



	
DEVELOPMENT ASSESSMENT REPORT	
<b>Application No.</b>	DA/2022/0034
<b>Address</b>	9 Westbourne Street STANMORE NSW 2048
<b>Proposal</b>	Demolition of existing building. Torrens Title Subdivision of existing lot into 2 lots. Construction of a semi-detached dwelling with a garage and studio above at rear to each lot. Landscaping and associated works.
<b>Date of Lodgement</b>	1 February 2022
<b>Applicant</b>	Monument Plan Pty Ltd
<b>Owner</b>	Ms Maria L Saraceno Mr Andrea Vedovato
<b>Number of Submissions</b>	12
<b>Value of works</b>	\$915,000.00
<b>Reason for determination at Planning Panel</b>	Number of submissions
<b>Main Issues</b>	Solar access and overshadowing; building massing and setbacks; façade design and streetscape; submissions
<b>Recommendation</b>	Deferred Commencement Approval
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development
	
LOCALITY MAP	
<b>Subject Site</b> 	<b>Objectors</b> 
<b>Notified Area</b> 	<b>Note:</b> Due to scale of map, not all objectors could be shown.

## 1. Executive Summary

This report is an assessment of the application submitted to Council for the demolition of the existing building, Torrens title subdivision of the existing lot into two (2) lots, and construction of a semi-detached dwelling with a garage and studio above at the rear to each lot including landscaping and associated works at 9 Westbourne Street, Stanmore. The application was notified to surrounding properties and 11 submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- Overshadowing impacts to neighbouring properties and solar access to the proposed dwellings;
- Proposed building massing and setbacks are inconsistent with the established setback pattern of the street;
- Façade design and streetscape presentation are inconsistent with the character of the street; and,
- Proposed garage and studio structures at the rear result in adverse visual impacts to the character of the rear lane;
- Proposed colours, materials, and finishes are inconsistent and incompatible with those existing in the street; and,
- Twelve (12) submissions were received.

Despite the issues noted above, it is considered that the proposed development is capable of generally complying with the aims, objectives, and design parameters contained in the relevant State Environmental Planning Policies, *Marrickville Local Environmental Plan 2011*, and Marrickville Development Control Plan 2011 subject to the imposition of conditions included in the recommendation.

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable, given the context of the site and the desired future character of the precinct.

Given the above, the application is considered suitable for the issue of a deferred commencement consent subject to the imposition of appropriate terms and conditions.

## 2. Proposal

The application proposes demolition of the existing structures on the site, Torrens title subdivision of the existing lot into two (2) new allotments, and the construction of a three storey semi-detached dwelling on each new lot comprising:

- Living room, WC, kitchen and dining room on the ground floor that opens onto an alfresco area;
- Three bedrooms, an ensuite, bathroom, and laundry at the first floor;
- A bedroom and ensuite at the second floor;
- A detached single garage with studio above;
- An above-ground spa; and,
- Associated landscaping.

### 3. Site Description

The subject site is located on the southern side of Westbourne Street, close to the intersection of Westbourne Street and Cannon Lane, Stanmore. The site consists of one (1) allotment and is generally rectangular in shape with a total area of 374sqm and is legally described as 9 Westbourne Street Stanmore.

The site has a frontage to Westbourne Street of 12.9 metres and a secondary rear frontage of 12.9 metres to Westbourne Lane.

The site currently supports a two storey detached dwelling house. The adjoining properties support a two storey detached dwelling house and a three storey semi-detached dwelling with a two storey garage with studio above at the rear.

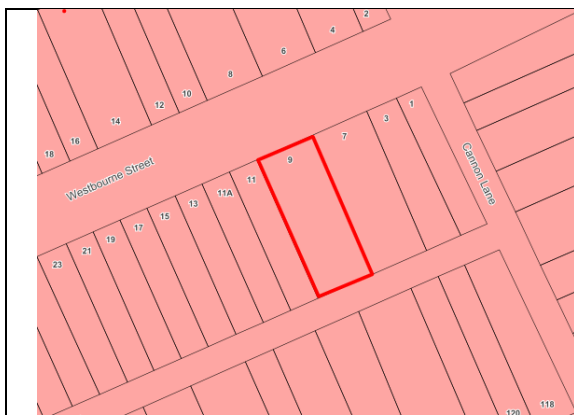


Figure 1: Zoning map



Figure 2: Aerial map

### 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.

Property	Application	Proposal	Outcome
7 Westbourne Street	REV/2021/0009	S8.2 Review Application of DA/2020/0827 for demolition of existing building. Torrens Title Subdivision of existing lot into 2 lots. Construction of a semi-detached dwelling with a garage to each lot. Landscaping and associated works.	Approved 12/10/2021
	MOD/2021/0543	S4.55 Application to REV/2021/0009. Modification involves various internal and external design changes.	Approved 23/05/2022
	DA/2022/0486	Alterations and additions to construct a first floor studio above the garage of each dwelling.	Under assessment
11 Westbourne Street	DA201100350	To demolish existing improvements, subdivide the land into two (2) allotments and erect a two (2) storey with attic dwelling house and a garage at the rear on each allotment	Approved 07/11/2011

39 Westbourne Street	CDCP/2022/0001	Demolition of existing structures.	Approved 29/12/2021
	DA/2022/0045	Subdivision of the site into two (2) lots and construction of a semi-detached dwelling on each lot, with carport with first floor above at rear. Landscaping and associated works.	Under assessment

#### 4(b) Application history

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

Date	Discussion / Letter / Additional Information
26 April 2022	<p>Council requested that additional information be submitted to address the following matters:</p> <ul style="list-style-type: none"> <li>• Floor space ratio</li> <li>• Building form and scale</li> <li>• First floor studios</li> <li>• Private open space</li> <li>• Tree planting</li> <li>• Streetscape and materiality</li> <li>• Solar access and overshadowing</li> </ul>
30 May 2022	Additional information was submitted by the applicant. This information forms the basis of the following assessment.

### 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* (EPA Act 1979).

#### 5(a) Environmental Planning Instruments

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

##### 5(a)(i) State Environmental Planning Policy (Resilience and Hazards) 2021

#### Chapter 4 Remediation of land

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

- “(a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”

In considering the above, there is no evidence of contamination on the site.

There is also no indication of uses listed in Table 1 of the contaminated land planning guidelines within Council's records. The land will be suitable for the proposed use as there is no indication of contamination.

*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 (Biodiversity and Conservation) 2021*

Chapter 2 Vegetation in non-rural areas

*State Environmental Planning Policy (Biodiversity and Conservation) 2021* concerns the protection and removal of vegetation identified under the SEPP and gives effect to the local tree preservation provisions of Council's DCP.

The application seeks the removal of vegetation from within the site that is identified on the Council Minor Works List of the DCP. The proposed removal of this vegetation is generally acceptable subject to suitable replacement trees.

Overall, the proposal is considered acceptable with regard to the SEPP and DCP subject to the imposition of conditions, 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 Environment Plan 2011 (MLEP 2011)*.

**Part 1 – Preliminary**

Control	Proposed	Compliance
Clause 1.2 Aims of Plan	<p>The proposal satisfies the relevant aims of the Plan as follows:</p> <ul style="list-style-type: none"> <li>Subject to the recommended conditions discussed below, the proposal is considered to result in a satisfactory impact on the private and public domain.</li> </ul>	Yes – subject to conditions

**Part 2 – Permitted or prohibited development**

Control	Proposed	Compliance
Clause 2.3 Zone objectives and Land Use Table  <i>R2 Low Density Residential</i>	The proposal satisfies this clause as follows: <ul style="list-style-type: none"> <li>The application proposes Torrens title subdivision of the land and the construction of two <b><i>semi-detached dwellings</i></b>, which is permissible with consent in the R2 Low Density Residential zone; and,</li> <li>The proposal satisfies the relevant objectives of the zone as it provides for housing that meets the needs of the community in a low density residential environment.</li> </ul>	Yes

**Part 4 – Principal development standards**

Control	Proposed		Compliance
Clause 4.3 Height of building	Maximum	J – 9.5m	Yes
	Proposed	9.4m	
Clause 4.4 Floor space ratio	Maximum	<u>Lot 1 (eastern)</u> 1:1 (187sqm)  <u>Lot 2 (western)</u> 1:1 (187sqm)	Yes
	Proposed	<u>Lot 1 (eastern)</u> 1:1 (187sqm)  <u>Lot 2 (western)</u> 1:1 (186.5sqm)	
Clause 4.5 Calculation of floor space ratio and site area	The site area and floor space ratio for the proposal has been calculated in accordance with the clause.		Yes

**Part 6 – Additional local provisions**

Control	Proposed	Compliance
Clause 6.2 Earthworks	The proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability.	Yes
Clause 6.5 Development subject to aircraft noise	The site is located within the ANEF 25-30 contour, and as such an Acoustic Report was submitted with the application. The proposal is capable of satisfying this clause as follows: <ul style="list-style-type: none"> <li>A condition has been included in the development consent 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 <i>MLEP 2011</i> and Part 2.6 of the MDCP 2011, respectively.</li> </ul>	Yes – subject to conditions

### 5(b) Draft Environmental Planning Instruments

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

#### 5(b)(i) Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

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 *EPA Act 1979*. 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 provides a summary of the relevant provisions of Marrickville Development Control Plan 2011 (MDCP 2011).

#### Part 2 – Generic Provisions

Control	Proposed	Compliance
Part 2.1 Urban Design	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> <li>Subject to the recommended conditions discussed below, the proposal is capable of not adversely impacting the definition between the public and private domain and being appropriate for the character of the locality given its form, massing, siting, and detailing.</li> </ul>	Yes – subject to conditions
Part 2.6 Acoustic and Visual Privacy	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> <li>The side-facing windows to each dwelling generally face onto blank walls of the adjoining properties;</li> <li>The rear-facing windows of the first floor bedroom of each dwelling are appropriately set off the side boundaries and orientated towards the rear of the subject site. Additionally, bedrooms are considered low-use rooms that are unlikely to result in significant adverse privacy impacts;</li> <li>The first floor north-facing windows of the studio over each garage are appropriately set off the side boundaries and orientated towards the centre of the subject site; and,</li> <li>The first floor southern rear-facing windows of the studio over each garage have sill heights of 2m and as such, these windows are considered unlikely to result in any adverse privacy impacts.</li> </ul>	Yes
Part 2.7 Solar Access and Overshadowing	See below.	Yes

Overshadowing

Part 2.7 of MDCP 2011 sets objectives and controls that aim to maximise solar access and reduce adverse overshadowing impacts to proposed developments and neighbouring properties. In this regard, control C2 reads as follows:

*C2 Direct solar access to windows of principal living areas and principal areas of open space of nearby residential accommodation must:*

- i. Not be reduced to less than two hours between 9.00am and 3.00pm on 21 June; or*
- ii. Where less than two hours of sunlight is currently available on 21 June, solar access should not be further reduced. However, if the development proposal results in a further decrease in sunlight available on 21 June, Council will consider:*
  - a. The development potential of the site;*
  - b. The particular circumstances of the neighbouring site(s), for example, the proximity of any residential accommodation to the boundary, the resultant proximity of windows to the boundary, and whether this makes compliance difficult;*
  - c. Any exceptional circumstances of the subject site such as heritage, built form or topography; and*
  - d. Whether the sunlight available in March to September is significantly reduced, such that it impacts upon the functioning of principal living areas and the principal areas of open space. To ensure compliance with this control, separate shadow diagrams for the March/September period must be submitted in accordance with the requirements of C1;*

*Where less than two hours of sunlight is currently available on 21 June and the proposal is not reducing it any further, Council will still consider the merits of the case having regard to the above criteria described in points a to d.*

The subject site has a northwest-southeast orientation and as such, any two storey development on the site will likely result in additional overshadowing of the neighbouring dwelling at no. 11 Westbourne Street, which is located directly southwest of the site.

No. 11 Westbourne Street is occupied by a three storey semi-detached dwelling. The living room is located at the front of this dwelling with a northern orientation, while the private open space (POS) is located to the south of the dwelling at the rear and is accessed via a sliding glass door on the southern elevation.

Elevational and plan shadow diagrams were submitted for June 21st and March/December. An assessment of the proposal against C2 above is provided below.

- i. Direct solar access to windows of principal living areas and principal areas of open space of nearby residential accommodation must not be reduced to less than two hours between 9.00am and 3.00pm on 21 June.*

*Windows of principal living areas*

The submitted shadow diagrams demonstrate that the proposed development does not result in any additional overshadowing of the north-facing windows of the principal living area of no. 11 Westbourne Street.

*Principal areas of private open space*

The shadow diagrams demonstrate that the principal area of POS of no. 11 Westbourne Street directly adjacent to the rear of the dwelling is significantly overshadowed by the existing dwelling. Currently, the POS receives less than 2 hours of direct solar access between 9.00am-3.00pm during midwinter, with less than 1sqm of POS receiving direct solar access between 11.00am-1.00pm during midwinter. The proposed development results in additional overshadowing of the POS such that no part of the POS receives any solar access between 9.00am-3.00pm during midwinter.

The shadow diagrams also demonstrate that the proposed development does not result in any additional overshadowing of the POS in December, and only minor additional overshadowing in March such that a minimum of 2 hours of direct solar access is retained between 9.00am-3.00pm during these times.

Given the above, it is considered that the proposed development has been appropriately designed to not result in significant adverse overshadowing and solar access impacts to the adjoining property at no. 11 Westbourne Street and the proposal satisfies the requirements of control C2 and the relevant objectives of this Part.

#### *Neighbouring properties on Albany Road*

In addition to the above, it is noted that the shadow diagrams indicate the proposed garage and studio structures at the rear of the site will result in additional overshadowing of the rear lane and southern neighbouring properties. The additional overshadowing between 9.00am-11.00am predominately falls over the road reserve of Westbourne Lane. However, the shadow diagrams indicate additional overshadowing between 10.00am-3.00pm falls over the rear of nos. 124, 126, and 128 Albany Road.

Nos. 124 and 126 Albany Road – the proposed development results in additional overshadowing of the rear of nos. 124 and 126 Albany Road between 10.00am-3.00pm and 12.00pm-3.00pm, respectively. This overshadowing predominately falls over the existing garages and sheds on these properties, and where the overshadowing extends beyond the existing structures it is considered likely that these areas would already experience overshadowing caused by the structures and fencing of these properties. As such, the proposed development is not considered to result in any significant adverse impacts to nos. 124 and 126 Albany Road.

No. 128 Albany Road – the proposed development results in minor additional overshadowing of the rear POS of this property between 10.00am-12.00pm. However, it is considered these areas would already be overshadowed by the existing boundary fencing of this property and as such the proposed development is not considered to result in any significant adverse impact to no. 128 Albany Road.

#### Solar access

In addition to the above, C8 of Part 2.7 reads as follows:

- C8 Where site orientation permits, new buildings and additions must be sited and designed to maximise direct solar access to north-facing living areas and outdoor recreation areas such that:*
- i. At least one habitable room (other than a bedroom) must have 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 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.*
  - ii. Private open space receives a minimum two hours of direct sunlight over 50% of its finished surface between 9.00am and 3.00pm on 21 June.*

The site has a northwest-southeast orientation with a north-western frontage to Westbourne Street. As such, the POS of each new dwelling is located at the rear towards the south-eastern end of the site. The principal living area of each dwelling is located at the front of the site and has a north-

western orientation. A secondary living area comprising the kitchen and dining room are provided adjacent to the POS area at the rear of the dwelling (see Fig. 1 below).

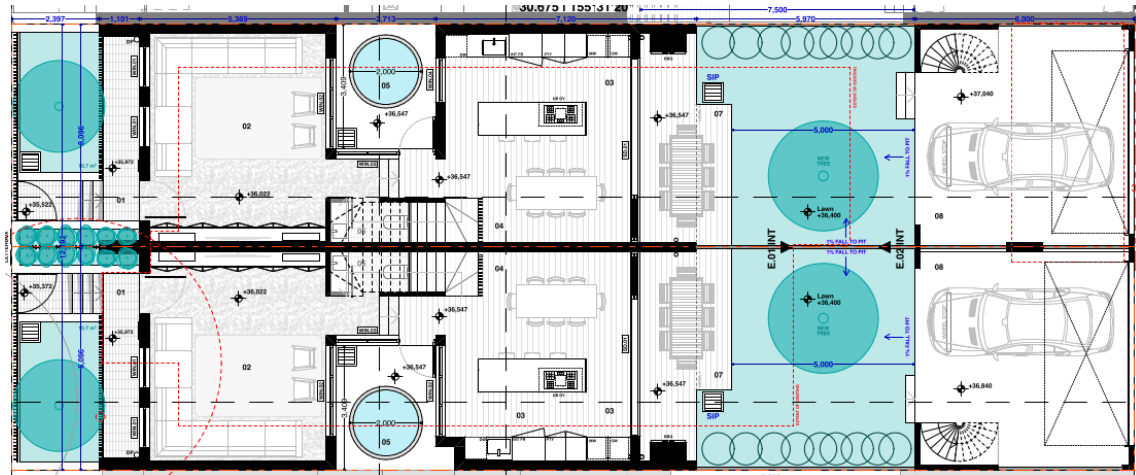


Figure 1: Ground floor plan of proposed development showing location of principal living area and principal area of private open space.

The windows of the principal living area of each dwelling will receive a minimum of 2 hours of direct solar access between 9.00am-3.00pm during midwinter.

The orientation of the site makes compliance with C8(ii) difficult to achieve in this case, and the submitted shadow diagrams indicate the POS of each dwelling does not receive any direct solar access between 9.00am-3.00pm during midwinter. However, additional shadow diagrams for March and December 21<sup>st</sup> demonstrate the POS of each allotment will receive a minimum of 2 hours of direct solar access to greater than 50% of the total surface area of the POS areas between 9.00am-3.00pm during these times.

Given the above, the proposed development is considered acceptable with regard to the requirements of control C8 and the objectives of this Part.

Part 2.9 Community Safety	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>The principal entrance to the dwellings is visible from the street; and,</li> <li>The dwellings and studios above have been designed to overlook the street and rear lane.</li> </ul>	Yes
Part 2.10 Parking	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>Each new allotment is provided with one on-site car parking space, which meets the minimum requirements.</li> </ul>	Yes
Part 2.18 Landscaping and Open Spaces	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>The entire front setback is to consist of pervious landscaping with the exception of the pathway and driveway;</li> <li>An area of 45sqm, with no dimension being less than 3m, is provided as private open space; and,</li> <li>In excess of 50% of the private open space is to be maintained as pervious landscaping.</li> </ul>	Yes

Part 2.21 Site Facilities and Waste Management	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> <li>The application was accompanied by a waste management plan in accordance with the Part; and,</li> <li>Standard conditions are recommended to ensure the appropriate management of waste during the construction of the proposal.</li> </ul>	Yes – subject to conditions
Part 2.25 Stormwater Management	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> <li>Standard conditions are recommended to ensure the appropriate management of stormwater.</li> </ul>	Yes – subject to conditions

### Part 3 – Subdivision, Amalgamation and Movement Networks

Control	Assessment	Compliance
Part 3.2.2 Residential Torrens title subdivision and amalgamation controls	The proposal satisfies the relevant provisions of this Part as follows: <ul style="list-style-type: none"> <li>The subdivision is consistent with and retains the prevailing cadastral pattern of the lots fronting the same street;</li> <li>The subdivision would allow for continuation of the dominant built form of development in the street;</li> <li>Solar access, open space, parking, and other amenity impacts of the proposal have been discussed elsewhere in the report and the proposed allotments are considered to allow for built forms which generally comply with Council's requirements with respect to those issues; and,</li> <li>The subdivision maintains suitable amenity to neighbouring properties and provides suitable amenity for future occupants</li> </ul>	Yes

Part 3.1.1.2 of 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 new allotments. The streetscape and immediate locality is generally characterised by a mix of single and two storey dwellings on a mix of narrow and wide lots. The following table illustrates the proposed lot dimensions and the approximate dimensions of lots within the street:

Property	Width	Area
1 Westbourne	5.3m	172.1sqm
3 Westbourne	6.6m	220.5sqm
7 Westbourne	6.09m	187sqm
7 Westbourne	6.09m	187sqm
9 Westbourne (E)	6.096m	187sqm

Property	Width	Area
2 Westbourne	6.2m	177.8sqm
4 Westbourne	10.6m	320sqm
6 Westbourne	11.9m	370.6sqm
8 Westbourne	12.3m	379.8sqm
10 Westbourne	6.2m	190.5sqm

9 Westbourne (W)	6.096m	187sqm
11 Westbourne	6.1m	188.7sqm
11A Westbourne	6.1m	188.7sqm
13 Westbourne	6m	186.4sqm
15 Westbourne	6.3m	192.9sqm
17 Westbourne	6.6m	195.9sqm

12 Westbourne	6.2m	189.5sqm
14 Westbourne	11.7m	368.8sqm
16 Westbourne	6.2m	191.6sqm
18 Westbourne	6.2m	189.8sqm
20 Westbourne	6.2m	192.1sqm

As the above table demonstrates, adjoining properties range between 5.3m to 12.3m in width and 177.8sqm to 379.8sqm in area. The subdivision would result in each new allotment being 6.096m in width and 187sqm in area, which is within the range of the prevailing cadastral pattern. The shape of the allotments being generally rectangular and fronting Westbourne Street demonstrates the compliance of the proposal with the subdivision requirements.

The assessment of the application against the other relevant controls in MDCP 2011 demonstrates that the lots satisfy controls C6 and C7. The proposal ultimately achieves the aims and objectives of Part 3.2 of MDCP 2011.

#### Part 4 – Low Density Residential Development

Control	Assessment	Compliance
Part 4.1.4 Good Urban Design Practice	The height, bulk, and scale of the development complement existing developments in the street and the architectural style of the proposal is in keeping with the character of the area.	Yes
Part 4.1.5 Streetscape and Design	See below.	Yes – subject to conditions
<p>The overall height and bulk of the proposed dwellings as presented to Westbourne Street is considered to be generally consistent with and complementary to the existing streetscape. Additionally, the proposed dwellings have been appropriately designed to address the principal street frontage and are orientated to complement the existing pattern of development found in the street.</p> <p>However, the architectural treatment of the façade of each dwelling is not considered to complement or embellish the streetscape character, or positively interpret and translate characteristics of the locality. The design of the balconies and balustrading is considered to disrupt the vertical proportions of the façade and as such, a deferred commencement condition has been included in the recommendation requiring the following changes:</p> <ul style="list-style-type: none"> <li>• The metal slat ‘trim’ feature under the awning of the first floor balconies must be deleted.</li> <li>• The metal slat balustrading to the first floor balconies must not extend below the slab of the first floor.</li> </ul>		
Part 4.1.6 Built form and character	See below.	Yes – subject to conditions
<p>The proposal satisfies the provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>• The proposed front and side setbacks are consistent with the prevailing pattern of development in the street; and,</li> <li>• The proposed site coverage is consistent with the pattern of development of the street and allows adequate provision to be made on site for stormwater infiltration, deep soil landscaping and tree planting, and POS.</li> </ul>		

However, as demonstrated in Figures 4 and 5 below, the massing at the rear of the proposed first and second floor of each dwelling does not align with the approved and existing first and second floor of nos. 7 and 11 Westbourne Street, respectively. In this regard, the proposal is not considered to have been integrated with the established setback character of the street and is considered to result in adverse visual bulk impacts to the adjoining properties.

Notwithstanding, it is considered that the proposed development can be amended to be consistent with the established pattern of development, thereby resulting in an overall bulk and scale that would not result in adverse visual bulk impacts. As such, a deferred commencement condition has been included in the recommendation requiring the following:

- The southern rear wall of the first floor rear bedroom is to be setback a minimum of 12.4m from the rear boundary so as to align with the setback of the adjoining dwelling at 7 Westbourne Street and not protrude beyond 11 Westbourne Street.
- The first floor rear bathroom of each dwelling is to be deleted.
- The southern rear wall of the second floor of each dwelling is to be setback a minimum of 15.5m from the rear boundary.
- The eastern and western elevation walls of the second floor bedroom are to be setback 1.5metres from their respective side boundary.

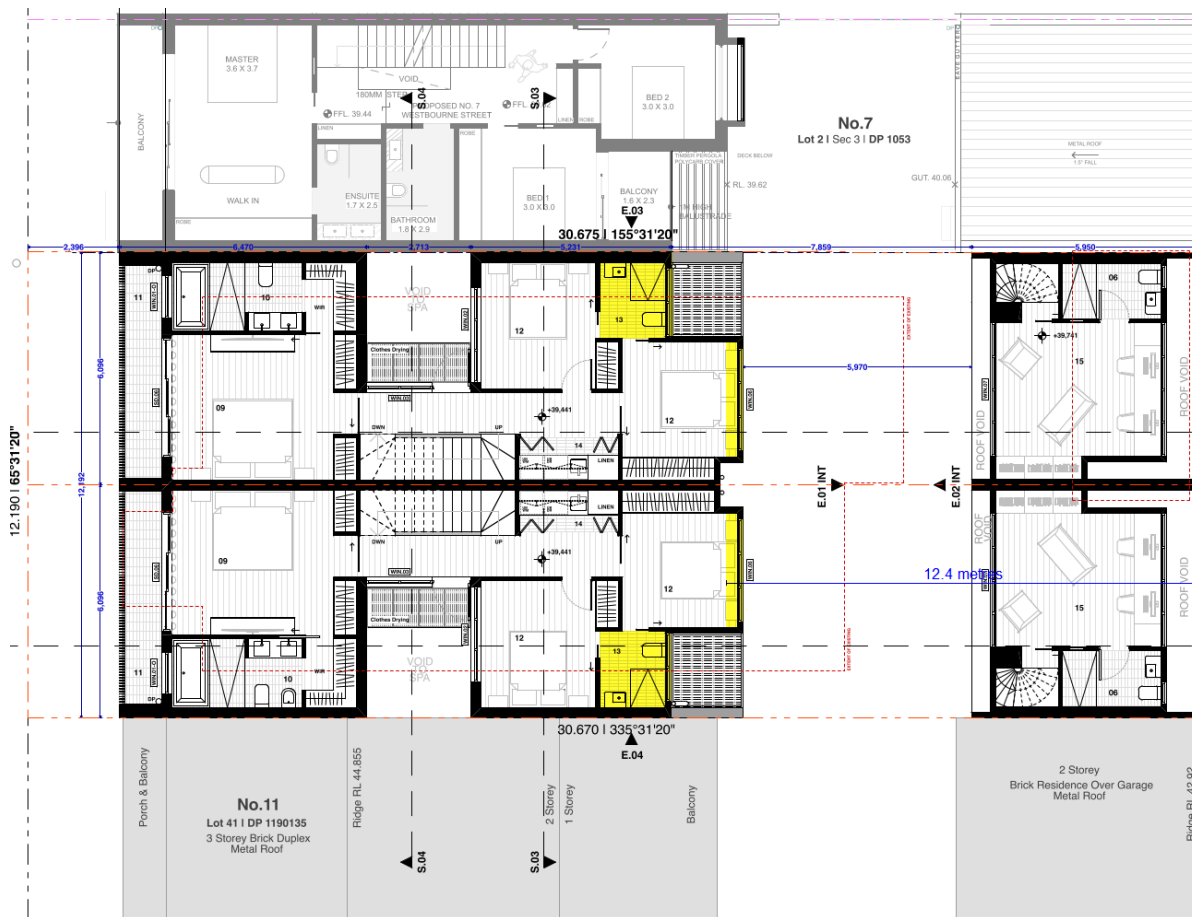
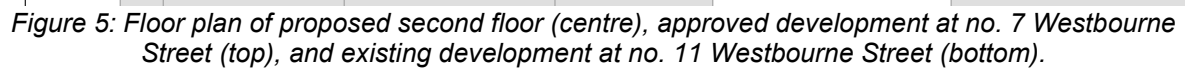


Figure 4: Floor plan of proposed first floor (centre), approved development at no. 7 Westbourne Street (top), and existing development at no. 11 Westbourne Street (bottom).



The proposal satisfies the provisions of this Part as follows:

- However, the overall bulk and scale of the proposed garage and studio structures, particularly the two storey presentation, is considered to be inconsistent and incompatible with the existing and desired future character of the lane. The structures are considered to be a dominant element on the site when compared to other structures in the lane, therefore resulting in adverse visual bulk impacts. Additionally, the proposed materiality, including the use of cladding to the upper portion of the rear building wall facing the lane, is considered to exacerbate the perceived scale of the structures. In this regard, the proposal is not considered to satisfy the relevant provisions of this Part in its current form.

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<ul style="list-style-type: none"> <li>The internal floor-to-ceiling height of the first floor studios must be a maximum of 2.4m. The roof over the first floor must be lowered by 300mm accordingly.</li> <li>The southern rear wall of the garage and studio structures must be a maximum height of 40.374m AHD.</li> <li>The southern rear wall of the garage and studio structures must be of face brickwork for the full height of the wall.</li> </ul>		
Part 4.1.9 Additional Controls for Contemporary Dwellings	The proposed materials, colours, and finishes are considered to be inconsistent and incompatible with the character of the street. As such, a deferred commencement condition has been included in the recommendation requiring an amended materials and finishes schedule that adopts light colours that have a hue and tonal relationship with those existing in the street.	Yes – subject to conditions

## Part 9 – Strategic Context

Control	Assessment	Compliance
Part 9.3 Stanmore North	<p>The proposal satisfies the relevant provisions of this Part as follows:</p> <ul style="list-style-type: none"> <li>The proposal is consistent with the prevailing subdivision pattern;</li> <li>The proposal preserves the low density residential character of the precinct; and,</li> <li>Subject to the recommended conditions, the provision and location of the proposed off-street parking does not adversely impact the amenity of the precinct.</li> </ul>	Yes – subject to conditions

### 5(e) The Likely Impacts

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

### 5(f) 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(g) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 14 days to surrounding properties. Twelve (12) submissions were received in response to the notification.

The following issues raised in the submissions have been discussed elsewhere in this report:

- Out of character and desired future character.
- Streetscape.
- Height, bulk, and scale.
- Building setbacks.

- Overshadowing and solar access.
- Traffic and parking.
- Privacy.
- Outlook.
- Materials, colours, and finishes.

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

Concern	Comment
Cumulative impact of multiple proposed developments	Concern was raised regarding the cumulative impacts to the locality due to the number of similar proposed developments in the street. Each proposed development is considered on its individual merits and with consideration to the context of the development site. Notwithstanding, the current application is considered to be in keeping with the desired future character of the locality and as noted above, satisfies the relevant planning provisions.
Use of the proposed studios	Concern was raised that the studios would later be converted to separate accommodation that could be rented out. The use of the studios as separate accommodation would require development consent. Notwithstanding, any unauthorised works or uses of these spaces would be subject to investigation by Council's Regulatory team.
Increase in population density	The development is of a form, scale, and density that is anticipated in, and has been envisaged for, the R2 Low Density Residential zone in which this site is located.

