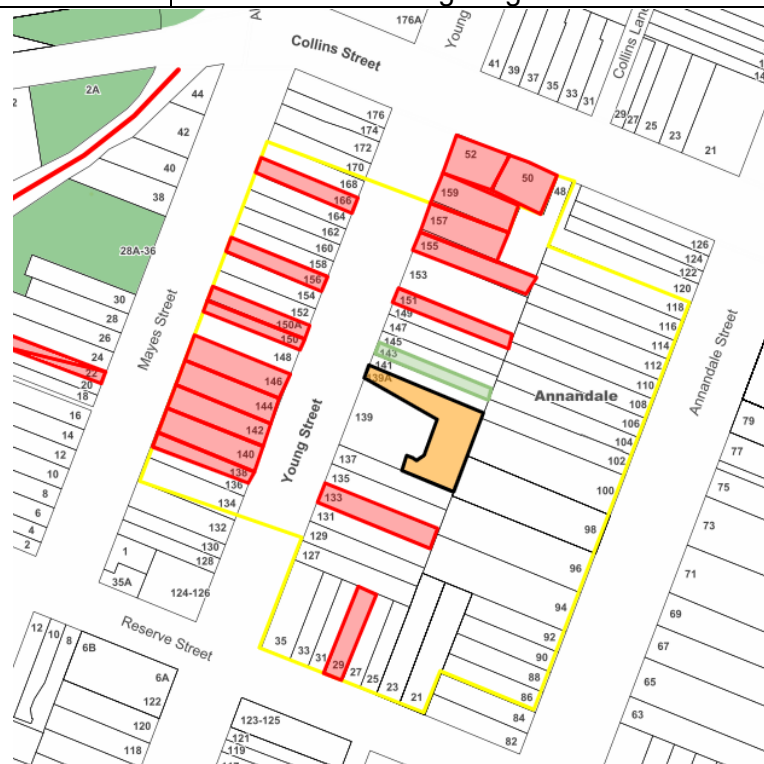





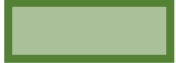
INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA/2023/0106
Address	139A Young Street ANNANDALE NSW 2038
Proposal	Proposed alterations and additions to existing building for use as a Medical Centre, and associated works
Date of Lodgement	23 February 2023
Applicant	Mr Nigel White
Owner	Mrs Maria Gambacorta
Number of Submissions	26 Submissions (1 in Support and 25 in Objections)
Value of works	\$765,000.00
Reason for determination at Planning Panel	Number of submissions exceeds 10
Main Issues	On-site car parking short fall Heritage Streetscape
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Statement of Heritage Significance



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

Note: 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 proposed change of use from a car repair shop to a Medical Centre (*Health Service Facility*), alterations and additions to existing building and associated works at 139A Young Street, Annandale.

The proposed hours of operation for the medical centre are proposed to be 8:00am to 6:00pm Monday to Saturday.

The application was notified to surrounding properties and 26 submissions were received in response to the notification.

The main issues that have arisen from the application include:

- On-site car parking shortfall; and
- Heritage Impacts.

The proposed parking shortfall is minor and acceptable given the existing on-street parking capacity, and subject to recommended conditions to ensure acceptable impacts on the Heritage Conservation Area, and conditions to ensure no undue adverse amenity impacts on adjoining properties, the application is acceptable on merit, and therefore, is recommended for approval, subject to recommended conditions.

2. Proposal

The proposal seeks to carry out alterations and associated works to the existing warehouse building at 139A Young Street, Annandale, to facilitate a change of use from a vehicle mechanic repair shop into a medical centre containing 6 medical suites.

Specifically, the proposal entails:

- Change of use from a car repair / vehicle mechanic shop to a medical centre comprising of a maximum of 7 staff at the premises at any given time and consisting of up to 6 medical practitioners, with proposed hours of operation of 8:00am to 6:00pm Monday to Saturday.
- Provide a total of two (2) car parking space on-site, one (1) being a accessible space.
- Alterations to the building to provide six (6) medical suites with first floor level storage areas and six (6) toilets and associated internal renovation works.
- New external stairs and disabled access ramp.
- New enclosed external bin area.
- New external doors and windows.
- Four (4) new skylights on the western roof plane and two (2) new skylights on the northern roof plan of the building.
- New roofing and insulation to the building.

3. Site Description

The subject site is located on the eastern side of Young Street. The site consists of one (1) allotment with an irregular lot configuration with a total area of 435.1sqm which is accessed via a battle-axe driveway that is located behind 139 Young Street Annandale. The subject site is legally described as 139A Young Street ANNANDALE NSW 2038. The site has a frontage to Young Street of 3.79 metres.

The site supports a large single and two storey brick warehouse building. The adjoining properties support single storey dwelling and terrace houses.

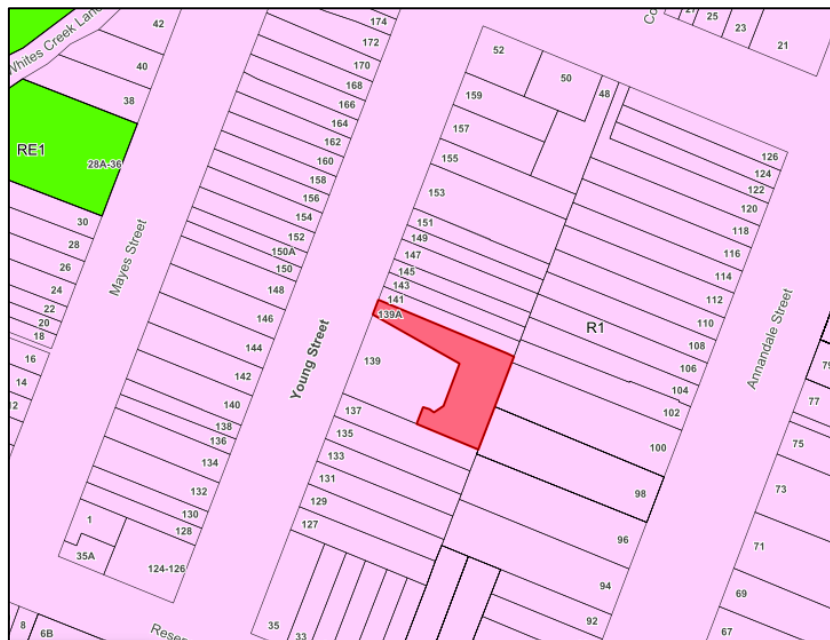


Figure 1: Zoning map indicating location within the R1 – General Residential zone

4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Application	Proposal	Decision & Date
PDA/2022/0101	Alterations and additions to an existing building and premises for use as a medical centre	Letter Issued 13/7/2022

Surrounding properties

Not applicable

4(b) Application history

Not applicable

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:

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

The following provides further discussion of the relevant issues:

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 evidence of contamination on the site. The applicant has provided a report that concludes:

"Based on the site investigation and analytical results, GCA considers that the potential for significant contamination of the soil to be low. All analytes were below the Health and Ecological Assessment Criteria for Residential A developments. Therefore, GCA finds that the is suitable for the proposed development and land use, providing that the recommendations within Section 14 of this report are undertaken."

The PSI made a number of recommendations to ensure site suitability is ensured, including:

- Preparation of a hazardous materials survey prior to demolition;
- Asbestos clearance certificate following demolition;
- Waste classification; and
- Unexpected finds protocol.

On the basis of this report, the consent authority can be satisfied that the land will be suitable for the proposed use and that the land can be remediated.

In consideration of Section 4.16 (2) the applicant has provided a preliminary investigation.

A search of Council's records in relation to the site has indicated that the site is one that is specified in Section 4.6 (4)(c).

The application does not involve category 1 remediation under *SEPP (Resilience and Hazards) 2021*.

Chapter 6 Water Catchments

The site is not located within the foreshores and waterways area and will not be visible from any waterway. The proposal raises no issues that will be contrary to the provisions and objectives of this part of the SEPP.

Inner West Local Environmental Plan 2022 (IWLEP 2022)

The application was assessed against the following relevant sections of the *IWLEP 2022*:

- Section 1.2 - Aims of Plan
- Section 2.3 - Land Use Table and Zone Objectives
- Section 2.7 – Demolition Requires Development Consent
- Section 4.4 – Floor Space Ratio
- Section 4.5 – Calculation of Floor Space Ratio and Site Area
- Section 5.10 – Heritage Conservation
- Section 6.1 – Acid Sulfate Soils
- Section 6.2 – Earthworks
- Section 6.3 – Stormwater Management
- Section 6.8 – Development in areas subject to aircraft noise
- Section 6.11 – Use of Existing Non-residential Buildings in Residential Zones

Section 2.3 Land Use Table and Zone Objectives

The site is zoned R1 - General Residential under the IWLEP 2022. The IWLEP 2022 defines the development as:

Health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- a. a medical centre,
- b. community health service facilities,
- c. health consulting rooms,
- d. patient transport facilities, including helipads and ambulance facilities,
- e. hospital.

The development which is a for a change of use to a *medical centre* and *health consulting rooms* and the carrying out associated alterations and works to the existing building, which is permitted with consent within the land use table given it is not listed in item 2 or 4. The development is consistent with the objectives of the R1 zone.

Section 4 - Principal Development Standards

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

Standard	Proposal	Non compliance	Complies
Floor Space Ratio Maximum permissible: 1:1 or 435.1 sqm	0.79:1 or 343.66 sqm	N/A	Yes

Section 5.10 – Heritage Conservation

The subject property at 139A is a contributory building located within the Annandale Heritage Conservation Area (C1 in Schedule 5 of the *IWLEP 2022*).

Clause 5.10: Heritage Conservation from the *IWLEP 2022* and Parts C1.3: Alterations and additions, C1.4: Heritage conservation areas and heritage items, and C.2.2.1.1: Young Street Distinctive Neighbourhood from the Leichhardt Development Control Plan 2013 (LDCP 2013) apply to the proposal.

The architectural drawings dated January 2023, prepared by RJK Architects, and the Heritage Impact Statement dated 25 January 2023, prepared by Kemp ad Johnson Heritage Consultants were reviewed by Council’s Heritage Advisor as part of this assessment. Subject to conditions including the proposed paint colour, finishes, relocation of the skylights from the western to eastern roof plane and retention of an original window, the proposal is considered acceptable with regard to heritage conservation.

In summary, subject to recommended conditions, the design, materials, finishes and colours of the proposed alterations and works to the building will be compatible with, and will not detract from, the existing building, the streetscape and Annandale Heritage Conservation Area, and will comply with Clause 5.10 Objectives 1(a) and (b) in the *IWLEP 2022* and the relevant objectives and controls in the LCP 2013.

5(d) Development Control Plans

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

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B3.1 Social Impact Assessment	Yes
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.3 Alterations and additions	Yes – see discussion
C1.4 Heritage Conservation Areas and Heritage Items	Yes, as conditioned – see discussion under Part 5(a)(iii) – Section 5.10 – Heritage Conservation
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes, subject to conditions – see discussion
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	Yes – see discussion
C1.11 Parking	No, but is considered acceptable – see discussion
C1.14 Tree Management	Yes, as conditioned

Part C: Place – Section 2 Urban Character	
C.2.2.1.1: Young Street Distinctive Neighbourhood	Yes
Part C: Place – Section 3 – Residential Provisions	N/A
Part C: Place – Section 4 – Non-Residential Provisions	
C4.1 Objectives for Non-Residential Zones	Yes
C4.2 Site Layout and Building Design	Yes
C4.3 Ecologically Sustainable Development	Yes
C4.4 Elevation and Materials	Yes
C4.5 Interface Amenity	Yes – see discussion
C4.14 Medical Centres	Yes – see discussion
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.4 Non-Residential Development	Yes
Part E: Water	
Section 1 – Sustainable Water and Risk Management	
E1.1 Approvals Process and Reports Required With Development Applications	Yes
E1.1.1 Water Management Statement	Yes
E1.1.2 Integrated Water Cycle Plan	Yes
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.2 Water Management	Yes
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.4 Stormwater Treatment	Yes
E1.2.5 Water Disposal	Yes
E1.2.7 Wastewater Management	Yes
Part F: Food	N/A
Part G: Site Specific Controls	N/A

C1.3 Alterations and Additions and C1.4 Heritage Conservation Areas and Heritage Items

Subject to recommended conditions, the proposal is considered to meet the provisions and objectives of Parts C1.3 and C1.4 of the LDCP 2013 given that the proposal:

- a. Retains the original building form, footprint and envelope, and subject to conditions, will provide appropriate materials and finishes sympathetic to the streetscape, desired future neighbourhood character and the surrounding HCA.
- b. Is compatible with existing neighbourhood character;
- c. Protects neighbouring residential amenity ensuring adequate sunlight, natural ventilation and privacy to surrounding dwellings and will not obstruct any significant views.

C1.7 Site Facilities

The proposal to store medical waste within the premise and general waste being stored outside the building (within the property boundaries) in separate waste bins are acceptable as it will comply with the relevant objectives and controls application of this Provision.

Council’s Resource Recovery Officer has also raised no objections to the proposed waste storage and removal process.

C1.8 Contamination

Satisfactory, subject to recommended conditions – see assessment above under *State Environmental Planning Policy (Resilience and Hazards) 2021*.

C1.10 Equity of Access and Mobility

A BCA Assessment report has been submitted by the applicant and Council’s Building Certification Team raised no objections to the proposed development, subject to standard conditions. The BCA Report is recommended to be referenced in any consent granted.

C1.11 Parking

Parking Standards and Controls

The proposed development provides for one (1) staff and one (1) disabled car parking space. A Traffic and Parking Assessment Report has been submitted by the applicant as part of this application and Council’s Development Engineer has reviewed the proposal and raised no objection. The following comments were provided.

The Traffic and Parking Assessment Report prepared by TRAFFIC SOLUTIONS PTY LTD indicates that the proposed development falls short of three off-street parking spaces with provision of 1 off-street parking space. However, the on-street car parking survey results indicate that ample on street car parking is available in close proximity to the proposed medical centre site. The available on street parking is more than sufficient to cover the car parking shortfall.

Required	Proposed
<p><u>Medical Centre</u> 2 car parking spaces are required (see 1.11, Table C4,) per 3 consulting room.</p>	<p>The proposal includes 6 consulting rooms and provides two (2) car parking spaces on site. As a result, the proposal will result in a shortfall of 2 car spaces.</p>

	Minimum	Maximum
Bulky goods premises	1 space per 125 sqm	1 space per 100 sqm
Business premises	1 space per 100 sqm	1 space per 60 sqm
Office premises	1 space per 100 sqm	1 space per 80 sqm
Health consulting rooms	2 spaces per 3 consulting rooms	2 parking spaces for every consulting room
Medical centre	2 spaces per 3 consulting rooms	2 parking spaces for every consulting room
Licensed Hotel, Pub or registered club	1 space per 6 staff and 1 space per 30 patrons	1 space per 3 staff and 1 space per 10 patrons

Figure 2: Table C4: General Vehicle Parking Rates

As per the above table and comments from Council’s Development Engineer, it is considered that, although the proposal will result in a shortfall of two (2) car parking spaces, due to the ample on street car parking available on Young and nearby Streets as demonstrated in the Traffic and Parking Assessment Report, it is considered that there is more than sufficient street parking to cover the car parking shortfall.

