



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	D/2016/621
Address	4 Jane Street, BALMAIN NSW 2041
Proposal	Alterations and additions to existing dwelling.
Date of Lodgement	21 November 2016
Applicant	Mr O Matthews and Ms A Heydon-White
Owner	Mr O G Matthews and Ms A K Heydon-White
Number of Submissions	Nil
Value of works	\$418,969
Reason for determination at Planning Panel	Clause 4.6 variation exceeds officer delegation
Main Issues	Heritage Impacts Stormwater drainage easement Clause 4.6 variation
Recommendation	Deferred Commencement Approval



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to the existing dwelling at 4 Jane Street, Balmain. The application was notified to surrounding properties and no submissions were received.

The main issues that have arisen from the application include:

- Heritage Impacts
- Clause 4.6 Variation to Floor Space Ratio development standard
- Stormwater drainage

The non-compliances are acceptable given the existing site conditions and surrounding pattern of development and therefore the application is recommended for approval.

2. Proposal

The proposal seeks alterations and additions to the existing dwelling to include -

Ground Floor

- Demolition of rear wing
- Reorientate 'square-off' ground floor
- Internal demolition and reconfiguration of rooms

First Floor

- Reconstruction of rear balcony
- Widening rear door opening

Roof

- Replace existing metal roof with metal roofing
- Retractable roof to rear balcony

Jane Street Façade

- Repoint mortar
- Repaint and repair first floor balcony

3. Site Description

The subject site is located on the eastern side of Jane Street, between Gladstone Lane and Darling Street. The site consists of one allotment and is generally rectangular with a total area of 57.3sqm and is legally described as Lot 1 DP 545638. The site has party walls to both Nos. 2 and 6 Jane Street.

The site has a frontage to Jane Street of 4.18m. The site is not affected by any easements and it is noted on the Survey that there is no right of access to the passageway at the rear.

The site supports a three storey dwelling. The adjoining properties at Nos. 2 and 6 Jane Street support similar three storey dwellings.

The subject site is listed as a heritage item and the property is located within a conservation area.

4. Background

4(a) Site history

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

Subject Site

Application	Proposal	Decision & Date
ZS102/55	S.102 Modification - to increase dormer window height & width to 1.7 x 1.7 m & fit glass windows to side & front of new dormer	Approved & 19/10/1995
DA/1995/71	Attic conversion	Approved & 29/03/1995

2 Jane Street

Application	Proposal	Decision & Date
M/2002/284	Modifications include a new laundry and restoration of existing first floor front balcony.	Withdrawn & 26/03/2003
M/2002/264	Modifications involve internal changes and the replacement of existing cantilevered balcony and a new laundry.	Approved & 20/01/2003
D/2002/340	Alterations and additions to existing dwelling at ground, first and attic floor level.	Approved & 16/10/2002

6 Jane Street

Application	Proposal	Decision & Date
D/2006/465	Alterations to existing dwelling, including new first floor ensuite and associated south facing window and alterations to existing east facing dormer.	Approved & 04/10/2006
DA/1996/13	Attic room addition, including rear dormer	Approved & 18/04/1996

4(b) Application history

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

Date	Discussion / Letter/ Additional Information
05/01/2017	Applicant - Provided response to Heritage comments.
17/02/2017	Applicant - Lodged amended ground floor plan.
22/02/2017	Applicant – Withdrew amended ground floor plan
23/02/2017	Applicant - Lodged letter from No. 2 Jane Street advising that existing drainage system through that property can continue.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 79C of the Environmental Planning and Assessment Act 1979.

5(a) Environmental Planning Instruments

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

- State Environmental Planning Policy No 55—Remediation of Land

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

The following provides further discussion of the relevant issues:

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

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. LDCP 2013 provides controls and guidelines for remediation works. SEPP 55 requires that remediation works must be carried out in accordance with a Remediation Action Plan (RAP) as approved by the consent authority and any guidelines enforced under the Contaminated Land Management Act 1997.

The site has not been used in the past for activities which could have potentially contaminated the site. It is considered that the site will not require remediation in accordance with SEPP 55.

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

A BASIX Certificate was submitted with the application and the commitments are detailed on the architectural plans and as such the requirements of the SEPP have been met.

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

An assessment has been made of the matters set out in Clause 20 of the 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 an adverse effect on environmental heritage, the visual environmental, the natural environment and open space and recreation facilities.

5(a)(iv) Leichhardt Local Environment Plan 2013 (LLEP 2013)

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

- Clause 1.2 – Aims of the Plan
- Clause 2.3 – Zone objectives and Land Use Table
- Clause 2.7 – Demolition Requires Development Consent
- Clause 4.3A(3)(a) – Landscaped Area for residential development in Zone R1
- Clause 4.3A(3)(b) – Site Coverage for residential development in Zone R1
- Clause 4.4 – Floor Space Ratio
- Clause 4.5 – Calculation of floor space ratio and site area
- Clause 4.6 – Exceptions to development standards
- Clause 5.9 – Preservation of trees or vegetation
- Clause 5.9AA – Trees or vegetation not prescribed by development control plan
- Clause 5.10 – Heritage Conservation
- Clause 6.1 – Acid Sulphate Soils
- Clause 6.2 – Earthworks
- Clause 6.4 – Stormwater management

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

Standard	Proposal	% of non compliance	Compliances
Floor Space Ratio (0.7:1 or 40.11sqm)	1.53:1 or 88sqm	119.40%	No
Landscape Area (15% or 8.6sqm)	0%	100%	No
Site Coverage (60% or 34.38sqm)	78.53% or 45sqm	30.89%	No

The following provides further discussion of the relevant issues:

Clause 4.6 Exceptions to Development Standards

As outlined in table above, the proposal results in a breach of the following development standard/s:

- Clause 4.3A(3)(a) – Landscaped Area for residential development in Zone R1
- Clause 4.3A(3)(b) – Site Coverage for residential development in Zone R1
- Clause 4.4 – Floor Space Ratio

Clause 4.6(2) specifies that Development consent may be granted for development even though the development would contravene a development standard.

1. *The objectives of this clause are as follows:*
 - (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.*
2. *Development consent may be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.*

The application requests that development consent be granted for the development even though the proposal will contravene the minimum landscaped area and maximum floor space ratio development standards prescribed under Part 4 of Leichhardt local Environmental Plan 2013.

3. *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The applicant has submitted a written request outlining why compliance with the development standards is unnecessary and unreasonable in this case, and has provided sufficient environmental planning grounds to justify a variation to the development standards.

- Clause 4.3A(3)(a) – Landscaped Areas for residential development in Zone R1 (Landscaped Area)

The following justification has been provided in relation to Landscaped Area development standard:

- *The existing landscaped area is 0% and there are no changes to the existing. This is common for this neighbourhood given the small lot sizes and high density.*
- *Shared plumbing from 2 and 6 Jane Street run through the site which makes it impossible substantially plant the courtyard.*
- *It is noted that it is impossible to meet LEP controls and provide reasonable amenity for a household for a lot size of 57.3sqm.*
- Clause 4.3A(3)(b) – Landscaped Areas for residential development in Zone R1 (Site Coverage)

The following justification has been provided in relation to Site Coverage development standard:

- *The existing lot is very small and applying this control is unreasonable.*
- *The existing dwelling already exceeds the site coverage control at 78% (44.87m²).*
- *The proposal only marginally increases it to 80.2% (45.95m²).*
- *In this instance to consider it as a percentage is unreasonable and a dwelling with a footprint of 45.95m² is already very small for current living standards.*
- *The proposal demolishes the lean-to bathroom/laundry and builds the new dining room under the balcony.*
- *This actually increases private open space and improves the amenity for the house.*
- Clause 4.4 – Floor Space Ratio

The following justification has been provided in relation to Floor Space Ratio development standard:

- *The proposed development does not result in any significant loss of amenity, privacy or sunlight to neighbouring properties.*
- *The FSR controls are inconsistently applied in this area and are impractical for sites of this size and proportion. Neighbouring developments have similar site coverage, which indicates they will exceed the FSR controls.*
- *The permissible FSR is unreasonable given the small lot size.*
- *The existing FSR is 1.3:1 and the proposal only marginally increases this.*

(4) *Development consent must not be granted for development that contravenes a development standard unless:*

(a) *the consent authority is satisfied that:*

- (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
- (ii) *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, and*

(b) *the concurrence of the Secretary has been obtained.*

The proposal is considered to satisfactorily demonstrate that application of the above development standards is unreasonable and unnecessary in this instance, and that sufficient environmental planning grounds exist to justify a variation to the above development standards. The proposal does not result in any unreasonable amenity impacts to the surrounding residential properties in terms of visual and acoustic privacy, view sharing or solar access. The proposed 'squaring off' of the ground floor is considered to provide a better level of outdoor amenity for the residents

In relation to the landscaped area non-compliance, the proposal does not further advance the existing non-compliance. The site is very small and the general pattern of development at the rear of these Jane Street properties is of limited, if no landscaped area. However there are perimeter planter boxes proposed at the rear of the site, which whilst do not technically

comply with the 1m width to be considered as Landscaped Area, do assist in achieving the objectives of the Clause.

The proposed works do not result in additional amenity impacts to the subject site or surrounding residential properties. Accordingly the application in its current form is consistent with the objectives of the residential zoning and development standards, and is therefore supported in this regard.

- (5) *In deciding whether to grant concurrence, the Secretary must consider:*
 - (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*

The granting of concurrence to the proposed variation of the development standard will not raise any issues of state or regional planning significance.