#### 5(h) The Public Interest

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

The proposal is not contrary to the public interest.

## 6 Referrals

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

- Development Engineer.
- Urban Forest.
- Waste Management.

## 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 Marrickville Section 94/94A Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

## 8. Conclusion

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

The development subject to the imposition of the recommended conditions 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 the issue of a deferred commencement consent subject to the imposition of appropriate terms and 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/2022/0034 for the demolition of existing building, Torrens Title subdivision of existing lot into 2 lots. Construction of a semi-detached dwelling with a garage and studio above at rear to each lot. Landscaping and associated works. at 9 Westbourne Street, Stanmore subject to the conditions listed in Attachment A.

**Attachment A – Recommended conditions of consent****CONDITIONS OF CONSENT**

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

**Amended Architectural Plans**

Amended architectural plans incorporating the following changes must be submitted to the satisfaction of Council:

- a. The southern rear wall of the first floor rear bedroom of each dwelling labelled '12' on plan number 2114 DA.07 Rev 2 prepared by Piensa Architects and dated May 2022 must be setback a minimum of 12.4m from the rear boundary.
- b. The first floor rear bathroom of each dwelling labelled '13' on plan number 2114 DA.07 Rev 2 prepared by Piensa Architects and dated May 2022 must be deleted.
- c. The southern rear wall of the second floor of each dwelling must be setback a minimum of 15.5m from the rear boundary.
- d. The eastern and western elevation walls of the second floor bedrooms are to be setback 1.5metres from their respective side boundary.
- e. The internal floor-to-ceiling height of the first floor studio above the garage must be a maximum of 2.4m. The roof over the studio must be lowered by 300mm accordingly.
- f. The southern rear wall of each garage must be a maximum height of 40.374m AHD.
- g. The southern rear wall of each garage and studio structure must be of face brickwork for the full height of the wall.
- h. The metal slat 'trim' feature under the awning of the first floor street facing balcony of each dwelling must be deleted.
- i. The metal slat balustrading to the first floor balcony of each dwelling must not extend below the slab of the first floor.
- j. An amended schedule of materials and finishes adopting light colours that have a hue and tonal relationship with those existing in the street.

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

**DOCUMENTS RELATED TO THE CONSENT****Documents related to the consent**

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

<b>Plan, Revision and Issue No.</b>	<b>Plan Name</b>	<b>Date Issued</b>	<b>Prepared by</b>
2114 DA.03 Rev 2	Subdivision Plan	May 2022	Piensa Architects
2114 DA.04 Rev 2	Demolition Plan	May 2022	Piensa Architects
2114 DA.06 Rev 2	Ground Floor	May 2022	Piensa Architects
2114 DA.07 Rev 2	First Floor	May 2022	Piensa Architects
2114 DA.08 Rev 2	Loft Floor	May 2022	Piensa Architects
2114 DA.09 Rev 2	Roof Plan	May 2022	Piensa Architects
2114 DA.010 Rev 2	Elevation   North Streetscape	May 2022	Piensa Architects
2114 DA.011 Rev 2	Elevation   South + Internal	May 2022	Piensa Architects
2114 DA.012 Rev 2	Elevation   East + West	May 2022	Piensa Architects
2114 DA.013 Rev 2	Sections   Long	May 2022	Piensa Architects
2114 DA.014 Rev 2	Section   Short	May 2022	Piensa Architects
2114 DA.015 Rev 2	Window/Door Schedule	May 2022	Piensa Architects
2114 DA.018 Rev 2	Schedule of Finishes	May 2022	Piensa Architects
21-4579 LO1-LO2 Sheets 1 and 2	Landscape Plan	08/12/2021	Zenith Landscape Designs
2021-458	Acoustic Report	25/11/2021	Acoustic Noise & Vibration Solutions P/L
1258945M	BASIX Certificate	19/11/2021	Greenworld Architectural Drafting
210996 C00.0-C02.02 Rev D	Stormwater Drainage Plans	08/12/2021	Engineering Studio

As amended by the conditions of consent.

## **FEES**

### **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.

<b>Security Deposit:</b>	\$18200.00
<b>Inspection Fee:</b>	\$350.00

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 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.

### **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 Marrickville Section 94/94A Contributions Plan 2014 ("CP") has been paid to the Council.

The above contribution is the contribution applicable as at 13 July 2022.

**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	17,398.20
Community Facilities	2,029.48
Traffic Facilities	180.16
Plan Administration	392.16
<b>TOTAL</b>	<b>20,000</b>

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.

### 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****Project Arborist**

Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist must be engaged for the duration of the site preparation, demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the Certifying Authority before work commences.

**Works to Trees**

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

Tree/location	Approved works
<i>Morus nigra</i> (Mulberry) - front	Removal

**Noise Levels and Enclosure of Pool/spa Pumping Units**

Noise levels associated with the operation of the pool/spa pumping units must not exceed the background noise level (L90) by more than 5dBA above the ambient background within habitable rooms of adjoining properties. Pool plant and equipment must be enclosed in a sound absorbing enclosure or installed within a building so as not to create an offensive noise as defined under the *Protection of the Environment Operations Act 1997* and *Protection of the Environment Operations (Noise Control) Regulation 2008*.

Domestic pool pumps and filters must not be audible in nearby dwellings between 8:00pm to 7:00am Monday to Saturday and 8:00pm to 8:00am Sundays and Public Holidays.

**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.

**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.

**Works Outside the Property Boundary**

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

**PRIOR TO ANY DEMOLITION****Resource Recovery and Waste Management Plan - Demolition and Construction**

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

**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.

**Dilapidation Report**

Prior to any works commencing (including demolition), the Certifying Authority and owners of nos. 7 and 11 Westbourne Street, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining properties to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

**Advising Neighbours 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.

**Construction Fencing**

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

**PRIOR TO CONSTRUCTION CERTIFICATE****Bin Storage Area - Residential**

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

The area must also include 50% allowance for manoeuvring of bins. The bin storage area is to be located away from habitable rooms, windows, doors and private useable open space, and to minimise potential impacts on neighbours in terms of aesthetics, noise and odour.

The bin storage area is to meet the design requirements detailed in the Marrickville DCP 2011 and must include doorways/entrance points of 1200mm.

**Dilapidation Report – Pre-Development – Minor**

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

**Stormwater Drainage System – Minor Developments (OSD is required)**

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

- a. The design must be generally in accordance with the stormwater drainage concept plan on Drawing No. C02.01 Rev D prepared by Engineering Studio and dated 08/12/2021, as amended to comply with the following;
- b. 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;

- c. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP;
- d. Charged or pump-out stormwater drainage systems are not permitted including for roof drainage;
- e. The design plans must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes;
- f. The on-site detention system must be designed for all storm events from the 1 in 5 years to the 1 in 100 year storm event, with discharge to a Council controlled storm water system limited to pre-development conditions with the maximum allowable discharge to Council's street gutter limited to 25 litres/second (20 years ARI/100years ARI);
- g. 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;
- h. Pipe and channel drainage systems including gutters must be designed to convey the one hundred (100) year Average Recurrence Interval (ARI) flows from the contributing catchment to the OSD/OSR tanks;
- i. Details of the 100-year ARI overflow route in case of failure\blockage of the drainage system must be provided;
- j. As there is no overland flow/flood path available from the rear and central courtyards to the Westbourne Street frontage, the design of the sag pit and piped drainage system is to meet the following criteria:
  - i. 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;
  - ii. The maximum water level over the sag pit shall not be less than 150mm below the floor level or damp course of the building; and
  - iii. The design shall make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands.
- k. A minimum 150mm step up shall be provided between all external finished surfaces and adjacent internal floor areas except where a reduced step is permitted under Section 3.1.2.3 (b) of the Building Code of Australia for Class 1 buildings;
- l. No nuisance or concentration of flows to other properties;

- m. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets;
- n. Only a single point of discharge is permitted to the kerb and gutter, per frontage of the lot;
- o. New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a maximum section height and width of 100mm or sewer grade uPVC pipe with a maximum diameter of 100mm;
- p. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings;
- q. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated;
- r. Stormwater drainage must be located such that any waters leaving the pool must drain to pervious areas prior to potentially draining to the site stormwater drainage system; and
- s. No impact to street trees.

#### **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 and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a. The public domain along all frontages of the site inclusive of footpath paving, kerb, landscaping, etc. must be reconstructed and upgraded in accordance with the Street Tree Master plan and the Public Domain Design Guide or scheme;
- b. The construction of light duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
- 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 2.5%. These sections will set the alignment levels at the boundary; and
- d. Installation of stormwater outlet to the kerb and gutter.

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

#### **Parking Facilities - Domestic**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer demonstrating that the design of the

vehicular access and off-street parking facilities must comply with Australian Standard AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking and the following specific requirements:

- a. A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors;
- b. The maximum gradients within the parking module must not exceed 1 in 20 (5%), measured parallel to the angle of parking and 1 in 16 (6.25%), measured in any other direction in accordance with the requirements of Section 2.4.6 of AS/NZS 2890.1-2004; and
- c. The external form and height of the approved structures must not be altered from the approved plans.

### **Power Pole Relocation**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with evidence that the power and any Ausgrid services are relocated to a position clear of the proposed vehicular crossing.

### **Alignment Levels – Rear Lane**

The internal vehicle hardstand area shall be redesigned such that the level at the boundary shall match the invert level of the adjacent gutter plus 110mm at both sides of the vehicle entry. This will require the internal garage slab or hard stand area to be adjusted locally at the boundary to ensure that it matches the above Alignment Levels. Amended plans shall be submitted to and approved by Council before the issue of the Construction Certificate.

The garage slab must then rise within the property to be 170mm above the adjacent road gutter level. The longitudinal profile across the width of the vehicle crossing must comply with the Ground Clearance requirements of AS/NZS 2890.1-2004.

Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements.

### **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.

**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.

**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*

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

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

**Tree Protection**

To protect the following tree, trunk and branch 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*:

Botanical/Common Name/Location
<i>Callistemon viminalis</i> (Weeping Bottlebrush) - Council verge

**Inspections by Project Arborist**

The trees to be retained must be inspected, monitored and treated by the Project Arborist during and after completion of development works to ensure their long-term survival. Regular

inspections and documentation from the Project Arborist to the Certifying Authority are required at the following times or phases of work:

Time of Inspection	Key stage/ Hold point
Prior to commencement of works	i. Inspection and sign off installation of tree protection measures.
During Works	b. Supervise all works inside or above the TPZ.

Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.

### **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.

### **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**

### **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:

- i. Light duty concrete vehicle crossing(s) at the vehicular access location(s);
- ii. 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;

- iii. The existing concrete footpath across the frontage of the site must be reconstructed; and
- iv. 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".

### **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.

### **Protect Sandstone Kerb**

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.

### **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 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.

### **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. 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.

**Parking Signoff – Minor Developments**

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

**Redundant Vehicle Crossing**

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that all redundant vehicular crossings to the site have been 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 predominantly stone the replacement kerb must also be in stone.

**Torrens Title Subdivision to Occur before Occupation**

Prior to the issue of an Occupation Certificate for any dwelling on the site, the certifying authority is to be provided with evidence that the subdivision that forms part of this consent has been registered with the NSW Land Registry Services.

**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 two (2) x 100 litre size additional trees, which will attain a minimum mature height of eight (8) metres, must be planted at rear, one per lot. They should not be planted less than 2.5m from a dwelling house or garage, and may not be planted less than 1m from other structures or services, allowing for future tree growth. The trees are to conform to AS2303—*Tree stock for landscape use*. Tree species listed on C7 Tree Minor Works, 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.

**Project Arborist Certification**

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with certification from the project arborist the requirements of the conditions of consent related to the replacement trees and the role of the project arborist have been complied with.

**Aircraft Noise –Alterations and Additions**

Prior to the issue of any Occupation Certificate, the Principal Certifier must be provided with a report prepared and submitted by an accredited Acoustics Consultant certifying that the final construction meets AS2021-2015 with regard to the noise attenuation measures referred to in the "Before the Issue of a Construction Certificate" Section of this Determination. Such report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development.

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.

**PRIOR TO SUBDIVISION CERTIFICATE****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.

**Civil Engineer Verification**

Prior to the issue of a Subdivision Certificate, the Principal Certifier must be provided with written verification from a suitably experienced Civil Engineer, stating that all stormwater drainage and related work has been and constructed in accordance with the approved plans.

**Torrens Title Subdivision**

Prior to the issue of a Subdivision Certificate, the Certifying Authority must verify that the physical works within this consent have been constructed.

**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.

**Release of Subdivision Certificate**

Prior to the release of a Subdivision Certificate, the Certifying Authority must be provided with a copy of the Final Occupation Certificate.

**ON-GOING****Bin Storage**

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

**Operation and Management Plan**

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

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

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

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

**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.

**Prescribed Conditions**

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2021*.

**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.

**Swimming Pools**

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

- a. The owner of the premises is required to register the swimming pool on the NSW State Government's Swimming Pool Register. Evidence of registration should be provided to the Certifying Authority.
- b. Access to the pool/spa is restricted by a child resistant barrier in accordance with the regulations prescribed in the. The pool must not be filled with water or be allowed to collect stormwater until the child resistant barrier is installed. The barrier is to conform to the requirements of Australian Standard AS 1926:2012.
- c. A high level overflow pipe has been provided from the back of the skimmer box to the filter backwash line discharging to the sewer. This line must not directly vent the receiving Sydney Water sewer. Evidence from the installer, indicating compliance with

this condition must be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

- d. Permanently fixed water depth markers are to be clearly and prominently displayed on the internal surface above the water line at the deep and shallow ends on in-ground pools / spas and on the outside of aboveground pools / spas.
- e. A durable cardiopulmonary resuscitation information poster sign authorised by the Life Saving Association is to be displayed in the pool / spa area in accordance with Clause 10 of the *Swimming Pool Regulation 2008*.
- f. Access to the swimming pool/spa must be restricted by fencing or other measures as required by the *Swimming Pools Act 1992* at all times.

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

#### **Permits from Council under Other Acts**

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

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

### **Lead-based Paint**

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

### **Useful Contacts**

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm <a href="http://www.basix.nsw.gov.au">www.basix.nsw.gov.au</a>
Department of Fair Trading	13 32 20 <a href="http://www.fairtrading.nsw.gov.au">www.fairtrading.nsw.gov.au</a> Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100

			<a href="http://www.dialprior toyoudig.com.au">www.dialprior toyoudig.com.au</a>
Landcom		9841 8660	
			To purchase copies of Volume One of "Soils and Construction"
Long Service Corporation	Payments	131441	
			<a href="http://www.lspc.nsw.gov.au">www.lspc.nsw.gov.au</a>
NSW Food Authority		1300 552 406	
			<a href="http://www.foodnotify.nsw.gov.au">www.foodnotify.nsw.gov.au</a>
NSW Government			<a href="http://www.nsw.gov.au/fibro">www.nsw.gov.au/fibro</a>
			<a href="http://www.diysafe.nsw.gov.au">www.diysafe.nsw.gov.au</a>
			Information on asbestos and safe work practices.
NSW Office of Environment and Heritage		131 555	
			<a href="http://www.environment.nsw.gov.au">www.environment.nsw.gov.au</a>
Sydney Water		13 20 92	
			<a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a>
Waste Service - Environmental Solutions	SITA	1300 651 116	
			<a href="http://www.wasteservice.nsw.gov.au">www.wasteservice.nsw.gov.au</a>
Water Efficiency Labelling and Standards (WELS)			<a href="http://www.waterrating.gov.au">www.waterrating.gov.au</a>
WorkCover Authority of NSW		13 10 50	
			<a href="http://www.workcover.nsw.gov.au">www.workcover.nsw.gov.au</a>
			Enquiries relating to work safety and asbestos removal and disposal.

### Street Numbering

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

**Noise**

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

**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.

## Attachment B – Plans of proposed development

Sheet Index		
ID	Layout Name	Scale
DA.00	COVERSHEET	-
DA.01	SITE LOCATION PLAN	1:1
DA.02	SITE ANALYSIS PLAN	1:200
DA.03	SUBDIVISION PLAN	1:100
DA.04	DEMOLITION PLAN	1:100
DA.05	SURVEY	1:1
DA.06	GROUND FLOOR	1:100
DA.07	FIRST FLOOR	1:100
DA.08	LOFT FLOOR	1:100
DA.09	ROOF PLAN	1:100
DA.010	ELEVATION   NORTH STREETSCAPE	1:100
DA.011	ELEVATION   SOUTH + INTERNAL	1:100
DA.012	ELEVATION   EAST + WEST	1:100
DA.013	SECTIONS   LONG	1:100
DA.014	SECTION   SHORT	1:100
DA.015	WINDOW/DOOR SCHEDULE	-
DA.016	BASIX COMMITMENTS	-
DA.017	AREA COMPUTATIONS	1:200
DA.018	SCHEDULE OF FINISHES	-
DA.019	MONTAGE	-
DA.020	ADDITIONAL PLANNER INFORMATION	-

Inner West Local Planning Panel  
 1. To be used for all IWLPP applications  
 2. To be used for all IWLPP applications  
 3. To be used for all IWLPP applications  
 4. To be used for all IWLPP applications

Project: 91 WESTBOURNE STREET STANMORE TORRENS TITLE SUBDIVISION AND LOT 3 | DP 785289

Project Owner: TORRENS TITLE SUBDIVISION AND LOT 3 | DP 785289

Client: MFT+TCM

Scale: NTS

Project No: 2114

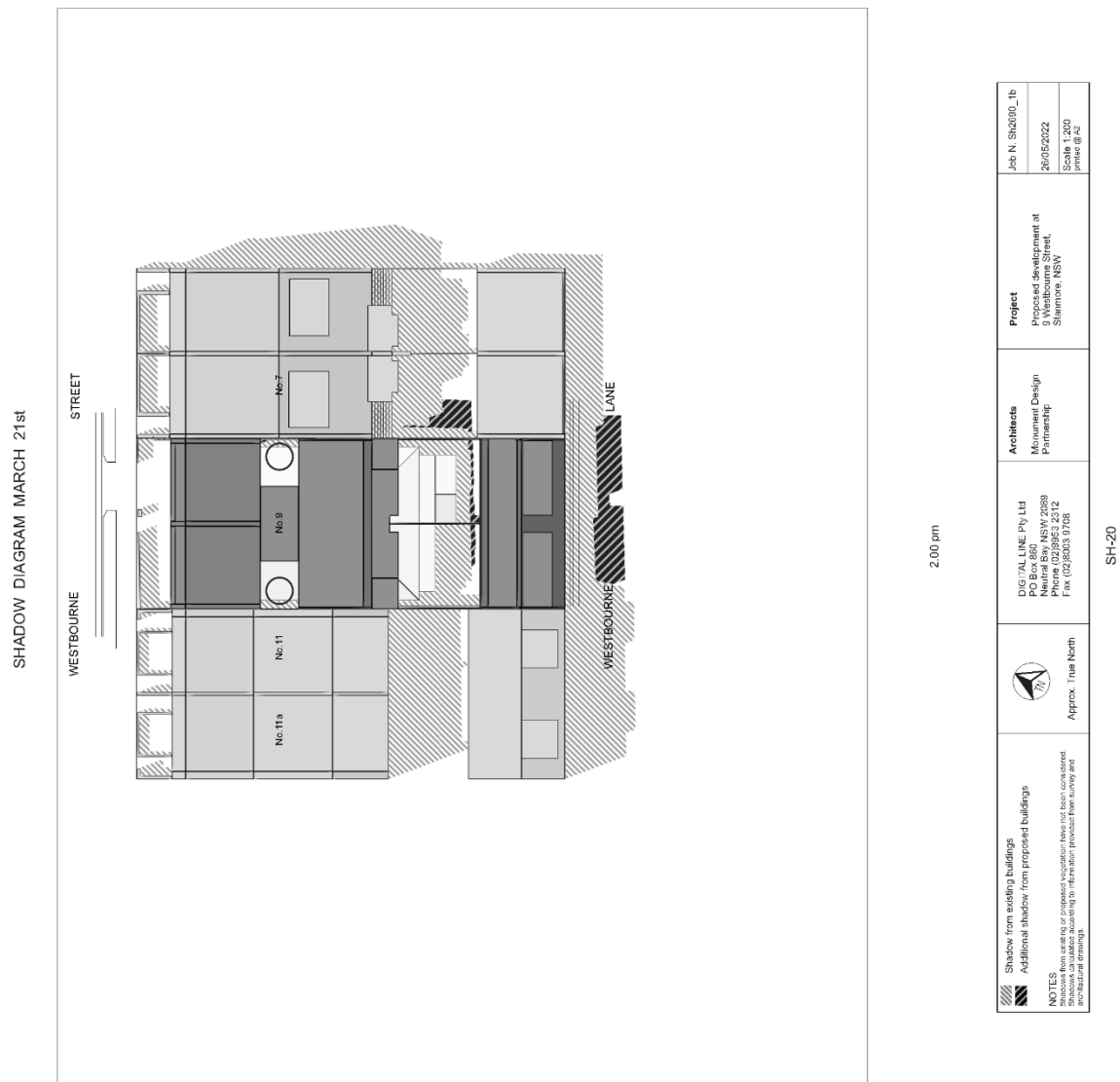
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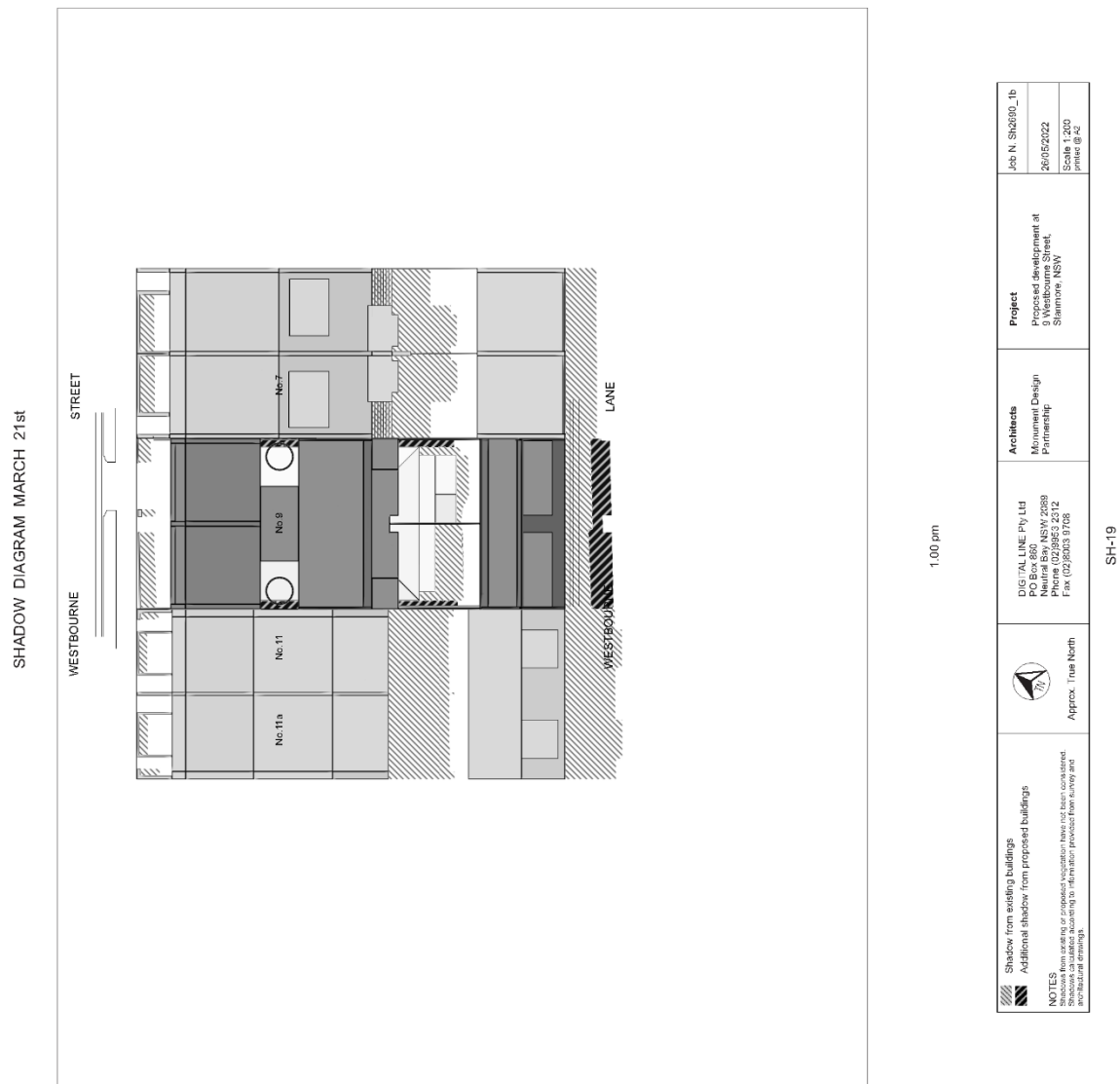
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Revision: 2

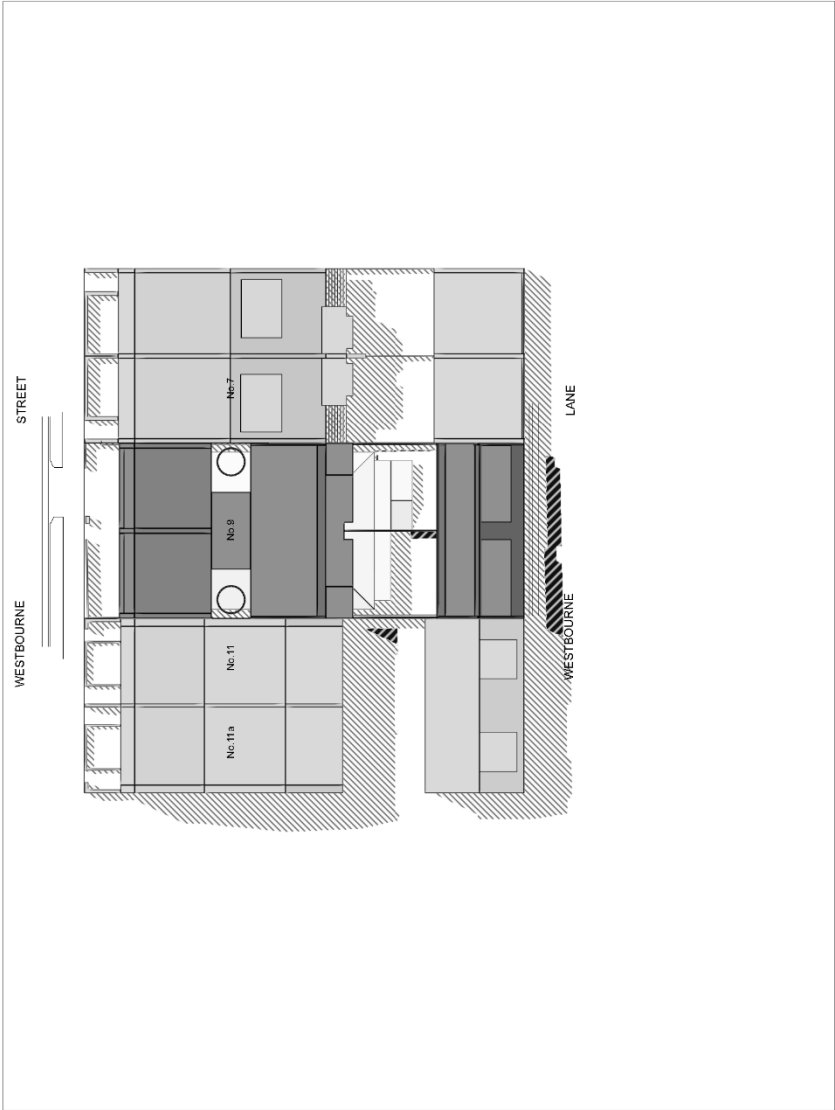
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Drawn: GM





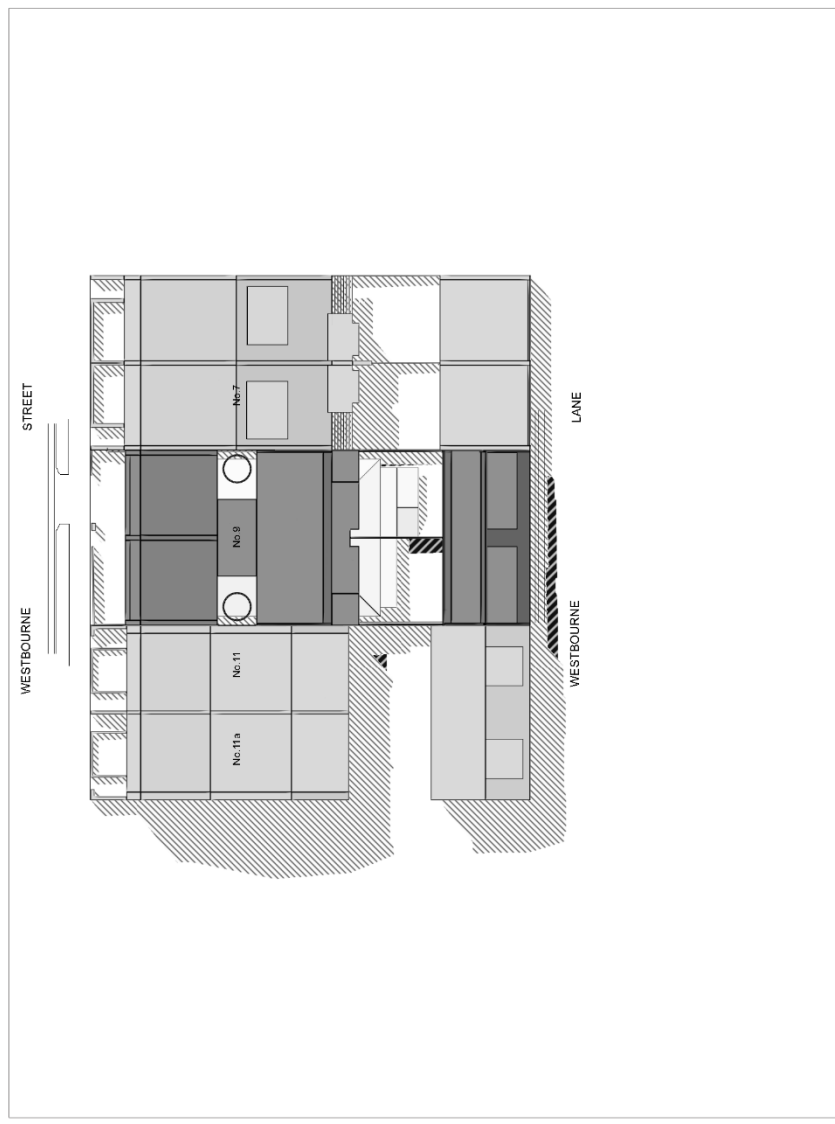
SHADOW DIAGRAM MARCH 21st



	<b>Shadow from existing buildings</b> Additional shadow from proposed buildings		<b>Architects</b> DIGITAL LINE PLY LTD PO Box 860 Sydney NSW 1599 Phone 02 9365 2312 Fax 02 9365 9708	<b>Project</b> Proposed development at 111 Westbourne Street, Shamrock NSW	Job N. SH2000_1b
<b>NOTES</b> Shadows from existing or proposed buildings have not been considered. Shadows are subject to alteration provided from survey and architectural drawings.					20/05/2022 Scale 1:200 print.cdw

