




 DEVELOPMENT ASSESSMENT REPORT				
Application No.	DA/2021/0222			
Address	17 Mary Street LILYFIELD NSW 2040			
Proposal	Demolition of existing dwelling and subdivision of site into two lots			
Date of Lodgement	07 April 2021			
Applicant	Ms Giovanna Fragomeli			
Owner	Mr Avdo Tabakovic Ms Giovanna Fragomeli			
Number of Submissions	Initial: 15			
Value of works	\$30,000.00			
Reason for determination at Planning Panel	Number of submissions			
Main Issues	Subdivision pattern			
Recommendation	Approved with Conditions			
Attachment A	Recommended conditions of consent			
Attachment B	Plans of proposed development			
Attachment C	Concept Plan			
				
LOCALITY MAP				
Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for demolition of existing dwelling and subdivision of site into two lots at 17 Mary Street, Lilyfield. The application was notified to surrounding properties and 15 submissions were received in response to the initial notification. The proposed development complies with the minimum subdivision lot size as required by the LLEP 2013 with the concept envelope plan provided with the application demonstrating that each site is of adequate size to accommodate a pair of semi-detached dwellings

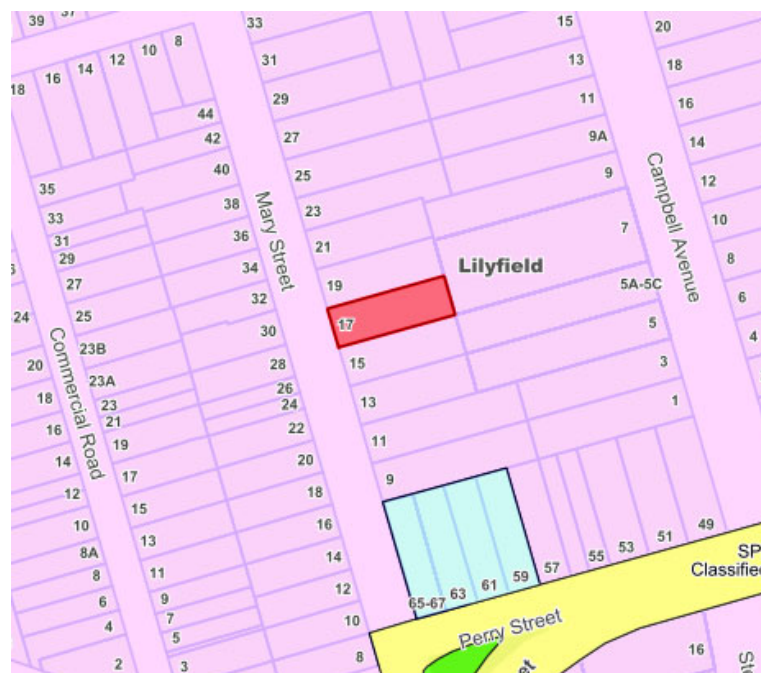
2. Proposal

The proposal seeks to demolish all structures on the subject site and subdivide the subject site into two equal lots, measuring 222.9sqm respectively.

3. Site Description

The subject site is located on the eastern side of Mary Street, between Church Street to the north and Perry Street to the south. The site is a single allotment and is generally rectilinear with a total area of 445.8 sqm and is legally described as 17 Mary Street, Lilyfield.

The site has a 12.19m frontage to Mary Street with a lot depth of 36.5m at both side boundaries. The site supports single storey dwelling at the rear. One tree is located within the rear setback of the site. Surrounding uses include single and two storey dwellings.



Land Zoning map extract

4. Background

4(a) Site history

There are no recent planning determinations for the subject site or the adjoining properties at 15 and 19 Mary Street, Lilyfield.