Conditions will be recommended as part of any consent granted to ensure that the parking spaces meet ASA/NZS2890.1-2004 and Council Engineers and access requirements.

Bicycle Parking Rates

The proposal does not provide any bicycle spaces on site or as part of this proposal. As a result, the proposal will not comply with the required 3 bicycle spaces required under C1.11.3, Table C6 as replicated below.

Table C6: Bicycle parking provision rates

Land use	Residents/staff	Customers/Visitors
Apartments	1 space per 2 dwellings	1 space per 10 dwellings
Backpackers accommodation	1 space per 4 staff	1 space per 10 beds
Group homes/student accommodation	1 space per 6 rooms	1 space per 6 rooms
Home occupation/home industry	1 space per dwelling	1 space per dwelling
Seniors Housing	1 space per 10 staff and 1 per 20 self-contained dwelling units	1 space per 30 dwellings
Serviced apartments	1 space per 10 staff	1 space per 20 rooms
Amusement centre	1 space per 10 staff	2 spaces per centre
Bulky goods Retail	1 space per 10 staff	Nil
Child Care facility	1 space per 10 staff	2 spaces per centre
Clubs	1 space per 10 staff	1 space per 140 sqm GFA
Commercial	1 space per 10 staff	1 space per 400 sqm GFA
Hotels/motels	1 space per 10 staff	1 space per 20 rooms
Industry	1 space per 10 staff	Nil
Motor and retail showrooms	1 space per 10 staff	1 space per 200 sqm GFA
Professional consulting rooms	1 space per 10 staff	1 space per 200 sqm GFA
Restaurants	1 space per 10 staff	2 spaces plus 1 space per 100 sqm over 100sqm GFA
Recreation facility (indoor, outdoor and major)	2 spaces, plus 1 space per 10 staff	2 spaces, plus 1 space per 100 sqm GFA
Service stations	1 space per 10 staff	2 spaces per service station
Shops	1 space per 10 staff	2 spaces, plus 1 space per 100 sqm over 100 sqm GFA
Warehouse	1 space per 10 staff	Nil

The required bicycle parking rate being 3 spaces is calculated using the *Professional consulting rooms* under 'land use' based on the 7 proposed staff, with an overall GFA of 342.1sqm. To ensure compliance with the bicycle parking requirement, an appropriate condition to provide 3 bicycle spaces on site will be recommended to be provided as a condition of consent.

Traffic

The applicant's Traffic and Parking Assessment Report provided the following traffic assessment:

An indication of the traffic generation of the proposed development can be calculated by reference to the Roads and Maritime Services 'Guide to Traffic Generating Developments, Section 3 - Landuse Traffic Generation' of October 2002. This guide provides the following indication of traffic generation rates applicable to extended hour's medical centres:

'During the Monday evening peak period the mean peak vehicle trip generation rate was 8.8 veh/hr/100m² gross floor area, with a range of 3.1-19.4 veh/hr/100m². In the morning period of 9.00 am to 12.00 pm the mean peak vehicle trip generation rate was 10.4 veh/hr/100m² gross floor area, with a range of 4.4-19.0 veh/hr/100 m².'

The RMS guideline also recorded that the mean average length of stay for each patient was approximately 27 minutes.

The estimated potential traffic generation of the proposal therefore calculates as:

- **AM peak**

3312 @ 10.4 vehicle trips/100m² GFA = 34.4 trips

- **PM peak**

331m² @ 8.8 vehicle trips/100m² GFA = 29.1 trips

Considering the location with medium density residential housing and proximity to public transport (The available Public Transport is described in the following pages of this assessment) the potential traffic generation of the proposal is likely to be less than the RMS average rates. For example in the RMS document "Land Use Traffic Generation - Data and Analysis 20: Extended Hours Medical Centres" surveyed a similar sized medical centre (425m² with 7 consulting rooms on the corner of Oxford and Riley Streets, Darlinghurst) revealing the following results:

- 16 vehicle trips in the peak hour.
- 21% drove, 19% used public transport 60% and walked or travelled up by other means.
- Peak parking demand of 5 cars...

...the proposal will generate less than 20 vehicle trips in the peak hours. This is on average 1 vehicle trip either approaching or departing the site every 3 minutes, this minor traffic generation will not have any unacceptable traffic implications on Young Street or the surrounding road network.

Council's Engineers concur with the above conclusions and raised no objections to the proposal proceeding on traffic grounds.

C4.5 Interface Amenity

The proposed hours of operation of the medical centre, being Monday to Saturday between 8:00am to 6:00pm is considered acceptable, subject to standard conditions to reinforce that noise levels from the premises meet the *Protection of the Environment Operations Act 1997* and NSW Environment Protection Authority's Noise Policy for Industry and Noise Guide for Local Government. In addition, the proposed medical centre does not involve any outdoor areas which will generate undue adverse noise impacts that will impact surrounding residential properties. Moreover, an Acoustic Report has been prepared and submitted with the application which concludes that the proposal will not adversely affect the acoustic amenity of the neighbourhood, and that it will be capable of complying with relevant criteria so long as recommendations are implemented.

In summary, subject to conditions and the referencing of the Acoustic report in any consent granted, the proposal is considered acceptable as it will comply with the Objectives and Controls C4 and C5 of this Provision.

C4.14 Medical Centres

Conditions will be recommended as part of any consent granted to ensure the operations of the premises do not result in any undue adverse impacts on the amenity of the neighbourhood in terms of noise or other emissions in accordance with Control C1 of this part of the DCP.

The hours of operation for the proposed medical centre will be 8:00am to 6:00pm on weekdays and Saturday. The proposed will require up to a maximum of 7 staff at the premises at any given time consisting of up to 6 medical practitioners at any one time and one receptionist. The proposed use will engage with customers through attending via appointment only. The proposal complies with Control C2 of this provision which stipulates that hours of operation for medical centres are limited to between 8:00am and 6:00pm.

Control C3 requires that adequate car and bicycle parking is provided on site in accordance with the provisions of Part C1.11 Parking within this Development Control Plan. While the proposal results in a shortfall of car parking in accordance with the DCP, the shortfall is considered acceptable for reasons outlined in the Parking assessment previously in this report, similarly as outlined previously a condition is recommended to require the 3 bicycle spaces are provided on site.

In summary, the proposal, subject to recommended conditions, is deemed to be acceptable with regard to the provisions and objectives of this part of the DCP.

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 21 days to surrounding properties and 26 submissions were received in response to the notification with the following sentiment:

- 25 in objection
- 1 in support

Issues regarding the use, parking and traffic, contamination, site suitability and heritage have been discussed earlier in this report. The following issues raised in submissions are discussed below:

Safety

Comment: Concerns of pedestrian and child safety have been raised in multiple submissions which states that the increase in traffic due to the medical centre would make Young Street unsafe for the residents to use the footpath and for children to be able to play in the Street. As previously noted, Council's Engineers have raised no objections to the proposal proceeding based on expected traffic volumes and / or safety grounds. The proposed development as previously mentioned in this Report is permissible within the R1 zone and will not result in adverse amenity and traffic/parking impacts to the surrounding residents.

Environment / Lack of trees / loss of vegetation

Comment: No trees are proposed to be removed as part of the application, and as the proposal is for a medical centre and not a residential use under the R1 zone, the Landscape Area development standard of the LEP is not applicable.

Noise

Comment: An Acoustic Report has been submitted with the application. Council's Environmental Health Officer has reviewed the Acoustic Report prepared by Marshall Day Acoustic date January 2023 and have raised no objections, subject to standard conditions to ensure no undue adverse noise impacts. It is also noted that the proposed medical centre will be operating within the trading hours under C4.14 Medical Centres Provision of the LDCP 2013. In summary, the proposed development, subject to standard acoustic conditions being implemented as per the recommendation, it is considered acceptable in terms of acoustic impacts to the surrounding neighbouring residential properties.

Over Supply of Medical Centres

Comment: This is not a matter for consideration under the *Environmental Planning and Assessment Act 1979*.

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**6(a) Internal**

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

Engineer

Acceptable subject to conditions

Heritage

Acceptable subject to conditions

Urban Forest

Acceptable subject to conditions

Building Certification

No objections

Environmental Health

Acceptable subject to conditions

7. Section 7.11 Contributions

Section 7.11 contributions are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$15,353.00 would be required for the development under Inner West Local Infrastructure Contributions Plan 2023.

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 *Inner West Local Environmental Plan 2022* and *Leichhardt Development Control Plan 2013*.

The development, subject to 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 approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2023/0106 for Proposed alterations and additions to existing building for use as a Medical Centre, and associated works at 139A Young Street Annandale subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

Attachment A – Recommended conditions of consent

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

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

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA02 B	Site Plan	Jan 2023	RJK Architects
DA03 B	Ground FL Plan	Jan 2023	RJK Architects
DA04 B	Attic FL Plan	Jan 2023	RJK Architects
DA05 B	Roof & Stormwater Diagram	Jan 2023	RJK Architects
DA06 B	Sections	Jan 2023	RJK Architects
DA08 B	Elevations - Proposed	Jan 2023	RJK Architects
DA10 B	3D Views & Materials Schedule	Jan 2023	RJK Architects
E2277-1	Preliminary Site Investigation	27 May 2022	Geotechnical Consultants Australia
22.23.007	Traffic and Parking Impact Assessment	24 October 2022	Traffic Solutions Pty Ltd
	Access & Mobility Report	30 January 2023	Bio-Building Design Pty Ltd
RP 001 20220646	Acoustic Report	16 January 2023	Marshall Day Acoustics Pty Ltd
DRC03-2023	National Construction Code Report	7 February 2023	Design Right Consulting
RJ44	NCC Section J Compliance Report	13 February 2023	Gradwell Consulting

As amended by the conditions of consent.

DESIGN CHANGE

2. Design Change

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

- a. Three (3) bicycle spaces must be provided on-site.

FEES

3. Security Deposit - Custom

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

Security Deposit:	\$5,600.00
Inspection Fee:	\$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.

4. 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 0.25% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$250,000 or more.

5. Section 7.11 Contribution

In accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Inner West Local Infrastructure Contribution Plan 2023 (the Plan), the following monetary contributions shall be paid to Council to cater for the increased demand for local infrastructure resulting from the development:

Contribution Category	Amount
Open Space & Recreation	\$3,452.00
Community Facilities	\$0.00
Transport	\$9,077.00
Plan Administration	\$446.00
Drainage	\$2,378.00
TOTAL	\$15,353.00

At the time of payment, the contributions payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

C_{payment} = is the contribution at time of payment

C_{consent} = is the contribution at the time of consent, as shown above

CPI_{consent} = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being [insert CPI value] for the [insert latest quarter and year].

CPI payment = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment

Note: The contribution payable will not be less than the contribution specified in this condition.

The monetary contributions must be paid to Council (i) if the development is for subdivision – prior to the issue of the subdivision certificate, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.

It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Council's Plan may be viewed at www.innerwest.nsw.gov.au or during normal business hours at any of Council's customer service centres.

Please contact any of Council's customer service centres at council@innerwest.nsw.gov.au or 9392 5000 to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.

Once the invoice is obtained, payment may be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to www.innerwest.nsw.gov.au/invoice; please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).

The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.

GENERAL CONDITIONS

6. Boundary Alignment Levels

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

7. Stormwater Drainage System – Simple

Stormwater runoff from proposed new or altered roof areas may be discharged to the existing site drainage system.

Any existing component of the stormwater system that is to be retained, must be checked and certified by a Licensed Plumber or qualified practising Civil Engineer to be in good condition and operating satisfactorily.

If any component of the existing system is not in good condition and /or not operating satisfactorily and/or impacted by the works and/or legal rights for drainage do not exist, the drainage system must be upgraded to discharge legally by gravity to the kerb and gutter of a public road.

8. Noise – Consultant’s Recommendations

All noise emission criteria, assumptions and recommendations contained in the acoustic report prepared by Marshall Day Acoustics Pty Ltd., reference RP 001 20220646, dated 16 January 2023 must be implemented and complied with at all times.

9. Hazardous Materials Survey

Prior to any demolition or the issue of any Construction Certificate (whichever occurs first), the Certifying Authority must provide a hazardous materials survey to Council. The survey shall be prepared by a suitably qualified Occupational Hygienist and is to incorporate appropriate hazardous material removal and disposal methods in accordance with the requirements of SafeWork NSW.

A copy of any SafeWork NSW approval documents is to be included as part of the documentation.

10. Waste Management Plan

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

11. 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.

12. Standard Street Tree Protection

Prior to the commencement of any work, the Certifying Authority must be provided with details of the methods of protection of all street trees adjacent to the site during demolition and construction.

13. Works Outside the Property Boundary

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

14. Paint Removal

If the existing paint cannot be removed from the brickwork on the western facade, all brickwork on the building is to be painted, and must not be clad as shown in Option 2 of the North West Elevation

PRIOR TO ANY DEMOLITION**15. 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.

16. 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.

17. 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**18. 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.

19. Changes to Levels

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

- a. A 150 mm step down must be provided between the finished floor level of the internal room and the finished surface level of the external area.

20. Parking Facilities

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. The parking space must have minimum clear internal dimensions of 5400 mm x 2400 mm (length x width). The dimensions must be exclusive of obstructions such as walls, doors and columns, except where they do not encroach inside the design envelope specified in Section 5.2 of AS/NZS 2890.1-2004;
- b. Accessible parking spaces must comply with the dimensional requirements of Figure 2.1 of AS/NZS 2890.6-2009 Off-street parking for people with disabilities, including the provision of a shared area. Disabled car space must be located adjacent to the lift;
- c. The parking spaces provided by Parts a. and b. above shall be clear of, and not obstruct, any required pedestrian access to the building on the site from the street;
- d. 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
- e. The external form and height of the approved structures must not be altered from the approved plans.

21. Noise General – Acoustic Report

Prior to the issue of a Construction Certificate, the construction drawings and construction methodology must be assessed and certified by a suitably qualified acoustic consultant to be in accordance with the requirements of the DA acoustic report (prepared by Marshall Day Acoustics Pty Ltd., reference RP 001 20220646, dated 16 January 2023) and must be consistent with the approved plans. An acoustic certification report demonstrating this must be provided to the satisfaction of the Certifying Authority.

