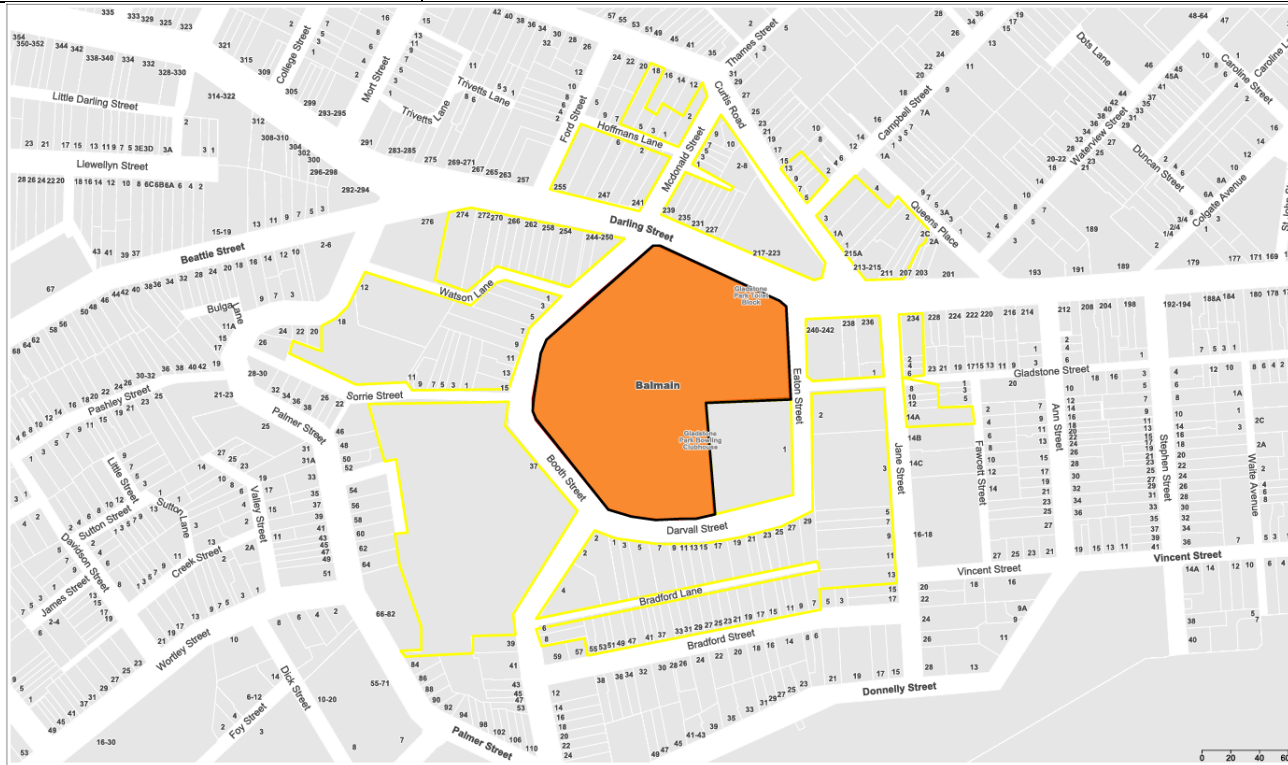
	
DEVELOPMENT ASSESSMENT PANEL REPORT	
<b>Application No.</b>	DA/2025/0075
<b>Address</b>	Gladstone Park, Darvall Street BALMAIN
<b>Proposal</b>	Demolition of existing toilet block, construction of a sandstone wall and associated landscaping.
<b>Date of Lodgement</b>	14 February 2025
<b>Applicant</b>	Inner West Council
<b>Owner</b>	Inner West Council
<b>Number of Submissions</b>	Initial: Zero (0)
<b>Cost of works</b>	\$13,613.00
<b>Reason for determination at Planning Panel</b>	Council Property
<b>Key Considerations</b>	Heritage item
<b>Recommendation</b>	Approved with Conditions
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development







DISCLAIMER: This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy users are invited to notify any map discrepancies.

**INNER WEST**

Created on 18/06/2022  
Map Scale: 1:200

LOCALITY MAP	
Subject Site	
Objectors	
Notified Area	
Supporters	

## 1. Executive Summary

This report is an assessment of the application submitted to Council for demolition of an existing toilet block, construction of a sandstone wall and associated landscaping at Gladstone Park, Darvall Street Balmain.

The application was notified to surrounding properties and no submissions were received in response to the initial notification.

## 2. Proposal

The applicant entails the following works:

- Demolition of existing public toilet block, steps and concrete footpath.
- New infill sandstone retaining walls to openings to Darling Street and in the location of the demolished toilet block to match existing block height and wall profile.
- Extension of terrace landscaping along Darling Street and in the location of the proposed toilet block to match existing landscaping.
- New stormwater trench and stormwater pit.

A replacement toilet block is not proposed under this application. A new public amenities building will be proposed under a Review of Environmental Factors (REF) in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979* and Part 8 of the *Environmental Planning and Assessment Regulation 2021*.

## 3. Site Description

The subject site is located on the northern side of Darvall Street. The broader parkland is bounded by Both Street, Eaton Street, and Darling Street, and comprises the existing public toilet block within Gladstone Park. The site is irregular in shape and forms part of the larger parkland, which spans approximately 2.024 hectares. It is legally described as Lot 1 in Deposited Plan 724348. The site is not known to be affected by any easements.

Topographically, the site is generally level but gently falls to the northwest. Along the Darling Street frontage, the park features landscaped terraces with concrete steps leading to the street corners and other access points. The site contains a single-storey brick amenities building used as a public toilet facility, which is the subject of this application. The surrounding area within the park consists of open space with formal landscaping, mature trees, and pedestrian pathways. A modern, fenced playground is located to the northeast of the site.