- (b) *the public benefit of maintaining the development standard, and*

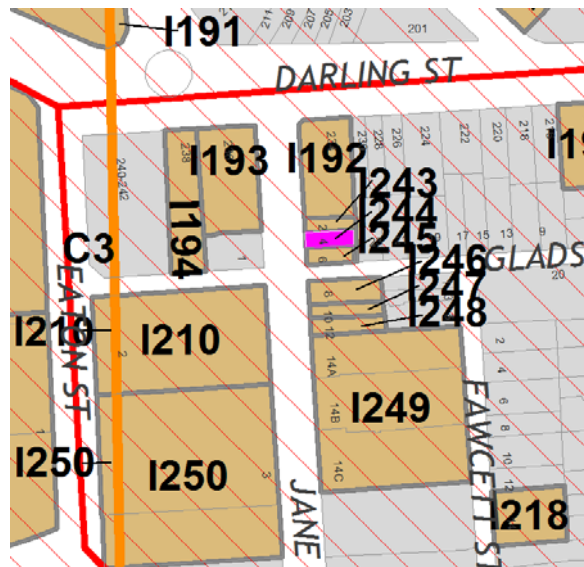
The proposed variation to the development standard will not compromise the long term strategic outcomes of the planning controls to the extent that a negative public benefit will result. In this regard, there is no material public benefit to the enforcing of the development standards.

- (c) *any other matters required to be taken into consideration by the Secretary before granting concurrence.*

No other matters are required to be considered before granting concurrence.

Clause 5.10 – Heritage Conservation

The subject site is a Heritage Item (I244) and is located in a Heritage Conservation Area. The image below indicates the Heritage Items in the area with the subject site highlighted in pink.



Specifically, the dwelling is one of a row of three dwellings, including Nos. 2 and 6 Jane Street that are also Heritage Items. The images below are of the Jane Street streetscape –



The Heritage inventory sheet for the place clearly states further investigations (are to be made) regarding the heritage significance of the place as part of the preparation of any development proposal. It is noted that the heritage impact statement submitted with the application has not addressed this and does not include an adequate historical analysis, or an adequate assessment of the integrity and heritage significance of the physical fabric of the place; including its plan form, architectural features, etc.

The internal plan form, hierarchy of spaces/rooms and remaining internal historic features of this early terrace are also an aspect of its heritage significance and a properly prepared heritage impact statement would inform what aspects of the place are more significant than others. Such an analysis is likely to demonstrate that the original built fabric of the place and its original plan form contribute to the integrity of the heritage significance of the place. Any adaptations and modifications would have less of an impact where located in fabric that has already been modified or lost and in rooms of less historical importance.

The front rooms of these buildings were historically used as the 'Parlour' and/or 'Drawing Room'. These rooms were the primary rooms of the house. It is considered that the location of the bathroom in the ground floor street facing room and behind the ground floor front window, is not supported as it would have an adverse impact on this heritage significant aspect of the place and the historically significant and relatively intact plan form. Historically, the secondary room (where it is recommended the bathroom be located) was considered less important with regard to the hierarchy and uses of the rooms in the house. As such, modifications within this room would have less of an impact on the primary historical spaces. It is noted that the subdivision of this room is reversible the original primary walls of the terrace walls would remain and in the future the historical plan form could be reinstated.

It is noted the site is particularly constrained with regard to the historically significant plan form, in particular the rooms behind the ground and first floor front façade windows and doors, the view from the first floor rear room and the intention to provide a Dining Room opening up to the rear courtyard. As such a condition of consent is recommended locating the bathroom and laundry uses in the ground floor existing Kitchen and retaining the existing rear wall, and stone sill and lintel window opening as these elements contribute to the integrity of the heritage significance of this building and their loss would incrementally devalue the item. Furthermore that a corridor be provided to the new ground floor rear addition alongside the existing stair. The kitchen facilities are to be relocated to the new ground floor rear addition Dining Room. It is recommended the existing opening and stone lintel to the first floor rear balcony also be retained as similarly to the above these elements contribute to the integrity of the heritage significance. It is noted that the function of a larger Dining Room could be accommodated in the ground floor front room with the ground floor rear addition being a Kitchen/Breakfast Room.

The fabric identified as being acceptable for removal or alteration are late 20th century features that are intrusive with regard to the heritage values of the place, for example the face brick mantle and arch and the door adjacent to the proposed bathroom. The chimney breast in the front room was probably altered in the late 20th century however is remnant of an original and distinctive feature of one of the main rooms in the house, and as a result should be retained.

Further to a site inspection of the condition of the front verandah, and the undefined extent of work proposed (i.e. 'repair as required' is notated on the plans) that would impact on this historic fabric and its streetscape setting within the conservation area, a deferred condition of commencement is recommended requiring additional information clearly showing what materials are to be retained, replaced or repaired for Council approval. It is recommended a suitably qualified and experienced heritage architect be engaged to provide advice on this matter.

A condition of consent is also recommended regarding external colours in the absence of a submitted colour scheme. It is noted modifications to the existing colour scheme of the building could be altered through a heritage exemption certificate application.

The recommended deferred commencement conditions are –

- a) Detail drawings are to be submitted clearly showing what timbers, including those to the privacy screens, and metal balustrade sections to the first floor front verandah are to be retained, replaced and/or repaired. Dimensions and profiles of all new timbers are to be provided and details are to be included showing any junctions with the adjacent verandahs at 2 and 6 Jane Street.

With the following recommended design amendment conditions to be addressed prior to Construction Certificate -

- a) The proposed Bathroom, WC and Laundry are to be deleted from the ground floor front room and located in the existing Kitchen, being the ground floor rear room of the main terrace building. The ground floor front room is to remain open as detailed in the existing floor plan. The ground floor rear wall of the main terrace, including the stone lintel and stone sill window are to be retained. This window may be blocked up to form a blind window set within the existing reveal or new window joinery may be provided. A corridor is to be provided alongside the existing stair to the new rear ground floor addition.
- b) The chimney breast to the ground floor front room is to be retained. The later face brick mantle, and face brick arch to adjacent doors may be removed. The door adjacent to the relocated bathroom may be blocked up.
- c) The existing external door, including door joinery and stone lintel, from the first floor rear room to the first floor rear balcony is to be retained.
- d) Profile of all new roof sheeting to be similar to profile of traditional corrugated steel roof sheet. Colour of roof sheeting to be similar to Colorbond Windspray or Wallaby.
- e) All new external colours to be similar to existing colours on comparable building elements.

Clause 6.4 – Stormwater management

The applicant has submitted a letter from the owner of 2 Jane Street providing in principle support for the stormwater to drain via a pipeline within the right-of-way associated with their property.

To ensure formal legal rights of drainage are obtained prior to operation of the consent, a deferred commencement condition should be imposed requiring a formal easement to be obtained over any existing or proposed pipelines or guttering within adjacent properties.

5(b) Draft Environmental Planning Instruments

Draft Coastal Management State Environmental Planning Policy

This draft SEPP has been publicly exhibited and is therefore a matter for consideration under Section 79C of the Environmental Planning and Assessment Act 1979. Consequently the application has been considered against the Draft SEPP for Coastal Management.

The subject site is not located within the “coastal environment area” and the “coastal use area” as identified on the maps accompanying the SEPP, and therefore, the provisions of the draft SEPP do not apply to the subject site.

5(c) Development Control Plans

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

Part	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	N/A
C1.3 Alterations and additions	Yes
C1.4 Heritage Conservation Areas and Heritage Items	Yes, subject to conditions.
C1.5 Corner Sites	N/A
C1.6 Subdivision	N/A
C1.7 Site Facilities	N/A
C1.8 Contamination	Yes
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	N/A
C1.11 Parking	N/A
C1.12 Landscaping	Yes
C1.13 Open Space Design Within the Public Domain	N/A
C1.14 Tree Management	Yes
C1.15 Signs and Outdoor Advertising	N/A
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	N/A
C1.17 Minor Architectural Details	N/A
C1.18 Laneways	N/A
C1.19 Rock Faces, Rocky Outcrops, Cliff Faces, Steep Slopes and Rock Walls	N/A
C1.20 Foreshore Land	N/A
C1.21 Green Roofs and Green Living Walls	N/A
Part C: Place – Section 2 Urban Character	
Suburb Profile	
Gladstone Park, Balmain Sub Area – Jane Street Precinct	Yes

Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	No
C3.3 Elevation and Materials	Yes
C3.4 Dormer Windows	N/A
C3.5 Front Gardens and Dwelling Entries	N/A
C3.6 Fences	N/A
C3.7 Environmental Performance	N/A
C3.8 Private Open Space	Yes
C3.9 Solar Access	Yes
C3.10 Views	Yes
C3.11 Visual Privacy	Yes
C3.12 Acoustic Privacy	Yes
C3.13 Conversion of Existing Non-Residential Buildings	N/A
C3.14 Adaptable Housing	N/A
Part C: Place – Section 4 – Non-Residential Provisions	
Part D: Energy	
Part E: Water	Yes, subject to conditions.
Part F: Food	
Part G: Site Specific Controls	

The following provides discussion of the relevant issues:

Part C1.4 Heritage Conservation Areas and Heritage Items

As discussed in Section 5(a)(iv) of this report it is considered that the proposed works have an adverse impact on the heritage significance of the building and as a result conditions are recommended to conserve the fabric of the building. It is also recognised that in Part C3.3 – Elevations and Materials that control C8 prescribes that Front windows shall not serve non-habitable rooms.

C3.2 Site Layout and Building Design

Side Setbacks

The proposal does not comply with the side boundary setbacks specified in the graph, having wall heights of up to 3.9m on the boundary where the graph permits a maximum height of 2.8 m on the boundary. The proposed height and setback are considered to be acceptable in this instance as:

- The dwelling is built predominantly from boundary to boundary being a terrace dwelling thus the pattern of development in the streetscape is not compromised.
- The reconfigured ground floor will not be visible from Jane Street or Gladstone Lane thus ensuring it has no impact upon the streetscape of Catherine Street.
- The proposal does not result in significant adverse impacts for surrounding residents in terms of sunlight, privacy, or bulk and scale.
- The height is comparable to rear wings/additions at both Nos. 2 and 6 Jane Street.

Part E: Water

As discussed in Section 5(a)(iv) of this report it is considered that further information is required to demonstrate the site can appropriately with or without reliance on neighbouring properties. This information forms part of the recommended deferred commencement conditions

5(d) The Likely Impacts

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

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

The site is zoned R1 – General Residential. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(f) Any submissions

The application was notified in accordance with Part A, Section 3 of LDCP 2013 for a period of 14 days to surrounding properties. No submissions were received.

