
 - **Ground floor:** Commercial floor space fronting Marrickville Road, 2 car parking spaces for residential use, 1 vehicle loading bay/car parking space for commercial use, bicycle parking, 1 accessible toilet, 1 ambulant toilet, waste facilities, building services, lift and stairwell providing access throughout the building;

- **Level 1:** 2 residential apartments, including 1 x 3 bedroom apartment and 1 x studio apartment, lift access, stairs and landing;
 - **Level 2:** 3 residential apartments, including 2 x 1 bedroom apartments and 1 studio apartment, lift access, stairs and landing; and
 - **Level 3:** 1 residential apartment, including 1 x 2 bedroom apartment, communal rooftop terrace, lift access, stairs and landing.
- Landscaping and public domain works.

Note: The use and fitout of the commercial floor space, including any associated signage, will be subject to a future application. A condition to this effect is included in the recommendation.

3. Site Description

The subject site is located on the south-western side of Marrickville Road, between Macarthur Parade and Durham Street. The site consists of a regularly shaped allotment, with a total area of 747.3sqm, which is legally described as Lot 10/DP 1237659.

The site has a frontage to Marrickville Road of approximately 24.38m and a secondary frontage at its rear to Durham Lane of approximately 24.43m.

The site currently supports a mix of 1 to 2 storey shops and the adjoining properties support 1 to 2 storey commercial buildings, some of which appear to have residential uses above.

The site is located within the Dulwich Hill Commercial Precinct Heritage Conservation Area (DHCP HCA), under the MLEP 2011. The existing shop located on the site and previously at 494 Marrickville Road and on proposed Lot 2 is identified as a contributory item under Part 8 of the MDCP 2011.

The surrounding locality is currently transitioning from a lower density commercial centre to a medium density, mixed-use precinct. Sites further to the north-west and on the same side of Marrickville Road have been redeveloped to accommodate, multi-storey, shop-top housing development.

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
DA201200591	To demolish part of the existing buildings beyond the first 6 metres from the Marrickville Road frontage and construct a 5 storey mixed use development comprising 5 retail/commercial tenancies and 5 car parking spaces on the ground floor, 14 dwellings on the levels above, all over a basement level containing 14 off street car parking spaces	Approved on 12 June 2013
DA201200591.01	Under Section 96 of the Environmental Planning and Assessment Act to modify Determination No 201200591 dated 12 June	Approved on 26 June 2015

	2013 to modify the development to permit demolition of part of the existing building beyond the first 2 metres from the Marrickville Road frontage, minor changes to openings, building materials, increase height of the lift overrun, deletion of car parking to accommodate a future substation chamber and modify access to the level 3 terrace.	
DA201900107	To subdivide the land into 5 lots as per the existing built form.	Withdrawn on 24 July 2019
PDA201900089	Demolition of the existing structures and construction of a part 3/part 4 shop top housing development comprising a commercial use and 8 dwellings with 2 parking spaces.	Advice Issued on 22 July 2019. The subject proposal generally adopts the advice provided, except for key issues, which are discussed within this report.

Note: In accordance with Clause 4.63 of the *Environmental Planning and Assessment Act 1979*, a condition of consent has been recommended requiring the formal surrender of DA201200591 prior to the issue of a Construction Certificate for this application.

Surrounding properties

Application & Address	Proposal	Decision & Date
DA200300441 504 Marrickville Road, Dulwich Hill	To demolish the existing building excluding the facade and to erect a three storey mixed use building containing one ground floor commercial premises, two x one bedroom and one x two bedroom dwellings and two car spaces and to strata subdivide the premises into four lots.	Approved 2 December 2003
DA200800198 508-510 Marrickville Road, Dulwich Hill	To demolish the existing premises excluding the front façade and carry out alterations and additions to the premises to erect a three part four storey building containing ground floor shops and six dwellings with off street car parking for 3 vehicles.	Approved 3 February 2009
DA201300520 522 Marrickville Road, Dulwich Hill	To demolish part of the premises and carry out alterations and additions to create a mixed use development containing a ground floor shop and three dwellings with off street car parking for 1 vehicle.	Approved 21 March 2014
DA201300339 550 Marrickville Road, Dulwich Hill	To demolish existing improvements and construct a part 5 part 6 storey mixed use development containing 2 ground floor commercial premises, 18 residential apartments over 2 levels of parking for up to 10 vehicles.	Approved 18 June 2014

4(b) Application history

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

Date	Discussion / Letter / Additional Information
8 November 2019	Application lodged
13 November to 3 December 2019	Application notified
31 January 2020	<p>Request for information (RFI) letter issued to the applicant requiring the following amendments/information:</p> <ul style="list-style-type: none"> a) Design amendments to the massing of the development, including provision of a 2 storey building base with a parapet wall to align with the adjoining commercial buildings; b) Design amendments to the building's primary elevation to improve its relationship with the retained contributory façade and adjoining buildings; c) Design amendments to ensure the side walls are capable of being built, cleaned and maintained from within the site; d) Design amendments to provide a residential access point from Marrickville Road; e) Design amendments to improve visual privacy outcomes; f) Confirmation that the proposal complies with minimum floor to ceiling height requirements under <i>State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development</i> (SEPP 65); g) Design amendments to the waste facilities, including a wider entry point and provision of a bulky goods storage area; h) Design amendments and supplementary information to satisfy the biodiversity provisions under Clause 6.4 <i>Terrestrial Biodiversity</i> of the MLEP 2011; and i) Provision of a boundary survey and updated plan of subdivision.
21 February 2020	<p>The applicant submitted amended plans and additional information to address the above concerns raised by Council on 31 January 2020.</p> <p>The above package forms the basis for the current development application and assessment below. It generally addresses the concerns previously raised by Council, except for the provision of a residential entry point from Marrickville Road. This matter is discussed further within this report and addressed via a recommended Deferred Commencement condition.</p>

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 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.*

The following provides further discussion of the relevant issues:

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

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. MDCP 2011 provides controls and guidelines for remediation works. SEPP 55 requires the consent authority to be satisfied that “the site is, or can be made, suitable for the proposed use” prior to the granting of consent.

The site has not been used in the past for activities which could have potentially contaminated the site. It is considered that the site will not require remediation in accordance with 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 is acceptable having regard to the nine design quality principles.

Apartment Design Guide (ADG)

The Apartment Design Guide (ADG) contains objectives, design criteria and design guidelines for residential apartment development. In accordance with Clause 6A of the SEPP, certain requirements contained within MDCP 2011 do not apply. In this regard the objectives, design criteria and design guidelines set out in Parts 3 and 4 of the ADG prevail.

The following provides further discussion of the relevant issues:

Communal and Open Space

The ADG prescribes the following requirements for communal open space (COS):

- COS has a minimum area equal to 25% (74.83sqm) of the site.
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).

Comment: The development does not strictly comply with the above requirements, however; is satisfactory on merit as follows:

Minimum COS area:

- The COS provided has a minimum area equal to 15% (46.5m²) of the site.
- The majority of apartments are provided with balconies with areas in excess of the minimums prescribed by the ADG, thereby assisting in supplementing the variation.
- The subject site is located within walking distance of a variety of public open spaces, including the nearby ‘Graham Green’, which will assist to offset the variation.

Direct sunlight:

- Given the rooftop location of the COS and the height of surrounding buildings, the development complies with the ADG direct sunlight provisions.

Deep Soil Zones

The ADG prescribes the following minimum requirements for deep soil zones:

Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)
Less than 650m ²	-	7% (20.9sqm)
650m ² - 1,500m ²	3m	
Greater than 1,500m ²	6m	
Greater than 1,500m ² with significant existing tree cover	6m	

Achieving the design criteria may not be possible on some sites including where:

- The location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres).
- There is 100% site coverage or non-residential uses at ground floor level.

Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure.

Comment: The development provides for a minor amount of deep soil (9sqm approx.). Notwithstanding, the level of deep soil proposed in this instance is considered acceptable based on the following:

- Part 5 *Commercial and Mixed Use Development* and Part 9.38 *Dulwich Hill (Commercial Precinct 38)* of the MDCP 2011 encourages the subject site to adopt a desired future character that consists of commercial uses on the ground floor and residential dwellings above, which the proposal achieves. Further, the subject site's B2 Local Centre zone under the MLEP 2011 also encourages this built outcome. As a result, limited opportunities are afforded on the ground floor to provide deep soil.
- Notwithstanding the above, whilst it is acknowledged that limited deep soil is provided, it is considered the proposal effectively satisfies competing planning controls for the site, including heritage conservation and building servicing requirements; which restrict opportunities for greater deep soil provision. Further, the deep soil proposed is a significant improvement on existing site conditions.
- The proposal provides supplementary planting throughout the building to offset the variation, including on the rooftop COS and common landing areas.
- Subject to conditions, it is considered the proposal will be satisfactory in terms of stormwater management.

Visual Privacy/Building Separation

The ADG prescribes the following minimum 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

In addition, sites which adjoining a different zone with a lower density are to add 3 metres to the minimum separation requirements.

Site and building design elements are to increase privacy without compromising access to light and air and to balance outlook and views from habitable rooms and private open space.

Comment: Although the development does not strictly comply with the above requirements, it is satisfactory on merit as follows:

- Having regard to the site's commercial context, being located in a B2 Local Centre zone, the proposed building is built to the front and side boundaries, which is consistent with the desired future character provisions under the MLEP 2011 Part 5 *Commercial and Mixed Use Development* and Part 9.38 *Dulwich Hill (Commercial Precinct 38)* of the MDCP 2011.
- Voids are proposed along centrally and adjacent to side boundaries to allow for improved access to sunlight and ventilation for the apartments, which can be repeated along the street upon redevelopment of the adjoining properties.
- The proposal does not provide 9m of separation to an adjoining site in a different zone with a lower density (1 Macarthur Parade on the opposite side of Durham Lane – R2 Low Density Residential Zone and currently used as childcare centre). Notwithstanding, the variation is considered acceptable in this instance on the following grounds:
 - Although the proposed COS and rear windows servicing living areas are separated from the above mentioned property by approximately 6m from boundary to boundary, these elements overlook its roof and side boundary walls, as opposed to habitable or open space areas; and
 - The outdoor play area of the childcare centre is located between approximately 16 to 18m west from the proposed rooftop COS and is serviced by large shade structures and screened by vegetation. Therefore, it considered the proposal COS will not result in direct overlooking opportunities into this space.

Pedestrian access and entries

The ADG prescribes design guidance on the treatment and location of pedestrian entries:

- Building entries and pedestrian access connects to and addresses the public domain.
- Access, entries and pathways are accessible and easy to identify.

Comment: The development does not strictly comply with the above requirements as follows:

- Access to the commercial premises is directly from Marrickville Road and is accessible and clearly identifiable from the public domain.
- Although access to the commercial premises is provided from Marrickville Road, the residential access point is provided from the rear from Durham Lane. Durham Lane does have a pedestrian footpath and is therefore not accessed directly from the existing pedestrian network.

To address the above, a Deferred Commencement condition has been included in the recommendation requiring a residential access point to be provided from Marrickville Road.

Vehicle access

The ADG prescribes design guidance on the provision of vehicle access points:

- Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.

Comment: The development complies with the above requirements as follows:

- The proposed vehicle access is located behind the building line and at the rear of the site, which is consistent with adjoining properties along Marrickville Road.
- The proposed vehicle access is compatible with the façade of the building in terms of its materiality.

Bicycle and Car Parking

The ADG prescribes the following car parking rates dependent on the following:

- On sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area, the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant Council, whichever is less; and
- The car parking needs for a development must be provided off street.

Comment: The subject site is located 700 metres from Dulwich Grove light rail stop. In this case, the parking rates under the MDCP 2011 are applicable to the development. This matter is addressed under Section 5(c) below.

Solar and Daylight Access

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

- Living rooms and private open spaces (POS) of at least 70% (4) 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% (1) of apartments in a building receive no direct sunlight between 9.00am and 3.00pm at mid-winter.

Comment: The development complies with the above requirement as follows:

- The living rooms and POS areas of 100% (6) apartments receive a minimum of 2 hours direct sunlight between 9.00am and 3.00pm at mid-winter.
- A maximum of 0% (0) apartments receive no direct sunlight between 9.00am and 3.00pm at mid-winter.

Natural Ventilation

The ADG prescribes the following requirements for natural ventilation:

- At least 60% (4) 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.

Comment: The development complies with the above requirements as follows:

- At least 100% (6) of apartments are naturally cross-ventilated;
- The overall depths of cross-over or cross-through apartments do not exceed 18 metres, measured glass line to glass line.

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

Comment: The development complies with the above relevant requirements as follows:

- All habitable rooms have minimum floor to ceiling heights of 2.7 metres.
- All non-habitable rooms have floor to ceiling heights of at least 2.4 metres or greater.
- The floor to ceiling heights servicing the commercial floor space exceeds 3.3 metres.

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 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.

Comment: The development complies with and in some instances exceeds the above minimum requirements.

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 10m² and other bedrooms 9m² (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.

Comment: The development complies 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 metre.

Comment: The proposal meets and in some instances exceeds the minimum area and depth requirements for balconies outlined above.

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.

Comment: The development complies with the above relevant requirements as follows:

- The maximum number of apartments off a circulation core on a single level is 3.

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.

Comment: The development complies with and in some instances exceeds the above minimum requirements.

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

A BASIX Certificate was submitted with the application and will be referenced in any consent to satisfy the above SEPP.

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

The property is zoned B2 Local Centre under the MLEP 2011. **Shop top housing** is permissible with consent within the zone.

The application was assessed against the following relevant clauses of the *Marrickville Local Environment Plan 2011* (MLEP 2011):

Control	Proposed	Compliance
Clause 1.2 Aims of Plan	The proposal is consistent with the relevant aims of the plan as follows: <ul style="list-style-type: none"> • The proposal is an efficient use of land and will 	Yes

	<p>assist in the vitalisation of the B2 Local Centre zone;</p> <ul style="list-style-type: none"> • The proposal assists in the provision of residential and employment densities within an appropriate location nearby to public transport, whilst protecting the residential amenity of the surrounds; and • The design of the proposal is considered to be of a high standard and has a satisfactory impact on the private and public domain, given its bulk and scale, relationship with the public domain and materiality. 	
<p>Clause 2.3 Zone objectives and Land Use Table</p> <p><i>Zone: B2 Local Centre</i></p>	<p>The proposal satisfies the clause as follows:</p> <ul style="list-style-type: none"> • The proposed development is consistent with the identified objectives of the B2 Local Centre zone, as it provides for a range of unit sizes and layouts to meet the needs of the community, whilst providing a well-located and planned commercial space. 	Yes
<p>Clause 2.6 Subdivision</p>	Subdivision requires development consent	Yes, subject to conditions
<p>Clause 2.7 Demolition requires development consent</p>	<p>The proposal satisfies the clause as follows:</p> <ul style="list-style-type: none"> • Demolition works are proposed for all existing structures, except for the retention of the existing contributory shopfront façade. Demolition works are permissible with consent; and • Standard conditions are recommended to manage impacts, which may arise during demolition. 	Yes, subject to conditions.
<p>Clause 4.3 Height of building (max. 17m)</p>	The application proposes a compliant building height of 15.7m.	Yes
<p>Clause 4.4 Floor space ratio (max. 2.20: 1 (656.9m²))</p>	The application proposes a compliant floor space ratio of 1.78:1 (534m ²).	Yes
<p>Clause 4.5 Calculation of floor space ratio and site area</p>	The site area and floor space ratio for the proposal has been calculated in accordance with the Clause.	Yes
<p>Clause 5.10 Heritage conservation</p> <p>Dulwich Hill Commercial Precinct Heritage Conservation Area (DHCP HCA),</p>	<p>The proposal achieves the objectives of this clause as follows:</p> <ul style="list-style-type: none"> • The application has been adequately designed to conserve the heritage significance of the DHCP HCA, including assisting to reinforce the historic, 2 storey, commercial streetscape along Marrickville Road; and, • A Heritage Impact Statement (HIS) and addendum letter accompanied the application prepared by Heritage 21. The HIS and addendum letter concluded that the proposal will have an acceptable impact on heritage significance of the DHCP HCA and it satisfies the relevant provisions under Clause 5.10 Heritage Conservation of the MLEP 2011. 	Yes

<p>Clause 6.2 Earthworks</p>	<p>Minor earthworks are proposed for the provision of building services. The application is considered to adequately satisfy this clause in that the proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability.</p>	<p>Yes, subject to conditions.</p>
<p>Clause 6.4 Terrestrial biodiversity</p>	<p>The proposal achieves the objectives of this clause as follows:</p> <ul style="list-style-type: none"> • The site is identified in the Bandicoot Protection Area; • The site is devoid of vegetation and is covered by existing built structures. In addition, given its size, is unlikely to provide habitat for native fauna, including Bandicoots; and • The proposal introduces landscaping onto the site, including tree and shrub plantings on the ground floor, which will assist to support biodiversity. <p>Notwithstanding the above, to support the aims of this clause, a condition has been included in the recommendation requiring the majority of the landscaping to be native to the area and the provision of natural elements that may form habitats for local fauna.</p>	<p>Yes, subject to condition.</p>

5(b) Draft Environmental Planning Instruments

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

- *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 Draft IWLEP 2020 contains the following matters affecting the subject site being the following:

B2 Local Centre objectives

The following additional relevant objectives within the B2 Local Centre zone:

- *To reinforce and enhance the role, function and identity of local centres as the primary commercial and retail centres in Inner West and provide for residential development that supports, and does not detract from, that function.*
- *To promote building use and design that creates open and lively facades and invites people to interact at a street level.*
- *To generally conserve and enhance the unique sense of place of local centres by ensuring that new development displays architectural and urban design quality and integrates with the desired character and cultural heritage of these places.*

Comment: The development complies with the above draft provisions as follows:

- The provision of the ground floor commercial space and residential apartments above, will assist to support and enhance the functions of the surrounding B2 Local Centre;
- It is considered the materiality and finishes of the façade and the floor level and expansive glazing proposed to service the commercial floor space will invite people to interact at street level; and
- As detailed throughout this report, it is considered the proposal effectively conserves the existing contributory, shopfront façade, while reinforcing the dominant 2 storey, commercial streetscape. This is achieved by a sufficient setting back of the upper floors of residential accommodation. These measures will conserve and enhance the surrounding B2 Local Centre.

Clause 4.3 Height of buildings

The following additional relevant provisions of Clause 4.3 Height of buildings:

- (a) to ensure building height is consistent with the desired future character,*
- (b) to minimise adverse environmental and amenity impacts on adjoining properties, the public domain, heritage conservation areas and heritage items,*
- (c) to provide an appropriate transition in height to heritage items, heritage conservation areas and differing built forms.*

Comment: The development complies with the above draft provisions as follows:

- The proposed building height is under the current allowed building height development standard and is consistent with nearby, shop top housing developments;
- As detailed throughout this report, the proposal has acceptable amenity impacts on the built and natural environments and is considered compatible with the DHCP HCA; and
- The building height steps to the rear of the site to respect the adjoining lower density residential zone on the opposite side of Durham Lane.

Clause 4.4 Floor space ratio

The following additional relevant provisions of Clause 4.4 Floor space ratio:

- (a) to appropriately regulate the density of development, built form and land use intensity based on the capacity and location of existing and planned infrastructure,*
- (b) to ensure that development is compatible with the desired future character,*
- (c) to provide an appropriate transition between development of different densities,*
- (d) to minimise adverse environmental and amenity impacts on adjoining properties, the public domain, heritage conservation areas and heritage items,*
- (e) to provide a suitable balance between landscaping, open space, and built form to increase the tree canopy and to protect the use and enjoyment of private properties and public domain.*

Comment: As detailed throughout this assessment report, it is considered the development will have an acceptable impact on the built and natural environments and provides an appropriate transition to lower density development, whilst achieving the desired future character of the B2 Local Zone and the Dulwich Hill Commercial Precinct. Also, as discussed under Section 5(a)(iv) above, the proposed floor space ratio readily complies with current standard.

Clause 6.5 - Stormwater management

The following additional relevant provisions of Clause 6.5 Stormwater management:

- (1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.*
- (2) This clause applies to all land in residential, business and industrial zones.*
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:*
 - (a) is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water, and*
 - (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and*
 - (f) avoids any significant adverse impacts of stormwater runoff on adjoining properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.*

Comment: Subject to conditions, the proposal will appropriately manage stormwater.

Clause 6.16 - Residential accommodation in certain business zones

The following additional relevant provisions of Clause 6.16 Residential accommodation in certain business zones:

- (1) The objective of this clause is to control the location of residential accommodation permitted in the zones to which this clause applies to support the vitality of centres.*
- (2) This clause applies to land on land in the following zones:*
 - (a) Zone B1 Neighbourhood Centre,*
 - (b) Zone B2 Local Centre,*
 - (c) Zone B4 Mixed Use.*
- (3) Development consent must not be granted to development for the purpose of residential accommodation on land to which this clause applies unless the consent authority is satisfied that:*
 - (a) the building comprises mixed use development, including residential accommodation, and*
 - (b) the building will have an active street frontage, and*
 - (c) the building is compatible with the desired future character of the area in relation to its bulk, form, uses and scale.*
- (4) In this clause, a building has an **active street frontage** if all floor space on the ground floor of the building on the primary street frontage is used for a purpose other than residential accommodation (with the exception of areas for access or service purposes).*

Comment: The development complies with the above draft provisions as follows:

- The building is considered shop top housing, as it includes commercial floor space on the ground and subject to a future application, can readily be used for the purposes of a shop or food and drink premises, which will provide an active street frontage. In addition, residential accommodation in the form of apartments is provided directly above;
- The building will have an active street frontage facilitated by the proposed expanded commercial floor space, which occupies the full extent of the primary frontage and is to be serviced by glazing; and
- The building is compatible with the desired future character of the area and nearby shop top housing developments in terms of its bulk, form and scale, which has been addressed within this report.

Clause 6.19 Design Excellence

The following additional relevant provisions of Clause 6.19 Design Excellence:

- (1) *The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.*
- (2) *This clause applies to development involving the construction of a new building or external alterations to an existing building:*
 - (a) *on land where the maximum height shown for the land on the Height of Buildings Map is 14 metres ("N 14.0") or greater, or*
 - (b) *that is, or will be, at least 14 metres in height.*
- (3) *Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied that the proposed development exhibits design excellence.*
- (4) *In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:*
 - (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
 - (b) *whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
 - (c) *whether the development detrimentally impacts on view corridors and landmarks,*
 - (d) *the requirements of the applicable Development Control Plan,*
 - (e) *how the development addresses the following matters:*
 - (i) *the suitability of the land for development,*
 - (ii) *existing and proposed uses and use mix,*
 - (iii) *heritage issues and streetscape constraints,*
 - (iv) *the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (v) *bulk, massing and modulation of buildings,*
 - (vi) *roof design,*
 - (vii) *street frontage heights,*
 - (viii) *environmental impacts such as sustainable design, overshadowing, visual and acoustic privacy, wind and reflectivity,*
 - (ix) *the achievement of the principles of ecologically sustainable development,*
 - (x) *pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,*
 - (xi) *impact on, and any proposed improvements to, the public domain,*
 - (xii) *appropriate ground level public domain interfaces,*
 - (xiii) *excellence and integration of landscape design.*
- (5) *In this clause: applicable Development Control Plan means the Inner West Comprehensive Development Control Plan for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill; Leichhardt Development Control Plan 2013; or Marrickville Development Control Plan 2011 as relevant and in force on the commencement of this Plan.*

Comment: The quality of the proposed design has been assessed in detail with respect to above provisions under Section 5(a)(iv) *Marrickville Local Environment Plan 2011* (MLEP 2011) and Section 5(c) Development Control Plans and overall is considered satisfactory in this regard.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of the Marrickville Development Control Plan 2011 (MDCP 2011):

Control	Proposed	Compliance
<i>Part 2 – Generic Provisions</i>		
Part 2.1 – Urban Design	The proposal has been designed having regard to the 12 relevant urban design principles outlined in Part 2.1 as follows: <ul style="list-style-type: none"> • The proposal does not impact the definition between the public and private domain and is appropriate for the character of the locality given its form, massing, siting and detailing; and • The proposal enhances the existing character of the streetscape. 	Yes
Part 2.3 – Site and Context Analysis	The applicant submitted a site and context analysis as part of the application that satisfies the controls contained in Part 2.3 of MDCP 2011.	Yes
Part 2.5 – Equity of Access and Mobility	Refer to discussion below table.	No (see Section 5(c)(i) below).
Part 2.6 – Acoustic and Visual Privacy	<p><i>Residential</i></p> <p>The proposal will have a satisfactory impact on visual and acoustic levels of the surrounds in accordance with Part 2.6 as follows:</p> <ul style="list-style-type: none"> • The proposal is built to each of the site’s respective side boundaries; treated by blank walls, with an open courtyard in its middle portion to facilitate light and cross ventilation for the dwellings, which are orientated internally. Therefore, views or overlooking across side boundaries will not be facilitated; • The proposed studio balconies have been amended to include solid walls along the boundary, to protect the privacy of future occupiers and not to prejudice the redevelopment of adjoining sites; • The proposed rear separation distances are considered satisfactory relative to the surrounding context (refer to ADG discussion above); and • The proposed balconies overlook the public domain and not the private domain of nearby properties. <p><i>Commercial</i></p> <ul style="list-style-type: none"> • The use of the ground floor commercial floor space will be subject to a separate application; and • It is considered the proposal as presented will not prevent the commercial floor space to be appropriately acoustically treated as required, depending on its intended use. 	Yes, subject to conditions.

<p>Part 2.7 – Solar Access and Overshadowing</p>	<p>The proposal will have a satisfactory impact in terms of solar access and overshadowing on the surrounds in accordance with Part 2.7 as follows:</p> <ul style="list-style-type: none"> • The shadow diagrams submitted with the application demonstrate the development maintains a minimum of 2 hours direct solar access to windows of principal living areas and principal areas of open space of nearby residential properties between 9:00am and 3:00pm on 21 June; and • The development will not result in adverse amenity impacts as a result of overshadowing. 	<p>Yes</p>
<p>Part 2.9 – Community Safety</p>	<p>The development is reasonable having regard to community safety for the following reasons:</p> <ul style="list-style-type: none"> • The development has been designed to overlook the public domain and communal open spaces; and • The residential entrance from the rear is to be well lit and subject to conditions, will comply with the relevant Australian Standard to avoid excessive light spillage. <p>Notwithstanding the above, it is considered conditions are required to address the following:</p> <ol style="list-style-type: none"> a) Provision of an additional residential entry point from Marrickville Road; and b) Provision of a security gate to separate the commercial floor space from the residential lift/stair well to improve safety outcomes for future residents. <p>With respect to the point a), given the site's width, it is considered it can accommodate a residential entry from Marrickville Road. This is considered a superior outcome in terms of community safety, as it will receive a greater level of passive surveillance from nearby commercial tenancies, pedestrians and vehicles compared to the rear entry point.</p> <p>In light of the above, the above matters have been included in the Deferred Commencement recommended condition. It is considered once the above design revisions are undertaken, the development will completely satisfy Part 2.9 of MDCP 2011.</p>	<p>Yes, subject to conditions.</p>
<p>Part 2.10 – Parking</p> <p><u>Residential parking</u></p> <ul style="list-style-type: none"> • 2 car parking spaces. • 3 bicycle parking spaces 	<p><i>Residential</i></p> <p>The proposal complies with the relevant provisions as follows:</p> <ul style="list-style-type: none"> • 2 car parking spaces are provided with access directly from Durham Lane; • Accessible parking requirements are addressed under Section 5(c)(i) below; and 	<p>No, however, satisfactory on merit.</p>

<p><u>Commercial parking</u></p> <ul style="list-style-type: none"> • 1 car parking space. • 1 vehicle loading space. 	<ul style="list-style-type: none"> • 6 bicycle parking spaces are provided overall. <p><i>Commercial</i></p> <ul style="list-style-type: none"> • 1 shared commercial parking and loading space is provided. Although these spaces are not provided separately, it is considered that given the extent of the commercial floor space, deliveries are likely to be infrequent, allowing for a car to be parked within the space at most times. • The subject site enjoys good access to public transport, including buses along Marrickville Road and the nearby Dulwich Grove light rail station, which will supplement the above variation. <p>Further to the above, a Traffic Impact Assessment was submitted with the application, which found the local road and parking network can readily cater for the minor increase in demand from the proposed development.</p> <p>In light of the above, it is considered the proposal will have an acceptable impact in terms of traffic and parking.</p>	
<p>Part 2.13 – Biodiversity</p>	<p>Refer to Section 5(a)(iv). above.</p>	<p>Yes</p>
<p>Part 2.21 – Site Facilities and Waste Management</p>	<p>The proposal satisfies the relevant provisions of Part 2.21 as follows:</p> <ul style="list-style-type: none"> • The application was accompanied by a waste management plan in accordance with the Part; • Standard conditions are recommended to ensure the appropriate management of waste during the construction of the proposal; • Sufficiently sized areas for waste storage have been provided for both the residential and commercial components of the development; • A temporary bin storage area inside the building at ground floor has provided to assist with waste removal; and • Standard conditions have been included to ensure access ways and gradients are satisfactory to facilitate the removal of waste. 	<p>Yes, subject to conditions.</p>
<p>Part 2.24 – Contaminated Land</p>	<p>Refer to Section 5(a)(i). above.</p>	<p>Yes</p>
<p>Part 2.25 – Stormwater Management</p>	<p>The development is capable of satisfying the relevant provisions of Part 2.25 as follows:</p> <ul style="list-style-type: none"> • Standard conditions are recommended to ensure the appropriate management of stormwater. 	<p>Yes, subject to conditions.</p>
<p><i>Part 3 – Subdivision, Amalgamation and Movement Networks</i></p>		

<p>Part 3 – Subdivision, Amalgamation and Movement Networks</p>	<p>The proposal meets the relevant provisions of Part 3 as follows:</p> <ul style="list-style-type: none"> • The proposed subdivision appropriately considers existing site features and constraints and allows the new allotments to be appropriately serviced in terms of vehicle access and stormwater drainage; • The proposed subdivision reinforces the historical subdivision pattern of the commercial precinct and the DHCP HCA and is consistent with adjoining allotments; • The proposed lot sizes and frontages are considered sufficient to allow for shop-top housing developments, which are compatible with the desired future character of the precinct and consistent with existing nearby developments; and • The proposed subdivision does not prejudice the future redevelopment or isolate adjoining allotments. 	<p>Yes</p>
<p><i>Part 5 – Commercial and Mixed Use</i></p>		
<p>Part 5.1.1 – General Objectives</p>	<p>The proposal meets the relevant objectives of Part 5.1.1 as follows:</p> <ul style="list-style-type: none"> • The proposed development responds to its context and is compatible with the surrounding built environment and public domain; • The proposal achieves a high quality of urban design; • The proposal assists in revitalising the surrounding business centre; and • Subject to Deferred Commencement condition, the proposal promotes an accessible and safe environment. 	<p>Yes, subject to condition.</p>
<p>Part 5.1.2 – Contributory buildings</p>	<p>The proposal meets the relevant provisions of Part 5.1.2 as follows:</p> <ul style="list-style-type: none"> • The proposal conserves a significant portion of the contributory building, which makes a positive contribution to the streetscape; and • The alterations and additions are consistent within the overall architectural character and building form of the surrounding contributory buildings, given the proposed 2 storey, street height wall and the setting back of the upper storeys. 	<p>Yes</p>
<p>Part 5.1.3 – Type of commercial and mixed use development</p>	<p>The subject proposal is identified as ‘External alterations and additions – Major external alterations and additions (major demolition and additional floor area’ under Part 5.1.3.</p>	<p>Noted.</p>
<p>Part 5.1.4 – Building form</p>	<p>The development generally complies with the relevant provisions of Part 5.1.4 as follows: <i>FSR & Height</i></p> <ul style="list-style-type: none"> • The proposal complies with the maximum 	<p>No - partial compliance, however acceptable on</p>

	<p>FSR and building height development standards prescribed for the site (refer to LEP discussion above); and</p> <ul style="list-style-type: none"> The proposed density of the development is appropriate to the contextual constraints of the subject site and is consistent with nearby shop-top housing developments and the desired future character of the precinct. <p><i>Front massing</i></p> <ul style="list-style-type: none"> The proposal is consistent with the front massing requirements, as its street front portion has a height below 12 metres and is generally a maximum of 2 storeys; and The street front portion at ground level is built to the boundary, to reinforce the existing, continuous street edge. <p><i>Upper level massing & Rooftop level massing</i></p> <ul style="list-style-type: none"> Whilst level 3 encroaches into the required 6m setback for upper levels, the proposal is still considered satisfactory, as sightline diagrams and elevations submitted demonstrate that levels 3 and 4 will still appear visually subservient and sympathetic to the predominant 2 storey, street wall height along Marrickville Road; Although the rooftop massing (level 4) contains a dwelling, it has an acceptable impact in terms of visual bulk, privacy and overshadowing on the surrounding built environment. In addition, as discussed above, given its setback and siting, it is considered to have an acceptable relationship with the predominant 2 storey, street wall height along Marrickville Road; and The proposed development is considerably below the allowable maximum FSR and building height standards prescribed for the site under the MLEP 2011 (refer to discussion under Section 5(a)(iv)). <p><i>Rear massing</i></p> <ul style="list-style-type: none"> Although the proposal does not comply with the rear massing requirement of being contained within a 45 degree sloping plane from a point 7.5 metres vertically above the lane ground level, measured at the rear boundary, the proposal is still considered acceptable, as the encroachment is minor and the rear massing has an acceptable impact on the surrounds in terms of visual bulk, overshadowing and privacy impacts. In addition, the built form satisfactorily steps down to the rear of the site allowing for an appropriate transition to the adjoining lower density zone on the other side of Durham Lane. 	<p>merit.</p>
--	---	---------------