22. Tree Protection Plan

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a detailed site-specific Tree Protection Plan (TPP) prepared by a AQF5 Consultant Arborist. The TPP is to be prepared in accordance with Council’s *Development Fact Sheet—Trees on Development Sites*.

The trees identified below are to be retained and protected throughout the development:

Tree No.	Botanical/Common Name	Location
1 & 2	<i>Pistacia chinensis</i> (Chinese Pistache)	Street trees

The tree protection measures contained in the TPP must be shown clearly on the Construction Certificate drawings, including the Construction Management Plan.

The Certifying Authority must ensure the construction plans and specifications submitted fully satisfy the tree protection requirements identified in the TPP.

A Project Arborist is to be appointed prior to any works commencing to monitor tree protection for the duration of works in accordance with the requirements identified in the TPP.

All tree protection measures as detailed in the approved Tree Protection Plan must be installed and certified in writing as fit for purpose by the Project Arborist.

23. Structural Certificate for retained elements of the building

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction. The certificate must also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.

24. 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

25. Metal Guttering Finish and Colour

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans indicating that new guttering material must be in a colour equivalent to Colorbond's "Windspray" or "Wallaby."

26. Amended Plans Prior to Construction Certificate Condition

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

- a. The proposed 4 skylights are to be located on the eastern roof plane not western.
- b. The window on the western facade of the Annex is to be retained.
- c. The replacement glass brick windows are to retain the same dimensions as the existing timber frame windows.

DURING DEMOLITION AND CONSTRUCTION**27. Contamination – New Evidence**

Any new information revealed during demolition, remediation or construction works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Certifying Authority.

28. Imported Fill Materials

All imported fill on the site shall be validated as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM), in accordance with NSW Environment Protection Authority guidelines, 'Consultants Reporting on Contaminated Sites' (August 2011) to ensure the imported fill is suitable for the proposed land use.

All fill imported onto the site shall be validated by either one or both of the following methods:

- a. Imported fill be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- b. Sampling and analysis of the fill material be conducted in accordance with NSW Environment Protection Authority's Sampling Design Guidelines for Contaminated Land (2022).

29. Construction Hours – Class 2-9

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

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

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

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

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

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

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

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

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

PRIOR TO OCCUPATION CERTIFICATE**30. 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.

31. 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.

32. Noise – Acoustic Report

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an acoustic report prepared by suitably qualified acoustic consultant which demonstrates and certifies that noise and vibration emissions from the development comply with the relevant provisions of the *Protection of the Environment Operations Act 1997*, NSW Environment Protection Authority's Noise Policy for Industry and Noise Guide for Local Government, and conditions of Council's approval (including all recommendations of the DA approved acoustic report prepared by Marshall Day Acoustics Pty Ltd., reference RP 001 20220646, dated 16 January 2023). The acoustic verification report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

33. Contamination – Disposal of Soil

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a validation report confirming that all off site disposal of soil has been classified, removed and disposed of in accordance with the NSW DECC Waste Classification Guidelines, Part 1: Classifying Waste (EPA 2014), Protection of the Environment Operations (Waste) Regulation 2014 and the *Protection of the Environmental Operations Act 1997*.

34. Aircraft Noise –Alterations and Additions

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

35. Smoke Alarms - Certification of upgrade to NCC requirements

Prior to the issue of any Occupation Certificate, the Principal Certifier is required to be satisfied the existing building has been upgraded to comply with the provisions of the National Construction Code (Building Code of Australia) in relation to smoke alarm systems.

ON-GOING

36. Noise General

The proposed use of the premises and the operation of all plant and equipment must not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997* and Regulations, NSW EPA Noise Policy for Industry and NSW EPA Noise Guide for Local Government.

37. Commercial Waste/Recycling Collection

The collection of waste and recycling must only occur between 6:00am and 10:00pm weekdays and 7:00am and 10:00pm weekends and public holidays, to avoid noise disruption on the surrounding area.

38. Hours of Operation

- a. The hours of operation of the premises must not exceed the following:

Day	Hours
Monday to Saturday	8:00am to 6:00pm

39. Bin Storage

All bins are to be stored within the site.

ADVISORY NOTES

Permits

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

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

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

Insurances

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

Asbestos Removal

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulation 2017 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

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

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS'

measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

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

Tree Protection Works

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

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within Sections 69-86 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.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor; and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
 - i. The name of the owner-builder; and
 - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Dividing Fences Act

The person acting on this consent must comply with the requirements of the *Dividing Fences Act 1991* in respect to the alterations and additions to the boundary fences.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in

accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

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

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

Noise

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

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.

Fire Safety Certificate

The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

- a. Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
- b. Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Statement for each of the Fire Safety Measures listed in the Schedule.

The Annual Fire Safety Statement must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

Lead-based Paint

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

Dial before you dig

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

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm
	www.basix.nsw.gov.au
Department of Fair Trading	13 32 20
	www.fairtrading.nsw.gov.au
	Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100
	www.dialprior toyoudig.com.au
Landcom	9841 8660
	To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441
	www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406

		www.foodnotify.nsw.gov.au
NSW Government		www.nsw.gov.au/fibro
		www.diyasafe.nsw.gov.au
		Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555	www.environment.nsw.gov.au
Sydney Water	13 20 92	www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	1300 651 116	www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)		www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50	www.workcover.nsw.gov.au
		Enquiries relating to work safety and asbestos removal and disposal.

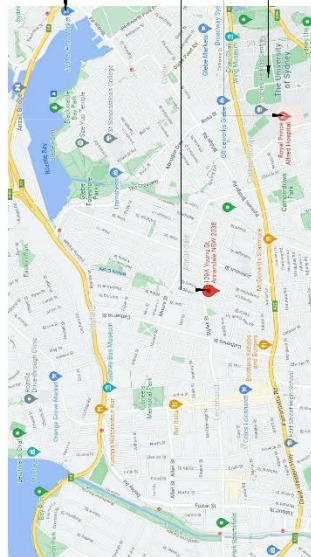
Street Numbering

If there are any changes to the number of occupancies including any additional occupancies created, a street numbering application must be lodged and approved by Council's GIS team before any street number is displayed. Link to [Street Numbering Application](#)

AERIAL VIEW / SITE ANALYSIS



LOCATION PLAN



PHOTOS OF SURROUNDING AREA



SITE ANALYSIS

**139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION**

INNER WEST COUNCIL
Doc: IWP/23/01/27/18/0074
Version: 1, Version Date: 21/02/2023

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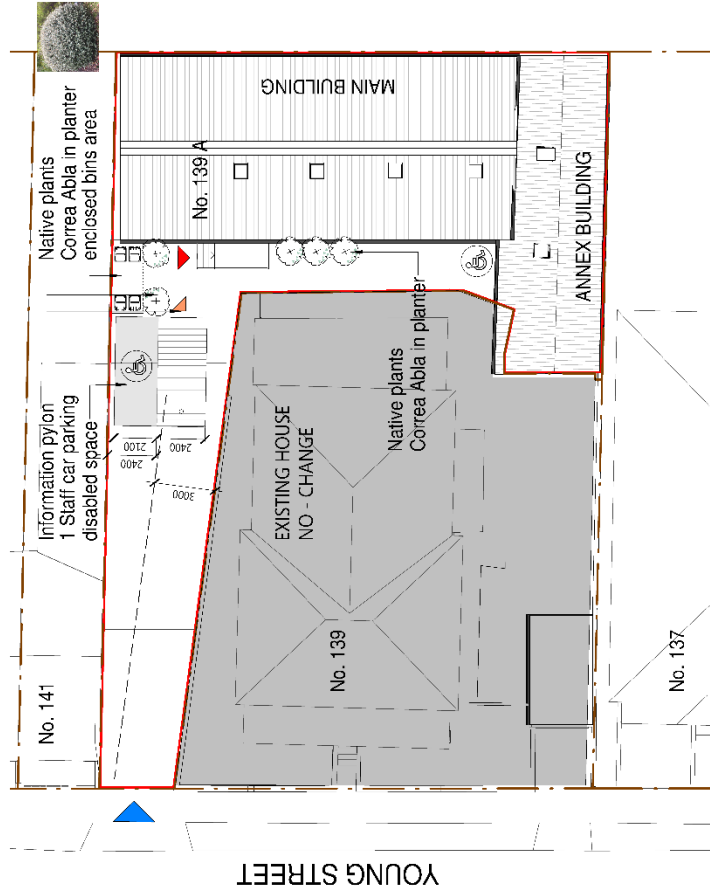
PROJECT ADDRESS:
139 A YOUNG STREET, ANNANDALE

PLANNING CONTROL	PROVIDED
SITE AREA	495.1 MF
ZONING	R1 - General Residential
HEIGHT LIMIT	EXISTING
FSR	TOTAL FL AREA 331 MF 1 : 0.76 (MAX 1) - NO CHANGE
SET BACKS	EXISTING BUILDING UTILIZED NO CHANGE
SITE COVERAGE	N/A
DEEP SOFT SOIL	N/A
PARKING	1 Car space

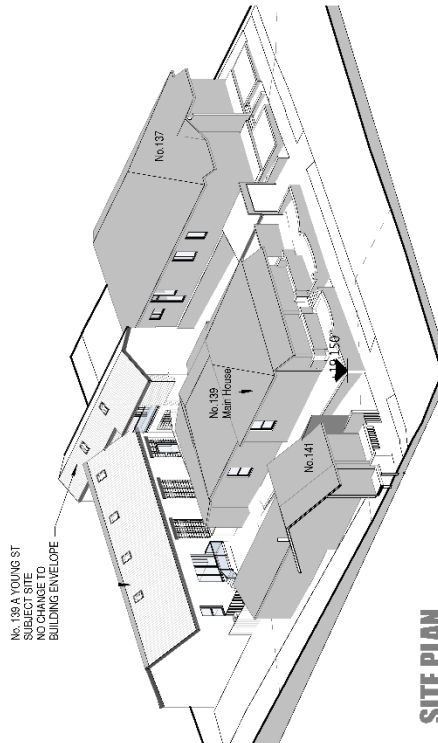
DRAWING TO BE READ WITH SECTION J REPORT
PREPARED BY GRADWELL CONSULTING



**YOUNG ST
ELEVATION**



YOUNG STREET



SITE PLAN

**139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION**

ANNEX WEST CONSULTING
DocuSign: 58113974277186070
Version: 1 Version Date: 21/02/2023



RAK ARCHITECTS
1/200 WILSON ROAD, SYDNEY NSW 1585
TEL: 02 9550 9999
WWW.RAKARCHITECTS.COM.AU



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ANNEX WEST CONSULTING
DocuSign: 58113974277186070
Version: 1 Version Date: 21/02/2023

ISSUE NO.	21022023							
DATE	21/02/2023							
ISSUE	B							
ISSUE	A	ISSUE - CONSULTANT MEETING	DATE	22/03/23	DRAWN	CS	CHECKED	JK

COLOR LEGEND:

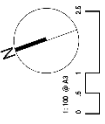
- Existing
- Proposed new wall/structure
- Demolished
- Proposed Glazing
- Proposed new masonry wall
- Assumed new internal structural wall
- New Light weight wall
- New Colorbond roof
- New Floor structure
- Existing Stormwater Drainage



GROUND FL PLAN

**139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION**

INNER WEST COUNCIL
Doc Ref: SW-SP-HP-374/27/16/2023
Version: 1, Version Date: 21/02/2023



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RPK ARCHITECTS
An Act of Parliament No. 42/2007
No. 139 Young St, Annandale NSW 1581
Phone: 02 9550 6600
www.rpkarchitects.com.au

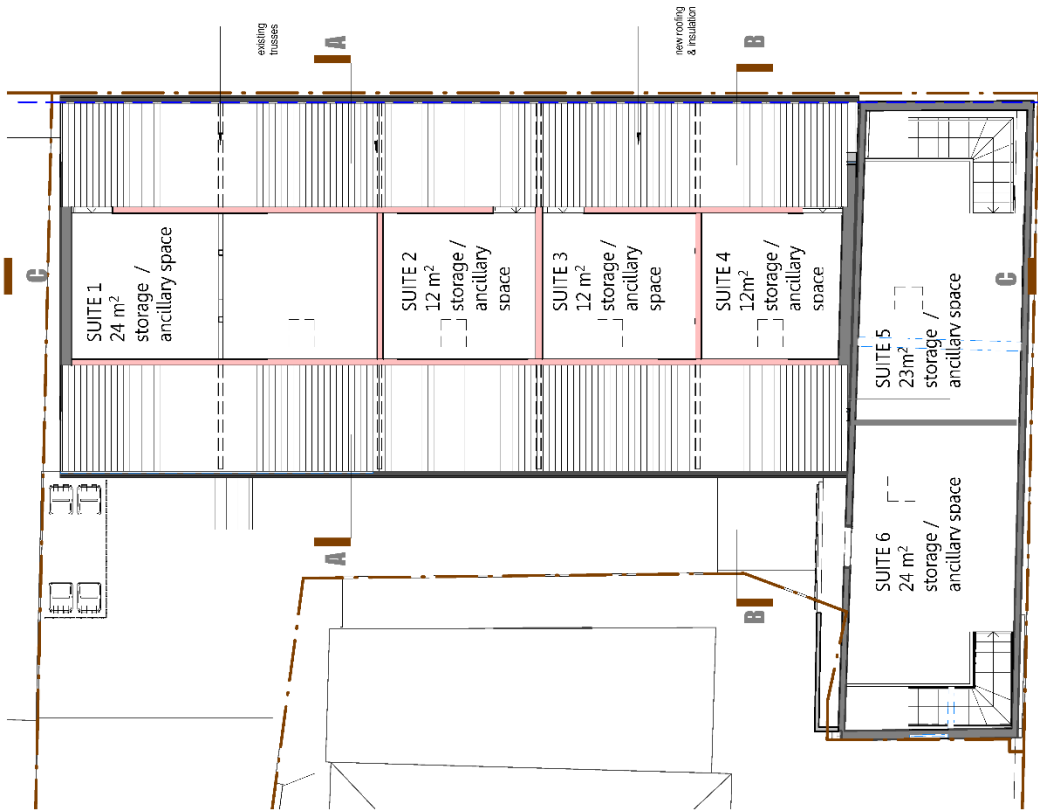
PROJECT NO.	2102-0003
SUBJECT	SUBJ
DATE	22/03/23
SCALE	AS SHOWN

DATE	DRAWN	CHECKED
22/03/23	GS	CS
22/03/23	GS	CS
22/03/23	GS	CS

ISSUE FOR DEVELOPMENT APP. ACTION
A - ISSUE FOR PRELIMINARY REVIEW
B - ISSUE FOR PRELIMINARY REVIEW

COLOR LEGEND:

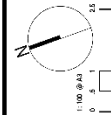
	Existing
	Proposed new wall / structure
	Demolished
	Proposed Glazing
	Proposed new masonry wall
	Assumed new internal structural wall
	New Light weight wall
	New Colorbond roof
	New Floor structure
	Existing Stormwater Drainage



ATTIC FL PLAN

**139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION**

INNER WEST COUNCIL
DocuFile No. 37427748/2023
Version: 1, Version Date: 21/02/2023



1:100 (R.A.)
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1/100 (R.A.)
Architects
1/100 (R.A.)
Architects



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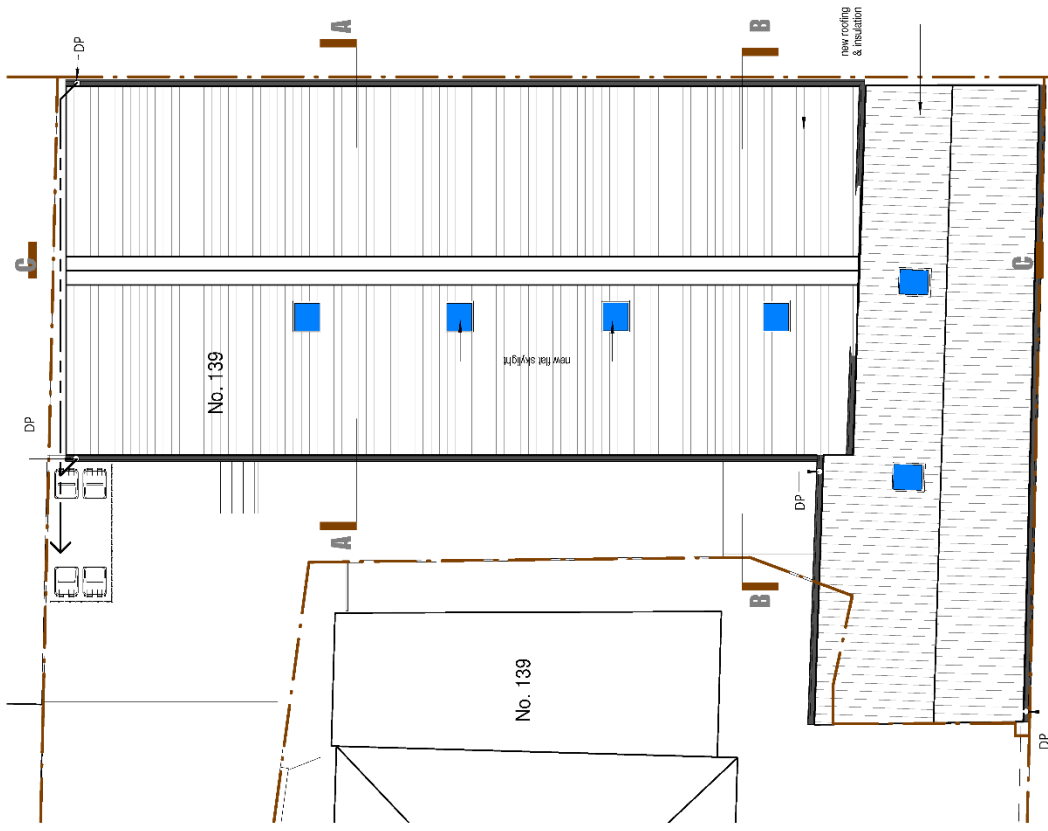
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COLOR LEGEND:

- Existing
- Proposed new wall/ structure
- Demolished
- Proposed Glazing
- Proposed new masonry wall
- Assumed new internal structural wall
- New Light weight wall
- New Colorbond roof
- New Floor structure
- Existing Stormwater Drainage

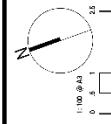
NOTES :
 STORMWATER DRAINAGE SYSTEM &
 LOCATION OF DOWN PIPES
 REMAINS WITHOUT CHANGE



ROOF PLAN & STORMWATER DIAGRAM

**139A YOUNG ST, ANNANDALE
 FOR CHANGE OF USE & ALTERATION**

INNER WEST COUNCIL
 DocID: 187676 - 374277480074
 Version: 1, Version Date: 21/02/2023



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 ARCHITECTS
 1/100 BATHURST STREET, SYDNEY NSW 2000
 PH: 02 9232 4444 FAX: 02 9232 4444
 WWW.RKARCHITECTS.COM.AU



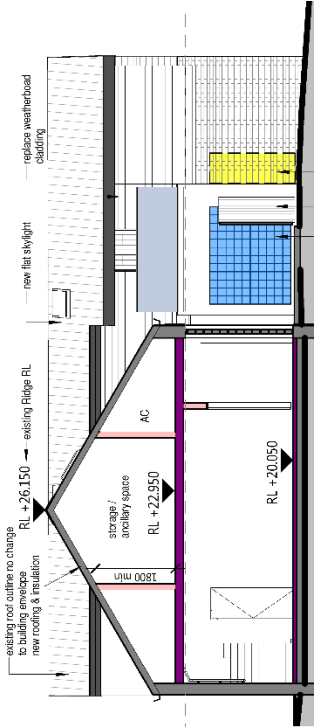
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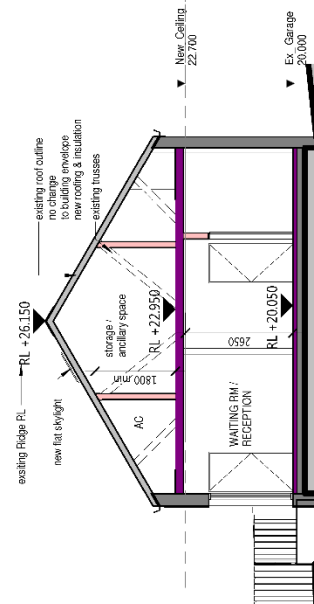
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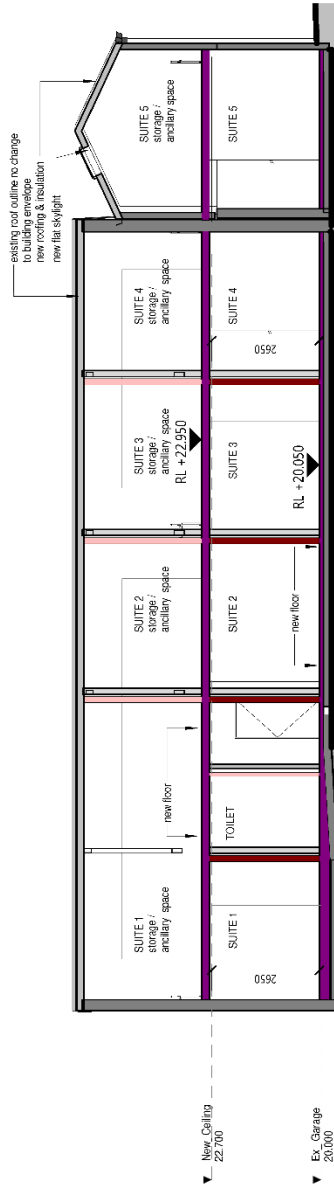
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- Demolished
- Proposed Glazing
- Proposed new masonry wall
- Assumed new internal structural wall
- New Light-weight wall
- New Colorbond roof
- New Floor structure
- Existing Stormwater Drainage



Section A-A
1:100 @ A3



Section B-B
1:100 @ A3



Section C-C
1:100 @ A3

SECTIONS

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FOR CHANGE OF USE & ALTERATION**

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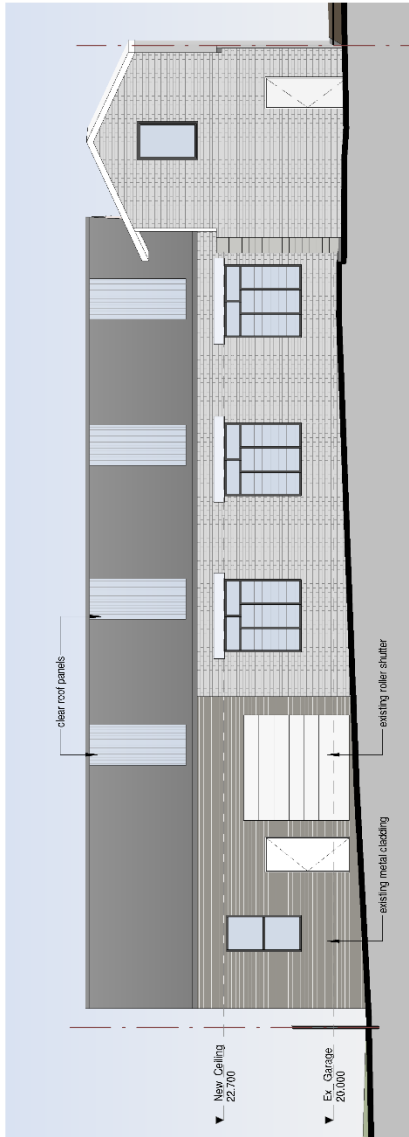


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REVISED
2102 0006
SHEET
B



North West Elevation_ Existing

1 : 100 @ A3

ELEVATION - EXISTING

139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION

INNER WEST COUNCIL
Doc: IWRP-24-2023-001-37427-18-0001A
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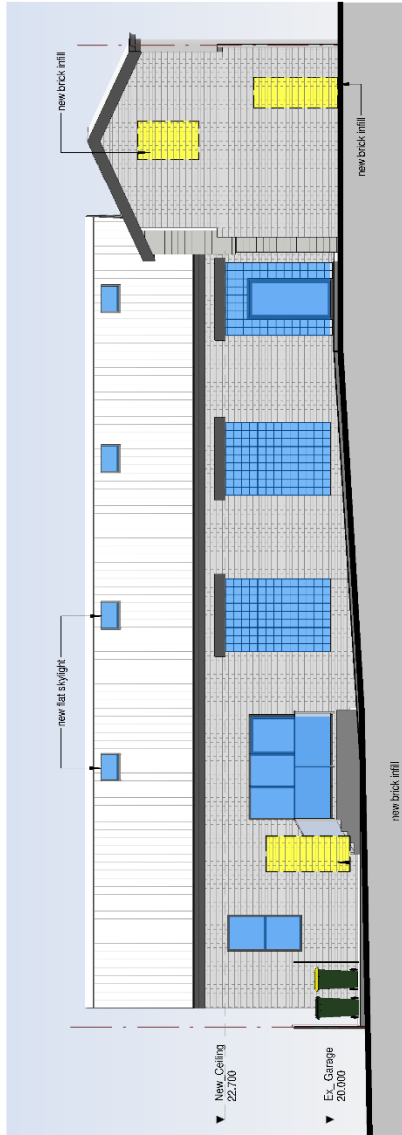
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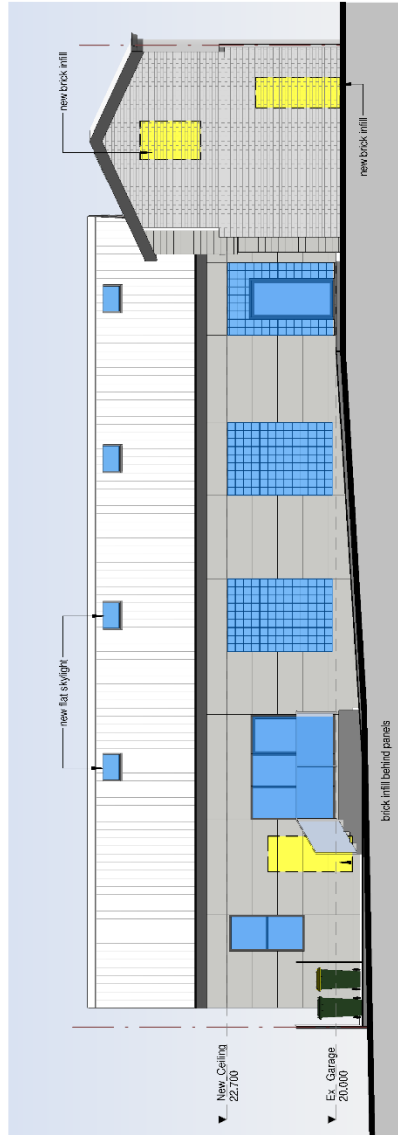
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	Demolished
	Proposed Glazing
	Proposed new masonry wall
	Assumed new internal structural wall
	New Light weight wall
	New Colorbond roof
	New Floor structure
	Existing Stormwater Drainage



North West Elevation Proposed Option 1

1 : 100 @ A3

- NOTES:
OPTION 1
- * remove existing metal cladding
 - * remove paint from brickwork
 - * repair brickwork if possible
 - * repaint brickwork



North West Elevation Proposed Option 2

1 : 100 @ A3

- OPTION 2
- * if repairing brickwork is not possible or feasible, install FC horizontal panels, James Hardie Matrix or similar

ELEVATIONS - PROPOSED

139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION

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139A Young St, Annandale NSW 1535
Phone: 02 9550 1234
Email: info@rakarchitects.com.au
www.rakarchitects.com.au



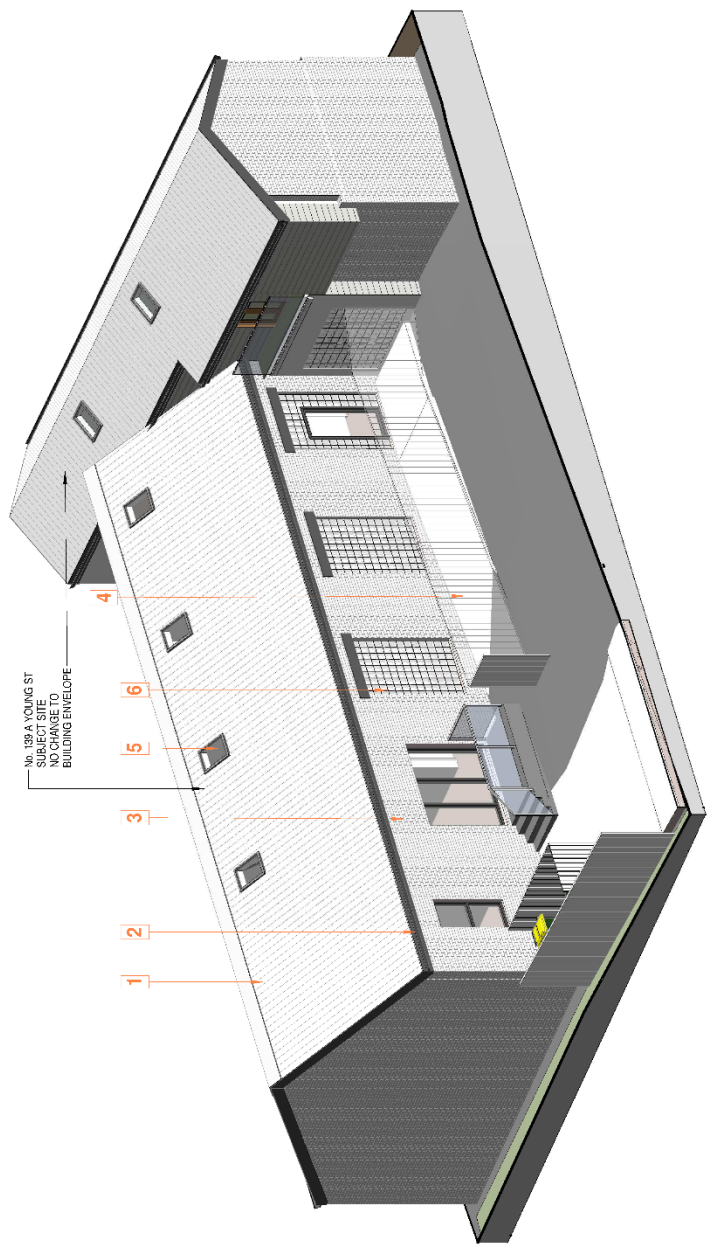
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MATERIALS SCHEDULE:

- 1 CORRUGATED COLORBOND ROOFING
COLOR: WINDSPRAY
- 2 FASCIA & GUTTER
MONUMENT COLOUR
- 3 EXISTING BRICKWORK
REPAIRED, CLEANED & REPOINTED
IF NOT POSSIBLE - FIBRE CEMENT
CLADDING AS PER ELEVATION 2,
PAINTED COLOR, DULUX SNOW
SEASON (OFF WHITE) OR SIMILAR
- 4 NEW COLORBOND FENCE
COLOR: WINDSPRAY
- 5 FIXED SKYLIGHT
VELUX
FLAT SURFACE
- 6 OBECO GLASS BLOCK
PATTERN JAVA,
OR SIMILAR



3D VIEWS & MATERIAL SCHEDULE

**139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION**

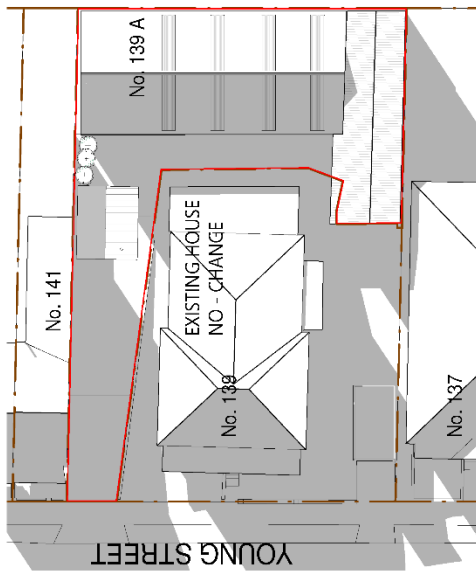
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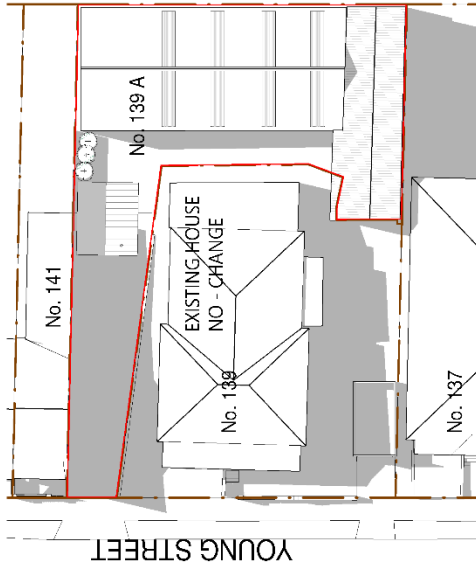


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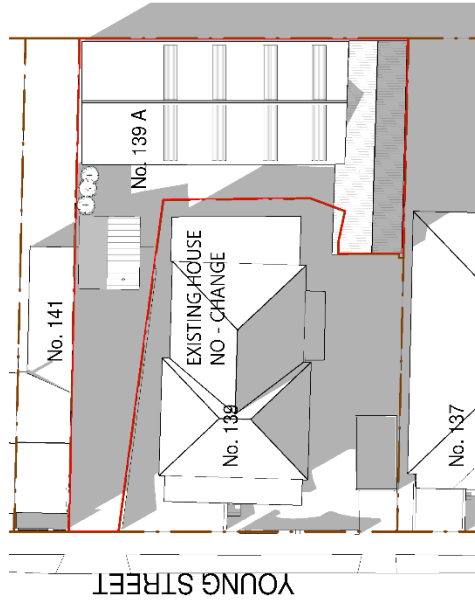
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EXISTING_SHADOW DIAGRAM 9AM



EXISTING_SHADOW DIAGRAM 12 NOON



EXISTING_SHADOW DIAGRAM 3 PM

SHADOW DIAGRAM_EXISTING_21 JUNE

139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION

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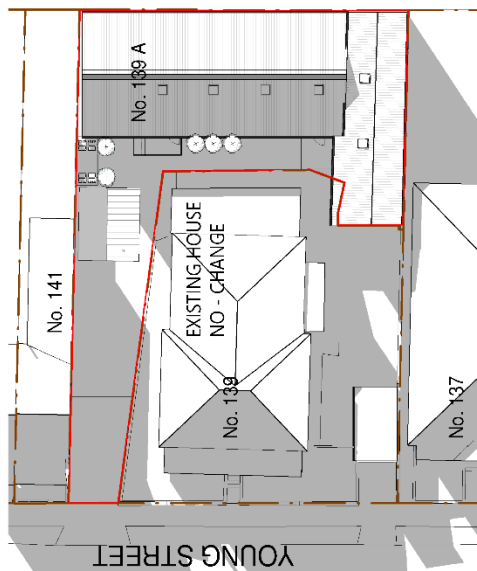
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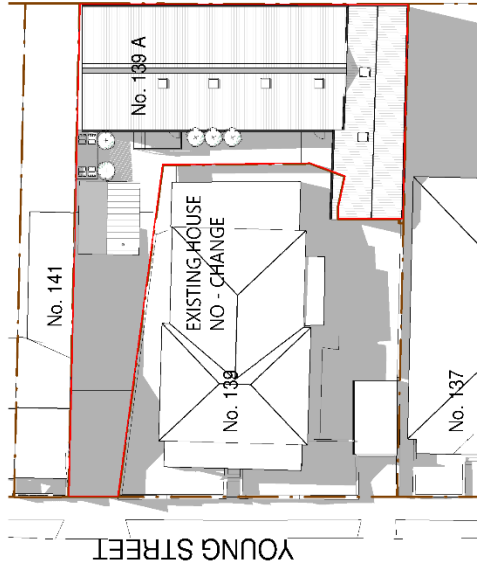


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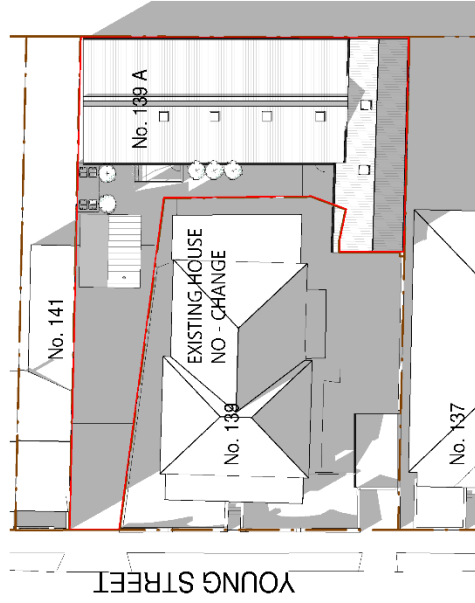
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PROPOSED SHADOW DIAGRAM 9AM



PROPOSED SHADOW DIAGRAM 12 NOON



PROPOSED SHADOW DIAGRAM 3 PM

SHADOW DIAGRAMS PROPOSED

**139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION**

INNER WEST COUNCIL
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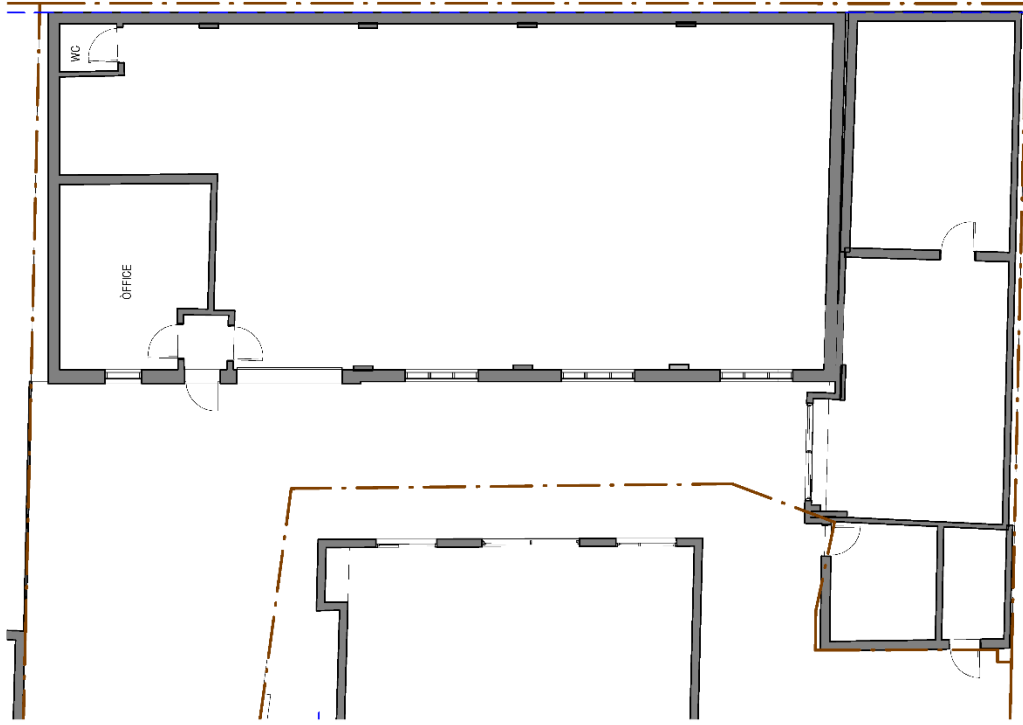


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ANNANDALE NSW 1585
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EXISTING FLOOR PLAN

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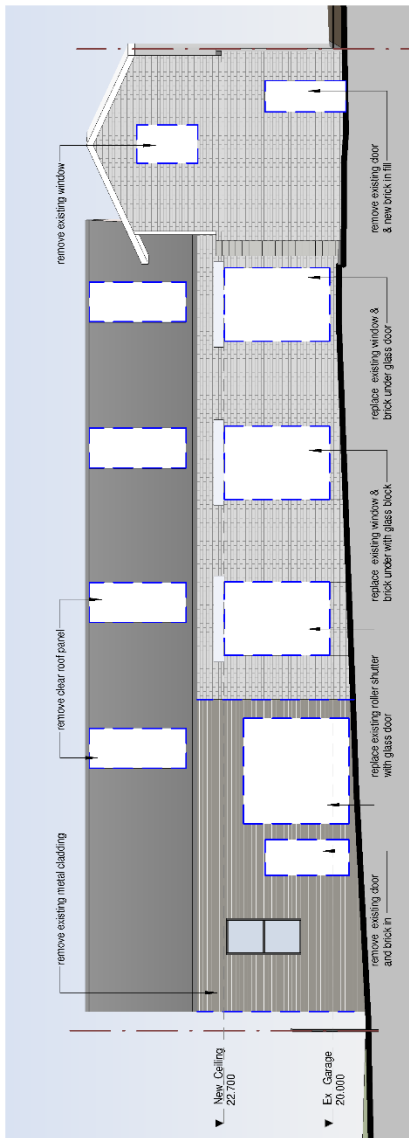
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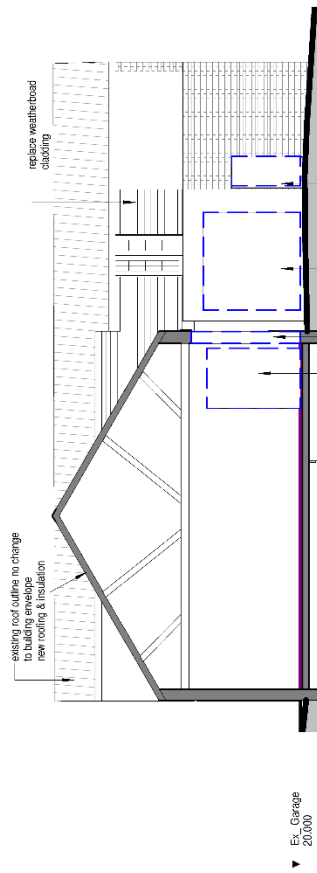


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North West Elevation_Demolition
1 : 100 @ A3



Section B - B DEMOLITION
1 : 100 @ A3

LEGEND

- Structure To Be Demolished
- Structure To Be Retained

DEMOLITION PLAN

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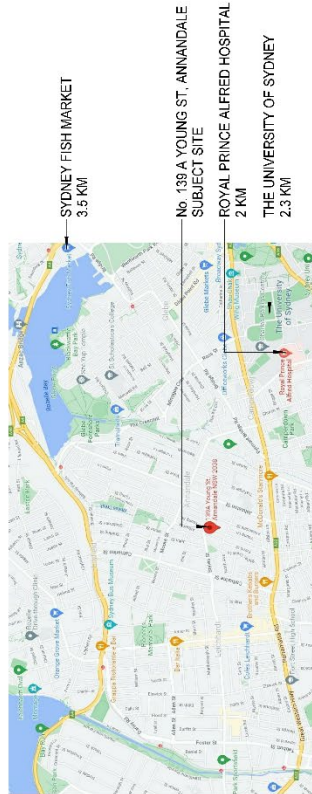
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AERIAL VIEW / SITE ANALYSIS



LOCATION PLAN



PHOTOS OF SURROUNDING AREA



- 1. 141 - 147 Young St
Terrace houses
- 2. 139A Young St, Subject site
Located behind the main house
- 3. 139 Young St
Single Storey brick dwelling
- 4. 137 Young St
Single Storey brick dwelling
- 5. 144-136 Young St
Two Storey Brick dwellings
- 6. 144-148 Young St
Single Storey brick dwellings
- 7. 153 Young St
Two Storey Brick dwelling
- 8. Young Street, view to south

