





INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA/2020/0359
Address	26 Florence Street, St Peters
Proposal	Torrens title subdivision of the existing lot into (2) lots and construction of a dwelling on each lot.
Date of Lodgement	14 May 2020
Applicant	ANJ INVESTMENTS PTY LTD c/o Blu Print Designs
Owner	Waste 360 Pty Limited
Number of Submissions	14 unique (including 1 petition)
Value of works	\$855,000.00
Reason for determination at Planning Panel	Number of submissions (10+)
Main Issues	Car parking, overshadowing and view loss
Recommendation	Approval with conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for Torrens title subdivision of the existing allotment into two allotments and construction of a dwelling on each lot. The application was notified to surrounding properties and 14 submissions were received, including 1 petition with 24 signatures.

The main issues that have arisen from the application include:

- Car parking provision;
- Overshadowing impacts; and
- View loss impacts.

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

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the proposal are considered acceptable given the context of the site, existing similar development within the streetscape and the desired future character of the precinct. The application is suitable for approval subject to the imposition of appropriate terms and conditions.

2. Proposal

The application (as revised) seeks development consent for Torrens title subdivision and construction of two semi-detached dwellings.

Specifically, the following is proposed:

Subdivision

- Torrens title subdivision including associated works of Lot 70/DP 1250448 into two allotments as follows:
 - Lot 26: 204.7sqm (area) and 6.09m (frontage to Florence Street); and
 - Lot 26A: 204.4sqm (area) and 6.12m (frontage to Florence Street).

Construction

- Construction of 1 x semi-detached dwelling on each new allotment including:

Lot 26:

- Ground floor: Internal garage, laundry with adjacent powder room, study, stair access to first floor, kitchen/living/dining area and adjacent external alfresco; and
- First floor: 4 bedrooms (1 with ensuite), bathroom and stair access.

Lot 26A:

- Ground floor: Rumpus/bedroom (with ensuite), laundry with adjacent powder room, study, stair access to first floor, kitchen/living/dining area and adjacent external alfresco; and
- First floor: 4 bedrooms (1 with ensuite), bathroom and stair access.

Landscaping/external works

- Landscaping works and tree planting.

Note: During the assessment of the application, demolition of the existing dwelling and structures on

the site has been undertaken through a Complying Development Certificate (CDC) under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

3. Site Description

The subject site is located on the south-western side of Florence Street. The site consists of 1 allotment, which is generally regular in shape with a total area of approximately 409.1sqm and a frontage to Florence Street of approximately 12.2m. The site is legally described as Lot 70 in DP 1250448.

The site recently supported a dwelling house with attached car port and rear awning. In addition, a detached garage and outbuilding were located toward the rear of the site. As set out above, demolition of these items has recently occurred.

Adjoining the site directly to the north-east is a two storey, semi-detached dwelling and to the south-west is a two storey dwelling house.

Surrounding land uses are predominantly single and two storey dwellings, including period and modern semi-detached dwellings. Further to the south and south-west of the site is St Peters Public School.



Figure 1: Zoning Map of the subject site (blue outline).



Figure 2: Site photo prior to demolition.

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
DA201800346	To demolish existing improvements, subdivide the land into 2 Torrens Title lots, and construct 2 x 2 storey dwelling houses.	Refused by Council on 24 December 2018

Note: It is considered the revised proposal has satisfactorily addressed the reasons for refusal under DA201800346 as follows:

- The bulk and scale of the proposal has been reduced by way of lowering the building height and increasing the side and rear setbacks, respectively;

- Overshadowing impacts are considered acceptable having regard to the provisions under Part 2.7 of the MDCP 2011 (refer to discussion further within this report);
- The proposal provides for passive surveillance of the public domain, as per Part 2.9 of the MDCP 2011;
- Subject to the recommended conditions, the proposal will effectively manage stormwater in accordance with Part 2.25 of the MDCP 2011;
- As demonstrated further within this report, the proposed subdivision is consistent and compatible with the prevailing street pattern and satisfies the relevant provisions under Part 3 of the MDCP 2011;
- The proposal is considered to espouse an acceptable streetscape presentation, adopting traditional design cues from nearby dwellings, including the modern, semi-detached dwellings located at 8 Florence Street and 31 Florence Street, St Peters;
- The revised proposal has deleted the proposed garage and associated vehicular crossing servicing Lot 26A, which enables the retention of an existing on-street parking space and mature street tree. The remaining garage is considered not to dominate the street frontage or proposed building façade given its size, width and positioning.

Surrounding properties

Application & Address	Proposal	Decision & Date
DA201200360 8 Florence Street, St Peters	To demolish existing improvements, remove a tree, subdivide the land into 2 allotments and construct a dwelling house on each allotment.	Approved by Council on 3 December 2012
DA201500600 31 Florence Street, St Peters	To demolish the existing improvements, subdivide the land into 2 Torrens title allotments and construct a 2 storey dwelling house on each allotment.	Approved by Council on 29 April 2016

4(b) Application history

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

Date	Discussion / Letter / Additional Information
14 May 2020	Application lodged.
20 May to 11 June 2020	Application notified.
16 July 2020	Applicant advised of Council's concerns with the proposal and that a formal Request for information (RFI) letter would be issued.
3 August 2020	RFI letter issued to the applicant requesting the following additional information or revisions to the proposal: <ul style="list-style-type: none"> • Deletion of the proposed garage and associated vehicular crossing servicing Lot 26A to preserve on-street parking and an existing street tree; • Minor internal and external alterations to the dwelling on Lot 26A to correspond with the deletion the proposed garage and associated vehicular crossing; • Design revisions to reduce visual bulk impacts; • Design revisions to improve acoustic and visual privacy outcomes; • Design revisions to improve solar access; and • Design revisions to improve waste management outcomes.
17 August 2020 & 26 August 2020	Revised plans and additional information were submitted to address the above concerns raised on 3 August 2020.

The above supplied packages form the basis for the current development application and assessment below. It generally addresses the concerns previously raised.

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 (Building Sustainability Index: BASIX) 2004*; and
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *Marrickville Local Environmental Plan 2011*

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 (Building Sustainability Index: BASIX) 2004*

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

5(a)(iii) *State Environmental Planning Policy (Vegetation in Non-Rural Areas) (Vegetation SEPP)*

The Vegetation SEPP concerns the protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council’s Tree Management Development Control Plan (TMDCP) contained within Part 2.20 *Tree Management* of the MDCP 2011. The following is proposed with respect to existing and new vegetation:

- Removal of a *Syagrus romanzoffianum* (Cocos Palm) at the rear of the site;
- Protection of an existing *Callistemon viminalis* (*Weeping Bottlebrush*) street tree located within the public domain adjacent to the site; and
- Provision of new tree plantings within the site.

Considering the above, the proposal is deemed acceptable with respect to the Vegetation SEPP and Part 2.20 of MDCP 2011, subject to the imposition of conditions requiring the protection of existing, significant vegetation and the provision of new tree plantings; which have been included in the recommendation of this report.

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

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

The site is zoned R2 Low Density Residential. The application proposes subdivision of the site into two Torrens title allotments and construction of a **semi-detached dwelling** on each new allotment. **Semi-detached dwellings** are permissible with consent in the zone and the proposal satisfies the objectives of the zone.

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 design of the proposal is considered to be of a high standard and has a satisfactory impact on the private and public domain. 	Yes
Clause 2.3 Zone objectives and Land Use Table <i>R2 Low Density Residential</i>	The proposal satisfies the clause as follows: <ul style="list-style-type: none"> The land use is permissible in the zone Subdivision is permissible with consent under Clause (Cl.) 2.6 of the MLEP 2011 (refer to discussion below) The proposal is consistent with the relevant objectives of the zone, as it will assist to provide for the housing needs of the community within a low-density residential environment. 	Yes
Clause 2.6 Subdivision – consent requirements	The application seeks development consent for the subdivision of the existing lot into two (2) Torrens title lots, which is permissible with consent.	Yes
Clause 4.3 Height of building <u>Lot 26 & Lot 26A</u> <ul style="list-style-type: none"> (max. 9.5m) 	The application proposes compliant building heights as follows: <u>Lot 26</u> <ul style="list-style-type: none"> 7.5m <u>Lot 26A</u> <ul style="list-style-type: none"> 7.2m 	Yes
Clause 4.4 Floor space ratio <u>Lot 26</u> <ul style="list-style-type: none"> (max. 0.9: 1 (184.2m²)) <u>Lot 26A</u> <ul style="list-style-type: none"> (max. 0.9: 1 (183.9m²)) 	The application proposes compliant floor space ratios as follows: <u>Lot 26</u> <ul style="list-style-type: none"> 0.78:1 (161m²). <u>Lot 26A</u> <ul style="list-style-type: none"> 0.88:1 (181.3m²). 	Yes
Clause 4.5 Calculation of floor space ratio and site area	The site areas and floor space ratios for the proposal have been calculated in accordance with the clause.	Yes

<p>Clause 6.1 Acid sulfate soils</p>	<p>The subject site is identified as containing Class 5 acid sulfate soils, and is considered to adequately satisfy this clause as:</p> <ul style="list-style-type: none"> The application does not propose any works that would result in any significant adverse impacts to the watertable, given the minor ground works proposed. As a result, it is considered an Acid Sulfate Soils Management Plan is not required to be prepared. 	<p>Yes</p>
<p>Clause 6.5 Development in areas subject to aircraft noise</p>	<p>The site is located within the ANEF 25-30 contour. As such, an Acoustic Report was submitted with the application. Further, the proposal is capable of satisfying this clause as follows:</p> <ul style="list-style-type: none"> A condition has been included in the recommendation to ensure that the proposal will meet the relevant requirements of Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021:2015, thereby ensuring the proposal's compliance with the relevant provisions Cl. 6.5 MLEP 2011 and Part 2.6 of the MDCP 2011, respectively. 	<p>Yes, subject to condition.</p>

5(b) Draft Environmental Planning Instruments

(i) Draft Marrickville Local Environmental Plan 2011 (Amendment 4)

The application has been assessed against the relevant Draft Marrickville Local Environmental Plan 2011 (Amendment 4).

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

The amended provisions contained in the Draft Plan are not particularly relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft MLEP 2011 Amendment 4.

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

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

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

5(c) Development Control Plans

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

Control	Proposed	Compliance
<i>Part 2 – Generic Provisions</i>		
Part 2.1 – Urban Design	<p>The proposal has been designed having regard to the 12 relevant urban design principles outlined in Part 2.1 as follows:</p> <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 proposed built-form and siting is consistent with surrounding dwellings, given the traditional design cues adopted. As a result, the proposal preserves 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 2.6 – Acoustic and Visual Privacy	<p>The proposal will have a satisfactory impact on the visual and acoustic levels of the surrounds and satisfies the objectives of Part 2.6 given the following:</p> <p><u>Lot 26 & Lot 26A</u></p> <p><i>Ground floor</i></p> <ul style="list-style-type: none"> • The ground floor openings proposed on the northern and southern elevations are sufficiently set back from the side boundaries (900mm), will be largely obscured by boundary fences or are adequately offset from nearby windows servicing adjoining dwellings; • The rear facing windows servicing living areas face into the site and will be mostly concealed by building elements or screening servicing the proposed alfresco areas; • The proposed external alfresco area servicing each respective dwelling are to be screened on their sides by aluminium louvres, thereby directing views toward the rear of the site; and • New landscaping is proposed along the rear and side boundaries of the proposed private open spaces (POS), including the provision of new tree plantings. The proposed landscaping and tree plantings will provide natural screening, which will assist to maintain satisfactory privacy levels for the surrounds. <p><i>First floor</i></p>	Yes, subject to condition

	<ul style="list-style-type: none"> • Highlight windows on both the northern and southern elevations are proposed to service bedrooms. Given their respective sill heights, these windows will have a satisfactory impact on privacy; • Modestly scaled, rear facing windows servicing the ensuite in bedroom 1 in each dwelling are proposed. However, given the siting of these windows and the location and type of existing nearby windows, satisfactory levels of privacy will be maintained; and • Rear facing windows servicing bedroom 4 in each dwelling are proposed. However, given their modest extents, respective setbacks from the property boundaries and the siting of adjoining buildings it is considered these windows will have an acceptable impact in terms of privacy. <p><i>Acoustic impacts</i></p> <ul style="list-style-type: none"> • An acoustic report was submitted with the application outlining the proposal is capable of mitigating impacts from aircraft noise. A condition is included in the recommendation to ensure the suggested mitigation measures are adopted at the Construction Certificate (CC) stage. 	
Part 2.7 – Solar Access and Overshadowing	Refer to the discussion under 5(c)(i) below this table.	Yes, satisfies the objectives.
Part 2.9 – Community Safety	<p>The development is reasonable having regard to community safety for the following reasons:</p> <ul style="list-style-type: none"> • The principal entrances to the dwellings are visible from the street; • The dwellings have been designed to overlook the street; • Subject to condition, the dwellings will have a Council approved house number that will be clearly displayed; and • Subject to condition, the entrance to the dwellings will be well lit. <p>Considering the above, the proposal satisfies the relevant objectives of this Part.</p>	Yes, subject to conditions.
Part 2.10 – Parking	Refer to the discussion under 5(c)(ii) below this table.	Yes, satisfies the objectives.
Part 2.11 – Fencing	<p>The proposal is satisfactory having regard to the relevant provisions of Part 2.11 as follows:</p> <ul style="list-style-type: none"> • Rendered masonry and aluminium front fencing consistent with nearby dwellings and of a satisfactory height is proposed for the dwellings; and 	Yes

	<ul style="list-style-type: none"> Any new side boundary fencing is subject to the provisions of the <i>Dividing Fences Act 1991</i>. 	
<p>Part 2.18 – Landscaping and Open Spaces</p> <p><u>Lot 26 & Lot 26A</u></p> <ul style="list-style-type: none"> Front setback pervious landscaping, except for pathway and/or driveway; and 45sqm/no dim. <3m to be private open space (POS) with at least 50% pervious. 	<p>The proposal is satisfactory having regard to the relevant provisions of Part 2.18 as follows:</p> <ul style="list-style-type: none"> The entire front setback is to consist of pervious landscaping except for pathways and a driveway; The Landscape Plan identifies that the dwellings are each afforded POS areas in excess of the minimum requirement (58sqm – Lot 26 & 61sqm – Lot 26A), with no dimension being less than 3 metres; and In excess of 50% of the private open space is to be maintained as pervious landscaping. <p>Given the above, it is considered the proposal satisfies the relevant objectives of this Part.</p>	Yes
Part 2.20 – Tree Management	Refer to SEPP discussion above.	Yes
Part 2.21 – Site Facilities and Waste Management	<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; Appropriate areas to store the required amount of waste bins have been provided for each respective dwelling; and Standard conditions are recommended to ensure the appropriate management of waste during the construction of the proposal. 	Yes, subject to condition.
Part 2.23 – Acid Sulfate Soils	Refer to LEP discussion above.	Yes
Part 2.24 – Contaminated Land	Refer to SEPP discussion above.	Yes
Part 2.25 – Stormwater Management	<p>The development can satisfy 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. 	Yes, subject to conditions.
<i>Part 3 – Subdivision, Amalgamation and Movement Networks</i>		
Part 3.2.2 – Residential Torrens title subdivision and amalgamation controls	Refer to the discussion under 5(c)(iii) below this table.	Yes
<i>Part 4.1 – Low Density Residential Development</i>		
Part 4.1.4 – Good Urban Design Practice	The height, bulk and scale of the development complements existing developments in the street, including the modern, semi-detached dwellings at	Yes

	<p>8 Florence Street and 31 Florence Street, St Peters.</p> <p>In addition, the architectural style of the proposal is in keeping with the character of the area, as it adopts a traditional building form, design and materiality; which complements nearby period dwellings.</p>	
<p>Part 4.1.5 – Streetscape and Design</p>	<p>The development satisfies the streetscape and design controls outlined in MDCP 2011 in that:</p> <ul style="list-style-type: none"> • The development complements the uniformity and visual cohesiveness of the bulk, scale and height of the existing streetscape, with many dwelling adopting nil side setbacks for the front, street facing portions; • The dwellings address the principal street frontage and are orientated to complement the existing pattern of development found in the street; • The architectural treatment of the façade interprets and translates positive characteristics in the locality, including the existing adjoining dwellings to the north and south of the site; and • The front façade has been divided into bays of appropriate sizes that complements the scale of the building and surrounding dwellings. 	<p>Yes</p>
<p>Part 4.1.6 – Built form and character</p> <p><u>Lot 26 & Lot 26A</u></p> <p><i>Front setback</i></p> <ul style="list-style-type: none"> • Consistent with adjoining developments <p><i>Side setbacks</i></p> <ul style="list-style-type: none"> • Lot width <8m – on merit <p><i>Rear setback</i></p> <ul style="list-style-type: none"> • On merit or consistent with established first floor building line <p><i>Site coverage</i></p> <ul style="list-style-type: none"> • On merit (0-300m² allotments) 	<p>The proposal is considered acceptable with respect to the relevant provisions of Part 4.1.6 as follows:</p> <ul style="list-style-type: none"> • The proposed front setbacks are consistent with adjoining developments; • The side setbacks proposed are considered satisfactory (nil setbacks for the front building portion and 900mm for the rear portion both at ground and first floor) with respect to the mixed, side setback pattern evident within the street, which generally varies between nil setbacks to approximately 7m. Also, the proposed side setbacks are consistent with the modern, semi-detached dwellings at 8 Florence Street and 31 Florence Street, St Peters. Further, as discussed throughout this report, it is considered the side setbacks assist the proposal to have an acceptable impact on adjoining properties in terms of overshadowing, visual bulk and privacy; • The proposed ground and first floor rear setbacks are considered appropriate, as they have acceptable impacts on adjoining properties in terms of visual bulk, overshadowing and privacy. In addition, the proposed first floor rear 	<p>Yes, satisfies the objectives.</p>

	<p>setbacks are consistent with the established pattern; and</p> <ul style="list-style-type: none"> The overall site coverage for each dwelling is considered acceptable, as it is consistent with the pattern of development found in the street and will have an acceptable impact on surrounding properties. Further, the proposed site coverage allows for sufficient areas of POS and landscaping to be provided. <p>Considering the above, the proposal satisfies the relevant objectives of this Part.</p>	
Part 4.1.7 – Car Parking	<p>The proposal satisfies the relevant provisions as outlined in Part 4.1.7 of MDCP 2011 in that:</p> <ul style="list-style-type: none"> The revised proposal has deleted the garage and associated vehicular crossing for Lot 26A. As such, existing on-street parking and a street tree will be retained The proposed internal garage will complement the character of the street and not appear as a dominant element in the streetscape, as it is generously setback from the front building line and is treated appropriately in terms of materiality to soften its appearance. 	Yes
Part 4.1.8 – Dormer Windows	<p>The proposal satisfies the relevant provisions of Part 4.1.8 as follows:</p> <ul style="list-style-type: none"> The proposed dormers complement the proposed roof form given their modest extents and traditional designs; It is considered the dormers will not interrupt skyline views, given their modest extents and siting; The proposed dormers adopt a similar design to the dormers on nearby semi-detached dwellings, including at 8 Florence Street and 31 Florence Street, St Peters; The design of the proposed dormers adopt cues from traditional examples found within the locality; The proposed dormers will not dominate the roof plane or appear as second storeys, given their sizes; and The proposed dormers are arranged symmetrically on the roof plane. 	Yes
Part 4.1.9 – Additional Controls for Contemporary Dwellings	<p>The proposal is considered to satisfy the relevant provisions of Part 4.1.9 as follows:</p> <ul style="list-style-type: none"> The design of the proposal respects the predominately single storey streetscape, as transitional roofing is proposed, which 	Yes

	<p>disguises the first floors by presenting them as essentially ‘attic style’ to the street serviced by dormer windows;</p> <ul style="list-style-type: none"> • The remaining portions of the first floors are set below the ridge of the front roof form; thereby not being visible from the streetscape; • Satisfactory building materials are proposed, including masonry and steel of neutral colour tones that will complement nearby modern and period dwellings; and • The proposed roof form visible from the streetscape adopts a traditional design, which is consistent with dwellings in the streetscape, including with the modern semi-detached dwellings at 8 Florence Street and 31 Florence Street, St Peters. 	
<i>Part 9 – Strategic Context</i>		
Part 9.31 – Unwins Bridge Road (Precinct 31)	<p>The proposed development is consistent with the desired future character of the area in that it:</p> <ul style="list-style-type: none"> • The proposal maintains the generally single storey streetscape along this portion of Florence Street; • Subject to condition, existing significant public domain elements will be protected; • The proposal assists to preserve the predominately low-density residential character of the precinct; and • The proposed off-street parking space will not adversely impact the amenity of the precinct. 	Yes, subject to condition.