SH-18

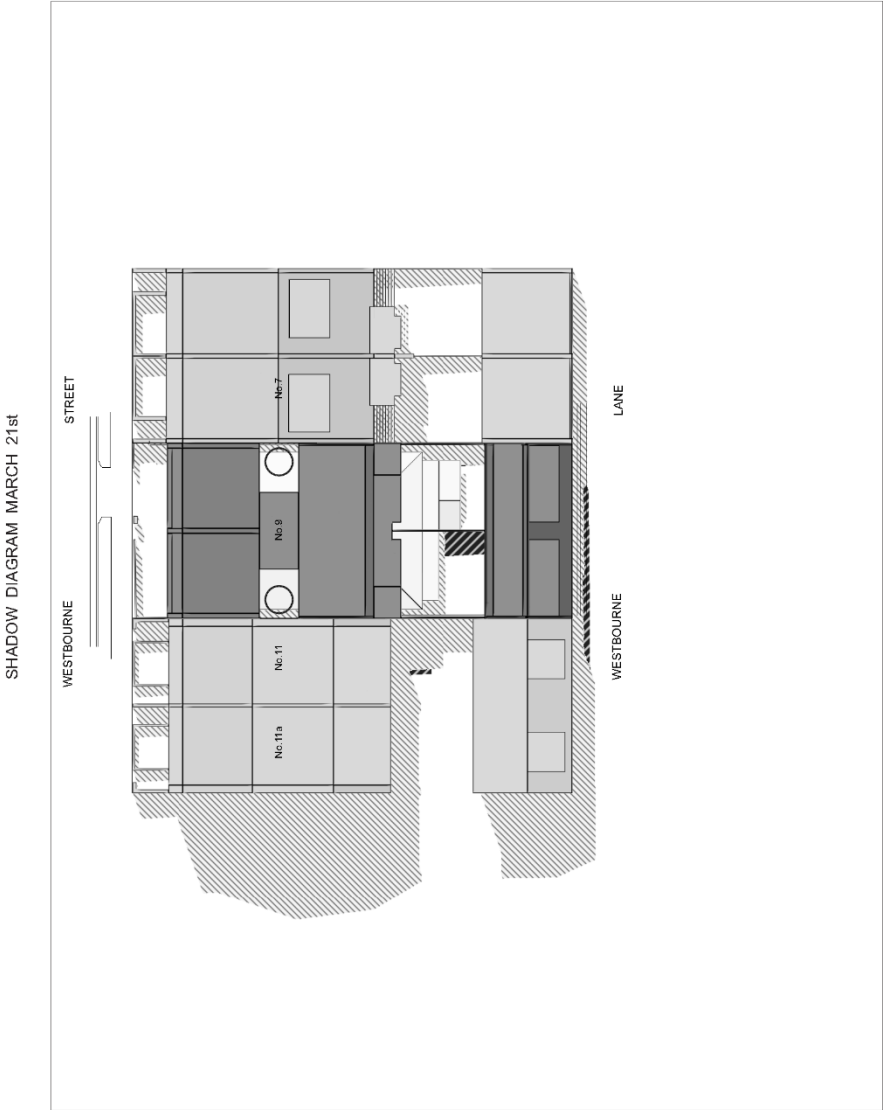
SHADOW DIAGRAM MARCH 21st



11.00 am

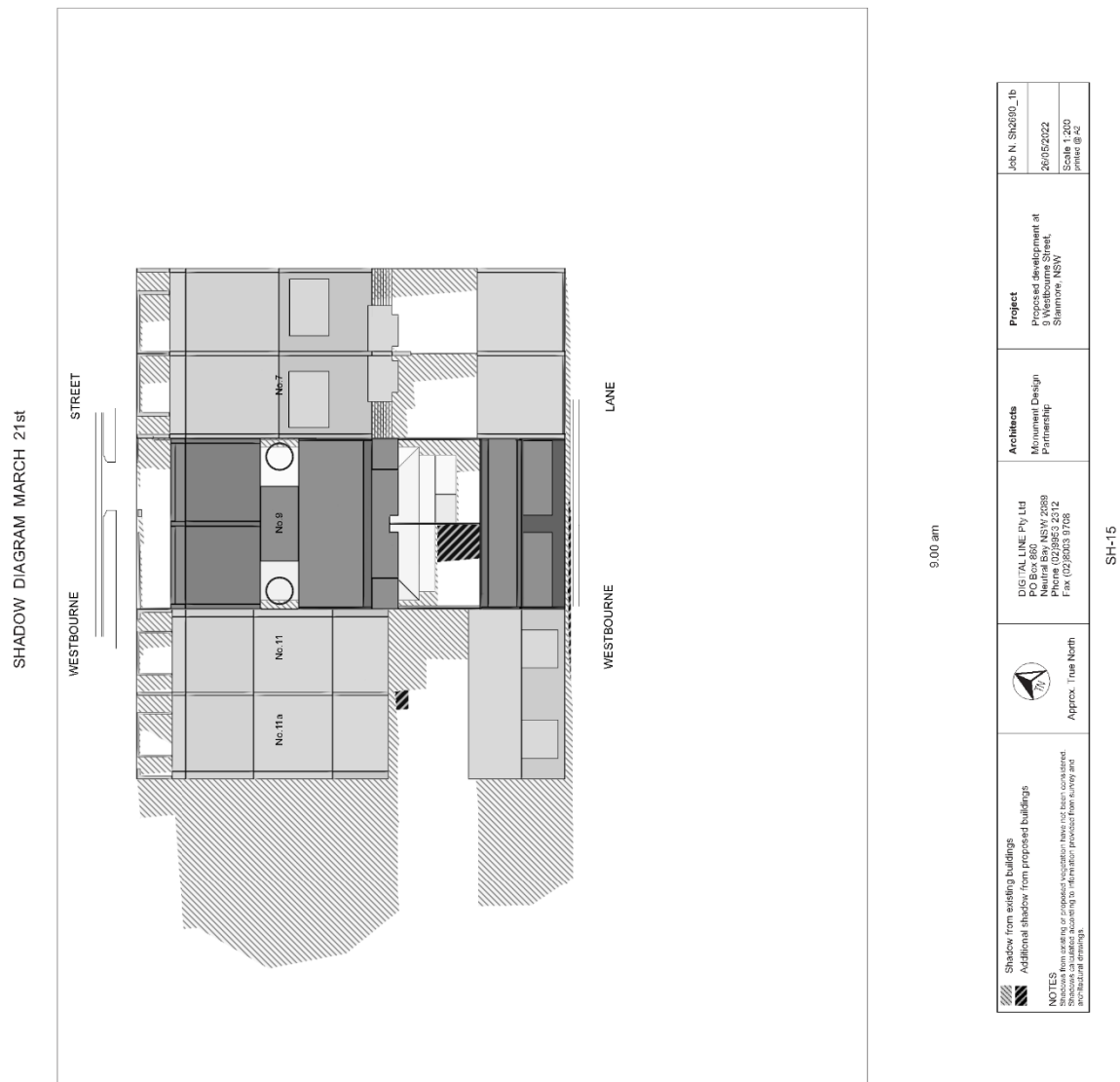
<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES</p> <p>Shadows from existing or proposed buildings have not been considered. Shadows are subject to alteration provided from survey and architectural drawings.</p>		<p>DIGITAL LINE Pty Ltd</p> <p>10/100 West Street</p> <p>Neutral Bay NSW 2289</p> <p>Phone (02) 9452 2212</p> <p>Fax (02) 9453 9708</p>	<p><b>Architects</b></p> <p>Monument Design</p> <p>Partnership</p>	<p><b>Project</b></p> <p>Proposed development at</p> <p>10/100 West Street</p> <p>Shamrock NSW</p>	<p>Job N. SH2000_1b</p> <p>26/05/2022</p> <p>Scale 1:200</p> <p>Page 8 of 8</p>
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SH-17



	<b>Shadow from existing buildings</b> Additional shadow from proposed buildings		<b>Architects</b> DIGITAL LINE Pty Ltd PO Box 820 Neutral Bay NSW 2289 Phone (02)9452 2312 Fax (02)9453 9708	<b>Project</b> Proposed development at 10/100-102/104 Neutral Bay Shamrock NSW	Job N. SH2000_1b
<b>NOTES</b> Shadows from existing or proposed buildings have not been considered. Shadows are subject to change in accordance with information provided from survey and architectural drawings.					20/05/2022 Scale 1:200 page 8 of 8

SH-16



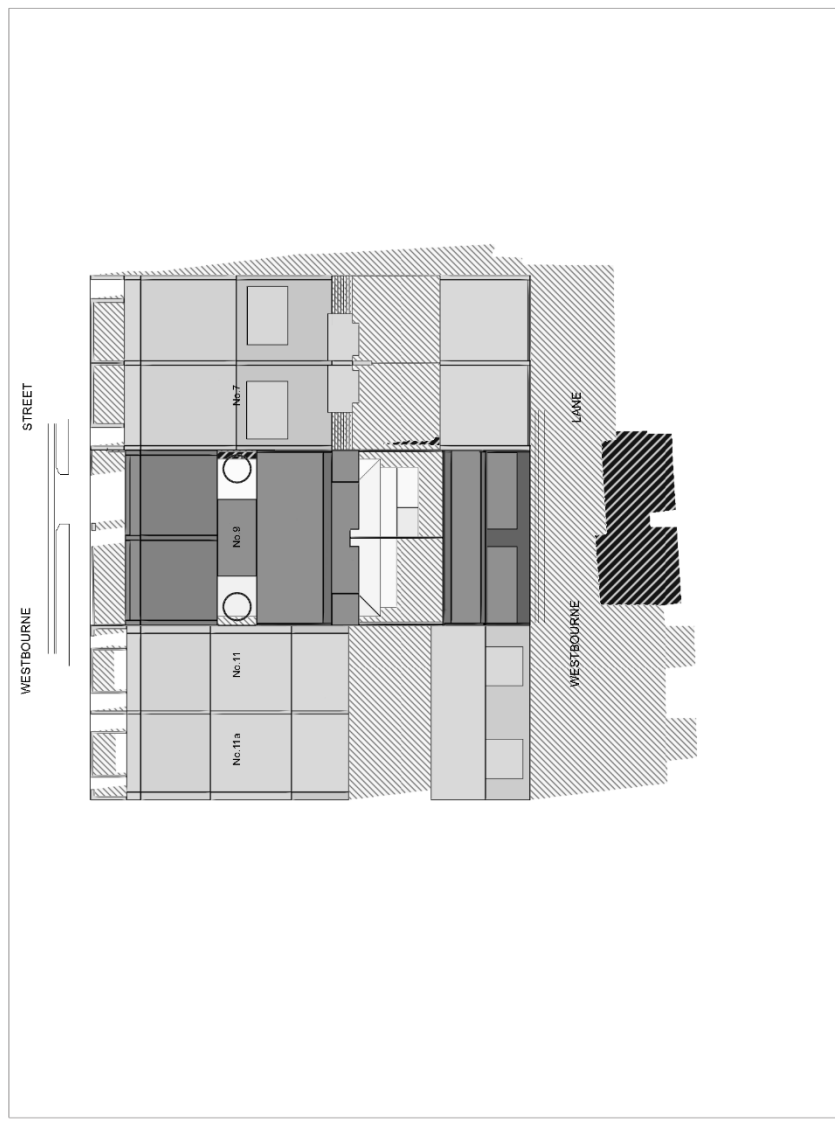
SHADOW DIAGRAM JUNE 21st



<div> <div></div> <div>Shadow from existing buildings</div> </div> <div> <div></div> <div>Additional shadow from proposed buildings</div> </div>	<div> <div></div> <div>NOTES</div> </div> <div> <div>Shadows from existing or proposed buildings have not been considered</div> <div>Shadows are subject to change in relation to information provided from survey and architectural drawings</div> </div>	<div> <div></div> <div>Approx. True North</div> </div>	<div> <div>DIGITAL LINE Pty Ltd</div> <div>10/100 Westbourne Street</div> <div>Neutral Bay NSW 2289</div> <div>Phone (02)9452 2212</div> <div>Fax (02)9453 9708</div> </div>	<div> <div>Architects</div> <div>Monument Design</div> <div>Partnership</div> </div>	<div> <div>Project</div> <div>Proposed development at</div> <div>11 Westbourne Street</div> <div>Shamrock NSW</div> </div>	<div> <div>Job N. SH2000_1b</div> <div>26/05/2022</div> </div>
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SH-14

SHADOW DIAGRAM JUNE 21st



2.00 pm

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES</p> <p>Shadows from existing or proposed buildings have not been considered. Shadows are subject to alteration in accordance with survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd</p> <p>10/100-100000</p> <p>Neutral Bay NSW 2288</p> <p>Phone (02)9452 2212</p> <p>Fax (02)9453 9708</p>	<p><b>Architects</b></p> <p>Monument Design</p> <p>Partnership</p>	<p><b>Project</b></p> <p>Proposed development at</p> <p>10/100-100000</p> <p>Shamrock NSW</p>	<p>Job N. SH2000_1b</p> <p>26/05/2022</p> <p>Scale 1:200</p> <p>Page 8 of 8</p>
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SH-13

SHADOW DIAGRAM JUNE 21st



<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES</p> <p>Shadows from existing or proposed buildings have not been considered. Shadows are subject to alteration provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd          10/100-100/100          Neutral Bay NSW 2289          Phone (02)9452 2312          Fax (02)9453 9708</p>	<p>Architects</p> <p>Monument Design          Parramatta</p>	<p>Project</p> <p>Proposed development at          26/25/2022          Parramatta          Parramatta NSW</p>	<p>Job N. SH2000_1b</p> <p>26/05/2022</p> <p>Scale 1:200</p> <p>Page 4 of 4</p>
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SH-12

SHADOW DIAGRAM JUNE 21st



12.00 noon

Shadow from existing buildings Additional shadow from proposed buildings NOTES Shadow from existing or proposed buildings have not been considered. Shadows are indicated according to information provided from survey and architectural drawings.		DIGITAL LINE Pty Ltd 1/100-1/110 Neutral Bay NSW 2289 Phone (02)9453 2312 Fax (02)9453 9708	<b>Architects</b> Monument Design Parramatta	<b>Project</b> Proposed development at 1/100-1/110 Neutral Bay, NSW Sydney, NSW	Job N. SH2000_1b 26/05/2022 Scale 1:200 Page 4 of 4
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SH-11

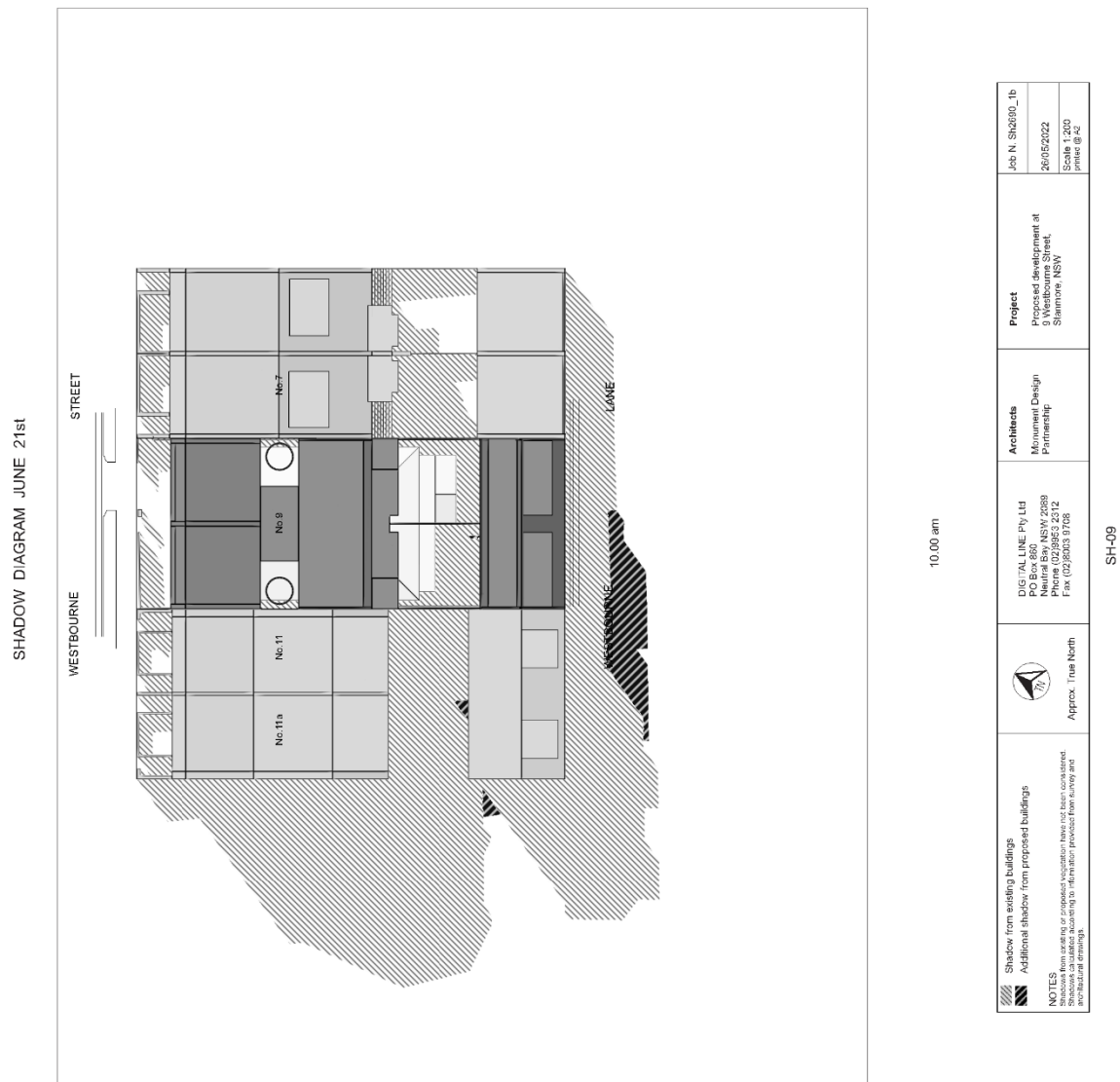
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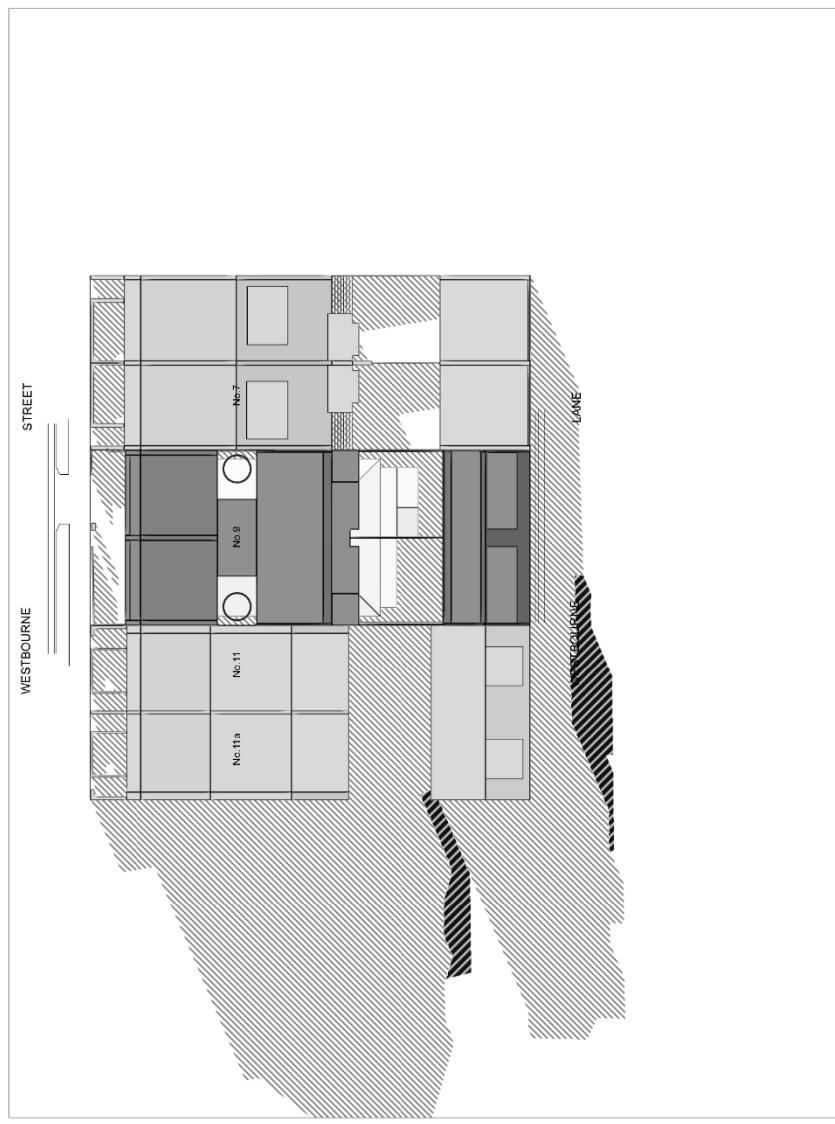
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<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES</p> <p>Shadows from existing or proposed buildings have not been considered. Shadows are subject to alteration in information provided from survey and architectural drawings.</p>		<p>DIGITAL LINE Pty Ltd</p> <p>10/100-1000</p> <p>Neutral Bay NSW 2289</p> <p>Phone (02)9452 2312</p> <p>Fax (02)9453 9708</p>	<p><b>Architects</b></p> <p>Monsieur Design</p> <p>Perth</p>	<p><b>Project</b></p> <p>Proposed development at</p> <p>10/100-1000</p> <p>Neutral Bay NSW</p>	<p>Job N: SH2000_1b</p> <p>26/05/2022</p> <p>Scale 1:200</p> <p>Page 8 of 8</p>
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SH-10



SHADOW DIAGRAM JUNE 21st

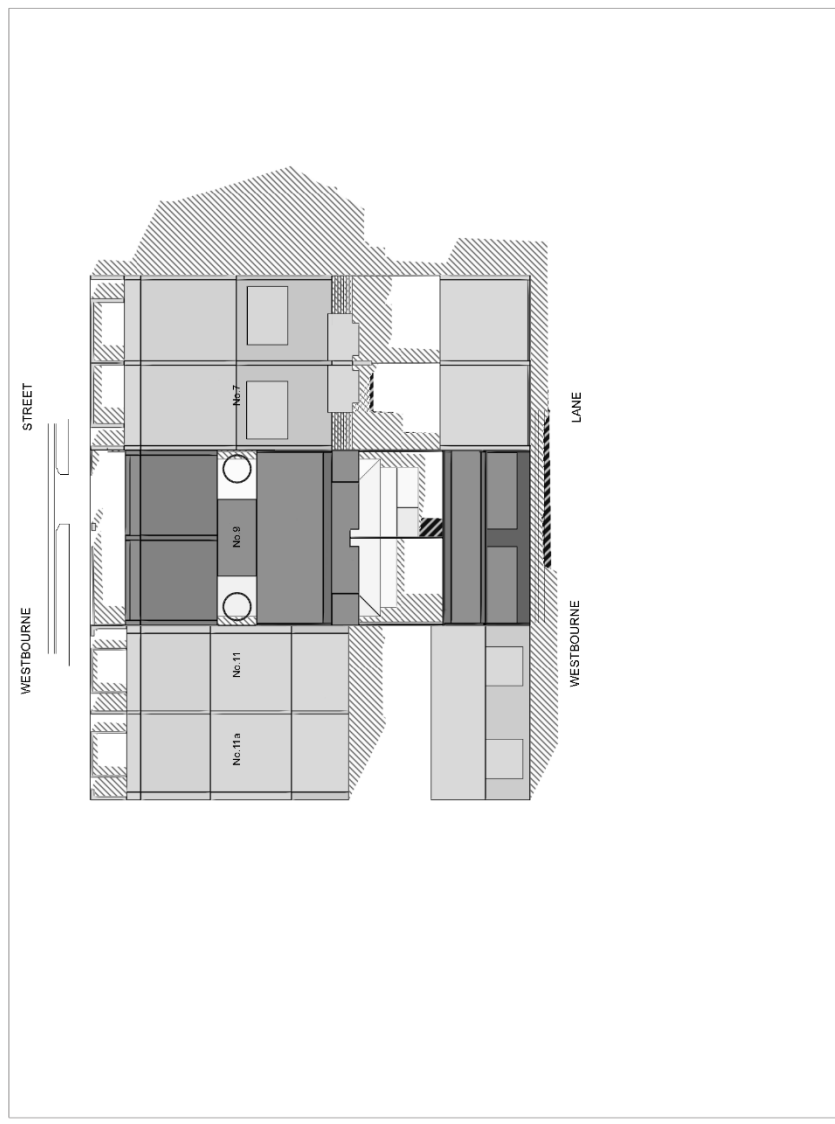


9:00 am

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SH-08

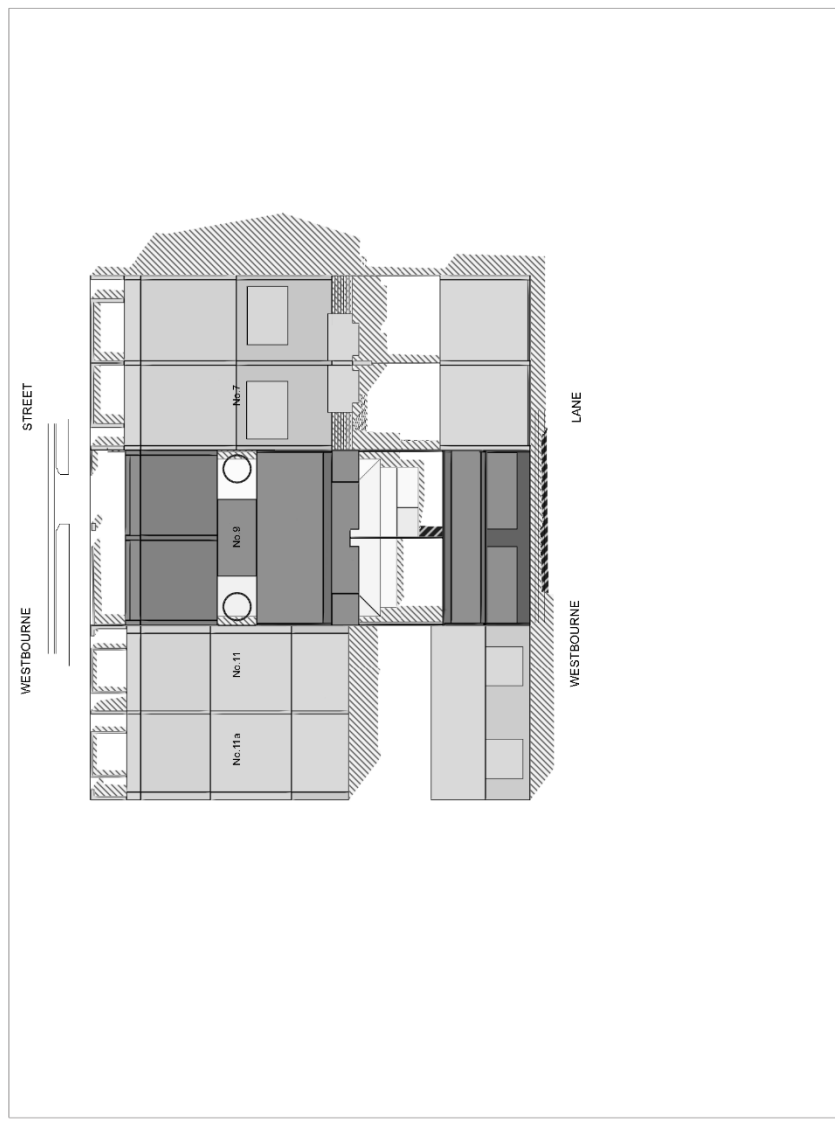
SHADOW DIAGRAM DECEMBER 21st



<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES</p> <p>Shadows from existing or proposed buildings have not been considered. Shadows are subject to alteration provided from survey and architectural drawings.</p>	<p>Approx. True North</p> 	<p>DIGITAL LINE Pty Ltd</p> <p>10/100 Westbourne Street</p> <p>Neutral Bay NSW 2289</p> <p>Phone (02)9452 2312</p> <p>Fax (02)9453 9708</p>	<p>Architects</p> <p>Monument Design</p> <p>Partnership</p>	<p>Project</p> <p>Proposed development at</p> <p>11 Westbourne Street,</p> <p>Shamrock NSW</p>	<p>Job N. SH2000_1b</p> <p>26/05/2022</p> <p>Scale 1:200</p> <p>Page 4 of 4</p>
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SH-07