4(b) Application history

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

Date	Discussion / Letter / Additional Information
12/07/2021	Revised subdivision plan and SEE provide by applicant

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 (Vegetation in Non-Rural Areas) 2017*

The following provides further discussion of the relevant issues:

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

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. LDCP 2013 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 (Vegetation in Non-Rural Areas) (Vegetation SEPP)*

Vegetation SEPP concerns the protection/removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council’s DCP. The application seeks to demolish all structures from the site including removal of the tree at the rear. Overall, the proposal is considered acceptable with regard to the *Vegetation SEPP* and LDCP 2013, subject to suitable conditions requiring replacement planting on each lot.

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

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

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.6 - Subdivision
- Clause 2.7 - Demolition
- Clause 4.1 - Minimum subdivision lot size

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

The site is zoned R1 – Low Density Residential under the *LLEP 2013*. The development demolition of existing structures and Torrens title subdivision is permitted with consent within the land use table.

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

Standard	Proposal	Non compliance	Complies
Minimum subdivision lot size Minimum permissible: 200sqm	Lot 17A: 222.9sqm Lot 17B: 222.9sqm	Nil	Yes

Clause 4.1 - Minimum Lot Size

As the table above indicates the proposed lots comply with the minimum lot size. The proposed lots also maintain the existing east-west orientation and as demonstrated by the concept plan can accommodate a reasonably-sized dwelling on each lot that can satisfy the relevant provisions of *LLEP 2013* and *LDCP 2013*. As a result, it is considered that the proposal satisfies the objectives of this Clause which are:

- a. *creates lots of sufficient area and dimensions to accommodate residential development that is consistent with the controls in this Development Control Plan;*
- b. *creates lots that are consistent with the surrounding prevailing subdivision pattern and where possible, new street networks should have an east-west orientation;*

5(b) Draft Environmental Planning Instruments

5(b)(i) 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 development is considered acceptable having regard to the provisions of the Draft IWLEP 2020, namely the following objectives of the zone:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*
- *To provide landscaped areas for the use and enjoyment of existing and future residents.*
- *To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.*

- *To protect and enhance the amenity of existing and future residents and the neighbourhood*

5(c) Development Control Plans

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

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	N/A
Part C: Place – Section 1 General Provisions	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.6 Subdivision	Yes – see discussion
Part C: Place – Section 2 Urban Character	
C2.2.4.3 Leichhardt Park Distinctive Neighbourhood	Yes
Part C: Place – Section 3 – Residential Provisions	N/A
Part C: Place – Section 4 – Non-Residential Provisions	N/A
Part D: Energy	
D2.2 Demolition and Construction of All Development	Yes
Part E: Water	N/A
Part F: Food	N/A
Part G: Site Specific Controls	N/A

C1.6 Subdivision

The area is somewhat mixed in terms of the subdivision pattern, with lots along this side of Mary Street varying in length, examples of narrower lots along the western side of Mary Street and behind in Commercial Road.

The proposed lots comply with the minimum 200sqm lot size (222.9sqm respectively) and also maintain the existing east-west orientation. As demonstrated by the concept plan each lot can accommodate a reasonably-sized dwelling that is able to satisfy the relevant provisions of *LLEP 2013* and *LDCP 2013*. As a result, it is considered that including the new dwelling as part of this application is not considered necessary and a variation to this control is acceptable in this instance. As a result, it is considered that the proposal satisfies the objectives of this Part which are:

- a. creates lots of sufficient area and dimensions to accommodate residential development that is consistent with the controls in this Development Control Plan;*
- b. creates lots that are consistent with the surrounding prevailing subdivision pattern and where possible, new street networks should have an east-west orientation;*
- c. incorporates significant natural landscape features;*
- d. facilitates safe, convenient and comfortable movement, particularly for pedestrians and cyclists;*
- e. creates high quality public open space where relevant;*
- f. provides a high level of safety and security;*
- g. is provided with appropriate infrastructure, and where appropriate, ecologically sustainable infrastructure;*
- h. enables lots to achieve a high level of energy efficiency.*

5(d) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal seeks for demolition and subdivision only and will have minimal 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 was notified in accordance with Council's Community Engagement Framework for a period of 14 days to surrounding properties. 15 submissions were received in response to the initial notification. The submissions raised the following concerns which are discussed under the respective headings below:

Issue: Objection to the removal of the tree at the rear of the subject site as it contributes to the outlook of the local area.