(i) Part 2.7 – Solar Access and Overshadowing

Part 2.7 of MDCP 2011 contains objectives and controls relating to solar access and overshadowing. An assessment against these provisions has been carried out below:

Overshadowing

The subject site is adjoined directly to the south-west by the property at 28 Florence Street, St Peters and further to the south-west by the property at 30 Florence Street, St Peters. Given the respective orientations of the surrounding properties, the proposal will have a degree of impact on the solar access currently enjoyed by them.

Shadow diagrams for both mid-winter (21 June) and the equinoxes (March/September) were submitted to demonstrate the proposal’s impact on the surrounds. In addition, elevational shadow diagrams were also submitted to assist in this regard.

An assessment of the impacts evident is as follows:

- The proposal results in additional overshadowing of the side and middle portions of POS and the side facing openings of the adjoining property at 28 Florence Street; with the greatest impacts occurring from 9:00am to 2:00pm mid-winter (21 June);
- Also, the proposal results in overshadowing of solar photo-voltaic (PV) panels located on the roof of the dwelling at 28 Florence Street, St Peters; primarily between 9:00am and 1:00pm in mid-winter (21 June); and

- The proposal results in additional overshadowing of the side boundary and a small portion of POS servicing the property at 30 Florence Street, St Peters. However, these impacts occur for a minor part of the morning between 9:00am and 10:00am in mid-winter (21 June).

Despite the above overshadowing impacts caused by the proposal, it is still considered acceptable having regard to the provisions under Part 2.7 as follows:

- The proposal has been revised during its assessment to improve solar access outcomes and its design is considered restrained in its extent and massing. This is evidenced by the adoption of a flat roof and lower ridge height for its rear portion, modest floor to ceiling heights, sufficient side and rear setbacks that are either consistent with or greater than existing and recently developed dwellings within the street and that compliance with the MLEP 2011 height and FSR development standards is readily achieved. As such, it is considered further reasonable design measures cannot be adopted to improve solar access outcomes;
- With respect to the additional impacts on the side boundary openings servicing 28 Florence Street, St Peters, as per the relevant provisions under Part 2.7, they are highly vulnerable to overshadowing and generally difficult to protect; which is the case in this instance given their proximity to the boundary and the orientation of the subject site. Also, as outlined above, it considered additional, reasonable design measures cannot be employed to protect these windows given the proposal's current design;
- Notwithstanding the above, solar access is still maintained for the majority of the first floor side facing openings servicing a bedroom and secondary living space at 28 Florence Street, St Peters; in excess of the minimum requirements between 12:00pm and 3:00pm mid-winter (21 June). Further, some solar access is still maintained for portion of the ground floor side facing windows servicing living areas of 28 Florence Street, St Peters between 1:00pm and 3:00pm mid-winter (21 June); and
- The equinox (March/September) diagrams submitted indicate the proposal will have an acceptable impact on surrounding properties during these times, including 28 Florence Street, St Peters; which will receive satisfactory solar access between 9:00am to 12:00pm, in excess of the minimum requirements.

Solar access

The following is noted within respect to the solar access received by the proposal:

- Given the orientation of the site and the presence of nearby buildings and structures, a window having an area not less than 15% of the floor area of the room, positioned within 30 degrees east and 20 degrees west of true north and that will allow for direct sunlight for at least two hours over a minimum of 50% of the glazed surface between 9:00am and 3:00pm on 21 June cannot be provided to both dwellings; and
- The revised proposal provides an operable, louvred roof above the respective alfresco areas. As such, the ground floor, rear facing windows servicing the living areas should receive some solar access throughout the day during mid-winter (21 June). Further, the POS provided for each dwelling should receive a minimum two hours of direct sunlight over 50% of its finished surface between 9.00am and 3.00pm on 21 June.

Considering the above, the development is reasonable having regard to the objectives and controls relating to solar access and overshadowing as contained in MDCP 2011.

(ii) Part 2.10 – Car parking

Part 2.10 of the MDCP 2011 contains objectives and controls relating to the provision of car

parking for new development. This includes a requirement for a new semi-detached dwelling to be provided with 1 off-streetcar parking space.

Whilst the proposal as originally submitted complied with the above requirement, it resulted in an unacceptable loss of an existing on-street parking space and a mature street tree. Therefore, the proposed garage and associated vehicular crossing servicing Lot 26A were requested to be deleted, which the revised proposal has complied with.

As per the relevant provisions under this Part, in addition to certain provisions under Part 4.1 of the MDCP 2011, the requirement for off-street parking may be waived if it results in adverse impacts and is inconsistent with the street pattern. It is considered there is a high demand for on-street parking within Florence Street by existing properties; as a significant amount of which do not have off-street parking spaces.

Further, it is deemed the variation to the parking requirements under this Part is assisted in being offset by nearby public transport, including bus stops on the Princes Highway (located approximately 400-500m from the subject site) that provide access to the Sydney Central Business District (CBD) and surrounding suburbs. In addition, cycleways located nearby on Campbell Street provide an active transport option for future occupants to the wider cycleway network.

Given the above, the proposal is considered satisfactory with respect to the provisions under Part 2.10 of the MDCP 2011; despite the variation to its numeric requirements.

(iii) Part 3 – Subdivision, Amalgamation and Movement Networks

Part 3 of the MDCP 2011 does not contain minimum lot width or area requirements for subdivisions, but rather relies on performance-based controls that aim to ensure that new lots facilitate development that is compatible with the immediate area.

The application proposes to subdivide the property into two, Torrens title allotments. The streetscape and immediate locality are generally characterised by a mix of single and two storey dwellings on generally under to average sized allotments.

The following table illustrates the proposed lot area and dimensions and the approximate area and dimensions of lots within the street:

Number	Site Area	Frontage	Number	Site Area	Frontage
* Lot 26	204.7sqm	6.09m	7 Florence Street	144sqm	6.09m
* Lot 26A	204.4sqm	6.12m	9 Florence Street	145sqm	6.09m
8 Florence Street	208sqm	6.08m	11 Florence Street	190sqm	6.01m
8A Florence Street	205sqm	6.08m	13 Florence Street	290sqm	8.7m
10 Florence Street	204.7sqm	5.9m	15 Florence Street	349.8sqm	12.1m
12 Florence Street	125.3sqm	3.7m	17 Florence Street	277.1sqm	9m
14	127.2sqm	4m	19	189sqm	6.09m

Florence Street			Florence Street		
16 Florence Street	120.9sqm	3.6m	21 Florence Street	196.8sqm	6.1m
18 Florence Street	113.9sqm	3.4m	23 Florence Street	179.8sqm	5.9m
20 Florence Street	137.2sqm	3.8m	25 Florence Street	173.7sqm	5.5m
22 Florence Street	228.1sqm	7.1m	27 Florence Street	190.3sqm	5.8m
24 Florence Street	178.3sqm	5.06m	29 Florence Street	189.6sqm	5.6m
28 Florence Street	406.7sqm	12.24m	31 Florence Street	201.8qm	6.32m
30 Florence Street	406sqm	11.9m	31A Florence Street	202.47sqm	6.47m

As the above table demonstrates, the frontages of adjoining properties on Florence Street range between 3.4 metres at the lower end of the range and up to 12.24 metres at the higher end.

Based on the above, the subdivision would result in two Torrens title allotments which are generally consistent with the adjoining and prevailing subdivision pattern in this part of the street. Further, it is considered the proposed subdivision allows for the following:

- The subdivision will allow for a built form of development that is generally consistent with existing nearby dwellings within Florence Street, including the modern, semi-detached dwellings at 8 Florence Street and 31 Florence Street, St Peters;
- Solar access, open space, parking and other amenity impacts of the proposal have been discussed in this report and the proposed allotments are considered to allow for built forms which are satisfactory with Council's requirements with respect to those issues; and
- The subdivision maintains suitable amenity to neighbouring properties and for future occupants.

Given the above, it is considered that the proposed subdivision will not have a significant detrimental effect in terms of environmental, social or economic impacts on the locality and generally satisfies the relevant provisions of Part 3 of the MDCP 2011.

5(d) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have an acceptable impact on the locality.

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

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

5(f) Any submissions

The application as originally submitted was advertised, an on-site notice was displayed on the property, and residents/property owners in the vicinity of the property were notified of the development in accordance with Council's Community Engagement Framework. In response, 14 submissions (including 1 petition with 24 signatures) were received.

The submissions received raised the following concerns, which have already been discussed throughout the main body of this report:

- (i) Acoustic & visual privacy;
- (ii) Bulk & scale;
- (i) Inadequate setbacks;
- (ii) Inappropriate subdivision;
- (iii) MLEP 2011 height and FSR compliance;
- (iv) Solar access and overshadowing;
- (v) Streetscape character; and
- (vi) Traffic and parking.

In addition to the above, the submissions raised the following concerns, which are discussed under the respective headings below:

Concern	Comment
<p>Construction impacts Concern was raised that the proposal would negatively impact the surrounds during its construction.</p>	<p>Standard construction hours are recommended to protect the amenity of the surrounds by restricting early morning and late-night construction works. It is considered there is not scope under current relevant legislation or regulations to delay construction of the proposal or limit construction to specific or reduced hours during the day. With respect to impacts caused by vehicles associated with the construction of the proposal, any incidents with respect to this issue that may arise should be reported to Council for investigation.</p>
<p>Notification of application Concern was raised that the application was not notified correctly.</p>	<p>As outlined above, the proposal was notified in accordance with Council's Community Engagement Framework. Further, as per this policy, the revised proposal did not require notification given the similar and reduced impacts evident.</p>
<p>Unclear shadow diagrams Concern was raised that the shadow diagrams and associated information were unclear.</p>	<p>Two sets of shadow diagrams were submitted, including equinox and elevational diagrams. Further, a detailed written response of the proposal's overshadowing and solar access impacts is included within the SEE submitted with the application. As outlined within this report, based on this information, the overshadowing and solar access impacts caused by the proposal are understood and found to be acceptable having regard to the orientation of the site and surrounds and the design of the building.</p>
<p>View Loss Concern was raised with respect to a loss of views toward the Sydney CBD, the surrounds and the sky.</p>	<p>This matter is addressed under 5(f)(viii) directly below this table. <i>Note:</i> Concerns were also raised with respect to view loss impacts primarily within ground floor living areas through side facing windows servicing the adjoining property at 24 Florence Street, St Peters. However, the view loss concerns raised in this instance were related to views to the sky, opposed to district or views toward the Sydney CBD. Also, loss of views toward the sky from ground floor living spaces through side facing windows servicing 28 Florence Street, St Peters were also raised as a concern. Notwithstanding, views to the sky from rear facing windows</p>

	servicing ground floor living areas will remain unaffected by the proposal. Further, it is considered reasonable design measures cannot be employed relative to the planning controls prescribed for the site to maintain the same level of views to the sky from side facing windows currently enjoyed by adjoining properties.
--	--

(vii) View loss assessment

As the MDCP 2011 does not include a specific part relating to view loss, Council relies on the Planning Principles relating to view sharing established by the New South Wales Land and Environment Court (NSW LEC) in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140 to assess view loss impacts. The following property has listed view loss as part of their submission to Council:

- 28 Florence Street, St Peters.

The map below demonstrates the location of the above property (blue outline) within the context of the subject development (red outline/fill):

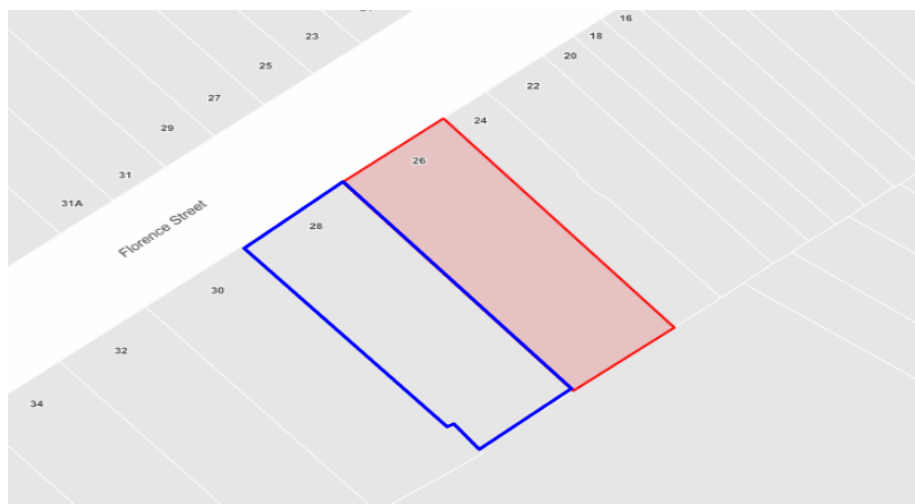


Figure 3: Context map for view loss assessment.

The *Tenacity* principle is summarised and applied to the proposal below (photographs also appear on the following page):

*The **first step** is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, e. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.*

The subject property benefits from distant and partial views from its first-floor bay windows, which face north-eastward over the subject site and surrounding sites toward St Peters and the Sydney CBD. Features captured in these views include:

- The upper portion of Sydney Tower (formerly known as Centrepoint Tower);
- A minor portion of the Sydney CBD skyline, including the top portions of approximately 3 buildings;
- Brick chimney stacks within Sydney Park; and
- District views over St. Peters and beyond.

The **second step** is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.

The views are currently obtained across multiple side boundaries, including the subject site and several other properties on Florence Street, which have the potential to develop in the future. The views appear to be obtained from a standing position (*Note: Due to Covid-19 restrictions, the photos were taken by the property owner of 28 Florence Street, St Peters*). Existing large and mature trees located within the nearby Simpson Park currently obscure most of the available views toward the Sydney CBD (see below); which have the potential for growth and as a result, may obscure the views further.

The **third step** is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.

The proposal will result in the complete loss of the views, which is considered devastating. However, given that they are obtained across the side boundaries of the subject site and multiple sites within Florence Street and further beyond over the surrounds, including Simpson Park; their protection potential in this instance is considered limited.



Figure 4: Current view (top of centre point circled in yellow).



Figure 5: Current view of the Sydney CBD (zoomed in).

*The **fourth step** is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.*

The proposed development is compliant with the principal development standards of MLEP 2011 and built form controls of MDCP 2011. The proposed side setbacks on both the first and ground floor have been designed to remain consistent with the street, including with the modern, semi-detached dwellings at 8 Florence Street and 31 Florence Street, St Peters.

Further, given the restrained building design proposed, including the adoption of a flat roof and lower ridge height for the rear portion of the building and the modest floor to ceiling heights proposed, it is considered the use of a “more skilful” design in this instance would not materially improve the view loss outcome.

Also, it is considered to completely retain the existing views, the floor to ceiling heights on the ground and first floor would be required to be reduced significantly, which may affect the proposal’s compliance with the National Construction Code (NCC) and result in poorer amenity for future occupants. Further, notwithstanding the potential adoption of these measures, the existing views may be eventually obscured by the redevelopment of properties within the surrounds or by the continued growth of vegetation within Simpson Park.

Considering the above, it is concluded that the resultant view loss caused by the proposal is reasonable in this instance.

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 considered 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.

- Development Engineering; and
- Urban Forests.

7. Section 7.11 Contributions

Section 7.11 contributions are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$20,000 will 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 the *Marrickville Local Environmental Plan 2011* and *Marrickville Development Control Plan 2011*.

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

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

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2020/0359 for Torrens Title subdivision of the existing lot into (2) lots and construction of a dwelling on each lot at 26 Florence Street, St Peters subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
Site, Roof & Erosion Sediment Control Plan, DA01, Issue C	Architectural Plans	17/08/2020	Blu Print Designs
Subdivision Plan, DA04, Issue C	Architectural Plans	17/08/2020	Blu Print Designs
Ground Floor Plan, DA05, Issue C	Architectural Plans	17/08/2020	Blu Print Designs
First Floor Plan, DA06, Issue C	Architectural Plans	17/08/2020	Blu Print Designs
East & West Elevations, DA07, Issue C	Architectural Plans	17/08/2020	Blu Print Designs
North & South Elevations, DA08, Issue C	Architectural Plans	17/08/2020	Blu Print Designs
Sections A, B & C, DA09, Issue C	Architectural Plans	17/08/2020	Blu Print Designs
Perspectives, DA10, Issue C	Architectural Plans	17/08/2020	Blu Print Designs
Calculation FSR, DA11, Issue C	Architectural Plans	17/08/2020	Blu Print Designs
26 Florence St, St Peters - Schedule of Colours and Finishes	Schedule of Finishes	-	-
Certificate No. 1096380M	BASIX	23 April 2020	Greenworld Architectural Drafting

As amended by the conditions of consent.

DESIGN CHANGE

2. Design Change

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

- a. Provision of 'operable' vergola roofs over the external alfresco areas on the ground floor that allow for solar access as well as weather protection.
- b. Lighting to service the front entry point of each dwelling. The lighting is to comply with Australian Standard AS4282:1992: Control of Obtrusive Effects of Outdoor Lighting.
- c. The proposed rear private open spaces are to comprise of pervious landscaping for at least 50% of their respective total areas.