SHADOW DIAGRAM DECEMBER 21st

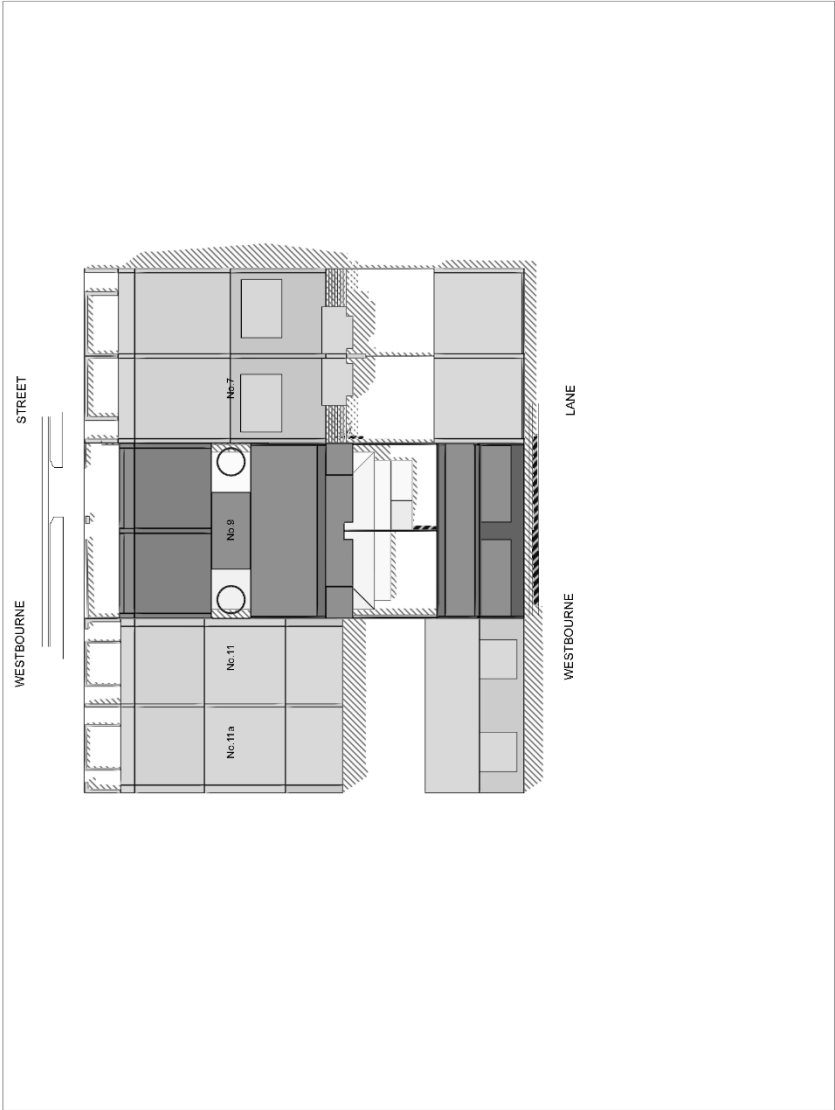


2.00 pm

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES</p> <p>Shadows from existing or proposed buildings have not been considered. Shadows are subject to alteration provided from survey and architectural drawings.</p>		<p>DIGITAL LINE Pty Ltd</p> <p>10/100/100</p> <p>Neutral Bay NSW 2289</p> <p>Phone (02)9452 2312</p> <p>Fax (02)9453 9708</p>	<p><b>Architects</b></p> <p>Momentum Design</p> <p>Partnership</p>	<p><b>Project</b></p> <p>Proposed development at</p> <p>10/100/100</p> <p>Neutral Bay, NSW</p> <p>Shamrock NSW</p>	<p>Job N. SH2000_1b</p> <p>26/05/2022</p> <p>Scale 1:200</p> <p>Page 6 of 6</p>
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SH-06

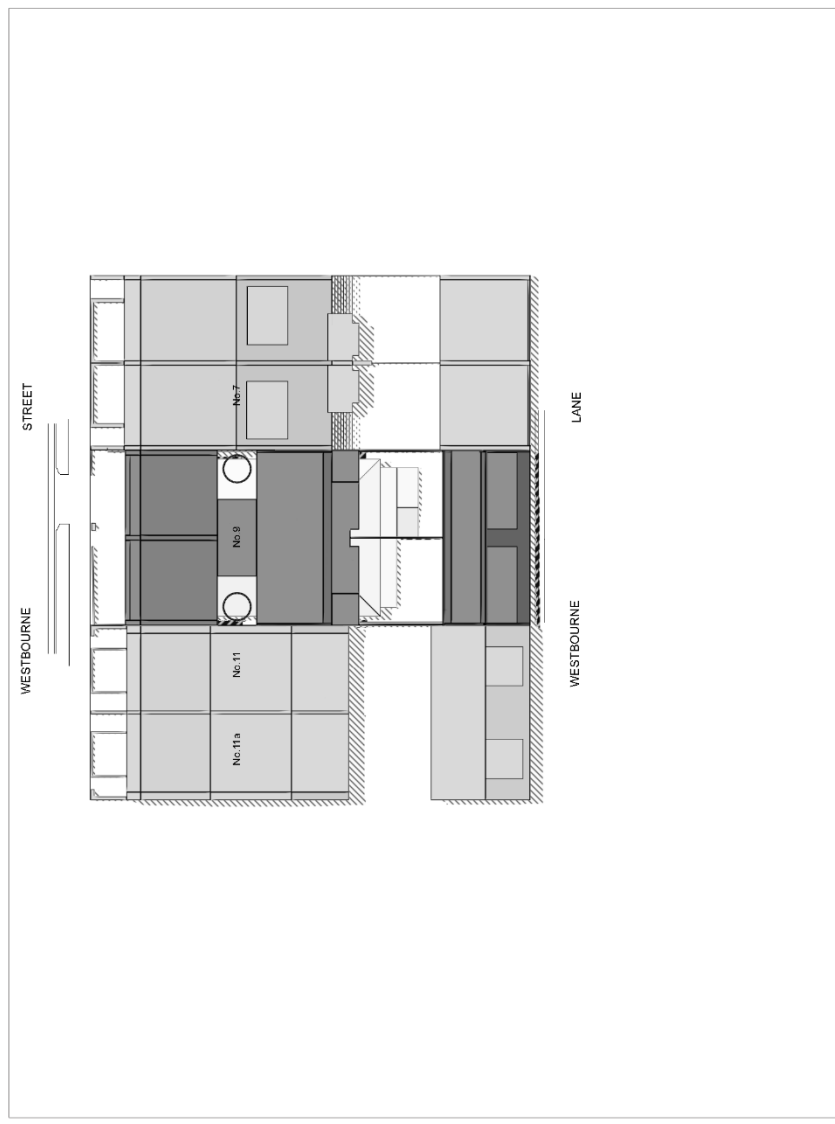
SHADOW DIAGRAM DECEMBER 21st



	<b>Shadow from existing buildings</b> Additional shadow from proposed buildings		<b>Architects</b> DIGITAL LINE Pty Ltd PO Box 880 Neutral Bay NSW 2289 Phone (02)9452 2312 Fax (02)9453 9708	<b>Project</b> Proposed development at 10/100-102/104 Neutral Bay, NSW Shamrock NSW	Job N. SH2000_1b
<b>NOTES</b> Shadows from existing or proposed buildings have not been considered Shadows are subject to change in accordance with the survey and architectural drawings.					20/05/2022 Scale 1:200 print.cdw

SH-05

SHADOW DIAGRAM DECEMBER 21st

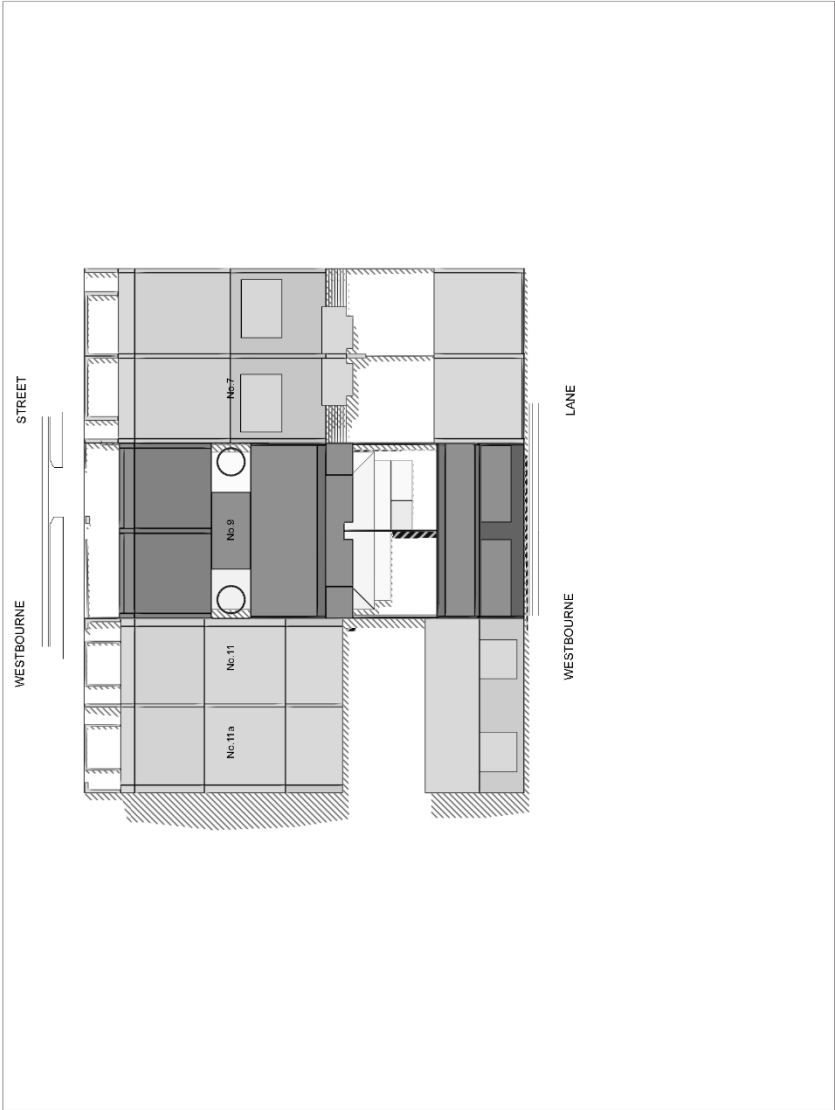


12.00 noon

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES</p> <p>Shadows from existing or proposed buildings have not been considered. Shadows are indicated according to information provided from survey and architectural drawings.</p>	<p>Approx. True North</p>	<p>DIGITAL LINE Pty Ltd</p> <p>10/100-1000</p> <p>Neutral Bay NSW 2289</p> <p>Phone (02)9453 2312</p> <p>Fax (02)9453 9708</p>	<p><b>Architects</b></p> <p>Momentum Design</p> <p>Partnership</p>	<p><b>Project</b></p> <p>Proposed development at</p> <p>10/100-1000</p> <p>Neutral Bay, NSW</p> <p>Shamrock NSW</p>	<p>Job N. SH2000_1b</p> <p>26/05/2022</p> <p>Scale 1:200</p> <p>Page 4 of 4</p>
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SH-04

SHADOW DIAGRAM DECEMBER 21st

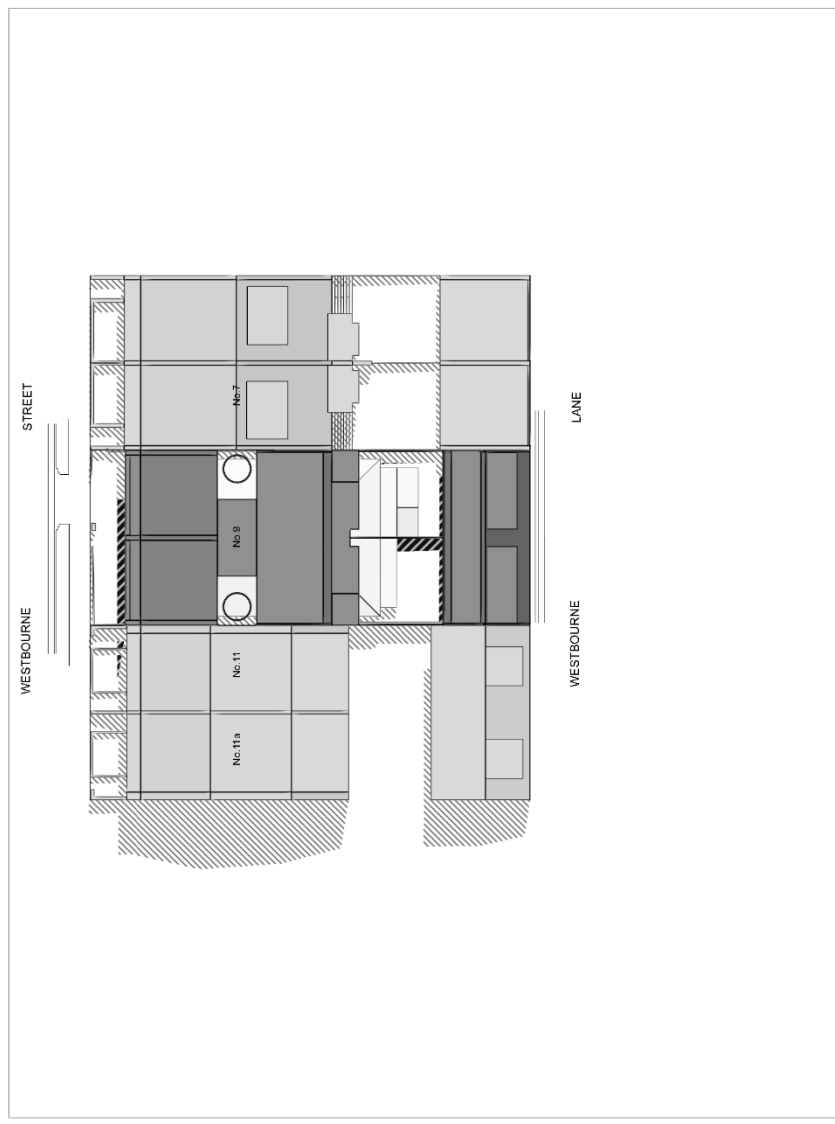


11.00 am

 Shadow from existing buildings	 Additional shadow from proposed buildings	<b>NOTES</b> Shadows from existing or proposed buildings have not been considered. Shadows are indicated according to information provided from survey and architectural drawings.	 Approx. True North	<b>Architects</b> DIGITAL LINE Pty Ltd 10/100-102/104 Neutral Bay NSW 2289 Phone (02)9452 2312 Fax (02)9453 9708	<b>Project</b> Proposed development at 10/100-102/104 Neutral Bay, Sydney Shamrock NSW	Job N. SH2000_1b

SH-03

SHADOW DIAGRAM DECEMBER 21st

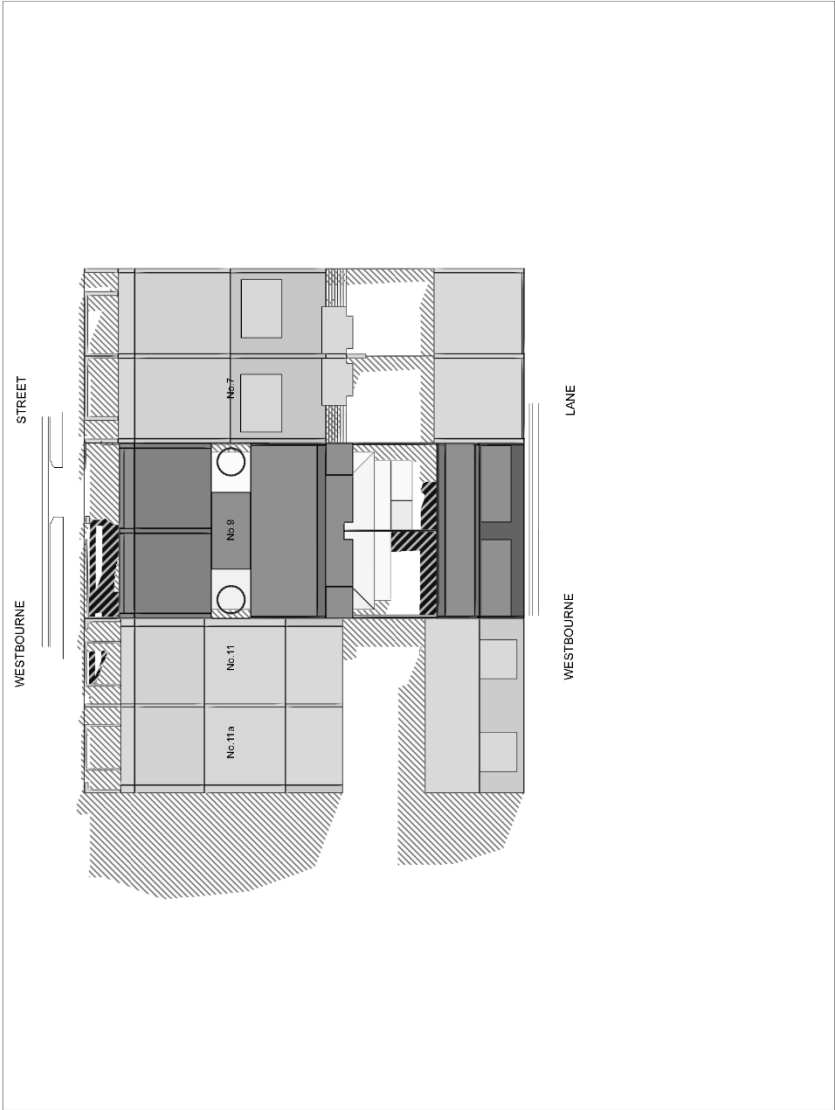


10.00 am

<p>Shadow from existing buildings</p> <p>Additional shadow from proposed buildings</p> <p>NOTES</p> <p>Shadows from existing or proposed buildings have not been considered. Shadows are subject to alteration provided from survey and architectural drawings.</p>	<p>Approx. True North</p> 	<p>DIGITAL LINE Pty Ltd</p> <p>10/100/100/100</p> <p>Neutral Bay NSW 2289</p> <p>Phone (02)9452 2312</p> <p>Fax (02)9453 9708</p>	<p>Architects</p> <p>Monsieur Design</p> <p>Perth WA</p>	<p>Project</p> <p>Proposed development at</p> <p>10/100/100/100</p> <p>Shamrock NSW</p>	<p>Job N. SH2000_1b</p> <p>26/05/2022</p> <p>Scale 1:200</p> <p>Page 8 of 8</p>
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SH-02

SHADOW DIAGRAM DECEMBER 21st

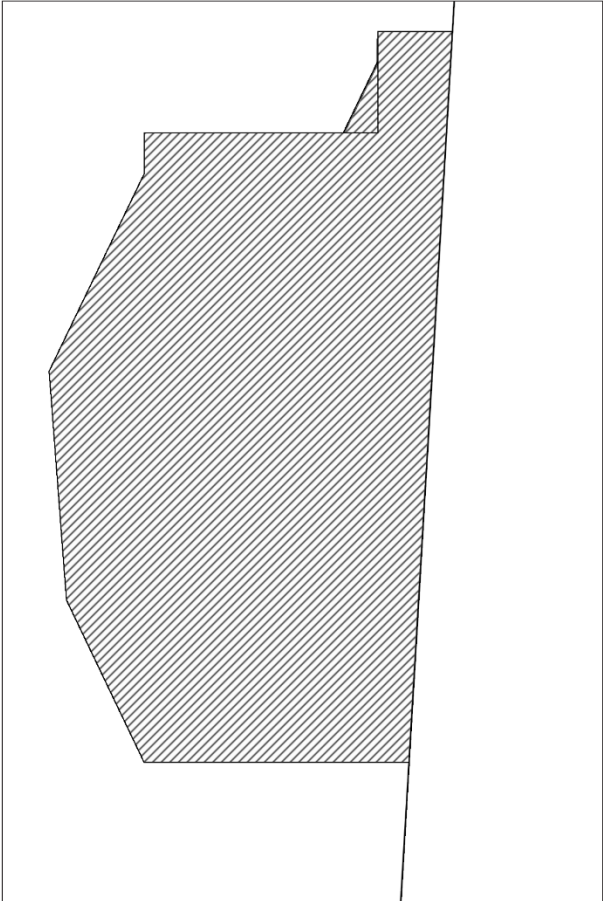


9:00 am

 Shadow from existing buildings	 Additional shadow from proposed buildings	<b>NOTES</b> Shadows from existing or proposed buildings have not been considered. Shadows are indicated according to information provided from survey and architectural drawings.	 Approx. True North	<b>Architects</b> DIGITAL LINE Pty Ltd 10/100-102/104 Neutral Bay NSW 2289 Phone (02)9452 2312 Fax (02)9453 9708	<b>Project</b> Proposed development at 10/100-102/104 Neutral Bay, Sydney Shamrock NSW	Job N. SH2000_1b
						26/05/2022
						Scale 1:200 Page 4 of 4

SH-01

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
MARCH 21st

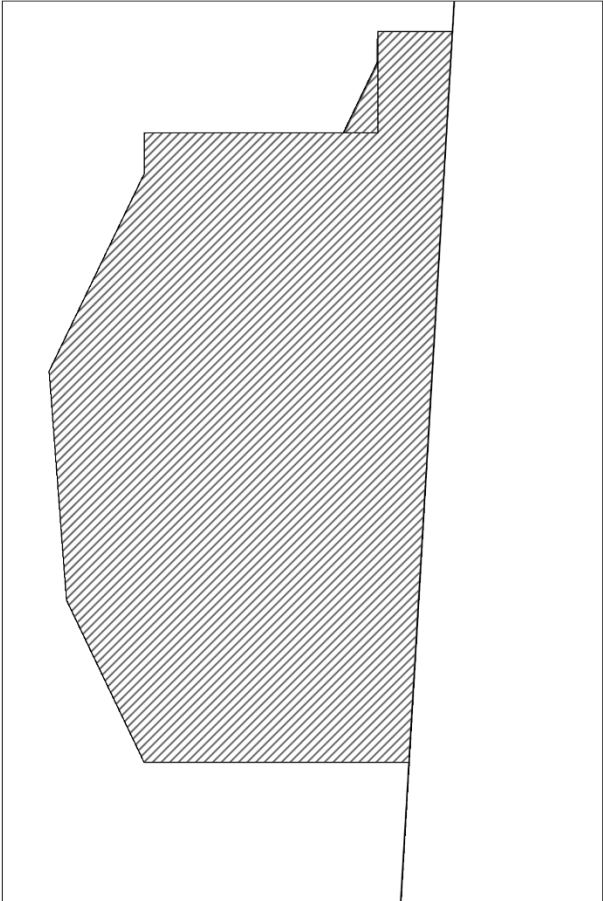


3.00 pm


 Shadow from existing buildings Additional shadow from proposed buildings	<b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are based on information provided from survey and architectural drawings.		<b>Architects</b> Monument Design Partnership	<b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW	Job N. Shz2690_3b
					26/05/2022
					Scale 1:100 printed @ A3

SH-21

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
MARCH 21st

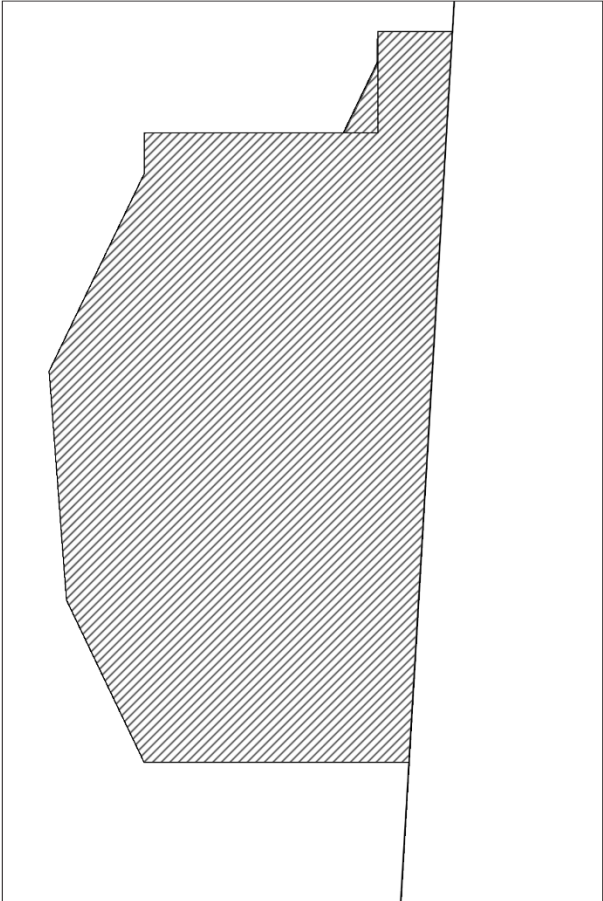


2.00 pm


 <div>Shadow from existing buildings Additional shadow from proposed buildings</div>	<div>NOTES</div> <div>Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</div>		<div>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</div>	<div>Architects</div> <div>Monument Design Partnership</div>	<div>Project</div> <div>Proposed development at 9 Westbourne Street, Sianmore, NSW</div>	Job N. Shz690_3b
						26/05/2022
						Scale 1:100 printed @ A3

SH-20

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
MARCH 21st

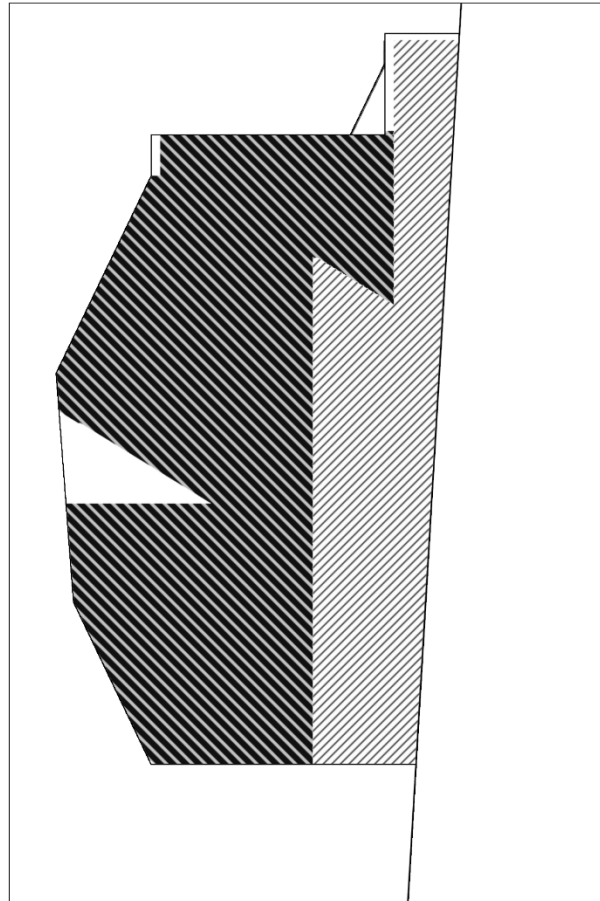


1.00 pm

 Shadow from existing buildings  Additional shadow from proposed buildings	<b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.		<b>Architects</b> Monument Design Partnership	<b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW	Job N. Shz2690_3b
					26/05/2022
					Scale 1:100 printed @ A3

SH-19

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
MARCH 21st

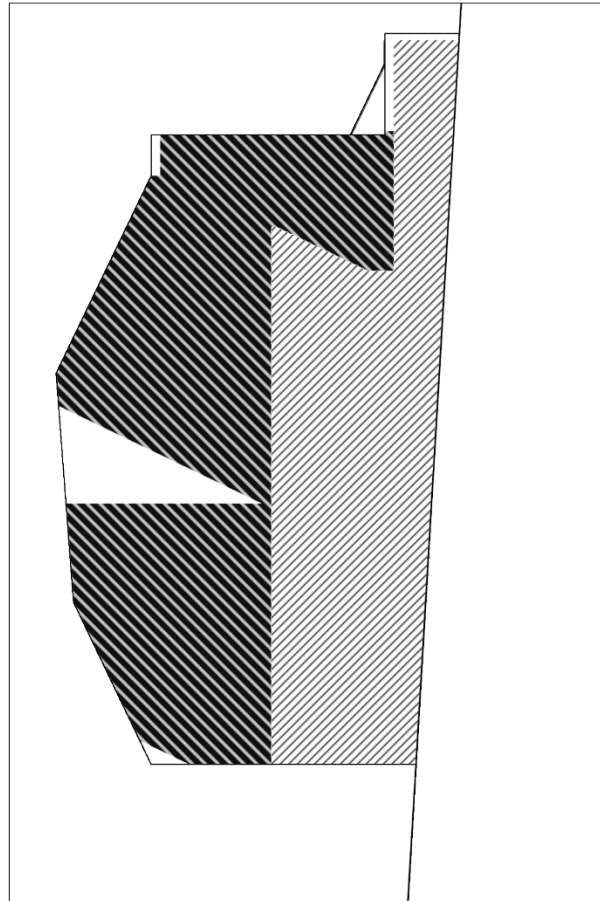


12.00 noon

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz2690_3b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-18

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
MARCH 21st

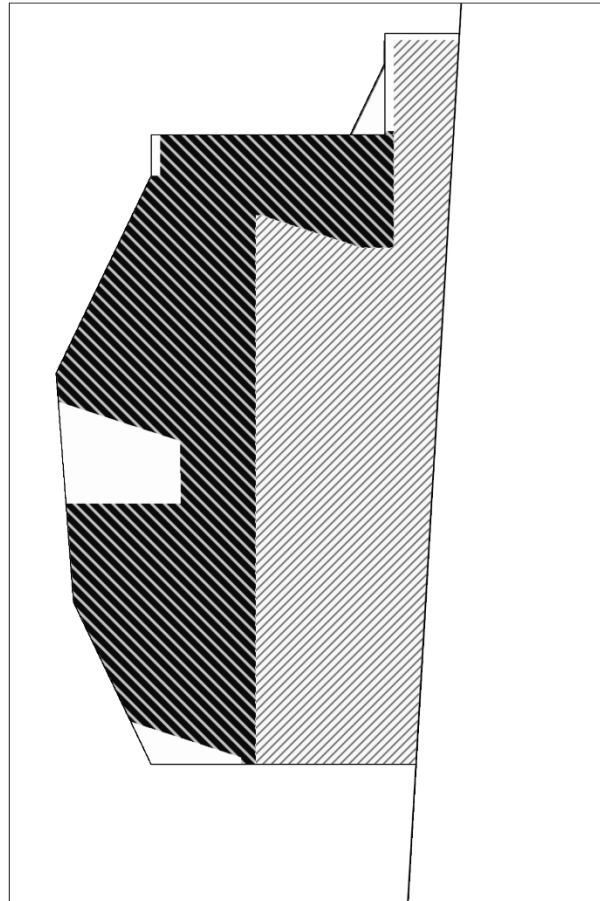


11.00 am

<div> <div></div> <div>Shadow from existing buildings</div> </div> <div> <div></div> <div>Additional shadow from proposed buildings</div> </div> <div> <p><b>NOTES</b></p> <p>Shadows from existing or proposed vegetation have not been considered. Shadows are based on information provided from survey and architectural drawings.</p> </div>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz2690_3b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-17

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
MARCH 21st

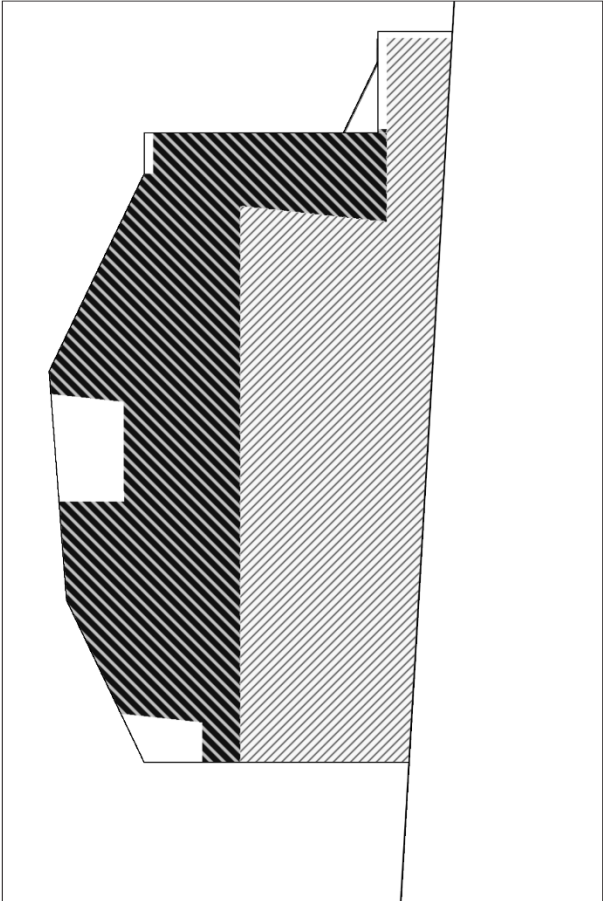


10.00 am


<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are based on information provided from survey and architectural drawings.</p>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz2690_3b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-16