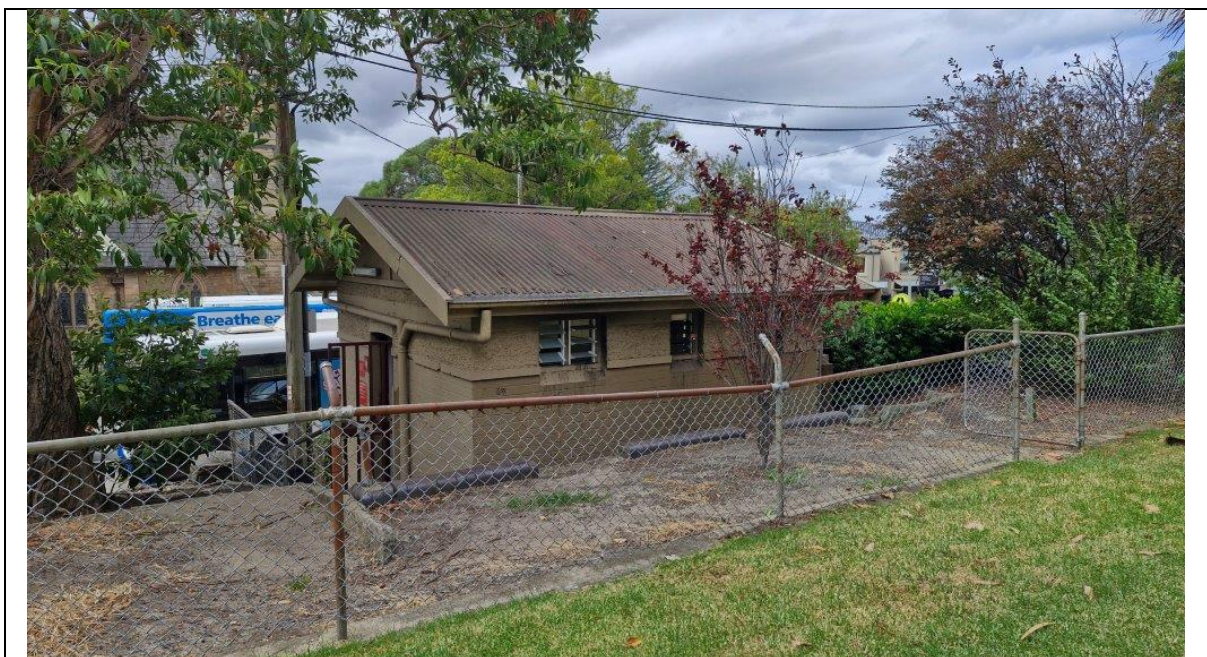
Centrally within the park is a low brick wall with piers arranged in an octagonal pattern, marking the location of the former bandstand. Further west, near Booth Street, is a single-storey Edwardian-era pumping station constructed in face brick with ornate stucco detailing.

Gladstone Park, including the pump house, bandstand remains, plantings, and other landscape elements, is listed as a local heritage item (Item I510) and is located within The Valley Heritage Conservation Area.





*Figure 3: Photo of toilet block as viewed from Darling Street*



*Figure 4: Photo toilet block as viewed from Gladstone Park*

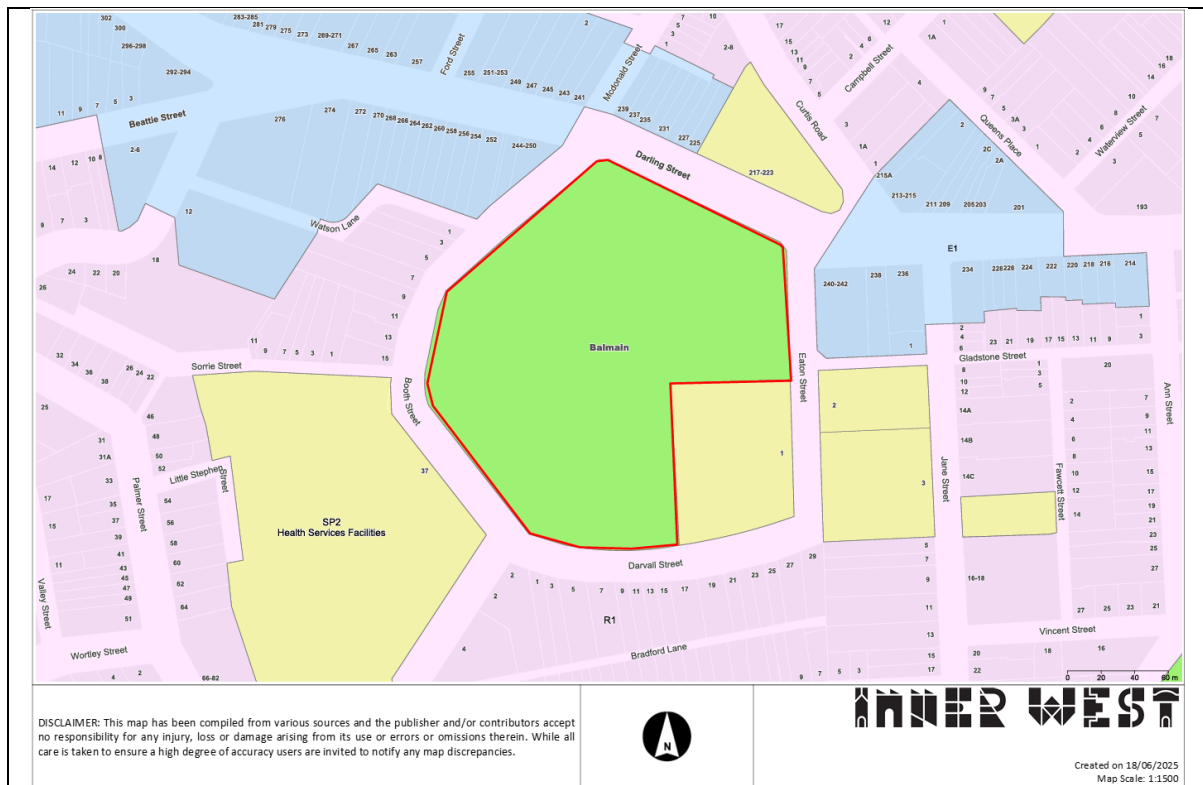


Figure 3: Zoning Map (subject site in red outline)

## 4. Background

### Site history

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

### **Subject Site**

No relevant related applications.

### **Surrounding properties**

None relevant.

### Application history

None relevant.

## 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* (EP&A Act 1979).

## A. Environmental Planning Instruments

The application has been assessed and the following provides a summary of the relevant Environmental Planning Instruments.

### State Environmental Planning Policies (SEPPs)

#### SEPP (Resilience and Hazards) 2021

##### *Chapter 4 Remediation of land*

Section 4.6(1) of the *Resilience and Hazards SEPP* requires the consent authority not consent to the carrying out of any development on land unless:

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

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

#### SEPP (Biodiversity and Conservation) 2021

##### *Chapter 6 Water Catchments*

Section 6.6 under Part 6.2 of the *Biodiversity and Conservation SEPP* provides matters for consideration which apply to the proposal. The subject site is located within the designated hydrological catchment of the Sydney Harbour Catchment and is subject to the provisions contained within Chapter 6 of the above *Biodiversity Conservation SEPP*.

It is considered that the proposal remains consistent with the relevant general development controls under Part 6.2 of the *Biodiversity Conservation SEPP* and would not have an adverse effect in terms of water quality and quantity, aquatic ecology, flooding, or recreation and public access.

### **Inner West Local Environmental Plan 2022 (IWLEP 2022)**

The application was assessed against the following relevant sections of the *Inner West Local Environmental Plan 2022 (IWLEP 2022)*.