FEES

3. Security Deposit

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:	\$8,056.50
Inspection Fee:	\$230.65

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

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

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

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

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

4. Section 7.11 (Former Section 94) Contribution

Prior to the issue of a Construction Certificate written evidence must be provided to the Certifying Authority that a monetary contribution of **\$20,000** indexed in accordance with the Marrickville Section 94/94A Contributions Plan 2014] ("CP") has been paid to the Council.

The above contribution is the contribution applicable as at **8 September 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	\$17,155.34
Community Facilities	\$2,252.45
Traffic Facilities	\$200.05
Plan Administration	\$392.16
TOTAL	\$20,000

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.

5. 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

6. Tree Protection

No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council’s Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent.

Any public tree within five (5) metres of the development must be protected in accordance with Council’s *Development Fact Sheet—Trees on Development Sites*.

No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council’s Tree Management Controls at any time.

The trees identified below are to be retained and protected in accordance with the conditions of consent or approved Tree Protection Plan throughout the development (note: tree numbers must correspond with approved Tree Protection Plan if conditioned) :

Tree No.	Botanical/Common Name	Location
-	<i>Callistemon viminalis</i> (Weeping Bottlebrush)	Street tree

Details of the trees must be included on all Construction Certificate plans and shall be annotated in the following way:

1. Green for trees to be retained;
2. Red for trees to be removed;
3. Blue for trees to be pruned; and
4. Yellow for trees to be transplanted.

7. Works to Trees

Approval is given for the following works to be undertaken to trees after the issuing of a Construction Certificate:

Tree/location	Approved works
<i>Syagrus romanzoffianum</i> (Cocos Palm) / rear	Removal

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and shall be retained and protected in accordance with Council’s *Development Fact Sheet—Trees on Development Sites*.

8. 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 Marrickville Development Control Plan 2011.

9. 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.

10. 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.

11. 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.

12. Works Outside the Property Boundary

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

13. Subdivision

The Certifying Authority must be satisfied that a Subdivision Certificate has been registered/issued and the subdivision of the land into two (2) Torrens title allotments has been undertaken and registered with the NSW Land Registry Services prior to the use or occupation of the approved dwellings.

PRIOR TO ANY DEMOLITION**14. 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.

15. Construction Traffic Management Plan

Prior to works commencing, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP) to cater for construction prepared by a person with RMS accreditation to prepare a work zone traffic management plan. Details must include haulage routes, estimated number of vehicle movements, truck parking areas, work zones, crane usage, etc., related to demolition/construction activities. A work zone approval must be obtained.

16. Dilapidation Report

Prior to any works commencing, 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 (24 Florence Street, St Peters & 28 Florence Street, St Peters) 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.

17. 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.

18. Construction Fencing

Prior to the commencement of any works, 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

19. Construction Methods to Minimise Impact on Trees

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that the footings of the approved front boundary fences will utilise tree sensitive construction techniques (such as isolated pier or pier and beam construction) within the specified radius of the trunks of the following trees should woody tree roots that are not approved for removal be encountered during excavation for such structures:

Tree No.	Botanical/Common Name	Radius in metres
1	<i>Callistemon viminalis</i> (Weeping Bottlebrush)	2.5 m

Prior to the issue of a Construction Certificate, the Certifying Authority must verify that no proposed underground services are located beneath the canopy of any prescribed tree/s

located on the subject site and adjoining sites (including trees located within the public domain). The stormwater plans require amendment in this regard.

20. Dilapidation Report

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.

21. Stormwater Drainage System

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

- a. 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/directly to Council's piped drainage system via the OSD/OSR tanks as necessary;
- 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. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage;
- d. 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;
- e. OSD may be reduced or replaced by on site retention (OSR) for rainwater reuse in accordance with the relevant DCP that applies to the land. Where this is pursued, the proposed on-site retention (OSR) tanks must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation. Surface water must not be drained to rainwater tanks where the collected water is to be used to supply water inside the dwelling, such as for toilet flushing or laundry use. As the lots are greater than 200sqm the OSR required for each lot shall be increased to 5000L in accordance with C5 of the DCP;
- f. Details of the 100-year ARI overflow route in case of failure/blockage of the drainage system must be provided;
- g. As there is no overland flow/flood path available from the central courtyards to the the design of the sag pit and piped drainage system is to be designed to capture and convey the 100 year Average Recurrence Interval flow from the contributing catchment assuming 80% blockage of the inlet and 50% blockage of the pipe and a minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas.
- h. The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands;
- i. No nuisance or concentration of flows to other properties;
- j. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;
- k. New pipelines within the footpath area that are to discharge to the kerb and gutter must be 100mm or sewer grade uPVC pipe with a maximum diameter of 100mm;
- l. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings;

22. 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 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 construction of light duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
- b. New concrete 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;
- c. Cross sections are to be provided at the boundary at a minimum distance of every 5m and at all pedestrian and vehicular access locations. Note, the cross fall of the footpath must be set at 3%. These sections will set the alignment levels at the boundary.
- d. Installation of a stormwater outlet to the kerb and gutter.

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

23. 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

24. Acoustic Report – Aircraft Noise

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans detailing the recommendations of an acoustic report prepared by a suitably qualified Acoustic Engineer demonstrating compliance of the development with the relevant provisions of Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.

25. 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.

DURING DEMOLITION AND CONSTRUCTION

26. Tree Protection

To protect the following tree, trunk protection must be installed prior to any works commencing in accordance with the approved *Tree Protection Plan* and/or with Council's *Development Fact Sheet—Trees on Development Sites*:

Tree No.	Botanical/Common Name/Location
1	<i>Callistemon viminalis</i> (Weeping Bottlebrush)

27. Limited Root Pruning

No tree roots of 20mm or greater in diameter located within the specified radius of the trunk of the following tree are to be severed or injured in the process of any works during the construction period:

Tree No.	Botanical/Common Name	Radius in metres
1	<i>Callistemon viminalis</i> (Weeping Bottlebrush)	2.5 m

All excavation within the specified radius must be hand dug taking care not to damage woody tree roots that are not approved for removal. If tree roots less than 20mm diameter are required to be severed for the purposes of constructing the approved works, they must be cut cleanly using a sharp and *fit for purpose tool*. The pruning must be undertaken by a practicing Arborist.

28. Construction Hours – Class 1 and 10

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

29. 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**30. Certification of Tree Planting**

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with evidence certified by a person holding a minimum qualification of AQF3 Certificate of Horticulture or Arboriculture that:

A minimum of 2 x 75 litre (container size at planting) trees which will attain a minimum mature height of seven metres and a minimum mature canopy spread of 5 metres have been planted in location within the property at a minimum of 1.5 metres from any boundary, 2.5 metres from the dwelling wall and allowing for future tree growth. The trees must conform to AS2303—*Tree stock for landscape use*. Trees species on the Tree Management DCP Minor Works list,

Palms, fruit trees and species recognised to have a short life span will not be accepted as suitable replacements.

If the trees are found dead before they reach a height where they are protected by Council's Tree Management Controls, they must be replaced with the same species.

31. 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. Light 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 across the frontage of the site must be reconstructed; 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".

32. 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.

33. Protect Sandstone Kerb

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

34. 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, OSD/OSR system commissioned and stormwater quality improvement device(s) and any pump(s) installed 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.

35. Operation and Management Plan

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities and stormwater quality improvement device(s) and pump(s). The Plan must set out the following at a minimum:

- a. The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners; and
- b. The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.

36. Light Duty Vehicle Crossing

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

37. Aircraft Noise

Prior to the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), the Principal Certifier must be provided with a report from a suitably qualified person demonstrating that each of the commitments listed in Aircraft Noise Assessment Report required by this consent has been satisfied.

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

38. 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*.

39. Subdivision

Prior the issue of an Occupation Certificate, the Principal Certifier must be provided with evidence that the subdivision of the land into two (2) Torrens title allotments has been registered at the NSW Land Registry Services.

PRIOR TO SUBDIVISION CERTIFICATE**40. 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.

41. Separate Stormwater

Prior to the issue of a Subdivision Certificate, the Certifying Authority must be provided with details, endorsed by a practising stormwater engineer demonstrating separate drainage systems to drain each proposed lot.

ON-GOING

42. Operation and Management Plan

The Operation and Management Plan for the on-site retention/re-use and pump facilities, approved with the Occupation Certificate, must be implemented and kept in a suitable location on site at all times.

ADVISORY NOTES

Arborists standards

All tree work must be undertaken by a practicing Arborist. The work must be undertaken in accordance with AS4373—*Pruning of amenity trees* and the Safe Work Australia Code of Practice—*Guide to Managing Risks of Tree Trimming and Removal Work*. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.

Tree Protection Works

All tree protection for the site must be undertaken in accordance with Council's *Development Fact Sheet—Trees on Development Sites* and AS4970—*Protection of trees on development sites*.

Tree Pruning or Removal (including root pruning/mapping)

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and must be retained and protected in accordance with Council's *Development Fact Sheet—Arborist Reports*.

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.

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.

Public Domain and Vehicular Crossings

The vehicular crossing and/or footpath works are required to be constructed by your contractor. You or your contractor must complete an application for *Design of Vehicle Crossing and Public Domain Works – Step 1* form and *Construction of Vehicle Crossing and Public Domain Works – Step 2* form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.

You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be at no cost to Council

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

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

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

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.

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.

Construction of Vehicular Crossing

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

Dial before you dig

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

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

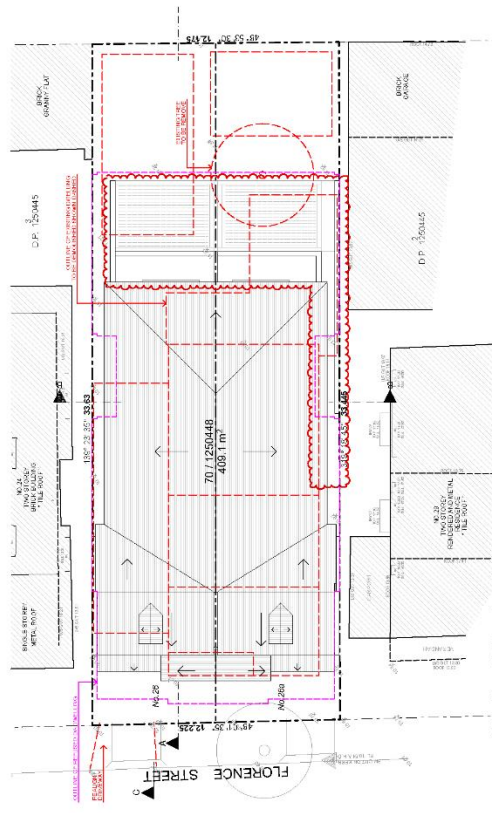
WorkCover Authority of NSW

13 10 50

www.workcover.nsw.gov.au

Enquiries relating to work safety and asbestos removal and disposal.

Attachment B – Plans of proposed development



Site, Roof & Erosion Sediment Control Plan 1:200



DISK DETAILS:

WATER

- PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION - 0.6GM
- NO SWIMMING POOL OR SPAS INSTALLED
- WATER - CENTRAL WATER TANK NO.1 & NO.2, 1000 RPT, COLLECT SEWMURIN OFF ROOF AREA
- SHOWER HEADS - 4 STAR (D-4.6) BUT <= 6 L/MIN - TOILET SYSTEM 4 STAR
- BATH TAPS - 3 STAR - BATH TAPS - 3 STAR - HW RECYCULATION NO.
- BATHS
- HOT WATER SYSTEM GAS INSTANTANEOUS - 4 STAR
- VENTILATION - BATHROOM, KITCHEN & LAUNDRY - INDIVIDUAL FAN DUCTED TO FACADE OR OUTSIDE
- HEATING & COOLING AIR-CONDITIONING DUCTED - PHASE AIR-CONDITIONING & STAR
- ARTIFICIAL LIGHTING 4 BEDS, LIVING/DINING - (KITCHEN, BATH, LAUNDRY & HALLWAYS DEDICATED)
- LIGHTING - 3 BEDS, MAIN KITCHEN
- KITCHEN GAS COOK TOP & ELECTRIC OVEN
- FRIDGE VENTILATED
- CLOTHES LINE INDOOR / SHUTTERED NO.
- CLOTHES LINE OUTDOOR
- THERMAL COMFORT
- CONCRETE SLAB ON GROUND
- SUSPENDED FLOOR WITH OPEN SUBFLOOR
- NO INSULATION HEATING OR COOLING

NatHERS Specs Summary:

- Floor slabs: - Concrete
 - Timber first floor, (R1.5 floor insulation over outside air).
 - Exterior walls: - Brick veneer wall with foil + R1.5 bats in cavity to plasterboard lining, or wall system reaching a total R-value (R2.62) as per stamped plans
 - Lightweight clad wall (framed + plasterboard) with foil + R1.5 insulation in cavity, or wall system reaching a total R-value (R2.19) as per stamped plans
 - External walls modelled with default medium colour finishes.
 - High solar gain Low-E glass, with aluminium framing:
 - Type A (U-Value: 5.4, SHGC: 0.49)
 - Type B (U-Value: 5.4, SHGC: 0.58)
 - Glazing: - 10 entry, slud, stars, fritched, tinting & tinting, 60%
 - Single clear glass, with aluminium framing:
 - Type A (U-Value: 6.7, SHGC: 0.57)
 - Type B (U-Value: 6.7, SHGC: 0.70)
 - U-Value & SHGC are combined glass and frame figures.
 - Ceilings / Roof: - R4.0 ceiling insulation to all ceilings with roof over exhaust fans (oil under) modelled as unventilated, and with default medium colour finishes.
- Please refer to NatHERS individual certificates for further details.

PROPERTY DETAILS:

26 Florence St, S.P. Eden NSW 2044

Title Reference: 601/74922

Site Area: 408.1m²

Inner West Council

Map 004

LOCAL ENVIRONMENTAL PLAN INFORMATION

Land Zoning: R2 - Low Density Residential

Height: J - 9.5m

FSR: 0.801

Heritage: NA

Flood Planning: NA

Acid Sulfate Soils: Class 5

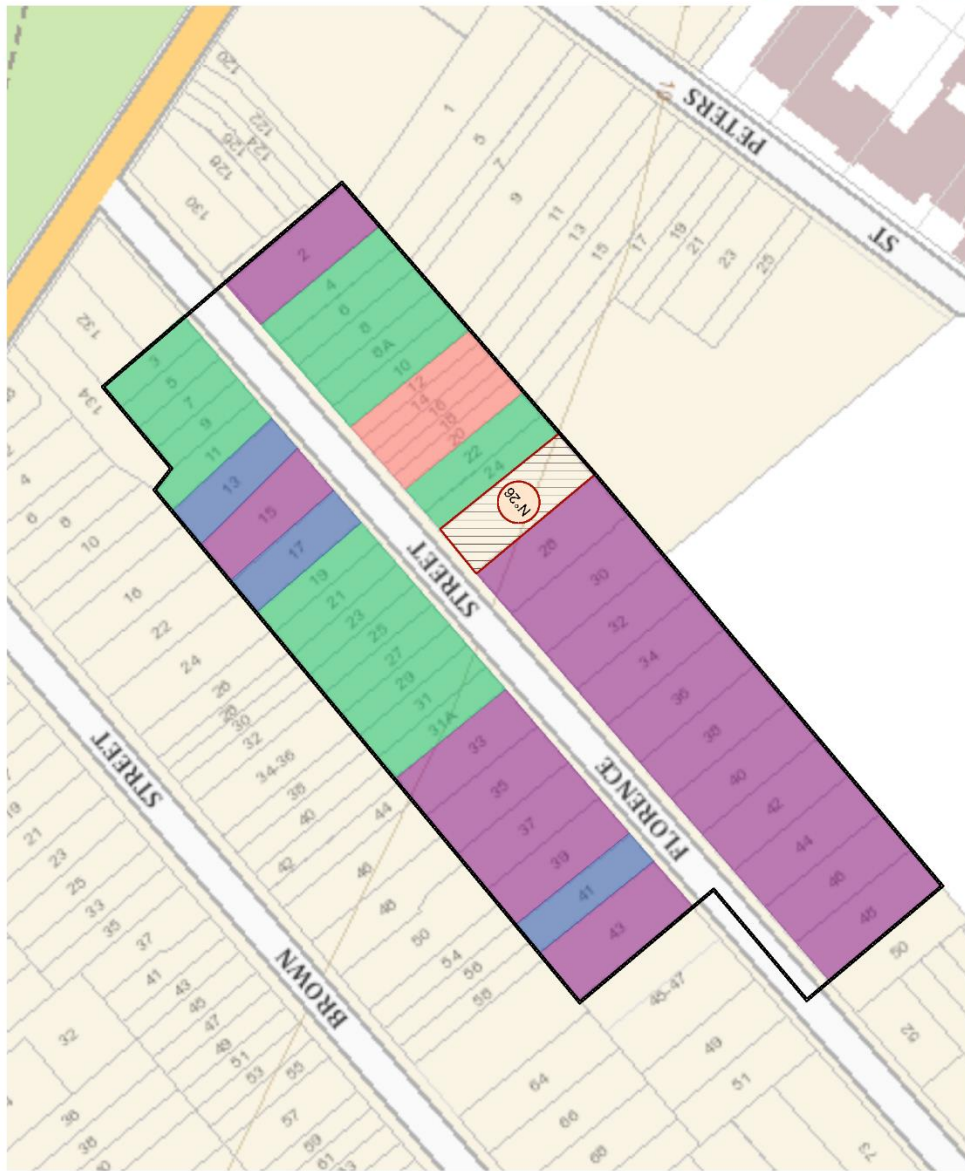
Key Sites: NA

Airport Noise: 20 - 25

CALCULATIONS	
Site Area	408.1 m ²
Subsided Area N°26	204.7 m ²
Subsided Area N°28a	204.4 m ²
FSR	112.78 m ² / 408.1
Existing	0.27
N°26 Permitted	0.801 = 184.2 m ²
N°26 Proposed	GF 80.0 m ²
	FF 81.2 m ²
	N°28a Total 161.2 m ² = 0.781
N°28a Permitted	0.801 = 183.9 m ²
N°28a Proposed	GF 100.4 m ²
	FF 81.2 m ²
	N°28a Total 181.6 m ² = 0.881
POS	
Required	45m ²
N°26 Proposed	58.3 m ²
N°28a Proposed	61.7 m ²
LANDSCAPE	
Required	50% of POS = 22.5m ²
N°26 Proposed	41.2 m ²
N°28a Proposed	51.4 m ²