5(g) The Public Interest

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

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

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

- Heritage Officer
- Development Engineer

6(b) External

The application was not required to be referred to external authorities.

7. Section 94 Contributions

Section 94 contributions are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Leichhardt Local Environmental Plan 2013 and Leichhardt Development Control Plan 2013. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for the issue of a deferred commencement consent subject to the imposition of appropriate terms and conditions.

9. Recommendation

That Council, as the consent authority pursuant to s80 of the Environmental Planning and Assessment Act 1979, grant deferred commencement consent to Development Application No: D/2016/621 for alterations and additions to the existing dwelling at 4 Jane Street, Balmain subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

DEFERRED COMMENCEMENT

1. The following deferred commencement conditions must be complied with to the satisfaction of Council, prior to the issue of an operational Development Consent.

- a) A stormwater drainage concept plan must be prepared by a Licensed Plumber or qualified practicing Civil Engineer and provided to Council prior to the issue of an operational consent.

The plan must show that all roof and paved areas drain by gravity to the kerb and gutter in Jane Street or Gladstone Street. Charged or pump-out stormwater drainage systems are not permitted.

- b) Where any stormwater pipelines or gutters traverse lots other than those which they benefit appropriate drainage easements must be created.

The easement width must be a minimum of 1000mm and must be registered on the title of the relevant lot(s) with the NSW Department of Lands. The easement plan must be approved by Council prior to lodgement at Lands and Property Information NSW.

Proof of registration of the easement with NSW Land and Property Information must be provided to the Principal Certifying Authority prior to the issue of an operational Development Consent.

- c) Detail drawings are to be submitted clearly showing what timbers, including those to the privacy screens, and metal balustrade sections to the first floor front verandah are to be retained, replaced and/or repaired. Dimensions and profiles of all new timbers are to be provided and details are to be included showing any junctions with the adjacent verandahs at 2 and 6 Jane Street.

The operational Development Consent will be issued by Council (in writing) after the applicant provides sufficient information to satisfy Council in relation to the conditions of the deferred commencement consent.

If the applicant fails to satisfy Council as to the above matters within 5 years from the date of determination this consent will lapse.

CONDITIONS OF CONSENT

2. Development must be carried out in accordance with Development Application No. D/2016/621 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
DA06 Rev A – Proposed Site and Roof Plan	Twarchitects	10/10/2016
DA07 Rev A – Proposed Ground Floor Plan	Twarchitects	10/10/2016
DA08 Rev A – Proposed First Floor Plan	Twarchitects	10/10/2016
DA09 Rev A – Proposed Attic Floor Plan	Twarchitects	10/10/2016
DA10 Rev A – Proposed Sections (AA & BB)	Twarchitects	10/10/2016
DA11 Rev A – Proposed Sections (CC & DD)	Twarchitects	10/10/2016
DA12 Rev A – Proposed Elevations (West & East)	Twarchitects	10/10/2016
DA13 Rev A – Proposed Elevations (South & North)	Twarchitects	10/10/2016

Document Title	Prepared By	Dated
Basix Certificate No. A260480	Twarchitects	10/10/2016

In the event of any inconsistency between the approved plans and the conditions, the conditions will prevail.

Where there is an inconsistency between approved elevations and floor plan, the elevation shall prevail.

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

The existing elements (walls, floors etc) shown to be retained on the approved plans shall not be removed, altered or rebuilt without prior consent of the consent authority.

Note: Carrying out of works contrary to the above plans and/ or conditions may invalidate this consent; result in orders, on the spot fines or legal proceedings.

3. Consent is granted for the demolition on the property, subject to strict compliance with the following conditions:
 - a) The adjoining residents must be notified seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence, site contact details/person, elements to be demolished and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of and directly opposite the demolition site.
 - b) Written notice is to be given to the Principal Certifying Authority for inspection prior to demolition. Such written notice is to include the date when demolition will commence and details of the name, address, business hours and contact telephone number and licence number of the demolisher. The following building inspections must be undertaken by the Principal Certifying Authority:
 - i) A *pre commencement* inspection when all the site works are installed on the site and prior to demolition commencing.
 - ii) A *final* inspection when the demolition works have been completed.

NOTE: If Council is nominated as your Principal Certifying Authority 24 - 48 hours notice to carry out inspections is required. Arrangement for inspections can be made by phoning 9367 9222.

 - c) Prior to demolition, the applicant must erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.
 - d) Prior to demolition, the applicant must erect a 2.4m high temporary fence, hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or the site is otherwise unoccupied.
 - e) The demolition plans must be submitted to the appropriate Sydney Water Quick Check agent for a building plan approval.

- f) Demolition is to be carried out in accordance with the relevant provisions of Australian Standard 2601:2001: *Demolition of structures*.
- g) The hours of demolition work are limited to between 7:00am and 6:00pm on weekdays. No demolition work is to be carried out on Saturdays, Sundays and public holidays.
- h) Hazardous or intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of WorkCover New South Wales and the Environmental Protection Authority.
- i) Demolition procedures must maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
- j) During demolition, public property (footpaths, roads, reserves etc) must be clear at all times and must not be obstructed by any demolished material or vehicles. The footpaths and roads must be swept (not hosed) clean of any material, including clay, soil and sand. On the spot fines may be levied by Council against the demolisher and/or owner for failure to comply with this condition.
- k) All vehicles leaving the site with demolition materials must have their loads covered and vehicles must not track soil and other materials onto public property (footpaths, roads, reserves etc) and the footpaths must be suitably protected against damage when plant and vehicles access the site.
- l) The burning of any demolished material on site is not permitted and offenders will be prosecuted.
- m) Care must be taken during demolition to ensure that existing services on the site (ie, sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services must be repaired by the relevant authority at the applicant's expense. Dial before you dig www.1100.com.au should be contacted prior to works commencing.
- n) Suitable erosion and sediment control measures in accordance with the Soil and Water Management Plan must be erected prior to the commencement of demolition works and must be maintained at all times.
- o) Prior to demolition, a Work Plan must be prepared and submitted to the Principal Certifying Authority in accordance with the relevant provisions of Australian Standard 2601:2001 *Demolition of structures* by a person with suitable expertise and experience. The Work Plan must identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- p) If the property was built prior to 1987 an asbestos survey prepared by a qualified occupational hygienist is to be undertaken. If asbestos is present then:
 - i) A WorkCover licensed contractor must undertake removal of all asbestos.
 - ii) During the asbestos removal a sign "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400 mm x 300 mm is to be erected in a visible position on the site to the satisfaction of Council.

- iii) Waste disposal receipts must be provided to Council / Principal Certifying Authority as proof of correct disposal of asbestos laden waste.
- iv) All removal of asbestos must comply with the requirements of WorkCover and Leichhardt Council.
- v) An asbestos clearance certificate prepared by a qualified occupation hygienist must be provided at the completion of the demolition works.

PRIOR TO THE RELEASE OF A CONSTRUCTION CERTIFICATE

4. Amended plans are to be submitted incorporating the following amendments:
- a) The proposed Bathroom, WC and Laundry are to be deleted from the ground floor front room and located in the existing Kitchen, being the ground floor rear room of the main terrace building. The ground floor front room is to remain open as detailed in the existing floor plan. The ground floor rear wall of the main terrace, including the stone lintel and stone sill window are to be retained. This window may be blocked up to form a blind window set within the existing reveal or new window joinery may be provided. A corridor is to be provided alongside the existing stair to the new rear ground floor addition.
 - b) The chimney breast to the ground floor front room is to be retained. The later face brick mantle, and face brick arch to adjacent doors may be removed. The door adjacent to the relocated bathroom may be blocked up.
 - c) The existing external door, including door joinery and stone lintel, from the first floor rear room to the first floor rear balcony is to be retained.
 - d) Profile of all new roof sheeting to be similar to profile of traditional corrugated steel roof sheet. Colour of roof sheeting to be similar to Colorbond Windpsray or Wallaby.
 - e) All new external colours to be similar to existing colours on comparable building elements.

Details demonstrating compliance with the requirements of this condition are to be marked on the plans and be submitted to the Principal Certifying Authority's satisfaction prior to the issue of any Construction Certificate.

5. Prior to the issue of a Construction Certificate, Architectural Plans accompanied by a Structural Certificate must be provided to the Principal Certifying Authority. The Certificate must verify that the architectural plans that are the subject of the Construction Certificate application do not rely on the Party Wall for lateral or vertical support and that additions are independently supported. A copy of the Certificate & plans must be provided to the consent authority and all owners of the party wall/s.
6. Any air conditioning unit on the site must be installed and operated at all times so as not to cause "Offensive Noise" as defined by the Protection of the Environment (Operations) Act 1997.

The system/s shall be operated as follows:

- a) Domestic air conditioners must not be audible in nearby dwellings between:
 - i) 10:00pm to 7:00am on Monday to Saturday: and
 - ii) 10:00pm to 8:00am on Sundays and Public Holidays.
- b) At any other time the systems and associated equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background L_{A90} ,

$_{15\text{min}}$ noise level, measured in the absence of the noise source/s under consideration by 5dB(A).

The source noise level shall be assessed as an $L_{\text{Aeq}, 15\text{min}}$ and adjusted in accordance with the NSW Environment Protection Authority's Industrial Noise Policy and Environmental Noise Control Manual (sleep disturbance).

Air conditioning units must be installed in accordance with plans referenced in condition 1 or to satisfy provisions of the State Environmental Planning Policy (Exempt & Complying Codes) 2008.

Details demonstrating compliance with the requirements of this condition and the acoustic measures to be employed to achieve compliance with this condition are to be submitted for approval to the Principal Certifying Authority prior to the issue of any Construction Certificate.

7. Prior to the issue of the Construction Certificate the Principal Certifying Authority is to ensure that the plans state that no high front gutters will be installed.
8. In accordance with the provisions of Section 81A of the *Environmental Planning and Assessment Act 1979* construction works approved by this consent must not commence until:
 - a) A Construction Certificate has been issued by Council or an Accredited Certifier. Either Council or an Accredited Certifier can act as the "Principal Certifying Authority."
 - b) A Principal Certifying Authority has been appointed and Council has been notified in writing of the appointment.
 - 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 must show that the proposal complies with all Development Consent conditions and is not inconsistent with the approved plans, the Building Code of Australia and the relevant Australian Standards.