SITE ANALYSIS

**139A YOUNG ST, ANNANDALE
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RK ARCHITECTS
ARCHITECTS
139A YOUNG ST, ANNANDALE NSW 1585
TEL: 02 9550 1234
WWW.RKARCHITECTS.COM.AU
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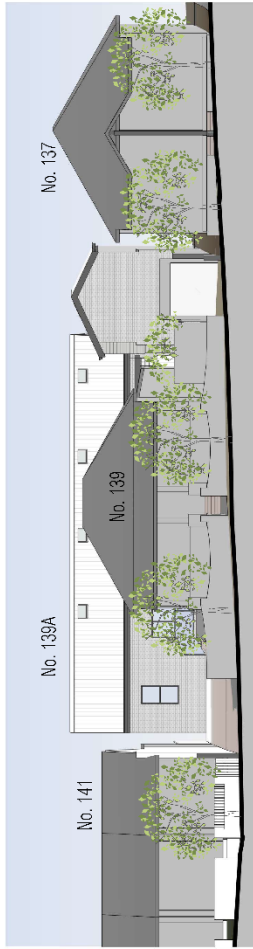
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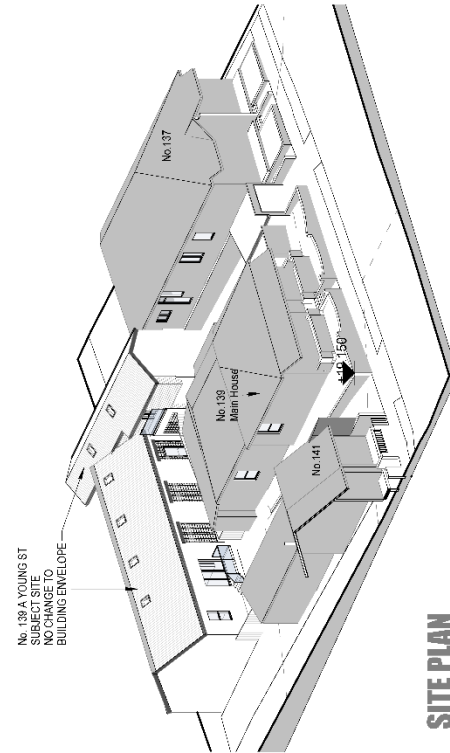
PROJECT ADDRESS:
139 A YOUNG STREET, ANNANDALE

PLANNING CONTROL	PROVIDED
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ZONING	R1- General Residential
HEIGHT LIMIT	EXISTING
FSR	TOTAL FL AREA 331 M ² 1: 0.76 (MAX 1.1)- NO CHANGE
SET BACKS	EXISTING BUILDING UTILIZED NO CHANGE
SITE COVERAGE	N/A
DEEP SOFT SOIL	N/A
PARKING	1 Car space

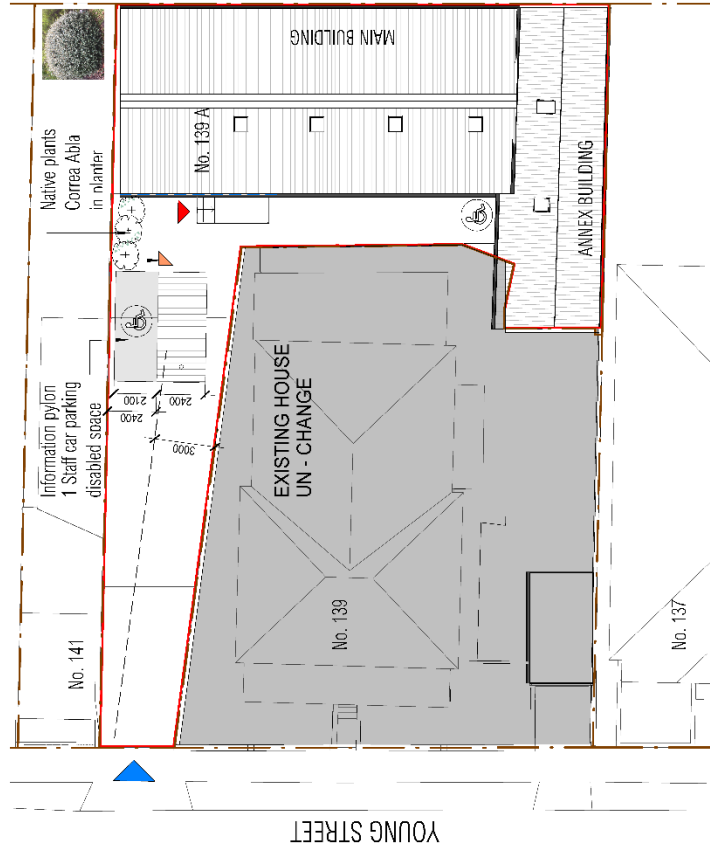
**YOUNG ST
ELEVATION**



DRAWING TO BE READ WITH SECTION J REPORT PREPARED BY
GRADWELL CONSULTING



SITE PLAN



RK ARCHITECTS
ARCHITECTS

139A YOUNG STREET ANNANDALE NSW 2159
2022/23
139A YOUNG STREET ANNANDALE NSW 2159
2022/23
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Version: 1, Version Date: 21/02/2023

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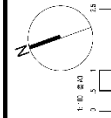
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- Proposed new wall / structure
- Demolished structure
- Proposed Glazing
- Proposed new masonry wall
- Assumed new internal structural wall
- New Light weight wall
- New Colobond roof
- New Floor structure
- Existing Stormwater Drainage



GROUND FL PLAN

**139A YOUNG ST. ANNANDALE
FOR CHANGE OF USE & ALTERATION**

INNER WEST COUNCIL
Doc ID: 139A Young St 3742778/2023
Version: 1, Variation Date: 21/02/2023



Prepared by: R&K Architects Pty Ltd
139 Young St, Annandale NSW 1581
R&K ARCHITECTS PTY LTD
139 Young St, Annandale NSW 1581
Phone: (02) 9550 1234
Email: info@rkarchitects.com.au

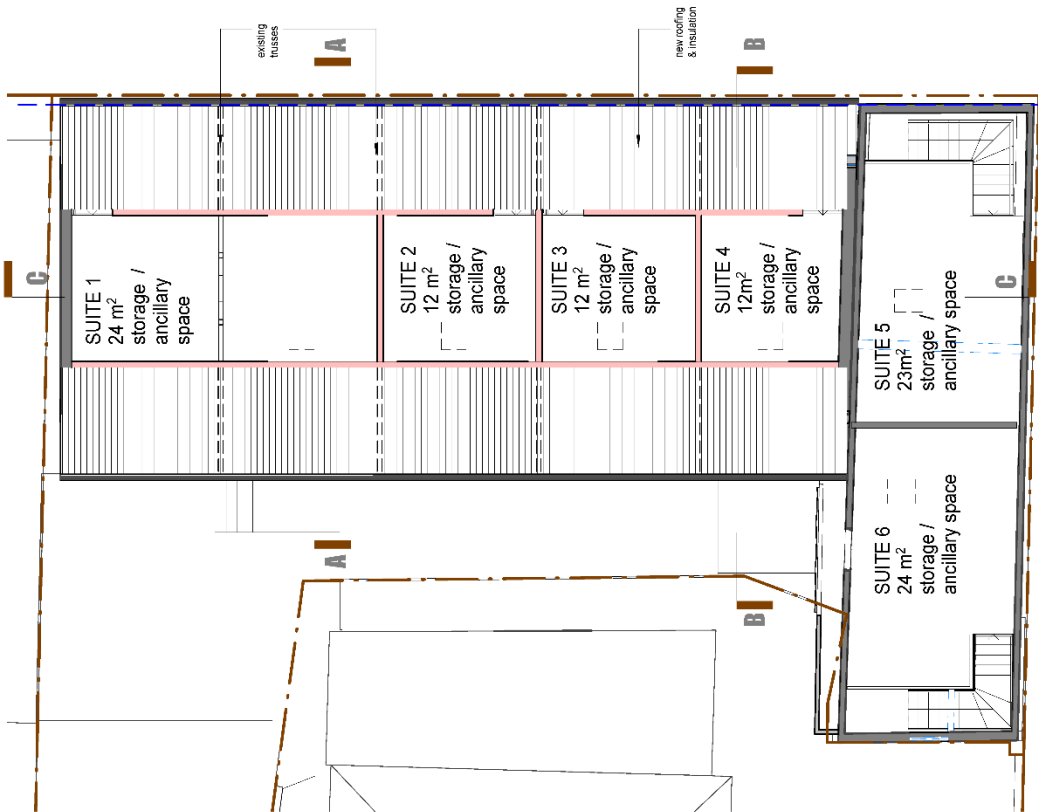


GENERAL NOTE:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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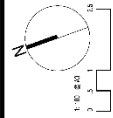
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- New Light weight wall
- New Colorbond roof
- New Floor structure
- Existing Stormwater Drainage



ATTIC FL PLAN

**139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION**

INNER WEST COUNCIL
DocuFile No: 2023/000174
Version: 1, Variation Date: 21/02/2023



Proposed site location overlaid on the site plan
as shown in the 'PROPOSED' site plan
with an inset map of the site location
in the context of the surrounding area.



RK ARCHITECTS, AU
1/100 Young Street, Annandale NSW 1588
Phone: (02) 9550 1234
Email: info@rkarchitects.com.au
www.rkarchitects.com.au

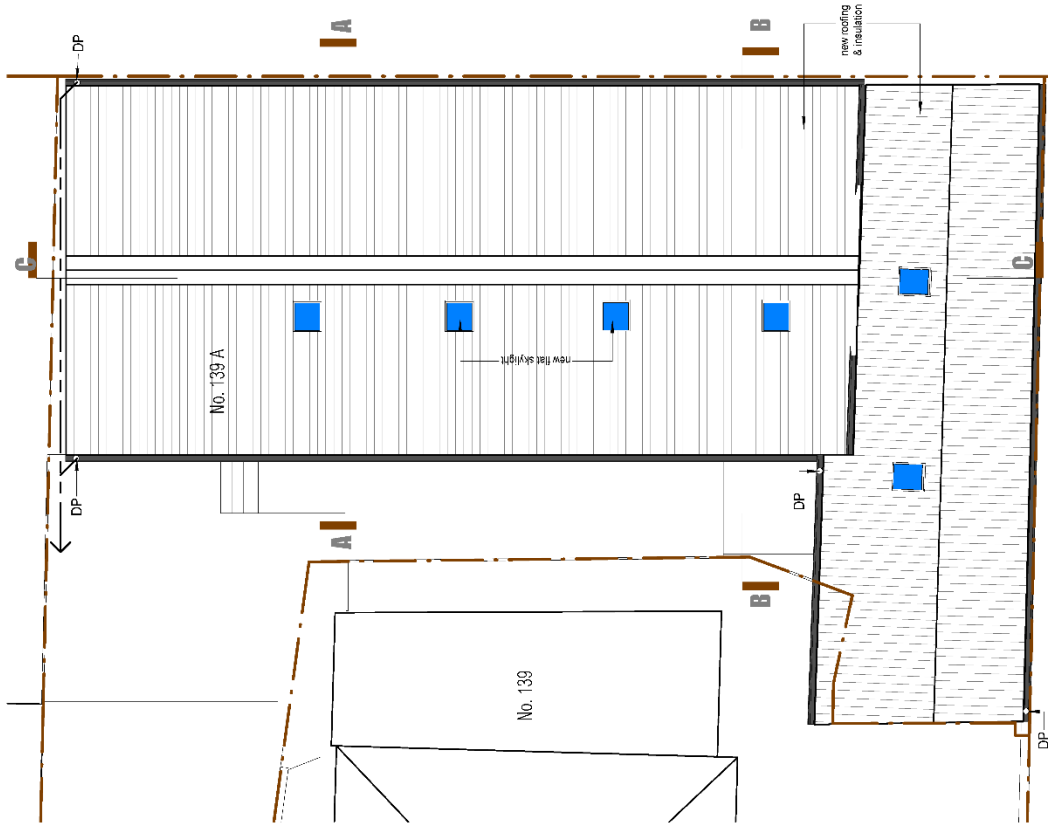
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- New Colorbond roof
- New Floor structure
- Existing Stormwater Drainage

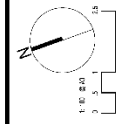
NOTES:
 STORMWATER DRAINAGE SYSTEM & LOCATION OF DOWNPIPES REMAINS WITHOUT CHANGE



ROOF PLAN & STORMWATER DIAGRAM

**139A YOUNG ST, ANNANDALE
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INNER WEST COUNCIL
 Doc: IWP-23-010-3742718-010
 Version: 1, Version Date: 21/02/2023



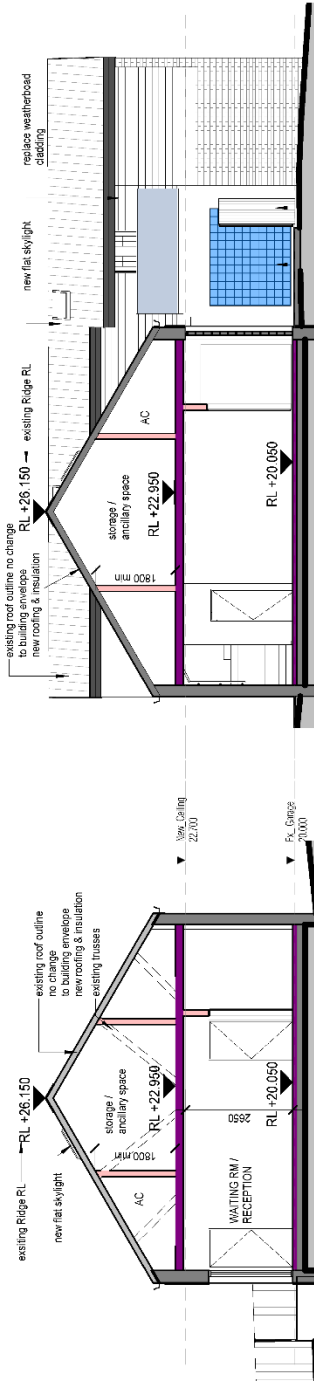
RK ARCHITECTS
 ARCHITECTS
 1/115 BROADWAY, ANNANDALE NSW 1585
 PHONE: (02) 9639 1111
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- Proposed Glazing
- Proposed new masonry wall
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- New Light weight wall
- New Colorbond roof
- New Floor structure
- Existing Stormwater Drainage