	<p><i>Depth</i></p> <ul style="list-style-type: none"> The proposal provides for satisfactory building depth, as a central voids are proposed, which breaks up the building and provides all apartments with dual aspects, allowing them improved access to sunlight and ventilation. <p><i>Building separation</i></p> <ul style="list-style-type: none"> The proposal provides for satisfactory building separation. This matter is discussed in detail under Section 5(a)(ii) above. 	
<p>Part 5.1.5 – Building detail</p>	<p>The development generally complies with the relevant provisions of Part 5.1.5 as follows:</p> <p><i>Building frontages</i></p> <ul style="list-style-type: none"> The street front portion of the building mass reads as the dominant element in the streetscape, given the retention of the existing contributory façade and the alignment of the new shop front to it; The proposed levels above the street front portion of the building mass will appear visually subservient to the street wall massing, given their setbacks and materiality; and Whilst only the façade of the contributory building is retained, the proposal’s streetscape appearance will remain consistent with and complementary to adjoining contributory buildings. In addition, the proposal in its current form allows for an expansive tenancy floor, which enables a variety of future uses compared to a compliant scheme. <p><i>Active street frontage uses and shopfront design</i></p> <ul style="list-style-type: none"> The proposal aims to retain and restore an existing contributory shopfront; The proposed commercial occupancy will be less than 12m in width; The proposed shopfront levels satisfactorily relate to the existing levels of the footpath; The proposed commercial floor space is provided with appropriate facilities in terms of waste management, disabled access, sanitary requirements and vehicle parking/loading; and The active frontage component of the building is satisfactorily built to the street edge, contains a sufficient amount of clear glazing, is serviced by an awning and provides appropriately located entry points. <p>Notwithstanding the provision of the residential entry from the rear lane, it is considered in this instance appropriate on accessibility grounds to provide a residential entry point from Marrickville</p>	<p>No - partial compliance, however acceptable on merit</p>

	Road to supplement it. This matter is addressed under this table (refer to Section 5(c)(i) below).	
<p>Part 5.1.6 – Building use</p> <p><u>Dwelling mix</u></p> <p><i>i. Studio 5 – 20%</i> <i>ii. 1 bedroom 10 – 40%;</i> <i>iii. 2 bedroom 40 – 75%; and</i> <i>iv. 3 bedroom or bigger 10 – 45%.</i></p>	<p>The proposal generally complies with the relevant provisions of Part 5.1.6, except for the dwelling mix requirements, as the following is proposed:</p> <ul style="list-style-type: none"> • Studio: 2 or 33% • 1bd: 2 or 33% • 2bd: 1 or 16.6% • 3bd” 1 or 16.6% <p>The proposal does not meet the requirements, however, still meets the objectives; as it provides a choice of dwelling types, including studios and 3 bedroom apartments, which are generally undersupplied in the locality.</p>	No , however acceptable on merit.
<p>Part 5.1.7 – Vehicle access, parking, loading and services</p>	<p>The proposal complies with the relevant provisions of Part 5.17 as follows:</p> <ul style="list-style-type: none"> • The proposed vehicle access is located from the rear lane; • A dedicated area for loading is provided at the rear of the building and is directly accessible from the rear lane; • Building services are predominately located within the central portion of the development or from the rear laneway, thereby not affecting the provision of an active street frontage along Marrickville Road; • Appropriate security measures are proposed from the rear to prevent public access into the parking/vehicle loading areas; and • The garage doors will not encroach over the footpath. 	Yes, subject to conditions.
Part 8 – Heritage		
<p>Part 8.1.1 – Objectives</p>	<p>The proposal achieves the relevant objectives as follows:</p> <ul style="list-style-type: none"> • The proposal retains and reinstates the key elements of an existing building, which is of value to the local community; and • The proposal allows for new development, which complements the surrounding HCA, given its materiality and form. 	Yes
<p>Part 8.4.1.1 – Public domain elements</p>	<p>The proposal complies with the relevant provisions under this part as follows:</p> <ul style="list-style-type: none"> • The majority of the concrete footpath adjacent to the site is to remain unaltered by the proposal, except for approved public domain works. Any concrete footpaths removed will be required to reinstated, which will be enforced by a 	Yes, subject to condition.

	consent condition.	
Part 8.4.1.2 – Subdivision	<p>The proposal complies with the relevant provisions under this part as follows:</p> <ul style="list-style-type: none"> The existing site, which is an anomaly in the prevailing street pattern, is proposed to be subdivided to reflect the traditional subdivision pattern of the area. 	Yes
Part 8.4.1.2 – Setbacks	<p>The proposal complies with the relevant provisions under this part as follows:</p> <ul style="list-style-type: none"> The building is proposed to be built generally to the front and side boundaries, except for the provision of voids, which will allow for improved access to sunlight and ventilation for future occupiers. 	Yes
Part 8.4.1.4 – Building heights	<p>The proposal does not strictly comply with this part, as the front 6 metres of the front bay of the contributory building is not retained. Notwithstanding, the proposal is considered acceptable as follows:</p> <ul style="list-style-type: none"> The critical portion of the contributory building, namely its façade, is proposed to be retained and reinstated, which is consistent with nearby redeveloped shop-top housing developments along Marrickville Road; and Notwithstanding the removal of the front bay, the proposal will have an acceptable impact on the streetscape; as it reinforces the 2 storey, street wall height along Marrickville Road. In addition, the upper residential floors are sufficiently setback to ensure they remain subservient to the aforementioned street wall massing when viewed from the public domain, including from the opposite side of the street. 	No , however acceptable on merit.
Part 8.4.1.5 – Building form	<p>The proposal complies with the relevant provisions under this part as follows:</p> <ul style="list-style-type: none"> The shopfront façade is proposed to be retained; and The additions are sufficiently setback and are unlikely to be visible within the public domain along the site’s primary frontage (Marrickville Road). 	Yes
Part 8.4.1.7 – Building facades	<p>The proposal complies with the relevant provisions under this part as follows</p> <ul style="list-style-type: none"> The original scale, proportion, materials and detailing of the contributory building in the streetscape is proposed to be retained and reinstated; The proposed new windows and openings to the principal facade are consistent with existing openings on the building and on 	Yes

	<p>adjoining buildings along the street; and</p> <ul style="list-style-type: none"> The proposed materials are compatible with the colour, texture, finishes and proportions of the existing building and surrounding buildings within the HCA. 	
<p><i>Part 9 – Strategic Context</i></p>		
<p>Part 9.38 – Dulwich Hill Commercial Precinct (Precinct 38)</p>	<p><i>Desired future character</i> The proposal is consistent with the desired future character provisions of the precinct as follows:</p> <ul style="list-style-type: none"> As detailed throughout this report, the proposed retention of the contributory façade is considered satisfactory in this instance; The proposal allows for greater scale of development, which is conveniently located to local shops, services and public transport; The proposal complements the siting, scale, form, proportion, materiality and colour of the commercial streetscape and maintains its two storey, street front massing; The massing at the upper levels is designed to be subservient to the retained portions of contributory building and the proposed 2 storey, street wall height, given its setbacks and overall maximum height; The proposed shopfront on the ground floor will provide for sufficient activation; The proposal will have an acceptable impact on both the built and natural environments and will allow for satisfactory levels of amenity for future occupiers, which has been demonstrated throughout this report; The proposal has considered its impact on biodiversity, which is found to be acceptable; and The proposal provides efficient parking and loading areas for vehicles. <p><i>Precinct specific planning controls</i> Scenario 4 for is applicable which is as follows:</p> <ul style="list-style-type: none"> Height 14m; 1.5:1 or 449sqm; and Retention of the front bay of the contributory building. <p>The proposal varies the above prescribed development scenario, requiring a reduced envelope according to the site’s area and frontage width. Notwithstanding, the proposal is considered acceptable as follows:</p> <ul style="list-style-type: none"> As demonstrated throughout this report, the proposal has an acceptable impact in terms of visual bulk, privacy, 	<p>No, however acceptable on merit.</p>

	<p>overshadowing on the surrounding built environment. In addition, given its setbacks and siting, it is considered to have an acceptable relationship with the predominant 2 storey, street front massing along this portion of Marrickville Road, which reinforces the dominant character of the precinct;</p> <ul style="list-style-type: none"> • The proposal retains and reinstates the principal element of the contributory building, namely its façade. This approach is consistent with nearby shop-top housing developments; and • The proposed development readily complies with the allowable maximum FSR and building height standards prescribed for the site under the MLEP 2011 (refer to discussion under Section 5(a)(iv). 	
--	---	--

The following provides discussion of the relevant issues:

(i) Part 2.5 - Equity of Access and Mobility

Part 2.5 of MDCP 2011 specifies the minimum access requirements including the following accessible facilities in accordance with the relevant Australian Standards:

MDCP 2011 Requirement	Proposed	Consistency
Residential Component		
For developments with five (5) or more dwellings, one adaptable dwelling per five or part thereof.	The proposed 6 dwellings require the provision of one (1) adaptable dwelling.	No (refer to discussion below table)
Appropriate access for all persons through the principal entrance of a building and access to any common facilities	The proposed entry is provided from the rear Durham Lane. Durham Lane does not include an accessible pedestrian footpath.	No (refer to discussion below table)
One (1) accessible parking space for every adaptable dwelling	An accessible parking space is not provided.	No (refer to discussion below table)
Commercial Component		
Appropriate access is provided for all persons through the principal entrance to the premises.	Access provided through the principal entry of each respective premises.	Yes
A continuous path of travel through the main entrance.	A level entrance is provided throughout.	Yes

Despite the above, the requirements of MDCP 2011 are effectively superseded by the introduction of the Premises Standards. An assessment of whether or not these aspects of the proposal fully comply with the requirements of relevant Australian Standards and the Premises Standards has not been undertaken as part of this assessment. That assessment would form part of the assessment under the Premises Standards at the Construction Certificate stage.

Adaptable dwelling

A “liveable” unit is being provided instead of an adaptable unit, as accessible car parking is not proposed. In this instance this outcome is considered acceptable given the site is in a

highly accessible location within the Dulwich Hill Commercial Precinct, which enjoys good access to nearby public transport.

Appropriate Access

As outlined above, the proposed residential access point is at the rear of the site from Durham Lane. Durham Lane does not include a footpath, which would require a disabled resident to traverse the carriageway to access the residential entry point. Coupled with passive surveillance concerns due to its location, which has been discussed earlier within this report, sole reliance upon it is not considered a desirable outcome. Therefore, as outlined earlier, the applicant was requested to address this matter.

The revised proposal submitted did not include the provision of an accessible entry point from Marrickville Road. However, supporting justification was provided and is summarised as follows:

- The proposed residential access from the rear is consistent with nearby shop top housing developments, including 504, 508-510 and 522 Marrickville Road;
- The residential entry point at the rear will allow for improved activation of the lane way and is to be serviced by lighting to allow for satisfactory levels of safety;
- A residential entry point from Marrickville Road will have an adverse impact on the commercial viability of a future tenancy; and
- Council should consider converting Durham Lane into a formal, one-way 'shared zone'. This outcome would improve the safety of the lane, as it would give priority to pedestrians over vehicles.

The above supplementary supporting points have been considered. However, it is still deemed appropriate in this instance that the proposal provide a residential entry point from Marrickville Road. This is based on the points discussed earlier relating to disabled access and community safety and the following:

- 504 and 522 Marrickville Road have narrower lot widths compared to proposed Lot 2; and
- 550 Marrickville Road provides a residential entry point from Marrickville Road. Further, it has an approximate frontage of 9.3 metres, which is less than proposed Lot 2, which is 9.7 metres. In addition, it currently has a tenanted food and drink premises on the ground floor.

In light of the above, it is considered the proposal can readily provide a residential entry point from Marrickville Road, whilst allowing for a viable future commercial tenancy. In addition, it is considered appropriate to retain the secondary entry from Durham Lane, which allows for its improved activation and its potential repurposing into a shared zone in the future.

Therefore, to achieve the above outcome, a Deferred Commencement condition is included in the recommendation requiring the redesign of the ground floor to allow for an accessible residential entry point to be provided from Marrickville Road.

Accessible parking

The proposal does not provide an accessible parking space. Notwithstanding, this outcome is considered acceptable in this instance as follows:

- Part 2.10.5 does not specify the need for shop-top housing developments with less than 6 units to provide an accessible parking space;
- The above-mentioned part of the MDCP 2011 outlines that parking rates provided within it shall prevail in the event of any inconsistency with other parts; and
- The proposed development is consistent with nearby shop-top housing developments, which given their widths and total amount of units, do not provide accessible parking spaces.

5(d) The Likely Impacts

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

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

The site is zoned B2 - Local Centre under the MLEP 2011. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified in accordance with Part 1 of the MDCP 2011 to surrounding properties. In response, 1 submission was received. The matter raised within the submission has already been addressed throughout the body of the report and is as follows:

- (i) Car parking and traffic impacts.

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 and issues raised in those referrals have been discussed in section 5 above.

- Heritage & Urban Design.
- Development Engineering.
- Urban Ecology.
- Waste Management.

7. Section 7.11 Contributions

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$159,767.70 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 *State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development* and *Marrickville Local Environmental Plan 2011*. The proposal is generally consistent with *Marrickville Development Control Plan 2011*. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape.

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 Deferred Commencement consent to Development Application No. DA201900381 to subdivide the existing lot into 3 Torrens Title Lots and alterations and additions to Lot 2 for a shop top housing development comprising a commercial use and 6 dwellings with associated parking and landscaping at 490-498 Marrickville Road, Dulwich Hill subject to the conditions listed in Attachment A.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

The following is a Deferred Commencement condition imposed pursuant to Section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. This Consent will not operate and may not be acted upon until the Council is satisfied as to the following matter(s):

- A. Amendments to the architectural plans to provide an accessible residential entry from Marrickville Road. In addition, a security gate is to be provided to restrict public access from the commercial floor space to the residential lift and stairwell.

Evidence of the above matter(s) must be submitted to Council within 2 years otherwise the Consent will not operate.

FEES

1. Security Deposit - Custom

Prior to the commencement of demolition works or prior to the 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:	\$18,056.50
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.

2. Section 7.11 (Former Section 94) Contribution

Prior to the issue of a Construction Certificate works written evidence must be provided to the Certifying Authority that a monetary contribution of \$159,767.70 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014] ("CP") has been paid to the Council.

The above contribution is the contribution applicable as at 7 April 2020.

*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.

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:

Public Amenities Type:	Contribution \$
Recreation Facilities	\$135,424.75
Community Facilities	\$18,135.87
Traffic Facilities	\$3,074.37
Plan Administration	\$3,132.70
TOTAL	\$159,767.70

A copy of the CP can be inspected at any of the Inner West Council Services Centres or viewed online at:

<https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

The contribution must be paid either in cash, by unendorsed bank cheque (from an Australian Bank only), via EFTPOS (Debit only) or credit card*. Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.

*NB A 0.75% credit card transaction fee applies to all credit card transactions.

3. 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

4. Documents related to the consent

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

Plan, Drawing No. (Dwg.) and Revision (Rev.)	Plan Name	Date Issued	Prepared by
Site Plan, Dwg. 004, Rev. A	Architectural Plans	19 February 2020	Kries Architecture Grennan
Demolition Plan, Dwg. 098, Rev. A	Architectural Plans	6 June 2019	Kries Architecture Grennan
Basement Plan, Dwg. 099, Rev. E	Architectural Plans	11 October 2019	Kries Architecture Grennan

Ground Floor Plan, Dwg. 100, Rev. H	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Level 01 Plan, Dwg. 101, Rev. F	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Level 02 Plan, Dwg. 102, Rev. F	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Level 03 Plan, Dwg. 102, Rev. F	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Roof Plan, Dwg. 104, Rev. F	Architectural Plans	19 February 2020	Kries Architecture	Grennan
GFA Diagrams, Dwg. 150, Rev. G	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Marrickville Streetscape Elevation, Dwg. 200, Rev. F	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Marrickville RD Elevation, Dwg. 201, Rev. E	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Durham LN Elevation, Dwg. 202, Rev. F	Architectural Plans	19 February 2020	Kries Architecture	Grennan
North-west Side Elevation, Dwg. 203, Rev. B	Architectural Plans	19 February 2020	Kries Architecture	Grennan
South-east Side Elevation, Dwg. 204, Rev. B	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Section, Dwg. 300, Rev. G	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Section, Dwg. 301, Rev. E	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Section, Dwg. 302, Rev. G	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Section Street View, Dwg. 303, Rev. A	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Apartment Layouts, Dwg. 421, Rev. B	Architectural Plans	19 February 2020	Kries Architecture	Grennan
Material & Finishes Schedule, Dwg. 460, Rev. B	Schedule of Finishes	11 October 2019	Kries Architecture	Grennan
Subdivision Plan, Dwg. 900, Rev. B	Subdivision Plan	19 February 2020	Kries Architecture	Grennan
Sediment Control & Basement Stormwater Plan, Dwg. H-DA-00, Rev. D	Stormwater Plans	21 February 2020	Itm Design Pty Ltd	

Ground & First Floors Stormwater Plan, Dwg. H-DA-01, Rev. D	Stormwater Plans	21 February 2020	Itm Design Pty Ltd
Second & Third Floors Stormwater Plan, Dwg. H-DA-02, Rev. D	Stormwater Plans	21 February 2020	Itm Design Pty Ltd
	SEPP 65 Design Verification Statement	November 2019	Christian Grennan
Certificate No. 1050652M_02	BASIX	21 February 2020	Efficient Living Pty Ltd
File Reference 20-0159, Rev. B	Nathers and BASIX	21 February 2020	Efficient Living Pty Ltd
File 19-88	Water Management Statement	21 February 2020	Itm Design Pty Ltd

As amended by the conditions of consent.

5. Car Parking

The development must provide and maintain within the site:

- a. 2 car parking spaces must be paved and line marked;
- b. 6 Bicycle storage capacity within the site; and
- c. 1 Loading bay/commercial parking space.

6. Separation of Commercial and Residential Waste and Recycling

The waste and recycling handling and storage systems for residential waste and commercial waste (including waste originating from retail premises) are to be separate and self-contained. Commercial and retail tenants must not be able to access residential waste storage area/s, or any storage containers or chutes used for residential waste and recycling.

7. Awnings with Lighting

The proposed awning must be of cantilever type and be set back at least 600mm from the kerb line. The awning must include pedestrian whiteway lighting (Category P3-AS1158) and must be maintained and owned by the property owner(s). The proposed awning must be designed to be easily removed if required in future. The owner must maintain, modify or remove the structure at any time if given notification by Council to do so. The lighting must be not be obtrusive and should be designed so that it does not shine into any adjoining residences.

8. Dry-weather Flows

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 basement or any below ground structure must be designed to be "tanked" preventing the ingress of seepage or groundwater.

9. Residential Flat Buildings – Hot Water Systems

Where units or dwellings are provided with separate individual hot water systems, these must be located so they are not visible from the street.

10. Residential Flat Buildings – Air Conditioning Systems

Where units or dwellings are provided with separate individual air conditioning systems, these must be located so they are not visible from the street.

11. Residential Flat Buildings – Adaptable Dwellings

Prior to the issue of a Construction Certificate, the Certifying Authority, must be provided with plans that demonstrate 1 unit is an Adaptable unit.

No works are to occur to the premises that would prevent the Adaptable units from being adapted for persons with a disability.

12. Waste Management Plan

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

13. 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.

14. 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.

15. Verification of Levels and Location

Prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, the Principal Certifier must be provided with a survey levels certificate prepared by a Registered Surveyor indicating the level of the slab and the location of the building with respect to the boundaries of the site to AHD.

16. Works Outside the Property Boundary

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

17. Separate consent for Commercial Floor Space

Approval under this consent is not granted for the use and/or fit-out, including any associated signage, of the commercial floor space. In this regard, separate consents are to be obtained for the use and/or fit-out of the commercial floor space, including any associated signage.

18. Surrender of Development Consent

Prior to any works commencing, the Certifying Authority is required to be provided with evidence that DA201200591 and DA201200591.01 have been formally surrendered in accordance with Clause 4.63 of the *Environmental Planning and Assessment Act 1979*.

19. Landscape Plan

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with an amended landscape plan prepared by a qualified Landscape Architect or Designer. The landscape plan must be consistent with the architectural plans referenced above and is to include the following:

1. A plant palette containing a minimum of 85% plants that are indigenous to the Inner West or Sydney Basin Area.
2. Habitat for a variety of fauna species by using at least two (2) of the below:

- One (1) grouping of timber logs (minimum 3 logs)
- One (1) grouping of stone boulders (minimum 3 boulders, minimum size 750mm x 750mm x 500m)
- Two (2) bee and/or insect hotels
- Two (2) habitat box (e.g. bird box or bat box)

PRIOR TO ANY DEMOLITION

20. Resource Recovery and Waste Management Plan - Demolition and Construction

Prior to any demolition works, the Certifying Authority must be provided with a Resource Recovery and Waste Management Plan - Demolition and Construction that includes details of materials that will be excavated and their proposed destination or reuse.

21. 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.

22. Construction Traffic Management Plan

Prior to Any Demolition, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP), prepared by an appropriately qualified Traffic Management Consultant with Transport for NSW accreditation. The Certifying Authority must approved by the CTMP prior to the commencement of any works, including demolition. The Certifying Authority must ensure that the CTMP instructs vehicles to use State and Regional and Collector Roads to the maximum extent with the use of Local Roads as final approach to the development site via the most suitable direct route.

The following matters should be addressed in the CTMP (where applicable):

- a. Description of the demolition, excavation and construction works;
- b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;
- c. Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);
- d. Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;
- e. Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;
- f. Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);
- g. Proposed hours of construction related activities and vehicular movements to and from the site;
- h. Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);

- i. Any activities proposed to be located or impact upon Council's road, footways or any public place;
- j. Measures to maintain public safety and convenience;
- k. Any proposed road and/or footpath closures;
- l. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site;
- m. Locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;
- n. Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);
- o. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;
- p. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;
- q. On-site parking area for employees, tradespersons and construction vehicles as far as possible;
- r. Proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and
- s. How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.
- t. Swept Paths for the proposed construction vehicles to demonstrate that the needed manoeuvres can be achieved without causing any nuisance.

23. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining properties to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

24. 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.

25. 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.

PRIOR TO CONSTRUCTION CERTIFICATE

26. Bin Storage Area - Residential

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a report detailing the ongoing waste generation requirements of the development and demonstrate that the bin storage area is to be provided within the site that will fully accommodate the number of bins required for all waste generated by a development of this type and scale. The number of bins required must be calculated based on a weekly collection of garbage, and a fortnightly collection of recycling.

The area must also include 50% allowance for manoeuvring of bins. The bin storage area is to be located away from habitable rooms, windows, doors and private useable open space, and to minimise potential impacts on neighbours in terms of aesthetics, noise and odour. The bin storage area is to meet the design requirements detailed in Marrickville DCP 2011 and must include doorways/entrance points of 1200mm.

27. Bulky Waste Storage Area – Residential

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating that the bulky waste storage area must meet the floor area requirements as per the Marrickville DCP 2011 and have minimum doorways of 1200mm wide to accommodate large items.

28. Commercial - Additional Storage Space

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating that additional space has been allocated on site for the storage of reusable items such as crates and pallets and/or compaction equipment.

29. Waste Transfer Route

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a plan demonstrating that the path of travel between the bin storage area/bulky waste storage area and the designated waste/recycling collection point is has a minimum 1200mm wall-to-wall clearance, be slip-proof, of a hard surface, be free of obstructions and at no point have a gradient exceeding 1:12.

30. Each Residential Level is to have Access to a Disposal Point for All Waste Streams

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a plan demonstrating that the disposal point is to be within 30m of the dwelling access (distance covered by lifts excluded). Any bins stored on residential floors are to have the capacity to store, at minimum, all waste generated by that floor over a 24 hour period.

31. Stormwater Drainage System

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements:

- a. Stormwater runoff from all roof areas within the property being collected in a system of gutters, pits and pipeline and be discharged, together with overflow pipelines from any rainwater tank(s), by gravity to the kerb and gutter of a public road;
- b. 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;
- c. Pipe and channel drainage systems must be designed to cater for the twenty (20) year Average Recurrence Interval (ARI) storm in the case of low and medium residential developments, the twenty (20) year ARI Storm in the case of high-density residential development and commercial and/or industrial developments and the fifty (50) year ARI Storm in the case of heavy industry. In all cases, the major event surface flow paths must be designed to cater for the one hundred (100) year ARI Storm;
- d. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage;
- e. The design plans must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- f. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas except where a reduced step is permitted under Section 3.1.2.3(b) of the Building Code of Australia for Class 1 buildings;
- g. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;

- h. New pipelines within the footpath area that are to discharge to the kerb and gutter must be sewer grade uPVC pipe with a maximum diameter of 100mm;
- i. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings; and
- j. No impact to street tree(s);

32. Public Domain Works – Prior to Construction Certificate

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a. The public domain along all frontage of the site inclusive of footpath paving, kerb, street trees, landscaping, street furniture, etc. must be restored with all damage repaired / upgraded in accordance with the Public Domain scheme for the area;
- b. The construction of heavy duty vehicular crossings and kerb & gutter at the rear of the the site;
- c. The repair of the damaged footpath and kerb and gutter along the frontage of the site. The kerb type (concrete or stone) must be consistent with the majority of kerb type at this location as determine by the Council Engineer;
- d. Alignment levels at the front of the site shall match existing while at the rear they will be 150mm above the existing gutter invert at all points along the gutter. Cross sections shall be provided every 5m and at both sides of all vehicle and pedestrian entrances;.
- e. Installation of a stormwater outlet to the kerb and gutter.

All works must be completed prior to the issue of an Occupation Certificate.

33. Dilapidation Report – Pre-Development – Minor

Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site.

34. Enclosure of Fire Hydrant

Prior to the issue of a Construction Certificate, the Certifying Authority is to be provided with plans indicating that all fire hydrant and sprinkler booster valves and the like are enclosed in accordance with the requirements of AS 2419.1 2005.

35. Party Walls

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with Architectural Plans accompanied by a Structural Certificate which verifies that the architectural plans do not rely on the Party Wall for lateral or vertical support and that additions are independently supported. A copy of the Certificate & plans must be provided to all owners of the party walls.

36. 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.

37. 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 13 20 92

38. Fibre-ready Facilities

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that arrangements have been made for:

- a. The installation of fibre-ready facilities to all individual lots and/or premises the development so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose.
- b. The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises the development demonstrated through an agreement with a carrier.

39. Concealment of Plumbing and Ductwork

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans detailing the method of concealment of all plumbing and ductwork (excluding stormwater downpipes) within the outer walls of the building so they are not visible.

40. Future Food Use - Mechanical Ventilation Provision

Prior to the issue of a Construction Certificate, the mechanical exhaust systems and/or shafts must be designed to allow for the discharge of effluent air above roof level and must be designed with capacity to accommodate exhaust ducts and mechanical ventilation systems for all commercial tenancies proposed with the potential to become a food premises in future. Systems must be designed in accordance with AS1668.2 – The Use of Ventilation and Air-conditioning in Buildings – Mechanical Ventilation in Buildings, and AS1668.1 – The Use of Mechanical Ventilation and Air-Conditioning in Buildings – Fire and Smoke Control in Multi-compartment Buildings.

41. Light Spill

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that any lighting of the premises complies with Australian Standard AS4282:1992: Control of Obtrusive Effects of Outdoor Lighting.

42. Landscape Maintenance

Prior to the issue of a Construction Certificate, the Certifying Authority is to be provided with the following:

1. A maintenance report outlining the care and maintenance strategy for the first two (2) years of the green roof, wall or facade.
2. Documentation from a qualified Structural Engineering and waterproofing specialist to ensure the green roof, wall or facade is structurally sound and able to be appropriately waterproofed

DURING DEMOLITION AND CONSTRUCTION**43. Documentation of Demolition and Construction Waste**

All waste dockets from the recycling and/or disposal of any demolition and construction waste generated from the works must be retained on site.

44. Construction Hours – Class 2-9

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

- a. 7:00am to 6:00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

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

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

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

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

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

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

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

45. 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**46. Public Domain Works**

Prior to the issue of an Occupation Certificate, the Principal Certifier 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. Heavy duty concrete vehicle crossing(s) at the vehicular access location(s);

- b. The redundant vehicular crossing to the site must be removed and replaced by kerb and gutter and footpath. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb must also be in stone;
- c. The existing concrete footpath and kerb across the frontage of the site must be repaired/restored; and
- d. 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".

47. No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifier 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.

48. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any damaged stone kerb has been replaced.

49. Whiteway Lighting - Existing

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that the Whiteway lighting scheme and any existing meter box being maintained and any defects (including the need to install a "special small service") in the system are repaired.

50. Parking Signoff

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a qualified practising Civil Engineer that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.

51. Works as Executed – Site Stormwater Drainage System

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification by a suitably qualified Civil Engineer that:

- a. The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards; and
- b. Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifier stamped Construction Certificate plans.

52. Heavy Duty Vehicle Crossing

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

53. Section 73 Certificate

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a Section 73 Certificate under the *Sydney Water Act 1994*.

54. Subdivision

Prior the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that the subdivision of the land into 3 allotments has been registered at the NSW Land Registry Services.

PRIOR TO SUBDIVISION CERTIFICATE**55. Section 73 Certificate**

Prior to the issue of a Subdivision Certificate, the Certifying Authority must be provided with the Section 73 Certificate. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained from Sydney Water Corporation.

ON-GOING**56. Bin Storage**

All bins are to be stored within the site. Bins are to be returned to the property within 12 hours of having been emptied.

57. Documentation of Businesses Waste Services

All businesses must have written evidence of all valid and current contracts and/ or tip dockets for the disposal and/ or processing of all waste streams generated from the site.

58. Loading/unloading on site

All loading and unloading are to be conducted within the site at all times. Any designated loading bay/dock area is to remain available for loading/unloading purposes at all times. No storage of goods or parking of cars is to be carried out in these areas.

59. Use of Communal Rooftop Open Space

The communal roof top open space is not to be used between the hours of 10:00PM to 6:00AM Monday to Sunday excluding New Year's Eve.

ADVISORY NOTES**Notice to Council to deliver Residential Bins**

Council should be notified of bin requirements three months prior to the occupation of the building to ensure timely delivery.

Council will place an order for the required bins. Delivery will occur once the applicant has completed a Request for New Service.

Recycling / Garbage / Organics Service Information and Education

The building manager / strata title manager or body corporate is responsible for ensuring all tenants are kept informed regarding Council's services, and best practice waste and recycling source separation.

Electrical Substations

Should the proposed development require the provision of an electrical substation, such associated infrastructure must be incorporated wholly within the development site and may be the subject of an application for modification of consent.

Permits

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 veranda over the footpath;
- h. Partial or full road closure; and
- 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.

Rock Anchors

If you are seeking to use temporary anchors, you must make a request for approval for a Permit under Section 138 of the Roads Act 1993. The submission would need to be supported by an engineering report prepared by a suitably qualified Structural Engineer, with supporting details addressing the following issues:

- a. Demonstrate that any structures within the road reserve are of adequate depth to ensure no adverse impact on existing or potential future service utilities in the road reserve. All existing services must be shown on a plan and included on cross-sectional details where appropriate.
- b. Demonstrate how the temporary anchors will be removed or immobilised and replaced by full support from structures within the subject site by completion of the works.
- c. The report must be supported by suitable geotechnical investigations to the efficacy of all design assumptions.

Subsurface drainage pump-out systems

Where it is demonstrated by detailed geotechnical investigation that the groundwater flows are minimal or intermittent, a pump out system for groundwater may be considered. An application for modification of development consent with supporting documentation must be submitted. Where this option is to be pursued dry-weather flows of any seepage water will not be permitted through kerb outlets and must be connected directly to a Council stormwater system in accordance with Council requirements.

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.

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;
or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

Disability Discrimination Access to Premises Code

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.

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; and
- 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.

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.

Asbestos Removal

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current Class A Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2014. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

Street Numbering

If any new street numbers or change to street numbers (this includes unit and shop numbers) are required, a separate application must be lodged with and approved by Council's GIS Team before being displayed.

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.