9. The following requirements are to be incorporated into the development detailed on the Construction Certificate plans and provided prior to the issue of a Construction Certificate:
 - a) No rainforest timbers or timbers cut from old growth forests are to be used in the construction of the development. Timbers to be used are to be limited to any plantation, regrowth or recycled timbers, or timbers grown on Australian Farms or State Forest Plantations.

Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

10. In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant must pay a long service levy at the prescribed rate of 0.35% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$25,000 or more. The Long Service Levy is payable prior to the issue of a Construction Certificate.

Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

11. If any excavation extends below the level of the base of the footings of a building on an adjoining property, the person causing the excavation:
 - a) Must preserve and protect the adjoining building from damage
 - b) Must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
 - c) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

In this condition, the allotment of land includes public property.

12. The following fire upgrading is required pursuant to Clause 94 of the *Environmental Planning and Assessment Regulation 2000*:
 - The building is to be provided with smoke alarm system that complies with *AS3786-1993: Smoke Alarms* and the smoke alarms must be connected to the consumer mains electrical power supply and interconnected where there is more than one alarm with a stand-by (battery back-up) power supply. The smoke alarm system must be installed in suitable locations on or near the ceiling in accordance with Part 3.7.2 of the Building Code of Australia.

Amended plans and specifications demonstrating compliance with this condition must be submitted to the satisfaction of the Principal Certifying Authority with the application prior to the issuing of a for a Construction Certificate.

Note: Where an existing system complying with the above requirements is already installed in the building, evidence of this should be submitted with the application for a Construction Certificate.

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

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

14. A Soil and Water Management Plan must be provided prior to the issue of a Construction Certificate. The Soil and Water Management plan must designed to be compatible with the document Planning for Erosion and Sediment Control on Single Residential Allotments or Managing Urban Stormwater–Soils & Construction Volume 1 (2004) available at www.environment.nsw.gov.au and the Construction Management and

Traffic Management Plan referred to in condition/s of this Development Consent and must address, but is not limited to the following issues:

- a) Minimise the area of soils exposed at any one time.
- b) Conservation of top soil.
- c) Identify and protect proposed stockpile locations.
- d) Preserve existing vegetation. Identify revegetation technique and materials.
- e) Prevent soil, sand, sediments leaving the site in an uncontrolled manner.
- f) Control surface water flows through the site in a manner that:
 - i) Diverts clean run-off around disturbed areas;
 - ii) Minimises slope gradient and flow distance within disturbed areas;
 - iii) Ensures surface run-off occurs at non erodable velocities;
 - iv) Ensures disturbed areas are promptly rehabilitated.
- g) Sediment and erosion control measures in place before work commences.
- h) Materials are not tracked onto the road by vehicles entering or leaving the site.
- i) Details of drainage to protect and drain the site during works.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

15. The approved plans must be checked online with Sydney Water Tap In 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. A copy of this approval must be supplied with the Construction Certificate application. Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 132092.

The Certifying Authority must ensure that the appropriate approval has been provided prior to the issue of a Construction Certificate.

16. Prior to the issue of a Construction Certificate, the applicant must prepare a Construction Management and Traffic Management Plan. The following matters should be addressed in the plan (where applicable):
 - a) A plan view of the entire site and frontage roadways indicating:
 - i) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways.
 - ii) The locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council.
 - iii) Location of any proposed crane and concrete pump and truck standing areas on and off the site.

- iv) A dedicated unloading and loading point within the site for construction vehicles, plant and deliveries.
 - v) The proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period.
- b) Noise and vibration
During excavation, demolition and construction phases, noise & vibration generated from the site must be controlled. Refer to other conditions of this consent. If during excavation, rock is encountered, measures must be taken to minimise vibration, dust generation and impacts on surrounding properties. Refer to Environmental Noise Management Assessing Vibration: a technical Guideline (Department of Environment and Conservation, 2006) www.epa.nsw.gov.au for guidance and further information.
- c) Occupational Health and Safety
All site works must comply with the occupational health and safety requirements of the New South Wales Work Cover Authority.
- d) Toilet Facilities
During excavation, demolition and construction phases, toilet facilities are to be provided on the site, at the rate of one toilet for every twenty (20) persons or part of twenty (20) persons employed at the site. Details must be shown on the plan.
- e) Traffic control plan(s) for the site
All traffic control plans must be in accordance with the Roads and Maritime Services publication "Traffic Control Worksite Manual"

Approval is to be obtained from Council for any temporary road closures or crane use from public property. Applications to Council shall be made a minimum of 4 weeks prior to the activity proposed being undertaken.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

17. A Waste Management Plan (WMP) is to be provided in accordance with **Part D – Waste – Development Control Plan 2013**. The Plan must address all issues identified in the DCP including but not limited to:
- a) Estimated volume (m³) or weight (t) of materials that are reused, recycled or removed from site.
 - b) On site material storage areas during construction.
 - c) Material and methods used during construction to minimise waste.
 - d) Nomination of end location of all waste and recycling generated from a facility authorised to accept the material type for processing or disposal and retention of waste dockets to be made available to Council Officer on request
 - e) A clear statement within the Waste Management Plan of responsibility for the transferral of waste and recycling bins within the property and between floors where applicable to the collection point in accordance with DCP 2013.

All requirements of the approved Waste Management Plan must be implemented during the demolition, excavation and construction of the development.

18. A stormwater drainage design prepared by a Licensed Plumber or qualified practicing Civil Engineer must be provided prior to the issue of a Construction Certificate. The design must be prepared/ amended to make provision for the following:
- a) The design must be generally in accordance with the stormwater drainage concept plan approved under the Deferred Commencement Condition.
 - b) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.
 - c) A minimum 150mm step up must be provided between all external finished surfaces and adjacent internal floor areas, except where a reduced step is permitted under Section 3.1.2.3 (b) of the Building Code of Australia for Class 1 buildings
 - d) All plumbing within the site must be carried out in accordance with Australian Standard *AS/NZS 3500.3-2003 Plumbing and Drainage – Stormwater Drainage*
 - e) Plans must specify any components of the existing system to be retained and certified during construction to be in good condition and of adequate capacity to convey additional runoff and be replaced or upgraded if required.
 - f) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.
 - g) New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a section height of 100mm.
 - h) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.

Details demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

19. An experienced suitably qualified & experienced Heritage Architect must be commissioned to assist and to provide advice on the following elements of the approved development, and to oversee the construction works for the duration of the project:

Front verandah repair and replacement works.
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Details of the engagement of the experienced Heritage Architect in accordance with this condition are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Prior to the issue of an Occupation Certificate the Heritage Architect is to certify that the works have been carried out in accordance with these requirements.

Details of the engagement of the experienced Heritage Architect & copy of the certification in accordance with this condition are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

- 20. New materials that are not depicted on the approved plans must not be used. Highly reflective wall or roofing materials and glazing must not be used. Materials must be designed so as to not result in glare (maximum normal specular reflectivity of visible light 20%) or that causes any discomfort to pedestrians or neighbouring properties. Details demonstrating compliance with the requirements of this condition are to be submitted to the Principal Certifying Authority’s satisfaction prior to the issue of any Construction Certificate..
- 21. The existing unpainted brick surfaces are not to be painted, bagged or rendered but to remain as original brick work. The Construction Certificate plans must clearly depict all original brickwork with a notation that they are to remain unpainted to the satisfaction of the Principal Certifying Authority.

PRIOR TO WORKS COMMENCING OR ISSUE OF A CONSTRUCTION CERTIFICATE (WHICHEVER OCCURS FIRST)

- 22. Prior to the commencement of demolition works on the subject site or a Construction Certificate being issued for works approved by this development consent (whichever occurs first), a security deposit and inspection fee as detailed below 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.

Security Deposit (FOOT)	\$2075.50
Inspection fee (FOOTI)	\$219.00

Payment will be accepted in the form of cash, bank cheque or 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 & footpath prior to & 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, Council may carry out any works necessary to repair the damage and/or remove the risk. The cost of these works will be deducted from the security deposit.

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.

- 23. Should works require any of the following on public property (footpaths, roads, reserves), an application shall be submitted and approved by Council prior to the commencement of the works associated with such activity or the Construction Certificate (whichever occurs first)

- a) Work/Construction zone (designated parking for construction vehicles). – A Work Zone application
- b) A concrete pump across the roadway/footpath. – A Standing Plant permit
- c) Mobile crane or any standing plant – A Standing Plant Permit
- d) Skip bins other than those authorised by Leichhardt Council – Skip Bin Application
- e) Scaffolding/Hoardings (fencing on public land) – Scaffolding and Hoardings on Footpath Application
- f) Road works including vehicle crossing/kerb & guttering, footpath, stormwater provisions etc – Road works Application
- g) Awning or street verandah over footpath. – Road works Application
- h) Installation or replacement of private stormwater drain, utility service or water supply – Road Opening Permit

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.

24. A dilapidation report including a photographic survey of the following adjoining properties must be provided to Principal Certifying Authority prior to any demolition or works commencing on the site or the issue of a Construction Certificate (whichever comes first). The dilapidation report must detail the physical condition of those properties, both internally and externally, including walls, ceilings, roof, structural members and other similar items.

Property	Structures / Area
No. 2 Jane Street	Dwelling
No. 6 Jane Street	Dwelling

If excavation works are proposed the dilapidation report must report on the visible and structural condition of neighbouring structures within the zone of influence of the excavations. This zone is defined as the horizontal distance from the edge of the excavation face to twice the excavation depth.

The dilapidation report is to be prepared by a practising Structural Engineer. All costs incurred in achieving compliance with this condition shall be borne by the applicant. A copy of the report must be provided to Council, the Principal Certifying Authority and the owners of the affected properties prior to any works commencing.

