

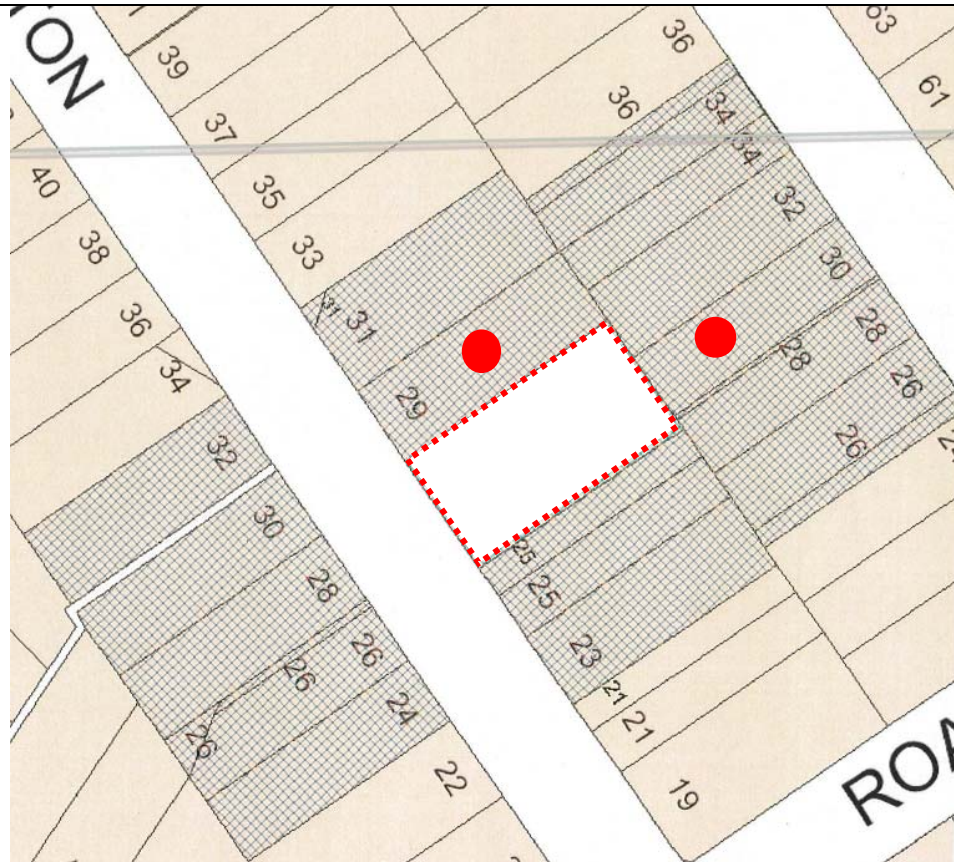


INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	10.2017.264.1
Address	27 Stanton Road, Haberfield
Proposal	Alterations and additions to an existing dwelling house, including the construction of a new swimming pool and attic space.
Date of Lodgement	20/12/2017
Applicant	Filmer Architects
Owner	Dr S L Burke
Number of Submissions	Two (2)
Value of works	\$ 1,189,650
Reason for determination at Planning Panel	Clause 4.6 variations for maximum height of building and minimum landscaped area.
Main Issues	<ul style="list-style-type: none"> • Height of building • Landscaping • Privacy • Noise
Recommendation	Consent subject to conditions

Location Plan



Legend

Site



Objections



Neighbouring properties notified





Picture 1 Site Photo – Stanton Road frontage

1. Executive Summary

This report concerns an application for alterations and additions to an existing dwelling house.

The proposal generally complies with aims, objectives and design parameters contained in Ashfield Local Environment Plan 2013 (ALEP 2013) with the exception of a variation to the maximum height of building development standard and the minimum landscaped area. The applicant submitted a written request under Clause 4.6 exception to the development standards as part of the subject development application. The Clause 4.6 written request is considered to be well founded and worthy of support.

The development generally complies with the provisions of the Inner West Comprehensive Development Control Plan 2016. It is considered that, subject to conditions, the proposal will not result in any significant impacts on the streetscape or amenity of adjoining properties.

2. Proposal

The application seeks approval for alterations and additions to an existing dwelling house and garage.

In particular the proposed works involve:

- The removal of a wall in the basement to create a new storeroom
- Construction of a new wine cellar within the basement
- Construction of a butler's pantry, two bathrooms, WC, ensuite, kitchen , family room,

- dining room and rear veranda on the ground floor
- Creation of a new attic space with a bedroom, walk-in wardrobe and en-suite
- Conversion of an existing garage to studio with new laundry and bathroom
- Construction of a new carport along the southern boundary
- Construction of a new shed and in ground swimming pool within the rear yard
- Removal of three (3) on-site trees located within the north east corner of the site to make room for the proposed in-ground swimming pool. Trees range from 10m – 6m in height.

3. Site Description

A site visit was carried out on 15 June 2018.

The subject site is located on the Eastern side of Stanton Road, bounded by O'Connor Street to the north and Haberfield Road to the south. The site area is approximately 1,114.8 square metres. An existing dwelling house with an existing basement, detached garage and carport are located on the site.

Surrounding land uses are predominantly low density residential, with neighbouring dwellings consisting of single storey dwelling houses.

4. Background

4(a) Site history

Subject Site

Previous building and development applications submitted to Council for the subject site include:

NO.	DATE	PROPOSAL	DECISION
10.2016.80.1	17/6/2016	Alterations and additions to dwelling house and garage including unauthorised works	Approved

The proposed development will remove part of the works carried out with the last development consent including removal of some unauthorised works.

4(b) Application history

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

Date	Discussion / Letter/ Additional Information
24/4/2018	Additional information letter – Requesting amended plans addressing matters raised by Council's Heritage Advisor, including additional information on roof material, amended plans detailing an increased pool setback and additional information regarding the proposed timber gates and fencing. The requested additional information was provided on the 27/4/2018.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

5(a) Environmental Planning Instruments

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

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Ashfield Local Environmental Plan 2013; and

The following sections provide further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX Certificate was submitted with the application indicating that the proposal achieves full compliance with the BASIX requirements. Appropriate conditions are included in the recommendation to ensure the BASIX Certificate commitments are implemented into the development.

5(a)(ii) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

It is considered that the carrying out of the proposed development is generally consistent with the objectives of the Plan and would not have any adverse effect on environmental heritage, the visual environment, the natural environment and open space and recreation facilities.

5(a)(iii) Ashfield Local Environmental Plan (ALEP) 2013

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

Ashfield Local Environmental Plan 2013 Summary Compliance Table				
Clause No.	Clause	Standard	Proposed	Compliance
2.2	Zoning	R2 Low Density Residential	Alterations and additions to an existing dwelling house, conversion of garage into a studio, new swimming pool and carport	Yes
4.3	Height of buildings	7m	8.2m (17% variation)	No See Clause 4.6 exception at the bottom of this table
4.4	Floor space ratio	0.5:1 (557.4m ²)	0.39 :1 (438.2m ²)	Yes
5.10	Heritage Conservation	Haberfield Conservation Area		
5.10(4)	Effect of proposed development on heritage significance	The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area,	The proposed addition has been appropriately designed to be	Yes

		consider the effect of the proposed development on the heritage significance of the item or the area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	subordinate to the existing dwelling. The proposed works have been assessed and are unlikely to impact upon the heritage conservation area.	
5.10(5)	Heritage assessment	<p>The consent authority may, before granting consent to any development:</p> <ul style="list-style-type: none"> (a) On land on which heritage item is located, or (b) On land that is within a heritage conservation area, or (c) On land that is within the vicinity of land referred to in paragraph (a) or (b), <p>Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	Appropriate documentation regarding heritage management and impacts upon heritage significance have been prepared and submitted as part of this development application. This documentation has been reviewed by Councils heritage advisors who outlined no objection to the proposal, subject to suitable conditions of consent.	Yes
6.5	Development on land in Haberfield Heritage Conservation Area	<p>Development consent must not be granted to development for the purposes of a dwelling house on land to which this clause applies unless the consent authority is satisfied that:</p> <p>If the development involves an existing building:</p> <p>the gross floor area above the existing ground floor level will not exceed the gross floor area of the existing roof space, and</p> <p>the gross floor area below the existing ground floor level will not exceed 25% of the gross floor area of the existing ground floor, and</p> <p>The development will not involve excavation in excess of 3 metres below ground level (existing), and</p> <p>The development will not involve the installation of dormer or gablet windows, and</p>	<p>Gross floor area above existing ground floor level does not exceed existing ground floor.</p> <p>Existing floor area is 250.75m²</p> <p>Minimal excavation proposed for walls of wine cellar.</p> <p>Skylights rather than dormer or gablet windows</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes</p>

		at least 50% of the site will be landscaped area. (557.4m ²)	<p>have been proposed to provide light to the attic room.</p> <p>The site currently results in 42.9% (478.6m²) landscaped area. Under this development application on-site landscaping will increase to 48.2% (537.1m² / 3.7% variation), a 58.7m² increase of landscaped area.</p> <p>The proposal has adequately demonstrated a net improvement to the total on site landscaped area. In this instance it is considered that the objectives of the Clause have been met.</p>	No. The proposal results in a net increase to landscaped area. See Clause 4.6 exception to the development standards
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The following provides further discussion of the relevant issues:

(i) Land Use Table and Zone Objectives (Clause 2.2)

The property is zoned R2 – Low Density Residential under the provisions of ALEP 2013. Dwelling houses are permissible with Council's consent under the zoning provisions applying to the land.

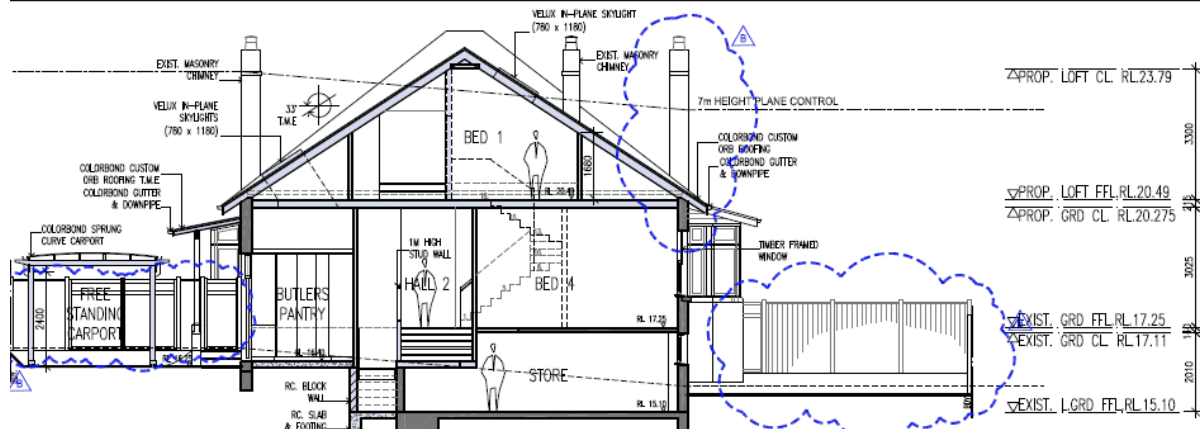
The proposed development is for a single dwelling house as such is acceptable having regard to the objectives of the R2 - Low Density Residential zone.

(ii) Height (Clause 4.3)

A maximum building height of 7.0 metres applies to the sites as indicated on the Height of Buildings Map that accompanies ALEP 2013. The development has a maximum building height of 8.2 metres and thereby varies from the height development standard.

A written request, in relation to the development's variation from the height development standard in accordance with Clause 4.6 (Exception to Development Standards) of ALEP 2013, was submitted with the application. The submission is discussed below under the heading "Exceptions to Development Standards (Clause 4.6)".

Picture 2 below outlines the extent and location of the height variation in section.



Picture 2 – Location of proposed height variation.

(iii) Exceptions to Development Standards (Clause 4.6)

The development has a maximum building height of 8.2 metres and thereby exceeds the maximum height of 7.0m of the development standard prescribed under Clause 4.3 of ALEP 2013.

Under Clause 4.6 development consent must not be granted for a development that contravenes a development standard unless the consent authority has considered a written request from the applicant that demonstrates that:

- Compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and
- There are sufficient environmental planning grounds to justify contravening the development standard.