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

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Sheet No.	Sheet Title	Size	Revision
000	DOCUMENT REGISTER + LEGEND	A3	A B C D E F G
001	LOCATION ANALYSIS CITY CONTEXT	A3	A B C - - - - D
002	LOCATION ANALYSIS LOCAL CONTEXT	A3	A B C - - - - D
003	SITE ANALYSIS	A3	A B C D - - - E
004	SITE PLAN	A3	A B C - - - - D
010	SITE PHOTOS MARRICKVILLE RD	A3	A B C - - - - D
011	SITE PHOTOS DURHAM LN	A3	A B C - - - - D
021	CONCEPT IMAGES	A3	A B C - - - - D
022	CONCEPT IMAGES	A3	A B C - - - - D
030	3D VIEW	A3	- - - - - - - A B
031	3D VIEW	A3	- - - - - - - A B
032	3D VIEW	A3	- - - - - - - A B
098	DEMOLITION PLAN	A3	- - - - - - - A B
099	BASEMENT PLAN	A3	- - - - - - - A B
100	GROUND FLOOR PLAN	A3	- - - - - - - A B
101	LEVEL 01 PLAN	A3	- - - - - - - A B
102	LEVEL 02 PLAN	A3	- - - - - - - A B
103	LEVEL 03 PLAN	A3	- - - - - - - A B
104	LEVEL 04 PLAN	A3	- - - - - - - A B
105	LEVEL 05 PLAN	A3	- - - - - - - A B
106	LEVEL 06 PLAN	A3	- - - - - - - A B
107	LEVEL 07 PLAN	A3	- - - - - - - A B
108	LEVEL 08 PLAN	A3	- - - - - - - A B
109	LEVEL 09 PLAN	A3	- - - - - - - A B
200	MARRICKVILLE RD STREETSCAPE ELEVATION	A3	- - - - - - - A B
201	MARRICKVILLE RD ELEVATION	A3	- - - - - - - A B
202	DURHAM LN ELEVATION	A3	- - - - - - - A B
203	NORTH-WEST SIDE ELEVATION	A3	- - - - - - - A B
204	SOUTH-EAST SIDE ELEVATION	A3	- - - - - - - A B
300	SECTION A	A3	- - - - - - - A B
301	SECTION B	A3	- - - - - - - A B
302	SECTION C	A3	- - - - - - - A B
303	SECTION STREET VIEW	A3	- - - - - - - A B
400	SHADOW DIAGRAMS 01	A3	- - - - - - - A B
401	SHADOW DIAGRAMS 02	A3	- - - - - - - A B
402	SHADOW DIAGRAMS 03	A3	- - - - - - - A B
403	SHADOW DIAGRAMS 04	A3	- - - - - - - A B
404	SHADOW DIAGRAMS 05	A3	- - - - - - - A B
405	VIEW FROM THE SUN 01	A3	- - - - - - - A B
406	VIEW FROM THE SUN 02	A3	- - - - - - - A B
420	APARTMENT AMENITY	A3	- - - - - - - A B
501	50 PARTMENT FLOOR PLAN	A3	- - - - - - - A B
502	50 PARTMENT COMMUNAL OPEN SPACE	A3	- - - - - - - A B
430	BUILDING AMENITY DEEP SOUL	A3	- - - - - - - A B
460	EXTERNAL MATERIALS & FINISHES	A3	- - - - - - - A B
800	DRAFT SUBDIVISION PLAN	A3	- - - - - - - A B

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

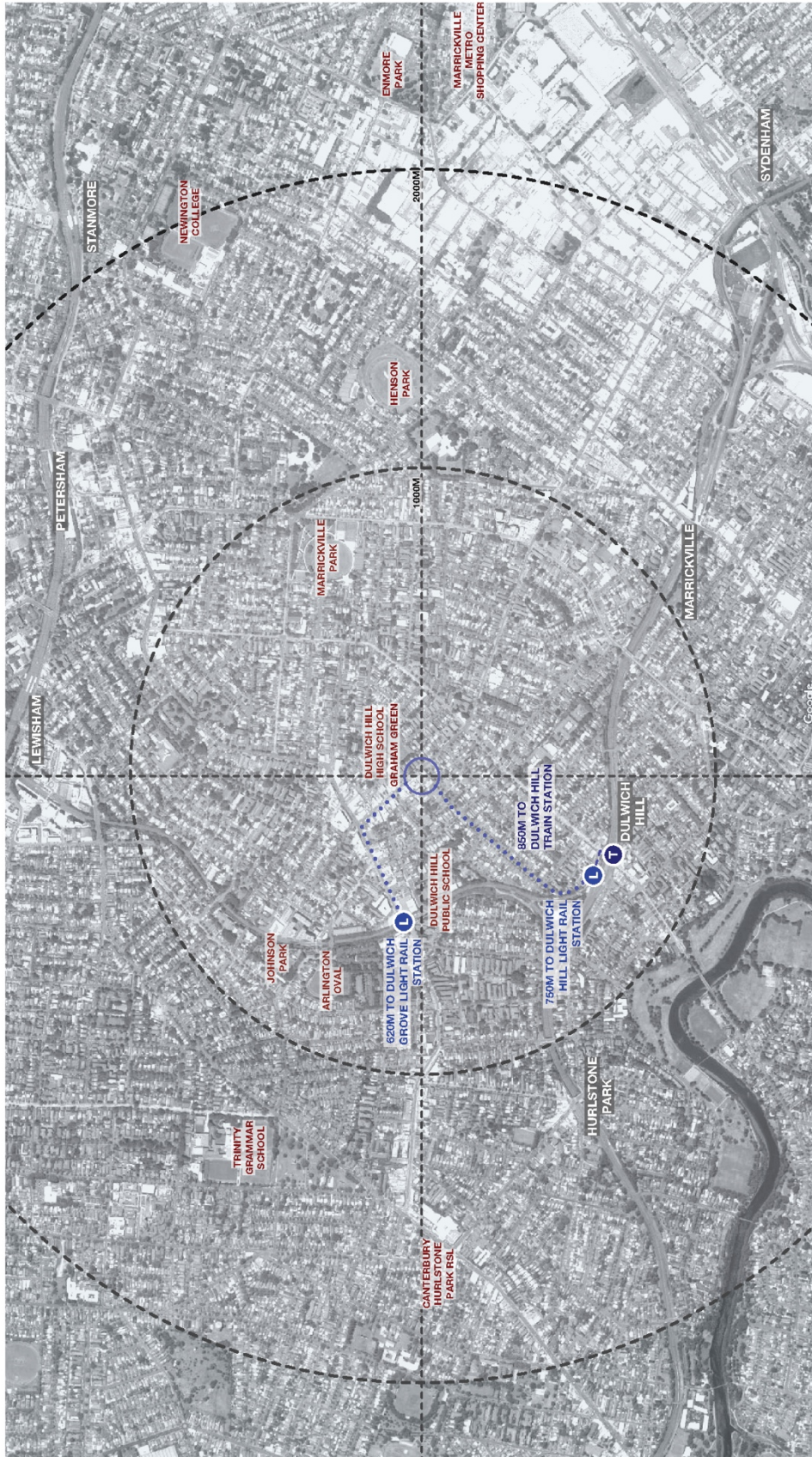
Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20

Day	6	17	11	27	1	1	11	21
Month	6	8	9	9	10	10	10	2
Year	19	19	19	19	19	19	19	20



DRAWING TITLE:
LOCATION ANALYSIS | CITY CONTEXT
 PROJECT REFERENCE:
 19-132
 SCALE:
 NTS
 DRAWN:
 LL
 REVISION:
 D
 SIZE:
 A3
 DWG #:
 001

REV	DATE	DESCRIPTION
B	27/9/19	ISSUED FOR REVIEW
C	11/9/19	APPROVED FOR CLIENT
D	11/10/19	FOR SUBMISSION

PROJECT:
**492-494 MARRICKVILLE ROAD
 DULWICH HILL**

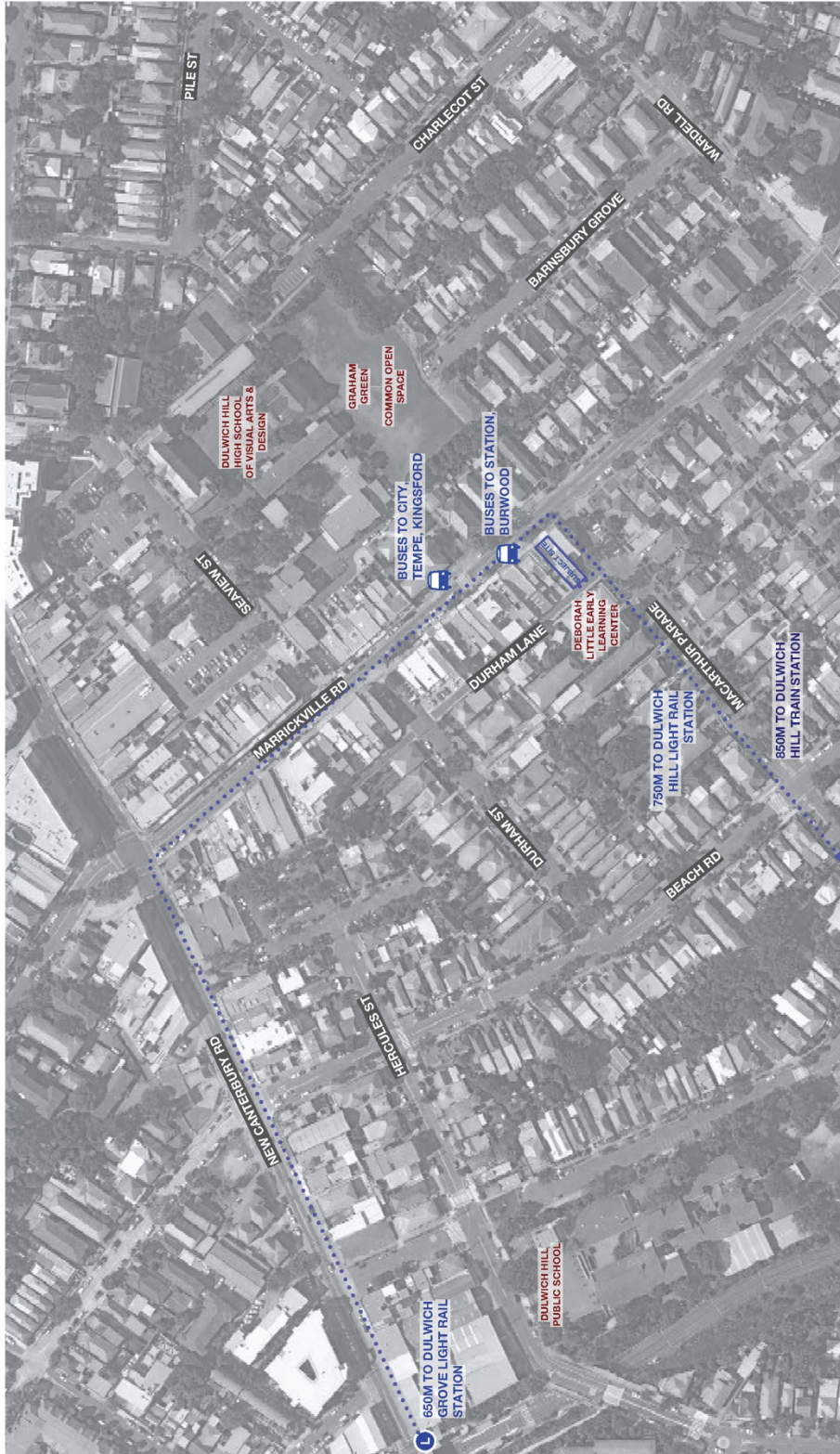


CLIENT:
 ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANGS

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
 NOT TO BE USED FOR CONSTRUCTION, UNLESS
 APPROVED BY THE ARCHITECT AND ENGINEER.
 CHECK DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 THIS DRAWING IS FOR INFORMATION ONLY. DO NOT SCALE
 DIMENSIONS FROM THIS DRAWING.
 THIS DRAWING IS THE PROPERTY OF KGA. IT MUST NOT BE
 REPRODUCED, COPIED OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.

Client's Office
 319/322 Trillalgar Street
 Petersham, NSW 2049
 info@kreisgrennan.com.au
 p. 02 9550 0885
 Nominated Architect:
 Christian Grennan NSW Architect 48306
Kreis Grennan Architecture





DRAWING TITLE:
LOCATION ANALYSIS | LOCAL CONTEXT

PROJECT REFERENCE:
19-132

SCALE:
NTS

DATE:
11/03/19

DATE:
19/2/20

SIZE:
A3

DWG #:
002

REVISION:
E

REV	DATE	DESCRIPTION
C	11/03/19	ISSUED FOR CLIENT APPROVAL
D	11/03/19	DATE SUBMISSION
E	19/2/20	DATE REVISION

PROJECT:
492-494 MARRICKVILLE ROAD
DULWICH HILL

CLIENT:
ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANOS

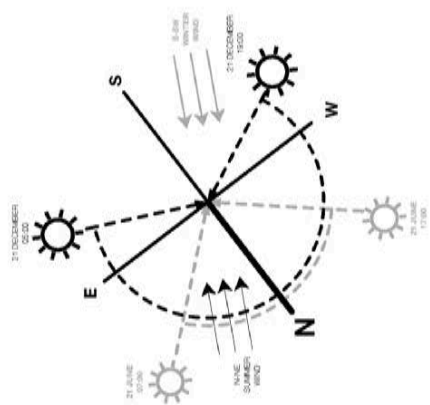
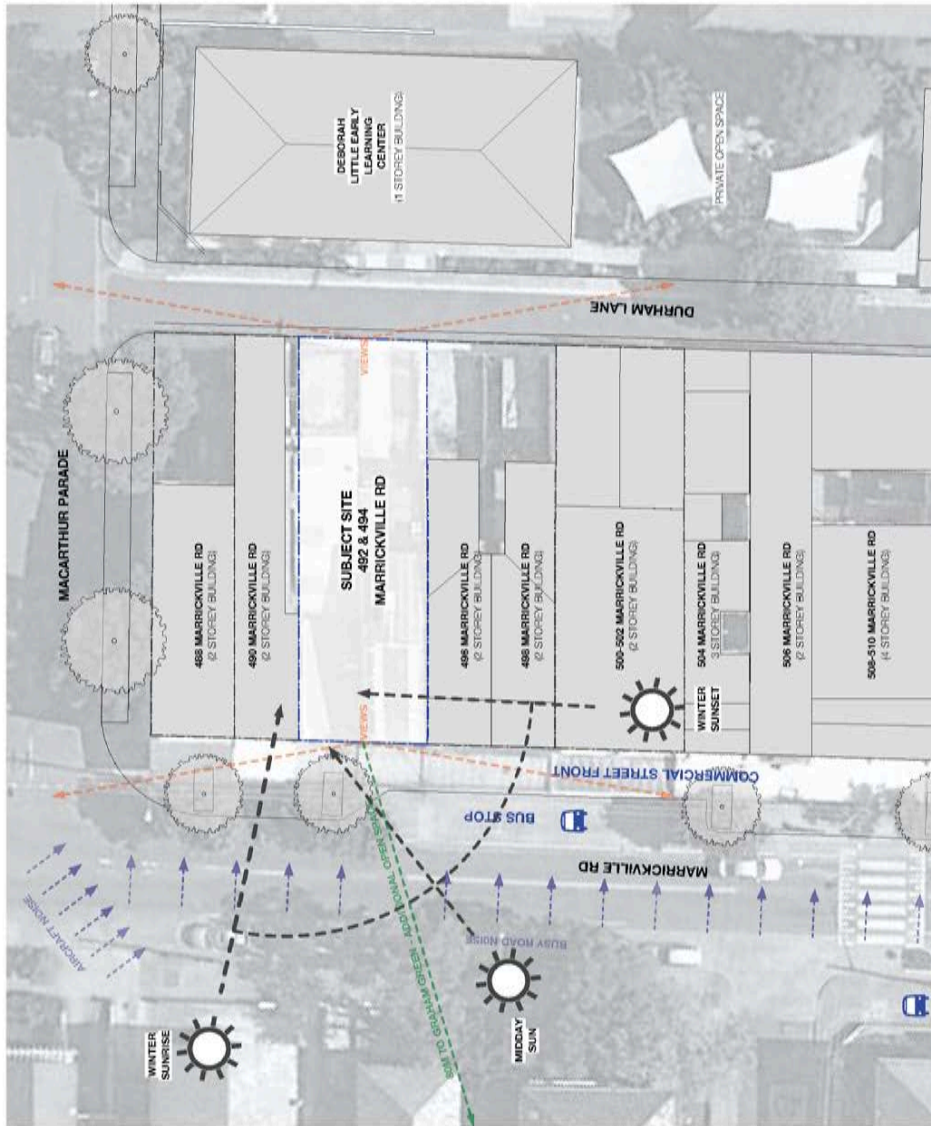
TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'CONSTRUCTION' AND SIGNED.
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.
ALL DIMENSIONS IN METERS, DO NOT SCALE OFF DRAWING. USE TRUE DIMENSIONS.
THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED, COPIED OR USED WITHOUT THE WRITTEN CONSENT OF KGA.

Ground Floor
150-152 Macquarie Street
Sydney, NSW 2049
info@kreisgrennan.com.au
p: 02 8660 0888

Registered Architect:
Christian Grennan NSW Architect #82636

KGA

Kreis Grennan Architecture



DRAWING TITLE: **SITE ANALYSIS**
 PROJECT REFERENCE: **19-132**
 SCALE: **1:300**
 DATE: **11/10/19**
 DRAWN: **LL**
 REVISIONS: **E**
 SHEET: **A3**
 DWG.#: **003**

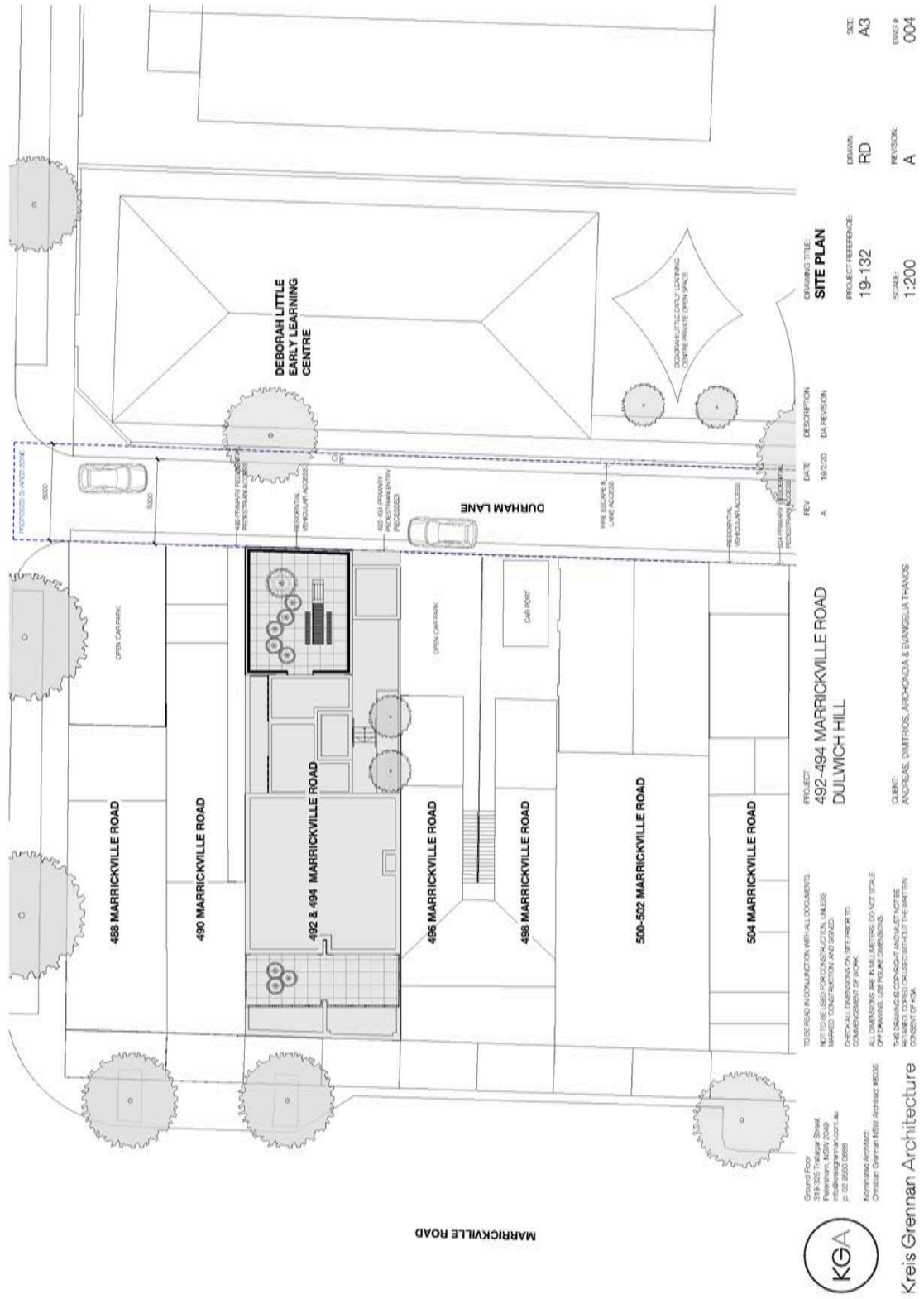
REV: **C** DATE: **11/9/19** DESCRIPTION: **ISSUED FOR CLIENT**
 REV: **D** DATE: **27/9/19** DESCRIPTION: **ISSUED FOR BASIC ASSESSMENT**
 REV: **E** DATE: **11/10/19** DESCRIPTION: **DA SUBMISSION**

PROJECT: **492-494 MARRICKVILLE ROAD DULWICH HILL**
 CLIENT: **ANDREAS, DIMITRIOS, ARCHONIA & EVANGELIA THANDS**

TO BE USED IN CONJUNCTION WITH ALL DOCUMENTS.
 © KREIS GRENNAN ARCHITECTURE. ALL RIGHTS RESERVED.
 ALL DIMENSIONS ARE IN METRES. DO NOT SCALE.
 THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF KGA.

Created By: **Chris Grell**
 319-255, Trafalgar Street
 Parramatta, NSW 2203
 info@krisgrell.com.au
 P: 02 9631 2525
 Normalised Architect
 Christian Grellman NSW Architect #6226

KGA
Kreis Grennan Architecture





1 VIEW OF SITE FROM ACROSS MARRICKVILLE RD



2 VIEW DOWN MARRICKVILLE RD



3 VIEW DOWN MARRICKVILLE RD



Kreis Grennan Architecture

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 MARKED 'CONSTRUCTION AND SCALED'.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS, DO NOT SCALE
 OFF DRAWING. USE FOR INFORMATION ONLY. NOT TO BE
 REPRODUCED OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.

PROJECT:
**492-494 MARRICKVILLE ROAD
 DULWICH HILL**

CLIENT:
 ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANOS

REV	DATE	DESCRIPTION
B	27/01/19	ISSUED FOR REVIEW
C	11/01/19	ISSUED FOR CLIENT APPROVAL
D	11/01/19	IN SUBMISSION

DRAWING TITLE:
SITE PHOTOS | MARRICKVILLE RD

PROJECT REFERENCE:
19-132

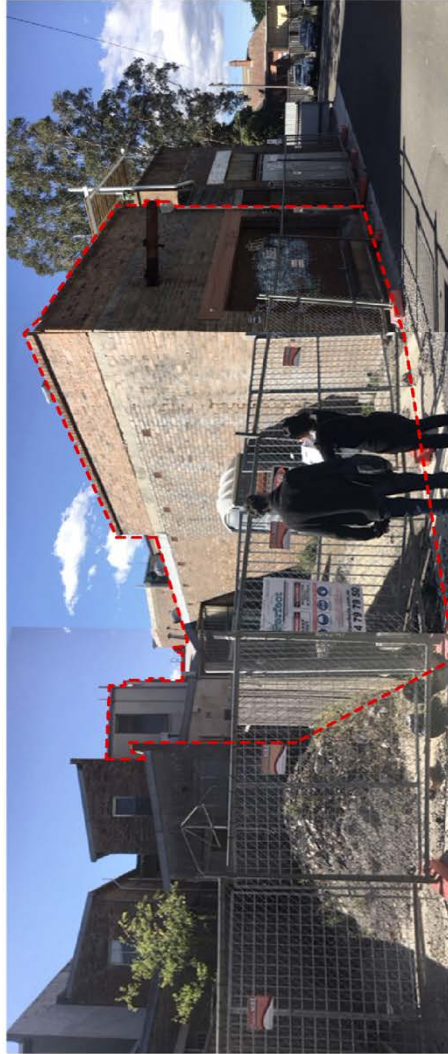
SCALE:
 NA

DRAWN:
 LL

REVISION:
 D

SIZE:
 A3

DWG #:
 010



1 VIEW OF SITE FROM DURHAM LN



2 VIEW DOWN DURHAM LN



3 VIEW UP DURHAM LN



Ground Floor
31 B-3/27 Tregear Street
Parramatta NSW 2149
Australia
P: 02 9920 0888

Nominated Architect
Circular 1 General NSW Architect #6038

Kreis Grennan Architecture

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
NOT TO BE USED FOR CONSTRUCTION UNLESS
MARKED "FOR CONSTRUCTION AND ISSUED".
CHECK ALL DIMENSIONS ON SITE PRIOR TO
COMMENCEMENT OF WORK.
ALL DIMENSIONS ARE IN MILLIMETERS, DO NOT SCALE
OFF DRAWING. USE EXACT DIMENSIONS.
THIS DRAWING IS COPYRIGHT AND MUST NOT BE
REPRODUCED OR USED WITHOUT THE WRITTEN
CONSENT OF KGA.

PROJECT:
492-494 MARRICKVILLE ROAD
DULWICH HILL

CURT:
ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANDOS

REV	DATE	DESCRIPTION
B	27/9/19	ISSUED FOR REVIEW
C	1/10/19	FOR CLIENT APPROVAL
D	11/10/19	DA SUBMISSION

DRAWING TITLE:
SITE PHOTOS | DURHAM LN

PROJECT REFERENCE:
19-132

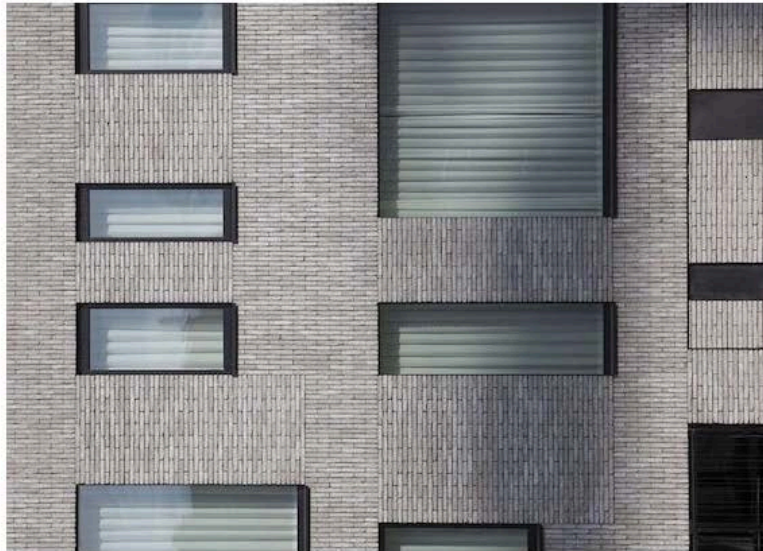
DRAWN:
LL

SCALE:
NA

REVISION:
D

SIZE:
A3

DWG #:
011



1 FACADE BRICKWORK

KG A

Kreis Grennan Architecture

Ground Floor
219/221 Tankersley Street
Perth Western Australia 6000
P. 08 9460 0388
M. 08 9460 0388

Notified Architect
Chris Grennan NSW Architect 18226

THIS SET IS FOR INFORMATION ONLY. ALL DOCUMENTS MUST BE USED FOR INFORMATION ONLY, UNLESS MARKED OTHERWISE. THIS SET IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER COMMERCIAL OR INDUSTRIAL PURPOSES. ALL DIMENSIONS ARE IN METRES (M). DO NOT SCALE THIS DRAWING OR ANY PART OF IT. THIS DRAWING IS THE PROPERTY OF KREIS GRENAN ARCHITECTURE AND MUST NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF KREIS GRENAN ARCHITECTURE.



2 OUTDOOR SPACE AT ENTRY

PROJECT: 492-494 MARRICKVILLE ROAD DULWICH HILL

CLIENT: ANDREAS, DIMITRIOS, ANTHONIA & BIANCILLA THAKOS

REV	DATE	DESCRIPTION
B	27/6/19	ISSUED FOR REVIEW
C	1/8/19	ISSUED FOR CLIENT APPROVAL
D	11/10/19	DA SUBMISSION

DESIGN INSPIRATION

PROJECT REFERENCE: 19-132

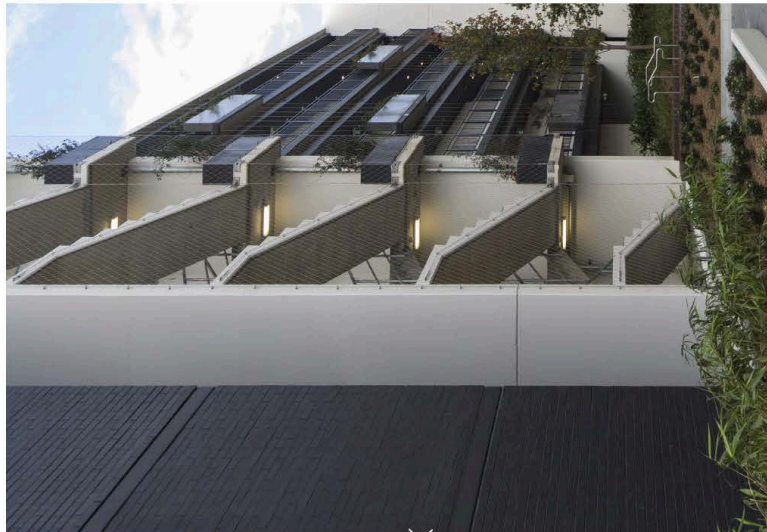
SCALE: NA

DRAWN: LL

REVISION: D

SIZE: A3

DWG #: 021



1 STAIRCASE MESH ENCLOSURE

Ground Floor
 1/101-103 Street
 Parramatta, NSW 2048
 info@kreisgrennan.com.au
 p. 02 9560 0388
 Nominated Architect:
 Christian Grennan NSW Architect #82038

KGA

Kreis Grennan Architecture

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 MARKED 'CONSTRUCTION AND SIGNED'.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETRES, DO NOT SCALE.
 THIS DRAWING IS COPYRIGHT AND MUST BE
 RETAINED, COPIED OR USED WITHOUT THE WRITTEN
 CONSENT OF KG/A.