Comment: It is recommended that replacement planting in each lot is accommodated. It is noted that the tree at the rear of the site is a *Celtis sinensis* and does not require development consent for removal as it is an exempt species.

Issue: The demolition of the existing dwelling will result in the loss of character within the streetscape and the local area.

Comment: The provisions within the *LLEP 2013* and *LDCP 2013* enable a variety of housing types and forms within the streetscape and local area. The concept envelope plan provided illustrates that each site is of adequate size to accommodate a pair of semi-detached dwellings. The street consists of a variety of dwelling types, including a new contemporary build on the eastern site of Mary Street at 27 Mary Street. The proposed vacant lots are of a size capable of accommodating a reasonably sized dwelling under a separate application that would be capable of siting appropriately within the streetscape.

Issue: Loss of on street parking as a result of the intensification of the site.

Comment: The application is for subdivision only, no new building works are proposed. Any car parking arrangements will form part of a separate application.

Issue: Noise pollution from the demolition and construction of any new works.

Comment: Suitable conditions are to be imposed on any consent issued during the demolition of the existing dwelling. No new building works are proposed, any construction works will form part of a separate application.

Issue: The subject site falls within an area that was previously nominated as part of a Heritage Conservation Area (HCA) extension.

Comment: The subject site does not fall within a HCA under the *LLEP 2013* or the Draft *IWLEP 2020*.

5(g) The Public Interest

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

The proposal is not contrary to the public interest. The proposal seeks to demolish the dwelling and subdivide the site only. No works new building works are proposed on the subject site and will form part of a separate application.

6 Referrals

6(a) Internal

The application was referred to the following internal sections.

- Engineering
- Urban forest

7. Section 7.11 Contributions/7.12 Levy

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 would be required for the development under Leichhardt 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 *Leichhardt Local Environmental Plan 2013* and Leichhardt Development Control Plan 2013. The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest. The application is 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/2021/0222 for the demolition of existing dwelling and subdivision of site into two lots at 17 Mary Street LILYFIELD NSW 2040 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
0.02, Rev A	Proposed demolition plan	March 2020	Pavela Architects
0.03, Rev B	Subdivision plan	12/07/2021	Pavela Architects
Detl-001A	Detail survey	26/11/2019	R. Ciaschetti

As amended by the conditions of consent.

FEES

2. Security Deposit - Custom

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

Security Deposit:	\$8,266.00
Inspection Fee:	\$236.70

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 Subdivision Certificate issued.

The amount nominated is only current for the financial year in which the initial 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.

3. Section 7.11 (Former Section 94) Contribution

Prior to the before commencing works written evidence must be provided to the Certifying Authority that a monetary contribution of \$20,000 in accordance with Leichhardt Developer Contributions Plan has been paid to the Council.

The above contribution is the contribution applicable as at 8 July 2021

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:

Local Infrastructure Type:	Contribution \$
Open Space and Recreation	\$ 17,156.22
Community Facilities and Services	\$ 2,622.19
Local Area Traffic Management	\$ 186.34
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>

Payment methods:

The required contribution must be paid either **by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions; cash (to a maximum of \$10,000))**. It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. **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.

GENERAL CONDITIONS

4. Boundary Alignment Levels

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

5. 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.

6. No Encroachments

Prior to the issue of a Subdivision 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.

PRIOR TO ANY DEMOLITION

7. 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.

8. Dilapidation Report – Pre-Development – Minor

Prior to any works 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.

DURING DEMOLITION AND CONSTRUCTION

9. Construction Hours – Class 1 and 10

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work are only permitted between the hours of 7:00am to 5:00pm, Mondays to Saturdays (inclusive) with no works permitted on, Sundays or Public Holidays.