In the event that access for undertaking the dilapidation report is denied by an adjoining owner, the applicant must demonstrate, in writing that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written correspondence from the owners of the affected properties or other evidence must be obtained and submitted to the Principal Certifying Authority in such circumstances that demonstrates such documentation has been received. The Principal Certifying Authority must be satisfied that the requirements of this condition have been met prior to commencement of any works.

Note: This documentation is for record keeping purposes and may be used by an applicant or affected property owner to assist in any action required to resolve any civil dispute over damage rising from the works.

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.

PRIOR TO THE COMMENCEMENT OF WORKS

25. The proposed structure(s) to be erected must stand wholly within the boundaries of the subject site. No portion of the proposed structure, including gates and doors during opening and closing operations, shall encroach onto adjoining properties or upon public property.

To ensure that the location of the building satisfies the provision of the approval, the footings and walls within one (1) metre of the property boundaries must be set out by or the location certified by a registered surveyor in accordance with the approved plans, prior to the commencement of works.

To ensure that the location of the building satisfies the provision of the approval, a check survey certificate shall be submitted to the Principal Certifying Authority either prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, indicating the:

- a) location of the building with respect to the boundaries of the site

26. The site must be secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public property 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. Additionally an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property, where necessary.

Separate approval is required under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property. Approvals for hoardings, scaffolding on public land must be obtained and clearly displayed on site for the duration of the works.

Any hoarding, fence or awning is to be removed when the work is completed and must be maintained clear of any advertising.

27. The *Home Building Act 1989* requires that insurance must be obtained from an insurance company approved by the Department of Fair Trading prior to the commencement of works approved by this Development Consent.

A copy of the certificate of insurance must be submitted to the Certifying Authority prior to the works commencing.

If the work is to be undertaken by an owner-builder, written notice of their name and owner-builder permit number must be submitted to the Certifying Authority.

In all other cases, written notice must be given to the Certifying Authority of:

- a) the name and licence number of the principal contractor; and
b) reasons why a certificate of insurance is not required.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Certifying Authority prior to the issue of any Construction Certificate.

28. Any person or contractor undertaking works on public property must take out Public Risk Insurance with a minimum cover of ten (10) million dollars in relation to the occupation of, and approved works within public property. The Policy is to note, and provide protection for Leichhardt 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.
29. Prior to the commencement of works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
30. At least forty-eight (48) hours prior to the commencement of works, a notice of commencement form (available on Council's web page) and details of the appointed Principal Certifying Authority shall be submitted to Council.
31. Prior to the commencement of works, a sign must be erected in a prominent position on the site (for members of the public to view) on which the proposal is being carried out. The sign must state:
 - a) Unauthorised entry to the work site is prohibited.
 - b) The name of the principal contractor (or person in charge of the site) and a telephone number at which that person may be contacted at any time for business purposes and outside working hours.
 - c) The name, address and telephone number of the Principal Certifying Authority for the work.

Any such sign must be maintained while the work is being carried out, but must be removed when the work has been completed.

Photographic evidence demonstrating compliance with the requirements of this condition is to be submitted to the satisfaction of the Principal Certifying Authority and Council for records purposes prior to the commencement of any onsite work.

DURING WORKS

32. Building materials and machinery are to be located wholly on site unless separate consent (Standing Plant Permit) is obtained from Council/ the roads authority. Building work is not to be carried out on the footpath.

Construction materials and vehicles shall not block or impede public use of the footpath or roadway.

33. All excavations and backfilling associated with the development must be executed safely, properly guarded and protected to prevent them from being dangerous to life or property and in accordance with the design of a suitably qualified structural engineer.

If excavation extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation must:

- a) Preserve and protect the building from damage.
- b) If necessary, underpin and support the building in an approved manner.
- c) Give at least seven (7) days notice to the adjoining owner before excavating, of

the intention to excavate within the proximity of the respective boundary.

Any proposed method of support to any excavation adjacent to adjoining properties or any underpinning is to be designed by a Chartered Civil Engineer, with National Professional Engineering Registration (NPER) in the construction of civil/structural works. Copies of the design plans must be provided to the relevant adjoining property owner/s prior to commencement of such works. Prior to backfilling, any method of support constructed must be inspected by the designing Engineer with certification provided to all relevant parties.

34. The site must be appropriately secured and fenced at all times during works.
35. All fill used with the proposal shall be virgin excavated material (such as clay, gravel, sand, soil and rock) that is not mixed with any other type of waste and which has been excavated from areas of land that are not contaminated with human made chemicals as a result of industrial, commercial, mining or agricultural activities and which do not contain sulphate ores or soils.

Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority.

36. 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.

37. In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the demolition, construction or operation/use of the development.
38. Any new information revealed during development works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifying Authority.
39. The development must be inspected at the following stages by the Principal Certifying Authority during construction:
 - a) after excavation for, and prior to the placement of, any footings, and
 - b) prior to pouring any in-situ reinforced concrete building element, and
 - c) prior to covering of the framework for any floor, wall, roof or other building element, and
 - d) prior to covering waterproofing in any wet areas, and
 - e) prior to covering any stormwater drainage connections, and
 - f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.
40. A copy of the approved plans and this consent must be kept on site for the duration of site works and in the case of any commercial or industrial premise for the duration of the use/trading. Copies shall be made available to Council Officer's upon request.
41. Sedimentation controls, tree protection measures and safety fencing (where relevant) shall be maintained during works to ensure they provide adequate protection during the course of demolition, excavation and construction works. Materials must be stored in a location and manner to avoid material being washed to drains or adjoining properties.

The requirements of the Soil and Water Management Plan must be maintained at all times during the works and shall not be removed until the site has been stabilised to the Principal Certifying Authority's satisfaction.

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.

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.

42. No trees on public property (footpaths, roads, reserves etc) are to be removed or damaged during works unless specifically approved in this consent or marked on the approved plans for removal.

Prescribed trees protected by Council's 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.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

43. A second Dilapidation Report including photos of any damage evident at the time of inspection must be submitted after the completion of works. A copy of this Dilapidation Report must be given to the property owners referred to in this Development Consent. The report must:

- Compare the post construction report with the pre-construction report required by these conditions,
- Clearly identify any recent damage and whether or not it is likely to be associated with the development works including suggested remediation methods.

A copy must be lodged with Council and the Principal Certifying Authority prior to the issue of an Occupation Certificate. Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issuing of any Occupation Certificate.

44. Prior to the issue of the Occupation Certificate the Principal Certifying Authority is to confirm that no high front gutters have been installed.

45. An Occupation Certificate must be obtained prior to any use or occupation of the development or part thereof. The Principal Certifying Authority must ensure that all works are completed in accordance with this consent including all conditions.

46. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that all works have been completed in accordance with the approved Waste Management Plan referred to in this development consent.

Proof of actual destination of demolition and construction waste shall be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

47. Prior to the release of an Occupation Certificate, the Principal Certifying Authority must be satisfied that the development complies with:

- the approved plans;
- BASIX certificate (where relevant),
- approved documentation (as referenced in this consent); and
- conditions of this consent.

48. A second Dilapidation Report including photos of any damage evident at the time of inspection must be submitted after the completion of works. A copy of this Dilapidation Report must be given to the property owners referred to in this Development Consent. The report must:

- Compare the post construction report with the pre-construction report required by these conditions,
- Clearly identify any recent damage and whether or not it is likely to be associated with the development works including suggested remediation methods.

A copy must be lodged with Council and the Principal Certifying Authority prior to the issue of an Occupation Certificate. Details demonstrating compliance with the requirements of this condition are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issuing of any Occupation Certificate

49. Prior to the issue of an Occupation Certificate, the Principle Certifying Authority must ensure that the stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards.

A plan showing pipe locations and diameters of the stormwater drainage system, together with certification by a Licensed Plumber or qualified practicing Civil Engineer that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards, must be provided to the Principle Certifying Authority prior to the issue of an Occupation Certificate.

ONGOING CONDITIONS OF CONSENT

50. The owner/manager of the site is responsible for the removal of all graffiti from the building and fences within seventy-two (72) hours of its application.
51. Any lighting of the premises shall be installed and maintained in accordance with Australian Standard AS 4282-1997: *Control of the Obtrusive Effects of Outdoor Lighting* so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. The intensity, colour or hours of illumination of the lights shall be varied at Council's discretion if in the opinion of an Authorised Council Officer it is considered there to be have adverse effects on the amenity of the area.
52. The premises shall not be used for any purpose other than that stated in the Development Application, i.e. dwelling house without the prior consent of the Council unless the change to another use is permitted as exempt or complying development under *Leichhardt Local Environment Plan 2013* or *State Environmental Planning policy (Exempt and Complying Codes) 2008*.

The use of the premises as a dwelling house, is defined under the *Leichhardt Local Environmental Plan 2013*.

PRESCRIBED CONDITIONS

A. BASIX Commitments

Under clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled. The Certifying Authority must ensure that the building plans and specifications submitted by the Applicant, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

In this condition:

- a) Relevant BASIX Certificate means:
- (i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - (ii) if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- b) BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.

B. Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

C. Home Building Act

- 1) Building work that involves residential building work (within the meaning and exemptions provided in the Home Building Act 1989) must not be carried out unless the Principal Certifying Authority for the development to which the work relates has given Leichhardt Council written notice of the following:
 - a) in the case of work for which a principal contractor is required to be appointed:
 - i) the name and licence number of the principal contractor, and
 - ii) the name of the insurer by which the work is insured under Part 6 of that Act, or
 - b) in the case of work to be done by an owner-builder:
 - i) the name of the owner-builder, and
 - ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- 2) If arrangements for doing residential building work are changed while the work is in progress so that the information submitted to Council is out of date, further work must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the Council), has given the Council written notice of the updated information.

Note: A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

D. Site Sign

- 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;
 - b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - c) showing the name, address and telephone number of the Principal Certifying Authority for the work.
- 2) Any such sign must be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.