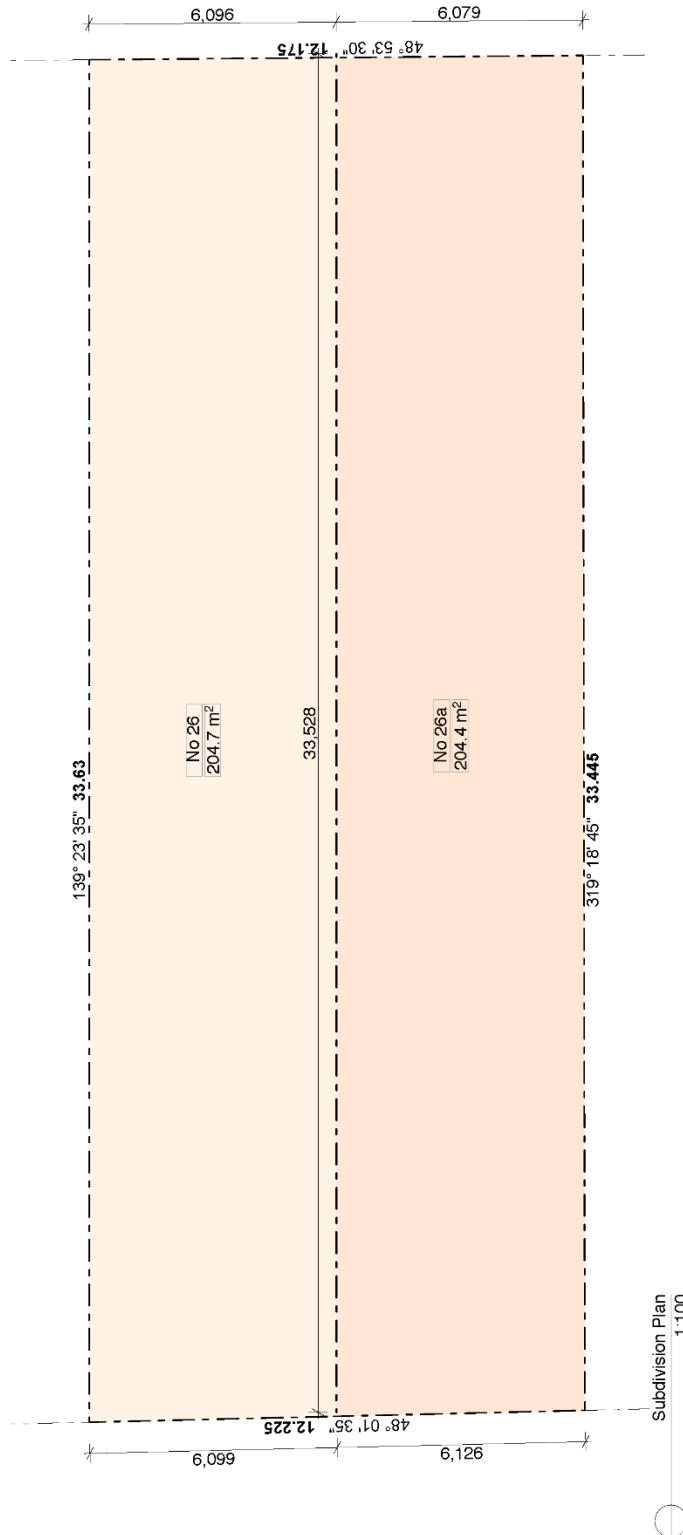
Issue	Description	Date	Title	Scale
A	Issue for Approval	27-04-2020	Site, Roof & Erosion Sediment Control Plan	D401
B	Issue for Approval	03-08-2020	Project: 26 Florence St, S.P. Eden NSW 2044	C
C	Issue for Approval	17-18-2020	Client: M Eden NSW - All Investments Pty Ltd	
D	Issue for Approval		Date: 17th August 2020	

SUBDIVISION ANALYSIS PLAN



- 4.00m WIDE LOTS 5 LOTS 11%
 - 5.00 - 7.00m WIDE LOTS 20 LOTS 44%
 - 8.00 - 10.00m WIDE LOTS 3 LOTS 38%
 - 11.00 - 13.00m WIDE LOTS 17 LOTS 7%
- Can be subdivided to 5.00 - 7.00 wide lots

<p>AS - ALUMINIUM ROOF SHEETING SC - STONE GLAZING TT - TERRAZZOTA ROOF TILE TC - TIMBER GLAZING CT - CONCRETE ROOF TILE TW - TIMBER WINDOW BW - FACE BRICK WORK AW - ALUMINIUM WINDOW GR - CERMENT RENDER GB - GLASS BLOCKS</p>		<p>FB - FRAMELESS GLASS BALUSTRADE GF - GLASS FRAMED BALUSTRADE S - SNAKE DETECTOR W - NEW WINDOW D - NEW DOOR</p>		<p>AC - ALUMINIUM GLAZING AD - ALUMINIUM DOOR TC - TIMBER DOOR AL - ALUMINIUM BALUSTRADE SB - STEEL BALUSTRADE</p>		<p>RE: THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REQUIREMENTS OF THE LOCAL GOVERNMENT. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION OF THE LOCAL GOVERNMENT. THE LOCAL GOVERNMENT IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS ARISING FROM THE USE OF THIS PLAN.</p>		<p>Issue Description</p> <p>A - Development Application B - Street Easement Plan C - Final FFS Subdivision Plan D - Final FFS Subdivision Plan</p>	<p>Date</p> <p>22-04-2020 03-08-2020 17-08-2020</p>	<p>Title</p> <p>Section 88 Design Plan</p>	<p>Project: 28 Fines & S. of Panel RPA 2014</p> <p>Client: M. K. Investments Pty. Ltd</p> <p>Date: 17th August 2020</p> <p>Scale: -</p>	<p>D403</p> <p>C</p>
---	--	--	--	--	--	--	--	--	--	---	---	------------------------------------



Subdivision Plan
1:100

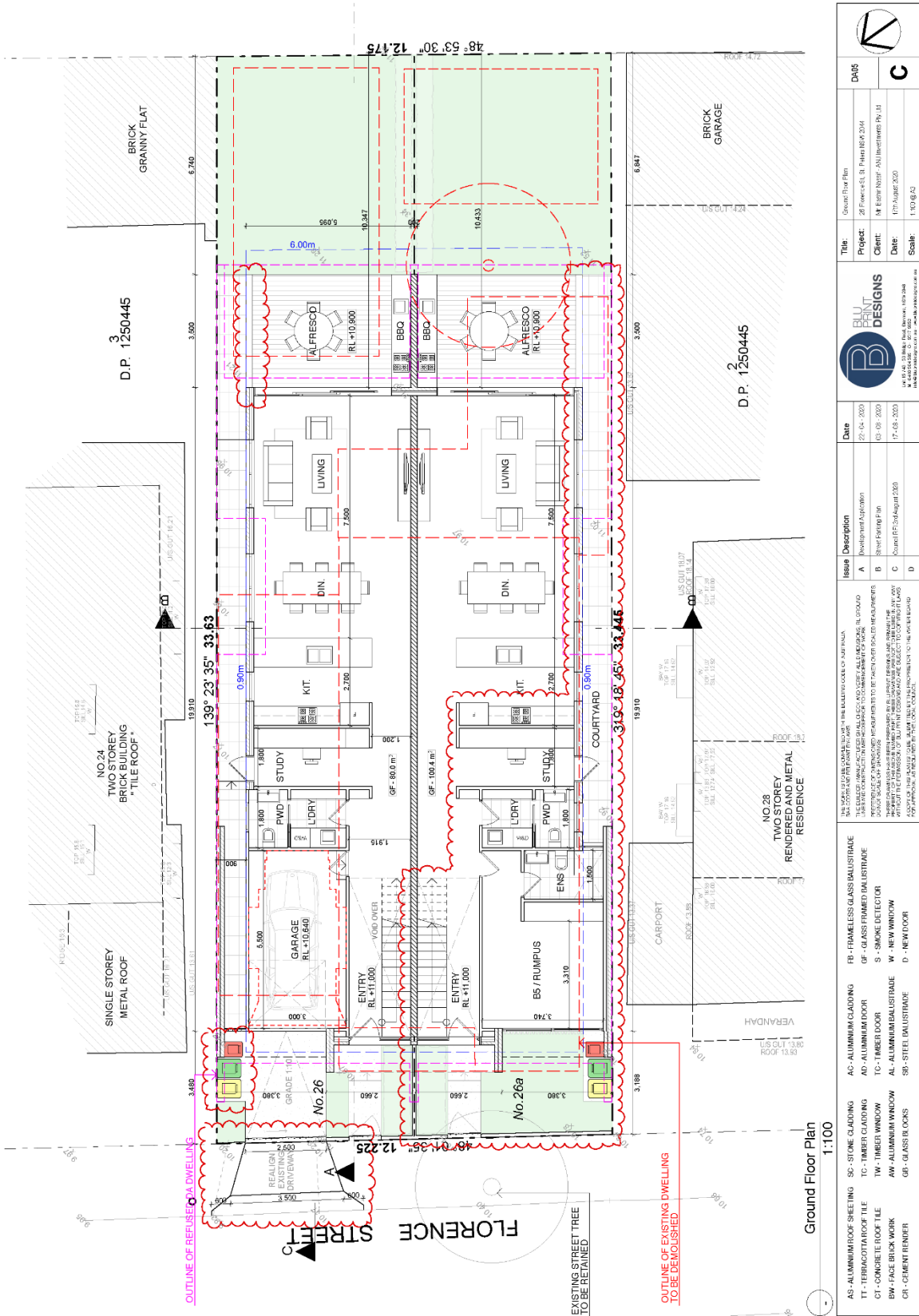
Issue	Description	Date
A	Development Application	22/04/2020
B	Street Easement Plan	03/08/2020
C	Jointly Prepared Report	17/08/2020
D		

AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING	AC - ALUMINIUM GLAZING	FB - FRAMELESS GLASS BALUSTRADE	ST - STAINLESS STEEL BALUSTRADE
TT - TERRAZZO ROOF TILE	TC - TIMBER GLAZING	AD - ALUMINIUM DOOR	GF - GLASS FRAMED BALUSTRADE	ST - STAINLESS STEEL BALUSTRADE
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	TC - TIMBER DOOR	S - SMOKE DETECTOR	W - NEW WINDOW
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	AL - ALUMINIUM BALUSTRADE	W - NEW WINDOW	D - NEW DOOR
GR - CERAMIC TILING	GB - GLASS BLOCKS	SB - STEEL BALUSTRADE		

Title	Project	Client	Date	Scale
	28 Finesse St, Panel B&A 2014	M Finesse St - All Investments Pty Ltd	17/08/2020	1:100 (A2)

Issue	Date
DMA	22/04/2020
C	17/08/2020





Title:	Ground Floor Plan
Project:	28 Fines & S. E. Panel RPA 2014
Client:	M. Elm Street - All Investments Pty. Ltd
Date:	17th August 2020
Scale:	1:100 @ A3

B
DESIGNS

UNN STREET, SYDNEY, AUSTRALIA
 6100 BROADWAY, SUITE 3000, WILLOWBROOK, AUSTRALIA

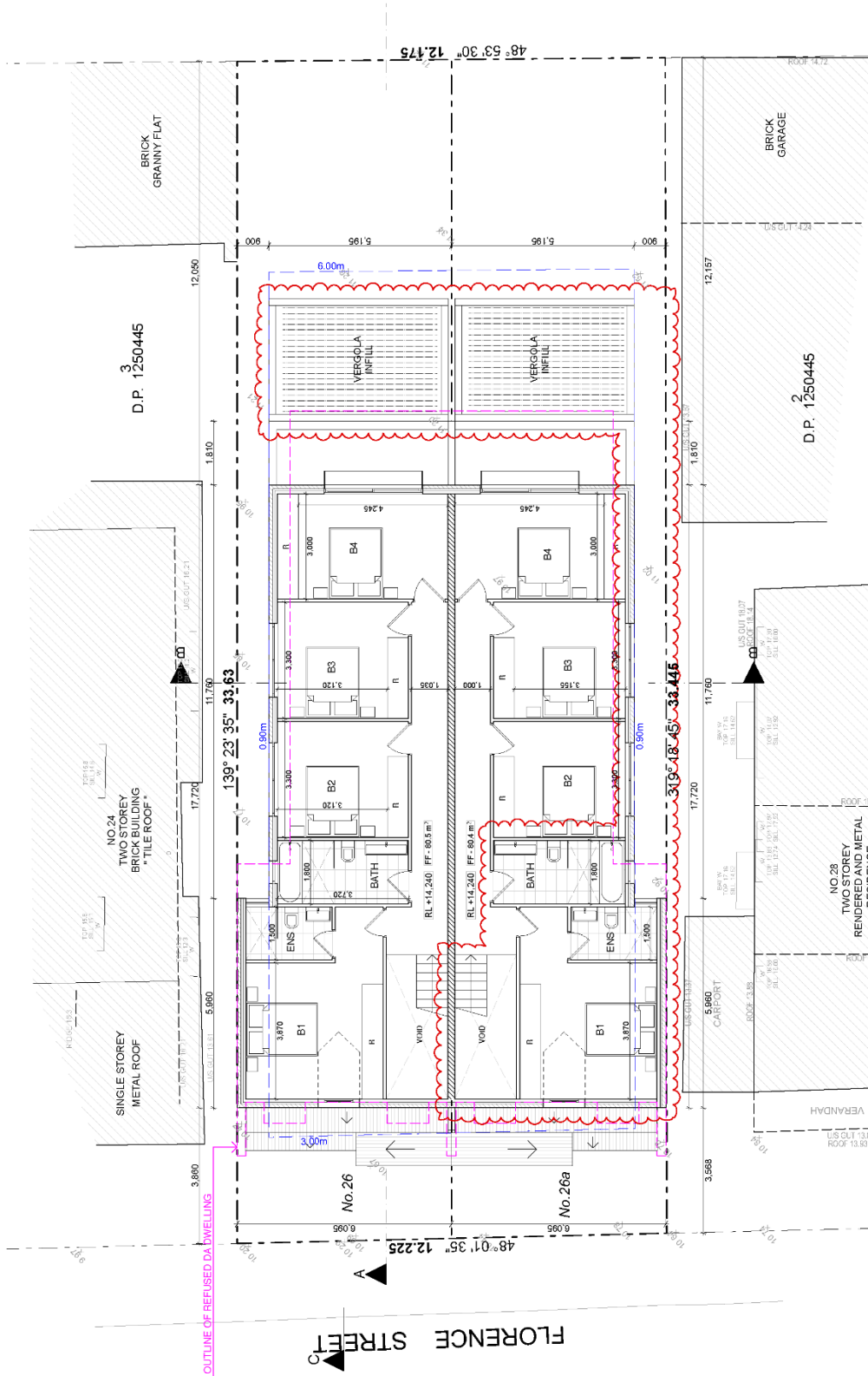
Date:	22-04-2020
Issue Description:	Revise floor plan
Revision:	05-08-2020
Date:	17-08-2020
Issue Description:	Revise floor plan

THE OWNER HAS AGREED TO PAY THE BALANCE OF ANY FINES OR PENALTIES INCURRED BY THIS OFFICE UNDER THE ACT AND TO APPLY TO THE LOCAL GOVERNMENT FOR A DEVELOPMENT APPLICATION FOR THIS DEVELOPMENT TO BE GRANTED. THIS DEVELOPMENT IS CONDITIONAL UPON THE GRANTING OF SUCH AN APPLICATION AND THE GRANTING OF SUCH AN APPLICATION IS SUBJECT TO THE LOCAL GOVERNMENT'S DISCRETION.

FB - FRAMELESS GLASS BALUSTRADE
GF - GLASS FRAMED BALUSTRADE
AD - ALUMINIUM DOOR
TT - TERRAZZO TILE
TT - TERRAZZO ROOF TILE
CT - CONCRETE ROOF TILE
BW - FACE BRICK WORK
GR - CERAMIC FINISH
AC - ALUMINIUM GLAZING
AW - ALUMINIUM WINDOW
AW - ALUMINIUM WINDOW
GS - GLASS BLOCKS
SS - STEEL BALUSTRADE
WA - NEW WINDOW
SN - SMOKE DETECTOR
SS - SMOKE DETECTOR

AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING
TT - TERRAZZO ROOF TILE	TC - TIMBER GLAZING
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW
GR - CERAMIC FINISH	GS - GLASS BLOCKS
FB - FRAMELESS GLASS BALUSTRADE	GF - GLASS FRAMED BALUSTRADE
AD - ALUMINIUM DOOR	SS - SMOKE DETECTOR
TT - TERRAZZO TILE	WA - NEW WINDOW
CT - CONCRETE ROOF TILE	D - NEW DOOR

Ground Floor Plan 1:100



First Floor Plan
1:100

AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING	AC - ALUMINIUM GLAZING	FB - FRAMELESS GLASS BALUSTRADE	Issue	Description	Date
TT - TERRAZZO/TARCOFF TILE	TC - TIMBER GLAZING	AD - ALUMINIUM DOOR	GF - GLASS FRAMED BALUSTRADE	A	Development Application	22/04/2020
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	TD - TIMBER DOOR	S - SMOKE DETECTOR	B	Structural Framework	03/08/2020
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	AL - ALUMINIUM BALUSTRADE	W - NEW WINDOW	C	Final FFS Submittal 2301	17/08/2020
GR - CERMENT RENDER	GB - GLASS BLOCKS	SB - STEEL BALUSTRADE	D - NEW DOOR	D		

Title	File/Floor Plan
Project	28 Fines + S. B. Panel RPA 2014
Client	M. Kempster - All Investments Pty. Lt
Date	17th August 2020
Scale	1:100 (A2)



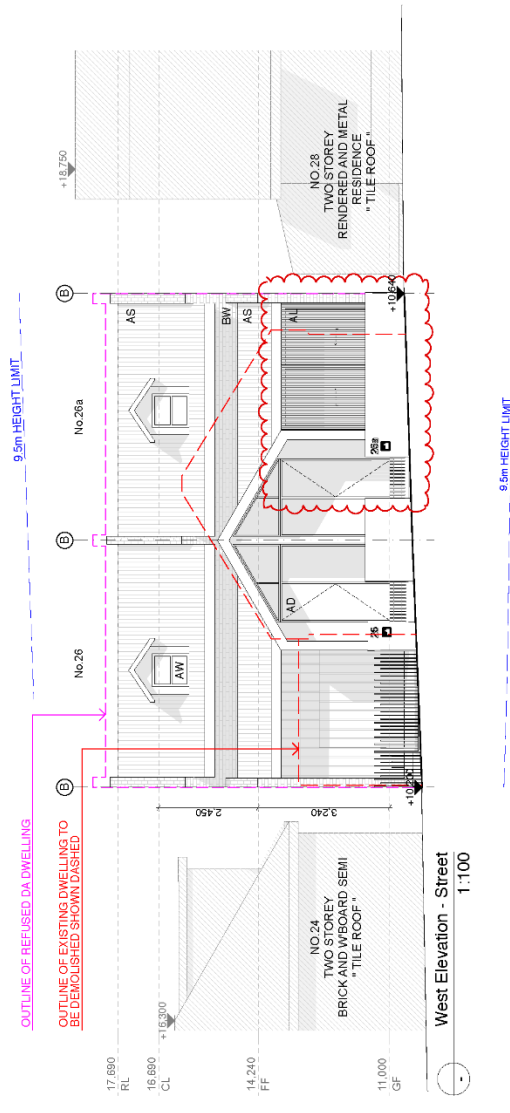
104/102, 104/104, 104/106, 104/108, 104/110, 104/112, 104/114, 104/116, 104/118, 104/120, 104/122, 104/124, 104/126, 104/128, 104/130, 104/132, 104/134, 104/136, 104/138, 104/140, 104/142, 104/144, 104/146, 104/148, 104/150, 104/152, 104/154, 104/156, 104/158, 104/160, 104/162, 104/164, 104/166, 104/168, 104/170, 104/172, 104/174, 104/176, 104/178, 104/180, 104/182, 104/184, 104/186, 104/188, 104/190, 104/192, 104/194, 104/196, 104/198, 104/200