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
MARCH 21st

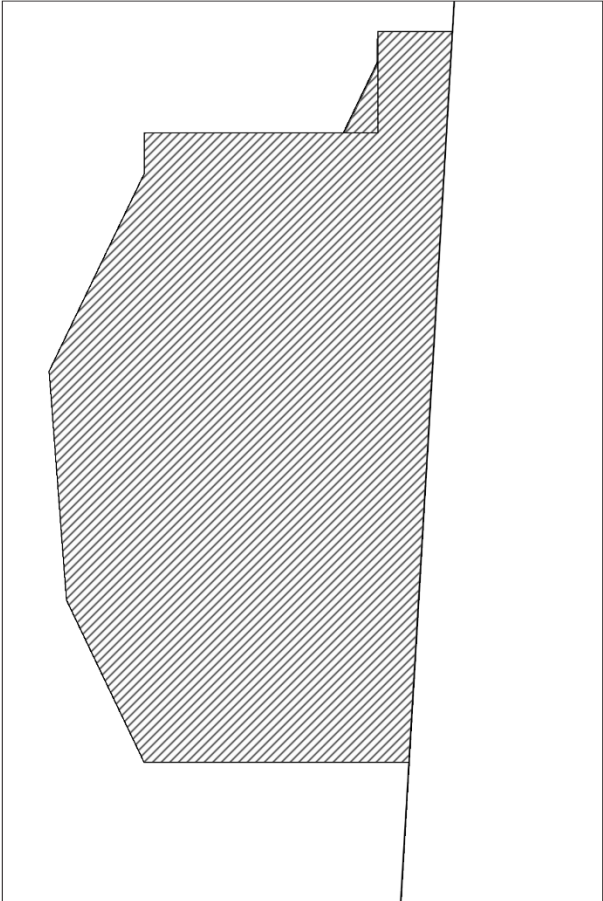


9.00 am



 Shadow from existing buildings  Additional shadow from proposed buildings  <b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.		<b>Architects</b> Monument Design Partnership	<b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW	Job N. Shz2690_3b
		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708		26/05/2022
				Scale 1:100 printed @ A3

SH-15

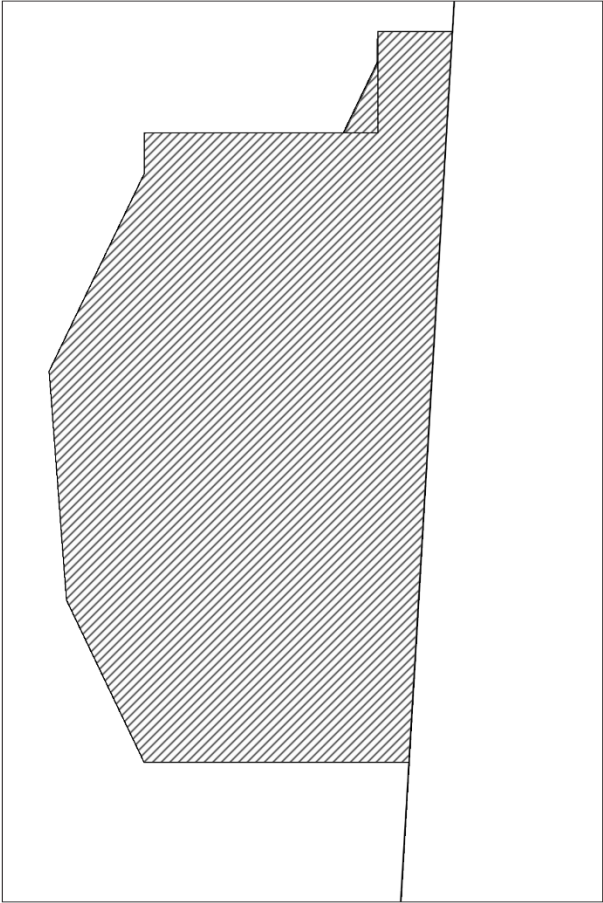
SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
JUNE 21st




3.00 pm

 Shadow from existing buildings Additional shadow from proposed buildings		Architects Monument Design Partnership	Project Proposed development at 9 Westbourne Street, Stannmore, NSW	Job N. Shz2690_3b	
				26/05/2022	
				Scale 1:100 printed @ A3	
 NOTES Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708			
		SH-14			

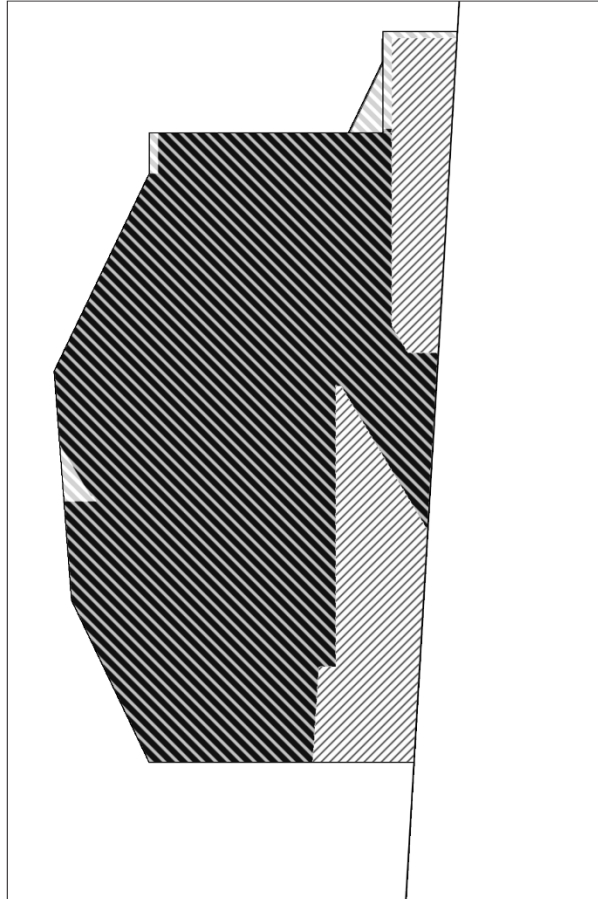
SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
JUNE 21st



2.00 pm

 Shadow from existing buildings Additional shadow from proposed buildings		Architects Monument Design Partnership	Project Proposed development at 9 Westbourne Street, Stannmore, NSW	Job N. Shz2690_3b		
				26/05/2022		
				Scale 1:100 printed @ A3		
<b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708				
		SH-13				

SHADOW DIAGRAM EAST ELEVATION OF No 11 WESTBOURNE STREET  
JUNE 21st

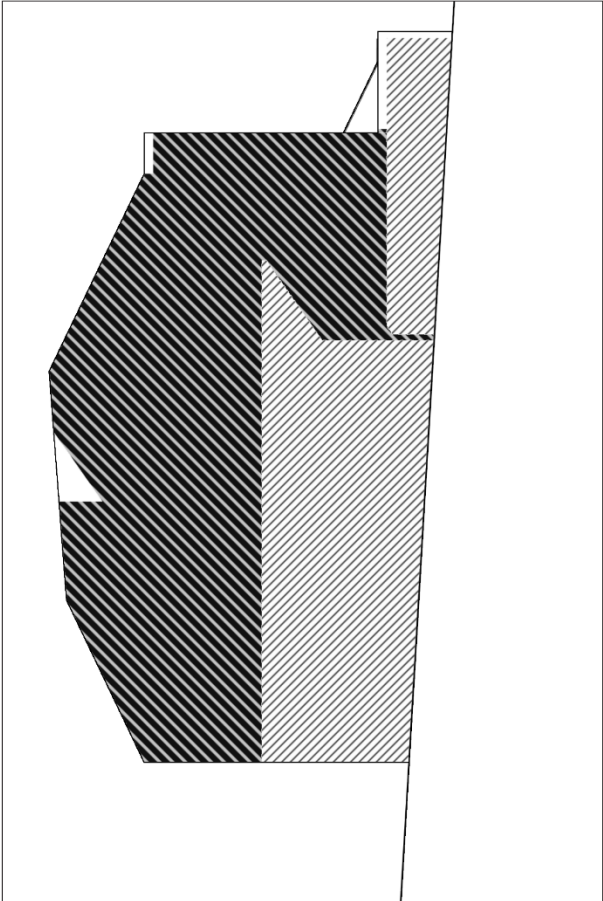


1.00 pm



<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>Architects</b> Monument Design Partnership</p> <p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz2690_3b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-12

SHADOW DIAGRAM EAST ELEVATION OF No 11 WESTBOURNE STREET  
JUNE 21st

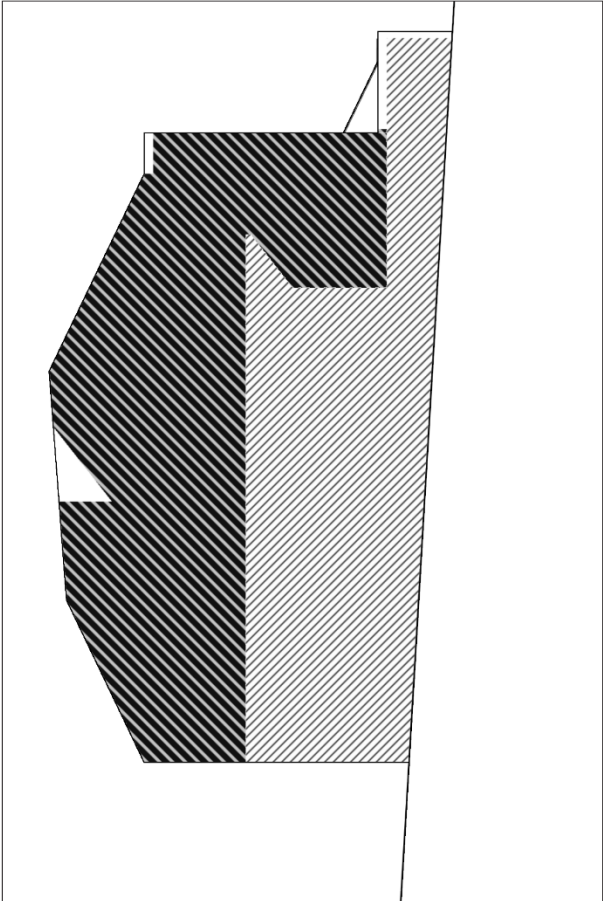


12.00 noon


 Shadow from existing buildings  Additional shadow from proposed buildings  <b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.			<b>Architects</b> Monument Design Partnership	<b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW	Job N. Shz2690_3b
			DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708		26/05/2022
					Scale 1:100 printed @ A3

SH-11

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
JUNE 21st

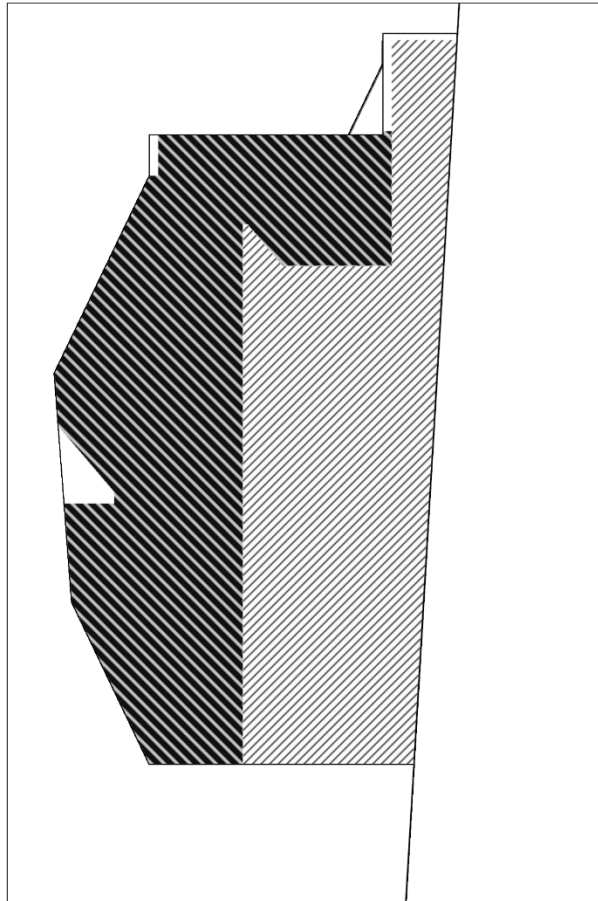


11.00 am

 Shadow from existing buildings  Additional shadow from proposed buildings  <b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are shown according to information provided from survey and architectural drawings.			<b>Architects</b> Monument Design Partnership	<b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW	Job N. Shz2690_3b
			DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708		26/05/2022
					Scale 1:100 printed @ A3

SH-10

SHADOW DIAGRAM EAST ELEVATION OF No 11 WESTBOURNE STREET  
JUNE 21st

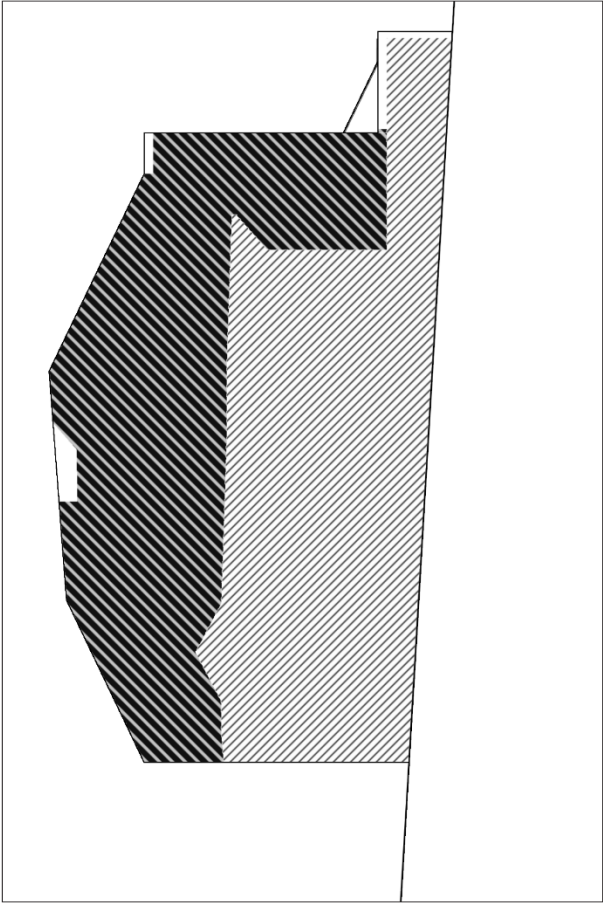


10.00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz2690_3b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-09

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
JUNE 21st

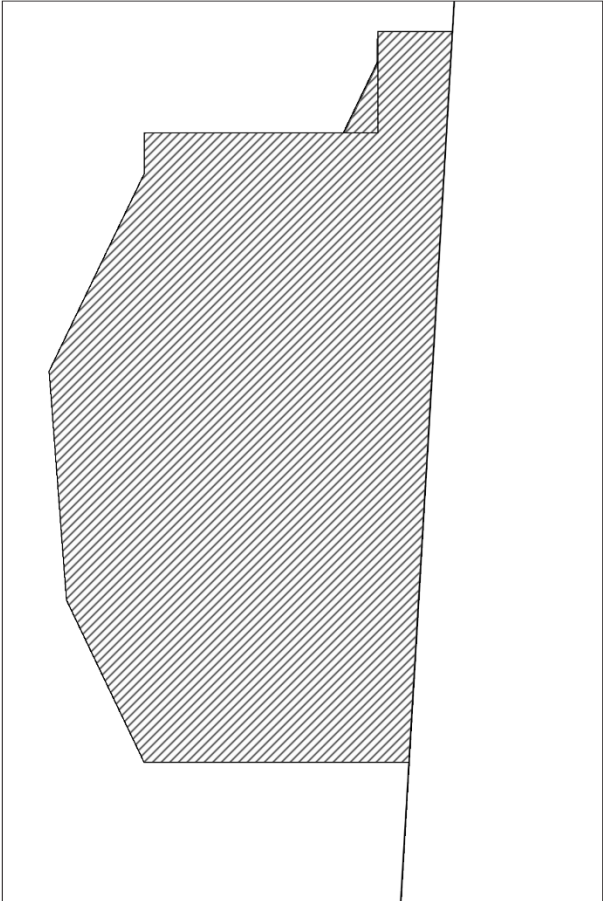


9.00 am

<div><div></div><div></div></div> <div>Shadow from existing buildings Additional shadow from proposed buildings</div> <div>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</div>			<div>Architects</div> <div>Monument Design Partnership</div>	<div>Project</div> <div>Proposed development at 9 Westbourne Street, Sianmore, NSW</div>	<div>Job N. Shz2690_3b</div> <div>26/05/2022</div> <div>Scale 1:100 printed @ A3</div>

SH-08

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
DECEMBER 21st

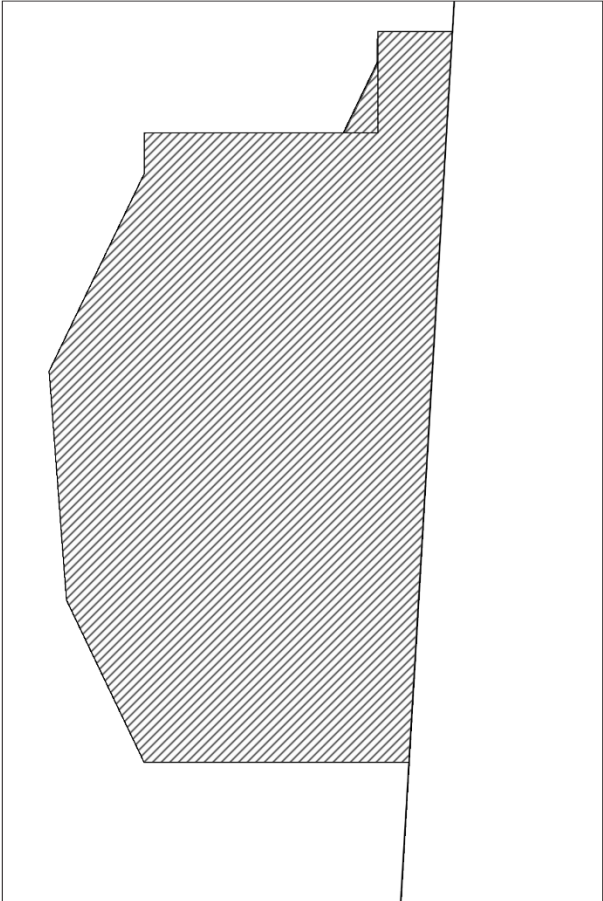


3.00 pm



 Shadow from existing buildings Additional shadow from proposed buildings  <b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are based on information provided from survey and architectural drawings.			<b>Architects</b> Monument Design Partnership	<b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW	Job N. Shz2690_3b
			DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708		26/05/2022
					Scale 1:100 printed @ A3

SH-07

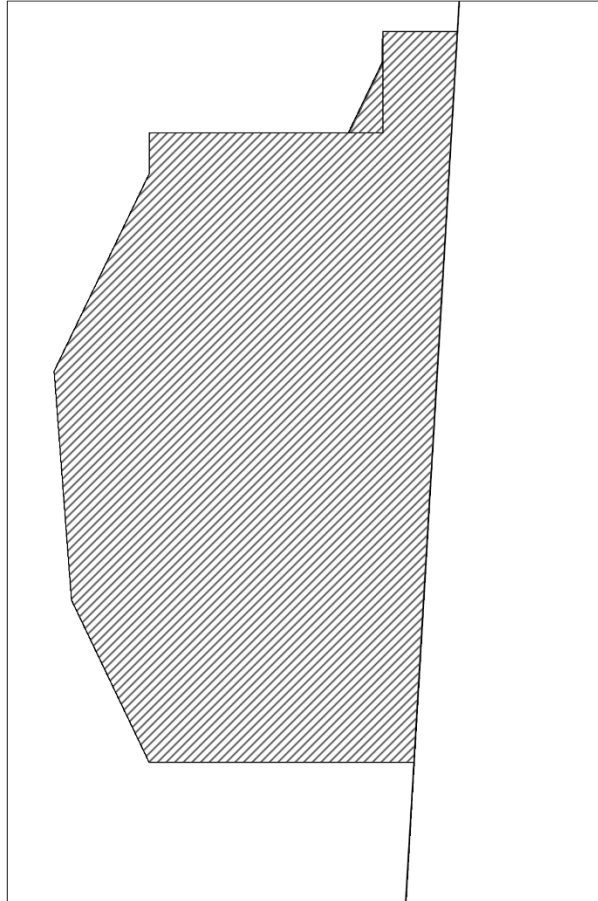
SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
DECEMBER 21st



2.00 pm

 Shadow from existing buildings  Additional shadow from proposed buildings	NOTES Shadows from existing or proposed vegetation have not been considered. Shadows calculated according to information provided from survey and architectural drawings.	DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	Architects Monument Design Partnership	Project Proposed development at 9 Westbourne Street, Stannmore, NSW	Job N. Shz2690_3b				
					26/05/2022				
					Scale 1:100 printed @ A3				
SH-06									

SHADOW DIAGRAM EAST ELEVATION OF No 11 WESTBOURNE STREET  
DECEMBER 21st

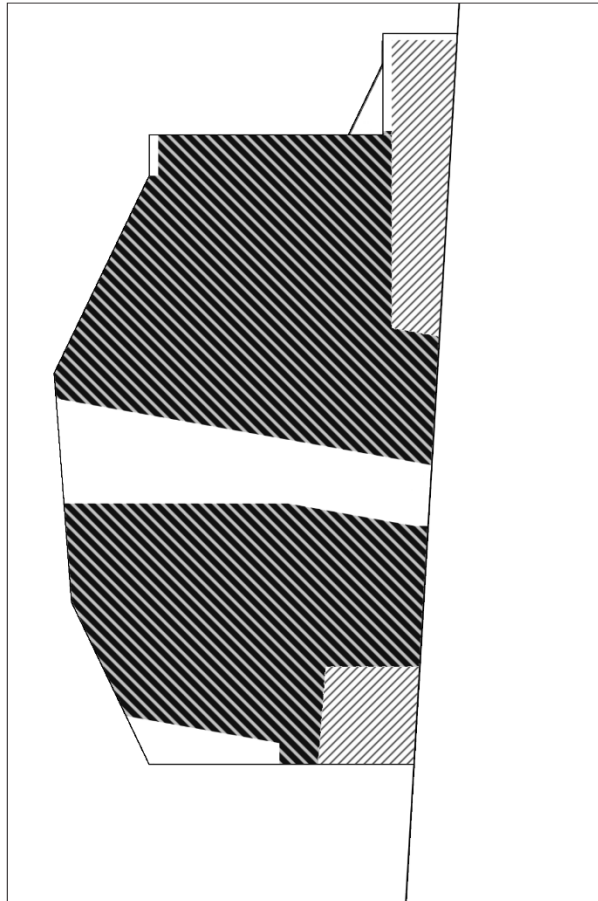


1.00 pm

<div> <div></div> <div>Shadow from existing buildings</div> </div> <div> <div></div> <div>Additional shadow from proposed buildings</div> </div> <div> <p><b>NOTES</b></p> <p>Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p> </div>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<div>Job N. Shz690_3b</div> <div>26/05/2022</div> <div>Scale 1:100 printed @ A3</div>
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SH-05

SHADOW DIAGRAM EAST ELEVATION OF No 11 WESTBOURNE STREET  
DECEMBER 21st

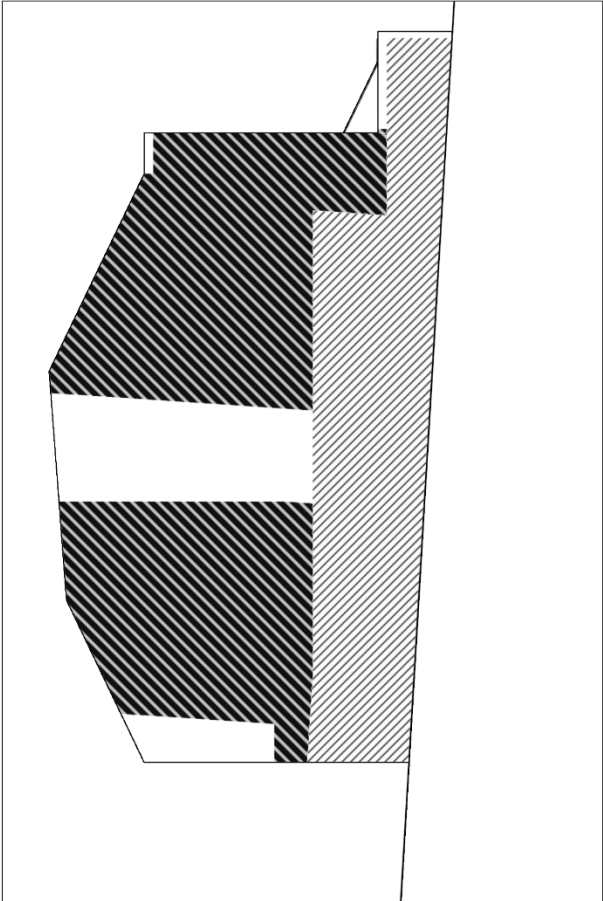


12.00 noon

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>Architects</b> Monument Design Partnership</p> <p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz690_3b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-04

SHADOW DIAGRAM EAST ELEVATION OF № 11 WESTBOURNE STREET  
DECEMBER 21st

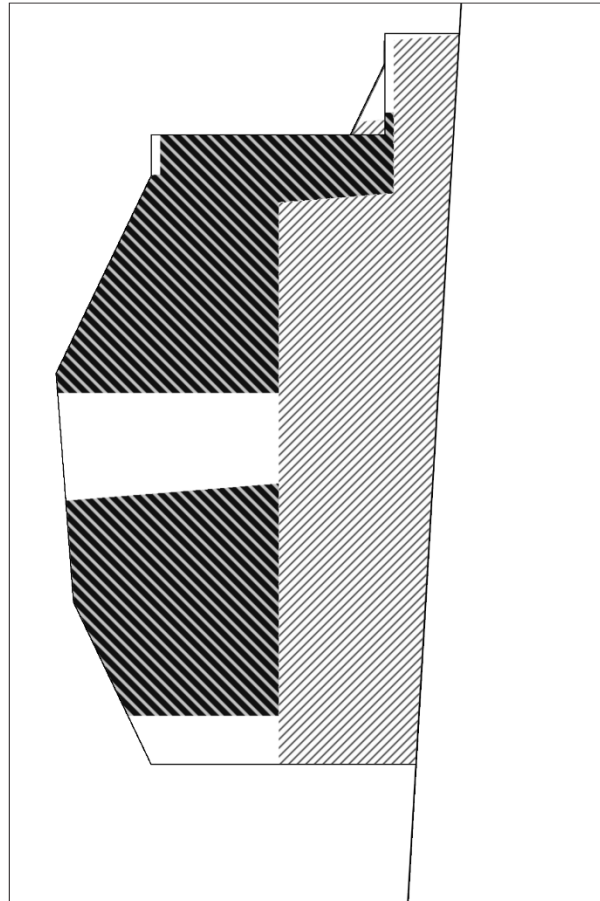


11.00 am

 Shadow from existing buildings  Additional shadow from proposed buildings  <b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are based on information provided from survey and architectural drawings.		<b>Architects</b> Monument Design Partnership	<b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW	Job N. Shz2690_3b
		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708		26/05/2022
				Scale 1:100 printed @ A3

SH-03

SHADOW DIAGRAM EAST ELEVATION OF No 11 WESTBOURNE STREET  
DECEMBER 21st

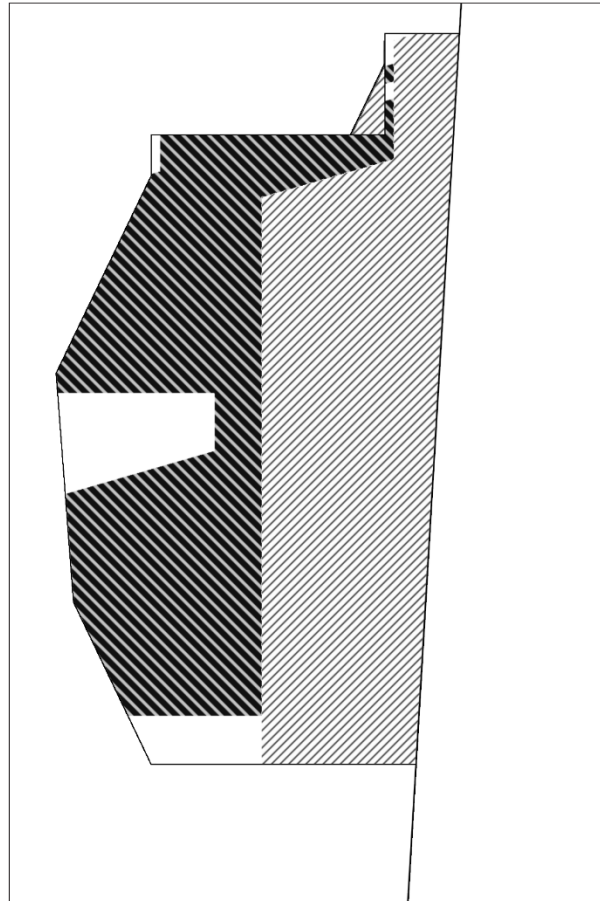


10.00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Slanmore, NSW</p>	<p>Job N. Sh2690_3b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-02

SHADOW DIAGRAM EAST ELEVATION OF No 11 WESTBOURNE STREET  
DECEMBER 21st

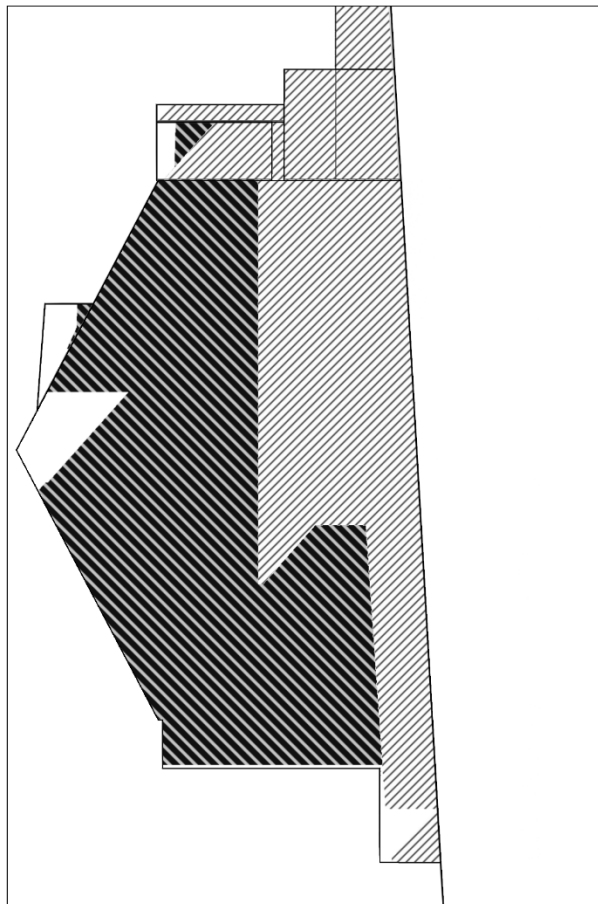


9.00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>Architects</b> Monument Design Partnership</p> <p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz2690_3b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-01

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
MARCH 21st

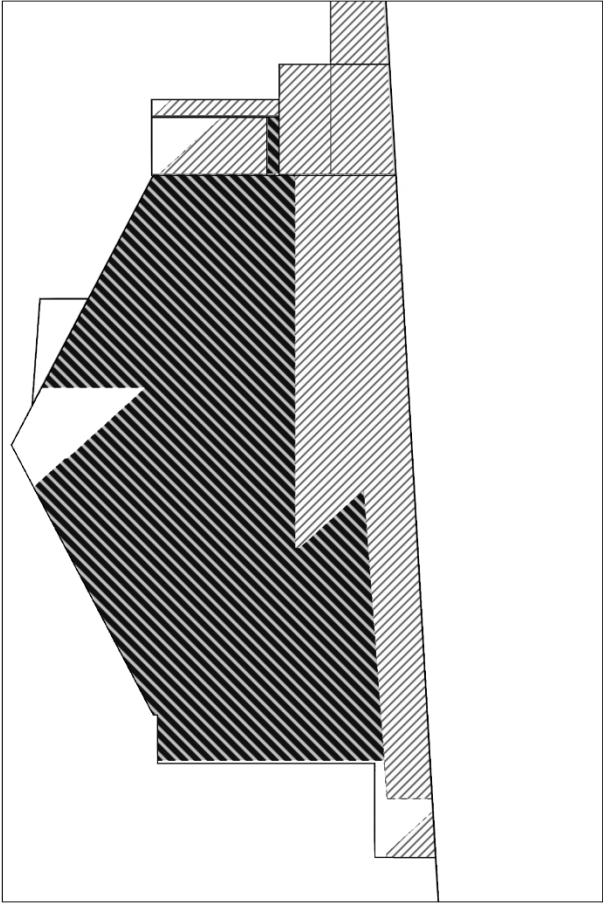


3.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Slanmore, NSW</p>	<p>Job N. Shz690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-21

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
MARCH 21st



2.00 pm

Shadow from existing buildings  
Additional shadow from proposed buildings

NOTES  
Shadows from existing or proposed vegetation have not been considered.  
Shadows are based on information provided from survey and architectural drawings.