#### **Part 1 – Preliminary**

Section	Proposed	Complies
Section 1.2 Aims of Plan	The proposal satisfies the section as follows:	Yes



Section	Proposed	Complies
	<ul style="list-style-type: none"> <li>The proposal conserves and maintains the natural, built and cultural heritage of Inner West,</li> <li>The proposal prevents adverse social, economic and environmental impacts on the local character of Inner West,</li> <li>The proposal prevents adverse social, economic and environmental impacts, including cumulative impacts.</li> </ul>	

## Part 2 – Permitted or Prohibited Development

Section	Proposed	Complies
Section 2.3 Zone Objectives and Land Use Table	<ul style="list-style-type: none"> <li>The subject site is zoned RE1 Public Recreation. The proposed works are ancillary to the site's overarching use as a recreation area. Recreation areas (as defined) are permissible within the RE1 zone.</li> <li>The proposal is consistent with the relevant objectives of the zone, as it will continue to enable land to be used for public open space and recreation purposes and will protect and enhance the natural environment for recreational purposes.</li> </ul>	Yes
Section 2.7 Demolition Requires Development Consent	<p>The proposal satisfies the section as follows:</p> <ul style="list-style-type: none"> <li>Demolition works are proposed, which are permissible with consent; and</li> <li>Standard conditions are recommended to manage impacts which may arise during demolition.</li> </ul>	Yes, as conditioned

## Part 4 – Principal Development Standards

Section	Proposed	Complies
Section 4.4 Floor Space Ratio	The proposal does not result in any increase in gross floor area.	N/A

## Part 5 – Miscellaneous Provisions

Section	Proposed	Complies
Section 5.10 Heritage Conservation	<p>The subject property at Gladstone Park, Darvall Street, Balmain is a heritage listed item, 'Gladstone Park, including pump house, bandstand remains, plantings and other landscape elements', Darling Street, Balmain (Item No. I510). It is also located within The Valley Heritage Conservation Area (C27 in Schedule 5 of the <i>IWLEP 2022</i>).</p> <p>It is within the vicinity of the following heritage items:</p> <ul style="list-style-type: none"> <li>St Andrew's Congregational Church group, including interiors, Nos. 217-223 Darling Street, Balmain (Item No. I524)</li> <li>Balmain Public School, including interiors, No. 1 Eaton Street, Balmain (Item No. I538)</li> <li>Balmain Hospital complex, including interiors, No. 37 Booth Street, Balmain</li> <li>St Augustine of Hippo Church, Chapel and Presbytery, including interiors, No. 3 Jane Street, Balmain (Item No. I573)</li> </ul>	Yes, as conditioned

Section	Proposed	Complies
	<p>The proposal achieves the objectives of this section as follows:</p> <ul style="list-style-type: none"> <li>The proposal is acceptable from a heritage perspective as it will not detract from the Gladstone Park or The Valley Heritage Conservation Area. <ul style="list-style-type: none"> <li>The amenities block is also not considered a contributory item in the conservation area. The stairs and concrete path extending around the perimeter of the lavatory are also not of architectural value.</li> <li>The removal of the amenities block will not impact upon heritage items in the vicinity, which makes no contribution to the setting or streetscape value.</li> <li>An archival recording of the amenities block must be obtained prior to demolition and reviewed by Council's heritage officers prior to demolition.</li> </ul> </li> </ul> <p>Given the above the proposal preserves the environmental heritage of the Inner West</p>	

### Part 6 – Additional Local Provisions

Section	Proposed	Complies
Section 6.1 Acid Sulfate Soils	The site is identified as containing Class 5 Acid Sulfate Soils. The proposal is considered to adequately satisfy this section as the application does not propose any works that would result in any significant adverse impacts to the watertable.	Yes
Section 6.2 Earthworks	The proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability.	Yes
Section 6.3 Stormwater Management	The development, subject to standard conditions, would not result in any significant runoff to adjoining properties or the environment.	Yes, as conditioned

## B. Development Control Plans

### Summary

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

LDCP 2013	Complies
<b>Part A: Introductions</b>	
Section 3 – Notification of Applications	Yes
<b>Part C</b>	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.4 Heritage Conservation Areas and Heritage Items	Yes – see discussion
C1.5 Corner Sites	Yes
C1.7 Site Facilities	Yes
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	Yes
C1.12 Landscaping	Yes

C1.13 Open Space Design Within the Public Domain	Yes
C1.14 Tree Management	Yes – see discussion
<b>Part C: Place – Section 2 Urban Character</b>	
C2.2.2.3 Gladstone Park Distinctive Neighbourhood	Yes – see discussion
<b>Part C: Place – Section 4 – Non-Residential Provisions</b>	
<b>Part D: Energy</b>	
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
<b>Part E: Water</b>	
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
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.2 Water Management	Yes
E1.2.1 Water Conservation	Yes
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.5 Water Disposal	Yes

#### C1.4 – Heritage Conservation Areas and Heritage Items, C2.2.2.3 – Gladstone Park Distinctive Neighbourhood

The proposal includes the demolition of the existing amenities block, the construction of a sandstone wall and associated landscaping. The works are to a landscaped park established in c.1882.

The amenities block proposed for removal is a very modest, simple utilitarian structure of no architectural merit or value. It is located to the northeast corner of the site and is identifiable on the c.1943 aerial photograph over the site, though it is understood to have been constructed sometime later to the establishment of Gladstone park in the early 1900s. It is significantly removed from the significant landscaped and built elements of Gladstone park.

The amenities block is also not considered a contributory item in the conservation area. The stairs and concrete path extending around the perimeter of the block are also not of architectural value.

That the proposed new sandstone retaining walls are to match the existing in tone, colour and profile is positive. The infill with landscaping is also acceptable

The removal of the amenities block will not impact upon heritage items in the vicinity, which is makes no contribution to the setting or streetscape value. Accordingly, the proposal is acceptable from a heritage perspective as it will not detract from the Gladstone Park or The Valley Heritage Conservation Area.

#### C1.14 – Tree Management

There is one mature *Lophostemon confertus* (Brush Box) located to the north side of the proposed amenities block to be demolished. Demolition of the amenities block will allow increased soil volume for tree root development, improving the growing environment of the tree.



Existing tree roots are likely to return along the edge of the existing stairs. As such care will need to be taken during demolition to ensure that tree roots are not damaged.

Recommended conditions of consent have been provided and are considered appropriate in managing impacts as a result of the proposed works.

## **C. The Likely Impacts**

- These matters have been considered as part of the assessment of the development application. It is considered that the proposed development will not have significant adverse environmental, social or economic impacts upon the locality.

## **D. The Suitability of the Site for the Development**

The proposal is of a nature in keeping with the overall function of the site. The proposed development is permissible on this site. This site is considered suitable for the proposed development, and this has been demonstrated in the assessment of the application.