NO. 28
TWO STOREY
RENDERED AND METAL
RESIDENCE

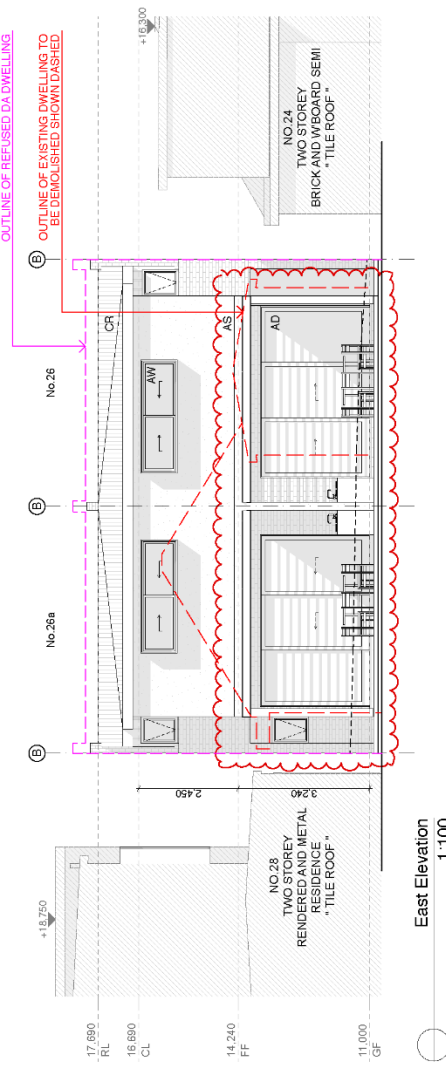
NO. 24
TWO STOREY
BRICK BUILDING
"TILE ROOF"

BRICK GRANNY FLAT

BRICK GARAGE

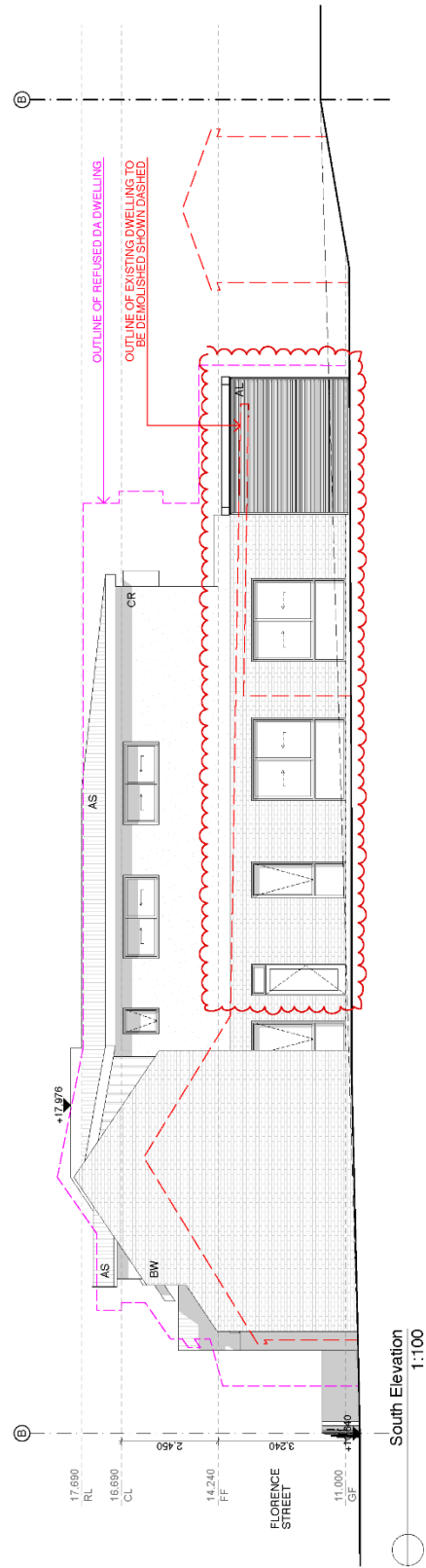
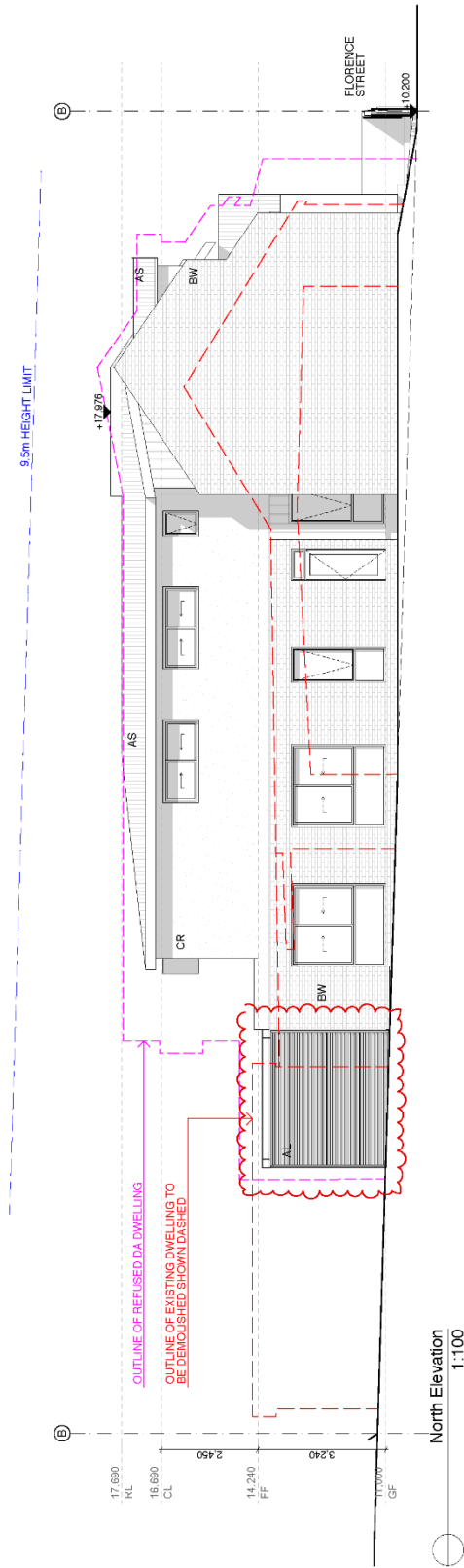


West Elevation - Street 1:100



East Elevation 1:100

<p>AS - ALUMINIUM ROOF SHEETING TT - TERRAZZO/TARROE TILE CT - CONCRETE ROOF TILE BW - FACE BRICK WORK GR - CEMENT RENDER</p>		<p>SC - STONE GLAZING TC - TIMBER GLAZING TW - TIMBER WINDOW AW - ALUMINIUM WINDOW GB - GLASS BLOCKS</p>		<p>AC - ALUMINIUM GLAZING AD - ALUMINIUM DOOR TC - TIMBER DOOR AL - ALUMINIUM BALUSTRADE SB - STEEL BALUSTRADE</p>		<p>FB - FRAMELESS GLASS BALUSTRADE GF - GLASS FRAMED BALUSTRADE S - SNAKE DETECTOR W - NEW WINDOW D - NEW DOOR</p>		<p>THE OWNER HAS BEEN ADVISED THAT THE BALUSTRADES OF THIS HOUSE ARE TO BE DEMOLISHED AND REPLACED WITH ALUMINIUM BALUSTRADES. THE BALUSTRADES OF THIS HOUSE ARE TO BE DEMOLISHED AND REPLACED WITH ALUMINIUM BALUSTRADES. THE BALUSTRADES OF THIS HOUSE ARE TO BE DEMOLISHED AND REPLACED WITH ALUMINIUM BALUSTRADES.</p>		<p>Issue Description</p> <p>A - Development Application B - Street Signage P&I C - Road Signage Request 2301</p>		<p>Date</p> <p>22/04/2020 03/08/2020 17/08/2020</p>		<p>Title</p> <p>East West Elevation</p>		<p>Project</p> <p>28 Finesse St, Panel RPA 20/4</p>		<p>Client</p> <p>M F Investments - All Investments Pty Ltd</p>		<p>Date</p> <p>17/08/2020</p>		<p>Scale</p> <p>1:100 & 2</p>		<p>DA97</p> <p>C</p>	
---	--	--	--	--	--	--	--	--	--	---	--	--	--	--	--	--	--	---	--	--------------------------------------	--	--	--	------------------------------------	--

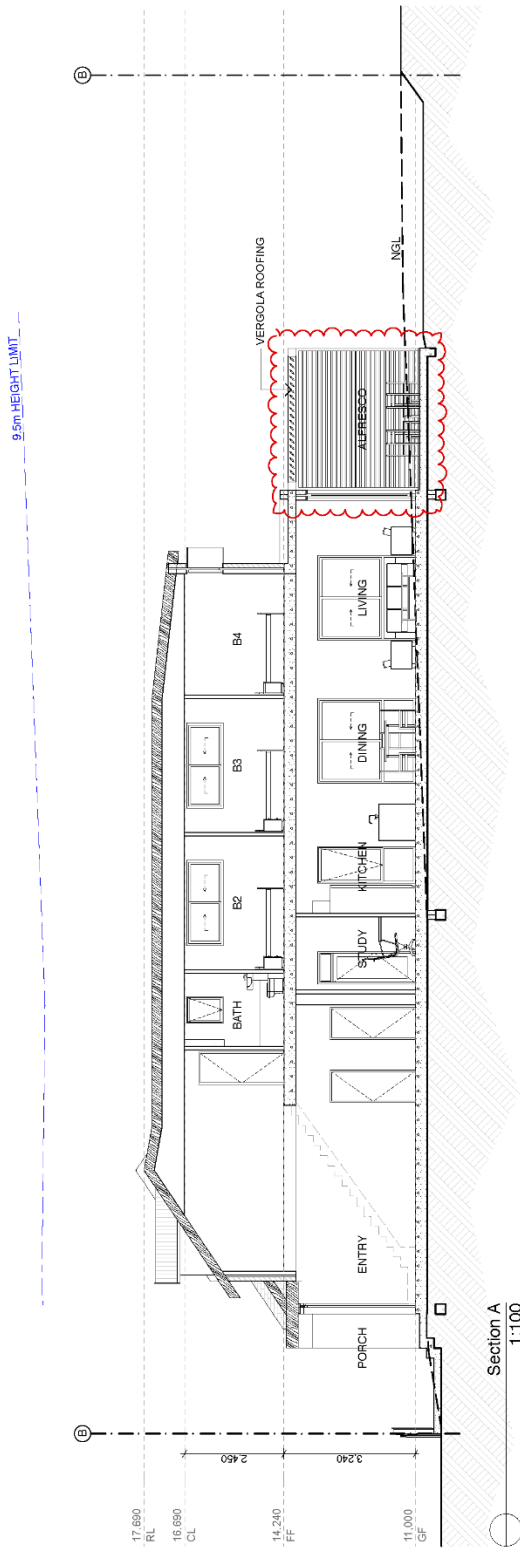


Issue	Description	Date
A	Development Application	22/04/2020
B	Street Elevation Plan	03/08/2020
C	Panel 17 of Subsequent 2301	17/08/2020
D	Panel 17 of Subsequent 2301	17/08/2020

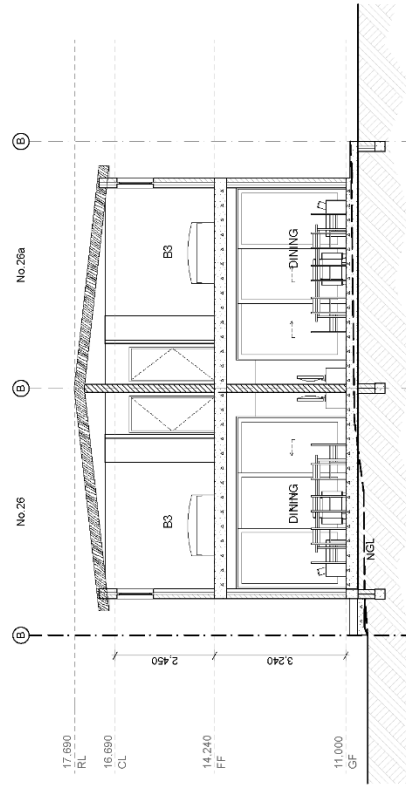
AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING	FB - FRAMELESS GLASS BALUSTRADE	AC - ALUMINIUM GLAZING
TT - TERRAZZOTA ROOF TILE	TC - TIMBER DOOR	GF - GLASS FRAMED BALUSTRADE	AD - ALUMINIUM DOOR
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	S - SMOKE DETECTOR	TC - TIMBER DOOR
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	W - NEW WINDOW	AL - ALUMINIUM BALUSTRADE
CR - CERMENT RENDER	GB - GLASS BLOCKS	D - NEW DOOR	SB - STEEL BALUSTRADE

Title:	North & South Elevations	Date:	17/08/2020
Project:	28 Fines & S. Panel 18 & 20/4	Client:	M. Kemp (Agent) - All Investments Pty. Lt
Scale:	1:100 (A2)	Date:	17/08/2020

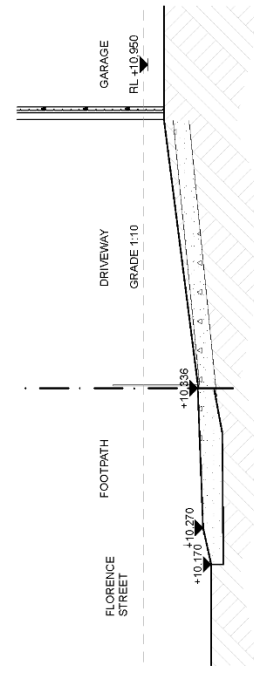
DA98	C
------	---



Section A
1:100



Section B
1:100



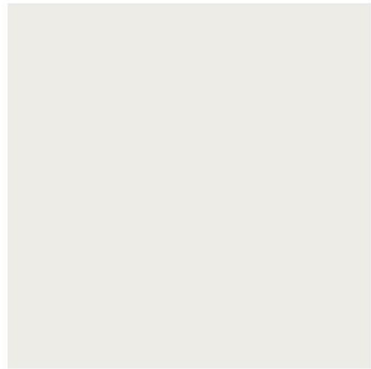
Section C - Driveway
1:50

Issue	Description	Date
A	Development Application	22/04/2020
B	Street Easement Plan	03/08/2020
C	Panel 17/24 August 2020	17/08/2020
D	Panel 17/24 August 2020	17/08/2020

AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING	AC - ALUMINIUM GLAZING	FB - FRAMELESS GLASS BALUSTRADE	Section & B & C	Title	28/08/2014	DA99
TT - TERRAZZO ROOF TILE	TC - TIMBER GLAZING	AD - ALUMINIUM DOOR	GF - GLASS FRAMED BALUSTRADE	Project:	28/08/2014	Panel 17/24	
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	TD - TIMBER DOOR	S - SMOKE DETECTOR	Client:	M J Investments - All Investments Pty Ltd		
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	AL - ALUMINIUM BALUSTRADE	W - NEW WINDOW	Date:	17/08/2020		
GR - CERMENT RENDER	GB - GLASS BLOCKS	SB - STEEL BALUSTRADE	D - NEW DOOR	Scale:	1:100 & 1:50		



Feature Cladding – GF Garage Wall – Steel Cladding Colorbond Monument Or Similar



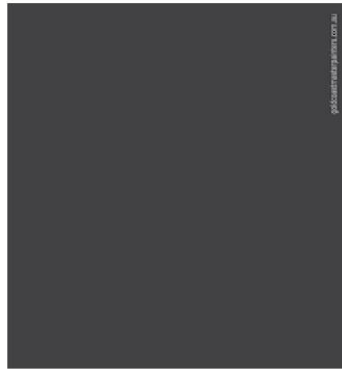
Main Building – FF Rendered Elements Dulux Natural White or Similar