The consent authority must also be satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

The applicant seeks to vary the maximum height of building standard by 1.2m or 17.1%.

A written request in relation to the contravention to the height development standard in accordance with Clause 4.6 (Exceptions to Development Standards) of ALEP 2013 was submitted with the application. In summary the applicant's written request justifies the non-compliance on the basis that:

- *The existing dwelling is 100years old and the current roof does not affect any neighbours*
- *The proposed roof will not impact upon any neighbour due to the dwelling being sited towards the middle a very large site. The side setbacks are 7m to the north boundary and 5.6m to the south.*
- *The transgression is to a section of the roof approx. 6 meters in length, running east to west on the center line of the building. This portion of the roof extends from 0m above the height limit to 0.8m at the ridge.*
- *The objectives of clause 4.3 are maintained. The intent of the clause is to minimize impacts on neighboring properties and this has been achieved due to the width of the site and the very large setbacks to the side boundaries.*

The justification provided in the applicant's written request is considered well founded and worthy of support. Considering the above justification, strict compliance with the development standard is considered unreasonable and unnecessary given the circumstances of the site.

The height of buildings control was introduced to achieve a high quality built form for all buildings, maintain satisfactory sky exposure and daylight access to existing buildings to the sides and rear of taller building and to public areas, provide a transition in building form and land use intensity between different areas particular regard to the transition between heritage items and other buildings and to maintain satisfactory solar access to existing buildings and public areas.

In this instance the proposed 1.2m height variation relates directly to a section of the roof approximately 6m in length, restricted to the centre of the site and setback roughly 10m from the southern side boundary and 11m from the northern side boundary. Acceptance of the variation with the proposed side setbacks of 10m and 11m is expected to result in minimal loss of sky exposure/ daylight access for neighbouring sites to the sides. The proposal continues the established height enjoyed by the original dwelling, ensuring the retention of building height transitions between buildings, while also ensuring the height variation will not be out of character for the locality. The proposed side and rear setbacks surrounding the portion of the height variation ensure satisfactory solar access to neighbouring buildings and public areas. The proposed development is considered to be consistent with both the objectives of the zone and the objectives of the development standard.

The contravention of the development standard does not raise any matter of significance for State and Regional environmental planning, and there is no public benefit in maintaining strict compliance with the standard.

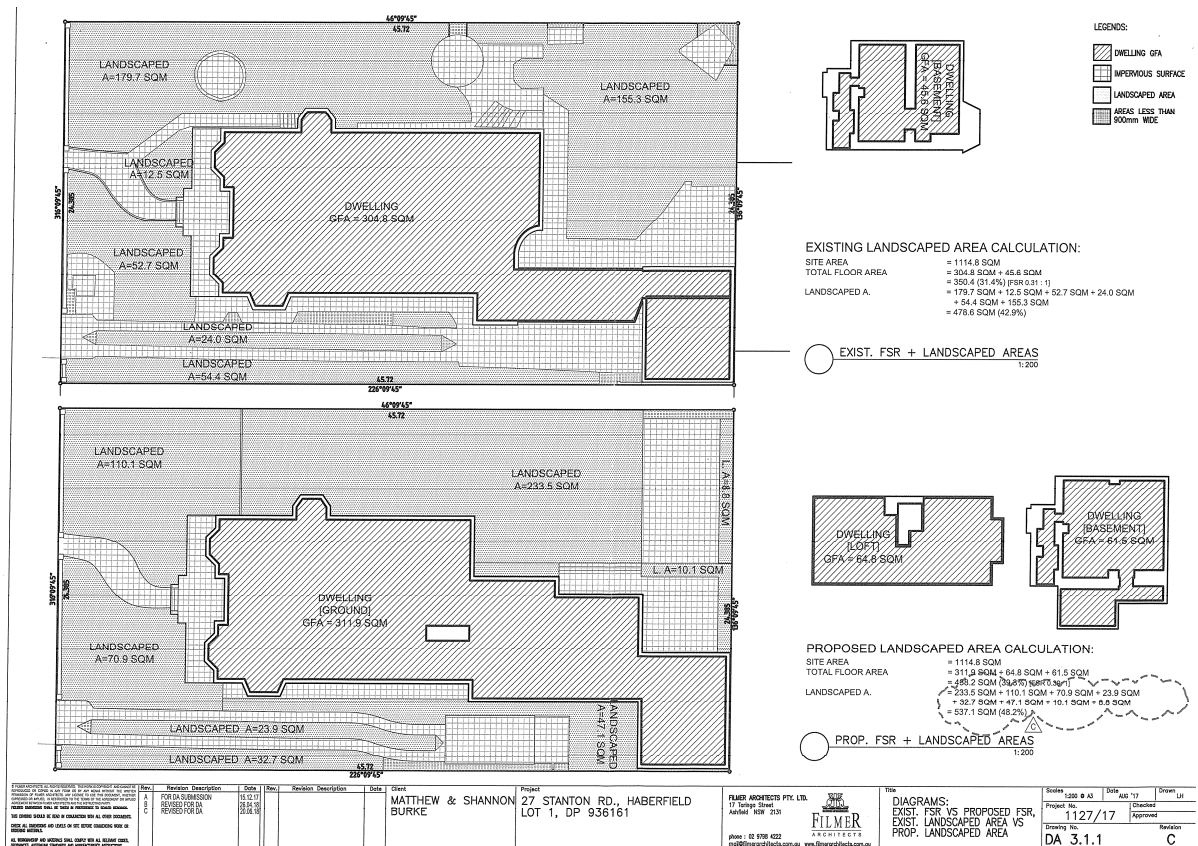
(iv) Landscaped area (Clause 6.5(3)(d) of ALEP2013

The proposed development does not comply with the provisions of Clause 6.5(3)(d) landscaped area of Ashfield LEP 2013. A clause 4.6 exception to the development standard is submitted and discussed below.

The following provides further discussion of the relevant issues:

A minimum landscaped area of 50% of the site (557.4 m²) applies to the site under the ALEP 2013. The existing landscaped area is 478.6m²(42.9%) of the site.

Picture 3 below provides a comparison of the existing landscaped areas vs the proposed landscaped areas, outlining where on the site the applicant proposes to provide an increase to the landscaping.



Picture 3 – Existing and proposed landscaped areas.

The proposed development results in a landscaped area of 48.2% of the site area which is a shortfall of 20.3m² a 3.7% variation to the development standard.

A written request, in relation to the development's variation from the landscaped development standard in accordance with Clause 4.6 (Exception to Development Standards) of ALEP 2013, was submitted with the application. The submission is discussed below under the heading "Exceptions to Development Standards (Clause 4.6)".

(v) Exceptions to Development Standards (Clause 4.6)

The development has a landscaped area of 48.2% of the site which does not comply with development standard prescribed under Clause 6.5(3) (d) of ALEP 2013 as 50% of the site is required to be landscaped.

Under Clause 4.6 development consent must not be granted for a development that contravenes a development standard unless the consent authority has considered a written request from the applicant that demonstrates that:

- Compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and
- There are sufficient environmental planning grounds to justify contravening the development standard.

The consent authority must also be satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

The applicant seeks to vary the minimum landscaped area of the subject development standard by a 3.7% variation.

The objectives of the clause 6.5 of the ALEP 2013 is as follows

6.5 Development on land in Haberfield Heritage Conservation Area

(1) The objective of this clause is to maintain the single storey appearance of dwellings in the Haberfield Heritage Conservation Area.

A written request in relation to the contravention to the landscape area development standard in accordance with Clause 4.6 (Exceptions to Development Standards) of ALEP 2013 was submitted with the application. In summary the applicant's written request justifies the non-compliance on the basis that:

- The proposal will improve the landscaping on the site and complies with the objectives of the development standard to maintain the single storey appearance of the dwelling house and the attributes of the garden suburb.*

The justification provided in the applicant's written request is considered well founded and worthy of support. Considering the above justification, strict compliance with the development standard is considered unreasonable and unnecessary given the circumstances of the site.

The minimum landscaped area control for the Haberfield Conservation area was introduced to ensure that developments maintain a single storey appearance and retain the original garden suburb attributes.

The proposed 3.7% variation from the required 50% landscaped area is a minor variation from the development standard and the proposal increases on-site landscaped area by 58.7m² is a significant improvement to on-site landscaping and substantial improvement to the overall garden suburb attributes. The proposal maintains a single storey dwelling appearance. The proposed development is considered to be consistent with both the objectives of the zone and the objectives of the development standard.

The contravention of the development standard does not raise any matter of significance for State and Regional environmental planning, and there is no public benefit in maintaining strict compliance with the standard.

(vi) Heritage

The proposal is accompanied by a heritage impact statement assessing the effect of the proposed development on the heritage significance of the locality. This documentation along with the proposal has been reviewed and assessed by Council's heritage advisors who outlined that the amended plans maintain the established lines and distinctive characteristics of the houses and maintain driveways for vehicular access and landscaping. The proposed treatment to the elevations is compatible with the objectives. The proposal also retains and protects the original masonry chimneys within the roofline of the existing dwelling ensuring original features are maintained. The proposal has been appropriately designed to avoid significant impacts to the heritage significance of the conservation area. .

The proposed development is considered reasonable having regard to the requirements of clause 5.10 of ALEP 2013.

5(b) Draft Environmental Planning Instruments

Draft State Environmental Planning Policy (Environment)

The NSW government has been working towards developing a new State Environmental Planning Policy (SEPP) for the protection and management of our natural environment. The Explanation of Intended Effect (EIE) for the Environment SEPP was on exhibition from 31 October 2017 until the 31 January 2018. The EIE outlines changes to occur, implementation details, and the intended outcome. It considers the existing SEPPs proposed to be repealed and explains why certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW planning system.

This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland and Willandra Lakes World Heritage Property. Changes proposed include consolidating the seven existing SEPPs including Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed development would be consistent with the intended requirements within the Draft Environment SEPP.

5(c) Development Control Plans

Comprehensive Inner West Development Control Plan 2016.

The application has been assessed and the following provides a summary of the relevant provisions of the Comprehensive Inner West Development Control Plan (DCP) 2016:

DCP 2016 – Chapter F: Development Category Guidelines				
Control No.	Control	Standard	Proposed	Compliance
DS8.2	Minimum Landscaped area %	601m ² and over. 35% of site area	48.2%	Yes
DS8.3	Maximum site coverage	601m ² and over. 50% of site area (557.4m ²)	31.8% (371m ²)	Yes
DS3.4	Wall height	Maximum external wall height of 6 metres measured from the existing ground level.	4.4 metres	Yes
DS4.3	Setbacks	Side setbacks are determined by compliance with the BCA. Generally, Council requires a minimum side setback of 900mm for houses	The dwelling house has setbacks of greater than 900mm but the existing garage is up to the boundary. There are no windows in the garage walls and the walls are double brick and therefore comply with the BCA.	Yes Yes
<u>DS1.2</u>	Upper floor additions	Extensions to the upper parts of a dwelling house are to respect the scale and aesthetics of its context, be visually appropriate to the scale of the existing house and are sympathetic or complementary in architectural style to the existing dwelling house	Extension below the existing roof and is a form and scale that is sympathetic	Yes

DS1.1	Building form and materials	Requires building form, proportion, façade materials, textures and colours to be sympathetic with development in the street.	Complies	Yes
DS 3.1	Single dwelling appearance	In the R2 Low Density Residential zone, development has the appearance of a single, detached dwelling	The dwelling appears as a single detached dwelling	Yes
DS3.6	Maximum roof pitch	Requires the maximum roof pitch (slope) not to exceed the predominant roof pitch of existing dwelling houses in the street.	Roof pitch is consistent with roof pitch of the dwelling house	Yes
DS3.7	Building width	Requires building width has a traditional domestic scale and adequate separation from boundaries.	Complies	Yes
DS3.8	Building length	Building length provides adequate open space and landscaping while maintaining solar access	The building length is generally consistent with properties in the area and provides adequate open space and landscaping. Solar access will be maintained in accordance with the Comprehensive Inner West DCP 2016 requirements.	Yes
DS6.1	Garages and carports	A minimum of one car parking is required per dwelling	Carport proposed with space between gate and carport for additional vehicle	Yes
DS13.1	Solar access	Sunlight to at least 50% (or 35m ² with minimum dimension 2.5m, whichever is the lesser) of private open space areas of adjoining properties is not to be reduced to less than three (3) hours between 9am and 3pm on 21 June.	Neighbouring dwellings to retain the minimum required 3 hours of solar access	Yes
DS 13.2		Existing solar access is maintained to at least 40% of the glazed areas of any neighbouring north facing primary living area windows for a period of at least three hours between 9am and 3 pm on 21 June.	Proposal generally retains existing solar access for neighbouring dwellings	Yes
DS 13.3				
DS 13.4		Requires main living areas to be located on the northern side of buildings where possible and subject to streetscape quality considerations.	Development is appropriately designed	Yes