PRIOR TO SUBDIVISION CERTIFICATE**10. Separate Drainage Systems**

Prior to the issue of a Subdivision Certificate, the Principal Certifier must be provided with a plan detailing that separate drainage systems must be provided to drain each proposed lot.

11. 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.

12. Redundant Vehicle Crossing

Prior to the issue of a Subdivision Certificate, the Principal Certifier must verify that the redundant vehicular crossing at the southern boundary to the site must be removed and replaced by kerb and gutter and footpath paving in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications". Where the kerb in the vicinity of the redundant crossing is predominately stone, the replacement kerb must also be in stone.

13. Certification of Tree Planting

Prior to the issue of any Subdivision 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 one (1) x 75 litre size tree/s, which will attain a minimum mature height of six (6) metres, has been planted in a suitable location within each Lot, 1 x 17A and 1 x 17B, at a minimum of 1.2 metres from any boundary and allowing for future tree growth. The tree stock is to conform to AS2303—*Tree stock for landscape use*. Trees listed as exempt species from Council's Tree Management Controls, palms, fruit trees and species recognised to have a short life span will not be accepted as suitable replacements. If the replacement trees are found to be faulty, damaged, dying or dead within twelve (12) months of planting then they must be replaced with the same species (up to 3 occurrences). 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.

14. Public Domain Works

Prior to the issue of a Subdivision 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:

1. The redundant vehicular crossing at the southern boundary of 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;
2. The existing concrete footpath across the frontage of the site must be reconstructed; and
3. 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".

ON-GOING

15. Tree Establishment

The tree/s planted as part of this consent is/are to be maintained in a healthy and vigorous condition for 12 months from the issue of an Subdivision Certificate. If any of the tree/s is/are found faulty, damaged, dying or dead within 12 months of the issue of an Subdivision Certificate it/they must be replaced with the same species within one (1) month (up to 3 occurrences).

ADVISORY NOTES

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.

Consent of Adjoining property owners

This consent does not authorise the applicant, or the contractor engaged to do the tree works to enter a neighbouring property. Where access to adjacent land is required to carry out approved tree works, Council advises that the owner's consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent must meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

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 Corporation	Payments 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 - Environmental Solutions	SITA 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.

Dial before you dig

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

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*.

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 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.