2 CLIMBING PLANTS TO MESH

PROJECT:
 492-494 MARRICKVILLE ROAD
 DULWICH HILL

CLIENT:
 ANDREAS, DIMITRIOS, ARCHONIDA & EVANGELIA THANDOS

REV	DATE	DESCRIPTION
B	27/9/19	ISSUED FOR REVIEW
C	11/9/19	ISSUED FOR CLIENT APPROVAL
D	11/09/19	DA SUBMISSION

DRAWING TITLE:
DESIGN INSPIRATION

PROJECT REFERENCE: 19-132

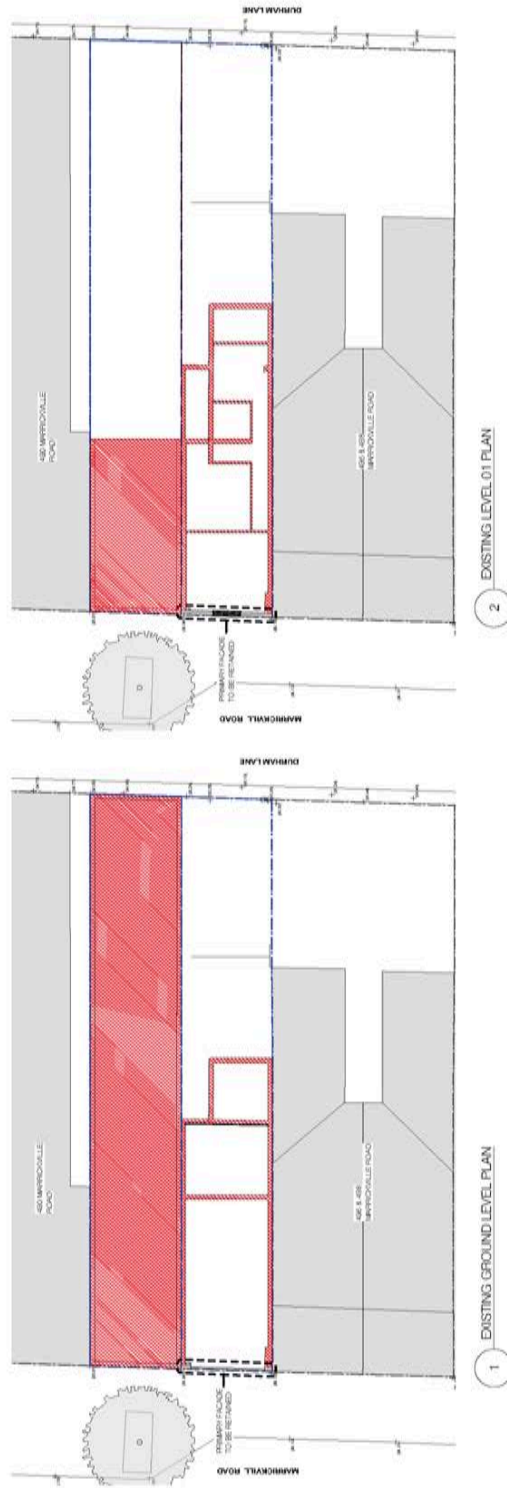
SCALE: NA

SIZE: A3

DRAWN: LL

REVISION: D

DWG. #: 022



LEGEND
 TO BE DEMOLISHED

DRAWING TITLE:
DEMOLITION PLAN
 PROJECT REFERENCE:
 19-132
 DRAWN:
 LL/MT/RD
 REVISION:
 A
 SCALE:
 1:100
 SIZE:
 A3
 DWG #: 098

REF: A
 DATE: 08/2019
 DESCRIPTION: PREDA

PROJECT:
 492-494 MARRICKVILLE ROAD
 DULLWICH HILL

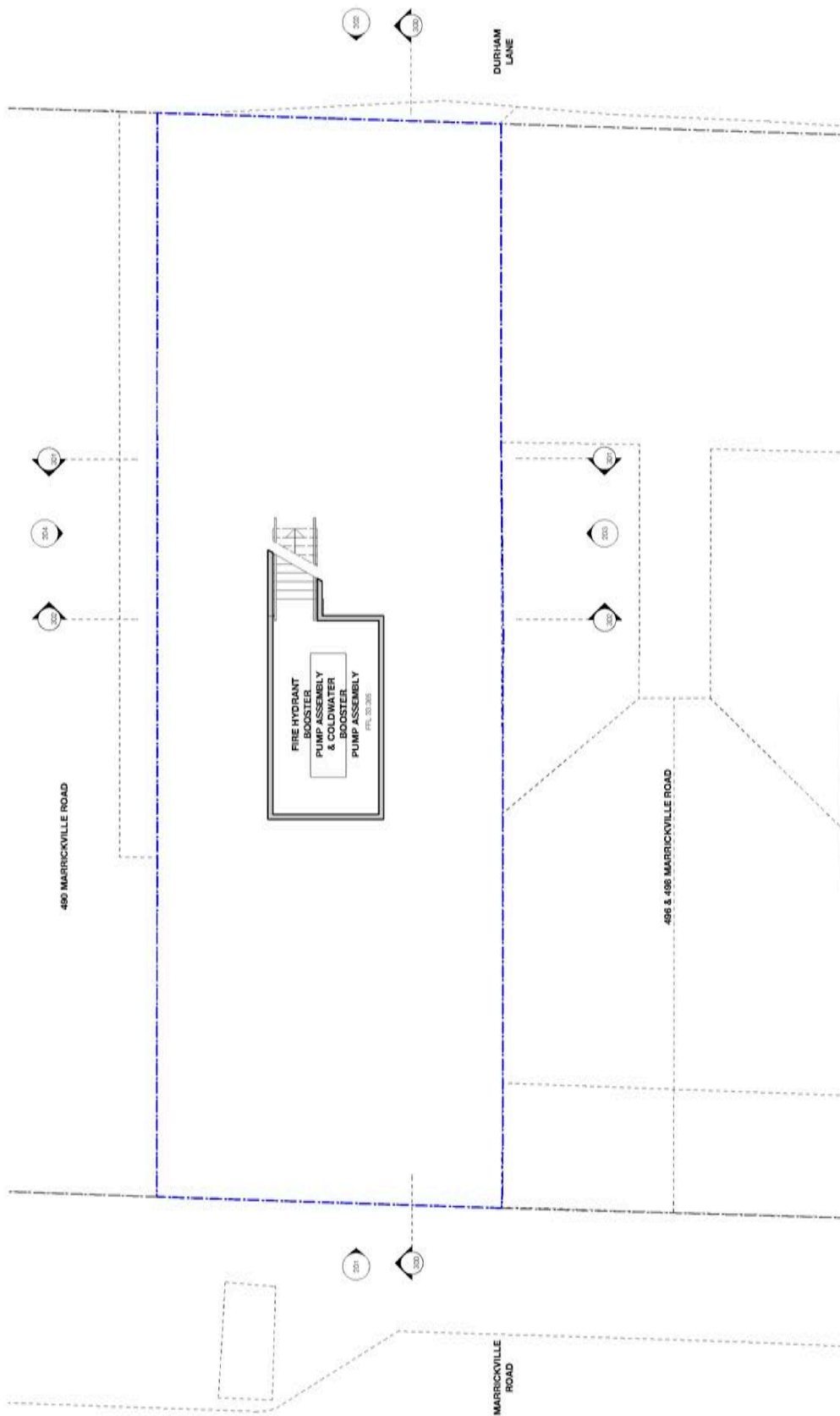
CLIENT:
 ANDREAS, DIMITRIOS, ARCHONIA & EVANGELIA THANGOS

TO BE REPRODUCED IN FULL DOCUMENTS
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 MARKED 'CONSTRUCTION AND SHOWN'
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN METERS, UNLESS NOTED OTHERWISE.
 THIS DRAWING IS THE PROPERTY OF KGA AND MUST NOT BE
 REPRODUCED OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.

Ground Floor
 Project: 19-132-19-132
 492-494 MARRICKVILLE ROAD
 DULLWICH HILL NSW 2048
 info@kreisgremman.com.au
 p. 02 9551 2888
 Notified Architect:
 Christian Gremman NSW Architect #8208



Kreis Gremman Architecture



REV	DATE	DESCRIPTION
C	27/9/19	ISSUED FOR BULK ASSESSMENT
D	17/10/19	BI-CYCLE PLANNING & P.L. GROUND LEVEL UPDATED
E	11/12/19	DA SUBMISSION

DRAWING TITLE
BASEMENT PLAN

PROJECT REFERENCE
19-132

SCALE
1:100

PROJECT REFERENCE
MT/RD

REVISION
E

PROJECT
492-494 MARRICKVILLE ROAD
DULWICH HILL

CLIENT
ANDREAS, DIMITRIOS, ANTONIA & EVANGELIA THANGS

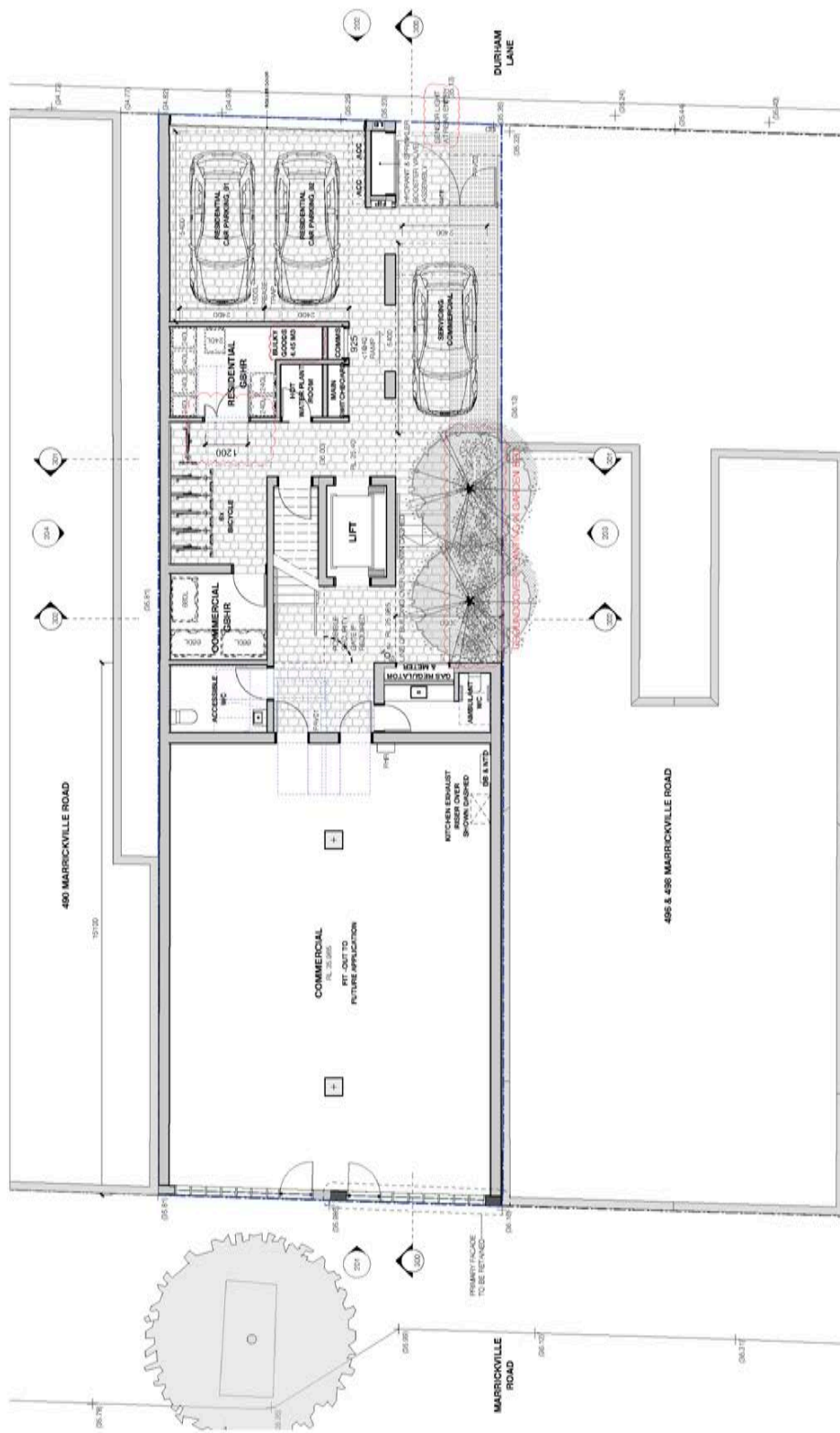
TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED CONSTRUCTION AND SIGNED.
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.
ALL DIMENSIONS ARE IN MILLIMETRES, DO NOT SCALE.
DTF DRAWING. USE FIGURE DIMENSIONS.
THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED, COPIED OR USED WITHOUT THE WRITTEN CONSENT OF KGA.

Ground Floor
319-325 Trafalgar Street
Perth WA 6000
P.O. Box 9288
Perth WA 6000

Normalised A/C1/2/3/4
Christian Grennan NSW Architect #8236

KGA

Kreis Grennan Architecture



DRAWING TITLE: **GROUND FLOOR PLAN**
 PROJECT: **492-494 MARRICKVILLE ROAD DULWICH HILL**
 PROJECT REFERENCE: **19-132**
 SCALE: **1:100**
 DRAWN: **LLM/TFR**
 REVISION: **H**
 SIZE: **A3**
 DWG #: **100**

REV	DATE	DESCRIPTION
F	17/07/19	NUMBER OF BICYCLE SPACES UPDATED
G	11/07/19	DA SUBMISSION
H	19/07/20	DA REVISION

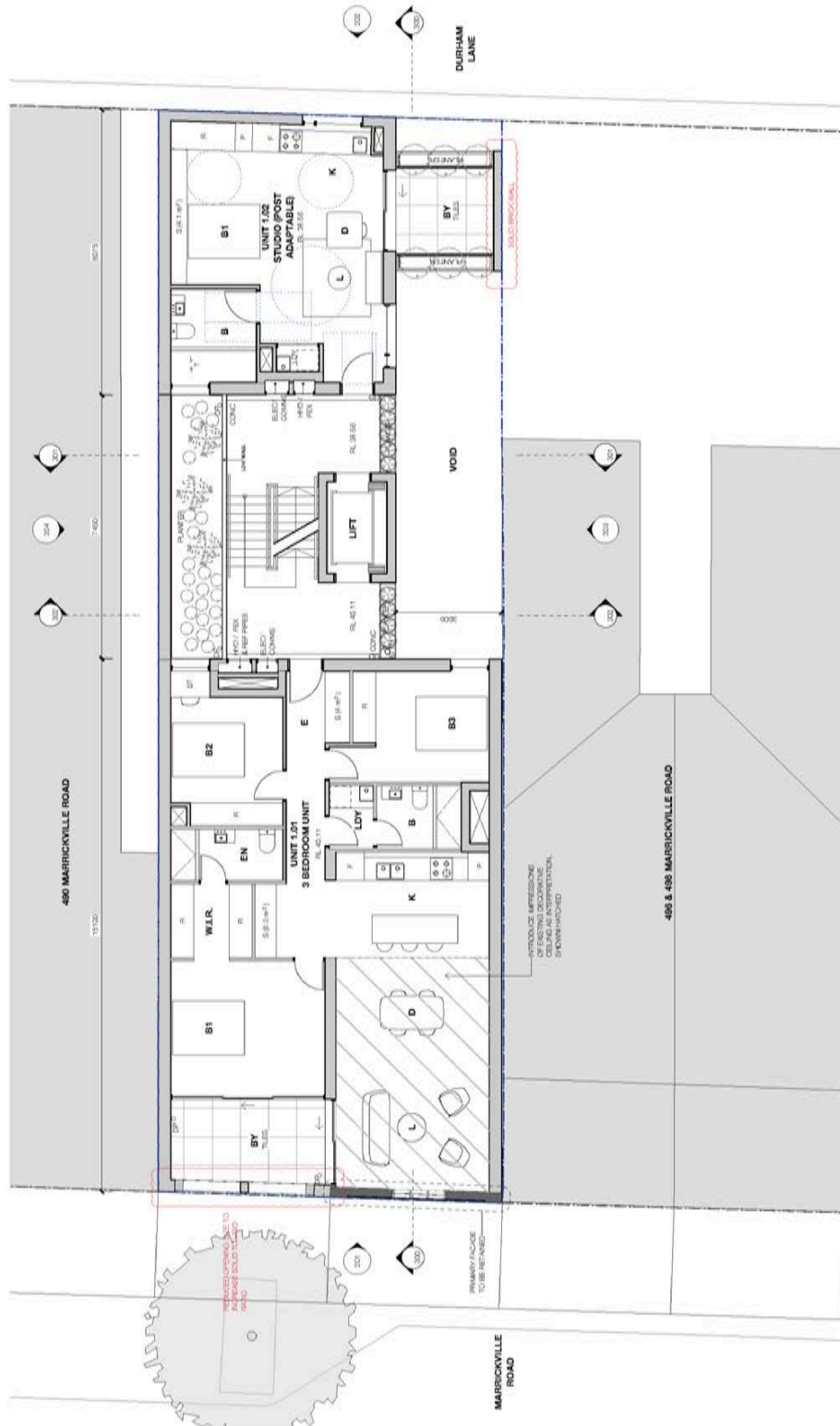
TO BE USED IN CONJUNCTION WITH ALL DOCUMENTS
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 MARKED 'CONSTRUCTION AND SIGNED'
 CHECK ALL DIMENSIONS ON SET PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS, DO NOT SCALE
 OFF DIMENSIONS FOR CONSTRUCTION.
 THESE DOCUMENTS ARE VALID UNLESS
 OTHERWISE STATED OR CANCELLED BY THE WRITER
 CONSULT OFFICE

PROJECT: **492-494 MARRICKVILLE ROAD DULWICH HILL**
 CLIENT: **ANDRUSAS, DIMITRIS, ARCHONDA & EVANGELIA FRANDS**

Ground Floor
 492-494 Marrickville Road
 Dulwich Hill NSW 2046
 info@kreisgremnan.com.au
 p. 02 8620 0888
 Accredited Architect
 Circular 60/2017
 Circular 60/2017
 Circular 60/2017



Kreis Gremnan Architecture



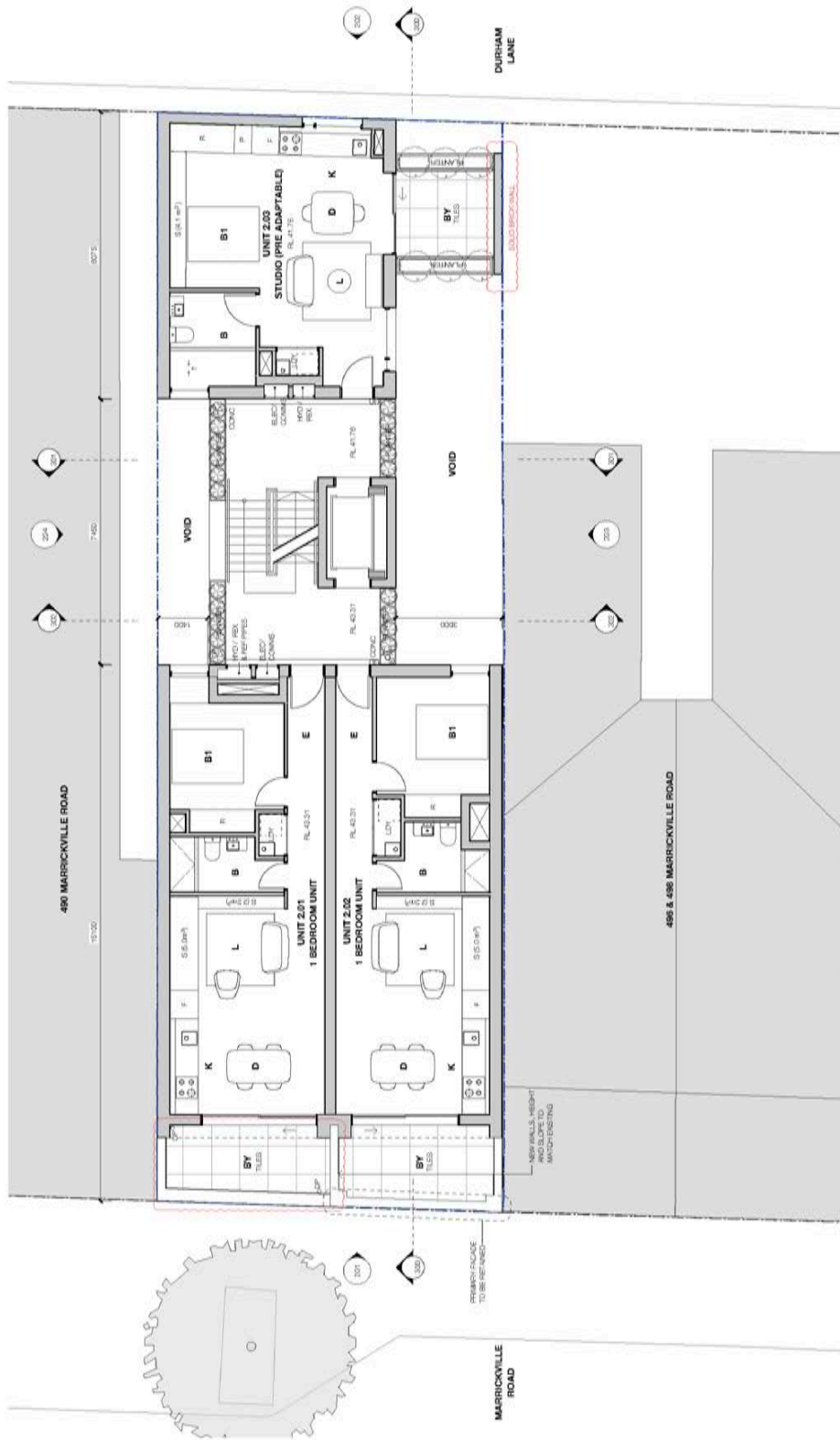
DRAWING TITLE: LEVEL 01 PLAN
PROJECT REFERENCE: 19-132
SCALE: 1:100
DATE: 19/03/20
DESCRIPTION: DA SUBMISSION
REV: F
DATE: 19/03/20
DESCRIPTION: DA SUBMISSION
REV: E
DATE: 11/10/19
DESCRIPTION: DA SUBMISSION
REV: D
DATE: 27/07/19
DESCRIPTION: ASSESSMENT

PROJECT: 482-484 MARRICKVILLE ROAD
DULWICH HILL
CLIENT: ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANDIS

TO BE USED IN CONNECTION WITH ALL DOCUMENTS
 NOT BE USED FOR CONSTRUCTION, UNLESS
 MARKED "FOR CONSTRUCTION AND SIGNED"
 DIMENSIONS AND DIMENSIONS ON THIS DRAWING
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS, DO NOT SCALE
 THIS DRAWING IS COPYRIGHT AND MUST NOT BE
 REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN
 CONSENT OF KGA.

Ground Floor
 319-323, Yagajay Street
 Parramatta, NSW 2150
 Australia
 P: 02 9650 2888
 F: 02 9650 2888
 KGA
 Kreis Grennan Architecture
 Chris Grennan BSM Architect #6236

KGA
Kreis Grennan Architecture



DRAWING TITLE: LEVEL 02 PLAN
PROJECT REFERENCE: 19-132
SCALE: 1:100
DATE: 11/10/19
REVISION: F
DESIGNER: LL/MT/RD
REVISOR: F
SIZE: A3
DWG #: 102

REV	DATE	DESCRIPTION
D	27/9/19	PROBLEMS FOR BACK ASSESSMENT
E	11/10/19	DA SUBMISSION
F	19/2/20	DA REVISION

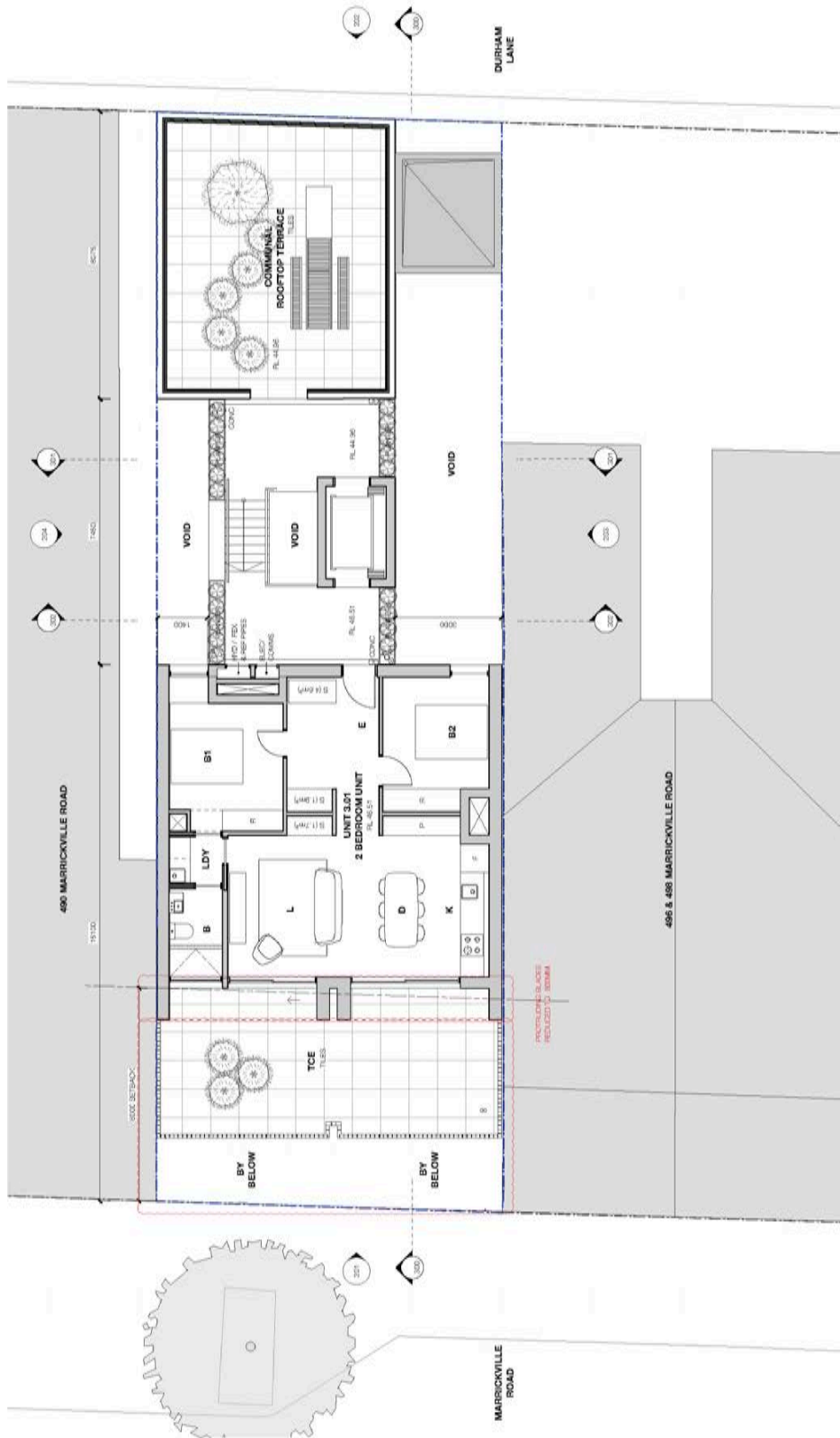
PROJECT: 492-494 MARRICKVILLE ROAD
DULWICH HILL
CLIENT: ANDREAS, DIMITRIOS, ARCHONDA & EMWELIA THANGS

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
 NOT TO BE USED FOR CONSTRUCTION, UNLESS MARKED CONSTRUCTION AND SIGNED.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS, DO NOT SCALE OFF DRAWING. USE FUTURE DIMENSIONS.
 THE DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF KGA.

Ground Floor
 318-325 Tullagarh Street
 Parramatta, NSW 2150
 Phone: 02 9650 0888
 Fax: 02 9650 0888
 Email: info@kreisgrennan.com.au

Normalised Architect
 Greater Grannan (CMA) Act/1982 46208

KGA
Kreis Grennan Architecture



REV	DATE	DESCRIPTION
D	27/9/19	ISSUE FOR BASK ASSESSMENT
E	11/10/19	DA SUBMISSION
F	19/2/20	DA REVISION

DRAWING TITLE: **LEVEL 03 PLAN**
 PROJECT REFERENCE: **19-132**
 SCALE: **1:100**
 DRAWN: **LL/M/TRD**
 REVISION: **F**
 SIZE: **A3**
 DWG #: **103**

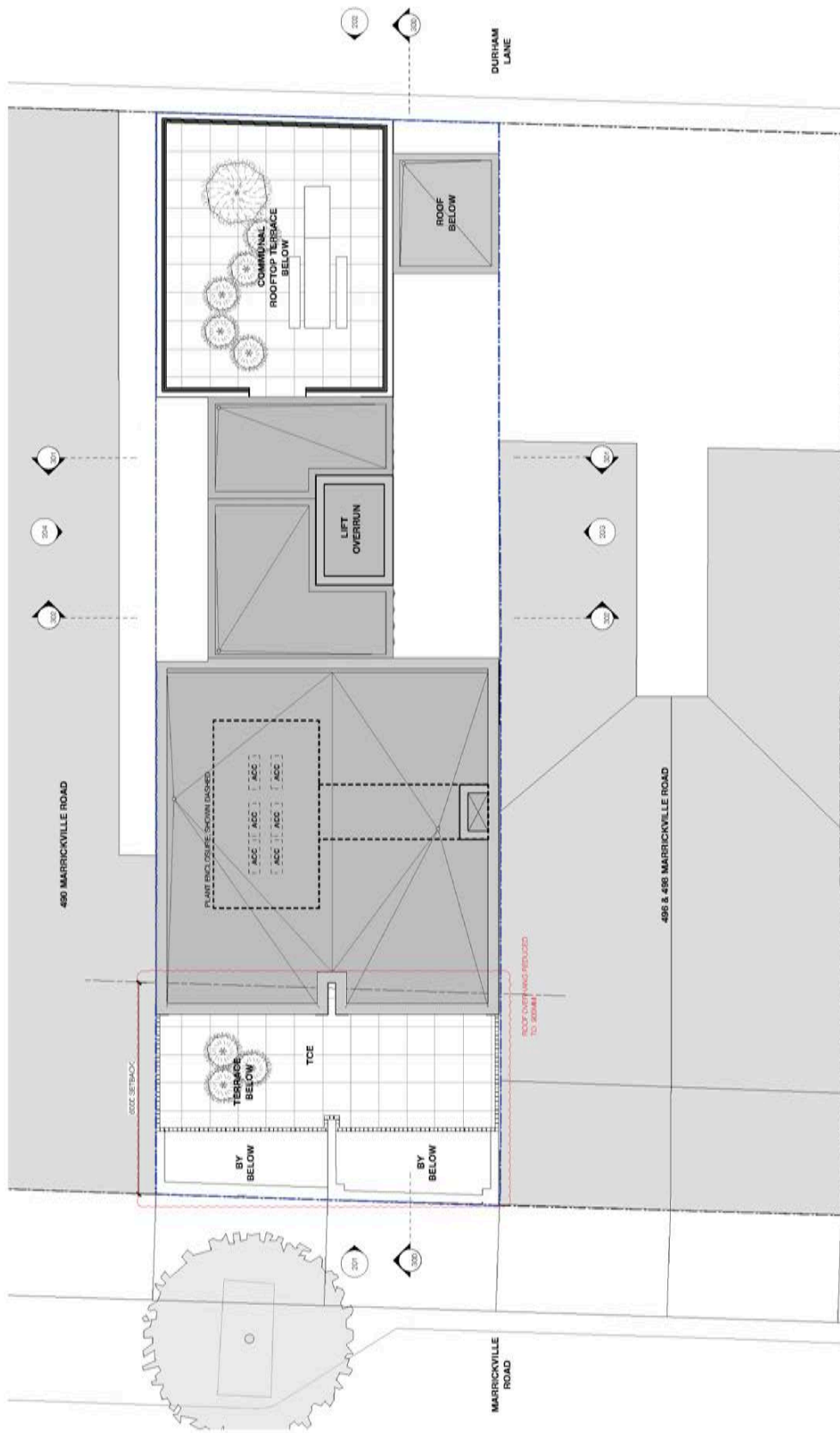
PROJECT: **492-494 MARRICKVILLE ROAD DULWICH HILL**
 CLIENT: **ANDREAS, DIMITROS, ARCHONDA & EVANGELIA THANGS**

TO BE USED IN CONNECTION WITH ALL DOCUMENTS
 NOT TO BE USED FOR CONSTRUCTION, UNLESS
 MARKED CONSTRUCTION AND SAVED.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE
 OFF DRAWING. DO NOT COPY OR REPRODUCE
 WITHOUT THE WRITTEN
 CONSENT OF PCA.

Ground Floor
 318-325, Tullaghan Street
 Penrith, NSW 2049
 Phone: 02 9650 2888
 Email: info@kreisg.com.au

Nominated Architect:
 Christian Grennan (NSA) Archited #526

KG A
Kreis Grennan Architecture



DRAWING TITLE:
ROOF PLAN

PROJECT REFERENCE:
 19-132

SCALE:
 1:100

REVISION:
 F

DWG #:
 104

REV	DATE	DESCRIPTION
D	27/9/19	ISSUED FOR BASIC ASSESSMENT
E	11/10/19	DA SUBMISSION
F	19/2/20	DA REVISION

PROJECT:
 492-494 MARRICKVILLE ROAD
 DULWICH HILL

CLIENT:
 ANDREAS, DIMITRIOS, ARCHONDA & EWINGELIA THANDS

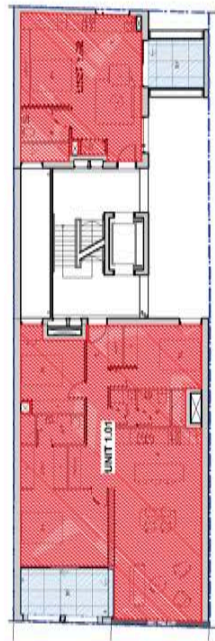
TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 MARKED 'CONSTRUCTION AND SIGNED'
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS, DO NOT SCALE
 OFF DRAWING, USE FIGURE DIMENSIONS.
 THIS DRAWING IS COPYRIGHT AND MUST NOT BE
 REPRODUCED, COPIED OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.