## **E. Submissions**

The application was notified in accordance with Council's Community Engagement Strategy 2025-2029 between 18 March 2025 to 15 April 2025.

No submissions were received.

## **F. 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.

This has been achieved in this instance.

## **6. Referrals**

The following internal referrals were made, and their comments have been considered as part of the above assessment:

- Heritage Specialist;
- Development Engineer;
- Urban Forest;
- Building Certification;
- Parks Department; and
- Property.

Comment: Further to the above, Council's Park Department who have supported the application, the referral response is as follows:

*A new at grade and safety by design toilet facility is to be developed on the level parkland within Gladstone Park providing modern, safe, and accessible public toilet access for all park and public domain users. The current public toilet is recommended for removal due to accessibility and safety by design issues.*

*The existing public toilet also has significant access problems in terms of its relationship to the parkland and at grade access is not possible with the current location or configuration of these toilets which are located below the park on Darling Street.*

*The new public toilets will be located approximately 52m away from the existing facility and will support both public domain and parkland users. Servicing of the new facilities will also be greatly improved by having these facilities located within the parkland. Significantly the park user experience will be enhanced especially for parents and carers of young children accessing the parkland and the nearby play area.*

## **7. 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 will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

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

## **8. 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/2025/0075 for the demolition of an existing toilet block, construction of a sandstone wall and associated landscaping at Gladstone Park, Darvall Street BALMAIN subject to the conditions listed in Attachment A below/for the following reasons.

## Attachment A – Recommended conditions of consent

### CONDITIONS OF CONSENT

#### GENERAL CONDITIONS

	Condition
1.	<p><b>Boundary Alignment Levels</b></p> <p>Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary unless levels are otherwise approved by Council via a S138 approval.</p> <p>Reason: To allow for pedestrian and vehicular access.</p>
2.	<p><b>Stormwater Drainage System – Simple</b></p> <p>Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, down pipe, pits and pipelines discharged by gravity to the kerb and gutter of a public road.</p> <p>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.</p> <p>If any component of the existing system is not in good condition and /or not operating satisfactorily and/or impacted by the works, the drainage system must be upgraded to discharge legally by gravity to the kerb and gutter of a public road.</p> <p>Reason: To ensure adequate disposal of stormwater.</p>
3.	<p><b>Permits</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• A concrete pump across the roadway/footpath;</li> <li>• Mobile crane or any standing plant;</li> <li>• Skip Bins;</li> <li>• Scaffolding/Hoardings (fencing on public land);</li> <li>• Public domain works including vehicle crossing, kerb &amp; guttering, footpath, stormwater, etc.;</li> <li>• Awning or street veranda over the footpath;</li> <li>• Partial or full road closure; and</li> <li>• Installation or replacement of private stormwater drain, utility service or water supply.</li> </ul> <p>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</p>

	submitted and approved by Council prior to the commencement of the works associated with such activity.  Reason: To ensure works are carried out in accordance with the relevant legislation.																								
4.	<b>Insurances</b>  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.  Reason: To ensure Council assets are protected.																								
5.	<b>Documents related to the consent</b>  The development must be carried out in accordance with plans and documents listed below: <table border="1"><thead><tr><th>Plan, Revision and Issue No.</th><th>Plan Name</th><th>Date Issued/Received</th><th>Prepared by</th></tr></thead><tbody><tr><td>2408-E-01, Rev. A</td><td>Existing Site Plan</td><td>27/11/2024</td><td>Benn+Penna</td></tr><tr><td>2408-P-02, Rev. A</td><td>Proposed Site Plan</td><td>27/11/2024</td><td>Benn+Penna</td></tr><tr><td>2408-P-03, Rev. A</td><td>Proposed Section</td><td>27/11/2024</td><td>Benn+Penna</td></tr><tr><td>2408-X-01, Rev. A</td><td>Existing Site Photos</td><td>27/11/2024</td><td>Benn+Penna</td></tr><tr><td>2408-X-02, Rev. A</td><td>Proposed Photomontage</td><td>27/11/2024</td><td>Benn+Penna</td></tr></tbody></table>  As amended by the conditions of consent.  Reason: To ensure development is carried out in accordance with the approved documents.	Plan, Revision and Issue No.	Plan Name	Date Issued/Received	Prepared by	2408-E-01, Rev. A	Existing Site Plan	27/11/2024	Benn+Penna	2408-P-02, Rev. A	Proposed Site Plan	27/11/2024	Benn+Penna	2408-P-03, Rev. A	Proposed Section	27/11/2024	Benn+Penna	2408-X-01, Rev. A	Existing Site Photos	27/11/2024	Benn+Penna	2408-X-02, Rev. A	Proposed Photomontage	27/11/2024	Benn+Penna
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2408-X-02, Rev. A	Proposed Photomontage	27/11/2024	Benn+Penna																						
6.	<b>Works Outside the Property Boundary</b>  This development consent does not authorise works outside the property boundaries on adjoining lands.  Reason: To ensure works are in accordance with the consent.																								
7.	<b>Storage of materials on public property</b>  The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.  Reason: To protect pedestrian safety.																								

8.	<p><b>Other works</b></p> <p>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 <i>Environmental Planning and Assessment Act 1979</i>.</p> <p>Reason: To ensure compliance with legislative requirements.</p>
9.	<p><b>National Construction Code (Building Code of Australia)</b></p> <p>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.</p> <p>Reason: To ensure compliance with legislative requirements.</p>
10.	<p><b>Lead-based Paint</b></p> <p>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.</p> <p>Reason: To protect human health.</p>
11.	<p><b>Dial Before You Dig</b></p> <p>Contact "Dial Before You Dig" prior to commencing any building activity on the site.</p> <p>Reason: To protect assets and infrastructure.</p>
12.	<p><b>Boundary Wall</b></p> <p>The Certifying Authority must be provided with plans that address the demolition of the toilet and boundary wall, prepared certified as compliant with the terms of this condition by a qualified civil Engineer(s) who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The plans must be prepared/ amended to make provision for the following:</p> <ol style="list-style-type: none"> <li>1. The boundary retaining wall of the site shall be designed such that any necessary sub soil drainage system installed behind the wall discharges to the site stormwater drainage system and all components of the wall are fully within the property boundary. No weep holes are permitted to Councils footpath.</li> <li>2. Retaining walls must be entirely self-supporting in the event that excavation is undertaken within the road reserve adjacent to the property boundary to the depth of the proposed structure.</li> <li>3. Any existing or proposed retaining walls that provide support to the road reserve must be adequate to withstand the loadings that could be reasonably expected from within the constructed road and footpath area, including</li> </ol>