Main Building - Face Brick Austral Bricks Urban One 'Chiffon' or similar



Cappings, Fascias, Gutters & Down Pipes Colorbond – Windspray



Aluminium Windows / Doors Colorbond Monument or Similar

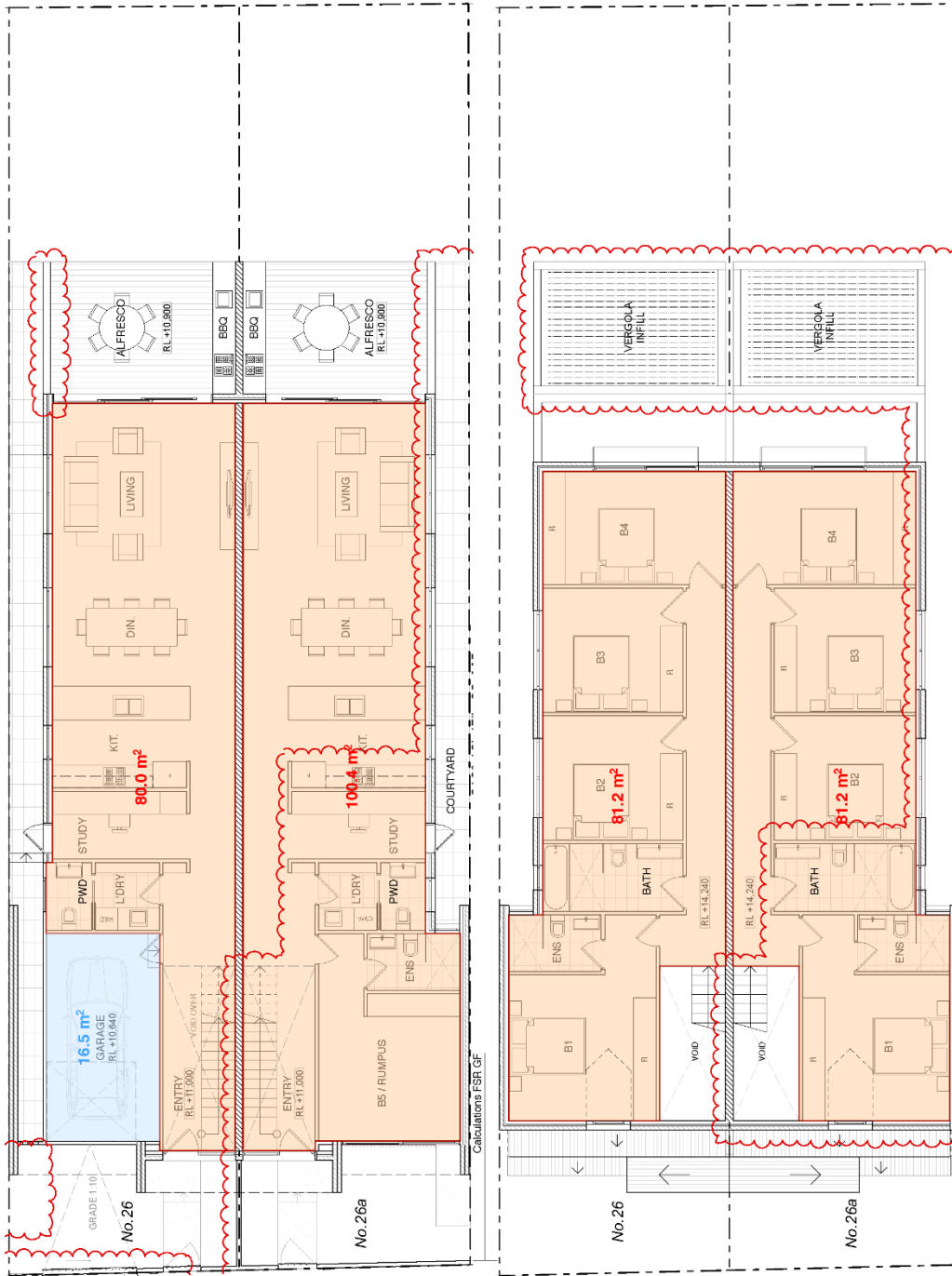


Front Fence – Aluminium Blades Dulux Monument or Similar

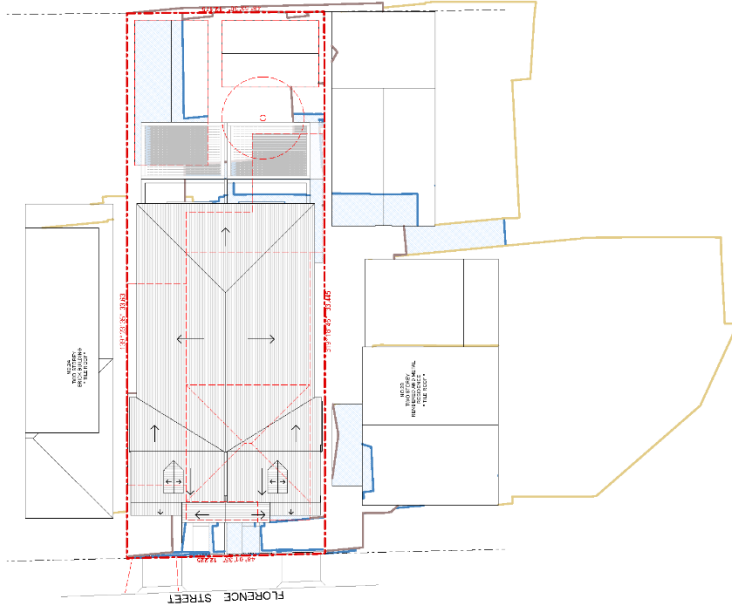
26 Florence St, St Peters - Schedule of Colours and Finishes



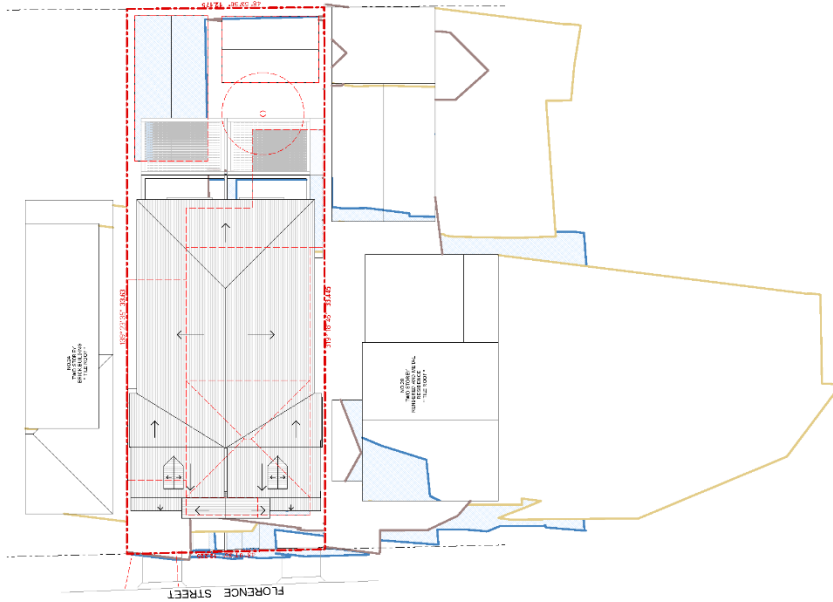
AS - ALUMINIUM ROOF SHEETING TT - TERRAZZO TILE CT - CONCRETE ROOF TILE BW - FACE BRICK WORK GR - CERAMIC TILE	SC - STONE CLADDING TC - TIMBER CLADDING TW - TIMBER WINDOW AW - ALUMINIUM WINDOW GB - GLASS BLOCKS	AC - ALUMINIUM GLAZING AD - ALUMINIUM DOOR TC - TIMBER DOOR AL - ALUMINIUM BALUSTRADE SB - STEEL BALUSTRADE	FB - FRAMELESS GLASS BALUSTRADE GF - GLASS FRAMED BALUSTRADE S - SNAKE DETECTOR W - NEW WINDOW D - NEW DOOR	<p>THIS PLAN IS THE MAIN PLAN OF THE BUILDING WORK TO BE CONSTRUCTED AT THE ADDRESS ABOVE. IT IS TO BE USED IN CONNECTION WITH THE LOCAL DEVELOPMENT INSTRUMENT AND THE LOCAL DEVELOPMENT INSTRUMENT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT ACCEPTS THAT THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN AND THAT THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE CLIENT ACCEPTS THAT THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN AND THAT THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.</p>	<p>Issue Description</p> <p>A - Development Application B - Street Easement Form C - Final FFS (Final August 2020) D - Final FFS (Final August 2020)</p>	<p>Date</p> <p>22-04-2020 03-08-2020 17-08-2020</p>	<p>Title</p> <p>Project: 26 Fines & S. Panel RPA 2014 Client: M. Kempster - All Investments Pty. Lt Date: 17th August 2020 Scale:</p>	<p>DA10</p> <p>C</p>
--	---	---	---	---	---	--	--	------------------------------------



AS - ALUMINIUM ROOF SHEETING	SG - STONE GLAZING	FB - FRAMELESS GLASS BALUSTRADE	Issue	Date	Client	Calculation FSR
TT - TERRAZZO/TERRAZZO TILE	TC - TIMBER CLADDING	GF - GLASS FRAMED BALUSTRADE	A - Development Application	22/04/2020	M Egan (Client) - All Investments Pty. Lt	28/04/2020
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	S - SNAKE DETECTOR	B - Street Easement Plan	03/08/2020	M Egan (Client) - All Investments Pty. Lt	03/08/2020
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	W - NEW WINDOW	C - Joint Easement Agreement	17/08/2020	M Egan (Client) - All Investments Pty. Lt	17/08/2020
GR - CEMENT RENDER	GB - GLASS BLOCKS	D - NEW DOOR	D			



Shadow Diagrams - JUNE 21 - 10:00



Shadow Diagrams - JUNE 21 - 09:00

SHADOW DIAGRAM LEGEND

- NEIGHBOUR BUILDING SHADOWS
- EXISTING BUILDING SHADOWS
- PROPOSED ADDITIONAL SHADOW

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING	AC - ALUMINIUM GLAZING	FB - FRAMELESS GLASS BALUSTRADE
TT - TERRAZZO ROOF TILE <th>TC - TIMBER GLAZING</th> <th>AD - ALUMINIUM DOOR</th> <th>GF - GLASS FRAMED BALUSTRADE</th>	TC - TIMBER GLAZING	AD - ALUMINIUM DOOR	GF - GLASS FRAMED BALUSTRADE
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	TC - TIMBER DOOR	S - SMOKE DETECTOR
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	AL - ALUMINIUM BALUSTRADE	W - NEW WINDOW
GR - CEMENT RENDER	GB - GLASS BLOCKS	SB - STEEL BALUSTRADE	D - NEW DOOR

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING	AC - ALUMINIUM GLAZING	FB - FRAMELESS GLASS BALUSTRADE
TT - TERRAZZO ROOF TILE <th>TC - TIMBER GLAZING</th> <th>AD - ALUMINIUM DOOR</th> <th>GF - GLASS FRAMED BALUSTRADE</th>	TC - TIMBER GLAZING	AD - ALUMINIUM DOOR	GF - GLASS FRAMED BALUSTRADE
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	TC - TIMBER DOOR	S - SMOKE DETECTOR
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	AL - ALUMINIUM BALUSTRADE	W - NEW WINDOW
GR - CEMENT RENDER	GB - GLASS BLOCKS	SB - STEEL BALUSTRADE	D - NEW DOOR

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

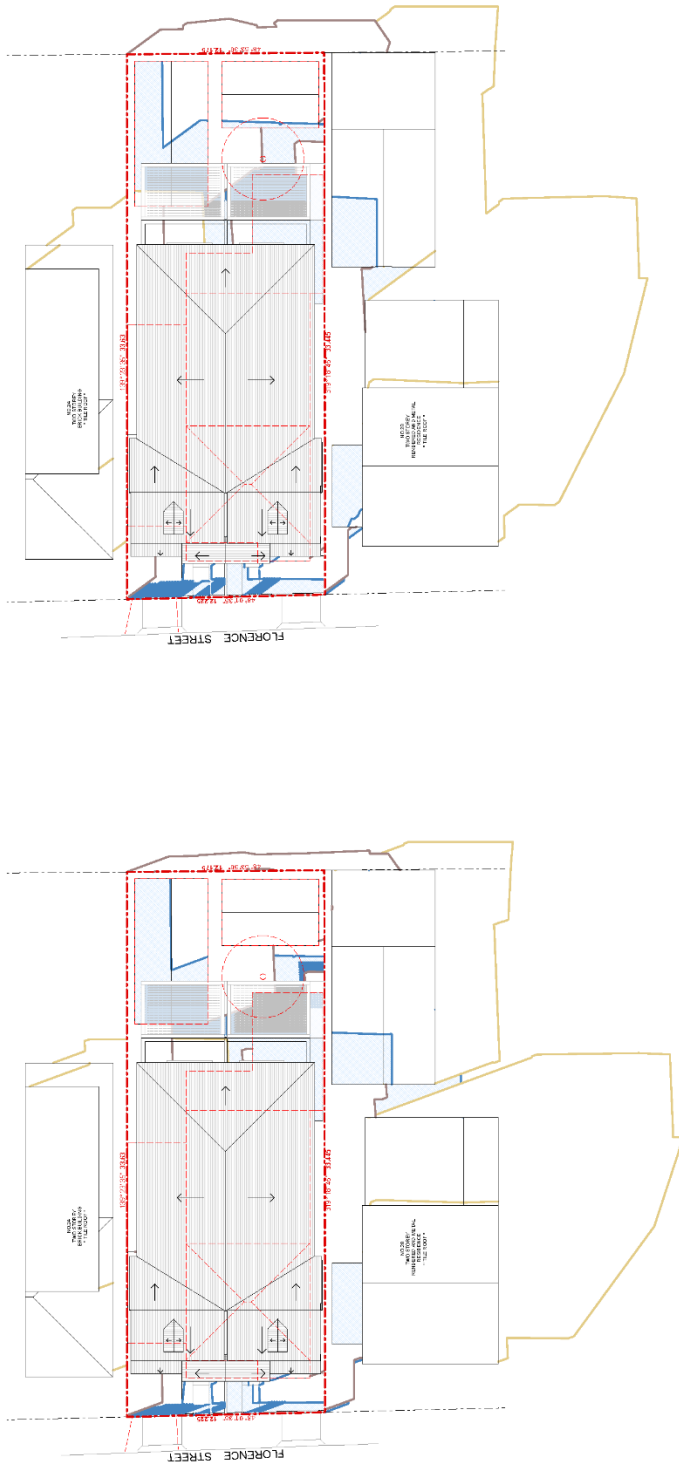
Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			

Issue	Description	Date	Client	Project	Sheet
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&A 20/4	DAY2
B	Street Easement PAE	03/08/2020			
C	Panel B&A Subsequent D&O	17/08/2020			C
D	Panel B&A Subsequent D&O	17/08/2020			



Shadow Diagrams - JUNE 21 - 11:00

Shadow Diagrams - JUNE 21 - 12:00

SHADOW DIAGRAM LEGEND

- NEIGHBOUR BUILDING SHADOWS
- EXISTING BUILDING SHADOWS
- PROPOSED ADDITIONAL SHADOW

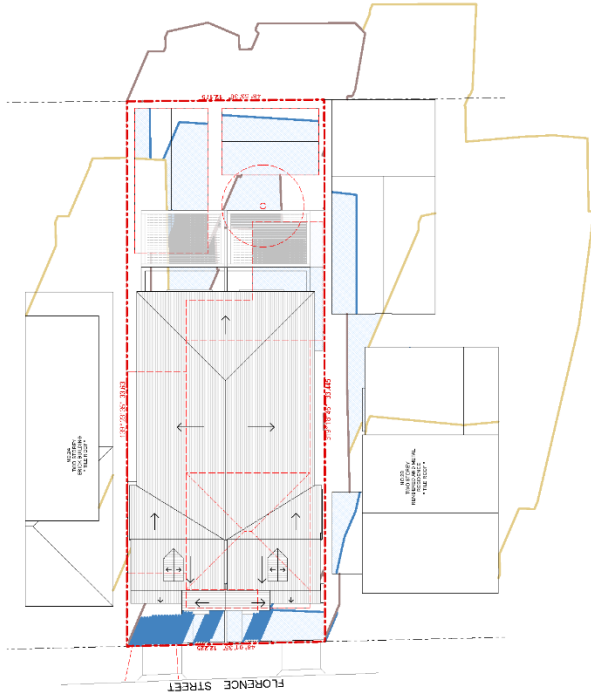
Issue	Description	Date
A	Development Application	22/04/2020
B	Street Easement PAE	03/08/2020
C	Panel 17/24 August 2020	17/08/2020
D	Panel 17/24 August 2020	17/08/2020

AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING	AC - ALUMINIUM GLAZING	FB - FRAMELESS GLASS BALUSTRADE
TT - TERRAZZO ROOF TILE <th>TC - TIMBER GLAZING</th> <th>AD - ALUMINIUM DOOR</th> <th>GF - GLASS FRAMED BALUSTRADE</th>	TC - TIMBER GLAZING	AD - ALUMINIUM DOOR	GF - GLASS FRAMED BALUSTRADE
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	TC - TIMBER DOOR	S - SMOKE DETECTOR
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	AL - ALUMINIUM BALUSTRADE	W - NEW WINDOW
GR - CEMENT RENDER	GB - GLASS BLOCKS	SB - STEEL BALUSTRADE	D - NEW DOOR

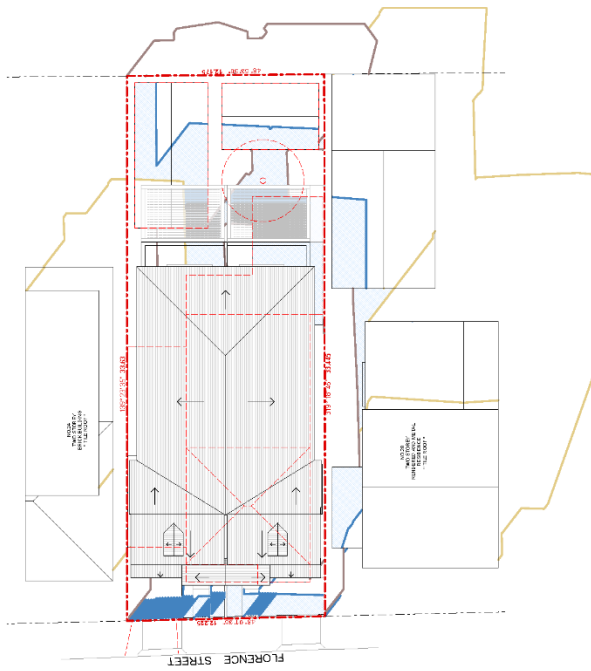
Issue	Description	Date
A	Development Application	22/04/2020
B	Street Easement PAE	03/08/2020
C	Panel 17/24 August 2020	17/08/2020
D	Panel 17/24 August 2020	17/08/2020

Client	Project	Shaded Diagrams	DA13
M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel 16/24	27th June	
			C

Client	Project	Date	Scale
M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel 16/24	17th August 2020	1:100 @ A2



Shadow Diagrams - JUNE 21 - 14.00

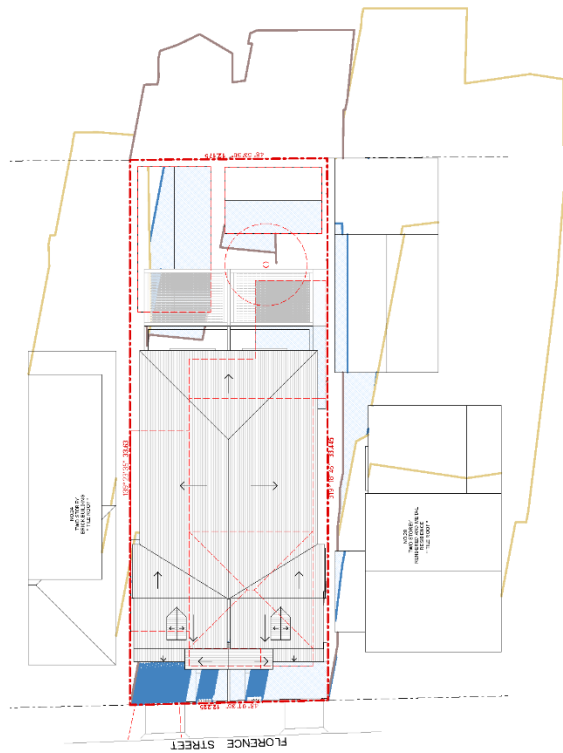


Shadow Diagrams - JUNE 21 - 13.00

SHADOW DIAGRAM LEGEND

- NEIGHBOUR BUILDING SHADOWS
- EXISTING BUILDING SHADOWS
- PROPOSED ADDITIONAL SHADOW

<p>AS - ALUMINIUM ROOF SHEETING TT - TERRAZZO ROOF TILE CT - CONCRETE ROOF TILE BW - FACE BRICK WORK GR - CEMENT RENDER</p>		<p>AC - ALUMINIUM GLAZING AD - ALUMINIUM DOOR TC - TIMBER DOOR AW - ALUMINIUM WINDOW GB - GLASS BLOCKS</p>		<p>FB - FRAMELESS GLASS BALUSTRADE GF - GLASS FRAMED BALUSTRADE S - SMOKE DETECTOR W - NEW WINDOW D - NEW DOOR</p>		<p>AC - ALUMINIUM GLAZING AD - ALUMINIUM DOOR TC - TIMBER DOOR AW - ALUMINIUM WINDOW GB - GLASS BLOCKS</p>		<p>FB - FRAMELESS GLASS BALUSTRADE GF - GLASS FRAMED BALUSTRADE S - SMOKE DETECTOR W - NEW WINDOW D - NEW DOOR</p>		<p>Issue Description</p> <p>A Development Application B Street Layout Plan C Proposed Subsequent Work D</p>	<p>Date</p> <p>22/04/2020 03/08/2020 17/08/2020</p>	<p>Project: 28 Fines & G. Panel RPA 2014 Client: M Fines & G. Panel Investments Pty. Ltd Date: 17th August 2020 Scale: 1:100 @ A2</p>	<p>Shaded Diagrams: 2/11/2020 DA14 C</p>
---	--	--	--	--	--	--	--	--	--	---	---	---	--