Ground Floor
 310-325 Tinsbury Street
 Parramatta NSW 2150
 ph: 02 9639 9999
 p: 02 9639 2888

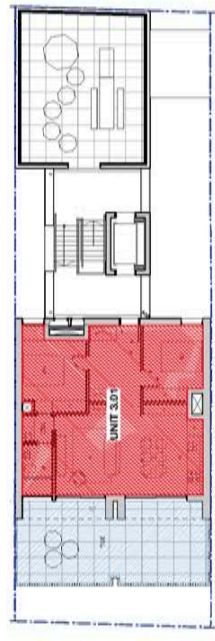
Normalised Architect
 Christian Grennan NSW Architect #4035



Kreis Grennan Architecture



2 FIRST FLOOR PLAN

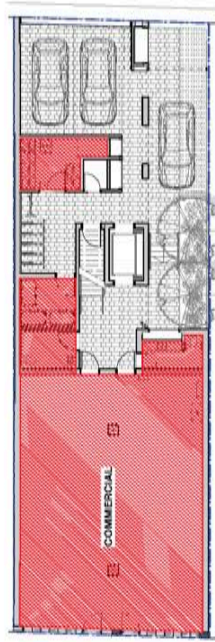


4 THIRD FLOOR PLAN

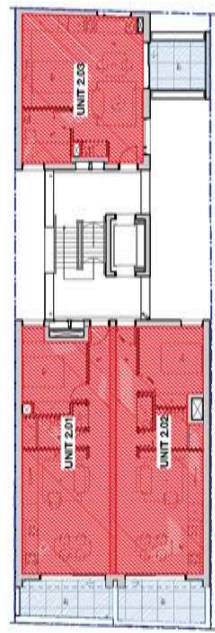
REQUIRED /ALLOWED	PROPOSAL
SITE AREA (SQM)	299.34
RSP LEP	2.20
RSP LEP	1.78
RSP LEP (NO. 082)	1.78
RSP LEP (NO. 084)	1.50
MAX GFA (SQM) BY LEP	450.43
MAX GFA (SQM) BY LEP	658.65
MAX GFA (SQM) BY LEP	534.00

LEGEND

- GFA
- PRIVATE OPEN SPACE



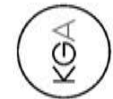
1 GROUND FLOOR PLAN



3 SECOND FLOOR PLAN

LEVEL	TYPE	AREA	PRIVATE OPEN SPACE
GROUND FLOOR	TOTAL GFA	148	
	COMMERCIAL	116	
	COMMERCIAL WC'S & GBFR	20	
LEVEL 1	TOTAL GFA	144	
	RESIDENTIAL GBFR	43	11
LEVEL 2	TOTAL GFA	151	7
	2.01	52	5
	2.02	52	5
	1.03	48	7
LEVEL 3	TOTAL GFA	73	
	3.01	73	38
TOTAL GFA		534	

REVISED GFAS



Kreis Grennan Architecture
 Ground Floor
 319-325 Theagar Street
 Parramatta, NSW 2150
 Australia
 P 02 8633 0888
 F 02 8633 0888
 E info@kreisgrennan.com.au
 Website: www.kreisgrennan.com.au
 Creating a better way to live

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 MARKED CONSTRUCTION AND SEALED.
 CHECK ALL DIMENSIONS ON SITE BEFORE
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS, DO NOT SCALE.
 OFF-DRAWING USE FIG. ARE DIMENSIONS.
 THIS DRAWING IS COPYRIGHT AND MUST NOT BE
 REPRODUCED OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.

PROJECT: 492-494 MARRICKVILLE ROAD
 DULWICH HILL
 CLIENT: ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANDOS

DRAWING TITLE: **GFA DIAGRAMS**
 PROJECT REFERENCE: 19-132
 SCALE: 1:200
 DRAWN: LL/MT/RD
 REVISION: G
 DATE: 11/10/19
 DESCRIPTION: DA SUBMISSION
 DATE: 19/02/20
 DESCRIPTION: DA REVISION

SIZE: A3
 DWG #: 150



DRAWING TITLE:
MARRICKVILLE RD STREETScape
ELEVATION

REV: DATE DESCRIPTION
 D 27/09/19 ISSUED FOR BASK ASSESSMENT
 E 11/10/19 DA SUBMISSION
 F 19/2/20 DA REVISION

PROJECT:
492-494 MARRICKVILLE ROAD
DULWICH HILL

TO BE USED IN CONJUNCTION WITH ALL DOCUMENTS.
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 MARKED CONSTRUCTION AND SPOKE.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE
 OFF DRAWING. USE FULL SIZE DIMENSIONS.
 THE DRAWING IS COPYRIGHT AND MUST NOT BE
 REPRODUCED OR USED WITHOUT THE WRITTEN
 PERMISSION OF KGA.

Ground Floor
 21/1022 Trafalgar Street
 Dulwich Hill NSW 1585
 ph: 02 9550 0888
 www.kreisgrennan.com.au
 p: 02 9550 0888
 Kreis Grennan Architecture #8236



Kreis Grennan Architecture

CLIENT:
 ANDREAS, DIMITRIOS, ARCHONDA & EMANUELA THANOS

SCALE:
 1:200
 REVISION:
 F
 DWG #: 200



DRAWING TITLE:
MARRICKVILLE RD ELEVATION

PROJECT REFERENCE:
19-132

SCALE:
1:100

SIZE:
A3

DRAWN:
MT/RD

REVISION:
E

DWG #:
201

REV **DATE** **DESCRIPTION**

C 27/01/19 ISSUED FOR BASK ASSESSMENT

D 11/10/19 DA SUBMISSION

E 19/2/20 DA REVISION

PROJECT:
492-494 MARRICKVILLE ROAD
DULLWICH HILL

CLIENT:
ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANDIS

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED 'CONSTRUCTION' AND SIGNED.
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.
ALL DIMENSIONS ARE IN METERS, DO NOT SCALE.
THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED, COPIED OR USED WITHOUT THE WRITTEN CONSENT OF KGA.

Ground Floor
15/15/19
Kris Grellan
Professional Architect
No. 19564
P.O. Box 1000
P.O. 1566 8888
Chattan Grellan NSW Architects #8028



Kreis Grennan Architecture



DRAWING TITLE: DURHAM LN ELEVATION
PROJECT REFERENCE: 19-132
SCALE: 1:100
REVISION: F
FIG. #: 202

REV	DATE	DESCRIPTION
D	17/01/19	RL GROUND LEVEL UPDATED
E	11/01/19	DA SUBMISSION
F	19/2/20	DA REVISION

PROJECT: 492-494 MARRICKVILLE ROAD
 DULLWICH HILL
CLIENT: ANDEAS, DIMITRIOS, ARCHONDA & EVANGELIA THANDOS

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 MARKED 'CONSTRUCTION AND SIGNED'.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS, DO NOT SCALE
 OFF DRAWING. USE FIGURE DIMENSIONS.
 DIMENSIONS MAY VARY FROM AS SHOWN AND MUST BE
 RETAINED, COPIED OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.


Kreis Grennan Architecture
 Ground Floor
 519-325 Trafalgar Street
 info@kreisgrennan.com.au
 p: 02 9580 0888
 Normalised Architect
 Christian Grennan NSW Architect #6038



DRAWING TITLE: **NORTH-WEST SIDE ELEVATION**
 PROJECT REFERENCE: **19-132**
 SCALE: **1:100**
 DRAWN: **RD**
 REVISION: **B**
 SIZE: **A3**
 DWG #: **203**

REV: **A** DATE: **17/10/18** DESCRIPTION: **DA SUBMISSION**
 REV: **B** DATE: **19/2/20** DESCRIPTION: **DA REVISION**
 PROJECT: **492-494 MARRICKVILLE ROAD DULWICH HILL**
 CLIENT: **ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANDS**

TO BE USED IN CONJUNCTION WITH ALL DOCUMENTS.
 NOT TO BE USED FOR CONSTRUCTION, UNLESS
 MARKED 'CONSTRUCTION AND SIGNED'.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 CONSTRUCTION.
 ALL DIMENSIONS ARE IN METRES. DO NOT SCALE
 OFF DRAWING. USE TRUE DIMENSIONS.
 THIS DRAWING IS COPYRIGHT AND MUST NOT BE
 REPRODUCED, COPIED OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.

KGA
 30/305 Hilda Street
 Parramatta, NSW 2049
 info@kreisgrennan.com.au
 p. 02 9550 0688
 Nominated Architect:
 Christian Grennan NSW Architect #9308
Kreis Grennan Architecture



DRAWING TITLE:
SOUTH_EAST SIDE ELEVATION

PROJECT REFERENCE:
19-132

SCALE:
1:100

REVISION:
B

DWG #:
204

REV	DATE	DESCRIPTION
A	11/01/19	DA SUBMISSION
B	19/02/20	DA REVISION

PROJECT:
**492-494 MARRICKVILLE ROAD
 DULWICH HILL**

CLIENT:
ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANOS

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 IMPRINTED, CONSTRUCTION AND SIGNED.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE
 OFF DRAWING. USE HOURGLASS DIMENSIONS.
 THIS DRAWING IS COPYRIGHT AND MUST NOT BE
 REPRODUCED OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.

Ground Floor
 310-320 Trafalgar Street
 Marrickville NSW 2150
 info@kreisgrennan.com.au
 p: 02 9550 0888

Registered Architect:
 Christian Grennan NSW Architect #9336



Kreis Grennan Architecture



DRAWING TITLE: SECTION
 PROJECT REFERENCE: 19-132
 SCALE: 1:100
 DRAWN: MT/RD
 REVISION: E
 SIZE: A3
 DWG #: 301

REV	DATE	DESCRIPTION
C	27/01/19	ISSUED FOR BASK
D	11/10/19	DA SUBMISSION
E	19/2/20	DA REVISION

PROJECT: 492-494 MARRICKVILLE ROAD
 DULWICH HILL
 CLIENT: ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANOS

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
 WORK SHALL BE CONSTRUCTED AS SHOWN UNLESS
 MARKED OTHERWISE AND SIGNED.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS; DO NOT SCALE
 THIS DRAWING IS COPYRIGHT AND MUST NOT BE
 RETAINED, COPIED OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.

KGA
 Kreis Grennan Architecture
 General Practitioner
 319-322 Trafalgar Street
 Penrith, NSW 2649
 Tel: 02 9980 9988
 Email: info@kreisgrennan.com.au
 P: 02 9980 9988
 Not a Public Architect
 Christian Grennan NSW Architect #6036



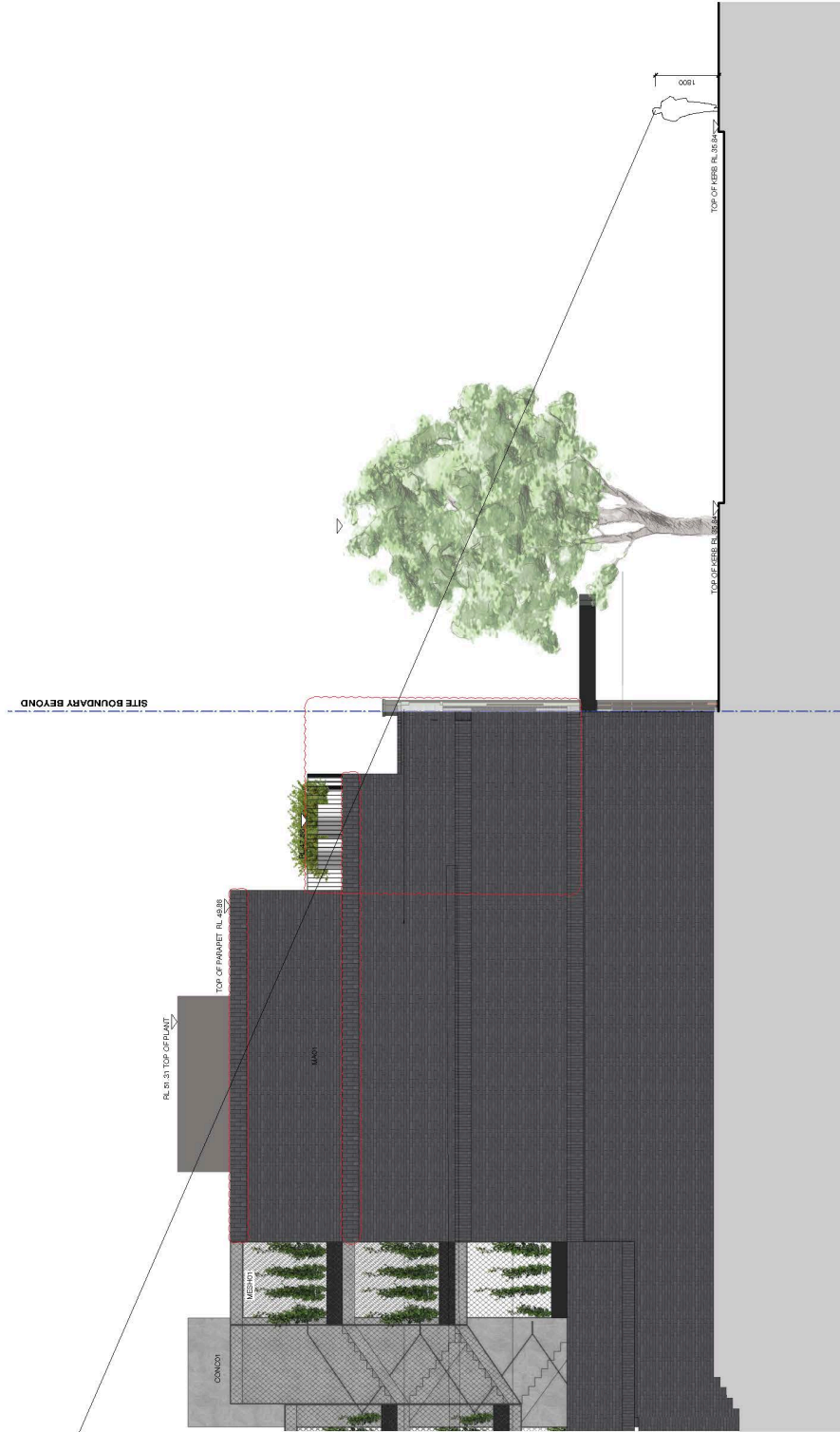
DRAWING TITLE: **SECTION**
 PROJECT REFERENCE: **19-132**
 DRAWING: **MT/RD**
 SCALE: **1:100**
 REVISION: **G**
 SIZE: **A3**
 PAGES: **302**


PROJECT: **492-494 MARRICKVILLE ROAD DULLWICH HILL**
 CLIENT: **ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANDOS**
 REV: **E** 17/01/19 R/L GROUND LEVEL UPDATED
F 11/01/19 DA SUBMISSION
G 19/2/20 DA REVISION
 FILE: **33_308**

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 MARKED 'CONSTRUCTION AND SIGNED'.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO
 COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS, DO NOT SCALE
 OFF-DRAWING. USE FIGURE DIMENSIONS.
 DIMENSIONS MAY VARY FROM WHAT IS
 SHOWN. COPIES OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.

Ground Floor
 319-325 Trevelyan Street
 info@kreisgannan.com.au
 p: 02 9580 0888
 Normalised Architect
 Christian Grennan NSW Architect #6038
Kreis Grennan Architecture







Kreis Grennan Architecture
 Circular Quay NSW Architect #6038
 Circular Quay
 319-252 Trafalgar Street
 Penrith NSW 2049
 Australia
 P: 02 9590 0888
 F: 02 9590 0888
 Email: info@kreisgrennan.com.au

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.
 THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE LOCAL COUNCIL.
 CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.
 ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE OFF DRAWING. USE FIGURE DIMENSIONS.
 THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF KGA.

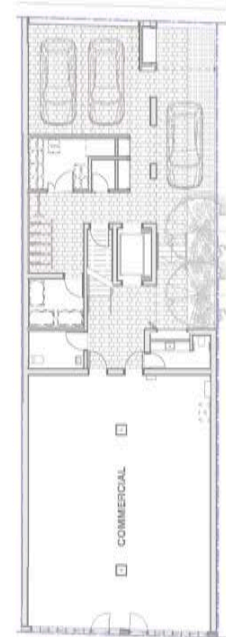
PROJECT: **492-494 MARRICKVILLE ROAD DULWICH HILL**
 CLIENT: **ANDREAS, DIMITRIOS, APICHONDA & EVANGELIA THANOS**

REV	DATE	DESCRIPTION
A	19/02/20	DA REVISION

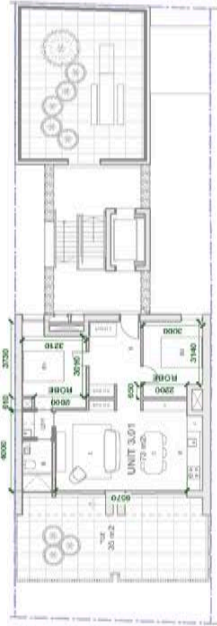
DRAWING TITLE: **SECTION STREET VIEW**
 PROJECT REFERENCE: **19-132**
 SCALE: **1:100**
 DRAWN: **LL/MT/RD**
 REVISION: **A**
 SIZE: **A3**
 DWG #: **303**



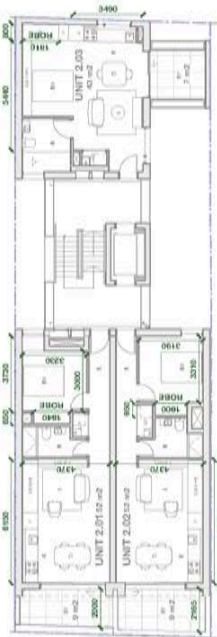
2 LEVEL 01 PLAN



1 GROUND FLOOR PLAN



4 LEVEL 03 PLAN



3 LEVEL 02 PLAN

NOTE: INTERNAL DIMENSIONS REFER TO DWG.

ALL BEDROOMS ALLOW A MINIMUM LENGTH OF 1.5M FOR ROBES
THE MAIN BEDROOM OF AN APARTMENT OR STUDIO APARTMENT SHOULD BE PROVIDED
WITH A WARDROBE OF A MINIMUM 1.8M LONG, 0.6M DEEP AND 2.1M HIGH

(OBJECTIVE 4E-1, DESIGN CRITERIA 1)

ALL APARTMENTS ARE REQUIRED TO HAVE PRIMARY
BALCONIES AS FOLLOWS:
MINIMUM BALCONY DEPTHS ENSURE THAT THE BALCONY AREA IS USEABLE
AND CAN BE EASILY ACCESSIBLE WHEELCHAIR TYPE

STUDIO APARTMENTS: MINIMUM AREA - 45SQM AND MINIMUM DEPTH: N/A
1 BEDROOM APARTMENTS: MINIMUM AREA: 85SQM AND MINIMUM DEPTH: 2M
2 BEDROOM APARTMENTS: MINIMUM AREA: 105SQM AND MINIMUM DEPTH: 2M
3 BEDROOM APARTMENTS: MINIMUM AREA: 125SQM AND MINIMUM DEPTH: 2.4M
REFER TO GFA DIAGRAMS FOR APARTMENT AND BALCONY AREA CALCULATIONS

APARTMENT LAYOUTS:
(WITH REFERENCE TO APARTMENT DESIGN GUIDE)

- 1. OBJECTIVE 4D-2, DESIGN CRITERIA 1-2)
THE MAXIMUM CEILING HEIGHT IS LIMITED TO A MAXIMUM OF 2.5 X THE CEILING HEIGHT
IN OPEN PLAN LAYOUTS (WHERE THE LIVING, DINING AND KITCHEN ARE COMBINED)
- 2. THE MAXIMUM HABITABLE ROOM DEPTH IS 8M FROM A WINDOW

(OBJECTIVE 4D-3, DESIGN CRITERIA 1-4)

- 1. MASTER BEDROOMS HAVE A MINIMUM AREA OF 10M2 AND
CLOSET AREAS ARE REQUIRED TO BE PROVIDED
- 2. BEDROOMS HAVE A MINIMUM DIMENSION OF 3M (INCLUDING WARDROBE SPACE)
- 3. BEDROOMS HAVE A MINIMUM DIMENSION OF 3M (INCLUDING WARDROBE SPACE)
- 4. LIVING ROOMS OR COMBINED LIVING/DINING ROOMS HAVE A MINIMUM WIDTH OF
3.6M FOR STUDIO AND 1 BEDROOM APARTMENTS
4M FOR 2 AND 3 BEDROOM APARTMENTS
- 5. THE WIDTH OF CROSS-OVER OR CROSS-THROUGH APARTMENTS ARE AT LEAST
4M INTERNALLY TO AVOID DEEP HALLWAY APARTMENT LAYOUTS



Ground Floor
319-325 Theagar Street
Parramatta, NSW 2150
Australia
P 02 9633 0888
F 02 9633 0888
Nominated Architect:
Cristian Guran (NSW) Architect REG 56

Kreis Grennan Architecture

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.

NOT TO BE USED FOR CONSTRUCTION UNLESS
MARKED CONSTRUCTION AND SEALS

CHECK ALL DIMENSIONS ON THIS DRAWING TO
COMMENCEMENT OF WORK

ALL DIMENSIONS ARE IN MILLIMETERS, DO NOT SCALE
OFF DRAWINGS, USE FIG. ARE DIMENSIONS

THIS DRAWING IS COPYRIGHT AND MUST NOT BE
REPRODUCED OR USED WITHOUT THE WRITTEN
CONSENT OF KGA

PROJECT:
492-494 MARRICKVILLE ROAD
DULWICH HILL

REV. DATE DESCRIPTION
A 11/10/19 DA SUBMISSION
B 19/12/19 DA REVISION

DRAWING TITLE
APARTMENT LAYOUTS

PROJECT REFERENCE
19-132

SCALE:
1:200

DRAWN
MT

REVISION:
B

SIZE
A3

DWG #
421

CLIENT:
ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANDOS



BUILDING AMENITY:
(WITH REFERENCE TO APARTMENT DESIGN GUIDE)
COMMUNAL OPEN SPACE (OBJECTIVE 3D-1, DESIGN CRITERIA 1)
MINIMUM 25% OF SITE AREA

THE USABLE PART OF THE COMMUNAL OPEN SPACE AREA MAY BE SUPPLEMENTED BY THE AREA, CIRCULATION SPACE AND AREAS FOR PASSIVE USE AND OUTLOOK.

DEVELOPMENT SUMMARY:
SITE AREA (NETT): 289.34 SQM
COMMUNAL OPEN SPACE: 46.4 SQM = 15.5% OF SITE AREA
SUPPLEMENTARY COMMUNAL OPEN SPACE: 28.6 SQM = 9.9% OF SITE AREA
TOTAL COMMUNAL OPEN SPACE: 75.0 SQM = 25% OF SITE AREA

LEGEND
COMMUNAL OPEN SPACE
SUPPLEMENTARY COMMUNAL OPEN SPACE

Kreis Grennan Architecture
 30/03/2018
 310, 020, Trossack Street
 Penrith, NSW, 2150
 info@kreisgrennan.com.au
 p: 02 9655 0888
 Nominated Architect
 Christian Grennan NSW Architect #8236

TO BE USED IN CONJUNCTION WITH ALL DOCUMENTS
 NOT TO BE USED FOR CONSTRUCTION UNLESS
 MARKED 'CONSTRUCTION AND ISSUED'
 CONSULT DRAWINGS ON SITE FOR FURTHER
 CHARACTERISTICS OF AREA
 FOR DRAWING, USE FOR ALL DIMENSIONS
 AS SHOWN ON DRAWINGS, 20' X 20' SCALE
 THIS DRAWING IS THE PROPERTY OF KREIS GRENAN ARCHITECTURE
 RETAINED, COPIED OR USED WITHOUT THE WRITTEN
 CONSENT OF KGA.

PROJECT:
**492-494 MARRICKVILLE ROAD
 DULWICH HILL**
 CLIENT:
 ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANGOS

REV	DATE	DESCRIPTION
A	11/10/18	DA SUBMISSION
B	19/02/20	DA REVISION

DRAWING TITLE:
BUILDING AMENITY COMMUNAL OPEN SPACE
 PROJECT REFERENCE:
 19-132
 SCALE:
 1:200
 DESIGNER:
 MT
 REVISION:
 B
 SIZE:
 A3
 DWG #:
 430



MA01 MASONRY TYPE 1



CONC01 OFF FORM CONCRETE



PF01 PAINT FINISH 1



MA01 MASONRY TYPE 1 (PERFORATED PATTERN)



MESH01 MESH TYPE 1



PF02 PAINT FINISH 2



PF03 PAINT FINISH 3



PAV01 PAVER TYPE 1



PAV02 PAVER TYPE 2

LEGEND EXTERNAL MATERIALS & FINISHES

- MA01 MASONRY TYPE 1**
DARK FACED BRICK
- CONC01 OFF FORM CONCRETE TYPE 1**
OFF FORM CONCRETE FINISH
- MESH01 MESH TYPE 1**
STAINLESS STEEL MESH
- PF01 PAINT FINISH 1**
SIMILAR TO 'ALBION PARK'
- PF02 PAINT FINISH 2**
SIMILAR TO 'RICH REY' FROM KING ST HERITAGE PAINT SCHEME
- PF03 PAINT FINISH 3**
DARK GREY POWDERCOAT PAINT FINISH
- PAV01 PAVER TYPE 1**
GREY COBBLSTONE HERRINGBONE PATTERN
- PAV02 PAVER TYPE 2**
PERFORATED CONCRETE PAVER

 Ground Floor
319-325 Trafalgar Street
Petersham, NSW 2049
info@kreisgrennan.com.au
p: 02 9550 0888

Nominated Architect:
Christian Grennan NSW Architect #8036

Kreis Grennan Architecture

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.

NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED CONSTRUCTION AND SIGNED.

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.

ALL DIMENSIONS ARE IN MILLIMETERS. DO NOT SCALE OFF DRAWING. USE FIGURE DIMENSIONS.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE WRITTEN CONSENT OF KGA.

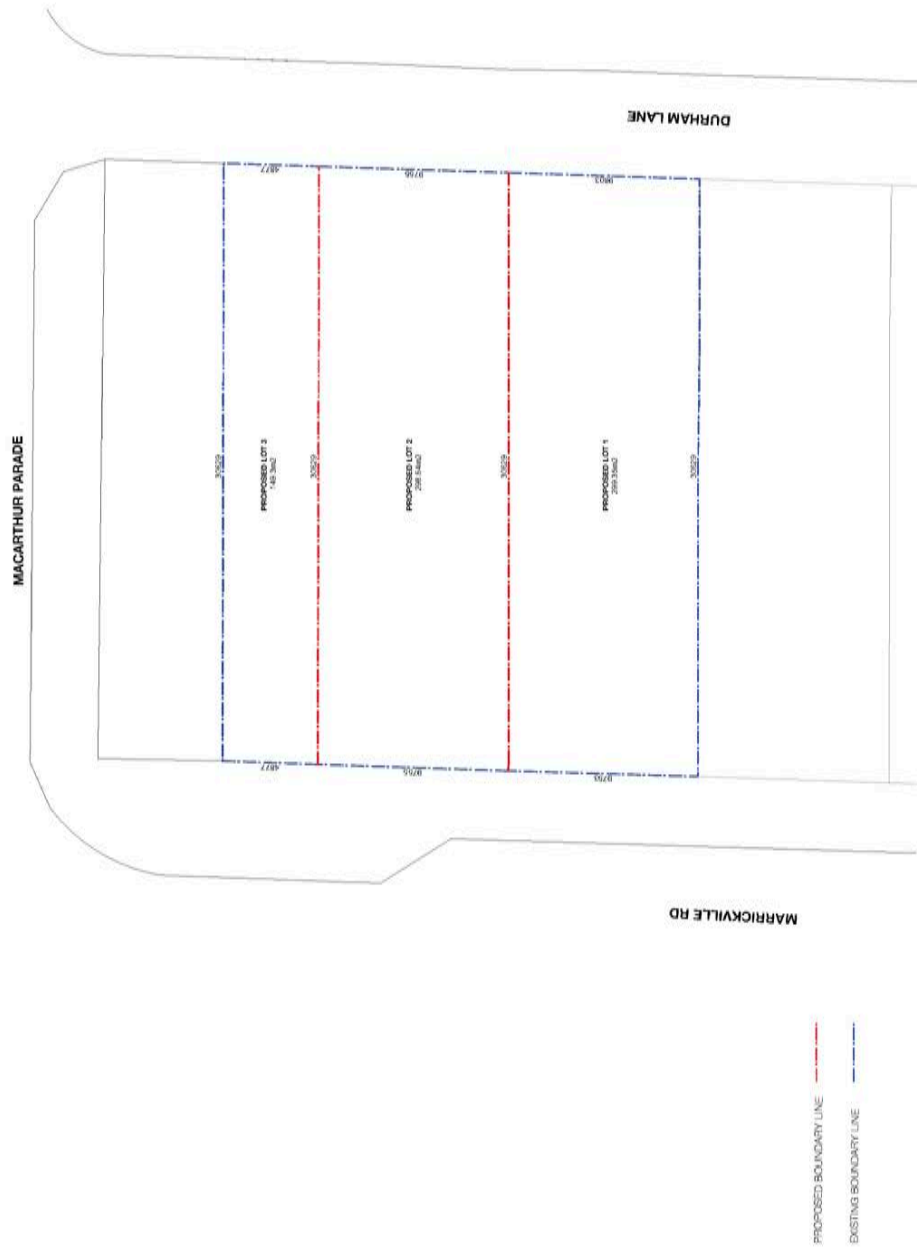
PROJECT:
**492-494 MARRICKVILLE ROAD
DULWICH HILL**

CLIENT:
ANDREAS, DIMITRIOS, ARCHONDIS & EVANGELIA THANOS

REV	DATE	DESCRIPTION
A	30/9/19	ISSUED FOR BASIC ASSESSMENT
B	11/10/19	DA SUBMISSION

DRAWING TITLE:
MATERIAL & FINISHES SCHEDULE

PROJECT REFERENCE: 19-132	DRAWN: RD	SIZE: A3
SCALE: NTS	REVISION: B	DWG #: 460



DRAWING TITLE:
DRAFT SUBDIVISION PLAN

PROJECT REFERENCE:
 19-132

SCALE:
 1:200

DATE:
 19/10/19

REVISIONS:

REV	DATE	DESCRIPTION
A	19/10/19	DA SUBMISSION
B	19/10/20	DA REVISION

DRAWN: RD

REVISION: B

SIZE: A3

DWG #: 900

PROJECT:
 492-494 MARRICKVILLE ROAD
 DULWICH HILL

CLIENT:
 ANDREAS, DIMITRIOS, ARCHONDA & EVANGELIA THANDIS

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED, CONTROLLED AND ISSUED. CHECK ALL DIMENSIONS ON SITE REPORT TO CORROBORATION OF WORK. GET THESE DIMENSIONS FROM THE ARCHITECT'S OFFICE. THESE DIMENSIONS DO NOT SCALE. THIS PLAN IS A PRELIMINARY PLAN AND MUST BE RETAINED, CORRECTED OR CANCELLED WITHOUT THE WRITTEN CONSENT OF KGA.

David Poy
 Director
 10/100 Macquarie Street
 Parramatta, NSW 2150
 info@kreisgannan.com.au
 p: 02 9601 0888

Nominated Architect:
 Christian Grennan NSW Architect 48328



Attachment C- Statement of Heritage Impact

STATEMENT OF HERITAGE IMPACT

Proposed development at
492-494 Marrickville Road,
DULWICH HILL



Job No. 8573
October 2019

Heritage 21

CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

RAPPOPORT PTY LTD ©
CONSERVATION ARCHITECTS AND HERITAGE CONSULTANTS
Suite 48, 20-28 Maddox Street, Alexandria, NSW 2015
(02) 9519 2521
reception@Heritage 21.com.au

Heritage Impact Statements	Conservation Management Plans	On-site Conservation Architects
Photographic Archival Recordings	Interpretation Strategies	Expert Heritage Advice
Fabric Analyses	Heritage Approvals & Reports	Schedules of Conservation Work

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

TABLE OF CONTENTS

1.0 INTRODUCTION	4
1.1 BACKGROUND	4
1.2 SITE IDENTIFICATION	4
1.3 HERITAGE CONTEXT	4
1.4 PURPOSE	6
1.5 METHODOLOGY	6
1.6 AUTHORS	7
1.7 LIMITATIONS	7
1.8 COPYRIGHT	7
2.0 HISTORICAL DEVELOPMENT	8
2.1 LOCAL HISTORY	8
2.2 HISTORY OF THE SITE	9
3.0 PHYSICAL EVIDENCE	15
3.1 THE SETTING	15
3.2 PHYSICAL DESCRIPTION	15
3.3 VIEWS	16
3.4 IMAGES	16
4.0 HERITAGE SIGNIFICANCE	21
4.1 ESTABLISHED SIGNIFICANCE	21
4.2 492 MARRICKVILLE ROAD, DULWICH HILL (PART OF THE SUBJECT SITE)	22
4.3 494 MARRICKVILLE ROAD, DULWICH HILL (PART OF THE SUBJECT SITE)	22
5.0 PROPOSED WORKS	24
5.1 DESCRIPTION OF PROPOSAL	24
5.2 DRAWINGS	24
6.0 ASSESSMENT OF HERITAGE IMPACT	36
6.1 HERITAGE MANAGEMENT FRAMEWORK	36
6.2 HERITAGE IMPACT ASSESSMENT	39
7.0 CONCLUSION	49
7.1 IMPACT SUMMARY	49
7.2 MITIGATION MEASURES	50
7.3 GENERAL CONCLUSION	51
8.0 SOURCES	52

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.