Section A-A
1 : 100 @ A3

Section B-B
1 : 100 @ A3



Section C-C
1 : 100 @ A3

SECTIONS

**139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION**

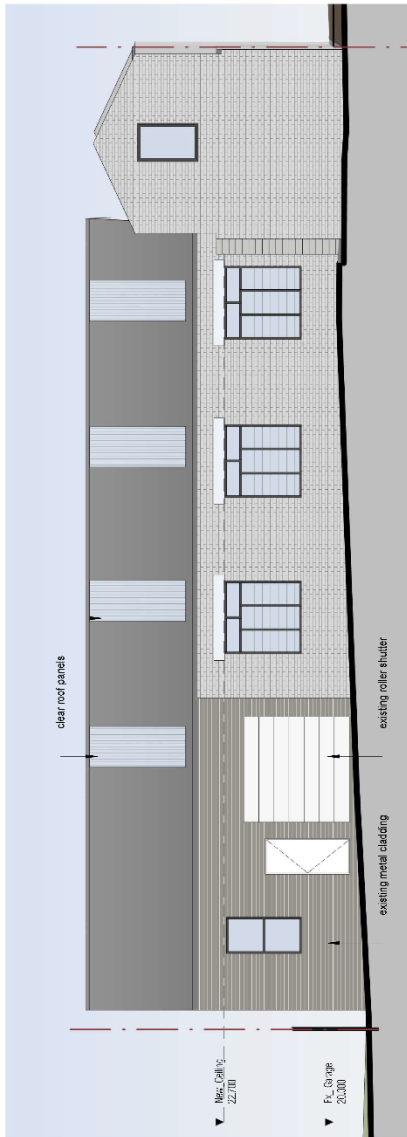
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North West Elevation_Existing
1 : 100 @ A3

ELEVATION - EXISTING

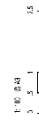
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Version: 1, Version Date: 21/02/2023

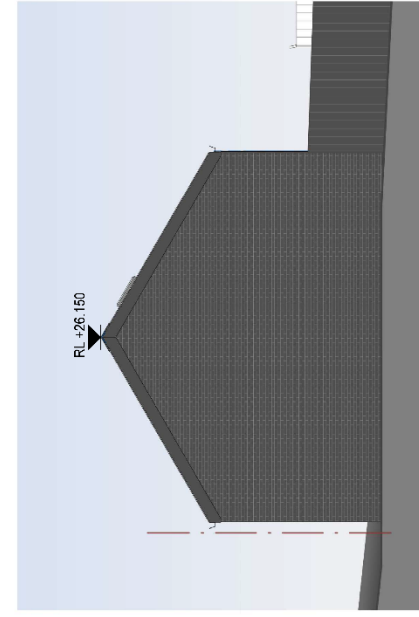
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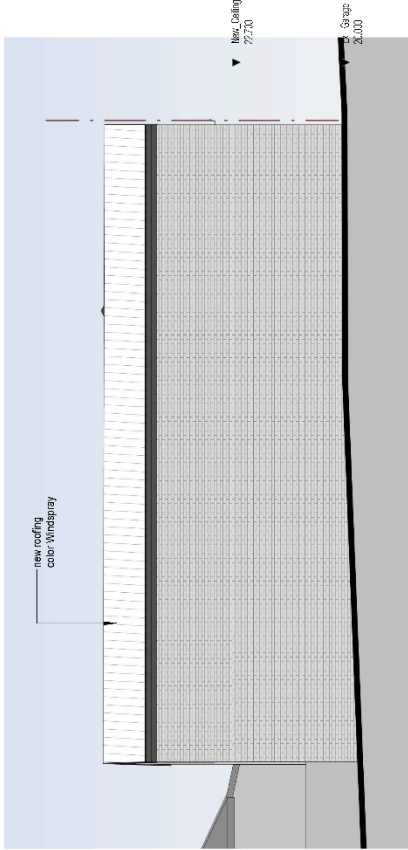
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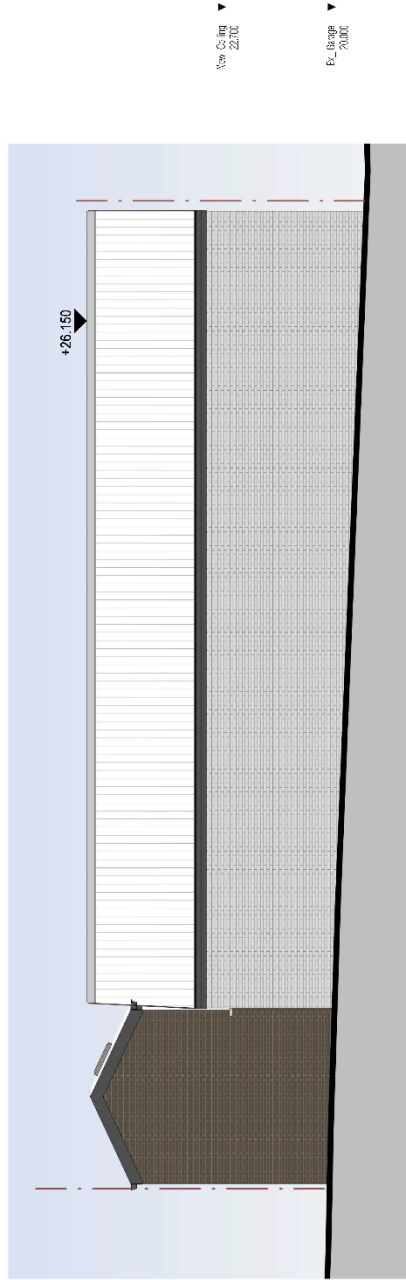
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DATE	JAN 2023
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ISSUE FOR DEVELOPMENT APPLICATION	
DATE	
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South West Elevation
1 : 100 @ A3
- NO CHANGE EXCEPT FOR ROOFING REPLACEMENT



North East Elevation - NO CHANGE
1 : 100 @ A3



South East Elevation
1 : 100 @ A3
- NO CHANGE EXCEPT FOR ROOFING REPLACEMENT

ELEVATIONS

**139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION**

INNER WEST COUNCIL
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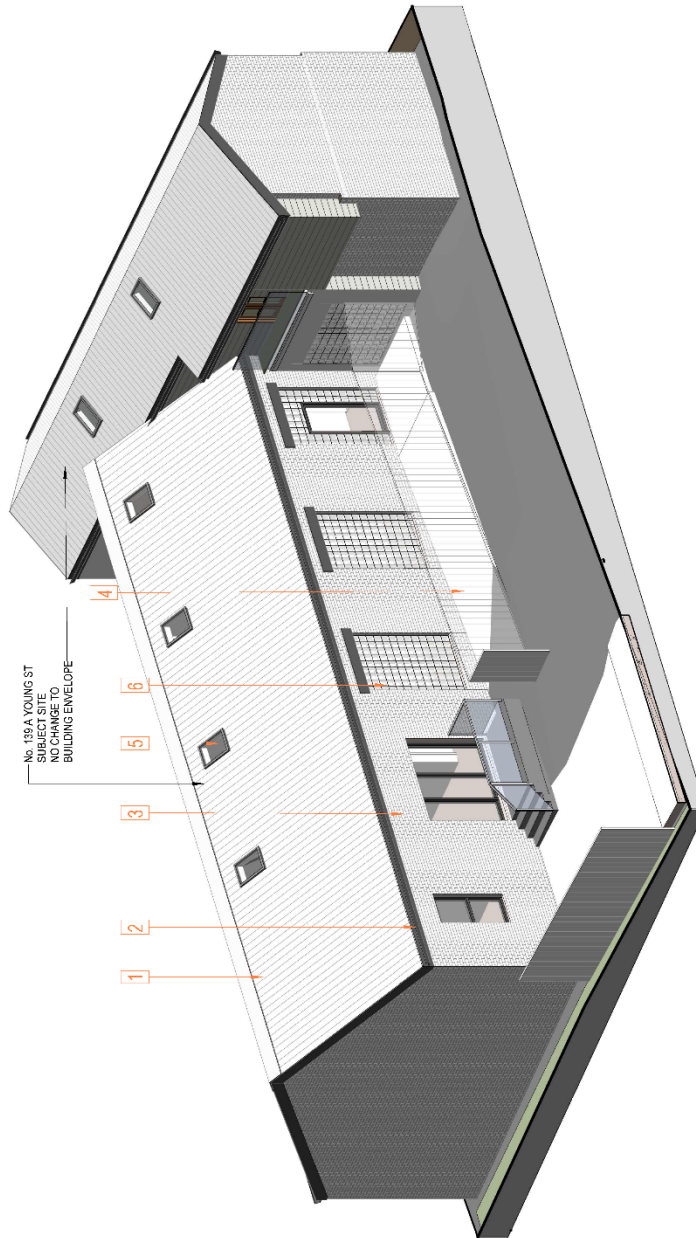
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ISSUE FOR DEVELOPMENT APPLICATION AMENDMENT			

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ISSUE
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MATERIALS SCHEDULE:

- 1 CORRUGATED COLORBOND ROOFING COLOR: WINDSPRAY
- 2 FASCIA & GUTTER MONUMENT COLOUR
- 3 EXISTING BRICKWORK REPAIRED, CLEANED & REPOINTED. FIBRE CEMENT CLADDING AS PER ELEVATION 2, PAINTED COLOR, WINDSPRAY®
- 4 NEW COLORBOND FENCE COLOUR: WINDSPRAY®
- 5 FIXED SKYLIGHT VELUX FLAT SURFACE
- 6 OBECO GLASS BLOCK PATTERN 'JAVA', OR SIMILAR



3D VIEWS & MATERIAL SCHEDULE

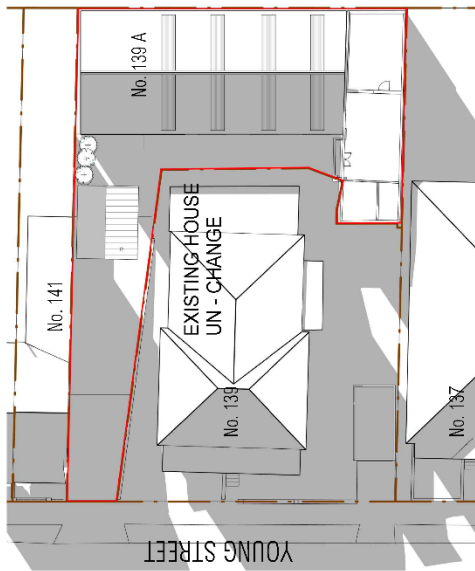
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Version: 1, Version Date: 21/02/2023

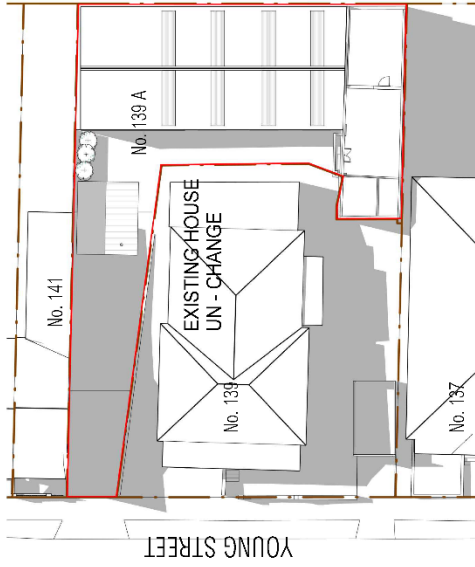
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	22/07/23	JK	



EXISTING SHADOW DIAGRAM 9AM



EXISTING SHADOW DIAGRAM 12 NOON



EXISTING SHADOW DIAGRAM 3 PM

SHADOW DIAGRAM EXISTING 21 JUNE

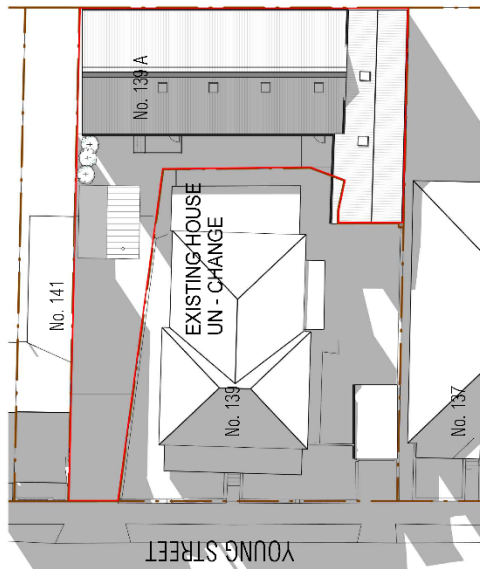
**139A YOUNG ST, ANNANDALE
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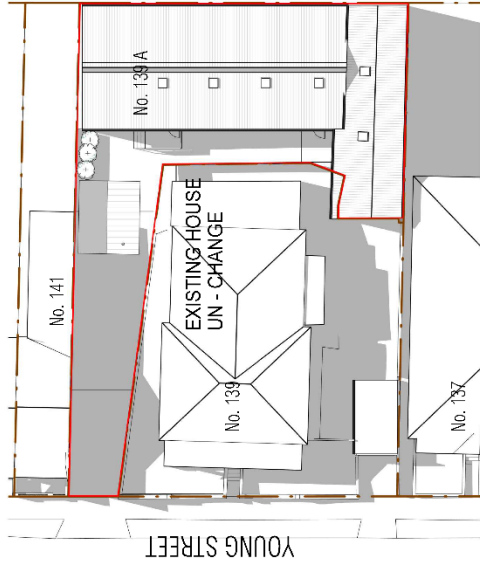
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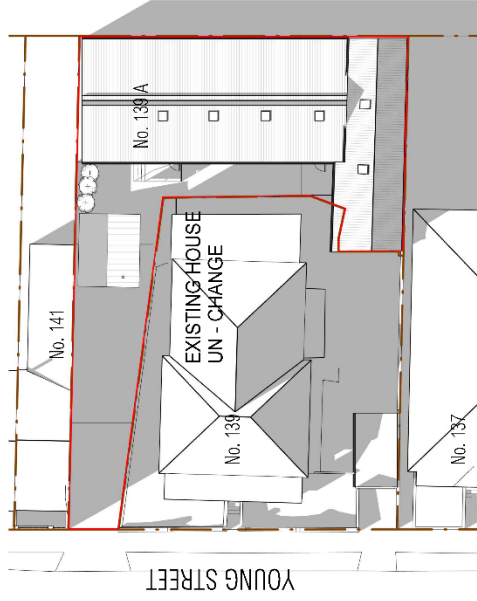
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ISSUE DATE				
ISSUE FOR DEVELOPMENT APPLICATION				
ISSUE		DATE	DRAWN	CHECKED
B		JAN 2023	CS	JK



PROPOSED SHADOW DIAGRAM 9AM



PROPOSED SHADOW DIAGRAM 12 NOON



PROPOSED SHADOW DIAGRAM 3 PM

SHADOW DIAGRAMS PROPOSED

139A YOUNG ST, ANNANDALE
FOR CHANGE OF USE & ALTERATION

INNER WEST COUNCIL
DocID: 101676, Site No: 37427/18/01070
Version: 1, Variation Date: 21/02/2023