E. Condition relating to shoring and adequacy of adjoining property

- (1) For the purposes of [section 80A](#) (11) of [the Act](#), it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
 - (b) where necessary, underpin the adjoining premises to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

NOTES

1. This Determination Notice operates or becomes effective from the endorsed date of consent.
2. Section 82A of the *Environmental Planning and Assessment Act 1979* provides for an applicant to request Council to review its determination. This does not apply to applications made on behalf of the Crown, designated development, integrated development or a complying development certificate. The request for review must be made within six (6) months of the date of determination or prior to an appeal being heard by the Land and Environment Court. Furthermore, Council has no power to determine a review after the expiration of these periods. A decision on a review may not be further reviewed under Section 82A.
3. If you are unsatisfied with this determination, Section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right of appeal to the Land and Environment Court within six (6) months of the determination date.
4. Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.
5. 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 96 of the *Environmental Planning and Assessment Act 1979*.
6. This decision does not ensure compliance with the *Disability Discrimination Act 1992*. Applicants should investigate their potential for liability under that Act.
7. This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):
 - a) Application for any activity under that Act, including any erection of a hoarding.
 - b) Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*.
 - c) Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*.
 - d) Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed.
 - e) Application for Strata Title Subdivision if strata title subdivision of the development is proposed.

- f) Development Application for demolition if demolition is not approved by this consent.
 - g) Development Application for subdivision if consent for subdivision is not granted by this consent.
 - h) An application under the Roads Act 1993 for any footpath / public road occupation. A lease fee is payable for all occupations.
8. Prior to the issue of the Construction Certificate, the applicant must make contact with all relevant utility providers (such as Sydney Water, Energy Australia etc) whose services will be impacted upon by the development. A written copy of the requirements of each provider, as determined necessary by the Certifying Authority, must be obtained.

4 JANE STREET BALMAIN NSW 2041
ISSUED FOR DEVELOPMENT APPLICATION

DRAWINGS		FINISHES	
DA 00	COVER PAGE	A3	
DA 01	BASIX	A3	
DA 02	EX. ROOF AND SITE ANALYSIS	A3	W1 - CAVITY BRICK WALLS PAINTED FINISH - SIMILAR COLOUR TO EXISTING WALLS (SHADE OF WHITE) W2 - PAINTED FC SHEETING - TIMBER STRUCTURE - SIMILAR COLOUR TO EXISTING WALLS (SHADE OF WHITE)
DA 03	EXISTING GROUND FLOOR PLAN	1:100	F1 - TIMBER FLOORING ON CONCRETE SLAB ON GROUND
DA 04	EXISTING FIRST FLOOR PLAN	1:100	F2 - TILED FLOORING ON CONCRETE STRUCTURE
DA 05	EXISTING ATTIC FLOOR PLAN	1:100	R1 - CUSTOM OTIB ROOF - SHALE GREY
DA 06	PROPOSED SITE & ROOF PLAN	1:100	
DA 07	PROPOSED GROUND FLOOR PLAN	1:100	
DA 08	PROPOSED FIRST FLOOR PLAN	1:100	
DA 09	PROPOSED ATTIC FLOOR PLAN	1:100	
DA 10	PROPOSED SECTIONS	1:100	
DA 11	PROPOSED SECTIONS	1:100	
DA 12	PROPOSED ELEVATIONS	1:100	
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DA 14	CONCEPT STORMWATER PLAN	1:100	
DA 15	SHADOW DIAGRAM - 9AM	1:100	
DA 16	SHADOW DIAGRAM - 12PM	1:100	
DA 17	SHADOW DIAGRAM - 3PM	1:100	



REV A	AMENDMENTS	DATE 10/13/16	AMENDMENT ISSUE FOR DA
<p>ORIENTATION</p>		<p>LEGEND</p>	
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<p>CLIENT NAME: TWARCHITECTS PTY LTD PROJECT ADDRESS: 4 JANE STREET BALMAIN NSW 2041 SCALE: 1/30</p>		<p>Shop 4/10, Jane St Balmain NSW 2041 Australia Phone: 02 95509007 Fax: 02 95509007 www.twarchitects.com.au ABN: 65 76 882 243 Thomas Mills 2852 7860</p>	
<p>twarchitects</p>		<p>DA 00 COVER PAGE</p>	

BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au
Alterations and Additions

Certificate number: A59446

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. It is both in accordance with the requirements of the Building Sustainability Index (BSI) and the Building Sustainability Index (BSI) and the Building Sustainability Index (BSI) and the Building Sustainability Index (BSI).

Date of issue: Monday, 10 October 2016
This is a BSI certificate that is valid for 3 months from the date of issue.



Description of project	
Project address	4 Jane Street
Project name	4 Jane Street (Barron 2041)
Street address	Leichhardt Municipal Council
Local Government Area	Development Plan: SUGDB
Plan type and number	1
Section number	0
Project type	Altered dwelling house
Dwelling type	My renovation work is valued at \$50,000 or more, and does not include a pool (indoor spa).

Certificate Prepared by *green consultants* (acting as CDR or PCA)
Name / Company Name: *green consultants*
ABN / (if applicable): 8071902248

Glazing requirements

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

- Each window or glazed door with shaded aluminium or timber frames and single pane or low-e glass may either match the description, or be a different description, to the one specified in the table below. Total system U-value and SHGC must be obtained in accordance with National Measurement Method (NMM) conditions.
- Overshadowing or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Window/door description	Area of glazing (m ²)	U-value (W/m ² K)	SHGC (0-1)	Shading device	Frame and glass type	
					U-value (W/m ² K)	SHGC (0-1)
W1	2.24	0.46	1.665	none	U-value: 0.71, SHGC: 0.166	U-value: 0.71, SHGC: 0.166
D1	8	3.1	1.665	none	U-value: 0.71, SHGC: 0.166	U-value: 0.71, SHGC: 0.166
D2	8.1	0	3	none	U-value: 0.71, SHGC: 0.166	U-value: 0.71, SHGC: 0.166

Fluorescence and systems	Show on DA Plans	Show on BASIX Plans & Specs	Custom Check
Lighting	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fluorescence	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The applicant must ensure new or altered (replaced) have a flow rate no greater than 0 litres per minute or a 3 star water rating.			<input checked="" type="checkbox"/>
The applicant must ensure new or altered (replaced) have a flow rate no greater than 2 litres per minute or minimum 3 star water rating.			<input checked="" type="checkbox"/>

Construction	Show on DA Plans	Show on BASIX Plans & Specs	Custom Check
Insulation requirements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The applicant must ensure the new or altered construction (Roof(s), walls, and ceiling(s)) in accordance with the specifications listed in the table below, except that additional insulation is not required where the area of new construction is less than 2m ² . (1) Insulation specific to not required for parts of altered construction where insulation already exists.			<input checked="" type="checkbox"/>
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor	R1.16 (or R1.20 (including construction))		
external wall, brick veneer	R1.16 (or R1.20 (including construction))		
external wall, framed (weatherboard, fibre metal clag)	R1.30 (or R1.20 (including construction))		

REV	DATE	AMENDMENT	ISSUE FOR DA
A	10.10.16		

EXISTING BUILDING FABRIC
DEMOLISHED BUILDING FABRIC
PROPOSED NEW WORKS OUTSIDE OF EXISTING FOOTPRINT
PROPOSED NEW WORKS WITHIN EXISTING FOOTPRINT

10% OVER CONSTRUCTION FOR APPROVAL. PURPOSED ONLY FOR ONE OFF. FROM REMARKS, THE DRAWING REMAINS THE PROPERTY OF ARCHITECTS PTY LTD AND MUST NOT BE LOANED, COPIED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN AGREEMENT OF ARCHITECTS PTY LTD.

LEGEND

ORIENTATION

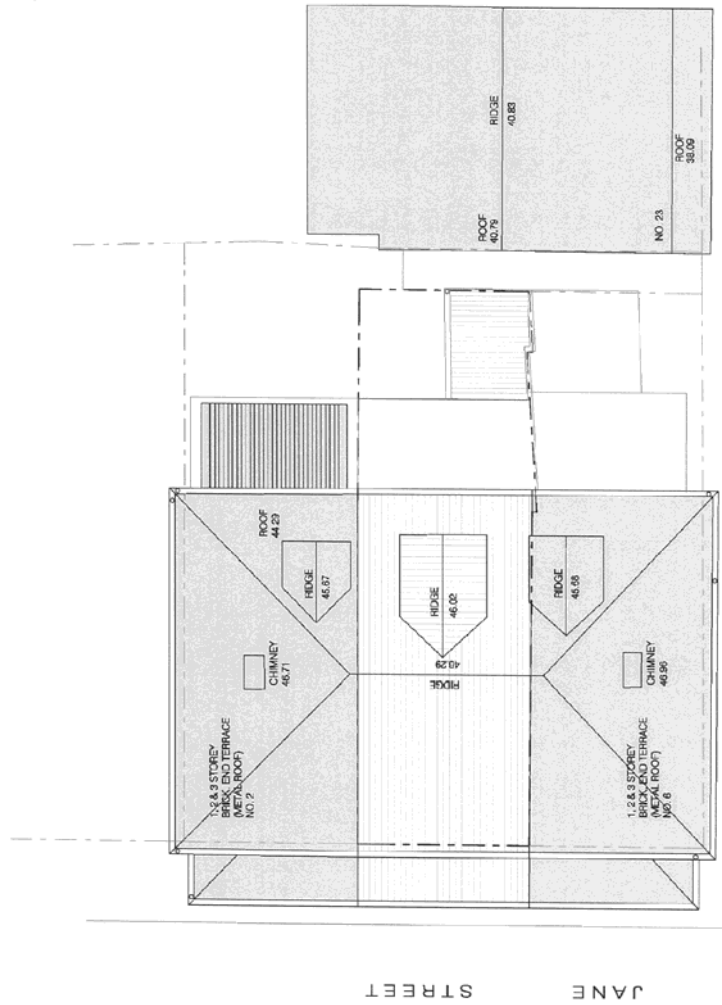
DA 01 BASIX

ARCHITECT

CLIENT NAME
A HERON-WHITE & O. MATTHEWS
4 ANGUS STREET SYDNEY NSW 2011
SCALE
@ A3

Shop 01/88 Darling St
Barron NSW 2041
Phone: (02) 9550 1000
Fax: (02) 9550 1001
Email: info@heronwhite.com.au
Web: www.heronwhite.com.au
ABN: 65 16 922 249
Northmead Australia
Thomas Hill REG 7880