Cover page: View to the primary façade of the subject site at 492-494 Marrickville Road, Dulwich Hill, facing south.
(Source: Heritage 21, 26 August 2019)

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	10.10.2019	LS/NF	LS	LS
2	Draft report (D2) issued for comment.	10.10.2019	NF	-	NF
3	Draft report (D3) issued for comment.	11.10.2019	NF	-	NF
4	Report Issued (RI) for DA.	04.11.2019	NF	-	NF

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact (‘SoHI’ or ‘report’) has been prepared on behalf of Kreis Grennan Architects who have been engaged by the owners of the site to submit a development application for subdivision, modifications, as well as a new development for the site.

1.2 Site Identification

The site at 492-494 Marrickville Road, Dulwich Hill comprises Lot 10/DP 1237659 and is situated within the commercial precinct of Dulwich Hill, presenting to Marrickville Road, with Durham Lane located at the rear of the subject site. The allotment is situated within the boundaries of the Inner West Council Local Government Area.



Figure 1. Contemporary aerial view of the site outlined in red. (Source: NSW Land and Property Information, ‘SIX Maps’, n.d., <http://maps.six.nsw.gov.au/>, annotated by Heritage 21.)

1.3 Heritage Context

1.3.1 Heritage Status

The site is **not** listed as an item of environmental heritage in the Marrickville Local Environmental Plan (‘MLEP’) 2011.

1.3.2 Heritage Conservation Areas

As depicted in Figure 2 below, the site is situated within the boundaries of the Dulwich Hill Commercial Precinct Heritage Conservation Area (‘the HCA’).

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

Properties located within the HCA fall into one of the three following classifications:

- Contributory Item – the property makes a positive contribution to the character and heritage significance of the HCA.
- Neutral Item – the property does not contribute nor detract from the character and heritage significance of the HCA.
- Non-Contributory Item – the property detracts from the character and heritage significance of the HCA.

As depicted in Figure 2 below, 492 Marrickville Road, Dulwich Hill is listed as a **non-contributory** item within the HCA. Meanwhile, 494 Marrickville Road, Dulwich Hill is listed as a **contributory** item.



Figure 2. Detail from Heritage Map HER_001; the subject site is outlined in blue and heritage items, some of which are within the vicinity of the site, are marked brown. The Dulwich Hill Commercial Precinct HCA is cross hatched red. (Source: NSW Legislation Online, <http://www.legislation.nsw.gov.au/#/view/epi/2013/313/maps>, annotated by Heritage 21).

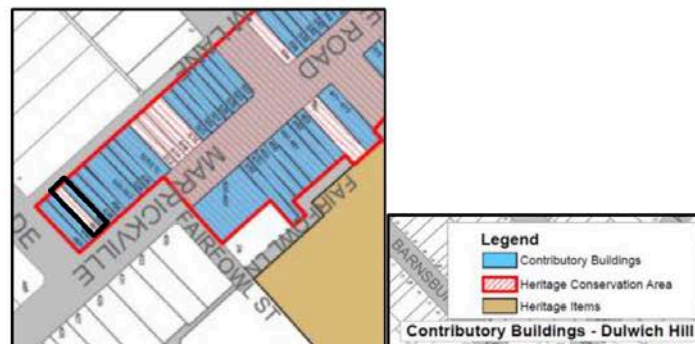


Figure 3. Contributions Map for the Dulwich Hill Commercial Precinct HCA (Source: MDCP 2011, annotated by Heritage 21)

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

1.3.3 Heritage Items in the Vicinity

As depicted in Figure 2 above, the site is also situated within the general vicinity of other items of environmental heritage identified in the MLEP 2011. These heritage items follow below:

Item	Address	Level of Significance	Item Number
Dulwich Hill High School, including interiors	Seaview Street	Local	I24
Victorian Italianate style villa – “Allerton”, including interiors	407 Marrickville Road	Local	I19
Gladstone Hotel, including interiors	572 Marrickville Road (corner New Canterbury Road)	Local	I20
Electricity substation No 96 (whole site)	Hercules Street	State	I318

The proposed development of the site is not located within the visual catchment of heritage items I24, I19, I20 and I318 listed above and neither is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI.

1.4 Purpose

The subject site is located within the boundaries of a HCA which is listed under Schedule 5 of the MLEP 2011. Sections 5.10(4) and 5.10(5) of the MLEP require Inner West Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage conservation area and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of that heritage conservation area. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 (‘Burra Charter’).

1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Paul Rappoport, of Heritage 21, Heritage Consultants.

1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL DEVELOPMENT

2.1 Local History

The following history of the commercial precinct of Dulwich Hill has been extracted from HCA's listing on the NSW OE&H website:¹

The original owners of the land within the Marrickville Council area were the Cadigal and Wangal clans of the coastal Eora people. They spoke Eora, which may have been a dialect of the Dharug (Darug) language, though sources differ on this point. With the establishment of the penal colony at Sydney Cove in 1788 the dispossession of the original inhabitants was begun. In 1789 a smallpox plague decimated the Aboriginal population, though descendants of the Cadigal and Wangal people still reside within the Sydney metropolitan area.

Thomas Moore was a boatbuilder and landholder, who arrived in 1796. He was granted 1170 acres in Petersham, which he extended by purchase to 1920 acres by 1807. Dr Robert Wardell, who had arrived in 1824, purchased Moore's holdings in the late 1820s and by the time of his death owned about 2500 acres, which was known as the "Petersham Estate". Wardell's house, "Sara Dell" stood near Parramatta Road, on a site now occupied by Fort Street High School, though most of the "Petersham Estate" was south of Stanmore and New Canterbury Roads, stretching to the Cooks River. Dr Wardell was murdered in 1834 and his estate was divided amongst his relatives. Subdivision of the Petersham Estate was begun in 1848.

On 28 May 1881 the area bounded by Fairfowl Street, Marrickville Road, New Canterbury Road and Frazer Street was auctioned as the Seaview Estate, Petersham Heights. Blocks had 50' frontage. Some of the blocks had already sold.

In 1884 the area east of Canonbury Grove (nearly to Glen Street in the south) was known as "Nynee Tal" (later renamed "Fedora"). Immediately to the west was a block, which was purchased by Henry Marcus Clark, the retailer, in 1889. Marcus Clark had extensive alterations made to the cottage on the site which he renamed "Sefton Hall".

The area to the north east of New Canterbury Road was subdivided as the "Lewisham West" and "Dulwich Hill" estates, probably in the early 1890s.

Development in Dulwich Hill received a boost in 1889 with the extension of the tramway from Marrickville to Dulwich Hill via Marrickville Road. A tramline from Petersham to Hurlstone Park via New Canterbury Road was opened in 1913, cementing Dulwich Hill as a transport hub. This line was closed in 1954, while the Marrickville-Dulwich Hill line closed in 1957. Wardell Road Railway Station (now Dulwich Hill) was opened on the Belmore Line in 1895. Parts of the area

¹ Dulwich hill Commercial Precinct Heritage Conservation Area. NSW Office of Environment and Heritage, 'State Heritage Inventory', Search for NSW Heritage, 2012, Database number: 2030478, <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

were known variously as Petersham Hill, Wardell's Bush, Fern Hill and South Petersham. The whole area began to be referred to as Dulwich Hill (taking its name from the Dulwich Hill Estate) in the early 20th Century, a trend confirmed by the renaming of the railway station in 1920.

By 1893 (Marrickville Detail Sheet 39, 1 March 1893), the Gladstone Hotel had been built on the corner of New Canterbury Road and Marrickville. A blacksmith shop stood adjacent, on the corner of New Canterbury Road and Loftus Street, while "Berkley Cottage" stood at about 552 Marrickville Road. The Gladstone Hotel was rebuilt in 1909 to a design by architects Halligan & Wilton.

"Sefton Hall" was subdivided and sold on 16 May 1914 as the "Sefton Hall Estate". "Sefton Hall" itself remained on a block on the corner of Macarthur Parade and Marrickville Road. At the same sale "Chadston", on the corner of Fairfowl Street and Marrickville Road was sold as well as 8 subdivided blocks at 449-463 Marrickville Road. On 5 June 1915 the block containing "Sefton Hall" was subdivided and sold as Sefton Hall Estate No. 2. The house had been demolished and 15 blocks on the Marrickville Road frontage (478-516 Marrickville Road) had been created and the lane extended to Macarthur Parade.

The opening of a Woolworths store in 1938 underlines the significance of the Dulwich Hill shopping area in the inter-war period. The demise of the tram network and the advent of car-based shopping malls in the 1950s led to the eclipse of suburban shopping strips like Dulwich Hill.

2.2 History of the Site

Limited written documentation could be sourced regarding the historical development of the subject site at 492-494 Marrickville Road, Dulwich Hill. Nonetheless, evidence of the occupation and use of the site has been gathered through a historic map sourced from the NSW Land and Registry Services website, subdivision map sourced from the Inner West Council Library website, the Sands Directory and newspaper articles sourced from the National Library of Australia (NLA).

An undated parish of Petersham map sourced from the NSW Land and Registry Services website (Figure 4 below) indicates that the subject site was originally part of 1170 acres of land granted to Thomas Moore in the late 18th century.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

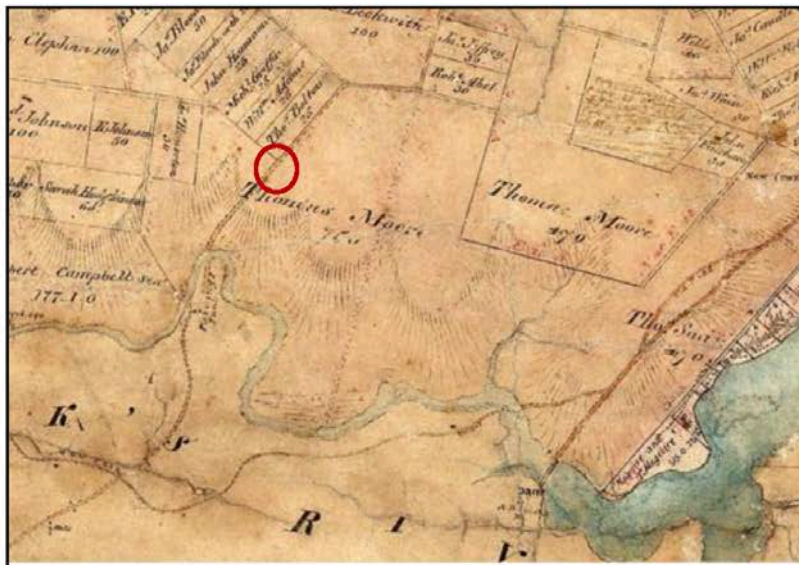


Figure 4. Undated parish of Petersham map, showing Thomas Moore’s land. The approximate location of the subject site has been outlined in red (Source: NSW Land and Registry Services, Historical Land Records Viewer, <https://hlrv.nswlrs.com.au>, annotated by Heritage 21).

A Hardie & Gorman subdivision map of the Durham Estate, dating from 1894 (Figure 5 below) demonstrates that by 1894 the subject site had not yet been subdivided into the allotment that it is today. However, a mansion including extensive grounds was occupying the site during this time. The subdivision map also demonstrates that Durham Lane and McArthur Parade had not been constructed at this time.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL



Figure 5. Hardie & Gorman subdivision of the Durham Estate, Dulwich Hill, 1894, showing the subdivision of the Durham Estate. The approximate location of the subject site has been outlined in red (Source: Inner West Council Library, innerwest.spydus.com/cgi-bin/spydus.exe/ENQ/WPAC/BIBENQ?BRN=226639, annotated by Heritage 21).

There is no reference to 492 Marrickville Road in the Sands Directory. Additionally, no newspaper articles could be sourced referencing this address. However, the first reference to 494 Marrickville Road was found in the 1923 Sands Directory. According to this directory (Figure 6), the site was occupied by Donkin Bros (grocers), A.W. Anderson (glass merchants) and F. Wilcox (butcher) until 1925. The Sands Directory for the previous year (1922) listed A.W Anderson and F. Wilcox at 500 Marrickville Road. In 1925, 494 Marrickville Road was occupied by J.T. Howarth (Figure 7), a greengrocer. Howarth occupied the site until 1928. By 1929, J.H Rewan, a fruiterer occupied the site (Figure 8), occasionally selling pianos (Figure 10). Rewan occupied the site until 1931 (Figure 9). 494 Marrickville Road does not appear in the 1932-1933 Sands Directory. A newspaper article sourced from the National Library of Australia (NLA) indicates that the subject site was advertised for rent, and incorporated a double-fronted shop with a large residence and a garage. Additionally, a newspaper article sourced from the NLA indicates that 494 Marrickville Road was occupied by Encyclopedia Distributors at this time.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

Schweikert F. & Son	74 V
494 Donkin Bros.	76 C
Anderson A. W.	78 I
Wilcox F.	80 C
MacArthur parade	82 C
486 Cumming W., dentist	84 S
484 Hughes Robt. W., J.P.	86 C
482 Talbot Miss S. A.	88 H
478 Humphries John	90 E
Canonbury grove	92 C
470 Brockenshire A. E., dentist	94 H
474 Wilson Frederick	98 H

Figure 6. The Sands Directory, 1923. Showing Donkin Bros, A.W. Anderson and F. Wilcox (indicated in red) at 494 Marrickville Road (Source: City of Sydney, The Sands Directory 1920-1924, <https://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory/>)

motor garage	
408 Redding A., watchmaker	
494 Howarth J. T., green-grocer	
490 Anderson A. W., glass merchant	
488 Wilcox F., butcher	
MacArthur parade	
486 Cumming W., dentist	
484 Hughes Robt. W., J.P.	
482 Talbot Miss S. A.	
478 Chapman James	
Canonbury grove	

Figure 7. The Sands Directory, 1925. Showing J.T. Howarth (indicated in red) at 494 Marrickville Road (Source: City of Sydney, The Sands Directory 1925-1929, <https://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory/>)

West Richard	
510 Wilson Miss M. C., stationer	
508 Finlay J., dyer & cleaner	
500 Newman Misses M. & D., smallgoods	
504 Guise Miss L., milliner	
502 Schweikert F. & Son, motor garage	
498 Redding A., watchmaker	
496 Iwata Samuel, laundry	
494 Rowan J. H., fruiterer	

Figure 8. The Sands Directory, 1929. Showing J.H. Rowan (indicated in red) at 494 Marrickville Road (Source: City of Sydney, The Sands Directory 1925-1929, <https://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory/>)

502 Schweikert F. & Son, motor garage	
498 Redding A., watchmaker	
496 Iwata Samuel, laundry	
494 Rowan J. H., fruiterer	
490 Anderson A. W., glass merchant	
488 Wilcox F., butcher	
MacArthur parade	
486 Cumming W., dentist	
486 Cumming J., dentist	
486 Lee Mrs. Edith	
484 Hughes Mrs. Jane	
482 Talbot Miss M.	
480 Wilcox F.	
478 Davison Frederick	
Canonbury grove	

Figure 9. The Sands Directory, 1931. Rowan J.H (indicated in red) at 494 Marrickville Road (Source: City of Sydney, The Sands Directory 1930-1933, <https://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory/>)

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL



Figure 10. 'Advertising', *The Sydney Morning Herald*, Friday 2 October 1931, Page 6 (Sourced from NLA, <https://trove.nla.gov.au>).

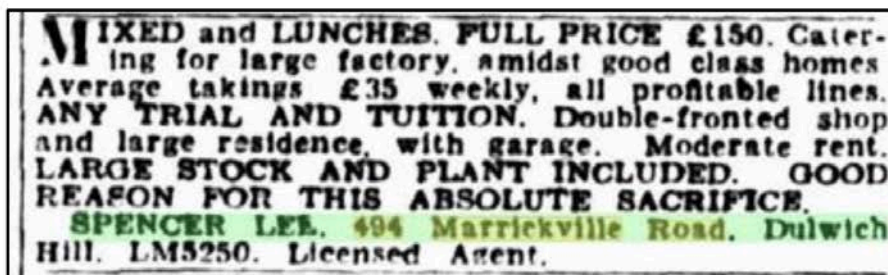


Figure 11. 'Advertising', *The Sydney Morning Herald*, Friday 5 November 1937, Page 17 (Sourced from NLA, <https://trove.nla.gov.au>).

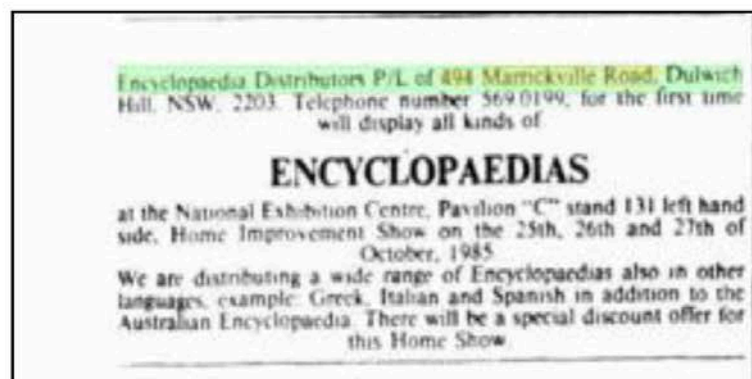


Figure 12. 'Advertising', *The Canberra Times*, Thursday 24 October 1985, Page 21 (Sourced from NLA, <https://trove.nla.gov.au>).

Although the exact date of the construction of the structures on the site is unknown, the architectural elements of the buildings suggest that 492 was constructed in the mid-to-late twentieth century, while 494 Marrickville Road was constructed during the early twentieth century.

The 1943 aerial photograph below (Figure 13) illustrates that the subject site has had many modifications since 1943, as it appears that 492 Marrickville Road was vacant at this time.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

Additionally, it appears that the rear of 494 Marrickville Road has been extended at a later date and further structures added within the rear yard.

We also note that numbers 490, 492, 494, 496 and 498 Marrickville Road were amalgamated into one allotment to accommodate the previous Development Application.



Figure 13. 1943 aerial photograph of the subject site, indicated in red (Source: NSW Land and Property Information, 'Six Maps', 1943, <http://maps.six.nsw.gov.au>, annotated by Heritage 21.)

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The subject site located at 492-494 Marrickville Road, Dulwich Hill is located on the southern side of Marrickville Road, its south-western boundary abutting Durham Lane. Dulwich Hill is a suburb located in the Inner West of Sydney, located 7.5 kilometres south-west of the Sydney Central Business District. Marrickville Road is a highly trafficked four-laned Road with parking on both sides, which connects to New Canterbury Road to the north and Railway Parade to the south.

The general vicinity of the subject site is characterised by an undulating topography, sloping towards the south-east. The surrounding contributory landscape consists of commercial buildings which date from the late 19th century to the early 20th century, as well as more recent residential flat buildings. Most commercial buildings located on the southern side of Marrickville Road are built to their allotment boundaries presenting to Marrickville Road.

3.2 Physical Description

The site comprises two double-storey attached buildings, both constructed to their allotment boundary and aligned with the adjacent properties presenting to Marrickville Road.

3.2.1 492 Marrickville Road

The building located at 492 Marrickville Road is a brick masonry structure and appears to have been constructed in the late twentieth century. The exteriors of the building do not contain any significant architectural elements. The shopfront at ground floor level exhibits aluminium framed openings and is protected from the elements by an awning, located at the same height level of the adjacent awning at 494 Marrickville Road. The primary façade at first floor level features two timber framed double hung sash windows, painted white. The roof of the property – covered by corrugated metal sheeting – as viewed from its primary elevation on Marrickville Road is concealed by a brick parapet. The rear of the property has been extended at a later date. To the rear of the property is a small backyard with a concrete floor. We note that the interiors of the property do not retain any original architectural elements.

3.2.2 494 Marrickville Road

The building located at 494 Marrickville Road is an example of an early twentieth century commercial building with a shopfront at ground floor level and residential premises at first floor level. The primary façade of the building at first floor level features pilasters and has been rendered and painted a muted green. The shopfront at ground floor level has been modified, including the partial removal of the pilasters (which are evident at first floor level) and the introduction of aluminium framed openings. The exteriors of the shop at ground floor level no longer retains any other original architectural elements. We note however that the primary façade at first floor level features original timber windows. The roof of the property – covered by corrugated metal sheeting –

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

as viewed from its primary elevation on Marrickville Road is concealed by a parapet. The colour palette of the building is a muted green at first floor level and a dark grey at ground floor level. The rear of the property has been extended at a later date and features a small backyard with a concrete flooring.

The interiors of the structure have been highly modified since its construction. At ground floor level the property appears to have been highly modified and does not retain any original architectural elements. The modifications at ground floor level include the installation of false ceilings, new walls, carpeted flooring. Additionally, the staircase does not appear to be original. At first floor level the interiors exhibit a decorative plaster ceiling, and some of the timber doors may be original. However, new intrusive air conditioning units and lighting have been introduced at a later date. And while the front rooms do exhibit picture rails, skirting and cornices, they do not appear to be original.

3.3 Views

The subject site is a readily visible item within the context of the Dulwich Hill Commercial Precinct HCA and the Marrickville Road streetscape. As depicted in Figure 2 above, the primary view lines to the primary elevation of the site are made from Marrickville Road, from within the Dulwich Hill Commercial Precinct HCA. The proposed works would be visible from this perspective. We note that the principal views from the public domain towards the site are at street level.

As discussed in Section 1.3.3 above, the subject site would not be observable from any heritage-listed items, listed under Schedule 5 of the MLEP.

The secondary view lines into the rear elevation of the site are made from Durham Lane. The proposed works would be visible from this perspective.

Accordingly, the impact of the proposal on these above mentioned places is discussed in the Heritage Impact Assessment below.

3.4 Images

The following photographs provide a visual survey of the site and its setting, including the Dulwich Hill Commercial Precinct HCA. All images are copyright of Heritage 21 and were taken on 26 August 2019, unless stated otherwise.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

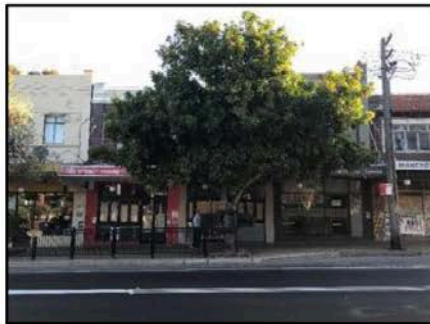


Figure 14. View to subject site from Marrickville Road.



Figure 15. View to subject site from Marrickville Road, facing south.



Figure 16. View to existing shopfronts of 492 (left) and 494 Marrickville Road (right), showing the missing pilasters at ground floor level of 494 Marrickville Road.

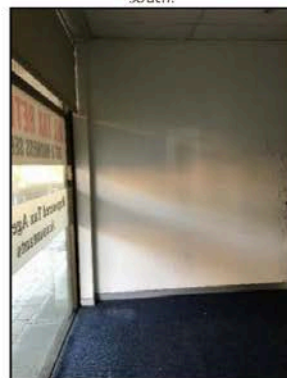


Figure 17. View to interior of ground floor of 494 Marrickville Road, facing adjoining wall with 492 Marrickville Road.

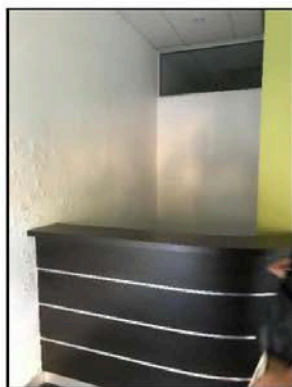


Figure 18. View to interior of ground floor of 494 Marrickville Road.

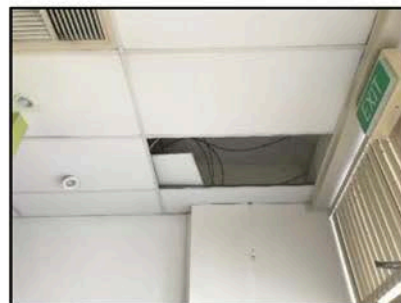


Figure 19. View to false ceilings in interior of ground floor of 494 Marrickville Road.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

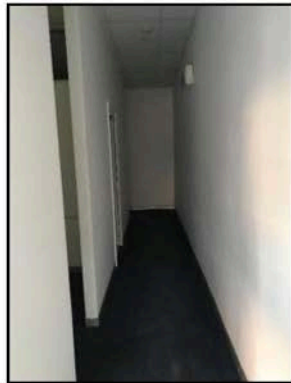


Figure 20. View to internal hallway of ground floor of 494 Marrickville Road, facing south-west.

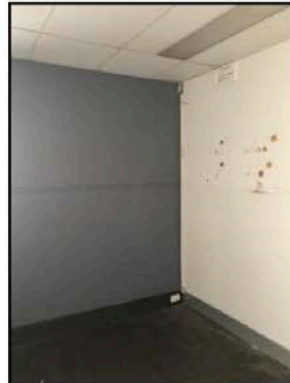


Figure 21. View to interior of ground floor of 494 Marrickville Road.

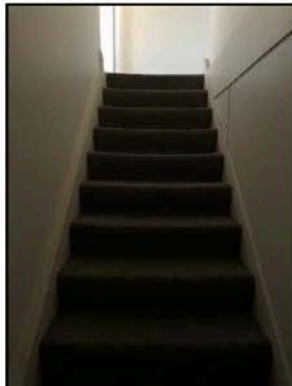


Figure 22. View to non-original internal staircase to first floor.

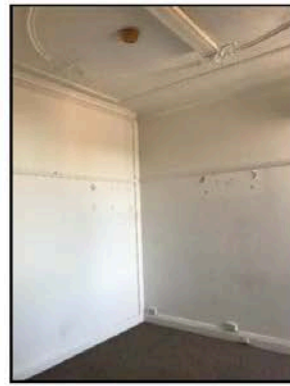


Figure 23. View to first floor former bedroom, showing decorative plaster ceiling.

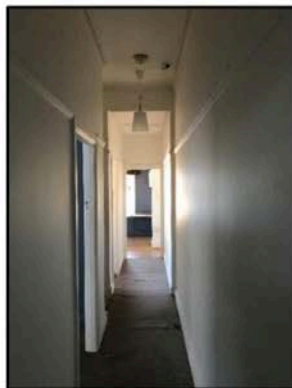


Figure 24. View to internal hallway of first floor.



Figure 25. View overlooking Marrickville Road.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

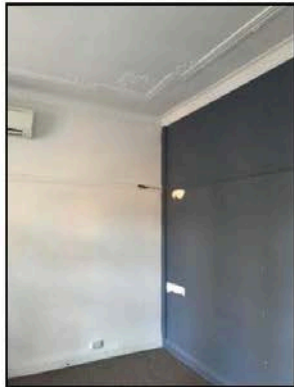


Figure 26. View to interior of first floor bedroom.

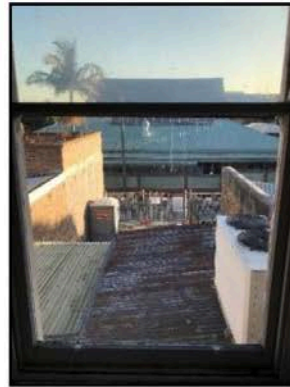


Figure 27. View overlooking rear of site, towards Durham Lane.

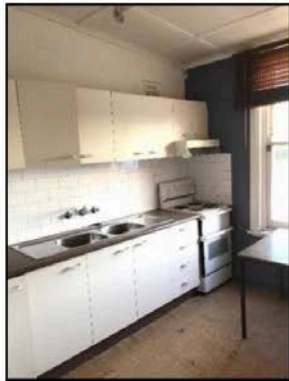


Figure 28. View to kitchen, located on first floor.

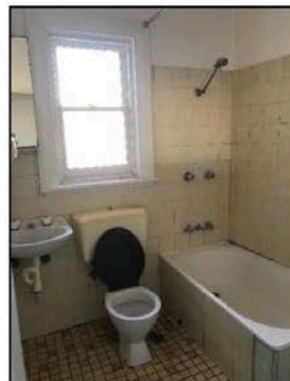


Figure 29. View to existing bathroom, first floor.

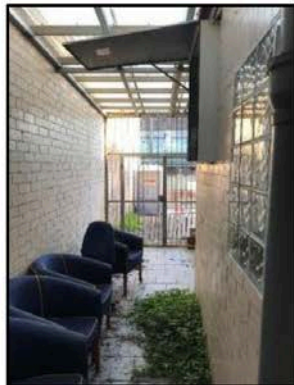


Figure 30. View to rear of site, ground level.



Figure 31. View to rear of building.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL



Figure 32. View towards rear of subject site from Durham Lane.

4.0 HERITAGE SIGNIFICANCE

4.1 Established Significance

In order to assess the potential impact of the proposed works on the heritage significance of the Dulwich Hill Commercial Precinct HCA (in which the subject site is located), it is first necessary to ascertain the heritage significance of the place. Accordingly, the statement of significance for the HCA has been provided below. The significance of this place will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1.1 Dulwich Hill Commercial Precinct HCA

The following Statement of Cultural Significance for the Dulwich Hill Commercial Precinct HCA – in which the subject site is situated - has been extracted from the HCA's listing on the NSW OE&H website:²

The Dulwich Hill Commercial Precinct Heritage Conservation Area is significant because it demonstrates the development of a major suburban shopping precinct over a period of more than 50 years (c1890-1940) following the extension of the tramline from Marrickville to Dulwich Hill along Marrickville Road in 1889, later tramline extension in 1913 and the opening of the Dulwich Hill Railway Station in 1895..

Shops and buildings from each major period of retailing have survived and continue to contribute to the aesthetic, historic, and social values of Dulwich Hill and the Marrickville local government area.

The streetscapes of the area are of aesthetic significance because they encompass a substantially intact mid to late 19th Century retail precinct. The aesthetic value of the area is enhanced by the undulating alignment of New Canterbury Road, which provides a fine series of evolving views and vistas and by the intersection of New Canterbury and Marrickville Roads which allows multiple viewpoints over the streetscape.

The commercial and retail buildings within the area demonstrate the principal characteristics of the traditional suburban shopping area with narrow shopfronts and clearly defined structural bays providing physical evidence of the regularity of the underlying subdivision pattern. Although evidence of most original shopfronts has been lost, the streetscape at pedestrian level remains a cohesive one due to the regular spacing of the original shopfronts and the 1920s hanging ball lights under the awnings which creates a distinctive aesthetic quality to the streetscape and accentuates the curvature of the façade as it follows the alignment of New Canterbury Road.

² Dulwich hill Commercial Precinct Heritage Conservation Area. NSW Office of Environment and Heritage, 'State Heritage Inventory', Search for NSW Heritage, 2012, Database number: 2030478, <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

The group demonstrates strong aesthetic qualities also through the consistency of the parapeted and enclosing street wall, with its finely worked detailing creating a high quality and strongly defined skyline view from the opposing footpath and when travelling through the area.

The Dulwich Hill Commercial Precinct Heritage Conservation Area is of aesthetic significance as a largely intact retailing precinct of the period 1890-1938 which retains original parapeted roof forms, recessed shopfronts, and generally intact first floor shop facades. It also includes some representative examples of Inter-War residential flat buildings.

4.2 492 Marrickville Road, Dulwich Hill (part of the Subject Site)

Notwithstanding the historical development of the subject site, there is no evidence to suggest that the existing structure located at 492 Marrickville Road, Dulwich Hill, constructed in the mid-to-late twentieth century, demonstrates any of the criteria against which heritage significance is assessed.

4.3 494 Marrickville Road, Dulwich Hill (part of the Subject Site)

4.3.1 Assessment of Significance

Prior to assessing the level of heritage impact and/or compatibility of a proposed development it is crucial to understand the cultural heritage value of a place. This understanding of significance then informs and guides decision-making so as to retain values into the future. The assessment to ascertain the significance of the subject site is carried out below, based upon criteria specified by NSW OEH.