	<p>normal traffic and heavy construction and earth moving equipment, based on a design life of not less than 50 years.</p> <p>4. No adverse impact on surrounding properties including Council's footpath and road.</p> <p>5. The entry door for the site must not encroach into Council's property.</p> <p>Reason: To ensure that the design is structurally sound and has been appropriately certified.</p>
<b>13.</b>	<p><b>Security Deposit - Custom</b></p> <p>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.</p> <p>Security Deposit: N/A Inspection Fee: \$389.90</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Reason: To ensure required security deposits are paid.</p>
<b>14.</b>	<p><b>Dilapidation Report</b></p> <p>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.</p> <p>Reason: To ensure Council assets are protected.</p>

<b>15.</b>	<b>No Encroachments</b> <p>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.</p> <p>Reason: To maintain and promote vehicular and pedestrian safety.</p>
<b>16.</b>	<b>Protect Sandstone Kerb</b> <p>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.</p> <p>Reason: To ensure Council assets are protected.</p>
<b>17.</b>	<b>Project Arborist Certification</b> <p>The Certifying Authority is to be provided with certification from the Project Arborist that the requirements of the conditions of consent related to the landscape plan/approved tree planting plan and the role of the project arborist have been complied with.</p> <p>Reason: To ensure the protection and ongoing health of trees to be retained.</p>

## BUILDING WORK

### BEFORE BUILDING WORK COMMENCES

	Condition
<b>18.</b>	<b>Hoardings</b> <p>The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.</p> <p>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.</p> <p>Separate approval is required from the Council under the Roads Act 1993 to erect a hoarding or temporary fence or awning on public property.</p> <p>Reason: To ensure the site is secure and that the required permits are obtained if enclosing public land.</p>
<b>19.</b>	<b>Demolition Traffic Management Plan</b> <p>Prior to any works commencing, the Certifying Authority, must be provided with a detailed Demolition Traffic Management Plan (CTMP) to cater for Demolition/construction prepared by a person with RMS accreditation to prepare a work zone traffic management plan. Details must include haulage routes, estimated</p>

	<p>number of vehicle movements, truck parking areas, work zones, crane usage, etc., related to demolition/construction activities. A work zone approval must be obtained. If in the opinion of Council, TfNSW or the NSW Police the works results in unforeseen traffic congestion or unsafe work conditions the site may be shut down and alternative Traffic Control arrangements shall be implemented to remedy the situation. In this regard you shall obey any lawful direction from the NSW Police or a Council officer if so required. Any approved CTMP must include this as a note."</p> <p>Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.</p>						
20.	<p><b>Tree Protection</b></p> <p>No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent. Prescribed trees protected by Council's Tree Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent. Any public tree within 5 metres of the development must be protected in accordance with AS4970—<i>Protection of trees on development sites</i> and Council's Development Fact Sheet—<i>Trees on Development Sites</i>. No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.</p> <p>The existing trees detailed below must be retained and protected throughout construction and development in accordance with all relevant conditions of consent.</p> <table><tr><th>Tree Number</th><th>Species</th><th>Location</th></tr><tr><td>1</td><td><i>Lophostemon confertus</i> (Brush Box)</td><td>Within Gladstone Park on the north side of the existing amenities block fronting Darling Street.</td></tr></table> <p>Reason: To ensure that trees to be retained are protected.</p>	Tree Number	Species	Location	1	<i>Lophostemon confertus</i> (Brush Box)	Within Gladstone Park on the north side of the existing amenities block fronting Darling Street.
Tree Number	Species	Location					
1	<i>Lophostemon confertus</i> (Brush Box)	Within Gladstone Park on the north side of the existing amenities block fronting Darling Street.					
21.	<p><b>Project Arborist</b></p> <p>Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist (a person holding a minimum Australian Qualification Framework (AQF) Level 5, Diploma of Arboriculture), must be engaged for the duration of the site preparation, demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the Certifying Authority before work commences.</p> <p>Reason: To protect and retain trees.</p>						

<b>22.</b>	<b>Waste Management Plan</b> 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.  Reason: To ensure resource recovery is promoted and local amenity is maintained.
<b>23.</b>	<b>Erosion and Sediment Control</b> 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.  Reason: To ensure resource recovery is promoted and local amenity is maintained.
<b>24.</b>	<b>Construction Fencing</b> 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.  Reason: To protect the built environment from construction works.

### DURING BUILDING WORK

	Condition						
25.	<p><b>Tree Protection</b></p> <p>No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent. Prescribed trees protected by Council's Tree Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent. Any public tree within 5 metres of the development must be protected in accordance with AS4970—<i>Protection of trees on development sites</i> and Council's Development Fact Sheet—<i>Trees on Development Sites</i>. No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.</p> <p>The existing trees detailed below must be retained and protected throughout construction and development in accordance with all relevant conditions of consent.</p> <table><tr><th>Tree Number</th><th>Species</th><th>Location</th></tr><tr><td>1</td><td><i>Lophostemon confertus</i> (Brush Box)</td><td>Within Gladstone Park on the north side of the existing amenities block fronting Darling Street.</td></tr></table> <p>Reason: To ensure that trees to be retained are protected.</p>	Tree Number	Species	Location	1	<i>Lophostemon confertus</i> (Brush Box)	Within Gladstone Park on the north side of the existing amenities block fronting Darling Street.
Tree Number	Species	Location					
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26.	<p><b>Demolition Methods to Limit Impacts to Trees</b></p> <p>To ensure that tree roots from the tree listed below are not damaged, demolition works of the existing stairs on the northern side of the amenities block are to be undertaken using hand tools under the supervision of the Project Arborist.</p> <table border="1" data-bbox="438 427 1197 533"> <thead> <tr> <th data-bbox="438 427 595 472">Tree No.</th><th data-bbox="595 427 1197 472">Botanical/Common Name</th></tr> </thead> <tbody> <tr> <td data-bbox="438 472 595 533">1</td><td data-bbox="595 472 1197 533"><i>Lophostemon confertus</i> (Brush Box)</td></tr> </tbody> </table> <p>Reason: To protect and retain trees.</p>	Tree No.	Botanical/Common Name	1	<i>Lophostemon confertus</i> (Brush Box)
Tree No.	Botanical/Common Name				
1	<i>Lophostemon confertus</i> (Brush Box)				
27.	<p><b>Inspections by Project Arborist</b></p> <p>The Project Arborist must oversee various stages of work within the Tree Protection Zone (TPZ) of any tree listed for retention including street trees. The Arborist must certify compliance with each key milestone detailed below:</p> <ol style="list-style-type: none"> <li>During demolition of any ground surface materials (pavers, concrete, grass etc.) within the Tree Protection Zone (TPZ) of any tree to be retained;</li> <li>During any excavation and trenching within the TPZ;</li> <li>During any Landscape works within the TPZ which has been approved by Council.</li> </ol> <p>An Arboricultural Compliance Report which includes photographic evidence and provides details on the health and structure of tree/s must be submitted to and acknowledged by certifying authority at each hold-point listed below:</p> <ol style="list-style-type: none"> <li>Certification that tree protection measures have been installed in accordance with these consent conditions</li> <li>Certification of compliance with each key milestone listed above within 48 hours of completion;</li> <li>Details of any other works undertaken on any tree to be retained or any works within the TPZ which has been approved by Council.</li> <li>A final compliance report must be submitted to and approved by certifying authority prior to the issue of any Occupation Certificate.</li> </ol> <p>Reason: To protect and retain trees.</p>				
28.	<p><b>Construction Hours – Class 1 and 10</b></p> <p>Unless otherwise approved by Council, excavation, demolition, construction or subdivision work are only permitted between the hours of 7:00am to 5.00pm, Mondays to Saturdays (inclusive) with no works permitted on, Sundays or Public Holidays.</p> <p>Reason: To protect the amenity of the neighbourhood.</p>				