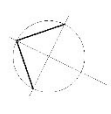
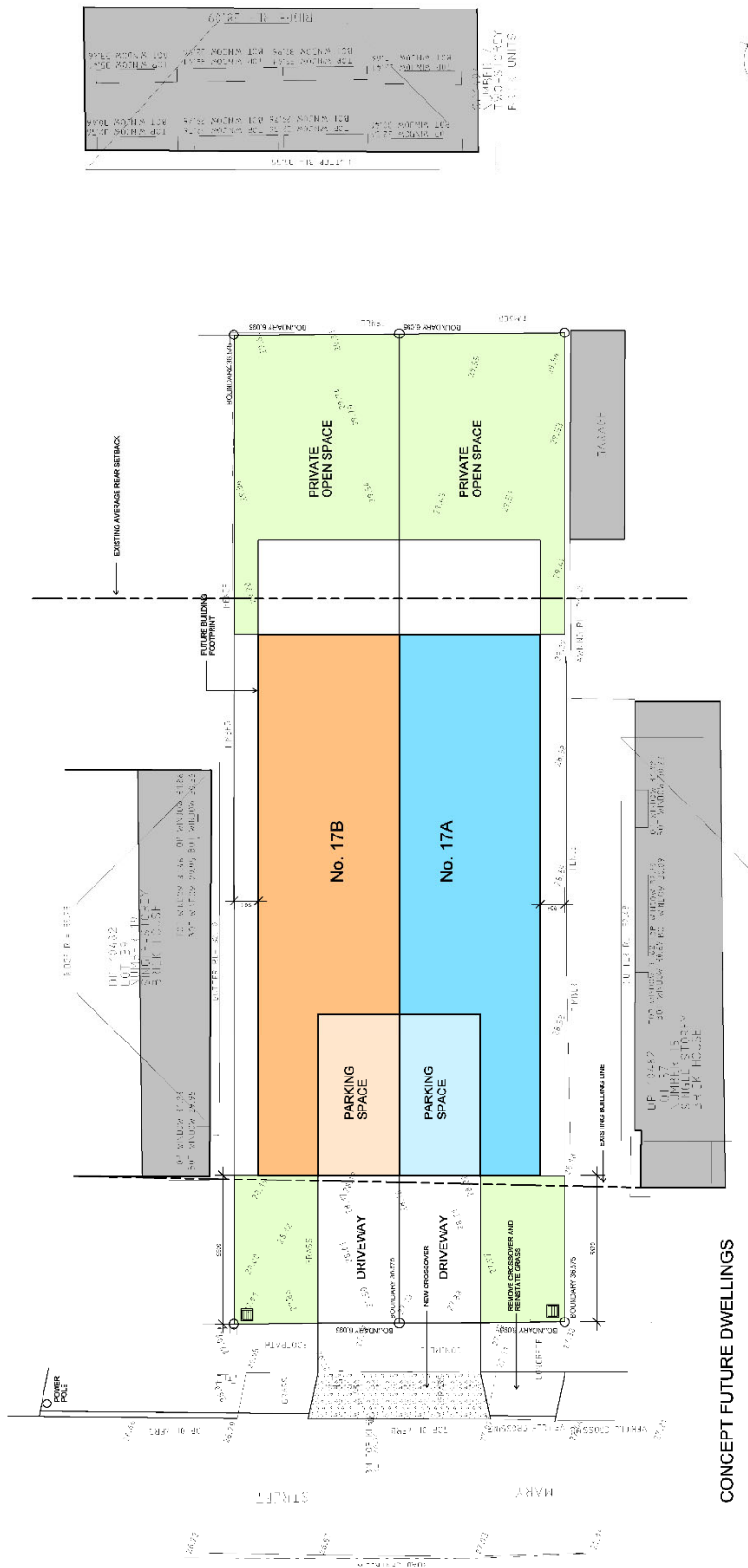
Infrastructure

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.