Criterion	Assessment
<p>A. Historical Significance <i>An item is important in the course, or pattern, of NSW's or the local area's cultural or natural history (state/local significance).</i></p>	<p>The property at 494 Marrickville Road, Dulwich Hill dates from the key period of the development of the Dulwich Hill Commercial Precinct HCA and there is evidence of historical continuity. As such, 494 Marrickville Road is assessed as contributing to the historical development of the HCA.</p>
<p>B. Associative Significance <i>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or the local area's cultural or natural history (state/local significance).</i></p>	<p>To our knowledge, there is no known significant human occupation at the site. There is also no evidence of any association with a significant person, or group of persons since the construction of the building. As such, 494 Marrickville Road does not meet the criterion for associational significance.</p>
<p>C. Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW or the local area (state/local significance).</i></p>	<p>The structure has retained significant external elements including timber windows, parapet, pilasters, rendered facade. The shopfront at ground floor level has been highly modified and no longer retains any original fabric. The structure also retains some internal elements including decorative plaster ceilings at first floor level. We note that the interiors have been highly modified. As such, although the structure does possess some significant</p>

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

Criterion	Assessment
	architectural elements, in its current form and as a whole it does not meet the threshold to demonstrate aesthetic significance within the local area.
D. Social Significance <i>An item has a strong or special association with a particular community or cultural group in NSW or the local area for social, cultural or spiritual reasons (state/local significance).</i>	To our knowledge, the subject building has no known association with an identifiable group in the area or was used by a particular community for social, cultural or spiritual purposes. Thus, it does not meet the criterion for social significance.
E. Technical/Research Significance <i>An item has potential to yield information that will contribute to an understanding of NSW's or the local area's cultural or natural history (state/local significance).</i>	There is no evidence to suggest that the building demonstrates construction techniques other than those commonly employed at the time. As such, the subject site does not meet the requirements of this criterion.
F. Rarity <i>An item possesses uncommon, rare or endangered aspects of NSW's or the local area's cultural or natural history (state/local significance).</i>	The subject building does not possess any features that are uncommon and therefore the building is not a rare example of its type in the Dulwich Hill HCA. Accordingly, the subject site does not retain the requisite standard of significance under this criterion.
G. Representativeness <i>An item is important in demonstrating the principal characteristics of a class of NSW's or the local area's cultural or natural places or cultural or natural environments (state/local significance).</i>	The subject building has undergone many modifications since its construction and is not considered a fine example of an early twentieth century building. Additionally, the structure as a whole does not demonstrate a high degree of fabric integrity. As such, it does not meet the requirements of this criterion.

4.3.2 Statement of Cultural Significance

The subject building located at 494 Marrickville Road contributes to the historical understanding of the development of the Dulwich Hill Commercial Precinct HCA, as such, it is assessed as possessing historical significance at a local level. However, the building does not demonstrate any connection with any significant historical person or event and as such, it does not possess historical significance at a local or state level. The structure does contain some significant external and internal elements. However, it has had many modifications over time and the building as a whole is not of sufficient value so as to demonstrate aesthetic significance. The structure is not a fine example of its type and is not considered rare within the local area. Additionally, it has no known association with any individual or group and has no known research potential, with no identified potential to yield information that will contribute to the understanding of the local area.

5.0 PROPOSED WORKS

5.1 Description of Proposal

We understand that the following works are proposed for the subject site:

- Subdivision of the existing allotment back to the original allotment pattern (490-498 were amalgamated as part of the previous Development Application);
- The retention of the contributory façade at 494 Marrickville Road, and the demolition of all other structures and fabric on site;
- Conservation works to the windows at first floor level of primary façade and the reinstatement of the pilasters at ground floor level;
- The introduction of impression of the existing decorative ceiling at first floor level of 494 Marrickville Road as interpretation;
- The use of the ground floor for commercial purposes;
- The construction of three additional storeys for residential use, to be setback from the primary façade of 494 Marrickville Road; and
- The construction of a carpark and two additional studio apartments at the rear of the subject site.

5.2 Drawings

Specific details of the proposed development are shown in drawings by Kreis Grennan Architecture, dated 6 June 2019 and 11 October 2019, received by Heritage 21 on 30 October 2019. These are partly reproduced below at small scale for reference purposes; the full-size drawings accompanying the application should be referred to for any details.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

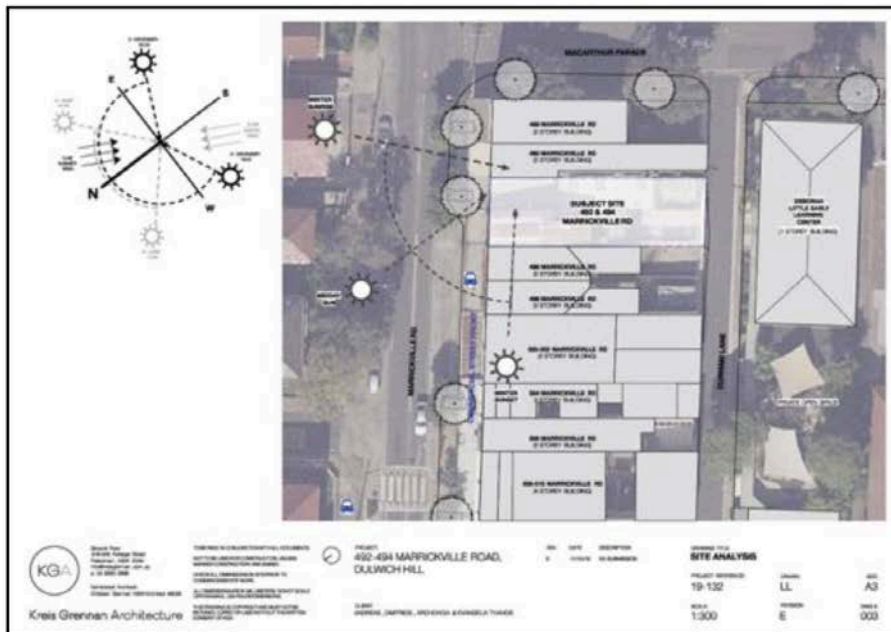


Figure 33. Site Analysis (11.10.19).

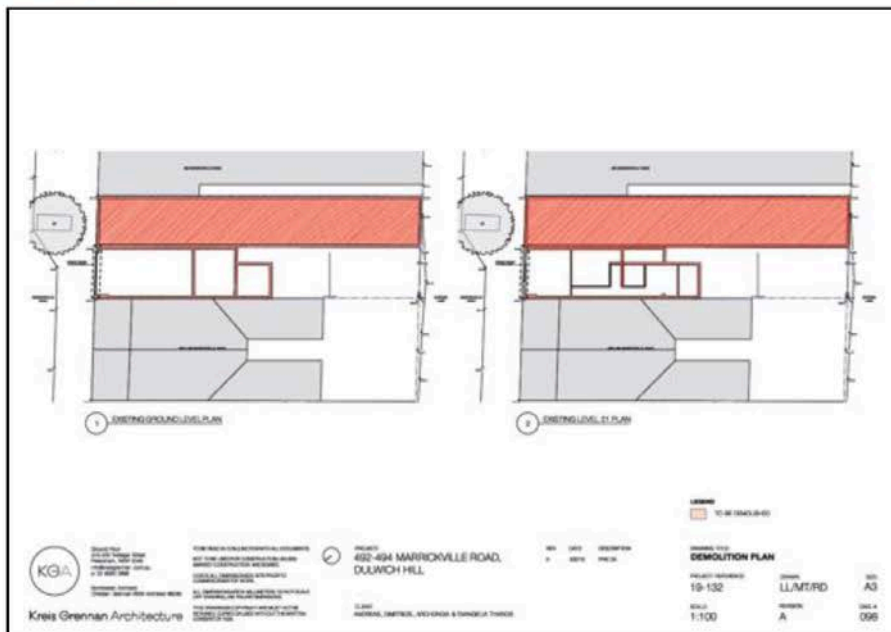


Figure 34. Proposed demolition plan of ground and first floor levels (06.06.19).

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

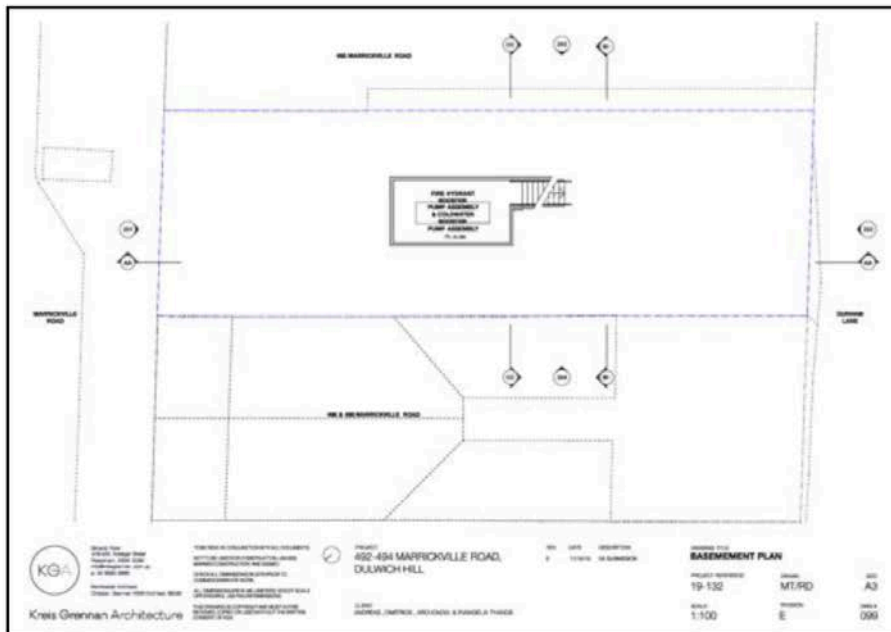


Figure 35. Proposed basement plan (11.10.19).

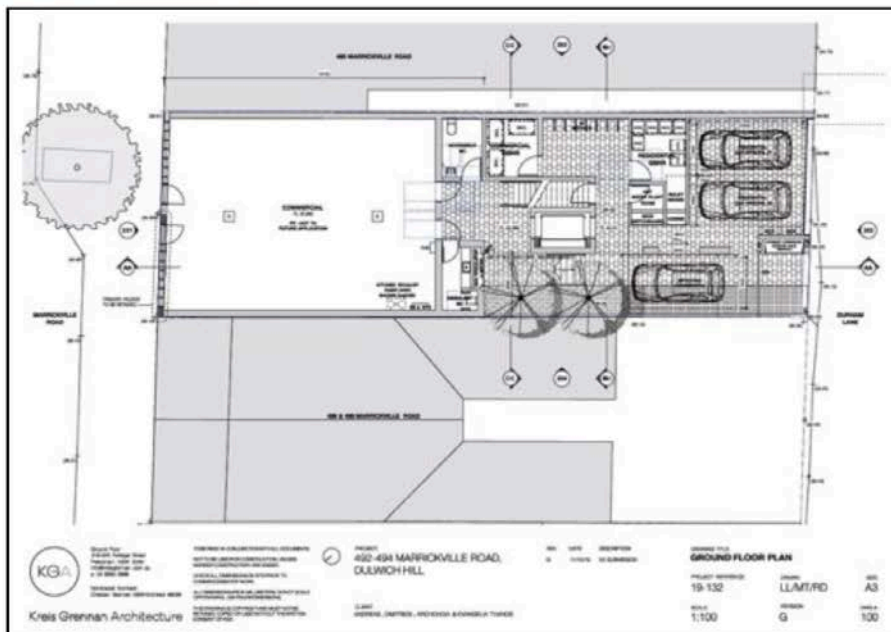


Figure 36. Proposed ground floor plan (11.10.19).

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

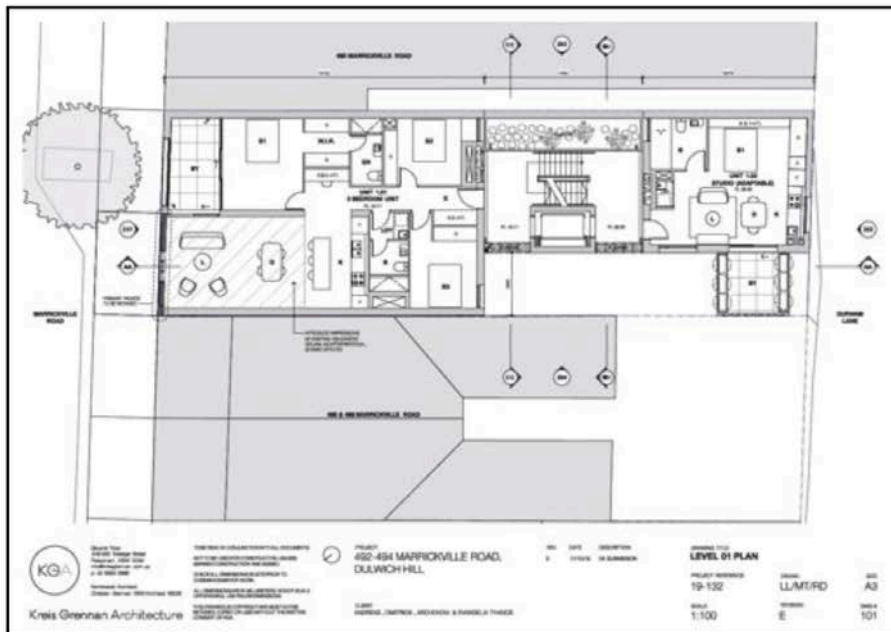


Figure 37. Proposed first floor plan (11.10.19).

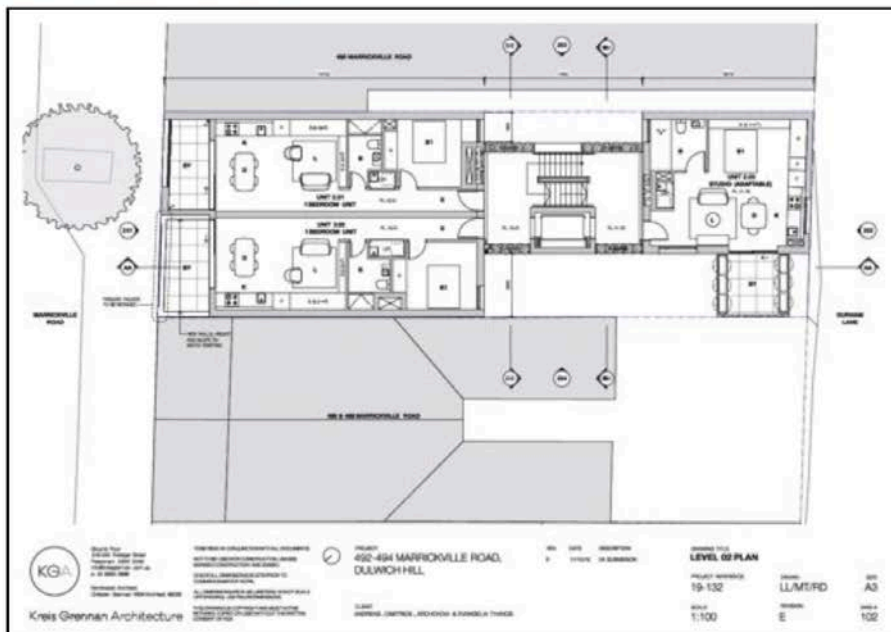


Figure 38. Proposed second floor plan (11.10.19).

Heritage21
 Suite 48, 20-28 Maddox Street
 Alexandria
 www.heritage21.com.au

TEL: 9519-2521
 reception@heritage21.com.au
 Job No. 8573 – D1

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

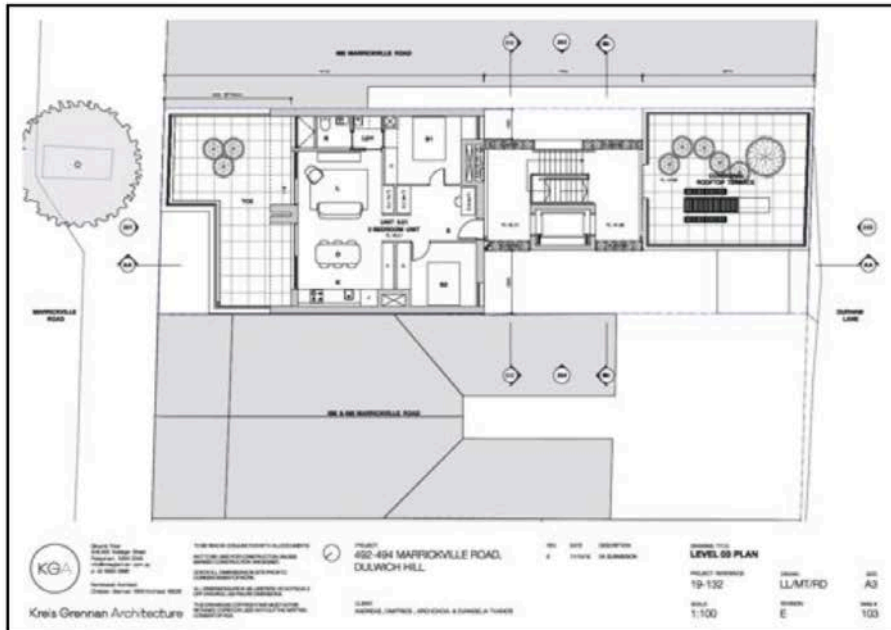


Figure 39. Proposed third floor plan (11.10.19).

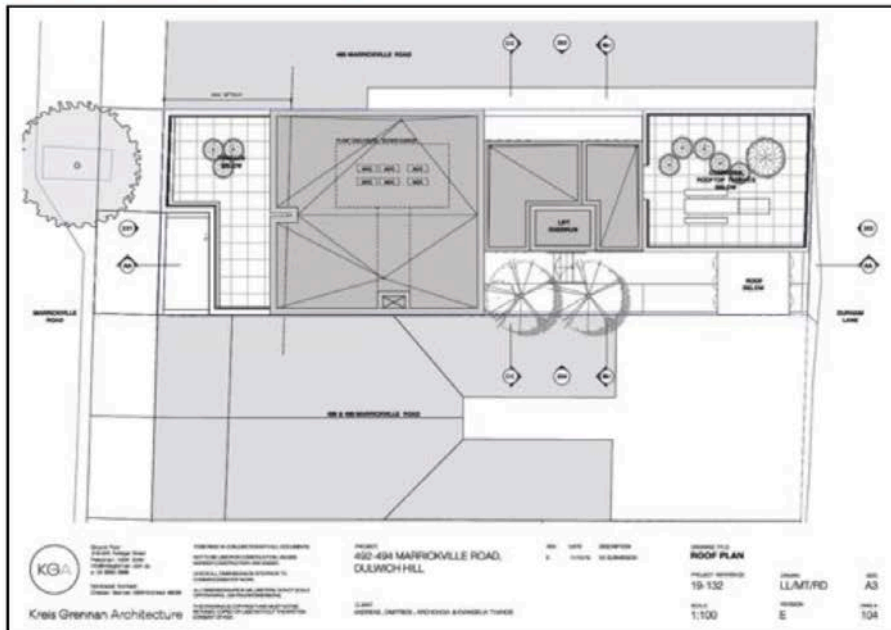


Figure 40. Proposed roof plan (11.10.19).

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

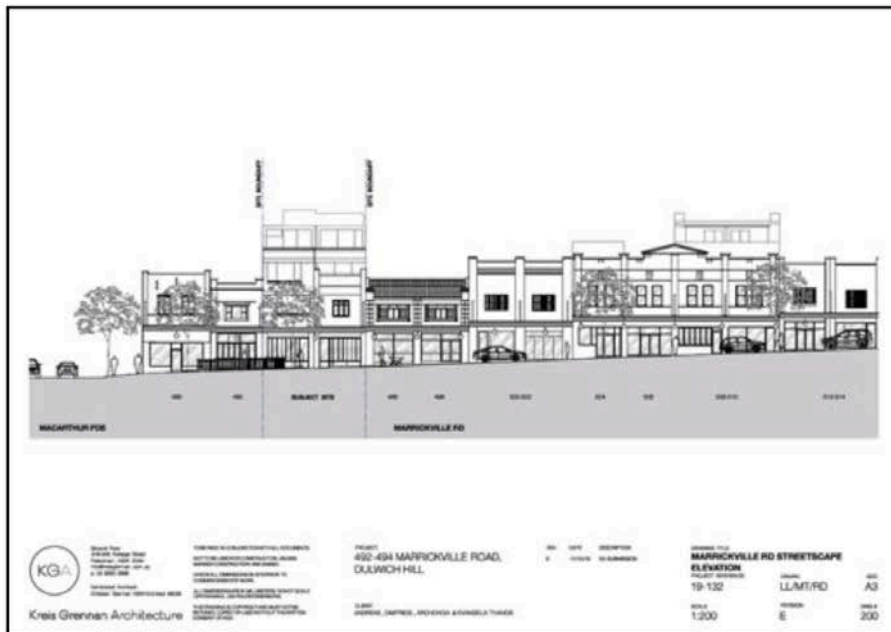


Figure 41. Proposed Marrickville Road (primary) elevation (11.10.19).



Figure 42. Proposed Marrickville Road elevation (11.10.19).

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL



Figure 43. Proposed Durham Lane (rear) elevation (11.10.19).



Figure 44. Proposed North-west elevation.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

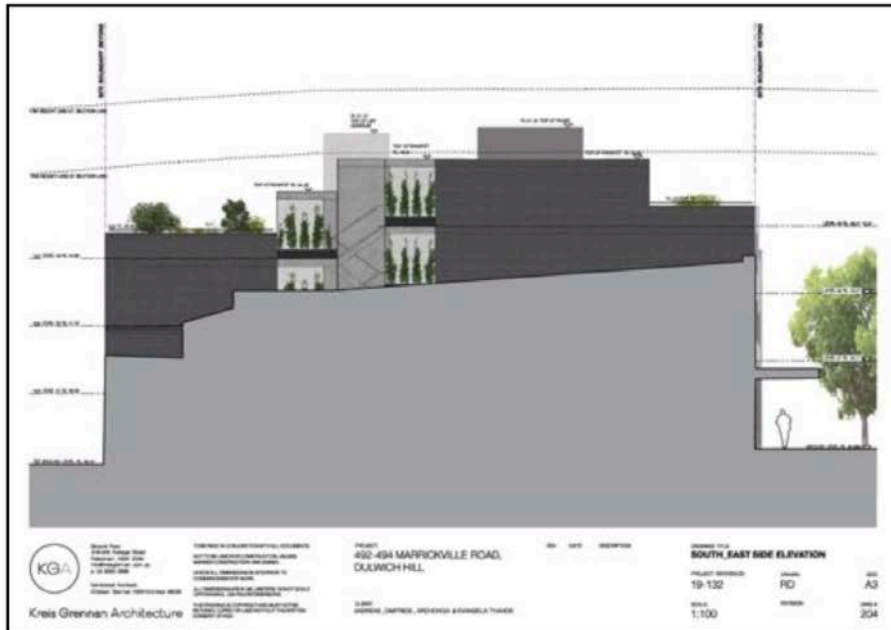


Figure 45. Proposed south-east side elevation.



Figure 46. Proposed section AA (11.10.19).

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL



Figure 47. Proposed section BB (11.10.19).



Figure 48. Proposed section CC (11.10.19).

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL



Figure 49. material and finishes schedule (11.10.19).



Figure 50. Proposed 3D views of primary façade (11.10.19).

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

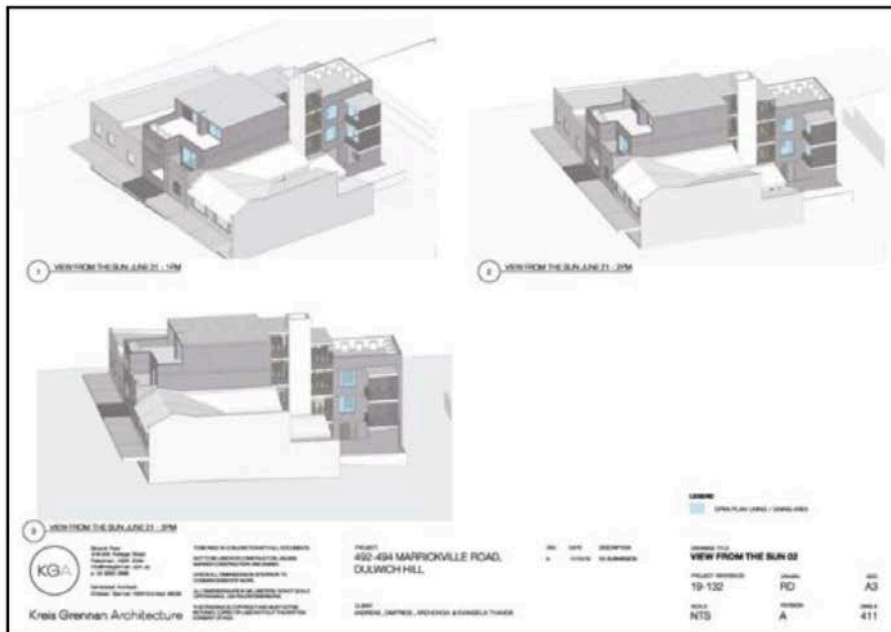


Figure 53. Proposed view from the sun 02 (11.10.19).

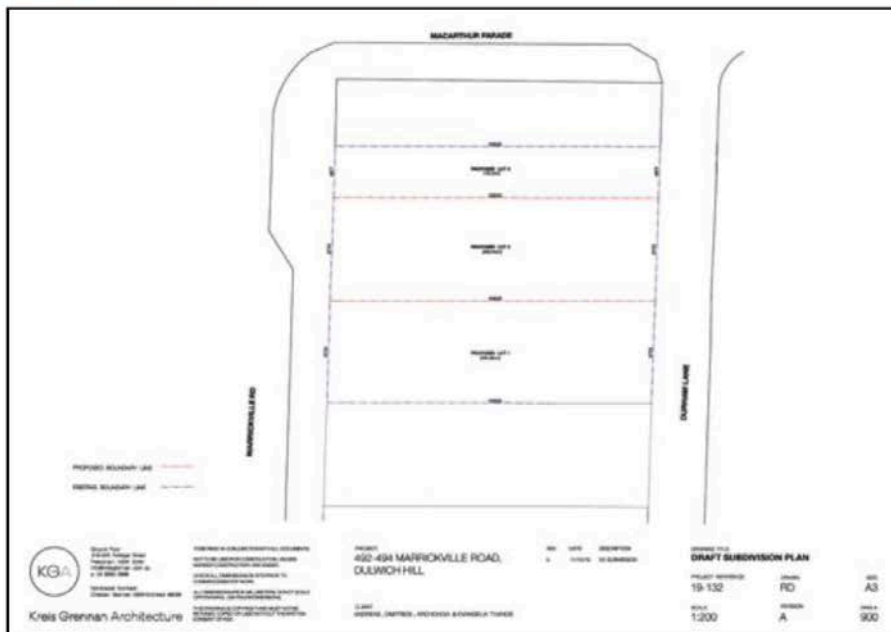


Figure 54. Proposed subdivision plan (11.10.19).

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Marrickville Local Environmental Plan 2011 ('MLEP')

The statutory heritage conservation requirements contained in Section 5.10 of the Marrickville LEP 2011 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 Marrickville Development Control Plan 2011 ('MDCP')

Our assessment of heritage impact also considers the heritage-related sections of the Marrickville Development Control Plan (MDCP) 2011 that are pertinent to the subject site and proposed development. These include:

Part 5 Commercial and Mixed Development

- 5.1 General Commercial and Mixed Use Development Controls

Part 8 Heritage

- 8.1.1 Objectives
- 8.1.3 Heritage Conservation Areas
- 8.1.4 Contributory and period buildings
- 8.1.5 Development Consent
- 8.1.8 Requirement for a HIS or CMP
- 8.2 Heritage Conservation Areas directions and controls
 - 8.2.1 Development principles for HCAs
 - 8.2.30 Dulwich Hill Commercial Precinct Heritage Conservation Area – HCA 28
- 8.4 Controls for retail streetscapes in Heritage Conservation Areas

6.1.3 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.³ These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

Demolition of a building or structure

- *Have all options for retention and adaptive re-use been explored?*
- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

Major partial demolition (including internal elements)

- *Is the demolition essential for the heritage item to function?*
- *Are particular features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the detailing of the partial demolition sympathetic to the heritage significance of the item (e.g. creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Major additions (see also major partial demolition)

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*

³ Ibid.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

Repainting (using new colour schemes)

- *Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?*
- *Will the repainting effect the conservation of the fabric of the heritage item?*

Subdivision

- *How is the proposed curtilage allowed around the heritage item appropriate?*
- *Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?*
- *Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?*

6.1.4 Other Heritage Considerations

Other general heritage matters which may not have been addressed in heritage controls or requirements by the local Council or the NSW Office of Environment & Heritage are likely to include considerations as to whether:

- The historical use of the site would be maintained and if not, if the proposed new use would be suitable to the heritage significance;
- The historical setbacks and boundaries of the site would be retained as existing; and
- Any significant views to and from significant buildings or elements, or across significant areas would be impacted.

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, the Dulwich Hill Commercial Precinct HCA and the Marrickville Road streetscape. This assessment is based upon the Site Investigation (refer to Section 3.0), Heritage Significance (refer to Section 4.0), the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the assessment of the impact of the proposal on the subject site and HCA (refer to Section 1.3).