		Requires sun shading devices such as eaves, overhangs or recessed balconies minimise the amount of direct sunlight striking facades.	Proposal incorporates appropriate sun shading devices such as eaves	Yes
DS 11.1	Front gardens	Requires front garden to have an area and dimensions that provide sufficient soil area for ground cover, vegetation and trees.	Improved front garden	Yes
DS 11.2	Front gardens	Requires hard paved areas to be minimised, and driveways have a maximum width of 3 metres	Improved front garden Driveway will comply	Yes
DS 12.1	Rear gardens	Requires rear gardens to have an area and dimension that provide sufficient soil area for ground cover, vegetation and trees.	Rear garden is of a sufficient size to ensure adequate vegetation and solar access	Yes
DS14.1	Visual Privacy	Requires the number of windows to side elevations located above the ground floor to be minimised.	There are three skylights in the rear hip of the roof. A condition is recommended to raise the sill height of the skylights to 1.7m to protect the privacy of the properties to the rear.	Yes
DS19.1	Stormwater Disposal	Stormwater from roofs is discharged by gravity to street gutter system	Conditioned to engineers requirements	Yes

DCP 2016 Chapter E2 – Haberfield Conservation Area

Clause No.	Clause	Standard	Proposed	Compliance
2.6	Building Form	Alterations to the original main part of a building (other than a non-conforming building), including front and side facades, verandahs and roof forms, are not permitted	Alterations are limited to the rear portion of the development	Yes
		Extensions shall not conceal, dominate or otherwise compete with the original shape, height, proportion and scale of the existing buildings.	Proposal has been appropriately designed not to dominate original features	Yes
		The overall length of any extension is to be less than, and secondary to, the original house.	Extension subordinate to existing house	Yes
2.9	Roof Forms	Roof extensions are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion and materials. New buildings are to have roofs that reflect the size, mass, shape and pitch of the	Proposed roof extension has been assessed by Councils' Heritage Advisor who outlined no	Acceptable

		neighbouring original roofs. Roof extensions are to be considerably lower than the original roof and clearly differentiated between the original and the new section.	objection to the new portion of works, subject to suitable conditions of consent. In this instance given the proposals large and extensive new roof form, the proposed colour bond roof has been conditioned to be a tile roof. This ensures that the development is consistent with the conservation area.	
2.12	Sitting, Setbacks and Levels	The established pattern of front and side setbacks should be kept. New residential buildings or extensions should not be built forward of existing front building lines. Where natural land slope allows, sub-floor and basement development is permitted for use as laundries, storerooms, workrooms or garages.	Development has been designed in accordance with the established street setbacks	Yes
2.33	Garages and Carports	New garages and carports are to be located at the back or at the side of the house. Where a garage or carport is at the side of the house it must be at least 1 metre back from the front wall of the house. Garages and carports are to be free standing.	New carport is located along the southern boundary of the site, towards the north east corner. Carport is freestanding and towards the rear of the site.	Yes

5(c) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will not result in significant or unreasonable impacts in the locality.

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

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

5(f) Any submissions

The proposal was notified between 22 January 2018 and 13 February 2018 under Chapter B of the Comprehensive Inner West DCP2016. Two submissions were received. The submissions raised the following concerns which are discussed under the respective headings below:

Issue: Excessive roof height

Comment: The variation to the 7m height limit has been discussed above under section 5(a)(iii), in this instance the proposed height variation is not expected to result in any amenity loss for neighbouring residents and is supported.

Issue: Loss of privacy

Comment: The objection raises concerns about loss of privacy from the attic level. There are three skylights proposed in the rear section of the attic. A Condition is recommended to have the skylights at a height of 1.7m above floor level to restrict overlooking.

Issue: Conversion of garage into a studio.

Comment: The garage has double brick walls and as such complies with the Building Code of Australia for habitable use. A carport is proposed for off street parking of a car, the site complies with Council's requirement for a minimum of 1 on-site parking space.

Issue: Stormwater disposal

Comment: Stormwater drainage plans have been submitted and Council's engineer has raised no concerns regarding stormwater drainage, subject to conditions. The amended stormwater drainage plan, details stormwater from the site running to an on-site rainwater tanks. From there the original dwelling drains to Stanton Street, while new additions such as the carport, studio and portions of the new addition are directed to an absorption pit within the north east portion of the site.

Issue: Reflection of glare and heat from roof

Comment: The objectors house is at least 10metres from the proposed studio roof as such it is considered that the glare and heat (if any) on the objectors property would be minimal. The roof of the proposed studio roof (and any other new roofing) has been conditioned to be one of three (3) colours if a corrugated steel roof (Colourbond) is proposed. These colours are Jasper C17, Estate C22 or Loft C28. These Colours have been chosen based off their compatibility with the existing slate roof. The conditioned colours are of a low reflective nature and will ensure minimal environmental impact for neighbouring residents.

Issue: Encroachment of roof gutter of studio

Comment: A condition will be imposed to require the roof gutter to be wholly on the subject property.

Issue: Building a shelter on north western side of the swimming pool

Comment: The shelter is located at least 900mm from the boundary as such complies with the BCA and Council's requirements for building/structure setbacks. The proposed shelter is also of a single storey nature. As such any impacts of bulk/scale are expected to be minimal. Acceptance of the structure within this locality will not result in amenity loss for neighbouring site.

Issue: Pool equipment location

Comment: A condition will be imposed to relocate the swimming pool pump and equipment a minimum of 1m away from side and rear boundaries. This setback is sufficient to ensure minimal amenity impacts for neighbouring residents. Additionally a standard condition regarding noise attenuation and offensive noise is included in the recommended conditions

Issue: Removal of Trees

Comment: The trees proposed to be removed are exempt from Council's TPO. Other mature trees located upon the site are not impacted by the proposal.

Issue: Gardens reduced

Comment: The proposal has been amended and now provides a net increase to the on-site landscaped area. The proposal is considered acceptable.

Issue: Noise from location of rainwater tank

Comment: The proposed location of the rainwater tank has been assessed and is considered to be appropriate. The nature of the structure as a rainwater tank will not emit acoustic impacts that may diminish the amenity of the neighbouring site, likewise the proposed structure will not result in significant impacts of bulk/scale for the neighbouring site.

5(g) The Public Interest

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

The development is consistent with the aims, and design parameters contained in Ashfield Local Environmental Plan 2013 and the Comprehensive Inner West Development Control Plan (DCP) 2016 and other relevant Environmental Planning Instruments. As discussed throughout this report, the development will not result in any significant impacts on the amenity of adjoining premises and the streetscape and thus the development is considered to be in the public interest.

6. Referrals

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

- Heritage Officer - Council's Heritage Advisor raised no objection to the proposed development.
- Development Engineer - Council's assessment engineer has reviewed the proposal and raised no objection subject to suitable conditions, these conditions have been incorporated into the recommendations.
- Building Surveyor - No objection subject to condition.
- Tree Management Officer - Council's Tree Management Officer has outlined that the trees proposed to be removed by the proposal are exempt from Council's TPO. Other mature trees located upon the site are not impacted by the proposal. Council's tree management officer has raised no objection to the proposal.

7. Section 7.12 Levy

Based on the estimated value of works of \$1,189,650.00 a Section 7.12 Contribution fee of \$11,896.50 is payable to Council. An appropriate condition is recommended.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Ashfield Local Environmental Plan 2013 (ALEP 2011). The proposal is generally consistent with the Comprehensive Inner West Development Control Plan 2011. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Inner West Local Planning Panel (IWLPP) approve a variation to the height of buildings control and to the minimum landscaped area control prescribed by clause 4.3 and 6.5(3)(d) in the Ashfield Local Environmental Plan 2013, as it is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6 of that Plan, and the proposed development would be in the public interest because it is consistent with the objectives of that particular standard and objectives for development within the zone.
- B. That the Panel, as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 grant consent to Development Application No. 2017.264.1 for alterations and additions to a dwelling house including new carport swimming pool and conversion of a garage into a studio at 27 Stanton Road Haberfield, subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

DA 2017.264.1

27 Stanton Road HABERFIELD 2045

Description of Work as it is to appear on the determination:

Alterations and additions to an existing dwelling house.

A **General Conditions**

(1) Approved plans stamped by Council

The development must be carried out only in accordance with the plans and specifications set out on drawing numbers date stamped by Council and any supporting documentation received with the application, except as amended by the conditions specified hereunder.

No.	Title	Prepared by	Amendment Date
DA1.1.0 C	Site plan and roof plan	Filmer Architects	20/06/2018
DA1.1.1 C	Ground Floor Plan	Filmer Architects	20/06/2018
DA1.1.2 B	Ground Floor Plan sheet 1 of 2	Filmer Architects	20/06/2018
DA1.1.3 B	Ground Floor Plan sheet 2 of 2	Filmer Architects	27/4/2018
DA1.2.1 A	Attic Plan	Filmer Architects	15/12/2017
DA1.3.1 A	Basement	Filmer Architects	15/12/2017
DA 2.1.1 B	South East and West Elevations	Filmer Architects	27/4/2018
DA 2.1.2 B	North West Elevation and section	Filmer Architects	27/4/2018
DA 2.1.3 B	Section B – B & Section C – C	Filmer Architects	27/4/2018
DA 3.1.1 C	Proposed FSR and landscaping areas	Filmer Architects	20/06/2018
90990-D1	Stormwater Drainage Plan	Kneebone and Beretta Consulting Engineers	15/12/2017

B **Design Changes**

- (1) The Skylights in rear north eastern side of the property shall be raised to have a minimum height of 1.7metres above the floor level of bedroom 1.
- (2) The proposed pool equipment/ any ancillary pool services (such as a pump). Must be setback a minimum of 1m from any side or rear boundaries.
- (3) Any new timber fencing and gates proposed behind the front building line are not to exceed 1.85m in height.
- (4) The roof sheeting to the studio shall be one of the following three (3) colours:
 - Jasper C17 ;
 - Estate C22 ; or
 - Loft C 28.

Amended plans detailing compliance with this condition are approved by the principle certifying authority prior to the issue of a construction certificate.

C Conditions that must be satisfied prior to issuing/releasing a Construction Certificate

(1) Home Building Act 1989 Insurance

Compliance with Part 6 of *Home Building Act 1989* is required. A copy of either the Builders Home Warranty Insurance OR a copy of the Owner-Builder Permit shall be submitted to Council.

(2) Long service levy

Compliance with Section 109F of the Environmental Planning and Assessment Act 1979 – payment of the long service levy under Section 34 of the Building and Construction Industry Long Service Payments Acts 1986 – is required. All building of \$25,000.00 and over are subject to the payment of a Long Service Levy fee. A copy of the receipt for the payment of the Long Service Levy shall be provided to the Principal Certifying Authority (PCA) prior to the issue of a Construction Certificate. Payments can be made at Long Service Payments Corporation offices or most Councils.

(3) Security Deposit

Prior to the commencement of demolition works or a Construction Certificate being issued for works approved by this development consent (whichever occurs first), a security deposit and inspection fee must be 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 (FOOT)	\$7,860.00
Inspection fee (FOOTI)	\$225.00

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 Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

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

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

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

Requirements of this condition are to be met prior to works commencing or prior to release of a Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

(4) Dilapidation – minor

The person acting on this consent shall submit to the Principal Certifying Authority a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site before the issue of a Construction Certificate.