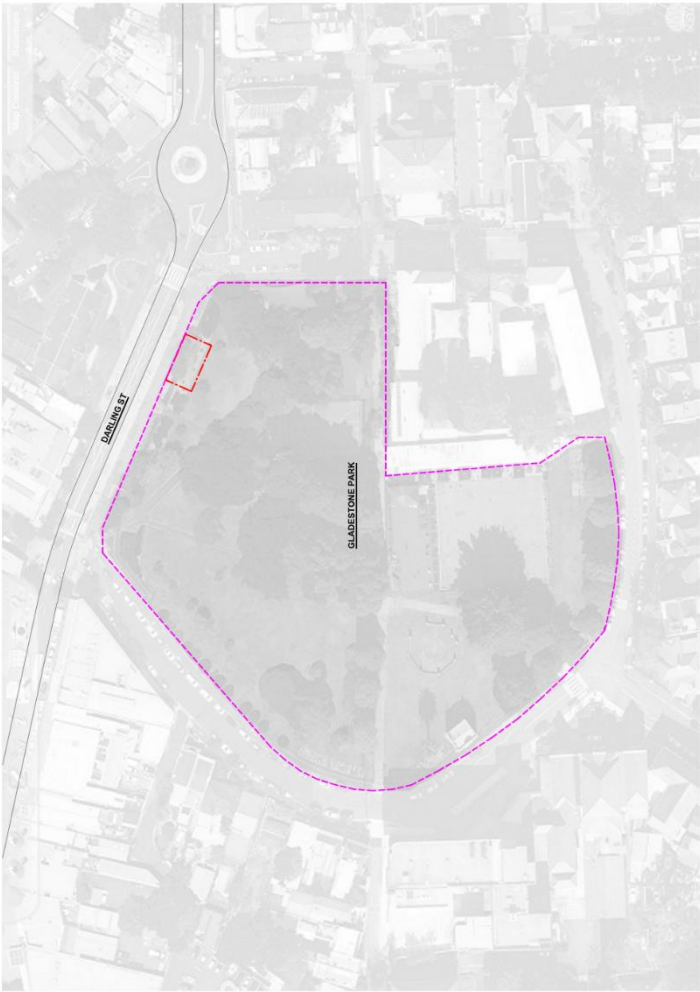


**DEMOLITION WORK****BEFORE DEMOLITION WORK COMMENCES**

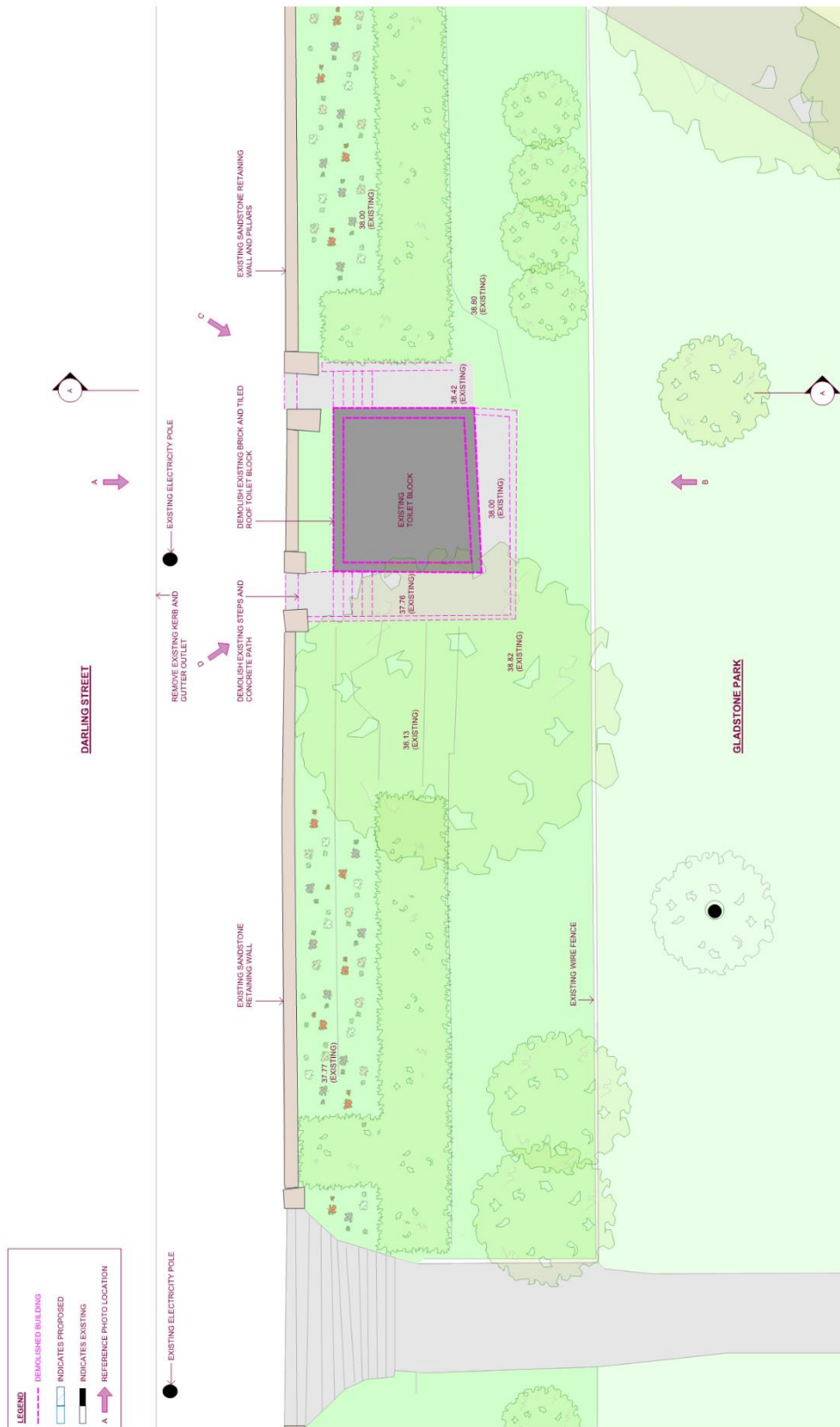
	Condition
<b>29.</b>	<b>Archival Recording</b> Prior to the commencement of demolition works, an archival recording of the amenities block must be obtained prior to demolition and reviewed by Council's heritage officers.  Reason: To ensure that the heritage of the Inner West is recorded prior to works commencing.