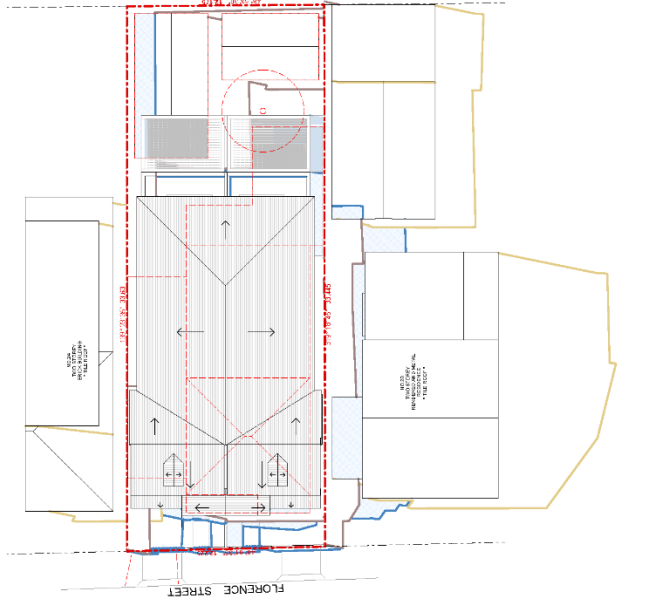
Shadow Diagrams - JUNE 21 - 15:00

SHADOW DIAGRAM LEGEND

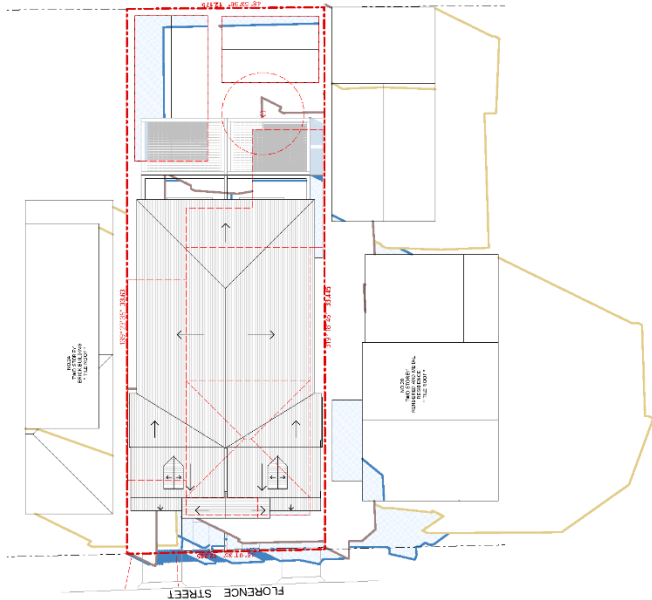
- NEIGHBOUR BUILDING SHADOWS
- EXISTING BUILDING SHADOWS
- PROPOSED ADDITIONAL SHADOW

AS - ALUMINIUM ROOF SHEETING	SC - STONE CLADDING	AC - ALUMINIUM GLAZING	FB - FRAMELESS GLASS BALUSTRADE	Issue	Description	Date	Client	Project	Scale	Days
TT - TERRAZZO ROOF TILE	TC - TIMBER CLADDING	AD - ALUMINIUM DOOR	GF - GLASS FRAMED BALUSTRADE	A	Development Application	22-04-2020	M Kimball - All Investments Pty Ltd	28 Finesse St, Panel B&C 2014	1:100 @ A2	C
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	TC - TIMBER DOOR	S - SMOKE DETECTOR	B	Street Easement PAE	03-08-2020				
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	AL - ALUMINIUM BALUSTRADE	W - NEW WINDOW	C	Panel B & C Subsequent 2301	17-08-2020				
GR - CEMENT RENDER	GB - GLASS BLOCKS	SB - STEEL BALUSTRADE	D - NEW DOOR	D						

THIS PLAN IS AN ILLUSTRATION OF THE BUILDING AND ITS SHADOWS. IT IS NOT A CONTRACT DOCUMENT. THE SHADOWS ARE SHOWN FOR INFORMATION ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY DECISIONS. THE SHADOWS ARE SHOWN FOR INFORMATION ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY DECISIONS.



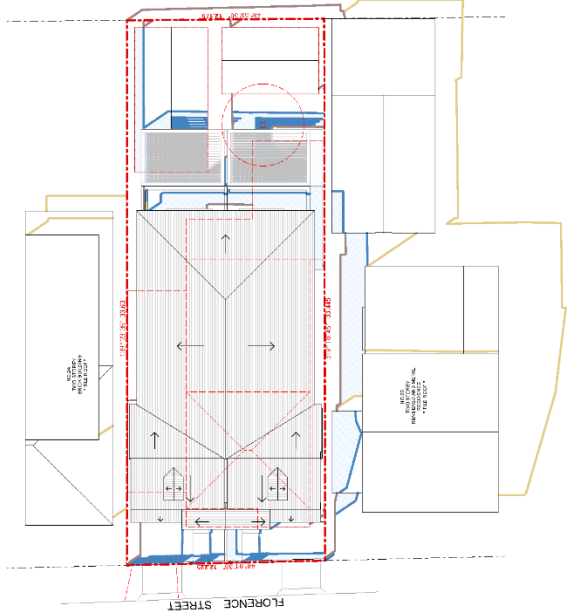
Shadow Diagram - MARCH 21 - 10:00



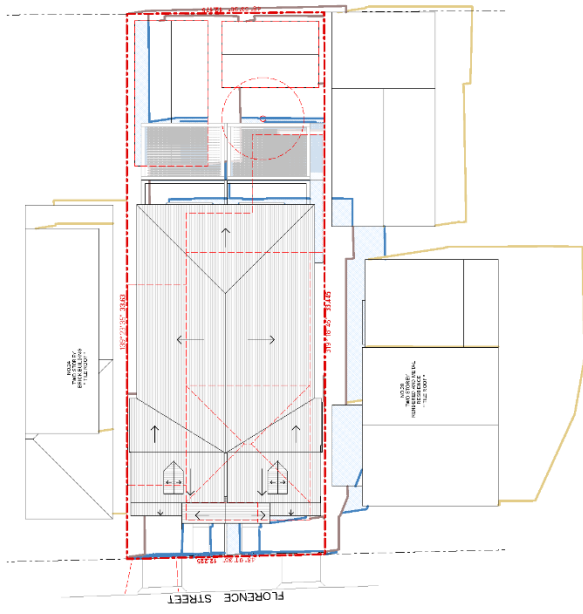
Shadow Diagram - MARCH 21 - 09:00



<p>AS - ALUMINIUM ROOF SHEETING TT - TERRAZZO ROOF TILE CT - CONCRETE ROOF TILE BW - FACE BRICK WORK GR - CEMENT RENDER</p>		<p>SC - STONE GLAZING TC - TIMBER GLAZING TW - TIMBER WINDOW AW - ALUMINIUM WINDOW GB - GLASS BLOCKS</p>		<p>AC - ALUMINIUM GLAZING AD - ALUMINIUM DOOR TC - TIMBER DOOR AL - ALUMINIUM BALUSTRADE SB - STEEL BALUSTRADE</p>		<p>FB - FRAMELESS GLASS BALUSTRADE GF - GLASS FRAMED BALUSTRADE S - SMOKE DETECTOR W - NEW WINDOW D - NEW DOOR</p>		<p>THE ABOVE IS AN INDICATION OF THE MATERIALS TO BE USED IN THE BUILDING. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES. THE CLIENT IS ADVISED THAT THE SHADOWS SHOWN IN THIS DIAGRAM ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE SHADOWS WILL VARY DEPENDING ON THE ACTUAL BUILDING HEIGHTS AND THE POSITION OF THE SUN AT THE TIME OF THE SHADOW STUDY.</p>		<p>Issue Description</p> <p>A - Development Application B - Street Easement Form C - Proposed Subsequent Easement D - Proposed Subsequent Easement</p>	<p>Date</p> <p>22/04/2020 03/08/2020 17/08/2020</p>	<p>Client</p> <p>M Egan Estate - All Investments Pty Ltd</p>	<p>Project</p> <p>28 Finesse St, Panel B&C 2014</p>	<p>Scale</p> <p>1:100 @ A2</p>	<p>Date</p> <p>17/08/2020</p>	<p>Sheet</p> <p>DA16</p>	<p>Scale</p> <p>C</p>
---	--	--	--	--	--	--	--	--	--	---	--	---	--	---------------------------------------	--------------------------------------	---------------------------------	------------------------------



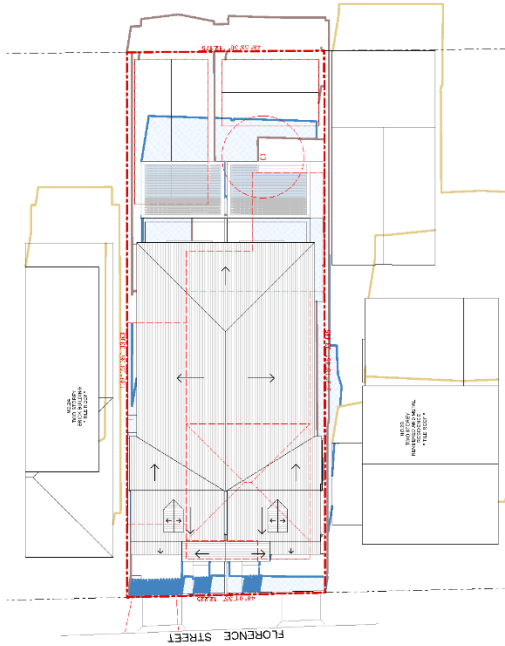
Shadow Diagram - MARCH 21 - 12:00



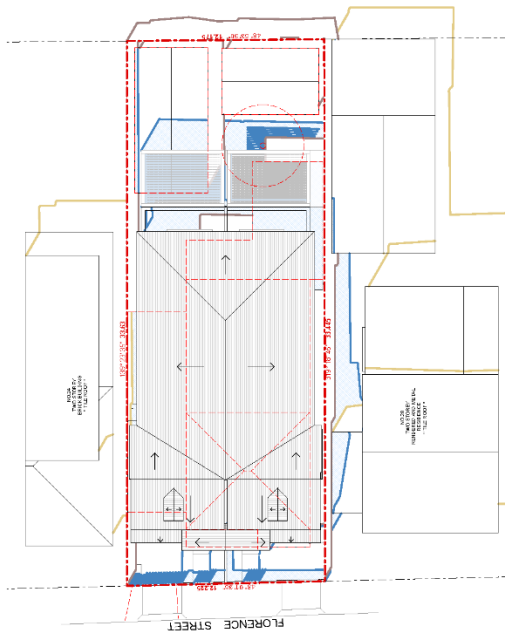
Shadow Diagram - MARCH 21 - 11:00



<p>AS - ALUMINIUM ROOF SHEETING TT - TERRAZZOTA ROOF TILE CT - CONCRETE ROOF TILE BW - FACE BRICK WORK GR - CEMENT RENDER</p>		<p>AC - ALUMINIUM GLAZING AD - ALUMINIUM DOOR TC - TIMBER DOOR AW - ALUMINIUM WINDOW GB - GLASS BLOCKS</p>		<p>FB - FRAMELESS GLASS BALUSTRADE GF - GLASS FRAMED BALUSTRADE S - SMOKE DETECTOR W - NEW WINDOW D - NEW DOOR</p>		<p>THE ABOVE IS AN INDICATION OF THE MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THIS IS NOT A CONTRACTUAL DOCUMENT AND SHOULD NOT BE USED AS A BASIS FOR ANY CONTRACTUAL OBLIGATIONS. THE CLIENT ACCEPTS THAT THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT AND THAT THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.</p>		<p>Issue</p> <p>A - Development Application B - Street Closures Form C - Council Planning Report D - Final Report</p>	<p>Date</p> <p>22/04/2020 03/08/2020 17/08/2020</p>	<p>Description</p> <p>28 Fines & G. Panel RPA 2014 M Fines & G. Panel RPA 2014</p>	<p>Client</p> <p>M Fines & G. Panel RPA 2014</p>	<p>Date</p> <p>17/08/2020</p>	<p>Scale</p> <p>1:100 @ A2</p>	<p>Sheet</p> <p>28 Fines & G. Panel RPA 2014</p>	<p>Project</p> <p>28 Fines & G. Panel RPA 2014</p>	<p>Client</p> <p>M Fines & G. Panel RPA 2014</p>	<p>Date</p> <p>17/08/2020</p>	<p>Scale</p> <p>1:100 @ A2</p>	<p>Sheet</p> <p>28 Fines & G. Panel RPA 2014</p>	<p>Project</p> <p>28 Fines & G. Panel RPA 2014</p>	<p>Client</p> <p>M Fines & G. Panel RPA 2014</p>	<p>Date</p> <p>17/08/2020</p>	<p>Scale</p> <p>1:100 @ A2</p>	<p>Sheet</p> <p>28 Fines & G. Panel RPA 2014</p>
---	--	--	--	--	--	--	--	--	--	---	---	--------------------------------------	---------------------------------------	---	---	---	--------------------------------------	---------------------------------------	---	---	---	--------------------------------------	---------------------------------------	---



Shadow Diagram - MARCH 21 - 14:00



Shadow Diagram - MARCH 21 - 13:00



Issue	Description	Date	Client	Project	Sheet	Scale
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&C 20/4	DA18	1:100 @ A2
B	Street Easement Plan	03/08/2020				
C	Panel B & C Subsequent 230	17/08/2020				
D	Panel B & C Subsequent 230	17/08/2020				

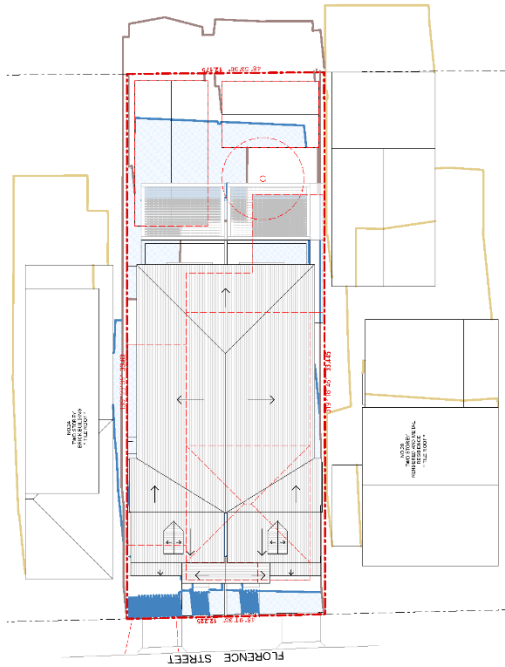
Material	Code
AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING
TT - TERRAZZO ROOF TILE	TC - TIMBER GLAZING
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW
GR - CEMENT RENDER	GB - GLASS BLOCKS
	AC - ALUMINIUM GLAZING
	AD - ALUMINIUM DOOR
	TC - TIMBER DOOR
	AL - ALUMINIUM BALUSTRADE
	SB - STEEL BALUSTRADE
	FB - FRAMELESS GLASS BALUSTRADE
	GF - GLASS FRAMED BALUSTRADE
	S - SMOKE DETECTOR
	W - NEW WINDOW
	D - NEW DOOR

Issue	Description	Date	Client	Project	Sheet	Scale
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&C 20/4	DA18	1:100 @ A2
B	Street Easement Plan	03/08/2020				
C	Panel B & C Subsequent 230	17/08/2020				
D	Panel B & C Subsequent 230	17/08/2020				

Material	Code
AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING
TT - TERRAZZO ROOF TILE	TC - TIMBER GLAZING
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW
GR - CEMENT RENDER	GB - GLASS BLOCKS
	AC - ALUMINIUM GLAZING
	AD - ALUMINIUM DOOR
	TC - TIMBER DOOR
	AL - ALUMINIUM BALUSTRADE
	SB - STEEL BALUSTRADE
	FB - FRAMELESS GLASS BALUSTRADE
	GF - GLASS FRAMED BALUSTRADE
	S - SMOKE DETECTOR
	W - NEW WINDOW
	D - NEW DOOR

Issue	Description	Date	Client	Project	Sheet	Scale
A	Development Application	22/04/2020	M Egan Interiors - All Investments Pty Ltd	28 Finesse St, Panel B&C 20/4	DA18	1:100 @ A2
B	Street Easement Plan	03/08/2020				
C	Panel B & C Subsequent 230	17/08/2020				
D	Panel B & C Subsequent 230	17/08/2020				

Material	Code
AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING
TT - TERRAZZO ROOF TILE	TC - TIMBER GLAZING
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW
GR - CEMENT RENDER	GB - GLASS BLOCKS
	AC - ALUMINIUM GLAZING
	AD - ALUMINIUM DOOR
	TC - TIMBER DOOR
	AL - ALUMINIUM BALUSTRADE
	SB - STEEL BALUSTRADE
	FB - FRAMELESS GLASS BALUSTRADE
	GF - GLASS FRAMED BALUSTRADE
	S - SMOKE DETECTOR
	W - NEW WINDOW
	D - NEW DOOR