(5) Section 7.12 Contribution

Pursuant to Section 4.17 of the *Environmental Planning and Assessment Act 1979* and Ashfield Council's Section 7.12 Development Contributions Plan 2009 a contribution of **\$11,896** shall be paid to Ashfield Council.

The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the provisions of Ashfield Council's Section 94A Development Contributions Plan 2009.

The contribution is to be paid prior to the issue of the construction certificate and copies of receipts(s) confirming that the contribution has been fully paid are to be provided to the Principal Certifying Authority (PCA).

(6) Payment of any Additional Fees

If the estimated cost of works for the construction certificate application exceeds the estimate supplied with the development application, an additional fee, any contributions and bonds based on the revised estimate must be paid to Council prior to release of the Construction Certificate.

(7) Permits – General

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent shall 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
- 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.

Applications for such Permits shall be submitted and approved by Council prior to the commencement of the works associated with such activity or issue of the Construction Certificate (whichever occurs first). Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

(8) Public Liability Insurance

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands shall 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.

(9) Alignment Levels

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

Note: This may require the internal site levels to be adjusted locally at the boundary to ensure that they match the above alignment levels. Failure to comply with this condition will result in vehicular access being denied.

D Conditions that must be complied with before work commences**(1) Notice of Commencement – Notification of Works**

Work must not commence until the Principal Certifying Authority or the person having the benefit of the development consent has given Notification in Writing to Council no later than two days before the building work commences.

(2) Requirement for a Construction Certificate

In accordance with the provisions of Section 6.7 of the *Environmental Planning and Assessment Act 1979* the erection of a building and/or construction works must not commence until:

- (a) detailed plans and specifications of the building have been endorsed with a Construction Certificate by:
 - (i) Council; or
 - (ii) an accredited certifier; and
- (b) a principal certifying authority (PCA) has been appointed and the Council has been notified in writing of the appointment, and
- (c) at least two days notice, in writing, has been given to Council of the intention to commence work.

The documentation required under this condition shall show that the proposal complies with all development consent conditions and the *Building Code of Australia*.

Note: If the principal certifying authority is the Council, the appointment will be subject to the payment of a fee for the service to cover the cost of undertaking building work and / or civil engineering inspections.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 6.7 of the *Environmental Planning & Assessment Act 1979*. It is a criminal offence that attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

(3) Inspections required by Principal Certifying Authority

Inspections shall be carried out at different stages of construction by Council or an accredited certifier. If Council is selected as the Principal Certifying Authority (PCA) the inspection fees must be paid for in advance which will be calculated at the rate applicable at the time of payment.

(4) Site Controls

Sediment and erosion controls must be in place before work is commenced on the site. The control strategies must be consistent with the technical requirements set out in the Sydney Coastal Councils' *Stormwater Pollution Control Code for Local Government*.

Material from the site is not to be tracked onto the road by vehicles entering or leaving the site. At the end of each working day any dust/dirt or other sediment shall be swept off the road and contained on the site and not washed down any stormwater pit or gutter.

A sediment and erosion control plan must be prepared and identify appropriate measures for bunding and siltation fencing. Any such erosion and sedimentation controls shall also include the protection of stormwater inlets or gutter systems within the immediate vicinity of the site.

The sediment and erosion control measures are to be inspected daily and defects or system failures are to be repaired as soon as they are detected.

(5) Site fencing/security

The site must be appropriately secured and fenced to the satisfaction of Council during demolition, excavation and construction work to ensure there are no unacceptable impacts on the amenity of adjoining properties. Permits for hoardings and or scaffolding on Council land must be obtained and clearly displayed on site.

(6) Sydney Water approval

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre 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. Plans will be appropriately stamped. For Quick Check agent details please refer to the web site: www.sydneywater.com.au, see Your Business then Building & Developing then Building & Renovating or telephone Sydney Water 13 20 92.

(7) Sanitary facilities – demolition/construction sites

Toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this clause must be completed before any other work is commenced.

(8) Structural Engineering Details

Structural engineer's details prepared and certified by a practising structural engineer for all reinforced concrete and structural members is to be submitted to the Principal Certifying Authority for approval.

E Conditions that must be complied with during construction or demolition**(1) Pool fencing - safety barrier - Swimming Pool Act/Australian Standards**

The general "pool" area is to be completely enclosed with a safety barrier at least 1.2 metres in height above existing ground levels and in accordance with the requirements of the *Swimming Pool Act 1992*, incorporating Australian Standard ((AS 1926) "Fences and Gates for Private Swimming Pools".

(2) Building materials and equipment - storage/placement on footpath/roadway – Council approval

All building materials and equipment shall be stored wholly within the property boundaries and shall not be placed on the footpath, grass verge or roadway without prior written approval of Council.

Bulk refuse bins shall not be placed on the grass verge, footpath or roadway without Council permission. Application forms and details of applicable fees are available from Council's One Stop Shop telephone 9716 1800.

(3) Signs to be erected on building and demolition sites

(1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- (a) stating that unauthorised entry to the work site is prohibited; and
- (b) showing the name and address of the contractor for the building work and the person in charge of the work site and a telephone number at which the person may be contacted outside working hours; and
- (c) showing the name, address and telephone number of the Principal Certifying Authority appointed for the building works.

(2) Any-sign shall be maintained and not removed until work has been finished.

(4) Demolition/excavation/construction - hours of work

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

- a) 7:00 am to 6.00 pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b) 8:00 am to 1:00 pm 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 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 shall be limited to:

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

The Proponent shall not undertake such activities for more than three continuous hours and shall 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.

Noise arising from the works must be controlled in accordance with the requirements of the Protection of the Environment Operations Act 1997 and guidelines contained in the New South Wales Environment Protection Authority Environmental Noise Control Manual.

(5) Demolition requirements/standards

Demolition work is to be carried out in accordance with the following:

- (a) Australian Standard 2601 and any requirements of the WorkSafe NSW.
- (b) The Waste Management Plan submitted with the Development Application.
- (c) The property is to be secured to prohibit unauthorised entry.
- (d) All precautions are to be exercised in the handling, removal and disposal of all asbestos materials. Licensed contractors and the disposal of asbestos is to be carried out in accordance with the requirements of the WorkSafe NSW.
- (e) All other materials and debris is to be removed from the site and disposed of to approved outlets.
- (f) Any demolition on the site is to be conducted in strict accordance with, but not limited to, sections 1.5, 1.6, 1.7, 3.1 and 3.9 of the AS 2601 - 1991, demolition of structures. The following measures must be undertaken for hazardous dust control:
- (g) Prior to demolition, the applicant shall submit a Work Plan prepared in accordance with AS 2601 by a person with suitable expertise and experience to the Principal Certifying Authority. The Work Plan shall identify any hazardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- (h) Hazardous dust must not be allowed to escape from the site or contaminate the immediate environment. The use of fine mesh dust proof screens, wet-lead safe work practices, or other measures is required.
- (i) All contractors and employees directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with Worksafe Requirements (in particular the WorkSafe standard for the *Control of Inorganic Lead At Work* (NOHSC: 1012, 1994) and AS 2641, 1998).

- (j) Any existing accumulations of dust (eg; ceiling voids and wall cavities must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter and disposed of appropriately.
- (k) All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Unclean water from the suppressant spray is not be allowed to enter the street gutter and stormwater systems.
- (l) Demolition is not to be performed during high winds that may cause dust to spread beyond the site boundaries without adequate containment.
- (m) All lead contaminated material is to be disposed of in accordance with the NSW Environment Protection Authorities requirements.
- (n) Construction and demolition waste, particularly timber, bricks and tiles, concrete and other materials need not be disposed of- they can be recycled and resold if segregated properly from any hazardous waste contamination.

(6) Prior notice - pool inspections – PCA

Forty eight (48) hours notice must be given to the Principal Certifying Authority to permit the inspections of:-

- (i) The steelwork when in position and before concrete is placed.
- (ii) The swimming pool safety fence and the provision of the resuscitation poster prior to filling of the pool with water.
- (iii) The foundation before the swimming pool is installed.
- (iv) Reinforcing for the coping.
- (v) The swimming pool when completed.

(7) Pools – water depth markers – display

Permanently fixed water depth markers are to be clearly and prominently displayed on the internal surface above the water line at the deep and shallow ends of in-ground swimming pools and on the outside of aboveground swimming pools.

(8) Pool gates - self-locking

Gates shall be fitted with self-locking/latching device that will automatically operate on the closing of the gate and prevent the gate from being re-opened without manually releasing the mechanism.

(9) Pool latching device - Australian Standards

The latching device shall be located and shielded in accordance with Australian Standard Specification (AS 1926) for Fences and Gates for swimming pools.

(10) Pool gates – automatic closing device

Gates shall be fitted with an automatic closing device that will shut the gate and operate the latching mechanism from any position, even with the striker resting on the latching mechanism.

Gates shall be mounted so that they swing only in a direction away from the pool.

(11) Termite treatment

Treatment for the protection of the building from subterranean termites shall be carried out in accordance with AS 3660.1:2000 'Protection of Buildings from Subterranean Termites'.

On completion of the installation of the barrier the Principal Certifying Authority shall be furnished with a certificate from the person responsible, stating that the barrier complies with AS 3660.1.

A durable notice shall be permanently fixed to the building in a prominent location, such as the meter box or the like indicating:

- the method of protection;
- the date of installation;
- where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- the need to maintain and inspect the system on a regular basis.

Due to the present limited effective life of soil chemical treatments, Council does not permit hand spraying as a stand alone method of termite protection. It is recommended that any soil chemical treatment should embrace a reticulation system.

(12) Attic Requirements – BCA

The proposed ceiling heights, including the light and ventilation to the attic areas, shall comply with the provisions of Part 3.8 "Health and Amenity" of the Building Code of Australia. Details including calculations and appropriate drawings shall be submitted with the Construction Certificate for approval

(13) Waterproofing materials/installation – BCA/Australian Standards

Approved products that are impervious to water shall only be used as a substrate or as a lining and as a finish to floors and walls of wet areas (i.e. bathroom/shower room, WC compartment and laundry). Floors and cubicles shall be properly graded and drained to approved outlets.

The wet areas in the building shall be impervious to water as required by Part 3.8.1 of the Building Code of Australia (BCA). The junction between the floor and wall and the construction of the bath shower recess, basin, sink or the like shall be in accordance with the BCA & AS 3740:2004 'Waterproofing of wet areas within residential buildings'.

On completion of the waterproofing of the wet areas, the Principal Certifying Authority shall be furnished with a certificate from the person responsible. This is to state that the materials are suitable for the situation and that the application and/or installation has been carried out in accordance with the manufacturer's instructions, the BCA and AS 3740.

(14) Safety Glazing – BCA

Safety glazing complying with B1 of the Building Code of Australia (BCA) is to be used in every glazed door or panel that is capable of being mistaken for a doorway or unimpeded path of travel. The glazing must comply with AS 1288:2006 'Glass in Buildings – Selection and Installation'.

Framed panels or doors enclosing or partially enclosing a shower or bath shall be glazed with "A" or "B" grade safety glazing material in accordance with AS 1288 and Part 3.6.4 of the BCA.

(15) Fire Detection/Alarm System installation and certification

Smoke alarms must be installed in dwellings in accordance with Clause 3.7.2.3 of the Building Code of Australia (BCA) and AS 3786 on or near the ceiling in -

- (a) any storey containing bedrooms -
 - between each area containing bedrooms and the remainder of the dwelling, including any hallway associated with the bedrooms
- (b) any storey not containing bedrooms.

Smoke alarms must be connected to the consumer mains power and have a stand-by power supply.

The licensed Electrical Contractor shall on completion of the installation of the smoke alarm system, submit to the Principal Certifying Authority a certificate certifying compliance with AS 3000 and AS 3786:1993.

(16) BASIX Requirements

The new works shall be constructed in accordance with, and comply with the undertakings given on the BASIX (Building Sustainability Index) Certificate No.A299904 as obtained on 18 December 2017 from the Department of Infrastructure, Planning and Natural Resources. For more information visit www.basix.nsw.gov.au.

(17) Materials and colour schemes

Materials of construction are to be as specified in the schedule of finishes submitted with the development application and on the approved plans, except where amended by the conditions hereunder.

(18) Rainwater items – design

Quad or “D” shaped gutters only are to be used.