Architects

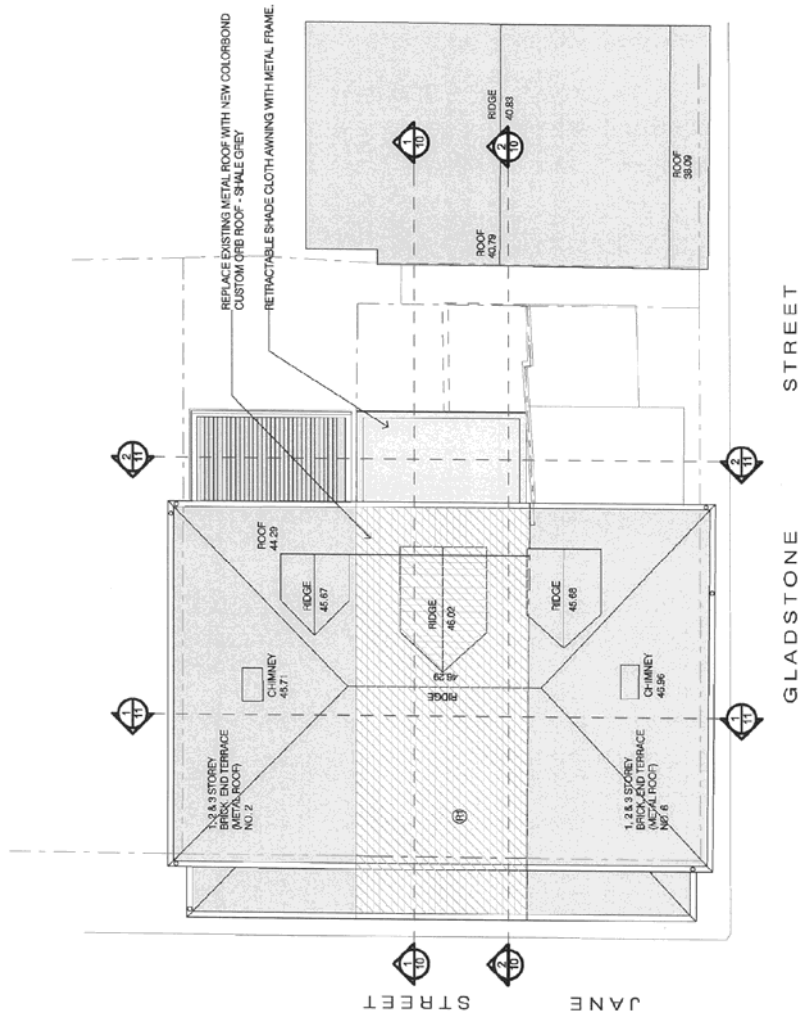


1 SITE & ROOF PLAN 1:100

REV A	DATE 10.10.16	AMENDMENT ISSUE FOR DA	ORIENTATION 	LEGEND 	EXISTING BUILDING FABRIC PROPOSED BUILDING FABRIC DEMOLISHED BUILDING FABRIC PROPOSED NEW BUILDING FABRIC WITHIN EXISTING FOOTPRINT PROPOSED NEW ACCESS WITHIN EXISTING FOOTPRINT	CLIENT NAME J. LYNCH, M. WHITE & O. MATTHEWS PROJECT ADDRESS 4 ANNE STREET BALMAIN NSW 2041 SCALE 1:100 @ A3	ARCHITECT twarchitects 25/26 BALMAIN QUAY, S BALMAIN NSW 2041 T: 02 95500077 M: 04 843 1313 P: 04 843 1313 W: www.twarchitects.com.au N: 10/10 BALMAIN QUAY BALMAIN NSW 2041 Thomas Mills REG 7260
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DA 02
EX. ROOF AND SITE ANALYSIS

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1 SITE & ROOF PLAN 1:100

AMENDMENTS	REV	DATE	AMENDMENT	DESCRIPTION
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ORIENTATION

LEGEND

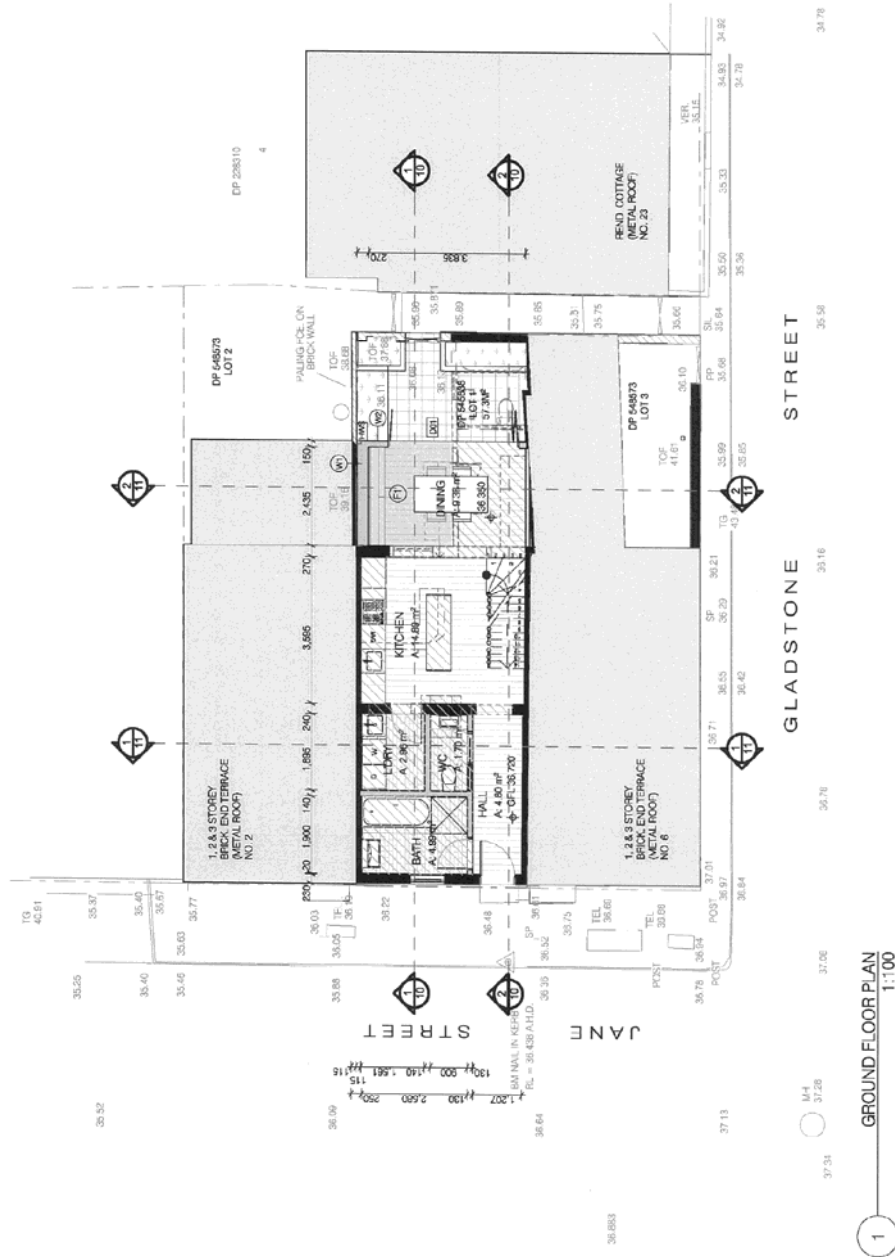
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- PROPOSED BUILDING FABRIC
- DEMOLISHED BUILDING FABRIC
- PROPOSED NEW WORKS OUTSIDE OF EXISTING FOOTPRINT
- PROPOSED NEW WORKS WITHIN EXISTING FOOTPRINT

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CLIENT NAME
A RYMOND WHITE & O MATTHEWS
PROJECT ADDRESS
14 ANNE STREET BOWMAN NSW 2041
1 100 89 43

ARCHITECT
twarchitects
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F 02 85500008
E info@twarchitects.com.au
W www.twarchitects.com.au
101/1011/12/13/14
Northmead NSW 2151
Thomas Hill REG 7866