Attachment B – Plans of proposed development

ARCHITECTURAL DRAWINGS		
DRAWING		REVISION
2408-E-01	EXISTING SITE PLAN	A
2408-P-01	PROPOSED SITE PLAN	A
2408-P-02	PROPOSED SECTION	A
2408-X-01	EXISTING SITE PHOTOGRAPHS	A
2413-X-02	PROPOSED PHOTOMONTAGE	A



DEVELOPMENT APPLICATION  
ADDRESS : GLADSTONE PARK, BALMAIN  
CLIENT : INNER WEST COUNCIL



PROPERTY OWNER(S)  
INNER WEST COUNCIL

PROPERTY ADDRESS  
GLADSTONE PARK  
BALMAIN

NORTH

SCALE  
1:100 @ A3

DRAWING NAME  
EXISTING SITE PLAN

DRAWING NUMBER  
2408-E-01

REVISION  
A

REVISIONS		DRAWN BY
A	11/27/24	MC

MATERIAL CODES	
AC-1	AIR CONDITIONING
AC-2	BRICK
BRG-1	BRICK (PAINTED)
BRG-2	BRICK (UNPAINTED)
CM-1	CAST MASONRY
CC-1	CONCRETE
CC-2	CONCRETE
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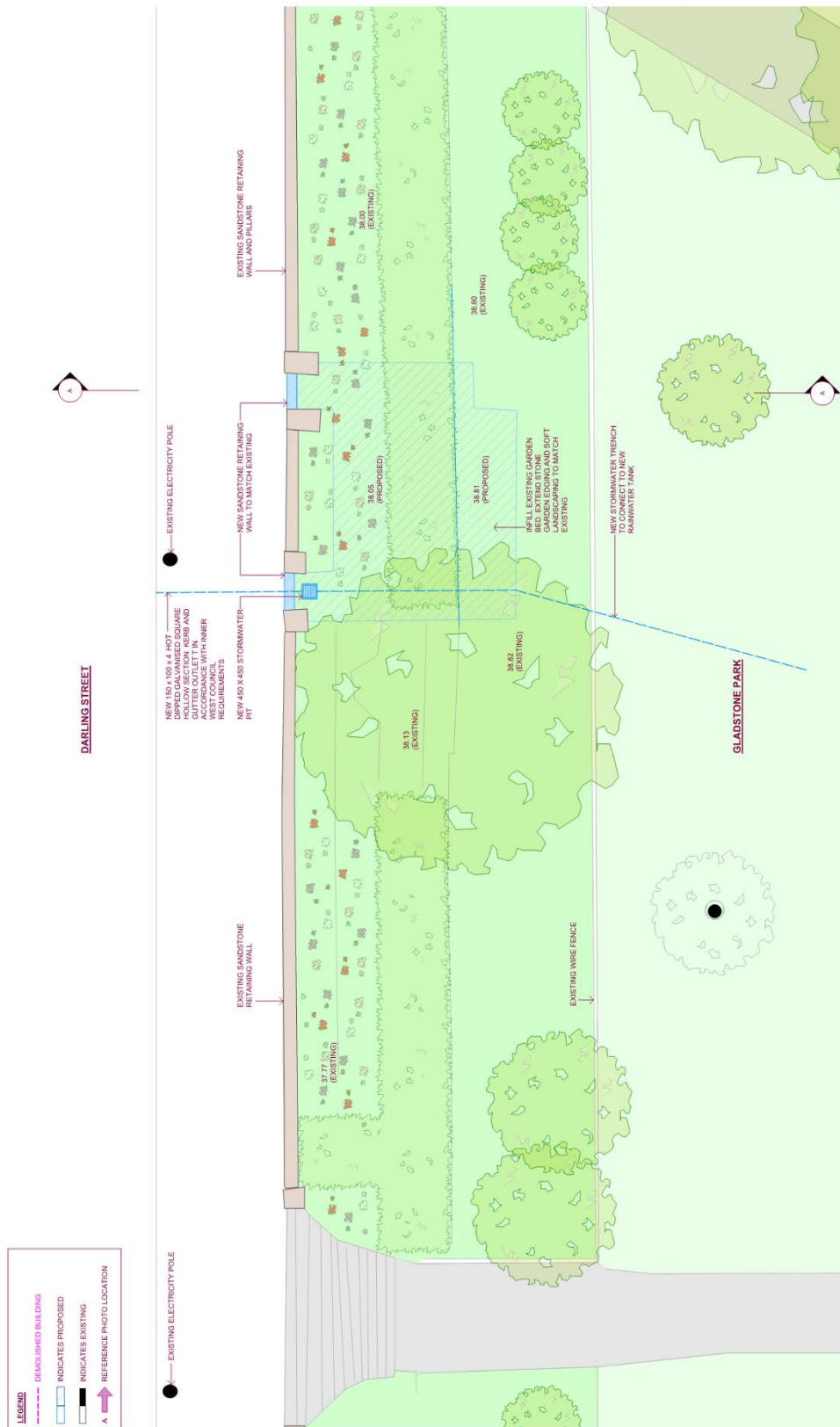
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PROPERTY OWNER(S) INNER WEST COUNCIL  
DRAWING NAME PROPOSED SITE PLAN  
PROPERTY ADDRESS GLAUSTONE PARK BALMAIN  
NORTH  
SCALE 1:100 @ A3  
DRAWING NUMBER 2408-P-02  
REVISION A

REVISIONS		DRAWN BY
A	11/27/24	MC

MATERIAL CODES	
AC-1	INS. CONDITIONING
BR-1	BRICK (PAINTED)
BRK-2	RENDERED MASONRY
CONC	CONCRETE
FC-1	FIBRE REINFORCED SHEET
GZ-1	GLAZING (CLEAR)
GZ-2	GLAZING (FROSTED)
GLUR-1	GUTTER
PAVE-1	PAVING
RS-1	ROOF SHEET
RS-2	ROOF SHEET (WALL)
RT-1	ROOF TILE
SM-2	SCREEN (FIXED)
SM-3	SCREEN (ADJUSTABLE)
TC-1	TIMBER CLADDING