(19) Skylight design

In-plane skylights in clear glazing, close-fitting to the roof and of a rectangular and vertical shape are to be installed.

(20) Road opening permit – Council controlled lands

A road opening permit shall be obtained for all works carried out in public or Council controlled lands. Contact Council’s Engineering Services for details.

This road opening permit covers the direct costs involved in the repair/replacement of works where the public or Council controlled lands are specifically damaged/saw cut etc for the construction of services, stormwater pipes, kerb works, bitumen works, footpath works etc. It is *separate* from a Damage Deposit as listed elsewhere in these Conditions of Consent.

(21) Footpath, kerb and gutter protection

The applicant is to take all precautions to ensure footpaths and roads are kept in a safe condition and to prevent damage to Council's property.

Pedestrian access across this footpath must be maintained in good order at all times during work. Any damage caused will be made good by Council at Council's restoration rates, at the applicant's expense.

(22) Survey certificate

All building work shall be wholly on the subject property and in accordance with the approved plans. A survey certificate must be submitted to verify this.

(24) Pool pump and filtration equipment

The pool filter and filtration equipment shall be enclosed in an acoustic enclosure to reduce the noise levels from the equipment to no greater than 5(dB(A) above the background noise level at the boundary of any adjoining property

F Conditions that must be complied with prior to installation of services

Nil

G Conditions that must be complied with before the building is occupied

(1) Approval to use/occupy building

The building or any part thereof must not be used or occupied until an Occupation Certificate has been obtained from the Principal Certifying Authority.

Note: If Council is chosen as the Principal Certifying Authority a fee is applicable prior to the release of the Construction Certificate.

(2) House Stormwater Disposal

The stormwater disposal from the proposed development shall be discharged to the street gutter, with a gravity fall of a minimum of 1%. *No 'charged' lines are permitted.*

(3) House Number

A House Number that is clearly visible to motorists and a minimum lettering height of 100mm, shall be displayed.

H Conditions that are ongoing requirements of development consents

(1) Pool resuscitation poster display

A CPR Information Resuscitation poster authorised by the Life Saving Association is to be displayed within the pool area. Such poster is obtainable from Council for a prescribed fee.

(2) Landscaping to be maintained

The landscaping as shown on the approved plans shall be maintained.

(3) Power Pole

No power pole is to be constructed on the property without the prior written approval of Council.

(4) Fire places

The fire places on the plans shall not use any solid fuel including timber or charcoal. Only gas or electricity may be used.

(5) Single dwelling use

The dwelling house shall not be used as a dual occupancy, boarding house or converted into multiple uses without the prior written approval of Council.

I Advisory Notes**(1) Works and requirements of other authorities**

- Sydney Water may require the construction of additional works and/or the payment of additional fees. Other Sydney Water approvals may also be necessary prior to the commencement of construction work. You should therefore confer with Sydney Water concerning all plumbing works, including connections to mains, installation or alteration of systems, and construction over or near existing water and sewerage services.
- Contact Sydney Water, Rockdale (Urban Development Section) regarding the water and sewerage services to this development.
- Australia Post has requirements for the positioning and dimensions of mail boxes in new commercial and residential developments. A brochure is available from your nearest Australia Post Office.
- Energy Australia/AGL Electricity/AGL Retail Energy or other alternative service/energy providers have requirements for the provision of connections.
- Energy Australia has a requirement for the approval of any encroachments including awnings, signs, etc over a public roadway or footway. The Engineer Mains Overhead Eastern Area should be contacted on 9663 9408 to ascertain what action, if any, is necessary.
- Telstra has requirements concerning access to services that it provides.

(2) Modifications to your consent - prior approval required

Works or activities other than those authorised by the approval including changes to building configuration or use will require the submission and approval of an application to modify the consent under Section 96 of the *Environmental Planning & Assessment Act 1979*. You are advised to contact Council immediately if you wish to alter your approved plans or if you cannot comply with other requirements of your consent to confirm whether a Section 96 modification is required.

Warning: There are substantial penalties prescribed under the *Environmental Planning and Assessment Act 1979* for breaches involving unauthorised works or activities.

(3) Occupational health and safety

All site works must comply with the occupational health and safety requirements of the NSW Work Cover Authority.

(4) Tree preservation

Where tree removal or work has not been approved by this Development Consent, the developer is notified that a general Tree Preservation Order applies to all trees (with the exception of certain species) in the Municipality of Ashfield with a height greater than five (5) metres. This order prohibits the ringbarking, cutting down, topping, lopping*, pruning, transplanting, injuring or wilful destruction of such trees except with the prior approval of the Council. Written consent from Council for such tree works must be in the form of a "Tree Preservation Order Permit for Pruning or Removal of Protected Trees" to be obtained from Council.

- * Lopping may be carried out without consent only to maintain a minimum clearance of 500mm from power lines, pruning to remove dead wood/branches and minor pruning of branches overhanging buildings to a height of 2 metres only with the agreement of the owner of the tree. Contact Council's One Stop Shop - telephone 9716 1800, for details of the Tree Preservation Order.

(5) Relocation of stormwater drainage

Council is not responsible for the cost of relocating Council's stormwater drainage pipes through the subject property.

Reason for the imposition of conditions

Unrestricted consent would be likely to cause injury:

- a) to the amenity of the neighbourhood
- b) to the heritage significance of the area
- c) to the heritage significance of the property
- d) to the amenity of the neighbourhood due to the emission of noise
- e) to the amenity of the neighbourhood due to the creation of a traffic hazard

and further, would not be in the public interest.

Compliance with Building Code of Australia

- (1) All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).
- (2) This clause does not apply to the extent to which an exemption is in force under clause 187 or 188 of the Environmental Planning and Assessment Regulation 2000, subject to the terms of any condition or requirement referred to in clause 187 or 188.

NOTES

- (i) This approval does not relieve an applicant of the obligation to obtain any other approval required under Section 68 of the Local Government Act, 1993 and Ordinances or Section 4.12 of the Environmental Planning & Assessment Act, 1979 or any other Act or Regulation.
- (ii) Further approval(s) – see above, may be required in addition to this development consent. Plans and specifications submitted for building works must comply with the Building Code of Australia, any relevant condition of development consent and/or other code or requirement of Council at the time of approval.

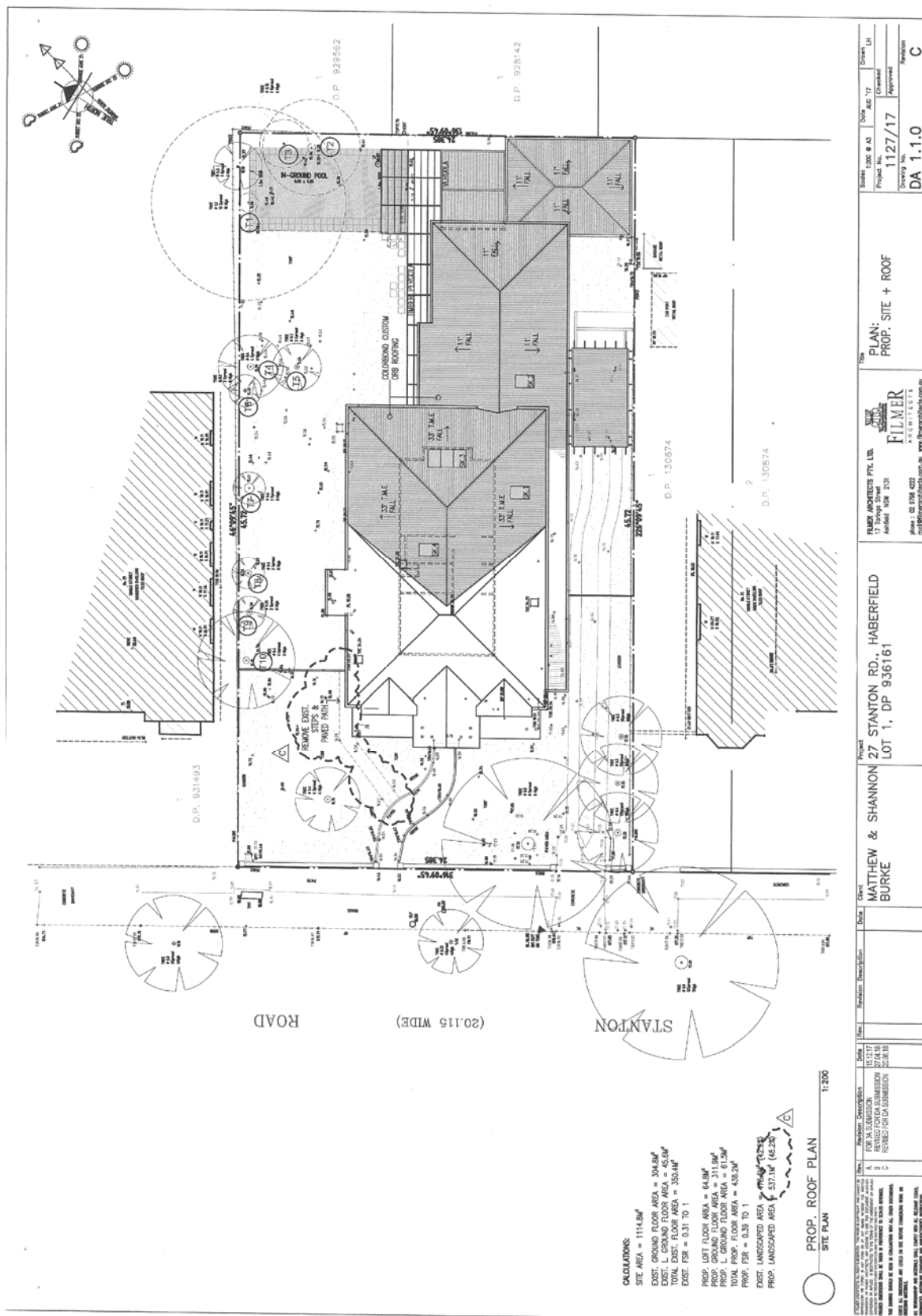
Ask Council if you are unsure of what procedures you need to follow.

SECTIONS 8.2, 8.7 AND 4.53 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

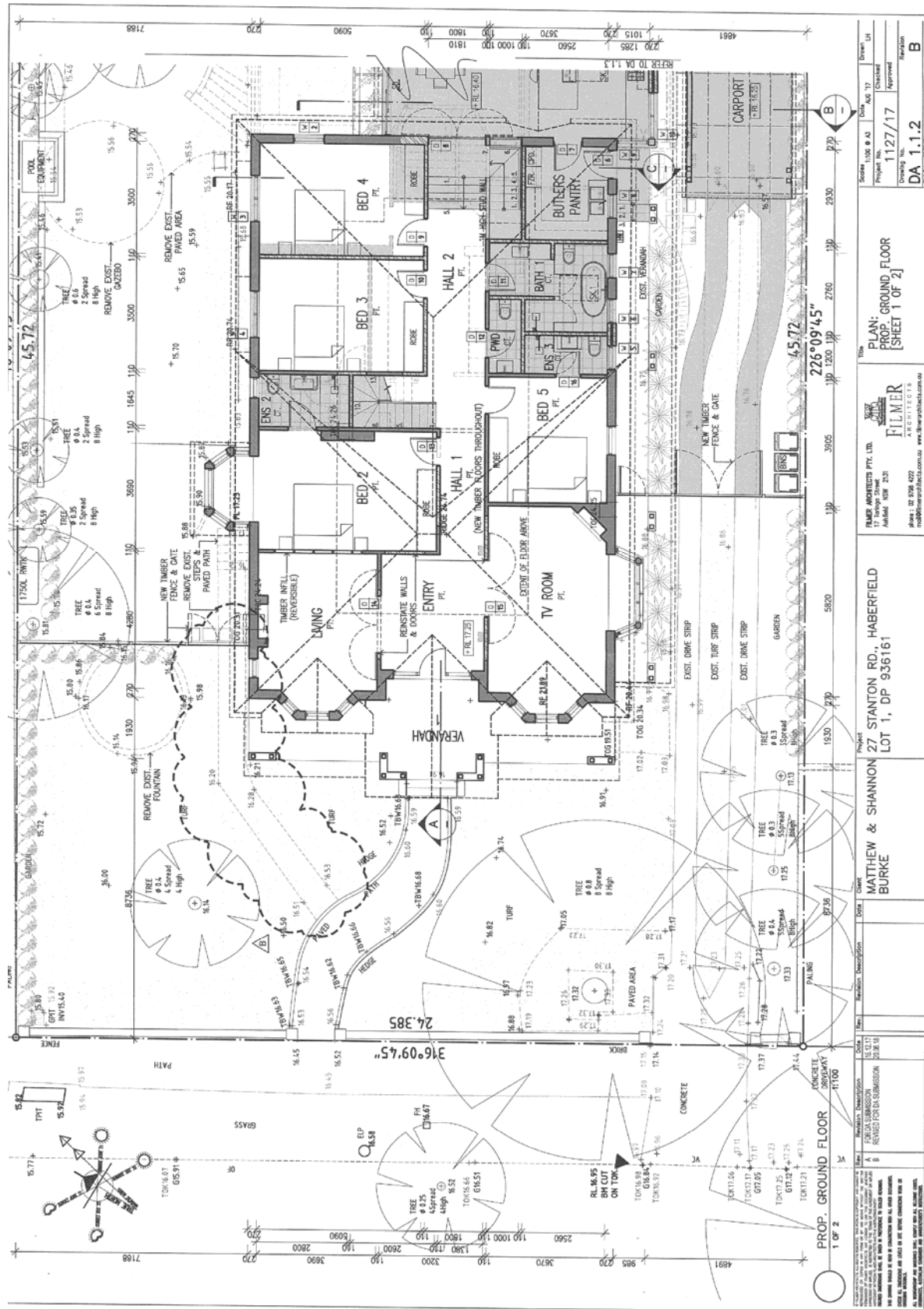
You are advised that:

- Under the provisions of Section 8.2 of the Environmental Planning and Assessment Act, 1979, an applicant may request Council to review a determination of the applicant's development application, other than an application for designated development. Any request for a review must be made within six (6) months of the date on which the applicant received notice, given in accordance with the regulations, of the determination of the application and be accompanied by the fee prescribed in Section 257 of the Regulations.
- If you are dissatisfied with this decision, Section 8.7 of the Environmental Planning and Assessment Act, 1979, gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.
- Under the provisions of Section 4.53 of the Environmental Planning and Assessment Act, 1979, unless the development, which is the subject of this consent, is commenced within five (5) years from the date of determination, the consent will lapse.

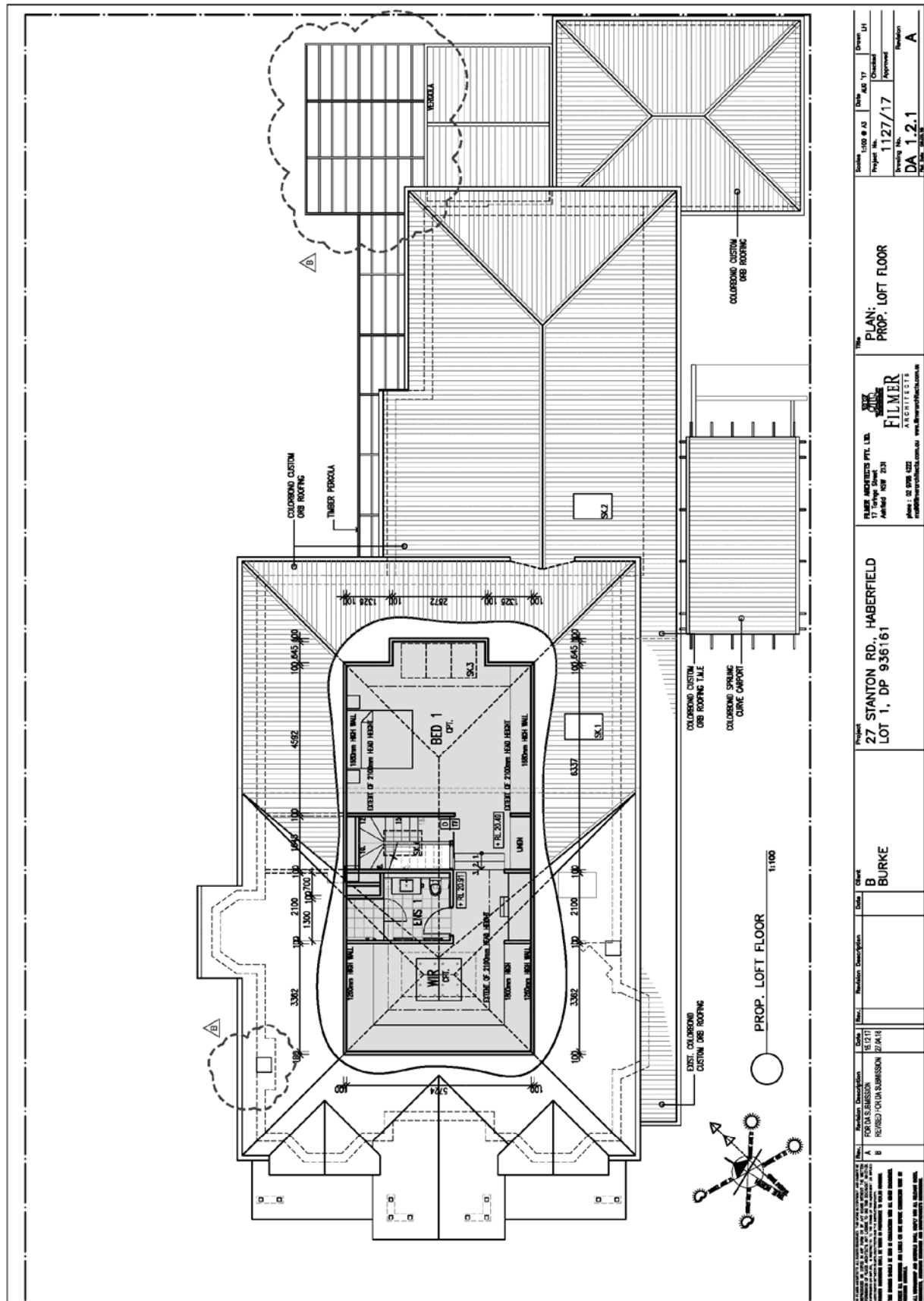
Attachment B – Plans of proposed development











NOTES REGARDING BASIX CERTIFICATE REQUIREMENTS:
THIS PROJECT COMPLES WITH ALL BASIX REQUIREMENTS FOR SUSTAINABILITY.
A FULL DISCUSSION OF THE PROJECT CAN BE REVIEWED ON BASIX CERTIFICATE No. A309004
(FOR 27 STANTON RD, HABERFIELD 2040)

HOT WATER:
THE HOT WATER SYSTEM MUST BE INSTALLED: GAS INSTANTANEOUS.

RAINWATER TANK:
A RAINWATER TANK OF AT LEAST 1750L MUST BE INSTALLED ON SITE. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.
THE RAINWATER TANK MUST BE CONFIGURED TO COLLECT RAINWATER RUNOFF FROM AT LEAST 82.250M² OF ROOF AREA.
THE RAINWATER TANK MUST BE CONNECTED TO A TAP LOCATED WITHIN 10M OF THE EDGE OF THE POOL.

OUTDOOR SWIMMING POOL:
OUTDOOR SWIMMING POOL IS LIMITED TO 48,000L. THE SWIMMING POOL MUST HAVE A POOL COVER AND POOL FENCE TANK INSTALLED.
THE HEATING SYSTEM FOR THE SWIMMING POOL : SOLAR ONLY.

EXTERIORS:
NEW OR ALTERED SHOWERS/MUST HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE ON A 3 STAR WATER RATING.
NEW OR ALTERED TOILETS MUST HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR RATING.
NEW OR ALTERED TAPS MUST HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE ON A MINIMUM 3 STAR RATING.

LANDING TYPE:
A MINIMUM OF 60% OF NEW OR ALTERED LIGHT FIXTURES MUST BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING DIODE (LED) LAMPS.

TIMBER WORKS:
ALL TIMBERS TO BE USED IN THE PROJECT MUST BE PLANTATION TIMBERS GROWN ON AUSTRALIAN FARMS, OR SURE FOREST PLANTATION, OR RECYCLED TIMBER.

THERMAL CONCEPT COMMITMENTS: - FLOOR, WALLS AND CEILING/ROOF
THE FLOOR(S), WALLS AND CEILING/ROOF OF THE DWELLING MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)
CONCRETE SLAB ON GROUND FLOOR	1.5 TO PERIMETER
FLOOR ABOVE EXISTING DWELLING OR BUILDING	3.0
EXTERNAL WALL: Cavity BRICK	1.5
EXTERNAL WALL: FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.20 (OR L70 INCLUDING CONSTRUCTION)
FLAT CEILING, PITCHED ROOF	CEILING: R0.45 (UP), ROOF: POL. BUCKED BLANKET (100mm)
INSULATED CEILING, PITCHED/SHALLOW ROOF: FRAMED	CEILING: R0.74 (UP), ROOF: POL. BUCKED BLANKET (100mm)

PLAN: PROP. BASEMENT FLOOR
1:100

Project: MATTHEW & SHANNON
LOT 1, DP 936161
BURKE

Client: MATTHEW & SHANNON
LOT 1, DP 936161
BURKE

Architect: FILMER ARCHITECTS PTL. LTD.
11/11/17
11/27/17
DA 1.3.1
A

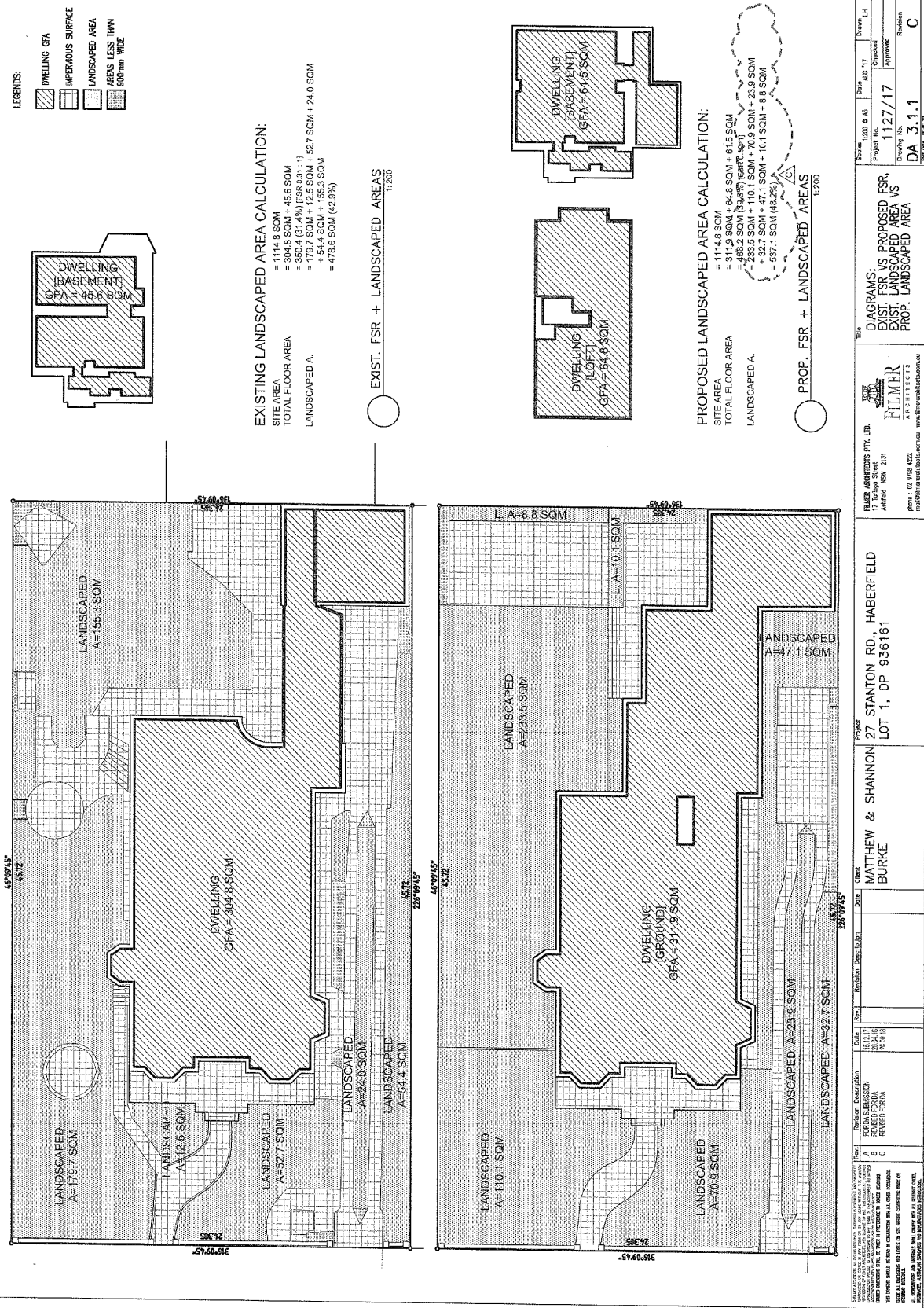
Scale: 1:100 @ A3
Date: 11/27/17
Approved: DA 1.3.1
Revision: A