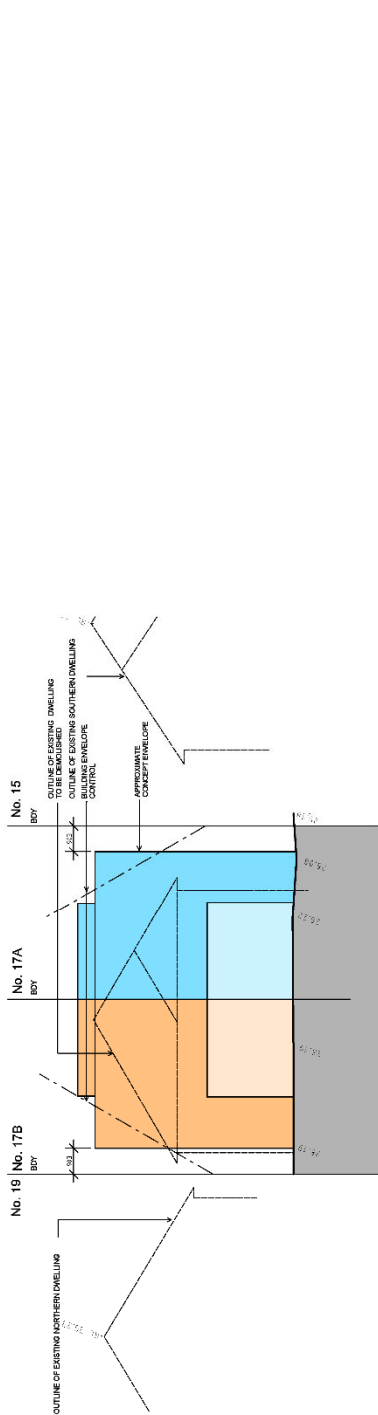
Prescribed Conditions

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

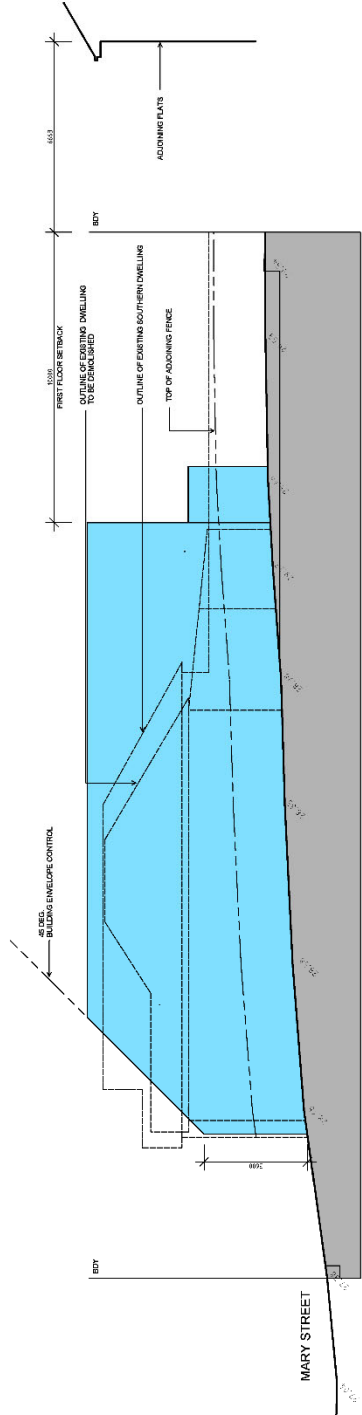
Attachment C – Concept Plan



<p>PAVELA ARCHITECTS Architects 17 MAY STREET, LYPHILL NSW PHONE: 02 9337 1915 FAX: 02 9337 1916 Email: info@pavela.com.au Website: www.pavela.com.au</p>		<p>DATE: 1.10.20 DRAWN: AP CHECKED: MR 2020 PROJECT: 19153</p>
<p>PROJECT: PROPOSED REMOVAL OF EXISTING DWELLING AND TWO LOT SUBDIVISION</p>		<p>SCALE: 1:100 ON A3</p>
<p>CLIENT: 17 MAY STREET, LYPHILL NSW</p>		<p>AREA: 19153 0.04 A</p>
<p>CONCEPT ENVELOPE PLAN</p>		
DATE:	SCALE:	PROJECT:
DRAWN:	CHECKED:	DATE:
DATE:	SCALE:	PROJECT:



CONCEPT ENVELOPE ELEVATION
MARY STREET



BUILDING ENVELOPE ELEVATION
MARY STREET

<p>PROJECT: PROPOSED DEMOLITION OF EXISTING DWELLING AND TWO LOT SUBDIVISION</p> <p>ADDRESS: 17 Mary Street, Unfiled NSW</p> <p>CLIENT: Fragomelli</p>		<p>DATE: 11/08/2024</p> <p>SCALE: 1:100 ON A2</p> <p>DATE: 19/153</p> <p>PROJECT: 0.05</p> <p>AP</p>	<p>DATE: 11/08/2024</p> <p>SCALE: 1:100 ON A2</p> <p>DATE: 19/153</p> <p>PROJECT: 0.05</p> <p>AP</p>
<p>CONCEPT ENVELOPE ELEVATIONS</p>		<p>DATE: 11/08/2024</p> <p>SCALE: 1:100 ON A2</p> <p>DATE: 19/153</p> <p>PROJECT: 0.05</p> <p>AP</p>	
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PAVELA ARCHITECTS
 17 Mary Street, Unfiled NSW
 19/153 0.05 AP