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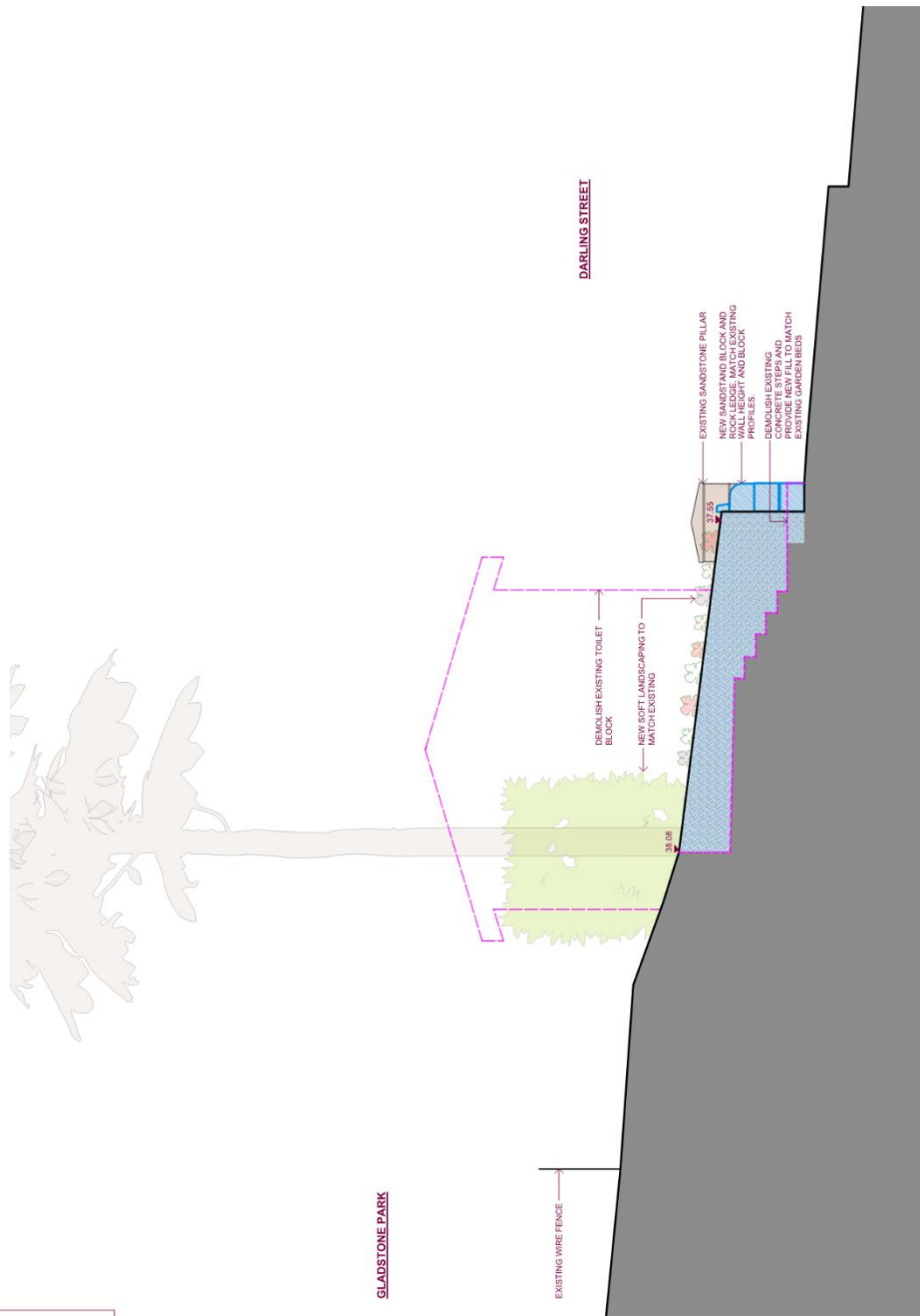
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**LEGEND**

- DEMOLISHED BUILDING
- INDICATES PROPOSED
- INDICATES EXISTING
- A REFERENCE PHOTO LOCATION

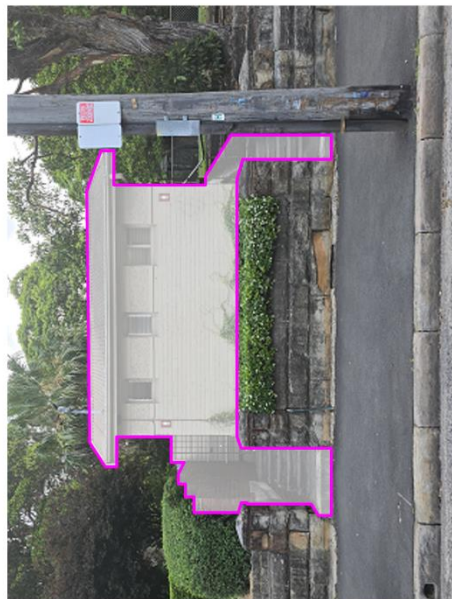


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 Version: 1, Version Date: 23/06/2025



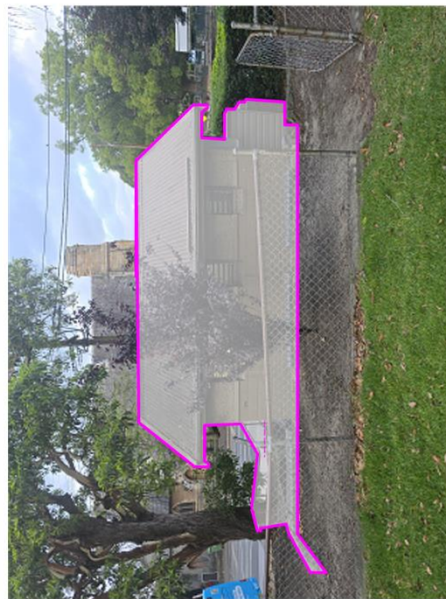
LEGEND	
	DEMOLISHED BUILDING
	INDICATES PROPOSED
	INDICATES EXISTING
	REFERENCE PHOTO LOCATION
	A



EXISTING PHOTOGRAPH : A



EXISTING PHOTOGRAPH : C



EXISTING PHOTOGRAPH : B



EXISTING PHOTOGRAPH : D

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MATERIAL CODES	DESCRIPTION
BRG-1	BRICK (PAINTED)
BRG-2	BRICK (PAINTED) - WALLS
CONC	CONCRETE
FG-1	FENCE (PAINTED)
FG-2	FENCE (PAINTED) - WALLS
GLZ-1	GLAZING (PAINTED)
GLZ-2	GLAZING (PAINTED) - WALLS

REVISIONS	DATE	FOR	BY
A	11/27/24	FOR DA	MC

PROPERTY OWNERS	PROPERTY ADDRESS	NORTH	SCALE
INNER WEST COUNCIL	2408-X-01		@ A3
DRAWING NAME	DRAWING NUMBER		REVISION
EXISTING SITE PHOTOS	2408-X-01		A



## PROPOSED PHOTOMONTAGE

[illegible]

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