DIGITAL LINE Pty Ltd  
PO Box 860  
Neutral Bay NSW 2089  
Phone (02)9953 2312  
Fax (02)8003 9708

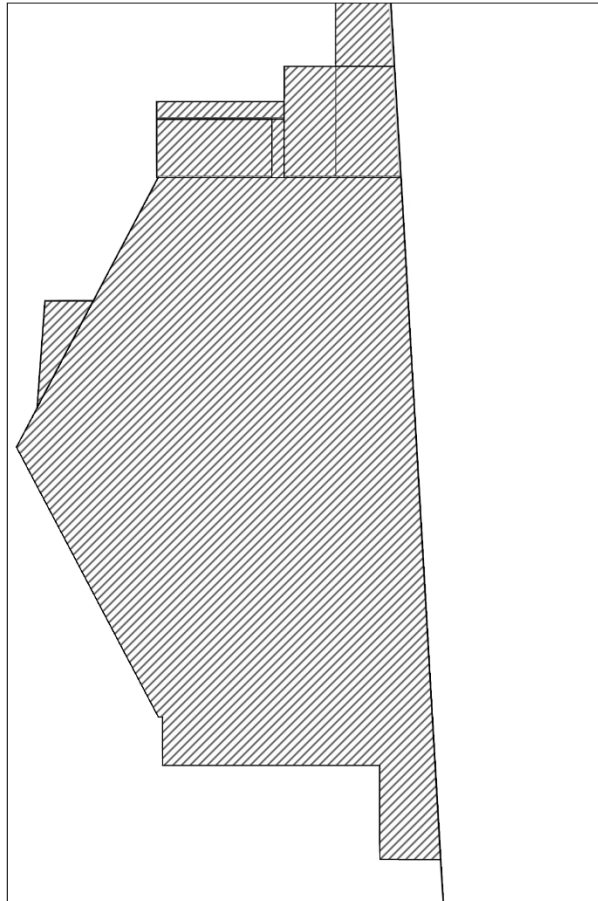
Architects  
Monument Design  
Partnership

Project  
Proposed development at  
9 Westbourne Street,  
Slanmore, NSW

Job N. Shz690\_2b  
26/05/2022  
Scale 1:100  
printed @ A3

SH-20

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
MARCH 21st

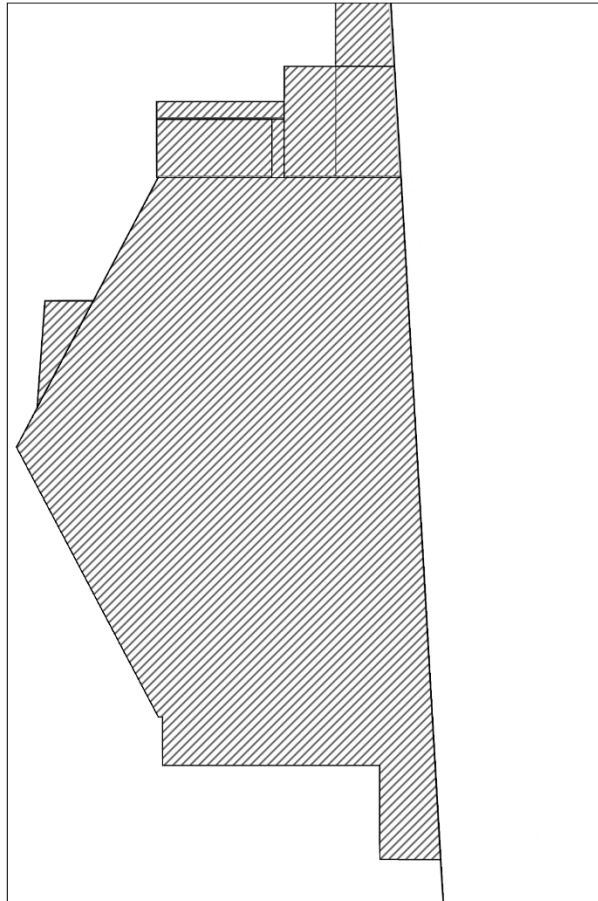


1.00 pm

<div> <div></div> <div>Shadow from existing buildings</div> </div> <div> <div></div> <div>Additional shadow from proposed buildings</div> </div> <div> <div></div> <div>NOTES</div> </div> <div> <div>Shadows from existing or proposed vegetation have not been considered.</div> <div>Shadows are based on information provided from survey and architectural drawings.</div> </div>	<div>DIGITAL LINE Pty Ltd</div> <div>PO Box 860</div> <div>Neutral Bay NSW 2089</div> <div>Phone (02)9953 2312</div> <div>Fax (02)8003 9708</div>	<div>Architects</div> <div>Monument Design</div> <div>Partnership</div>	<div>Project</div> <div>Proposed development at</div> <div>9 Westbourne Street,</div> <div>Stammore, NSW</div>	<div>Job N. Shz2690_2b</div> <div>26/05/2022</div> <div>Scale 1:100</div> <div>printed @ A3</div>
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SH-19

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
MARCH 21st

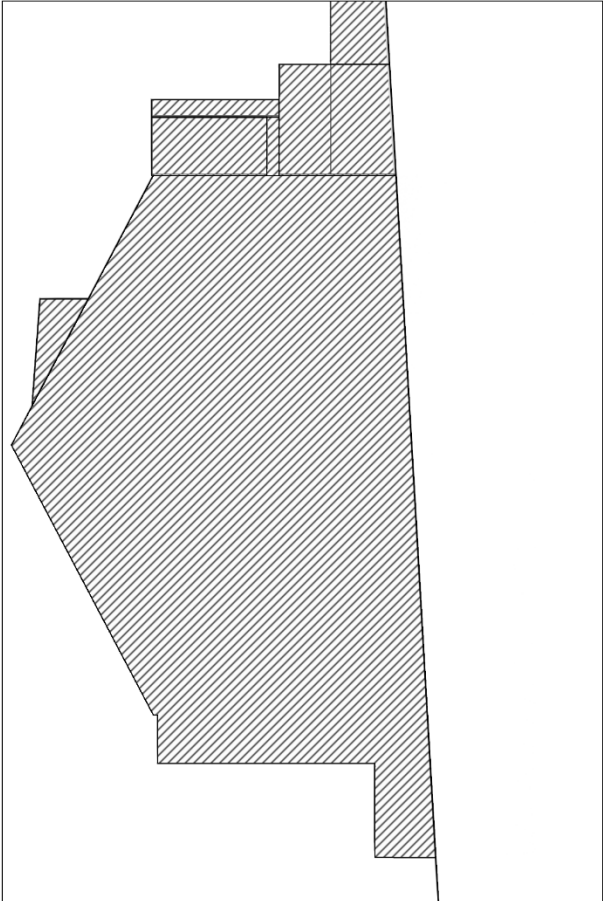


12.00 noon


<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz2690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-18

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
MARCH 21st

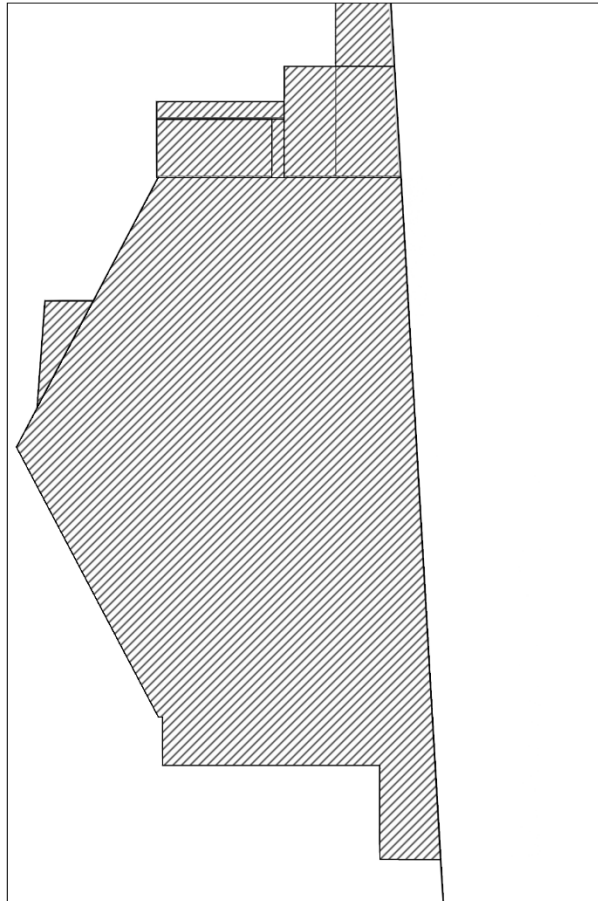


11.00 am

 Shadow from existing buildings Additional shadow from proposed buildings					Job N. Shz690_2b
					26/05/2022
					Scale 1:100 printed @ A3
<b>Architects</b> Monument Design Partnership					
<b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW					
<b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.					

SH-17

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
MARCH 21st

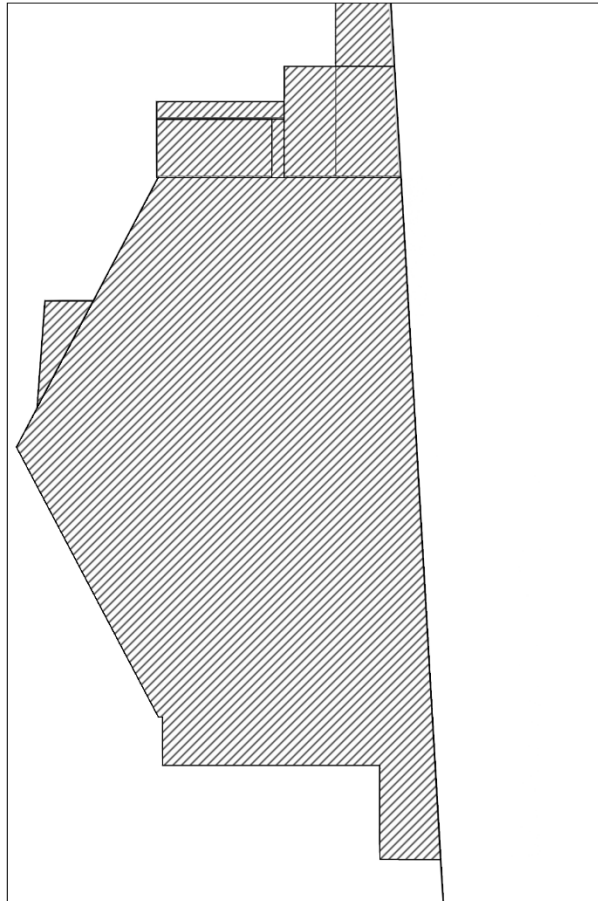


10.00 am

<div> <div></div> <div>Shadow from existing buildings</div> </div> <div> <div></div> <div>Additional shadow from proposed buildings</div> </div> <div> <p><b>NOTES</b></p> <p>Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p> </div>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-16

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
MARCH 21st

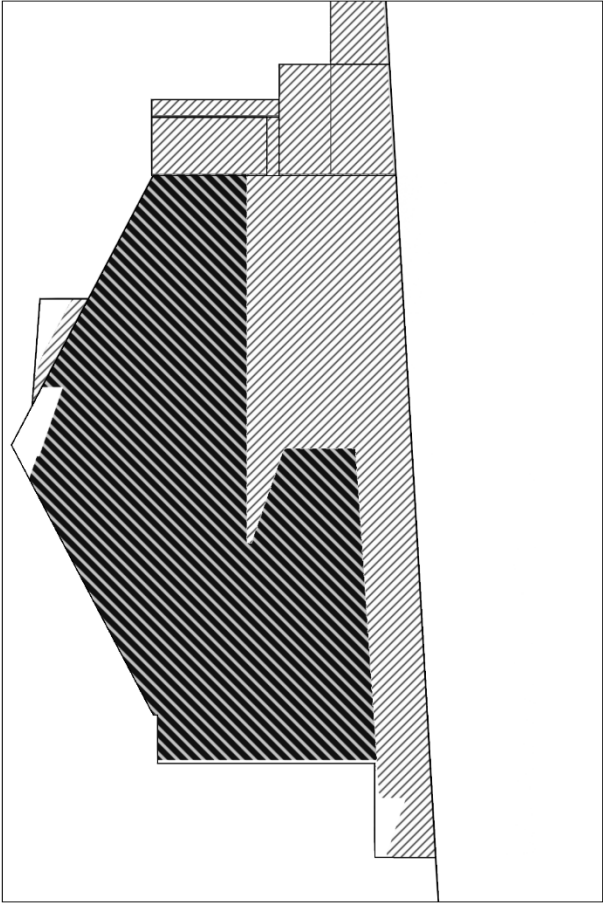


9.00 am


<div> <div></div> <div>Shadow from existing buildings</div> </div> <div> <div></div> <div>Additional shadow from proposed buildings</div> </div> <div> <p><b>NOTES</b></p> <p>Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p> </div>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-15

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
JUNE 21st

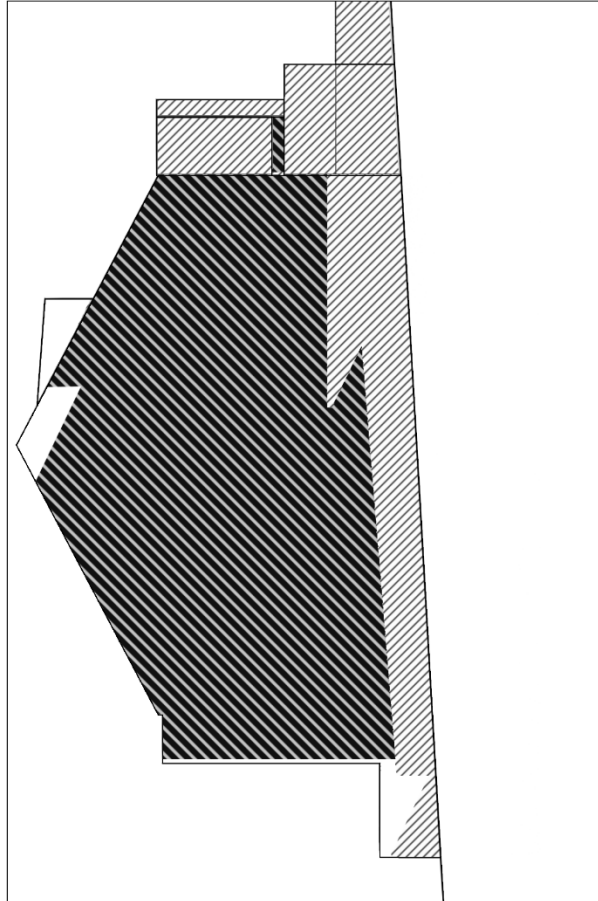


3.00 pm

 Shadow from existing buildings  Additional shadow from proposed buildings  <b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	<b>Architects</b> Monument Design Partnership	<b>Project</b> Proposed development at 9 Westbourne Street, Slanmore, NSW	Job N. Shz690_2b  26/05/2022  Scale 1:100 printed @ A3
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SH-14

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
JUNE 21st

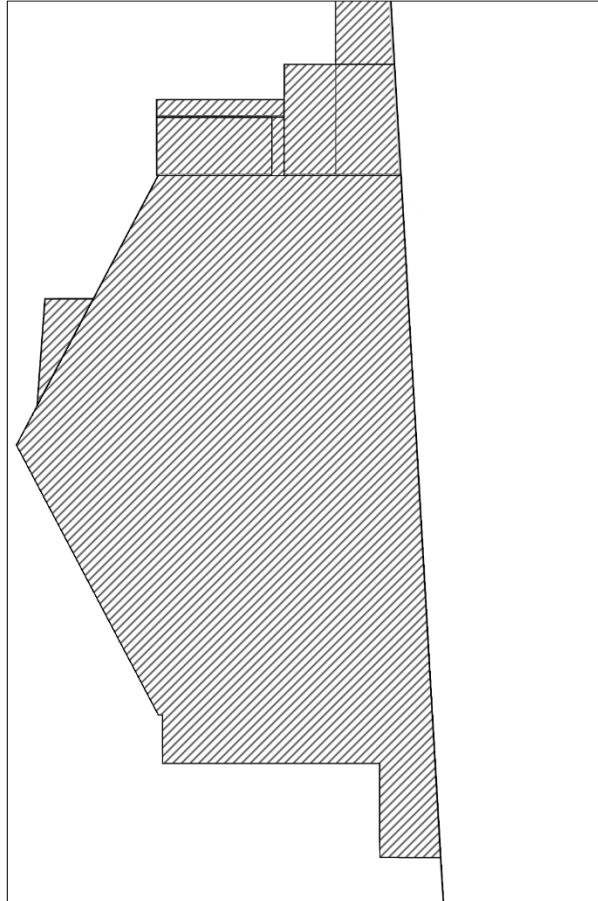


2.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>Architects</b> Monument Design Partnership</p> <p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-13

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
JUNE 21<sup>st</sup>

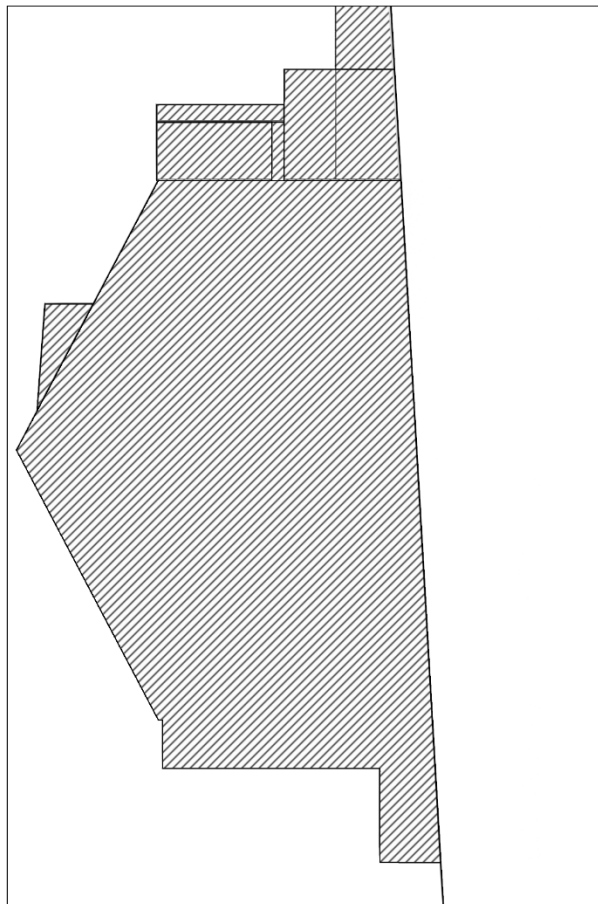


1.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>Architects</b> Monument Design Partnership</p> <p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-12

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
JUNE 21st

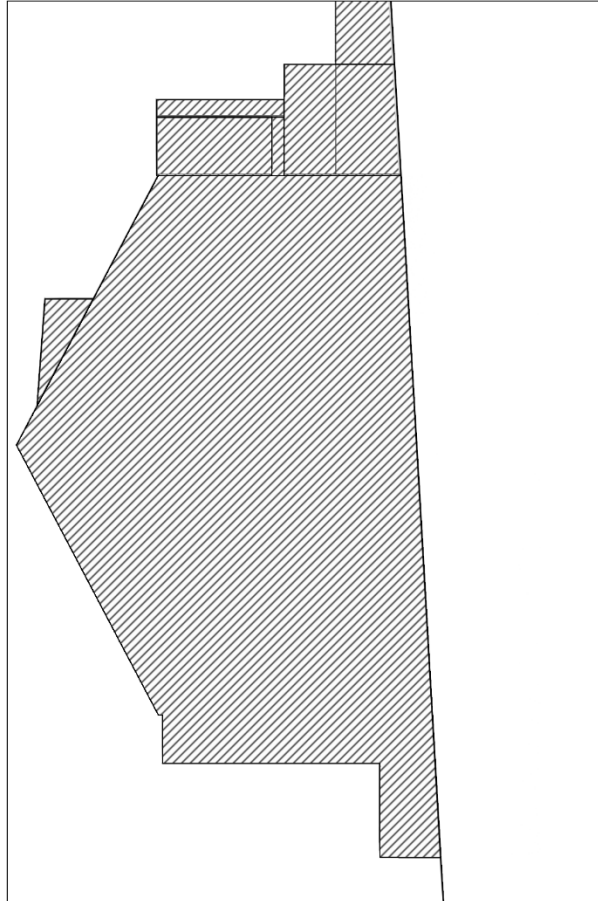


12.00 noon

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>Architects</b> Monument Design Partnership</p> <p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-11

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
JUNE 21st

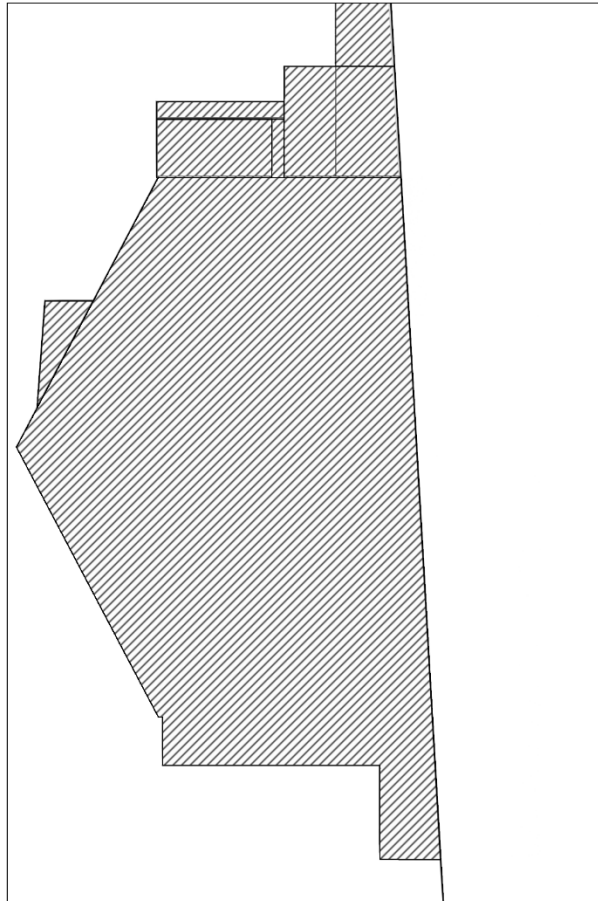


11.00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>Architects</b> Monument Design Partnership</p> <p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-10

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
JUNE 21st

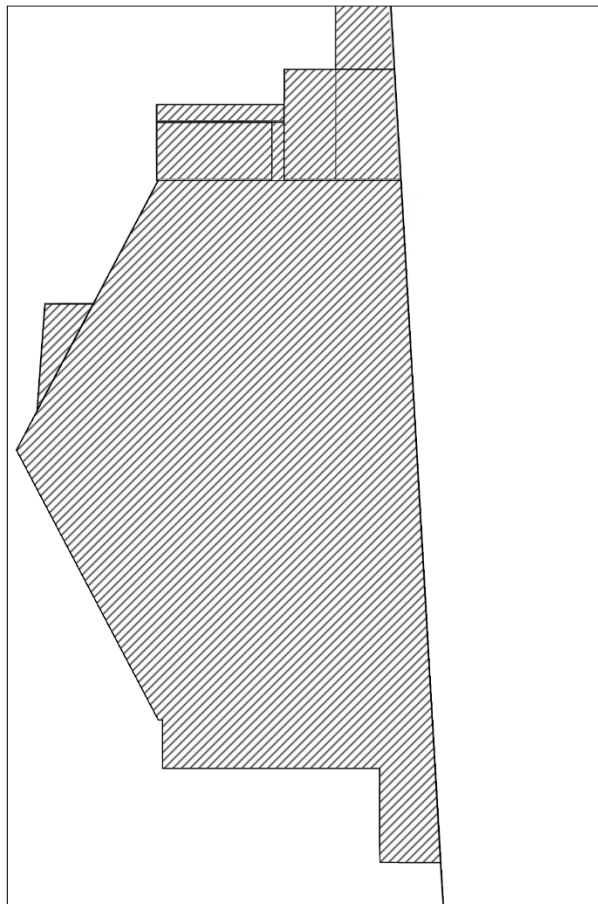


10.00 am

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p><b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p>		<p><b>Architects</b> Monument Design Partnership</p> <p>DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-09

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
JUNE 21st

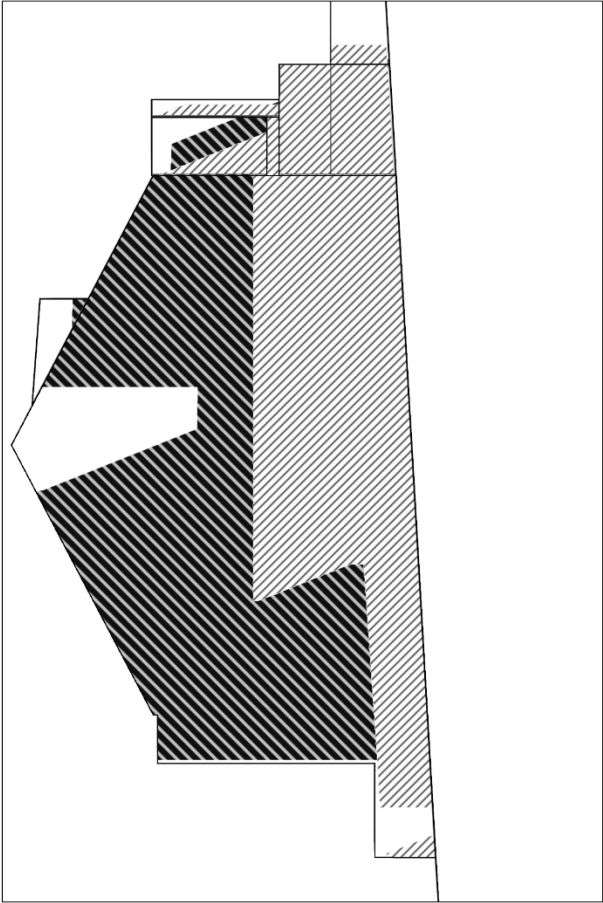


9:00 am

<div> <div></div> <div>Shadow from existing buildings</div> </div> <div> <div></div> <div>Additional shadow from proposed buildings</div> </div> <div> <p><b>NOTES</b></p> <p>Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p> </div>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Slanmore, NSW</p>	<p>Job N. Shz690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-08

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
DECEMBER 21st

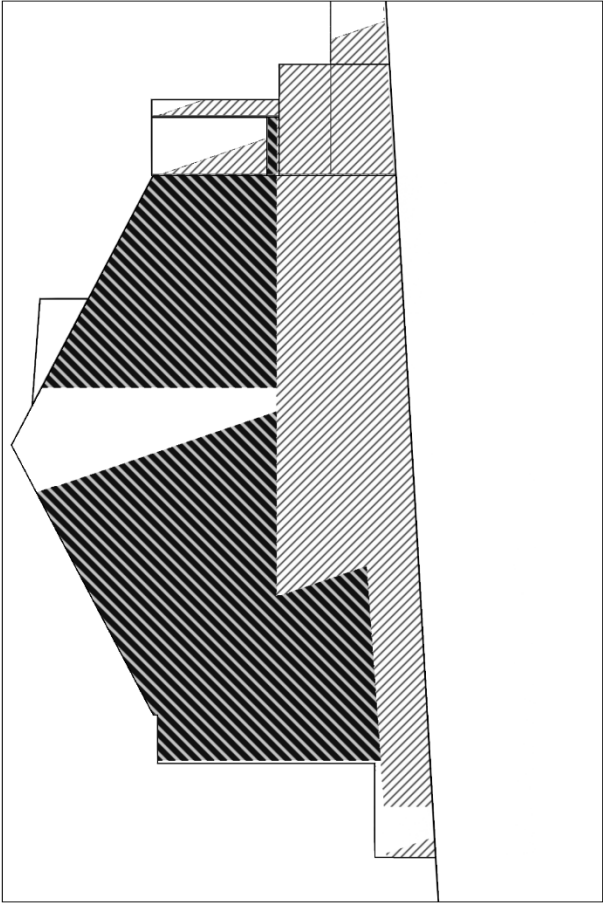


3.00 pm


 Shadow from existing buildings  Additional shadow from proposed buildings  <b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.		<b>Architects</b> Monument Design Partnership	<b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW	Job N. Shz2690_2b
				26/05/2022
				Scale 1:100 printed @ A3