6.2.1 Impact Assessment Against the Relevant MLEP Sections

Clause	Assessment
(1) Objectives	<p>The current proposal would entail works to two buildings located within the boundaries of the Dulwich Hill Commercial Precinct HCA.</p> <p>The property located at 492 Marrickville Road, constructed in the mid-to-late twentieth century is not of heritage significance and has been assessed by Council to be a non-contributory building. As such, its demolition would in our opinion, not engender a negative heritage impact upon the HCA.</p> <p>The proposal includes the retention of the primary façade of 494 Marrickville Road and the removal of all other fabric. As discussed in Section 3.2.2 of this report, the interiors of the property have been highly modified since its construction. Further, only the façade is visible from within the public domain and from the street view along Marrickville Road. As such, it is our opinion that the retention of the façade and the removal of all other fabric would not detrimentally impact the heritage significance of the HCA, nor impact settings and views.</p> <p>Heritage 21 is satisfied that the proposed height, scale, detailing and materials palette of the new development would be sympathetic to the existing character of the HCA.</p>
(2) Requirement for consent	<p>This Development Application is lodged to Council to gain consent for the works proposed.</p>
(4) Effect of proposed development on heritage significance	<p>This Statement of Heritage Impact accompanies the Development Application in order to enable Council, as the consent authority, to ascertain the extent to which the proposed works would affect the heritage significance of the site.</p>
(5) Heritage assessment	<p>This Statement of Heritage Impact accompanies the Development Application in order to enable Council, as the consent authority, to ascertain the extent to which the proposed works would affect the heritage significance of the site.</p>

6.2.2 Impact Assessment Against the Relevant MDCP Sections

Part 5 Commercial & Mixed Use Development	
5.1 General Commercial and Mixed Use development controls	
Objectives/Controls	Heritage 21 Assessment
<p><i>5.1.1 General Objectives</i></p> <p><i>O6 To require design that maintains and enhances the character and heritage significance of heritage items and heritage conservation areas.</i></p>	<p>Consideration of the heritage significance of the HCA has been taken into account in the decision to incorporate sympathetic design. This has been through the incorporation of appropriately proportioned openings composing of vertically proportioned components, as well as setting back the upper levels behind the retained façade of 494 Marrickville Road. We note that the upper levels of 492 Marrickville Road would also be set back above the proposed three storey frontage to Marrickville Road. The proposed setbacks and the stepped form of the new development would be seen as a sympathetic response to the heritage facade below and would break up the bulk of the new development as viewed from within the HCA. This would further minimise the visual dominance of the new works as viewed from within the HCA.</p> <p>The proposed material palette – the use of brickwork and a muted colour scheme with a hue and tonal relationship with traditional colours – would be considered sympathetic to the HCA. It would also be effective in creating a design that would not dominate the existing surrounding built forms.</p> <p>The proposed commercial use at ground floor level and residential to the upper levels would ensure public interaction and ongoing use of the site and would be compatible with the significance of the Dulwich Hill Commercial Precinct HCA. As such, it is our opinion that the proposed works would retain the character and heritage significance of the HCA.</p>
<p><i>5.1.2 Contributory buildings in commercial centres</i></p> <p><i>O12 To ensure that contributory buildings are retained.</i></p>	<p>The proposal includes the retention of the primary façade of the contributory site located at 494 Marrickville Road and the demolition of all other remaining structures and fabric. This includes the eastern and western walls of 494 Marrickville Road. As discussed in Section 3.2.2 above, the interiors of the building have been highly modified since its construction. Further, the volume and walls located behind the primary façade would not be visible from the public domain (within the HCA and the Marrickville Road streetscape. In our opinion the reuse and retention of the primary façade would be of public benefit and would be seen to respect the HCA. Further, the proposal would be seen as an opportunity to integrate the contributory site into a new development in a meaningful way, ensuring the retention of its primary facade, as well as its reuse. As such, it is our opinion that the removal of this fabric</p>

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

	<p>and the eastern and western walls would not detrimentally impact the heritage significance of the site and HCA.</p> <p>An existing approved DA for the subject site includes the presentation of the primary façade as a singular series of windows presenting to Marrickville Road, across 5 sites. It is our opinion that this proposal is a much more careful design, and respects the heritage significance of 494 Marrickville Road through the retention of its primary façade, as well as the reinstatement of the pilasters at ground floor level and the conservation of the existing window of the primary façade at first floor level.</p> <p>However, to further mitigate the impact of the removal of fabric, we recommend that a Salvage Schedule and a Photographic Archival Record be prepared before the demolition works.</p>
<p><i>O15 To ensure that alterations and additions do not detract from the overall architectural character and building form of the contributory or period building.</i></p>	<p>We note that the existing volume located behind the primary façade is not visible from street view. Additionally, the streetscape at pedestrian level would remain cohesive due to regular spacing of the shopfronts, with the new development stepping back from the primary façade. Further, as discussed in Section 3.2.2 above, the interiors of the building located at 494 Marrickville Road has been highly modified since its construction. As such, it is our opinion that the proposed works would not negatively impact the heritage significance of the site. Additionally, as described above, Heritage 21 is satisfied that the proposed height, scale, massing and material palette – through the use of traditional materials and a colour palette with a hue and tonal relationship with traditional colours – of the new works would not engender a negative impact on the heritage significance of the subject site, the HCA, or the Marrickville Road streetscape. To further mitigate the impact of the works, we recommend the incorporation of a Photographic Archival Record and a Salvage Schedule prior to any demolition works.</p>
<p><i>O16 To ensure that alterations and additions do not compromise the consistency and integrity of a row of contributory or period buildings.</i></p>	<p>The proposal to retain the primary façade of 494 Marrickville Road and set back the upper levels 6 metres from the allotment boundary presenting to Marrickville Road. This contributory façade would continue to present to the Marrickville Road streetscape as a two storey shopfront with a parapet. This would in our opinion ensure that the consistency and integrity of the row of contributory buildings would be retained.</p>
<p><i>O17 To maintain the retail shop character and fine urban grain of contributory and period buildings within commercial centres.</i></p>	<p>The proposed works would continue commercial use at ground floor level, retaining the retail shopping strip typology of the HCA and its role as a community hub. Further, the streetscape would continue its original configuration as individual bays with</p>

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

	<p>glazed shopfront with direct access to the public footpath. The retention of the façade of the building at 494 Marrickville Road would result in the retention of the legibility of the façade – of 492-494 Marrickville Road – as two separate buildings within the streetscape. This would ensure that the subject site would continue to have dual street frontage to Marrickville Road. As such, it is our opinion that the works would maintain the commercial character of the HCA and Marrickville Road.</p>
<p><i>O18 To ensure that infill development respects its context, specifically in terms of height, scale and the detailing of the streetscape presentation evident in contributory and period buildings.</i></p>	<p>As shown in Section 5.0 above, the primary façade of 494 would be retained, setting back the upper level 6 metres behind the retained façade. The 492 Marrickville Road frontage would be three storeys in height, which would be an increase in number of levels compared to the surrounding built forms within the HCA. However, we note that the increase in height compared to the two storey façade at 494 Marrickville would be minor and appears to be only slightly higher than the existing two storey façade of 494 Marrickville Road. Further, the proposed height is similar in height to other parapets in the vicinity of the site, further up the street. As such, it is our assessment that the increase in height would not detrimentally impact the significance of the HCA or the Marrickville Road streetscape.</p> <p>The stepped back nature of the upper levels combined with the appropriate solid to void ratios would reduce the perceived bulk of the new development as viewed from within the HCA. The detailing of the new works – including window and opening proportions – would also complement the existing context and predominant streetscape character. In our opinion, the new works would be effective in creating a design that does not dominate the surrounding contributory built forms, is recessive and clearly identifiable as contemporary.</p>
<p>5.1.5 Building Detail Infill Development</p> <p><i>O41 To ensure infill development complements the surrounding buildings and predominant streetscape and broader townscape character.</i></p>	
<p><i>O42 To retain and restore contributory shopfronts for contributory and period buildings.</i></p>	<p>As discussed in Section 3.2.2 above, the shopfront of the building at 494 Marrickville Road has been highly modified and no longer retains any significant fabric. However, we note that the proposal includes the reinstatement of the pilasters, continuing from the existing first floor level pilasters and the conservation of the existing windows at first floor level of the primary facade. After the reinstatement of the missing pilasters, the entirety of the façade would be painted in one colour. These measures would in our opinion retain and respect the heritage significance of the HCA.</p>
<p><i>O45 To ensure shopfronts complement the streetscape character.</i></p>	<p>The proposed new shopfronts would be aligned with adjacent shopfronts and would incorporate appropriate solid to void ratios. As such, it is our opinion that they would complement the existing streetscape character of Marrickville Road.</p>

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

<p><i>C37 Existing shopfronts that display high architectural or heritage value, where the building as a whole is considered to be a contributory or period building, must be retained and restored (as part of a substantial redevelopment).</i></p>	<p>The existing shopfront of 494 Marrickville Road does not in its current form display high architectural or heritage value as it has been highly modified since its construction. The proposed replacement of the existing non-original shopfront with a new contemporary glazing design, and the reinstatement of pilasters at ground floor level would respect the heritage significance of the HCA and the subject site.</p>
<p><i>C38 Reconstruction of a shopfront to match the period of the building is only appropriate where there is reasonable evidence to establish the original design of the shopfront.</i></p>	<p>No photographic evidence could be sourced regarding the original shopfront design. However, we note that the pilasters evident at first floor level of 494 Marrickville Road previously continued to the ground floor level and have been removed at some point. As such, the proposal to reinstate the pilasters and introduce new shopfront glazing to 494 Marrickville Road would in our opinion respect the heritage significance of the subject site.</p>
<p><i>C39 Where restoration or reconstruction of a shopfront is not appropriate, the shopfront design must be unambiguously recognisable as new development, but may follow a traditional form (but not detail) or be contemporary in design, as appropriate.</i></p>	
<p><i>C40 The shopfront design of infill development must be consistent with the contemporary infill development design as a whole, giving consideration to the streetscape context.</i></p>	<p>The shopfront design of 492 Marrickville Road would match the proposed design of 494 Marrickville Road. The new design would be sympathetic to shopfront designs evident in the immediate vicinity of the site, incorporating similar solid to void ratios and alignment with the allotment boundary.</p>
<p><i>C42 New shopfronts must be consistent with the width and height proportions of the existing shopfronts evident within the streetscape.</i></p>	<p>Additionally, it would allow for the possibility of one or two shops in the future.</p>
<p>8.1 Introduction</p>	
<p>8.1.1 Objectives</p>	
<p>Objectives</p> <p><i>8.1.1 Objectives</i></p> <p><i>O1 To conserve heritage items and maintain appropriate setting and views.</i></p>	<p>Heritage 21 Assessment</p> <p>The subject site is not a heritage item. However, it is located within the boundaries of an HCA. As shown in Section 5.0 above, the proposal would retain the primary façade of 494 Marrickville Road, resulting in the retention of the legibility of the façade as two separate buildings. We also note that the roof form and volume locate behind the primary façade is not visible from the public domain. As such, the proposed measures would ensure that view lines within the HCA would be retained, respecting the character of the commercial centre.</p>
<p><i>O2 To retain evidence of historic themes of development evident in the Marrickville LGA, through the proper care and maintenance of individual heritage items, HCAs and period buildings.</i></p>	<p>The property at 492 has been classified as a non-contributory item within the HCA. As such, its demolition would not in our opinion reduce the significance of the HCA and would not impact the historic themes of development evident in the LGA.</p>

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

<p><i>O4 To protect those items, areas and buildings of value to the local community.</i></p>	<p>The proposal to retain the primary façade of 494 Marrickville would in our opinion continue to retain evidence of historic themes of development in the Marrickville LGA. As discussed in Section 3.2.2 above, the subject building has been highly modified since its construction. Additionally, the primary ridgelines of the existing roof are hidden behind the parapet, and the roof form and volume of the building is not visible from street view. As such, alterations to it would not negatively impact the heritage significance of the site as viewed from the public domain.</p>
<p><i>O5 To encourage new development which complements existing heritage items and heritage conservation areas in a modern context.</i></p>	<p>The retention of the significant primary façade would ensure the retention of some scale between the subject site and other contributory buildings in the vicinity, as the two storey shopfront parapet would be retained, as viewed from Marrickville Road. The retention of this façade would be seen to respect the character of the commercial centre. Additionally, this would allow the item to change, while conserving the significant elements and integrating contemporary design with heritage fabric. It is our assessment that changes made to this building are based on an understanding of the heritage significance of the building, while achieving a reasonable balance between contemporary expectations, and protecting heritage significance.</p> <p>Heritage 21 is of the opinion that the new development would complement the significance of the HCA through the incorporation of brickwork, a sympathetic and traditional colour palette, sympathetic design – setting back the upper levels – and through the incorporation of appropriately proportioned openings.</p>
<p>8.4 Controls for retail streetscapes in Heritage Conservation Areas</p>	
<p>Controls</p>	<p>Heritage 21 Assessment</p>
<p><i>C1 Concrete footpaths must be retained.</i></p>	<p>The proposal does not include the removal of any concrete footpaths.</p>
<p><i>C2 Street tree plantings must not impact shop awnings</i></p>	<p>The proposal does not include any works to existing street tree plantings. As such, the existing awning at 494 Marrickville Road would be retained.</p>
<p><i>C3 Existing subdivision layouts must be retained, or where amalgamation of lots for the purpose of new development is allowed, new development must be articulated to reflect original subdivision patterns.</i></p>	<p>As shown in Section 5.0 above, the proposal includes the subdivision of Lot 10, DP 1237659 incorporating 492-494 Marrickville Road as one allotment. We note that numbers 490-498 Marrickville Road were amalgamated as part of the previous DA. It is our opinion that the subdivision of the amalgamated allotment into smaller allotments would enhance the significance of the HCA.</p>
<p><i>C4 New lots must be oriented at 90 degrees to the street alignment with the narrow side to the street.</i></p>	

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

<p><i>C5 Any re-subdivision must be consistent with the traditional pattern in the area.</i></p>	<p>Additionally, the internal walls between the two buildings (492 and 494 Marrickville Road) would be removed as part of the new works, creating a singular retail space at ground floor level. However, the primary elevation of the property presenting to Marrickville Road will continue to present as two separates shopfronts as viewed from Marrickville Road, within the HCA.</p>
<p><i>C6 Site amalgamation that interrupts the visual rhythms of the streetscape by introducing large unarticulated building frontages to the street is not supported.</i></p>	<p>Further, the new development to 492 Marrickville Road would be oriented at 90 degrees to the Marrickville Road street alignment.</p> <p>As such, it is our opinion that the heritage significance of the HCA would be retained, and the primary façade of the subject site would be articulated to reflect the original subdivision pattern.</p>
<p><i>C7 Existing patterns of building setback must be retained and matched by any new development within groups, generally resulting in buildings to be built to front and side boundaries.</i></p>	<p>The proposal includes the retention of the primary façade of 494 Marrickville Road. The new structure at 492 Marrickville Road would be constructed to its front and side boundary, aligned with the adjacent structures at 490 and 494 Marrickville Road. As such, it is our opinion that the existing patterns of building setback from allotment boundaries would be retained.</p>
<p><i>C8 Alterations and additions to existing buildings must retain a minimum of 6 metres of the front bay of the building and be designed to minimise visibility of rear extensions as seen from the public domain at eye height at the front property boundary on the opposite side of the street.</i></p>	<p>The proposal includes the retention of the primary façade of the existing building located at 494 Marrickville Road (including ground and first floor level), the demolition of the remainder of the structures on site and the construction of the new development behind the primary facade. We note that the interiors of the subject site have had many modifications throughout the years. Further, the interiors would not be visible from the street. As such, it is our opinion that the demolition of the remnant structures would not detrimentally impact the heritage significance of the site. However, to minimise any impact that the demolition may have, we recommend the preparation of a Salvage Schedule and a Photographic Archival Record prior to demolition.</p>
<p><i>C9 First floor extensions to an existing building must be set back behind the parapet in a way that the new extension is not visible from the public domain.</i></p> <p><i>NB These controls assume the retention of the front bay for a minimum of 6 metres for contributory and period buildings and do not apply to infill buildings. Contributory and period buildings are identified in a series of maps in Section 8.4.2.</i></p>	<p>The second story (directly above the parapet) of the new development would incorporate the 6 metre set back from the primary façade of 494 Marrickville Road. As such, the new development would not be seen from the street level. Further, we note that the proposal would not include the addition of new storeys directly above the parapet.</p>
<p><i>C10 Remaining early shopfronts must be retained.</i></p>	<p>The existing shopfront of 494 Marrickville Road no longer retains any original fabric. As such, the removal of the existing glazing and its replacement with a new glazing would not in our opinion negatively impact its heritage significance. We note</p>

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

	that the proposal does include the reinstatement of the pilasters at ground floor level. This measure would in our opinion, enhance the significance of the primary façade and the shopfront.
<i>C11 Signage to first floor facades is not permitted, other than painted signage to windows.</i>	Not applicable. The proposal does not include the addition of any signage to first floor facades of the subject site.
<i>C12 Existing open balconies to the front elevation must not be enclosed.</i>	Not applicable. The subject site does not include any existing balconies.
<i>C13 Rear extensions must not be visible from the front street.</i>	The proposal to locate the new second storey set back 6 metres from the primary façade of 494 Marrickville Road would retain some scale between the subject site and other commercial buildings within the HCA. We note that the two-storey shop front parapet would remain from the street view on Marrickville Road, retaining the legibility of the building as a two storey façade from street view. Additionally, this allows change to the contributory item, while conserving the significant components and integrating contemporary design with heritage fabric. As such, it is our assessment that the proposed development would conserve the heritage significance of the subject site, as well as the HCA in which it is located.
<i>C14 Significant original roof forms, where visible from the street, must be retained. If replacement of roof covering is required it must use the material of the original roof if known. If the building is part of an identical pattern group and other buildings in the group have retained their original roof then this must be matched.</i>	We note that the existing roof of 494 Marrickville Road has been hidden behind the parapet. As such, the roof form and volume is not visible from the public domain. Further, the building is not part of an identical pattern group within the Marrickville Road streetscape. As such, it is our opinion that alterations to it would not negatively impact heritage significance of the HCA.
<i>C15 Solar panels must not be fitted to roofs that are visible from the principal street.</i>	Not applicable. The proposed works do not include the installation of any solar panels.
<i>C16 Dormer and roof windows are generally not suitable on retail buildings and will be assessed in accordance with the identified heritage values of the heritage conservation area and controls contained within Section 4.1.8 of this DCP.</i>	Not applicable. The proposed works do not include the introduction of any dormer or roof windows.
<i>C17 The original scale, proportion, materials and detailing of contributory buildings in the streetscape must be retained.</i>	The proposal includes the retention of the primary façade of the building located at 494 Marrickville Road and the demolition of the remainder of the structures on site. As discussed above, only the façade is visible within the streetscape, and the roof and volume is not visible from the

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

	public domain. Further, as discussed in Section 3.2.2 above, the subject building has been highly modified since its construction. As such, it is our opinion that the works would not negatively impact its heritage significance.
<i>C18 Shopfronts must not be covered by solid roller doors or security screens.</i>	The proposal does not include the introduction of any solid roller doors or security screens.
<i>C19 Original shop awnings must be retained and repaired.</i>	The proposal would retain the shop awning located at 494 Marrickville Road.
<i>C20 Original shopfronts must be retained and repaired.</i>	The existing shopfront no longer retains any original fabric. Further, no photographic evidence regarding the original design of the shopfront at 494 could be sourced. As such, it is our opinion that modifications to the shopfront at ground floor level would not engender a negative impact on the heritage significance of the existing façade.
<i>C21 Original windows and French doors to upper levels must be retained in their original position and in operable condition.</i>	Original windows of the primary façade of 494 Marrickville Road would be retained and conserved. We note that the windows of the rear elevation presenting to the rear lane would not be retained. However, we recommend the incorporation of a Salvage Schedule prior to any demolition works which would outline the salvage of any original fabric for future reuse or to be sold to a second-hand dealer. Constructed in the mid-to-late twentieth century, 492 Marrickville Road is not a contributory item within the HCA. As such, its demolition would not in our opinion engender a negative impact on the heritage significance of the HCA.
<i>C22 New windows to principal facades must be appropriate for the style of the building (based on original fabric or photographic evidence, or on the evidence of original buildings of the same style in the streetscape). Generally, they must be timber framed.</i>	The new windows located within the new development would be vertically proportioned, referencing window proportions evident in structures in the vicinity of the subject site, within the HCA.
<i>C23 The size and location of existing original window openings on principal facades must not be altered.</i>	The proposal does not include any alterations to the original window openings of the primary façade of 494 Marrickville Road. As such, the heritage significance of the contributory site, the Marrickville Road streetscape and the HCA would be retained.
<i>C26 Original rendered and painted finishes to 19th century facades must be retained.</i>	The proposal includes the retention of the primary façade of 494 Marrickville Road. We note that a new paint finish to this façade has been proposed. However, it is our opinion that the new colour scheme would have a close hue and tonal relationship with the existing colour scheme and with traditional colour schemes within the HCA. As such, it would retain the heritage significance of the site.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

<i>C27 Original face brick facades must be retained and original un-painted elements must not be painted.</i>	Not applicable. The contributory site at 494 Marrickville Road does not contain any original face brick facades.
<i>C28 Original render to 19th century buildings must not be removed. If repair or replacement is necessary it must be achieved using lime-based mortar or appropriate traditional materials and techniques. Cement based or other sealing finishes must not be used.</i>	The proposal does not include the removal of any original render to the subject site.
<i>C29 New materials must be compatible with the colour, texture, finishes and proportions of the existing materials of the property and, where appropriate, the materials of original properties within a matching group.</i>	The materials selected for the new development would incorporate traditional materials – brick – and would be of a muted colour scheme, blending into the existing context and reducing any visual impact on the heritage significance of the HCA or adjacent buildings within the streetscape.
<i>C30 Colour schemes to principal elevations (including from rear lanes) must be appropriate to the architectural style and period of the retail building and based on historical evidence, if available. Paint schemes related to advertising or corporate colours will generally not be appropriate on contributory buildings.</i>	Historical photographs of the subject site could not be sourced. However, we note that the colour scheme chosen for the retained façade of the existing building at 494 Marrickville Road would have a hue and tonal relationship with the existing colour scheme.
<i>C31 Original painted signs on walls must not be painted over or damaged.</i>	Not applicable. The subject site does not contain any painted signs on walls.
<i>C32 Security mesh must not be used to elevations visible from the street.</i>	The proposal does not include the use of security mesh.
<i>C33 Roller shutters must not be used to elevations visible from the street.</i>	The proposal would not include any roller shutters to the primary façade presenting to Marrickville Road. As such, the heritage significance of the Marrickville Road streetscape, and the HCA would be retained.
<i>C34 Access to the rear private open space area via existing laneways must be retained.</i>	The proposal does not include the construction of any driveways to the primary façade. Parking access, as well as access to the rear private open space area would be provided through the existing rear lane – Durham Lane. As such, the heritage significance of the Marrickville Road streetscape and the HCA would be retained.
<i>C35 No new driveway cross-overs must be constructed except to rear lanes.</i>	

7.0 CONCLUSION

7.1 Impact Summary

The NSW OEH's guidelines (1996) require the following aspects of the proposal to be summarised. This is based on the assessment of impact provided in Section 6.0 of this SoHI.

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site and the Dulwich Hill Commercial Precinct HCA:

- The proposed works would not alter the historic set back from Marrickville Road, Dulwich Hill;
- The proposed works would include the retention of the existing contributory façade at 494 Marrickville Road;
- The proposed retention of the primary façade of 494 Marrickville Road would result in the retention of the legibility of the Marrickville frontage of the site as two separate buildings.
- The proposed additional storeys of 494 would be setback from the existing façade, which would minimise the visual impact of the proposed additional levels on Marrickville Road;
- The proposed new materials palette would incorporate the use of traditional materials, and the new colour scheme would have a hue and tonal relationship with traditional colour schemes; and
- The proposal would ensure the continued use of the site, particularly with the reactivation of the ground floor for commercial use with access to the residential premises from Marrickville Road.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site, the Dulwich Hill Commercial Precinct heritage conservation area. Recommendations are provided in Section 7.2 below as further mitigation measures.

7.1.3 Sympathetic alternative solutions which have been considered

Heritage 21 provided heritage advice to the applicant which has been incorporated in the final proposal as described in Section 5.0 and which includes:

- Reinststate missing pilasters at ground floor level and paint same colour and composition of the first floor pilasters, to ensure that there is a relationship between the ground and first floors; and
- Retain the decorative ceilings throughout the property at 494 Marrickville Road. If retention in situ is not deemed possible, then it would be recommended that impressions of the decorative ceilings be made and incorporated into the new layout at interpretation.

Mitigation measures are provided for consideration in Section 7.2 of this report which are based on our initial recommendations.

7.2 Mitigation Measures

To ensure maximum conservation of significance of the subject site, heritage conservation area and heritage items in the vicinity, Heritage 21 also recommends the following:

7.2.1 Heritage Tradesman

Any works onto the heritage fabric of the subject site should be carried out by suitably qualified heritage professionals and tradesmen. The heritage fabric includes the retained façade of 494 Marrickville Road and any fabric to be salvaged (see Section 7.2.3 below).

7.2.2 Photographic Archival Recording

A Photographic Archival Recording (PAR) should be prepared by a suitably qualified Heritage Consultant prior to any demolition works being carried out on site. The report must consist of an archival standard photographic recoding of the site and building at 494 Marrickville Road, Dulwich Hill. The report shall be undertaken in accordance with the guidelines for photographic recording of Heritage Items Using Film or Digital Capture (2006) prepared by the NSW Office of Environment & Heritage and copies should be retained in Council's Archives and Local Studies Collection.

7.2.3 Salvage Schedule

A Salvage Schedule should be prepared for the retention of any significant original fabric, to be removed as part of the demolition works. The fabric is to be examined by a heritage consultant prior to demolition works and if it is determined appropriate, to be stored in a weather-tight repository on site for future reuse or transferred to a reputable second-hand building material dealer. The Salvage Schedule is to be prepared by a suitably qualified Heritage Consultant prior to any demolition works being carried out on site.

7.2.4 Temporary Protection Plan

Prior to commencement of any works, A Temporary Protection Plan should be prepared which outlines protective measures that would identify potential risks and outline methodologies to negate any physical impact on the retained façade of 494 Marrickville Road. This is to be prepared by a suitably qualified Heritage Consultant and implemented prior to the works. It is to be monitored by the appointed Heritage Architect and followed by all tradespeople involved.

7.2.5 Structural Drawings

We note that the primary façade of 494 Marrickville Road would require structural support during excavation. We recommend that a structural engineer prepare structural drawings to ensure the conservation and retention of the primary facade during construction works.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

7.3 General Conclusion

Heritage 21 is therefore confident that the proposed development largely complies with pertinent heritage controls and would have minimal impact on the heritage significance of the subject site, and the Dulwich Hill Commercial Precinct heritage conservation area.

Statement of Heritage Impact • 492-494 Marrickville Road, DULWICH HILL

8.0 SOURCES

- Apperley, Richard, Robert Irving, and Peter Reynolds. *A Pictorial Guide to Identifying Australian Architecture Styles and Terms from 1788 to the Present*. Sydney: Angus & Robertson, 1994.
- Australia ICOMOS. 'The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance'. Australia ICOMOS, 2013. <http://australia.icomos.org/publications/charters/>.
- City of Sydney Council. 'The Sands Directory', <https://www.cityofsydney.nsw.gov.au/learn/search-our-collections/sands-directory>.
- Inner West Council. 'Durham Estate Dulwich Hill', *Inner West Council Library*, 1894, innerwest.spydus.com/cgi-bin/spydus.exe/ENQ/WPAC/BIBENQ?BRN=226639.
- . 'Marrickville Development Control Plan', 2011. <http://www.marrickville.nsw.gov.au/en/development/planning-controls/marrickville-dcp-2011/>.
- . 'Marrickville Local Environment Plan', 2011. <http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+645+2011+cd+0+N>.
- NSW Land and Property Information. 'SIX Maps', n.d. <http://maps.six.nsw.gov.au/>.
- NSW Land and Registry Services. 'Historical Land Records Viewer', <https://hlrv.nswlrs.com.au>.
- NSW Office of Environment and Heritage. 'Assessing Heritage Significance'. NSW Heritage Office, 2001. NSW Heritage Manual. <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/listings/assessingheritage-significance.pdf>.
- . 'State Heritage Inventory'. *Search for NSW Heritage*, n.d. <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>.
- . 'Statements of Heritage Impact'. Heritage Office and Department of Urban Affairs & Planning, 1996. NSW Heritage Manual. <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.
- Pollon, Frances, ed. *The Book of Sydney Suburbs*. Sydney: Cornstalk, 1996.
- The Canberra Times, 'Advertising', 24 October 1985, *National Library of Australia*, <https://trove.nla.gov.au>.
- The Sydney Morning Herald, 'Advertising', 2 October 1931, *National Library of Australia*, <https://trove.nla.gov.au>.
- . 'Advertising', 5 November 1937, *National Library of Australia*, <https://trove.nla.gov.au>.

Attachment D – Heritage Addendum Letter



Addendum Letter • 492-494 Marrickville Road, Dulwich Hill

21 February 2020

Christian Grennan
Kreis Grennan Architecture
christian@kreisgrennan.com.au

492-494 MARRICKVILLE ROAD, DULWICH HILL

ADDENDUM LETTER TO HERITAGE IMPACT STATEMENT (DATED OCTOBER 2019) IN
RESPONSE TO COUNCIL'S REQUEST FOR INFORMATION (DA201900381)

1. Preamble & Background

This letter has been prepared on behalf of the owners of the subject site in response to Council's request for information letter dated 31 January 2020. This letter has been prepared to assess the impact of the revised design in response to Council's comments – proposed drawings dated 11 October 2019 and sent to Heritage 21 on 19 February 2020 – on the heritage significance of the subject site, the *Dulwich Hill Commercial Precinct* HCA, and the Marrickville Road streetscape. We support the amended design on the basis of this report.

In October 2019, Heritage 21 prepared a Statement of Heritage Impact ('HIS') for a Development Application (DA201900381) for alterations and additions to the site – including:

- Subdivision of the existing allotment;
- The retention of the contributory façade at 494 Marrickville Road, and the demolition of all other structures and fabric on site;
- Conservation works to the windows at first floor level of primary façade and the reinstatement of the pilasters at ground floor level;
- The introduction of impression of the existing decorative ceiling at first floor level of 494 Marrickville Road as interpretation;
- The use of the ground floor for commercial purposes;
- The construction of three additional storeys for residential use, to be setback from the primary façade of 494 Marrickville Road; and
- The construction of a carpark and two additional studio apartments at the rear of the subject site.

The subject site is located at 492-494 Marrickville Road, Dulwich Hill, within the commercial precinct of Dulwich Hill, on the southern side of Marrickville Road, with Durham Lane located to the rear of the subject site. The site is not listed as an item of environmental heritage in Schedule 5 of the *Marrickville Local Environmental Plan 2011* (MLEP). The site is however located within the boundaries of the *Dulwich Hill Commercial Precinct Heritage Conservation Area* (the HCA). Within the HCA, 492 Marrickville Road, Dulwich Hill is listed as a non-contributory item, while 494 Marrickville Road is listed as a contributory item.

Heritage21
20-28 Maddox Street, Alexandria
www.heritage21.com.au



Page | 1 of 4

TEL: 9519-2521
reception@heritage21.com.au
Job No. 8705



Addendum Letter # 492-494 Marrickville Road, Dulwich Hill

2. Nature of the Addendum Letter

The objectives and controls of the *Marrickville Local Environmental Plan 2011* (MLEP) and the *Marrickville Development Control Plan 2011* (MDCP) are the pertinent planning controls for the development. This letter does not purport to determine or assess any BCA requirements, services related issue, contamination issue, structural integrity issue, or any other non-heritage issue.

It is beyond the scope of this letter to address indigenous associations with the subject site or to locate or assess potential or known archaeological sub-surface deposits on the site or elsewhere.

3. Proposed changes to proposal

It is our understanding from the Drawings referred to in Section 1 above that the proposed amendments to the design in response to Council's request for information include:

- The reduction of the building height of the building at 492 Marrickville Road, matching that of the adjacent building at 494 Marrickville Road, resulting in a consistent façade height;
- Incorporation of recesses in the brickwork to double storey façade of 492 Marrickville Road around the openings, as well as to the parapet, in order to create shadows, sympathetic to those of other contributory buildings in the immediate vicinity of the site;
- Reduced opening size to first floor windows of 492 Marrickville Road, to increase solid to void ratios;
- Incorporation of a 6 metre setback of the third floor level from the ground floor level below;
- The reduction of the third floor balcony size, resulting in a further set back from the levels below;
- Removal of solid brick balustrade to the third floor balcony and its replacement with a brick and metal balustrade, resulting in a clear separation from the levels below;
- Revised brick banding dimensions to the side and rear elevations;
- Reduction of protruding blades of third floor level;
- An increase in plantings throughout the site and within different levels; and
- Changes to the internal configuration of the rear section of the buildings at ground floor level.

4. Heritage Impact Assessment

Heritage 21 has assessed the drawings referred to in Section 1 above and has compared these drawings with the original drawings submitted for the Development Application. Taking into account the MLEP, the MDCP and best practice heritage management, it is our opinion that

Heritage21

20-28 Maddox Street, Alexandria

www.heritage21.com.au



Page | 2 of 4

TEL: 9519-2521

reception@heritage21.com.au

Job No. 8705



Addendum Letter # 492-494 Marrickville Road, Dulwich Hill

the amended design has resulted in improved outcomes for the HCA, the Dulwich Hill Commercial Centre and the Marrickville Road streetscape which include:

- The reduced height of the new proposed infill structure at 492 Marrickville Road would match that of the adjacent building at 494 Marrickville Road and result in the building's street front portion to be read as two storeys. These modifications to the design would emphasise the two storey building base, allowing the street front portion of the whole site to be read as a continuous two storey element with a parapet in the Marrickville Road streetscape. These changes would be considered to be sympathetic to the heritage significance of the Commercial Centre, the Marrickville Road streetscape and the *Dulwich Hill Commercial Centre Precinct HCA* in which they are located.
- The solid to void ratios of 492 Marrickville Road have been further refined and increased to improve their relationship with the adjacent building at 494 Marrickville Road, and the wider Marrickville Road streetscape. This has been through the introduction of a central pillar within the opening of the first floor level opening, as well as ensuring that the opening proportions are sympathetic to that of the adjacent property. This would ensure consistency within the Marrickville Road streetscape, and be considered sympathetic to the heritage significance of the HCA.
- The design has been modified to ensure that the parapet height of 492 Marrickville Road is consistent with that of the adjacent contributory building at 494 Marrickville Road. This would ensure consistency within the Marrickville Road streetscape, and the HCA in which the site is located.
- We note that the second floor level retains its 2.5 metre setback from the levels below. However, the third floor balcony depth has been reduced and further set back, incorporating a full 6 metres from the ground and first floor levels. The stepped back from of the upper levels, combined with the amended and appropriate solid to void ratios, would reduce the perceived bulk and scale of the proposal, and ensure that the street front portion is read as the continuous dominant element in the streetscape, while the upper levels are visually subservient.
- The third floor balcony balustrade has been broken up through the uses of a combination of brick and metal. This would reinforce the separation between the lower and upper levels, emphasising the dominance of the lower two levels within the streetscape.
- The design has been modified to incorporate recessed brickwork to the parapet, and surrounding the openings at first floor level of 492 Marrickville Road. This would create shadows, referencing the shadows created to the adjacent property's facade at 494 Marrickville Road, and the wider street context, without imitating. In addition, the use of sympathetic fabric and the new detailing – recessed brickwork – that blends into the surrounding environment would minimise the impact of the works, and ensure the retention of the heritage significance of the Commercial Precinct and HCA.

Heritage21

20-28 Maddox Street, Alexandria

www.heritage21.com.au



Page | 3 of 4

TEL: 9519-2521

reception@heritage21.com.au

Job No. 8705



Addendum Letter • 492-494 Marrickville Road, Dulwich Hill

- The increased plantings throughout the site and levels would assist in reducing any visual impact that the structure may have in the HCA.

Taking into consideration the amendments to the design outlined above in Section 3, it is our opinion that the new amended design would engender a neutral impact on the heritage significance of the contributory building, the Marrickville Road streetscape and the *Dulwich Hill Commercial Precinct HCA*. Additionally, the proposal's appearance has been amended to be consistent with the rhythm and proportions of adjoining contributory properties in the immediate context along Marrickville Road and would be considered to have a complementary relationship to the existing building at 494 Marrickville Road.

Further, as stated in our Statement of Heritage Impact prepared in November 2019, we recommend that a structural engineer prepare structural drawings to brace the façade of 494 Marrickville Road and ensure its conservation and retention during and after construction works. In addition, we recommend the use of dry pressed bricks to the new brick masonry additions.

5. Conclusion

Heritage 21 is confident that the amended design complies with pertinent heritage controls and would have a neutral impact on the heritage significance of the subject site, the HCA in which it is located and the Marrickville Road streetscape.

Yours sincerely,

Paul Rappoport – Heritage Architect

Director

B. Arch., AIA, MURP, M. ICOMOS, IHBC
Registered Architect No. 5741 - NSW Architects Registration Board
Master of Urban & Regional Planning (Hons) - MURP
Member of Society of Architectural Historians - SAHANZ
Member of Australia ICOMOS – M. Australia ICOMOS
Member of The Institute of Historic Building & Conservation - IHBC
Member of International Planning History Society – IPHS
Member of The Twentieth Century Heritage Society of NSW Inc.