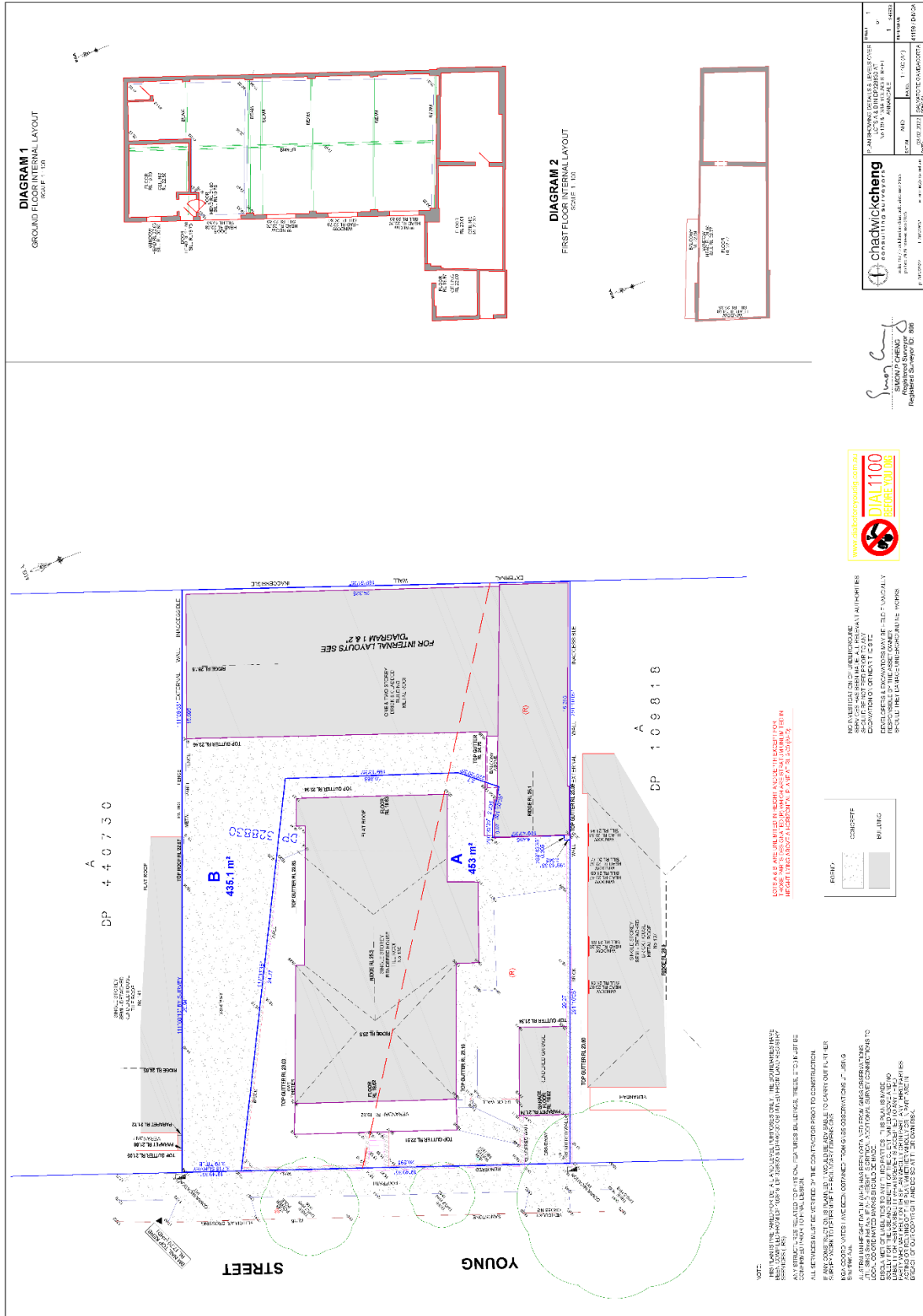
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Attachment C – Statement of Heritage Significance

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Area 18 Annandale Conservation Area

Landform

A wide ridge of land between Whites Creek and Johnstons Creek running due north to Rozelle Bay, with views from cross streets, and from the northern end of the suburb to the harbour, Anzac Bridge and the city, and west towards Leichhardt.



Figure 18.1 Annandale Conservation Area Map.

History

George Johnston, a marine officer of the First Fleet, received a grant of 290 acres on the northern side of Parramatta Road in 1799, an area now known as Annandale, named after Johnston's home town in Dumfriesshire, Scotland where he was born in 1764. Annandale House, designed in the Georgian style, was occupied by the Johnston family from 1800, and despite development closing in on all sides, their Annandale estate remained intact until 1876.

The first subdivision of 1876 reveals a grid of streets and allotments covering the land bounded by Parramatta Road, Johnston, Collins and Nelson Streets. Robert Johnston transferred this portion to his son, George Horatio, in June 1876 who sold off 75 lots to John Young, who then purchased the remainder of the estate for 121,000 pounds in October 1877. Young then sold the land to the Sydney Freehold Land and Building Investment Co Ltd, which he formed in 1878 to subdivide and sell the 280 acre estate. Building contractor and entrepreneur John Young, the company's chairman for the rest of its life, and its second largest shareholder, left an indelible impression on Annandale's development. Other directors of the company were politicians Samuel Gray and Robert Wisdom, developers John North and AW Gillies, soap and candle manufacturer WA Hutchinson and Henry Hudson.

Architect and surveyor Ferdinand Reuss junior won a prize of 150 pounds offered by the company for the best design for the subdivisional layout for Annandale

Godden Mackay Logan

and designed many of the houses. Reuss widened Johnston Street, a major design feature which followed the spine of the ridge from 66ft to 100ft and the topography of the estate encouraged the symmetrical street grid pattern.

Annandale Street, 80 feet wide, almost rivalled Johnston Street, but its opposite number, Trafalgar Street, retained the 66ft width determined by the 1876 plan. On the western side, Young Street matched the 66ft wide Nelson Street, which for topographical reasons terminated at Booth Street. The four cross-streets, Collins, Booth, Piper and Rose Streets were also 66ft wide. The centrepiece of the plan was an open space at the junction of Johnston and Piper Streets, which became Hinsby Reserve. The plan also featured two other large reserves and six smaller ones. The company's original policy of 'no back lanes' was an enlightened planning policy: access for night soil collection was to be by side passage from the front street. Terrace housing was therefore not part of their plans, indicating that they were aiming for a middle class market. Even the lesser streets were 50ft wide, still above the standard widths of other suburban streets.

The majority of the building lots were generous, directed again to a middle class market: 66ft frontages with depths of about 90ft, ideal for freestanding houses. Most of the allotments sold up to 1881 were in Johnston and Annandale Streets. Allotments on the slopes above the creeks were largely ignored. Though extension of the tram track along Parramatta Road reached the junction of Annandale's main artery in 1883, the track was not built along Johnston Street. Land sales were sluggish and in 1882 the company was forced to revise its original policy on lot sizes. Though Johnston and Annandale Streets remained typical of the kind of middle class suburb the company originally envisaged, elsewhere a proliferation of small lots were created by resubdivisions. The company began with land on the creek slopes near Parramatta Road, re-subdividing sections 26 and 30 (creating Mayes Street), 34 (Ferris Street) and 37 on the western side, and eastern sections 28 and 33. The smaller lots did attract working class buyers, largely missing before 1882.

Between 1884 and 1886 more sections were resubdivided, increasing the number of sales up to 1889. Section 25, creating Alfred Street, and 35 were resubdivided, and sections 9-11 and 16-19 were halved to create sections 50 and 56 (along the banks of Whites Creek). The company undertook further resubdivisions in 1887 and 1888 involving sections 13, 21, 22, 24, 29, 39 and 40. As land sales reached their peak Annandale ratepayers began petitioning to secede from Leichhardt Council and incorporate the new Borough of Annandale which occurred in 1894. Between 1894 and 1930 Annandale Council was filled with self-employed local businessmen - timber merchants, builders and contractors, printers, grocers, butchers and a long serving carrier. They provided social leadership in their community. Many of the builders of the suburb's physical fabric possessed local addresses. The number of Annandale's builders and contractors rose from one in 1884 to fourteen in 1886 to seventeen in 1889. Apart from John Young, a partnership comprising John Wise, Herbert Bartrop and John Rawson was especially active in 1881/2, making twenty-five separate purchases. Other prominent local builders of Annandale's houses were Robert Shannon, William Nicholls, William Baker, Albert Packer, Owen Ridge,

Godden Mackay Logan

George McDonald, George Bates, Hans Christensen, Cornelius Gorton, William Wells and Phillip Newland.

The Sydney Freehold Land and Building Investment Co Ltd, after thirty-eight years of having a controlling interest in Annandale, went into liquidation in 1916. The remaining unsold lots which were, in the main, located at the suburb's northern end, were bought by the Intercolonial Investment Land and Building Co Ltd. Annandale's last major land sales began in 1909 when Young's Kentville Estate was subdivided into ninety allotments.

By 1893, of Annandale's 1,189 residences, 906 were constructed of brick and 250 of weatherboard. The whole process of building up the streets of Annandale stretched over a long time. At the 1901 census there were 1,729 houses increasing to 2,363 by 1911 and reaching 2,825 in 1921. Annandale had 3,265 residences at the 1947 census.

The bubonic plague first appeared in The Rocks in 1901, and led to quarantine areas in Glebe and other inner areas. It affected attitudes to inner city/suburban housing, so that by 1910 those who could afford to were moving out, particularly to the railway suburbs. Inner suburban areas such as Annandale began to be seen as slums. It was at this time, and particularly after World War I, that industry began to appear in peripheral areas, along Johnstons and Whites creeks and in the swampy head of Rozelle Bay (later to be reclaimed).

John Young, with architectural and engineering experience in England including as superintendent for Crystal Palace, purchased the North Annandale land, established the Sydney Freehold Land & Building Investment Co to lay out the subdivision and finance the residential building.

The subdivision in the 1870s was premature, forcing the company to re-subdivide many of the large 'villa' allotments along Annandale Street and Trafalgar Street for smaller scale housing attracting working class residents. Johnston Street for the most part still exhibits the single villa ideals envisaged by the company for the three main streets.

Sources

Information provided by Max Solling.

Significant Characteristics

- Close relationship between landform and layout of the suburb with widest street along ridge top.
- The highest land has the widest streets and the largest buildings with the deeper setbacks
- Streets, buildings and setbacks diminish in size towards creeks.
- Important civic, ecclesiastical and educational buildings sited on top of the ridge facing Johnston Street, giving spire of Hunter Bailey Church high visibility from wide arch of Sydney suburbs.

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- A notable group of buildings, 'the witches hats' sited on northern edge of Johnston Street ridge as it falls towards Rozelle Bay.
- Tree-lined streets, particularly of brush box, planted within the carriageway.
- Industrial buildings occur randomly, but generally marginalised to creek edges, the northern end of Annandale and round Booth Street.
- Variety of domestic buildings 1880s-1930s including single and double-fronted freestanding, semidetached and terrace houses and pre-World War II flats from one to three storeys.
- Small collection of weatherboard dwellings.
- Victorian Italianate boom period villas generally along southern end of Johnston Street, nearer to Parramatta Road.
- Uninterrupted commercial buildings with attached dwelling along Parramatta Road, with parapets and balconies or suspended awnings and some original shop fronts.
- Group of shops, pub, post office, church at intersection of Booth Street.
- Occasional corner shops throughout suburb.
- Skyline of chimneys, decorative fire wall dividers on terraces, ridge capping and finials.
- Wealth of decorative elements – iron fences, coloured tiles in paths, steps and verandahs, plaster moulding finishes above door and window openings, coloured glass, chimneys, verandah awnings.
- Walls of rendered brick (1870s and 1880s), and dry pressed face brick (available from c1890s).
- Roof cladding of terracotta tiles, slate, and some iron, particularly on verandahs.
- Irregular occurrence of back lanes.
- Iron palisade fences on low sandstone plinth.
- Continuous kerbs and gutters – many of sandstone.
- Rock outcrops within footpath and road alignments.

Statement of Significance or Why the Area is Important

- One of a number of conservation areas that collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is important as a well planned nineteenth-century suburb, and for illustrating development particularly from 1880s-1890s, aimed initially at the middle class market. The surviving development from this period forms the major element of its identity along with an area of 1910s-1930s development at its northern end.

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- Demonstrates the vision of John Young, architect, engineer and property entrepreneur.
- Demonstrates, arguably, the best and most extensive example of the planning and architectural skills of Ferdinand Reuss, a designer of a number of Sydney's Victorian suburbs, including South Leichhardt (the Excelsior Estate) and Birchgrove.
- Clearly illustrates all the layers of its suburban development from 1878, through the 1880s boom and resubdivision, the 1900 slump and the appearance of industry, and the last subdivision around Kentville/Pritchard Streets to the 1930s, with the early 1880s best illustrated along Johnston and Annandale Streets.
- Demonstrates a close relationship between landform and the physical and social fabric of the suburb.
- In its now rare weatherboard buildings it can continue to demonstrate the nature of that major construction material in the fabric of early Sydney suburbs, and the proximity of the timber yards around Rozelle Bay and their effect on the building of the suburbs of Leichhardt.
- Displays a fine collection of large detached Victorian Italianate boom-period villas with most decorative details still intact, set in gardens.
- Displays fine collection of densely developed Victorian commercial buildings.
- Through the absence/presence of back lanes, changes in the subdivision pattern, and the range of existing buildings it illustrates the evolution of the grand plan for Annandale, in response to the market, from a suburb of middle class villas to one of terraces and semis for tradesmen and workers.

Management of Heritage Values

Generally

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

Retain

- All pre-1939 buildings and structures because they are important to understanding the history of the growth of this suburb.
- All weatherboard buildings, their rarity adds to their significance.
- Green garden space to all residential buildings – an important part of the character of Annandale.
- Original plastered walls (generally belonging to pre-1890s buildings).
- Original dry pressed face brick walls (generally belonging to post-1890s buildings).

Godden Mackay Logan

- All original architectural details.
- Original iron palisade fences.
- Back lanes in their early configuration.
- Brush box tree planting, replace where necessary in original position within the alignment of the carriageway.
- All sandstone kerbs and gutter uninterrupted by vehicular access.

Avoid

- Amalgamation to create any more wider allotments that would further disrupt the Victorian pattern of development.
- Demolition of any pre-1939 building unless it is so compromised that it can no longer contribute to an understanding of the history of the area.
- Plastering or painting of face brick walls.
- Removal of plaster from walls originally sealed with plaster.
- Removal of original architectural details.
- Changes to the form of the original house. Second or third storey additions.
- Posted verandahs over footpaths to commercial premises or former commercial premises where no evidence can be provided to support their reconstruction.
- Additional architectural detail for which there is no evidence.
- High masonry walls or new palisade fences on high brick bases.
- Alteration to back laneways.
- Road chicanes which cut diagonally across the line of the streets.

Further Work

Use Water Board Detailed Survey of 1890 to identify which buildings remain from that time.

Compile photographic record of the conservation area from photos available since the late nineteenth century to the present time, as a means of assisting in appropriate reconstruction/'restoration'.