SH-07

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
DECEMBER 21st

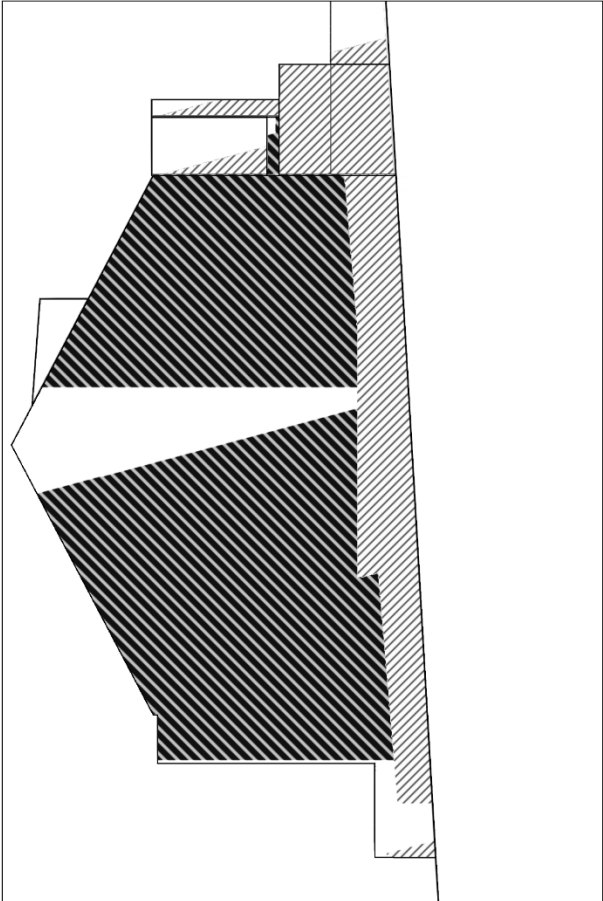


2.00 pm

 Shadow from existing buildings  Additional shadow from proposed buildings  <b>NOTES</b> Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.		<b>Architects</b> Monument Design Partnership	<b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW	Job N. Shz690_2b
				26/05/2022
				Scale 1:100 printed @ A3

SH-06

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
DECEMBER 21st

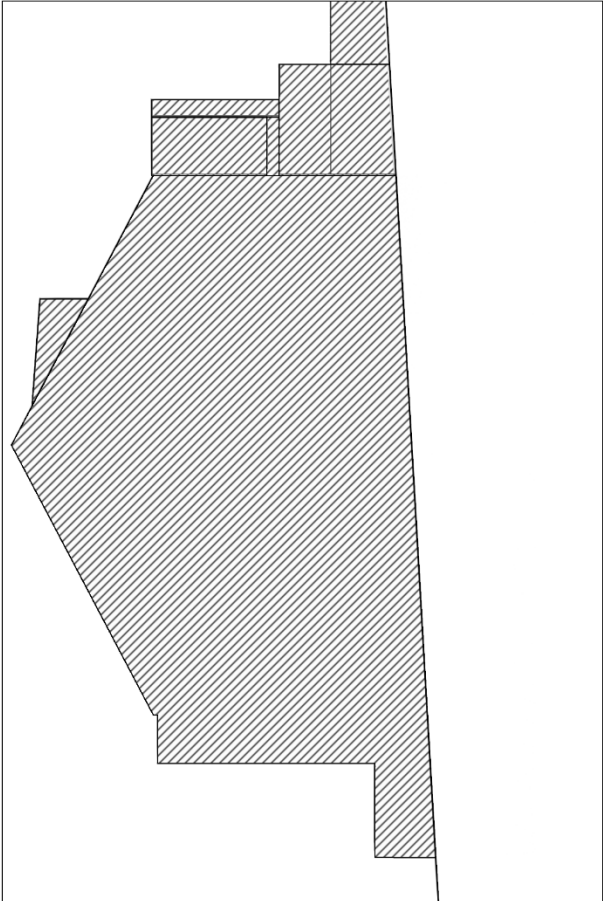


1.00 pm

<div><div></div><div></div></div> <div>Shadow from existing buildings Additional shadow from proposed buildings</div> <div>NOTES Shadows from existing or proposed vegetation have not been considered. Shadows are based on information provided from survey and architectural drawings.</div>		DIGITAL LINE Pty Ltd PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708	Architects Monument Design Partnership	Project Proposed development at 9 Westbourne Street, Sianmore, NSW	Job N. Shz690_2b
					26/05/2022
					Scale 1:100 printed @ A3

SH-05

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
DECEMBER 21st



12.00 noon

Shadow from existing buildings  
Additional shadow from proposed buildings

NOTES  
Shadows from existing or proposed vegetation have not been considered.  
Shadows are cast according to information provided from survey and architectural drawings.

DIGITAL LINE Pty Ltd  
PO Box 860  
Neutral Bay NSW 2089  
Phone (02)9953 2312  
Fax (02)8003 9708

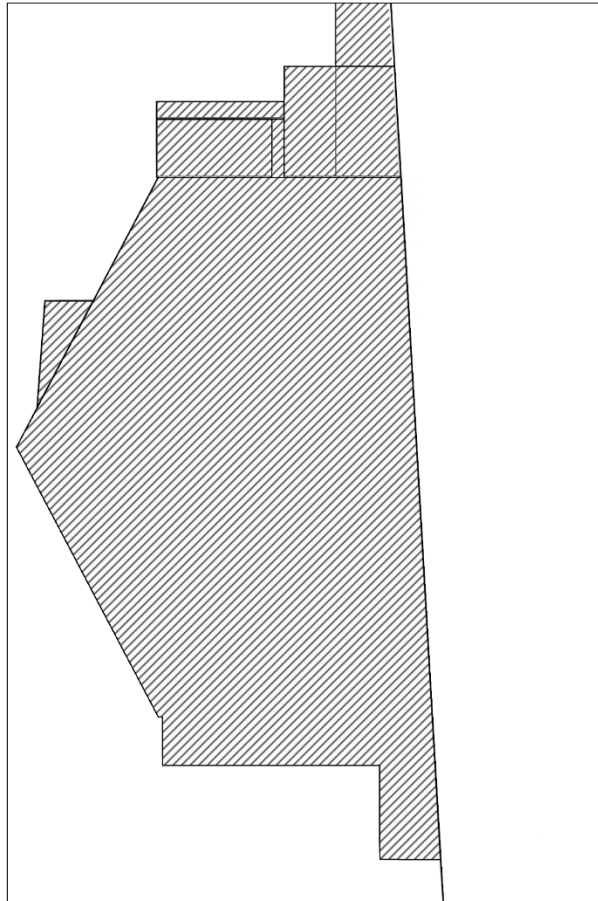
Architects  
Monument Design  
Partnership

Project  
Proposed development at  
9 Westbourne Street,  
Sianmore, NSW

Job N. Shz690\_2b  
26/05/2022  
Scale 1:100  
printed @ A3

SH-04

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
DECEMBER 21st

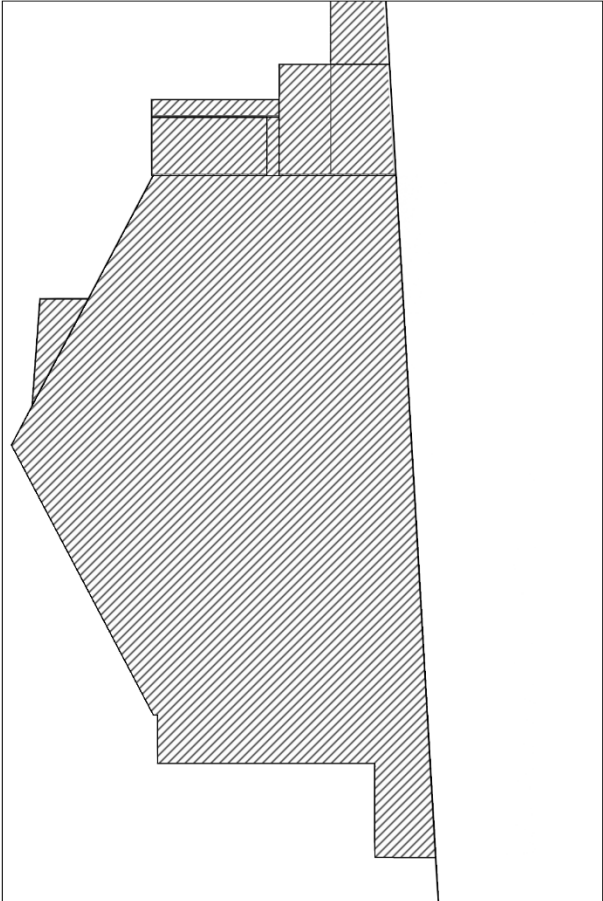


11.00 am

<div> <div></div> <div>Shadow from existing buildings</div> </div> <div> <div></div> <div>Additional shadow from proposed buildings</div> </div> <div> <p><b>NOTES</b></p> <p>Shadows from existing or proposed vegetation have not been considered. Shadows are cast according to information provided from survey and architectural drawings.</p> </div>		<p><b>DIGITAL LINE Pty Ltd</b> PO Box 860 Neutral Bay NSW 2089 Phone (02)9953 2312 Fax (02)8003 9708</p>	<p><b>Architects</b> Monument Design Partnership</p>	<p><b>Project</b> Proposed development at 9 Westbourne Street, Sianmore, NSW</p>	<p>Job N. Shz690_2b</p> <p>26/05/2022</p> <p>Scale 1:100 printed @ A3</p>
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SH-03

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
DECEMBER 21st



10.00 am

Shadow from existing buildings  
Additional shadow from proposed buildings

NOTES  
Shadows from existing or proposed vegetation have not been considered.  
Shadows are cast according to information provided from survey and architectural drawings.

DIGITAL LINE Pty Ltd  
PO Box 860  
Neutral Bay NSW 2089  
Phone (02)9953 2312  
Fax (02)8003 9708

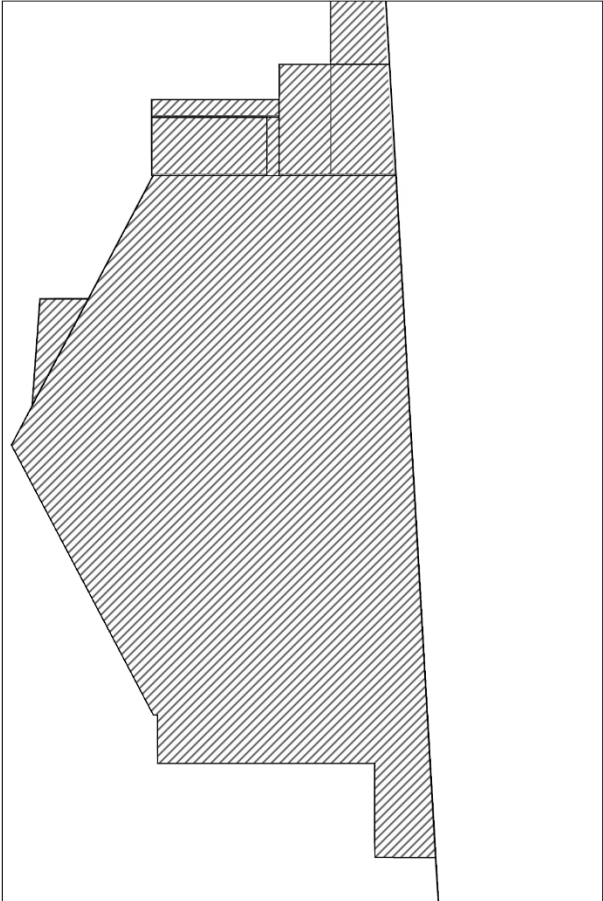
Architects  
Monument Design  
Partnership

Project  
Proposed development at  
9 Westbourne Street,  
Sianmore, NSW

Job N. Shz690\_2b  
26/05/2022  
Scale 1:100  
printed @ A3

SH-02

SHADOW DIAGRAM WEST ELEVATION OF Nº 7 WESTBOURNE STREET  
DECEMBER 21st



9:00 am

Shadow from existing buildings  
Additional shadow from proposed buildings

NOTES  
Shadows from existing or proposed vegetation have not been considered.  
Shadows are based on information provided from survey and architectural drawings.

DIGITAL LINE Pty Ltd  
PO Box 860  
Neutral Bay NSW 2089  
Phone (02)9953 2312  
Fax (02)8003 9708

Architects  
Monument Design  
Partnership

Project  
Proposed development at  
9 Westbourne Street,  
Sianmore, NSW

Job N. Shz690\_2b  
26/05/2022  
Scale 1:100  
printed @ A3

SH-01





MDP + pientisa  
architects

Project: 9 WESTBOURNE STREET STAMMORE TORRENS TITLE SUBDIVISION AND LOT 31 DP 735289

Project Description: ERECTION OF TWO DWELLINGS

Client: MFT+ ICEM

Drawn By: GM

Scale: 1:100 @ A3

Project No: 2114

Date: MAY 22

Drawn By: DA020

Revision: 2

ADDITIONAL PLANNER INFORMATION





**[M] indp + pienta**  
ARCHITECTS

17/180 WEST ST  
# 17/180 WEST ST  
17/180 WEST ST  
17/180 WEST ST  
17/180 WEST ST

Project: 9 WESTBOURNE STREET STANMORE TORRENS TITLE SUBDIVISION AND LOT 31 DP 35269

Project Location: TORRENS TITLE SUBDIVISION AND LOT 31 DP 35269

Client: MFT+ TCEM

Drawing Name: MONTAGE

Drawn: GM

Scale: 1:100 @ A3

Project No: 2114

Date: MAY 22

Drawing No: DA.019

Revision: 2



	<b>CLD - Dulux Colorbond Monument</b> Express seam cladding
	<b>RF - Dulux Colorbond Surfina</b> Rippled metal roof
	<b>FAS - Dulux Colorbond Monument</b> Fascia w/ similar finish for gutter
	<b>PCA - Dulux Monument Night Sky</b> Powder coated aluminium finish
	<b>BCK - PCH Morada Nero</b> Dark Interlock w/ Hakeco joint
	<b>COM1 - Polished Concrete</b> Polished concrete finish
	<b>BAL1 - Dulux Monument Night Sky</b> Metal subframe clad in powdercoated aluminium and feature bar infilling
	<b>TIM2 - Vertical Timber Slats Natural Cedar</b> Timber Lap Cap Fence
	<b>TIM3 - Natural Cedar</b> Vertical Timber Slats w/ leaf colour finish or similar
	<b>GD - Dulux Colorbond Monument</b> Sectional garage door

9 WESTBOURNE STREET STAMMORE  
LOT 3 (DP 735268)

Torrens Title Subdivision and  
Erection of Two Dwellings

Client: MFT+ TCEN

Project Designer: MFT+ TCEN

Project No: 735268

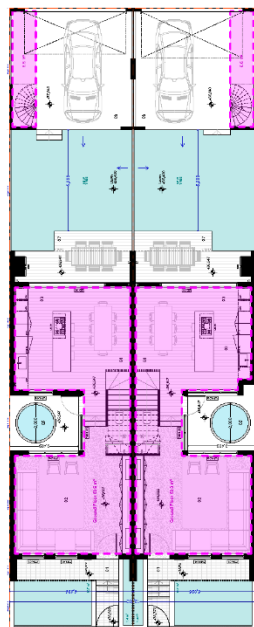
Scale: 1:100 @ A3

Page No: 2114

Date: MAY 22

Drawing No: DA.01B

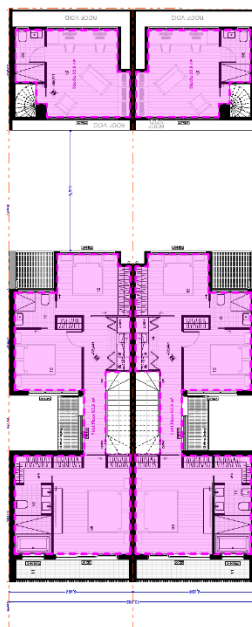
Revision: 2



GROUND FSR

SCALE 1:200

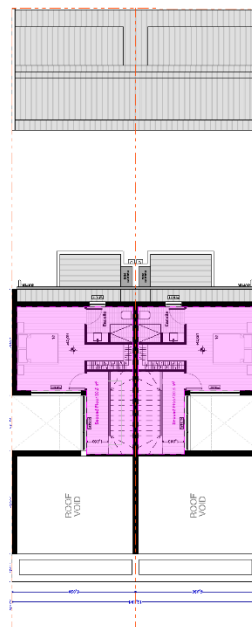
1



FIRST FSR

SCALE 1:200

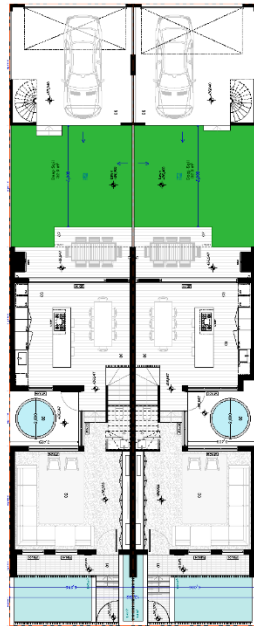
2



LOFT FSR

SCALE 1:200

3



DEEP SOIL

SCALE 1:200

4



PRIVATE OPEN SPACE

SCALE 1:200

5

FLOOR SPACE RATIO COMPUTATIONS				LANDSCAPE / POS COMPUTATIONS			
SITE AREA	No.9	No.9a		SITE AREA	No.9	No.9a	
PERMITTED	187m <sup>2</sup>	187m <sup>2</sup>		MINIMUM REQUIRED	187m <sup>2</sup>	187m <sup>2</sup>	
PROPOSED	702m <sup>2</sup>	69.8m <sup>2</sup>		Private Open Space	48m <sup>2</sup>	48m <sup>2</sup>	
Ground Floor	63.8m <sup>2</sup>	30.5m <sup>2</sup>		Deep Soil	48m <sup>2</sup>	48m <sup>2</sup>	
First Floor	30.5m <sup>2</sup>	30.5m <sup>2</sup>		50% of POS	24m <sup>2</sup>	24m <sup>2</sup>	
Loft Floor	20.8m <sup>2</sup>	20.8m <sup>2</sup>		50% of POS	24m <sup>2</sup>	24m <sup>2</sup>	
Office/Studio	185.2m <sup>2</sup>	185.2m <sup>2</sup>		50% of POS	24m <sup>2</sup>	24m <sup>2</sup>	
TOTAL	185.2m <sup>2</sup>	185.2m <sup>2</sup>		50% of POS	24m <sup>2</sup>	24m <sup>2</sup>	
SCM	0.38:1	0.38:1		50% of POS	24m <sup>2</sup>	24m <sup>2</sup>	
FSR	0.38:1	0.38:1		50% of POS	24m <sup>2</sup>	24m <sup>2</sup>	

## BASIX Commitments

[illegible][illegible][illegible][illegible]

	Hot water	Induction ventilation system	Kitchen ventilation system	Laundry ventilation system
Operating principle	Each bathroom	Operation control	Each kitchen	Operation control
Installation time, clock	10 minutes	10 minutes	10 minutes	10 minutes
Installation time, days	1 day	1 day	1 day	1 day
Material costs, euro	100	100	100	100
Material costs, euro	100	100	100	100

[illegible]

Appliances	individual pool		individual spa		Appliances & other efficiency measures					
	Cooling system (no.)	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Wet room/laundry space	Coat closet, washer, dryer	Indoor or outdoor clothes dryer	Private indoor or outdoor clothes closet
All	1	yes	-	-	Gas cooking & electric oven	-	no	-	no	yes

Measuring energy	
Cellulose Inc.	Photovoltaic system (pin rate electrical output in peak kW)
1	2.0
All other facilities	.

[illegible]

Drawing no.	Thermal loads	
	Area adjusted heating load (m mWatt/m <sup>2</sup> )	Area adjusted cooling load (m mWatt/m <sup>2</sup> )
1	26.1	23.9
Alt 02' m <sup>2</sup> 2-4-11325	40.9	23.9

Construction of floors and walls				
Dwelling no.	Concrete slab on ground/1 <sup>st</sup> subfloor (m)	Suspended floor with open subfloor (m)	Suspended floor above garage (m)	Primarily timber earth or mastic walls
00	11	-	-	No

[illegible]

Common area	Showers/dressing	Toilets/dressing	Hair styling	Clothes washers/drying
All common areas	no common facility	no common facility	no common facility	no common laundry facility

[illegible]

**Certificate number: 1258945M**  
Date of issue: Friday, 19 November 2021

[illegible]

## Window schedule

ID	WIN 01	WIN 01-O	WIN 02	WIN 02	WIN 03	WIN 04	WIN 05	WIN 06	WIN 07	WIN 08	WIN 09	WIN 10	WIN 11
<b>Glass Type</b>	Clear	Obscure	Clear	Clear	Clear	Clear	Obscure	Clear	Clear	Clear	Clear	Clear	Obscure
<b>Window Type</b>	Louvre	Louvre	Louvre	Louvre	Louvre	Louvre	Louvre	Louvre	Louvre	Louvre	Louvre	Louvre	Louvre
<b>Quantity</b>	4	2	2	5	4	1	2	2	2	2	2	2	2
<b>Wallhole Dimensions W x H</b>	1,105x2,200	1,100x1,850	2,476x2,500	2,476x2,500	1,713x2,500	1,200x2,500	1,790x1,400	2,700x1,000	3,498x1,800	3,498x712	800x712	2,713x2,500	800x1,200
<b>Sill height</b>	800	800	825	100	100	100	1,200	1,800	900	1,988	1,988	100	1,400
<b>Head height</b>	3,000	2,650	3,125	2,600	2,600	2,600	2,600	2,600	2,700	2,700	2,700	2,600	2,600
<b>Glazed area in sqm</b>	2.42	2.04	6.19	6.18	4.28	3.00	2.51	2.70	6.29	2.49	0.43	6.78	0.96
<b>2D Symbol</b>													
<b>2D Elevation</b>													

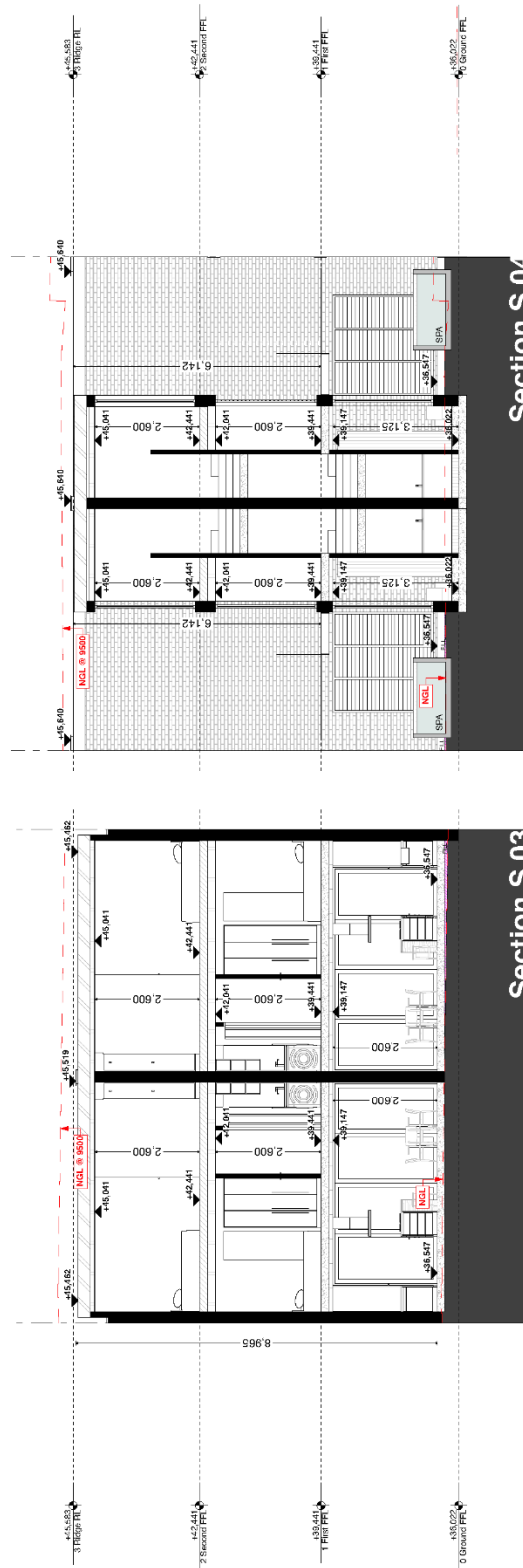
## Glazed door schedule

ID	SD 01	SD 06
<b>Quantity</b>	2	2
<b>Wallhole Dimensions W x H</b>	5,026x2,600	3,100x2,600
<b>Sill height</b>	0	50
<b>Head height</b>	2,600	2,650
<b>Glazed area in sqm</b>	13.07	8.08
<b>2D Symbol</b>		
<b>2D Elevation</b>		

## nATHERS Spec summary

Floor slab	Concrete ground floor Timber first & attic floors
Exterior walls	Brick veneer wall with foil + R2.5 batts in cavity to plasterboard lining. On first storey including R2.5 batts in cavity to plasterboard lining. Lightweight clad wall with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3,16).
Ceiling	Modelled with default medium colour finishes. As per stamped plans R4.0 ceiling insulation to all ceilings to roof 1x1400mm ceiling fan to second floor stairwells Modelled with sealed LED downlights & wet area exhaust fans
Roof	Metal roofs with Anticon 90° glasswool/foil under (or similar R2.0 rated product), modelled with light colour finishes, and as unventilated
Please refer to NATHERS individual certificates for further details	
Glazing	<p><b>Thermally broken Al. double glazed - High solar gain Low-E</b> To stairwell glazing - Type A (U-Value: 3.1, SHGC: 0.39) - Type B (U-Value: 3.1, SHGC: 0.49)</p> <p><b>Double glazed - High solar gain Low-E, with aluminium framing:</b> To Unit 2 kitchen sliding door - Type A (U-Value: 4.3, SHGC: 0.47) - Type B (U-Value: 4.3, SHGC: 0.53)</p> <p><b>Single clear glass, with aluminium framing:</b> Modelled to all ensuite/bathrooms - Type A (U-Value: 6.7, SHGC: 0.57) - Type B (U-Value: 6.7, SHGC: 0.76)</p> <p><b>High solar gain Low-E glass, with aluminium framing:</b> To remaining glazing - Type A (U-Value: 5.4, SHGC: 0.49) - Type B (U-Value: 5.4, SHGC: 0.58)</p> <p><i>U-Value &amp; SHGC are combined glass and frame figures</i></p>

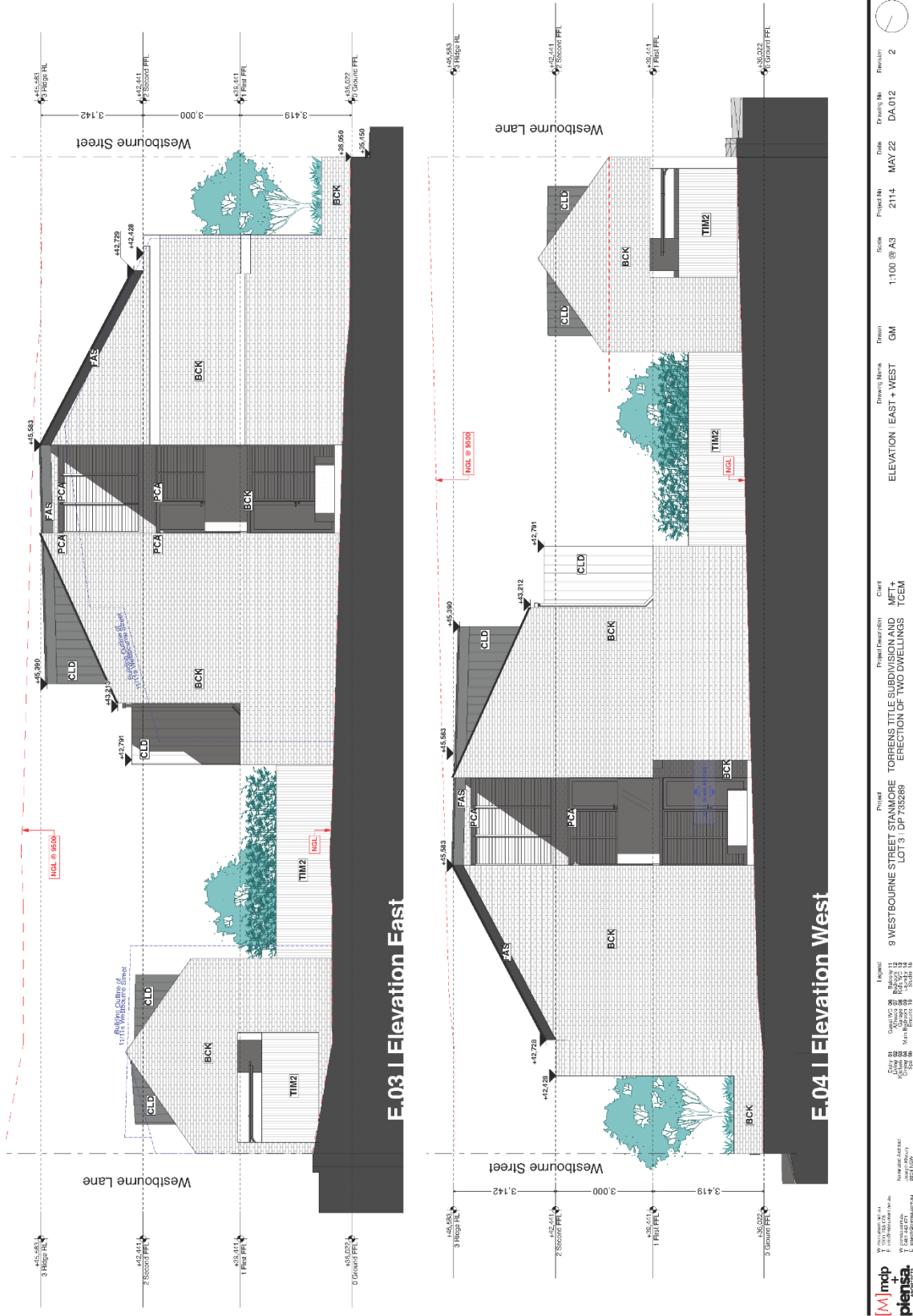


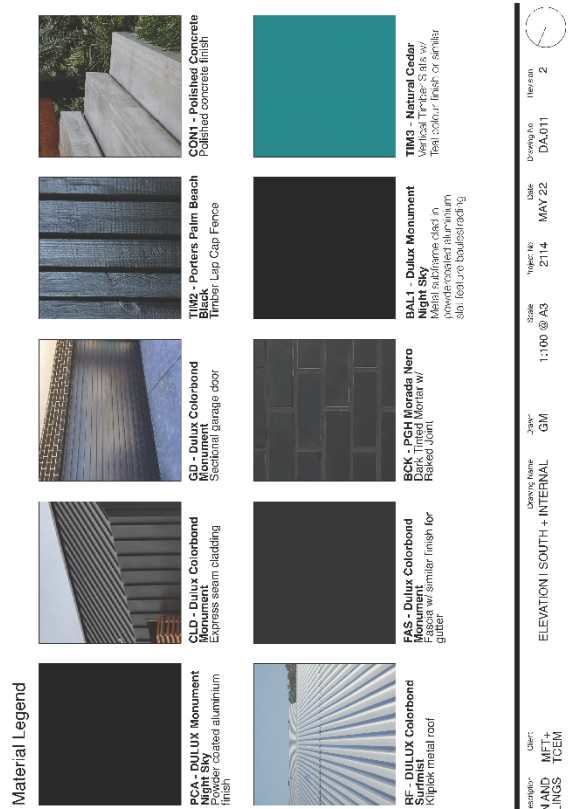
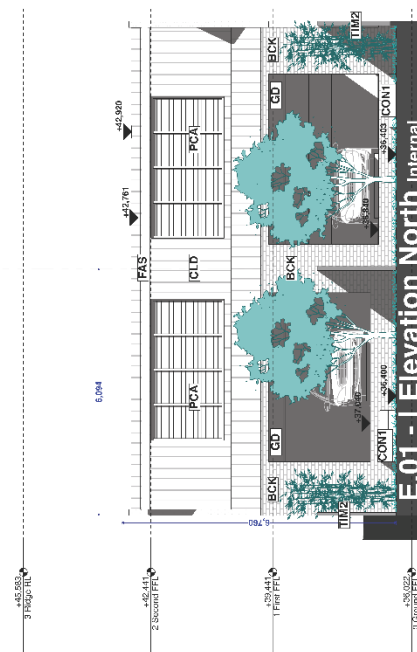