Notes:
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. THE PROJECT COMPLES WITH ALL BASIX REQUIREMENTS FOR SUSTAINABILITY.
3. A FULL DISCUSSION OF THE PROJECT CAN BE REVIEWED ON BASIX CERTIFICATE No. A309004 (FOR 27 STANTON RD, HABERFIELD 2040).
4. THE RAINWATER TANK MUST BE CONNECTED TO A TAP LOCATED WITHIN 10M OF THE EDGE OF THE POOL.
5. THE HEATING SYSTEM FOR THE SWIMMING POOL : SOLAR ONLY.
6. ALL TIMBERS TO BE USED IN THE PROJECT MUST BE PLANTATION TIMBERS GROWN ON AUSTRALIAN FARMS, OR SURE FOREST PLANTATION, OR RECYCLED TIMBER.
7. THE FLOOR(S), WALLS AND CEILING/ROOF OF THE DWELLING MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW.

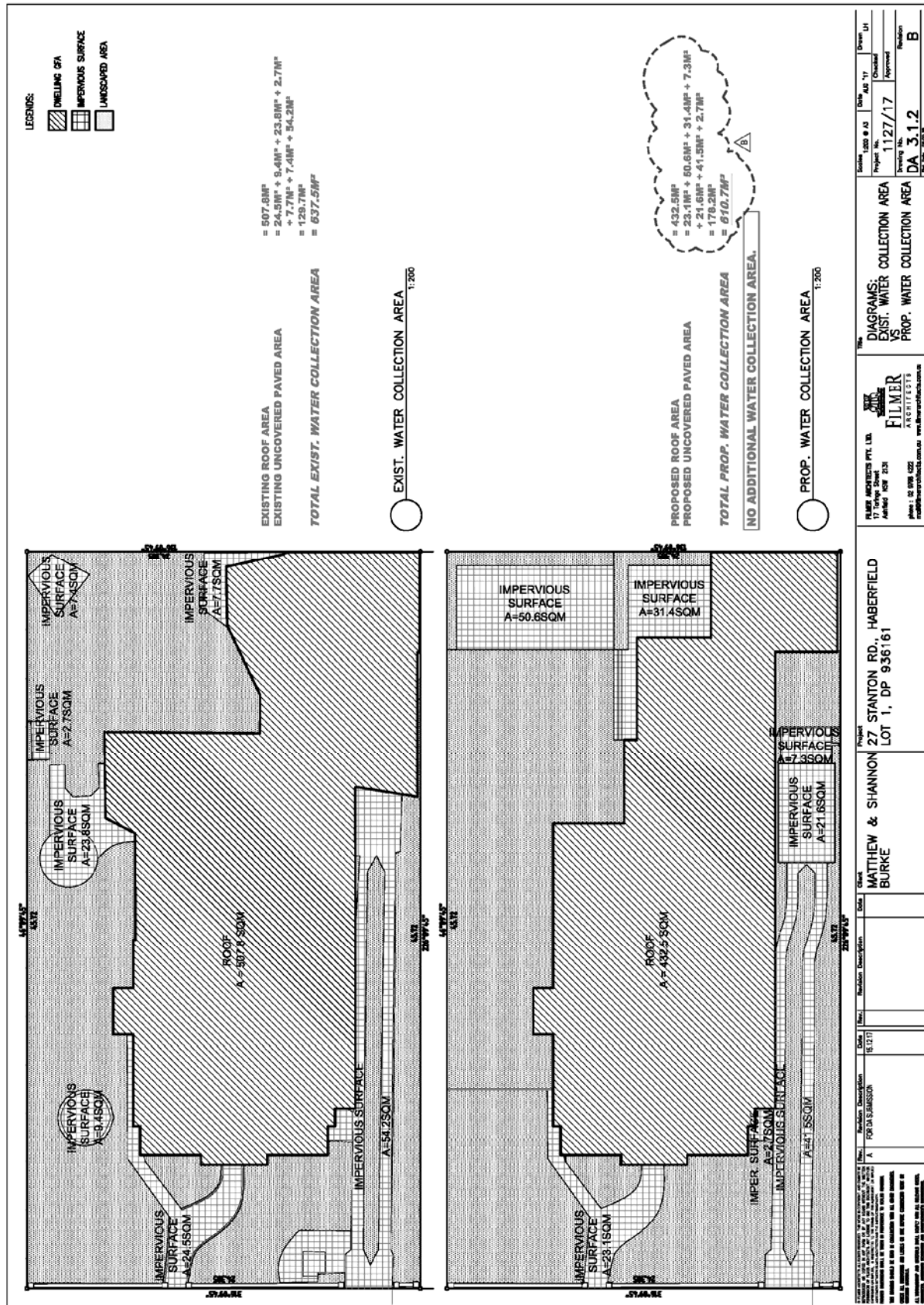




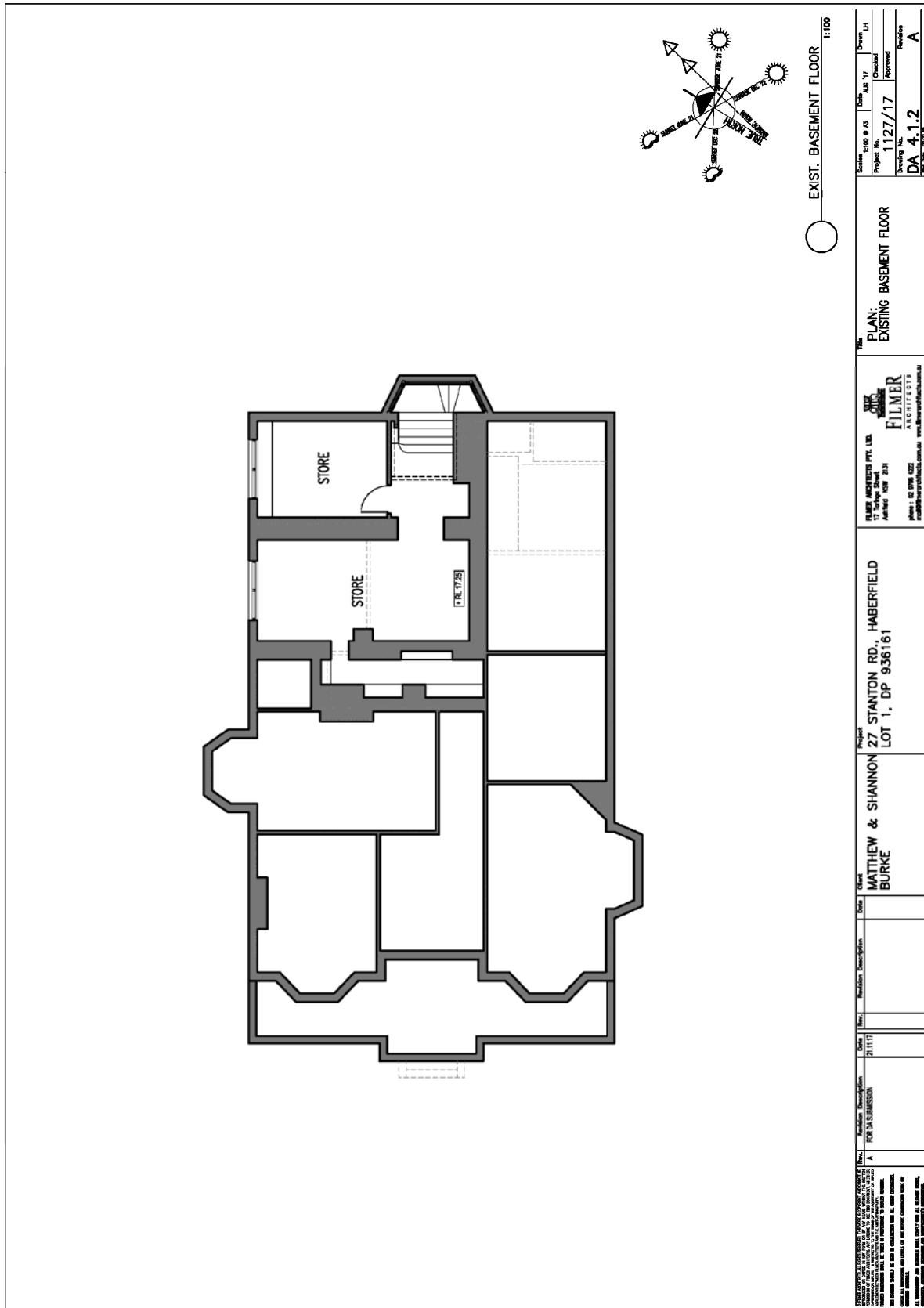












<small> I/STATEMENT OF WORKS: THIS DOCUMENT IS THE PROPERTY OF FILMER ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FILMER ARCHITECTS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED. </small>		No. A Revision
Project: FOR DASHBURN Date: 20/11/17	Client: MATTHEW & SHANNON BURKE Address: 27 STANTON RD., HABERFIELD LOT 1, DP 936161	Title: PLAN: EXISTING BASEMENT FLOOR
Architect: FILMER ARCHITECTS PTY. LTD. 17 Tennyson Street Haberfield NSW 2128 Phone: 02 9708 1222 info@filmerarchitects.com.au www.filmerarchitects.com.au	Project: 27 STANTON RD., HABERFIELD LOT 1, DP 936161	Scale: 1:100 @ A3 Date: Aug '17 Project No: 1127/17 Drawing No: DA 4.1.2 Revision: A

Attachment C – Clause 4.6 Exception to Development Standards



STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS TO PROPERTY

27 STANTON ROAD, HABERFIELD

Prepared by
Filmer Architects Pty Ltd
mail@filmerarchitects.com.au
9798 4222

Submitted to
ASHFIELD COUNCIL
December 2017

1. INTRODUCTION

This report constitutes a Statement of Environmental Effects and accompanies a Development Application for proposed alterations and additions to 27 Stanton Road, Haberfield.

The purpose of this report is to:

- Describe the proposal and the locality in which it is situated;
- Discuss the potential environmental effects of the proposal;
- Draw conclusions as to whether those impacts are significant; and,
- Make a recommendation to Council as to whether the Development Application should be supported.

This report should be read in conjunction with the following information:

- Architectural Plans: 1127/17-DA, 1.1.01A, 1.1.1A, 1.1.2A, 1.1.3A 1.2.1A, 1.3.1A, 2.1.1A, 2.1.2A, 2.1.3A, 3.1.1A, 3.1.2A, 4.1.1A, 4.1.2A,
- Stormwater Concept Plan 90990-D1
- BASIX Certificate #

2. LOCALITY & PLANNING

The property is located within the boundaries of the area covered by the Inner West Council Local Environmental Plan (Ashfield LEP 2013) and the Inner West Comprehensive Control Plan 2016.

3. SITE ANALYSIS**3.1 SITE DESCRIPTION****3.2.1 Site Characteristics**

The character of the site is atypical of this part of the suburb.

The total site area is 1114.8m² and is identified as Lot 1 in Deposited Plan 936161.

The subject site has a fall to the rear and a cross fall to follow the street.

Adjoining the site to the north and south are free standing dwellings, No.29 and No.25.