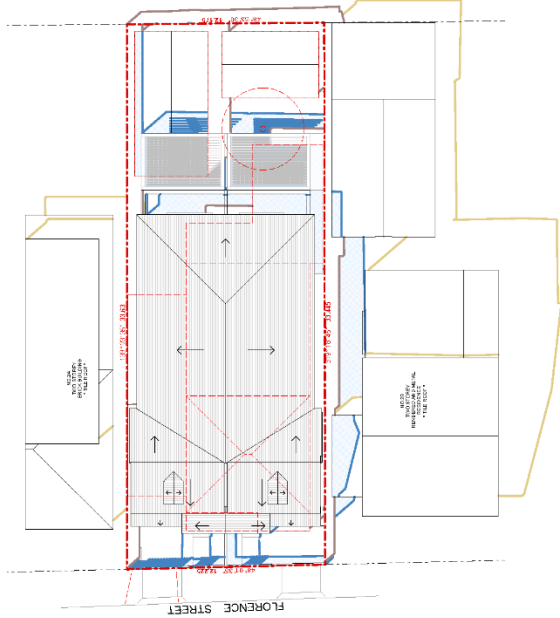


Shadow Diagram - MARCH 21 - 15:00

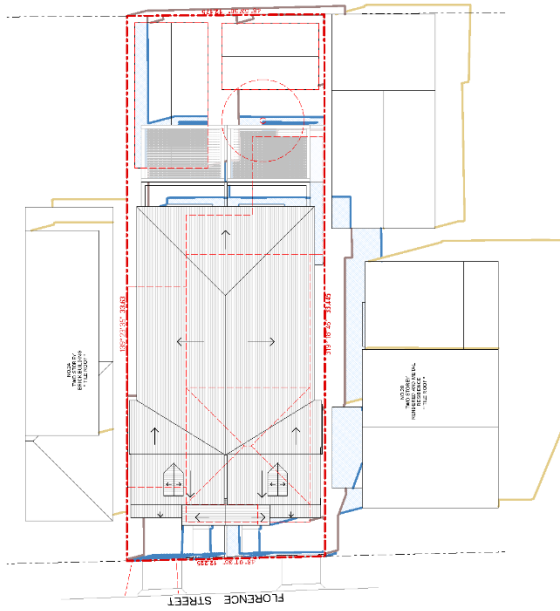
SHADOW DIAGRAM LEGEND

- NEIGHBOUR BUILDING SHADOWS
- EXISTING BUILDING SHADOWS
- PROPOSED ADDITIONAL SHADOW

<p>AS - ALUMINIUM ROOF SHEETING TT - TERRAZZO ROOF TILE CT - CONCRETE ROOF TILE BW - FACE BRICK WORK GR - CEMENT RENDER</p>	<p>SC - STONE GLAZING TC - TIMBER GLAZING TW - TIMBER WINDOW AW - ALUMINIUM WINDOW GB - GLASS BLOCKS</p>	<p>AC - ALUMINIUM GLAZING AD - ALUMINIUM DOOR TC - TIMBER DOOR AL - ALUMINIUM BALUSTRADE SS - STEEL BALUSTRADE</p>	<p>FB - FRAMELESS GLASS BALUSTRADE GF - GLASS FRAMED BALUSTRADE S - SMOKE DETECTOR W - NEW WINDOW D - NEW DOOR</p>	<p>Issue Description A - Development Application B - Street Easement Plan C - Jointed FF Submittal 200 D</p>	<p>Date 22-04-2020 03-08-2020 17-08-2020</p>	<p>Project: 28 Finesse St, Panel RPA 2014 Client: M Finesse Pty - All Investments Pty Ltd Date: 17th August 2020 Scale: 1:100 @ A2</p>	<p>Shaded Diagram - 2/1/18/20 28 Finesse St, Panel RPA 2014 M Finesse Pty - All Investments Pty Ltd 17th August 2020 1:100 @ A2</p>
---	--	--	--	--	---	---	---



Shadow Diagrams - SEPTEMBER 21 - 11:00



Shadow Diagrams - SEPTEMBER 21 - 12:00

SHADOW DIAGRAM LEGEND

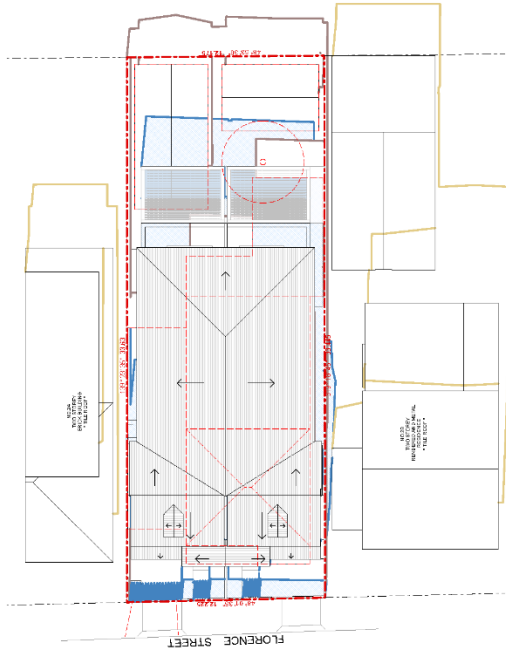
- NEIGHBOUR BUILDING SHADOWS
- EXISTING BUILDING SHADOWS
- PROPOSED ADDITIONAL SHADOW

Issue	Description	Date	Client	Project	Title	Shaded Diagram
A	Development Application	22/04/2020	M Egan (Client)	28 Fines + S. B. Panel RPA 2014	DA21	
B	Street Layout Plan	03/08/2020	M Egan (Client)	All Investments Pty. Lt		
C	Panel RPA Subsequent 2010	17/08/2020				
D	Panel RPA Subsequent 2010	17/08/2020				

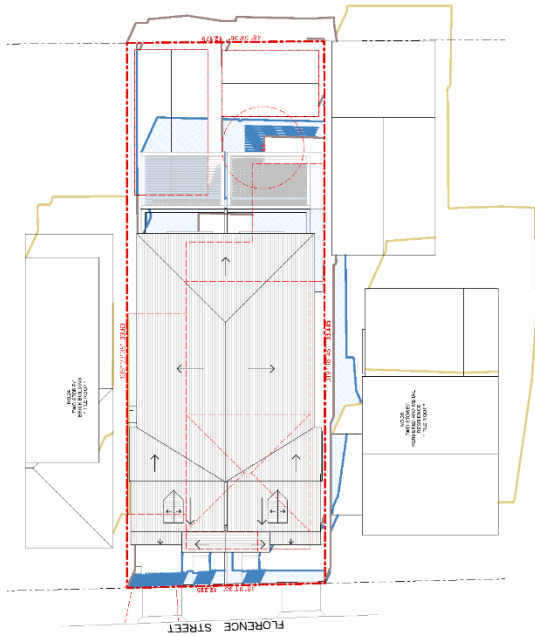
AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING	AC - ALUMINIUM GLAZING	FB - FRAMELESS GLASS BALUSTRADE
TT - TERRAZZO ROOF TILE <th>TC - TIMBER GLAZING</th> <th>AD - ALUMINIUM DOOR</th> <th>GF - GLASS FRAMED BALUSTRADE</th>	TC - TIMBER GLAZING	AD - ALUMINIUM DOOR	GF - GLASS FRAMED BALUSTRADE
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	TD - TIMBER DOOR	S - SMOKE DETECTOR
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	AL - ALUMINIUM BALUSTRADE	W - NEW WINDOW
GR - CEMENT RENDER	GB - GLASS BLOCKS	SB - STEEL BALUSTRADE	D - NEW DOOR

Issue	Description	Date	Client	Project	Title	Shaded Diagram
A	Development Application	22/04/2020	M Egan (Client)	28 Fines + S. B. Panel RPA 2014	DA21	
B	Street Layout Plan	03/08/2020	M Egan (Client)	All Investments Pty. Lt		
C	Panel RPA Subsequent 2010	17/08/2020				
D	Panel RPA Subsequent 2010	17/08/2020				

<p>THE MAP IS TO BE TAKEN AS PART OF THE SUBMISSION TO THE LOCAL GOVERNMENT OF THE LOCAL GOVERNMENT AND NOT PART OF THE DEVELOPMENT APPLICATION. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE LOCAL GOVERNMENT. THE LOCAL GOVERNMENT IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE CAUSED BY THE USE OF THIS MAP.</p>	<p>DATE: 17/08/2020</p> <p>SCALE: 1:100 @ A2</p>
--	--



Shadow Diagrams - SEPTEMBER 21 - 14:00

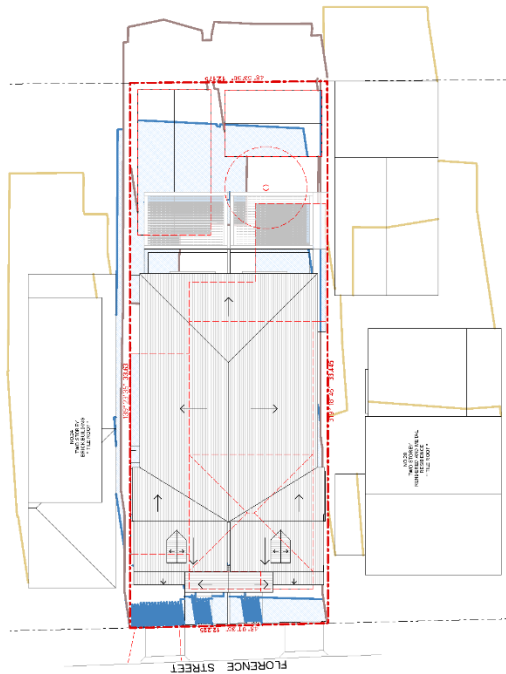


Shadow Diagrams - SEPTEMBER 21 - 13:00

SHADOW DIAGRAM LEGEND

- NEIGHBOUR BUILDING SHADOWS
- EXISTING BUILDING SHADOWS
- PROPOSED ADDITIONAL SHADOW

<p>AS - ALUMINIUM ROOF SHEETING TT - TERRAZZO ROOF TILE CT - CONCRETE ROOF TILE BW - FACE BRICK WORK GR - CEMENT RENDER</p>		<p>SC - STONE GLAZING TC - TIMBER GLAZING TW - TIMBER WINDOW AW - ALUMINIUM WINDOW GB - GLASS BLOCKS</p>		<p>AC - ALUMINIUM GLAZING AD - ALUMINIUM DOOR TC - TIMBER DOOR AL - ALUMINIUM BALUSTRADE SB - STEEL BALUSTRADE</p>		<p>FB - FRAMELESS GLASS BALUSTRADE GF - GLASS FRAMED BALUSTRADE S - SMOKE DETECTOR W - NEW WINDOW D - NEW DOOR</p>		<p>Issue</p> <p>A - Development Application B - Street Closures Form C - Proposed Subsequent Work D - Other</p>	<p>Date</p> <p>22/04/2020 03/08/2020 17/08/2020</p>	<p>Client</p> <p>M Egan Estate - All Investments Pty Ltd</p>	<p>Project</p> <p>28 Finesse St, Panel B&A 20/4</p>	<p>Scale</p> <p>1 TO 80:1</p>	<p>Date</p> <p>17th August 2020</p>	<p>Sheet</p> <p>D422</p>	<p>Drawn</p> <p>C</p>
---	--	--	--	--	--	--	--	--	--	---	--	--------------------------------------	--	---------------------------------	------------------------------

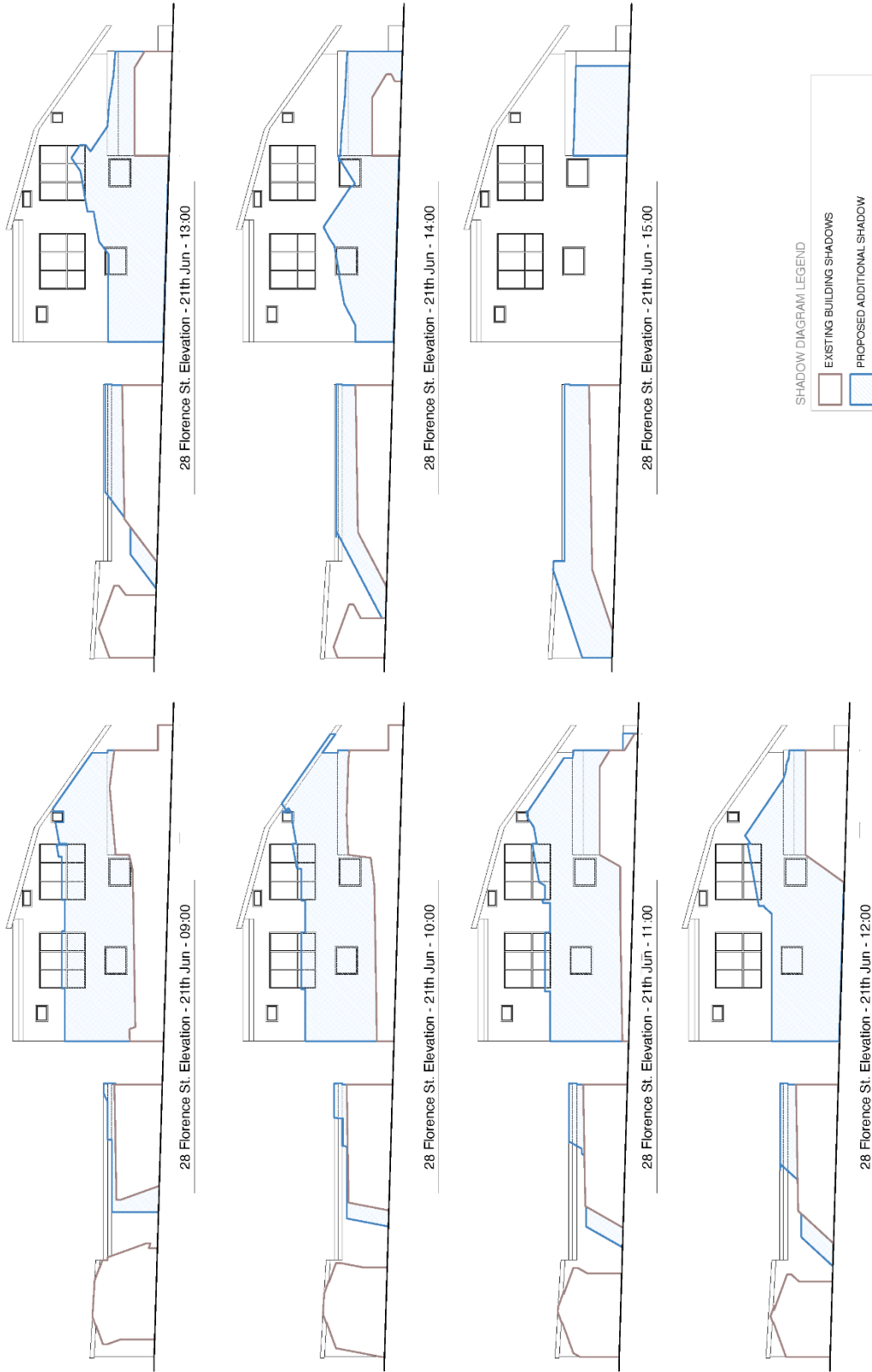


Shadow Diagrams - SEPTEMBER 21 - 15:00

SHADOW DIAGRAM LEGEND

- NEIGHBOUR BUILDING SHADOWS
- EXISTING BUILDING SHADOWS
- PROPOSED ADDITIONAL SHADOW

AS - ALUMINIUM ROOF SHEETING	SC - STONE GLAZING	AC - ALUMINIUM GLAZING	FB - FRAMELESS GLASS BALUSTRADE	Issue	Date
TT - TERRAZZO ROOF TILE	TC - TIMBER GLAZING	AD - ALUMINIUM DOOR	GF - GLASS FRAMED BALUSTRADE	A - Development Application	22/04/2020
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	TD - TIMBER DOOR	S - SMOKE DETECTOR	B - Street Easement F. 166	03/08/2020
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	AL - ALUMINIUM BALUSTRADE	W - NEW WINDOW	C - Jointed F. 166 Subsequent 2020	17/08/2020
GR - CEMENT RENDER	GB - GLASS BLOCKS	SB - STEEL BALUSTRADE	D - NEW DOOR	D	
<p style="font-size: small;">THIS MAP IS TO BE USED IN CONJUNCTION WITH THE BALUSTRADE CODE OF PRACTICE FOR BALUSTRADES AND PART 10/10A OF THE BUILDING REGULATIONS 2018. THIS MAP IS NOT A STRUCTURAL DRAWING AND SHOULD NOT BE USED FOR STRUCTURAL PURPOSES. THIS MAP IS FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE BALUSTRADE CODE OF PRACTICE FOR BALUSTRADES AND PART 10/10A OF THE BUILDING REGULATIONS 2018 IS THE AUTHORITY FOR THE BALUSTRADE CODE OF PRACTICE FOR BALUSTRADES AND PART 10/10A OF THE BUILDING REGULATIONS 2018.</p>					
		Title:	Shadow Diagrams - 21st September	Project:	28 Finesse St, Panel B&A 20/4
<p style="font-size: x-small;">1/41 ST. STANLEY ROAD, SYDNEY, NSW 2048 M: 081 919 6000 P: 02 9550 0000 www.bshout.com.au</p>		Client:	M Egan-Robert - All Investments Pty. Ltd	Date:	17th August 2020
<p style="font-size: x-small;">© 2020 B-SHOUT DESIGNS. ALL RIGHTS RESERVED.</p>		Scale:	1:100 @ A2	Sheet:	D33



SHADOW DIAGRAM LEGEND
 [Red Box] EXISTING BUILDING SHADOWS
 [Blue Box] PROPOSED ADDITIONAL SHADOW

AS - ALUMINIUM ROOF SHEETING	SC - STONE CLADDING	AC - ALUMINIUM GLAZING	FB - FRAMELESS GLASS BALUSTRADE	Issue	Description	Date		Title: Shadow Diagram - Elevation - 21th Jun Project: 28 Florence St. Panel IBA/PA 2014 Client: MFP Investments - All Investments Pty. Ltd Date: 17th August 2020 Scale: 1 TO 80:1
TT - TERRAZZO ROOF TILE	TC - TIMBER CLADDING	AD - ALUMINIUM DOOR	GF - GLASS FRAMED BALUSTRADE	A	Development Application	22/04/2020	104 St. St. Suite 104, Sydney, NSW 2008 104 St. St. Suite 104, Sydney, NSW 2008 104 St. St. Suite 104, Sydney, NSW 2008 104 St. St. Suite 104, Sydney, NSW 2008	DASH C
CT - CONCRETE ROOF TILE	TW - TIMBER WINDOW	TC - TIMBER DOOR	S - SMOKE DETECTOR	B	Street Easement Plan	03/08/2020		
BW - FACE BRICK WORK	AW - ALUMINIUM WINDOW	AL - ALUMINIUM BALUSTRADE	W - NEW WINDOW	C	Panel FFS Subsequent 2301	17/08/2020		
GR - CEMENT RENDER	GB - GLASS BLOCKS	SB - STEEL BALUSTRADE	D - NEW DOOR	D				