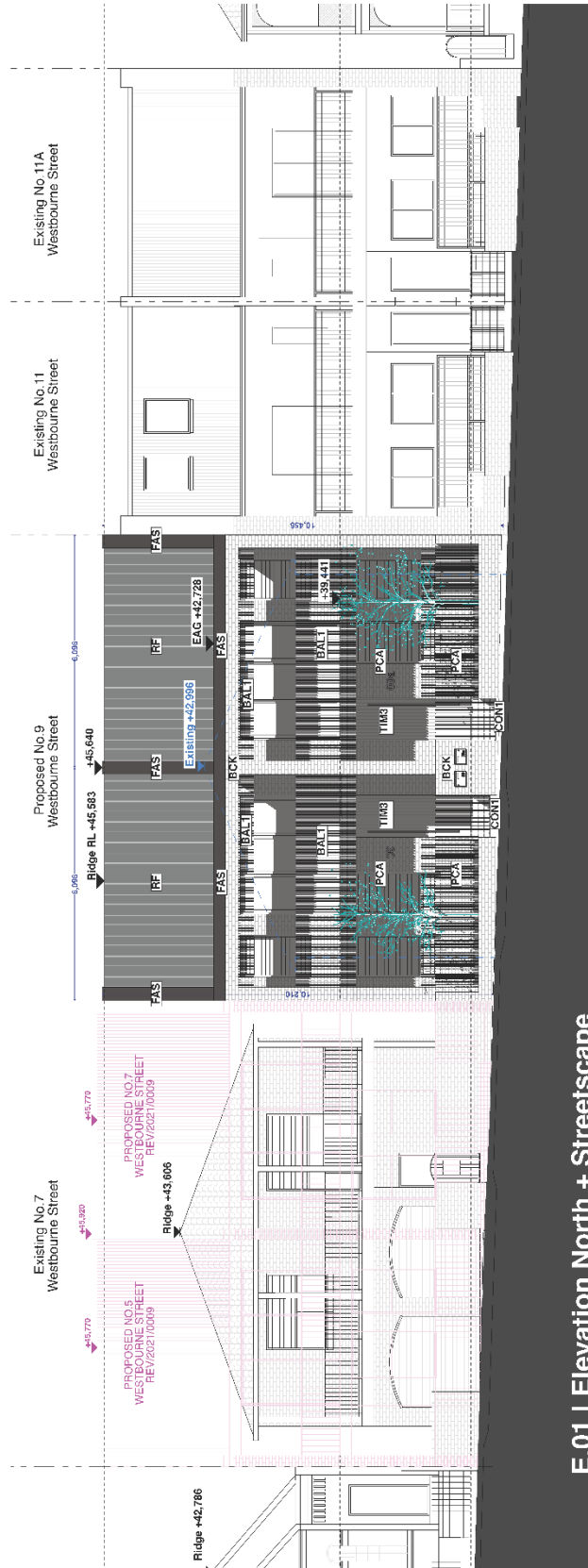
<p><b>Client</b> TORRENS TITLE SUBDIVISION AND ERECTION OF TWO DWELLINGS</p>	<p><b>Project</b> 9 WESTBOURNE STREET STANMORE LOT 3 DP 735286</p>	<p><b>Project Description</b> MFT+ TCM</p>	<p><b>Drawing Name</b> SECTION - SHORT</p>	<p><b>Revision</b> 2</p>	<p><b>Date</b> MAY 22</p>	<p><b>Drawn By</b> DA.014</p>	<p><b>Scale</b> 1:100 @ A3</p>	<p><b>Project No.</b> 2114</p>	<p><b>Revision</b> 2</p>	<p><b>Drawn By</b> DA.014</p>	<p><b>Date</b> MAY 22</p>	<p><b>Project No.</b> 2114</p>	<p><b>Revision</b> 2</p>	<p><b>Drawn By</b> DA.014</p>	<p><b>Date</b> MAY 22</p>	<p><b>Project No.</b> 2114</p>
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	<p>9 WESTBOURNE STREET STANMORE LOT 3   DP 135286</p>	<p>Project Description TORRENS TITLE SUBDIVISION AND ERECTION OF TWO DWELLINGS</p>	<p>Client MFT+ TCEN</p>	<p>Drawing Name SECTIONS   LONG</p>	<p>Drawn GM</p>	<p>Scale 1:100 @ A3</p>	<p>Project No. 2114</p>	<p>Date MAY 22</p>	<p>Drawing No. DA.013</p>	<p>Revision 2</p>







Material Legend

	<b>PCA - Dulux Monument</b> Powder coated aluminium finish
	<b>RF - Dulux Colorbond</b> Kliplok metal roof
	<b>CLD - Dulux Colorbond</b> Express seam cladding
	<b>FAS - Dulux Colorbond</b> Fascia w/ similar finish for gutter
	<b>GD - Dulux Colorbond</b> Sectional garage door
	<b>PCJ - Dulux Monument</b> Dark wood finish w/ fluted join
	<b>BAL1 - Dulux Monument</b> Metal scaprae cad in powdercoated aluminium slat feature balustrading
	<b>TM2 - Porters Palm Beach</b> Timber Lap Cap Fence
	<b>TM3 - Natural Cedar</b> Fencing with colour match stain at base
	<b>CON1 - Polished Concrete</b> Polished concrete finish

MDP  
plensa

Client: TORRENS TITLE SUBDIVISION AND ERECTION OF TWO DWELLINGS

Project Designer: MFT+ TCEM

Project: 9 WESTBOURNE STREET STAMMORE LOT 3 | DP 735269

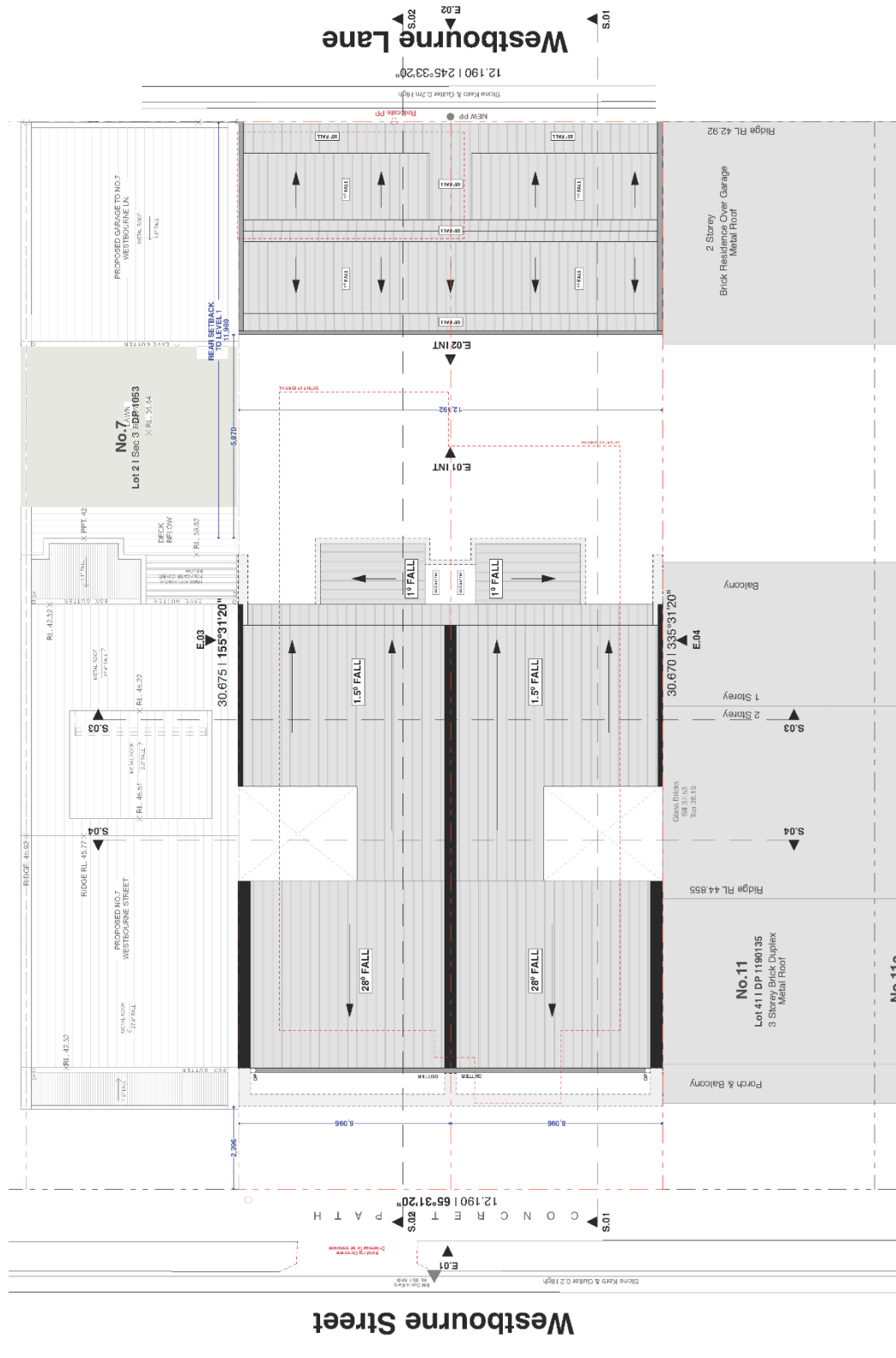
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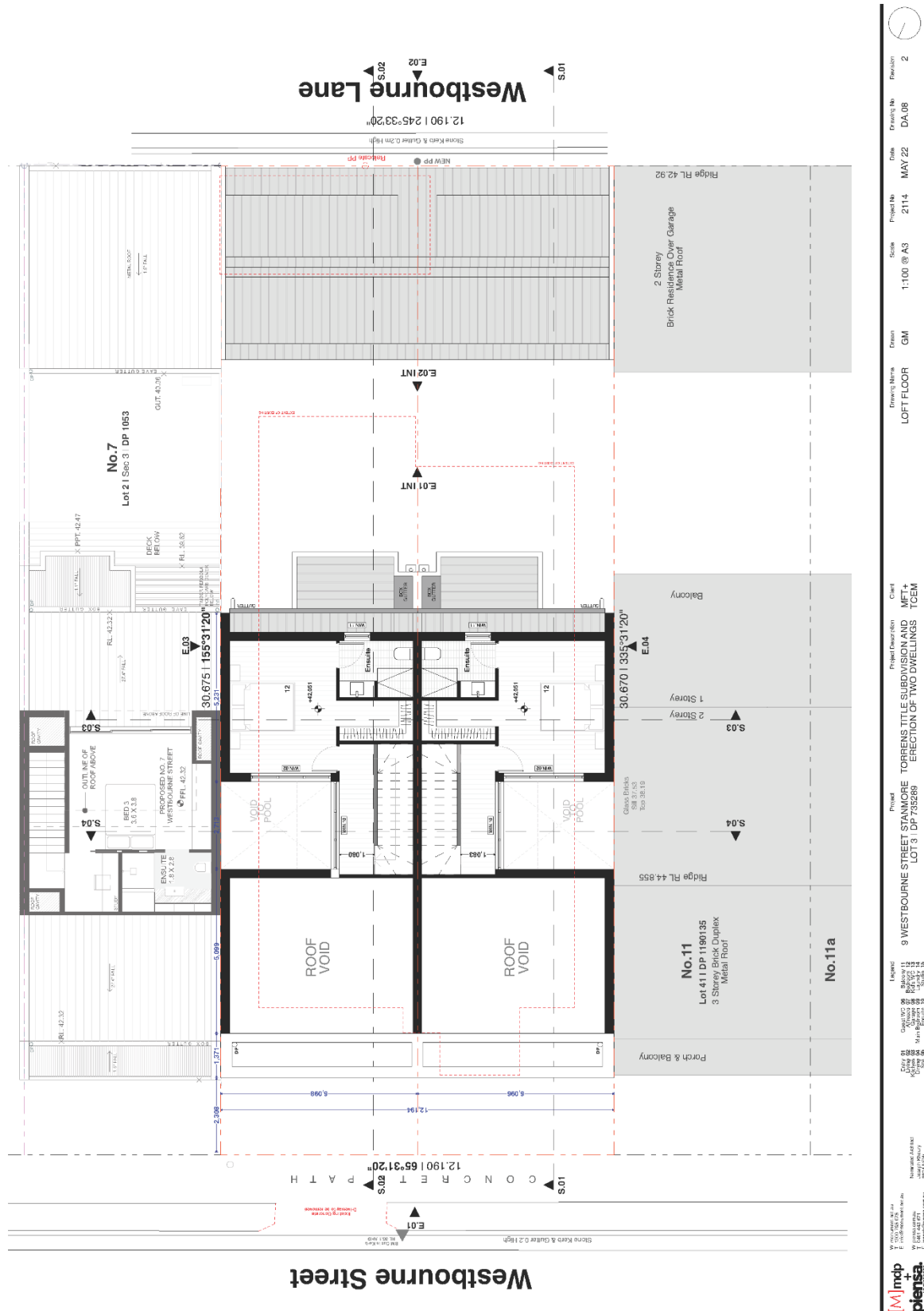
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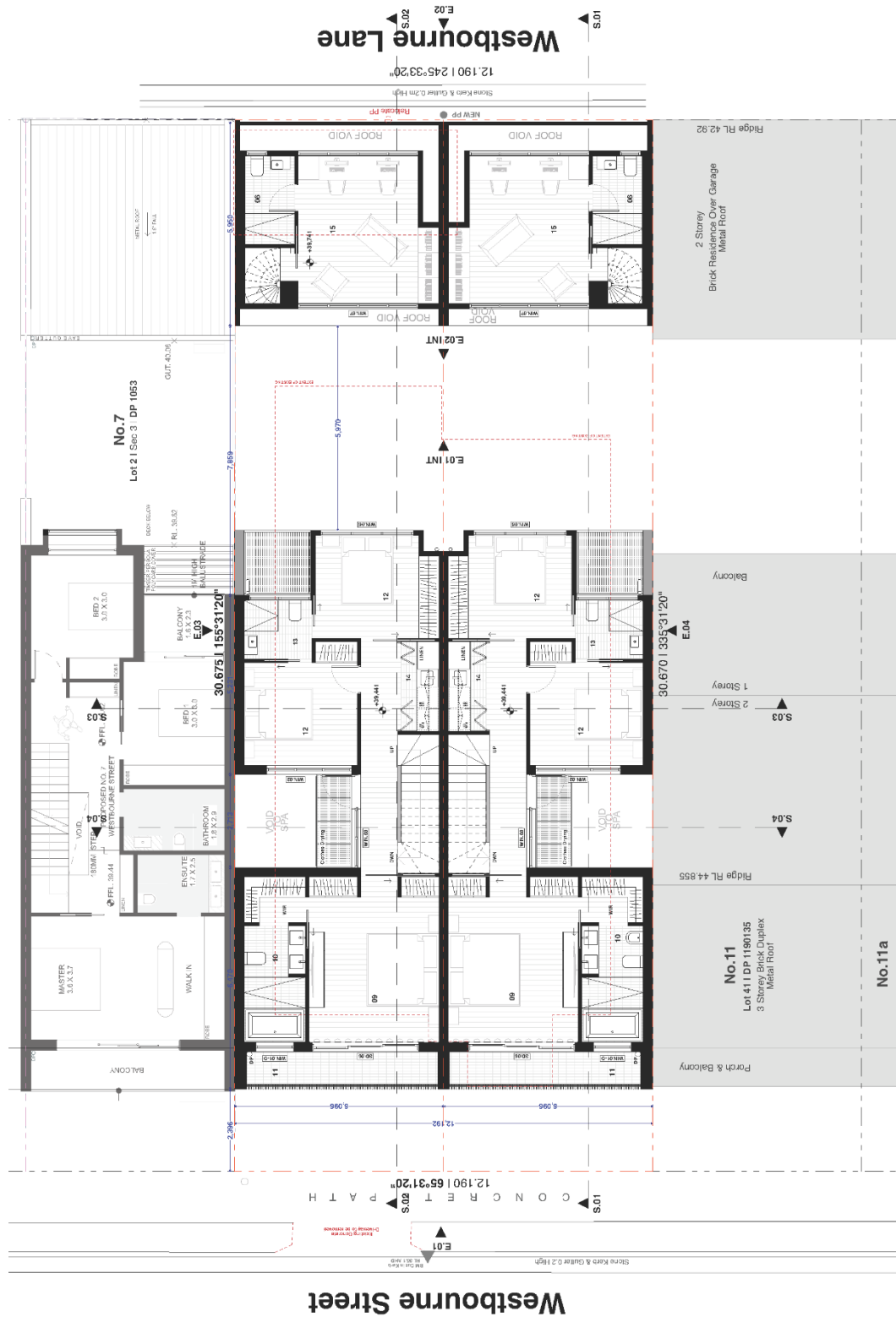
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Revision: 2



**Project:** 9 WESTBOURNE STREET STAMMORE TORRENS TITLE SUBDIVISION AND LOT 3 DP 35288 ERECTION OF TWO DWELLINGS  
**Client:** MFT+ TCEN  
**Project Description:** TORRENS TITLE SUBDIVISION AND LOT 3 DP 35288 ERECTION OF TWO DWELLINGS  
**Project No.:** 2114  
**Scale:** 1:100 @ A3  
**Date:** MAY 22  
**Drawn By:** DA.09  
**Revision:** 2

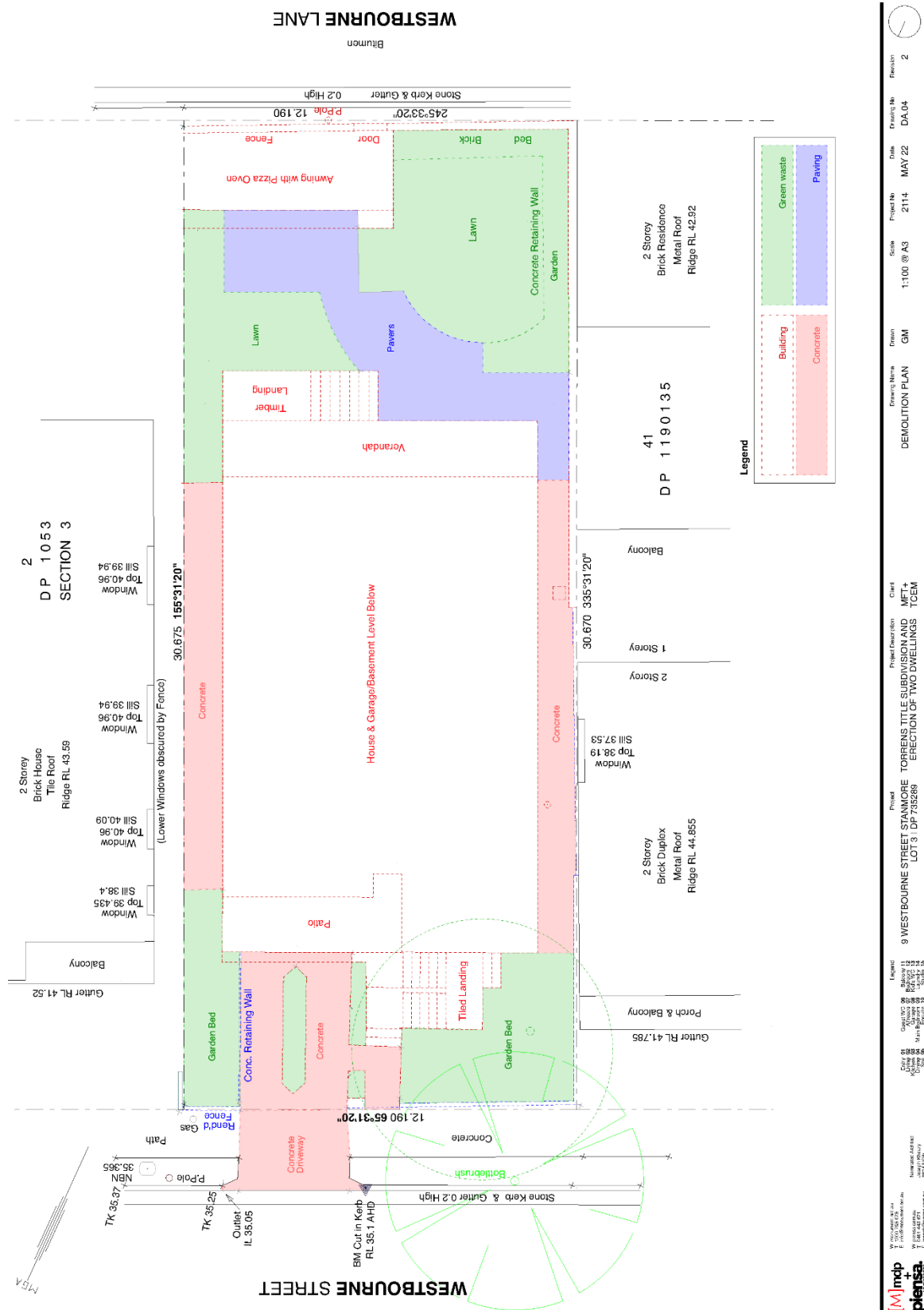




	Project Description		Client	
	9 WESTBOURNE STREET STAMORE TORRENS TITLE SUBDIVISION AND LOT 3 DP 135288		MFT+ TCEN	
	Project		Drawing Name	
	FIRST FLOOR		GM	
	Scale		Drawing No	
	1:100 @ A3		2114	
	Title		Revision	
	MAY 22 DA.07		2	



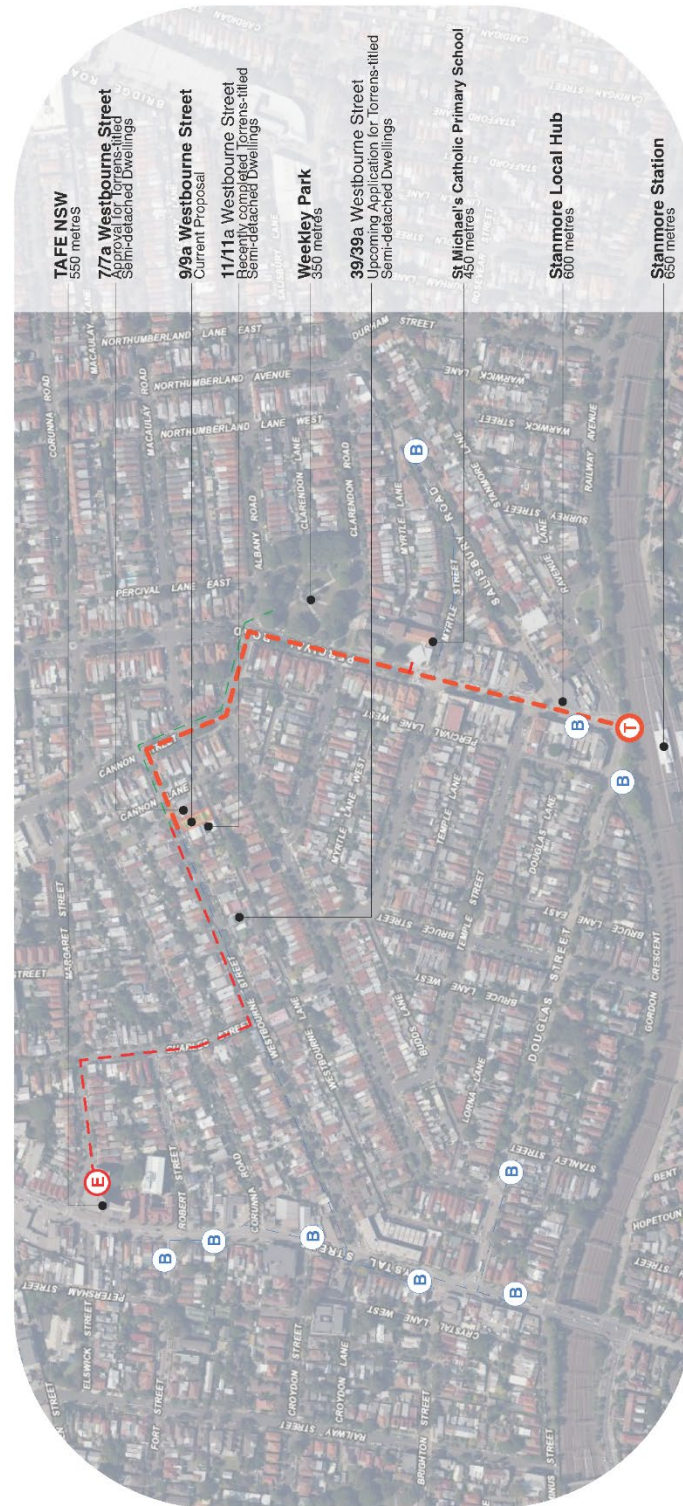






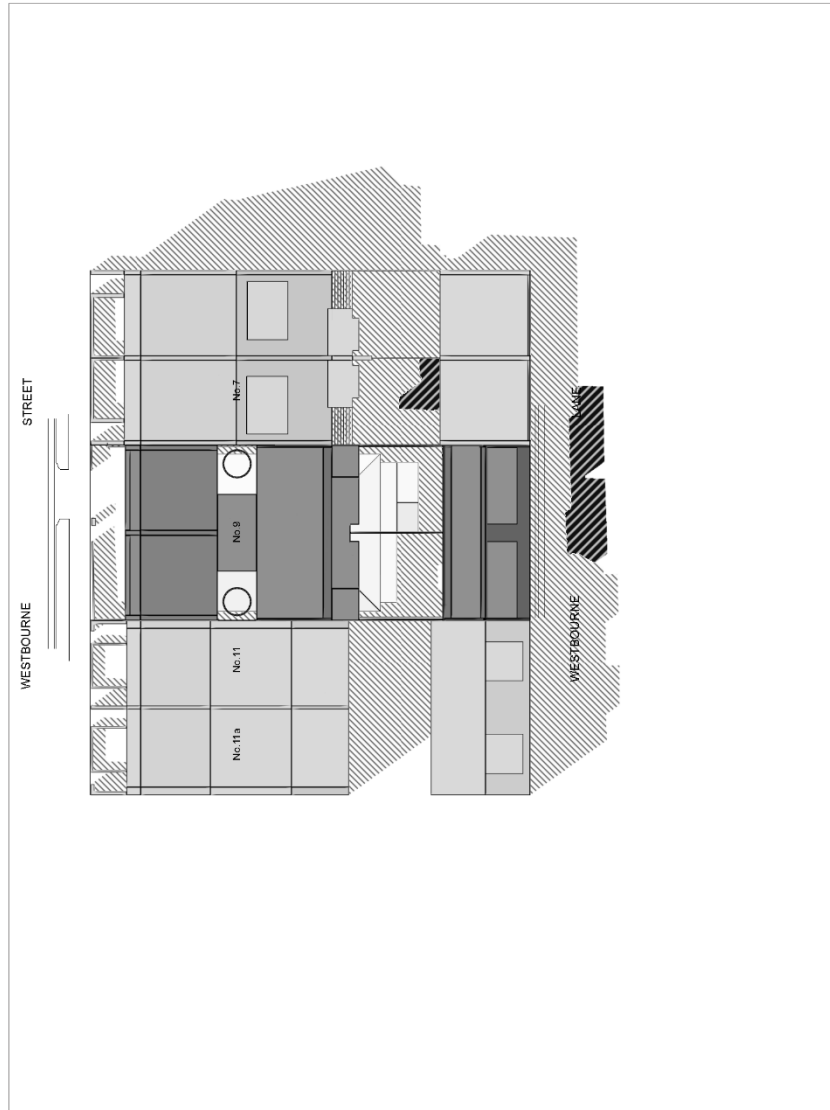

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	<b>Project Description</b> TORRENS TITLED SUBDIVISION AND ERECTION OF TWO DWELLINGS	<b>Client</b> MFT+ TCM	<b>Drawing Name</b> SITE LOCATION PLAN	<b>Revision</b> 2	<b>Scale</b> 1:1 @ A3	<b>Project No.</b> 2114	<b>Date</b> MAY 22	<b>Drawn By</b> DA.01	<b>Revision</b> 2

SHADOW DIAGRAM MARCH 21st



3.00 pm

<p>Shadow from existing buildings Additional shadow from proposed buildings</p> <p>NOTES Shadows from existing or proposed buildings have not been considered Shadows are subject to alteration in relation to information provided from survey and architectural drawings</p>	<p>Approx. True North</p> 	<p>DIGITAL LINE Pty Ltd 10/100-1000 Neutral Bay NSW 2289 Phone (02)9852 2312 Fax (02)9853 9708</p>	<p>Architects Monument Design Parramatta</p>	<p>Project Proposed development at 10/100-1000 Neutral Bay, NSW Shamrock NSW</p>	<p>Job N. SH2000_1b 26/05/2022 Scale 1:200 Page 8 of 8</p>
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SH-21