3.2.2 Contamination

Given the long existence of the original dwelling and use of the property it is unlikely that the site has been contaminated.

3.2.3 Site works – Building

On site is a large double fronted brick dwelling with a slate roof and steel roofed rear skillion. The dwelling contains 4 bedrooms, numerous bathrooms, a living room, sitting room and dining room in an open plan format, and a combined kitchen and a family room. There is a 5.6m wide side setback to the south and a 7m wide setback on the north side. A double garage is linked to the house by a glazed games room. A carport sits forward of the garage. A series of photos of the existing house are attached.

3.2.4 Existing vegetation

The existing front and rear gardens are predominantly grassed, with areas of paving and landscaping. There are a number of trees down the northern boundary. These are numbered T1 to T10 on the site plan.

3.2.5 Access & parking

There is a formed driveway on the southern side of the dwelling leading to a carport and double garage.

3.2.6 Utility Services

Services including water, electricity, sewer and stormwater, are currently connected to the site.

3.2.7 Views & vistas

There are no views across the side or rear boundaries.

3.3 LOCAL CONTEXT

The area is zoned R2, Low Density Residential. It is within the Haberfield Conservation Area. (HCA)

4.0 PROPOSED DEVELOPMENT**4.1 ARCHITECTURAL DESIGN**

It is proposed to remove all of the existing Kitchen, Family Room and Games Room at the rear and reconstruct this area as a new north facing wing that connects with the existing garage structure. The garage will be refurbished as a Studio, Laundry and Bath Room. The existing car port will be removed and a new stand-alone car port built.

The formal rooms at the front of the house will be reinstated to their original layout. New bathrooms will be inserted into the body of the house.

A master bedroom area will be created as a loft within the existing roof space and partially under a new pitched roof.

A Swimming Pool is proposed in the rear garden.

4.2 LANDSCAPING

The proposal will increase the area of landscaping on the site. Disturbed areas will be restored with grass and vegetation. Trees marked T1, T2, T3 on the site plan are to be removed to allow for the construction of the pool.

4.3 ACCESS AND CIRCULATION

Stanton Road caters only to local vehicle traffic.

The development will not alter the level of traffic in the street.

4.4 WATER MANAGEMENT AND SEDIMENT CONTROL

The current stormwater system is unknown but the front downpipes are gravity fed into the street gutter. There is no additional roof area in this proposal. Refer to the stormwater concept drawing and calculations prepared by Kneebone & Beretta Consulting Pty Ltd.

4.5 WASTE MANAGEMENT

The proposal has endeavoured to comply with council's preferred solutions as outlined in Council's code.

During construction, rubble and off-cut waste will be disposed of into a suitable skip located on the site. The skip will not impede / interfere with the traffic flow.

All waste material from the demolition and construction stages of the development (including brick, timber, concrete, plasterboard, roofing tiles and sheet steel) will be disposed of by an approved contractor (as listed in the "Construction & Demolition Recycling Directory"). Where possible, material will be recycled and used in the construction of the proposed development.

4.6 NOISE AND SAFETY

During construction of the works, attempts will be made to provide against undue nuisance to adjoining properties from dust and noise.

The works will be constructed in accordance with the Occupation Health and Safety Act 2000, the Regulation 2001 and relevant Codes of Practice.

5 ASSESSMENT UNDER THE DEVELOPMENT CONTROL AND ENVIRONMENTAL PLANNING ACT 1979**5.1 THE FOLLOWING CODES APPLY**

Environmental Planning Instruments

Local Environmental Plans

1. Ashfield LEP 2013

Development control plans

2. Inner West Comprehensive Control Plan 2016

5.1.1 ALEP Zoning

R2 Low Density Residential

Complies

5.1.2 ALEP 4.3 Height

Height permissible:

7m

Proposed:

7.8m

Does not comply

5.1.3 Exception to Development Standards (Cl 4.6)

The objectives of Clause 4.3 are:

(a) to achieve high quality built form for all buildings,

(b) to maintain satisfactory sky exposure and daylight to existing buildings, to the sides and rear of taller buildings and to public areas, including parks, streets and lanes,

(c) to provide a transition in built form and land use intensity between different areas having particular regard to the transition between heritage items and other buildings,

(d) to maintain satisfactory solar access to existing buildings and public areas.

In this instance the Ashfield LEP 2013 Clause 4.3 states; *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.* In this case all of the residential areas of Haberfield have a maximum height of 7m.

In this proposal the existing slate roof of the dwelling has a ridge line at RL 24.74 which is 8.3m above the current ground level and exceeding the height limit by 1.3m. The proposed roof will have a ridge line at RL 24.29 and exceed the height limit by 0.8m. We say the development standard referred to is unreasonable or unnecessary in the particular circumstances of this project for the following reasons:

- (a) The existing dwelling is approx. 100 years old. The current roof does not impact on any adjoining neighbour.
- (b) The proposed roof will not impact upon any neighbour due to the dwelling being sited towards the middle a very large site. The side setbacks are 7m to the north boundary and 5.6m to the south.
- (c) The transgression is limited to a section of roof approx. 6m in length running east west on the centre line of the building. This portion of the roof extends from 0m above the height limit to 0.8m at the ridge.
- (d) The objectives of Clause 4.3 listed in (a) to (d) above are maintained in this case. The intent of the clause is to minimize impacts on neighbouring properties and this has been achieved due to the width of the site and the very large setbacks to the side boundaries.

5.1.4 ALEP 4.4(2) Floor Space Ratio

Dwelling Floor Space Ratio (FSR) permissible:	0.5 : 1
Site area	1114.8m ²
Total proposed floor area	434.9m ²
FSR of proposed development	0.39:1

Complies

5.1.5 ALEP 6.5(3)(a)(i)

.....the gross floor area above the existing ground floor level will not exceed the gross floor area of the existing roof space,

Area under existing roof space (10m x 11m)	110sqm
Proposed floor area in loft	64.8sqm

Complies

5.1.6 ALEP 6.5(3)(a)(ii)

....the gross floor area below the existing ground floor level will not exceed 25% of the gross floor area of the existing ground floor,

Area of existing ground floor	304.8sqm
Proposed lower ground floor area	(20%) 61.5sqm

Complies

5.1.7 ALEP 6.5(3)(b)

....the development will not involve excavation in excess of 3 metres below ground level (existing),

Complies

5.1.8 ALEP 6.5(c)

....the development will not involve the installation of dormer or gablet windows,

Complies

5.1.9 ALEP 6.5(d)

....at least 50% of the site will be landscaped area.

Site area	1,114.8m ²
Existing landscape area	478.6m ² (42.9%)
Proposed landscape area	511m ² (45.8%)

Does not comply

5.1.10 Exception to Development Standards (CI 4.6)

The objectives of Clause 4.6 are:

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

In this instance the Ashfield LEP 2013 Clause 6.5 (3)(d) states;

At least 50% of the site will be landscaped area.

In this proposal the landscape area will increase to 45.8% and less than the 50% required by the standard. The development standard referred to is unreasonable or unnecessary in the particular circumstances of this project for the following reasons:

(e) The previous development on the site had a soft landscape ratio of 42.9%. Working from this low base this application has raised the figure to 45.8%.

(f) The resultant layout of the site including the removal of unsympathetic garden fountains and gazebos, is an improvement in heritage terms and should be supported even though there is a shortfall in landscaped area. The site and the suburb will be better for the change.

(g) The objective of this Clause 6.5(3)(d) is listed as "... is to maintain the single storey appearance of dwellings in the Haberfield Heritage Conservation Area."

The intent of the clause is to maintain the attributes of the garden suburb which are, in part, single dwellings on individual sites separated by areas of landscaped open space. In this case the intent of the clause will be satisfied as the extent of the open space either side of the dwelling will be enhanced by removing hard landscape features.

5.1.11 Inner West Comprehensive Control Plan 2016

Section F Development Category Guidelines
Part 1 Dwelling Houses and Dual Occupancy
The proposal generally complies with this Part.

DS3.1 to 3.8 Scale

The house presents to the street as a large single storey dwelling with a triple gable over a front verandah. The alterations and additions at the rear are not visible from the street. The rear additions are lower and smaller in scale than the existing dwelling.

DS4.1 to 4.6 Building Setbacks

The front and rear setbacks remain unaltered.
The side setbacks are large and remain unaltered.
The existing garage on the rear boundary will remain.

Complies

DS8.1 to 8.4 Landscaped areas and site coverage

In respect of landscaped area; the site is large, however, the existing landscaped area is broken into smaller areas containing latter day features that will be removed. This scheme has increased the area of the garden at the rear and now presents as one large north facing recreational space. The existing landscaped area is 478.6sqm (42.9%) and the proposed landscaped area is 511sqm (45.8%). In respect of site coverage; the proposal will have a site coverage ratio of 28% approx.

Complies

DS9.1 Principal private open space

The private open space is directly accessible at much the same level as the ground floor living area. It comprises an area in excess of 110sqm which exceeds the minimum area and dimension.

Complies

DS10.1 Deep soil planting

All of the landscaped area is capable of deep soil planting.

Complies

DS13.1 to 13.4 Solar access

The proposal complies with this clause. No part of the proposed addition will overshadow the neighbouring sites due to the very large side setbacks.

DS14.1 to 14.3 Visual privacy

The proposal generally complies with this clause.

DS19.1 Stormwater disposal

A stormwater concept prepared by Kneebone and Berretta Consulting is part of this application.

5.1.12 Waste Management DCP

Refer to the Waste Management Statement attached.

5.1.13 Heritage Statement

A Heritage Statement is attached.

6 CONCLUSION

The aim of this statement of environmental effects has been to:

- Describe the proposal
- To illustrate the proposal's compliance with relevant statutory considerations; and,
- To provide an assessment of the likely environmental effects of the proposal.

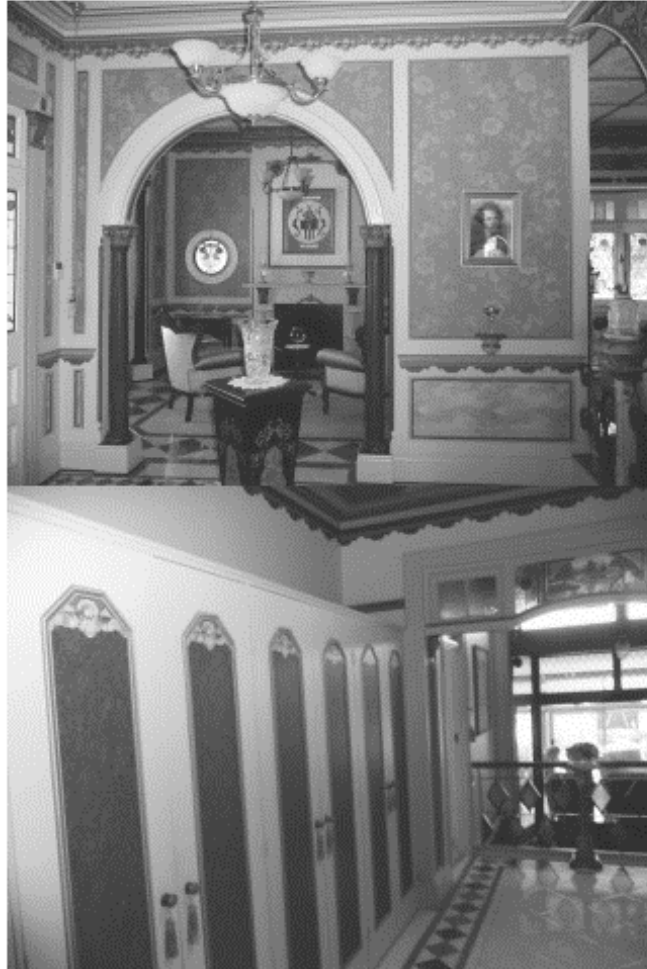
The proposal will result in a refurbishment of the existing house plus a substantial addition to the rear. A swimming pool is included in this application.

The proposal has demonstrated that it satisfies the relevant planning controls for the site and will have no detrimental impact on the surrounding environment.

Having regard to the analysis and assessment within this Statement of Environmental Effects, it is recommended that Council support the development application.

FILMER ARCHITECTS PTY LTD

STATEMENT OF ENVIRONMENTAL EFFECTS



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