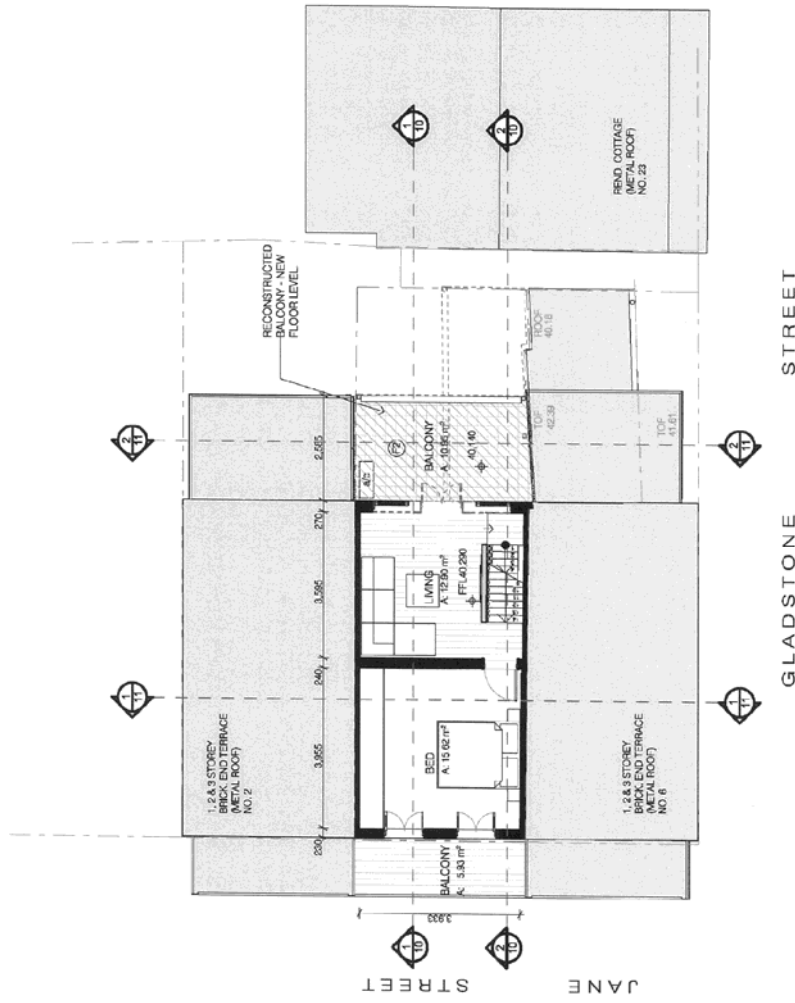
PROPOSED SITE & ROOF PLAN
DA 06



1 GROUND FLOOR PLAN 1:100

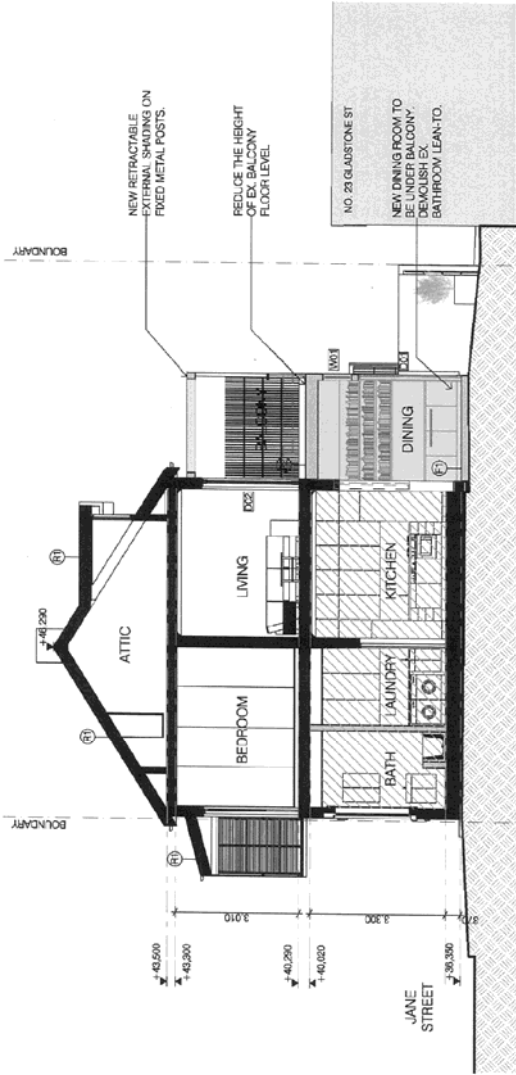
REV A	DATE 10/10/10	AMENDMENT ISSUE FOR DA	ORIENTATION	LEGEND	EXISTING BUILDING FABRIC EXISTING BUILDING FABRIC EXCLUDED BUILDING FABRIC PROPOSED NEW WORKS OUTSIDE OF EXISTING FOOTPRINT PROPOSED NEW WORKS WITH IN EXISTING FOOTPRINT	DETAILS	CLIENT NAME A. RYNDOR-WHITE & O. MATTHEWS PROJECT ADDRESS 4 ANNE STREET BALMAIN NSW 2041 1:100 @ A3	ARCHITECT DA 07	twarchitects
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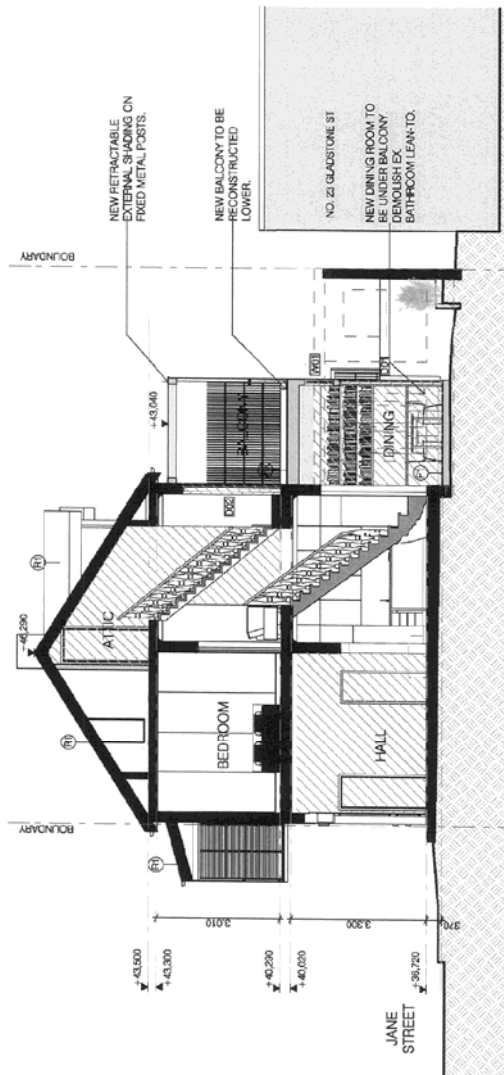
1 FIRST FLOOR PLAN
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AMENDMENTS	REV A	DATE 10/10/16	AMENDMENT ISSUE FOR DA
ORIENTATION			
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EXISTING BUILDING FABRIC PROPOSED BUILDING FABRIC DEMOLISHED BUILDING FABRIC PROPOSED NEW WORKS OUTSIDE OF EXISTING FOOTPRINT PROPOSED NEW WORKS WITHIN EXISTING FOOTPRINT NOT FOR CONSTRUCTION. THIS DRAWING IS FOR INFORMATION ONLY. THE PROPOSED WORKS ARE SUBJECT TO APPROVAL BY THE LOCAL COUNCIL. THE PROPOSED WORKS ARE SUBJECT TO APPROVAL BY THE LOCAL COUNCIL. THE PROPOSED WORKS ARE SUBJECT TO APPROVAL BY THE LOCAL COUNCIL.			
DETAILS			
CLIENT NAME A. HEDDOWHITE & C. MATTHEWS PROJECT ADDRESS 201 JANE STREET GLADSTONE NSW 2011		ARCHITECT DA 08 PROPOSED FIRST FLOOR PLAN	
SPECIFIED DIRECTOR BALMAIN NSW 2041 CONTACT TEL: 02 9550 4331 FAX: 02 9550 4332 WWW: www.twararchitools.com.au MAIL: info@twararchitools.com.au MAIL: twararchitools.com.au NORTHWARD AVENUE THURMA WILLS RD 7160		Twararchitools	



SECTION AA
1:100

1



SECTION BB
1:100

2

AMENDMENTS

REV	DATE	AMENDMENT
A	10/13/16	ISSUE FOR LA

ORIENTATION

LEGEND

- EXISTING BUILDING FABRIC
- PROPOSED BUILDING FABRIC
- DEMOLISHED BUILDING FABRIC
- PROPOSED BALCONY
- PROPOSED NEW WORKS WITH IN EXISTING FOOTPRINT.

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DETAILS

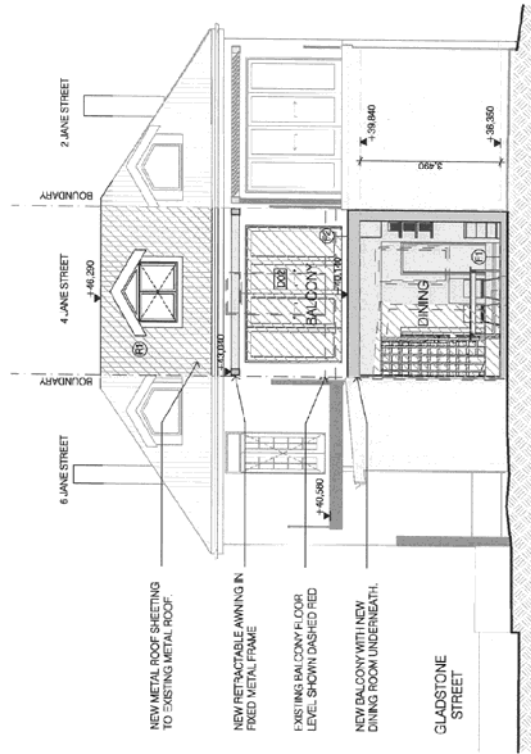
CLIENT NAME: SHUTE & O. MATTHEWS
PROJECT ADDRESS: 4 JANE STREET DALMAIN NEW 2041
SCALE: 1:100 @ A3

ARCHITECT

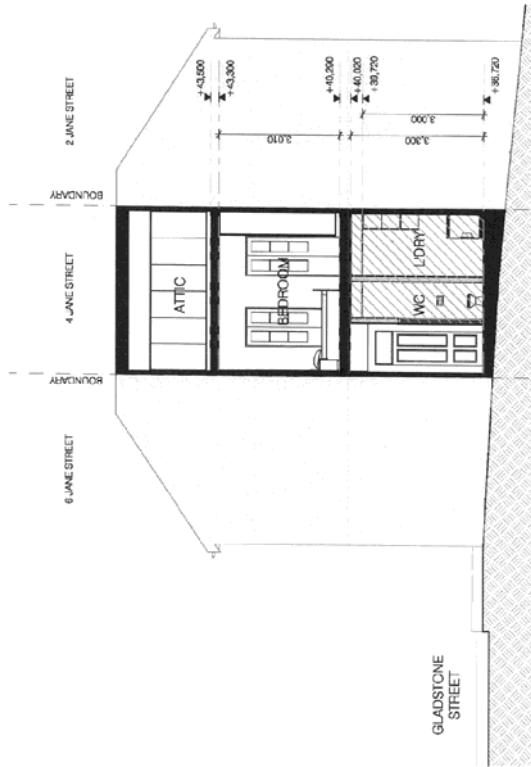
DA 10

PROPOSED SECTIONS

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e 02 95550677
www.twarchitects.com.au
ABN 55 116 622 249
Thomas Webb Bldg 7860

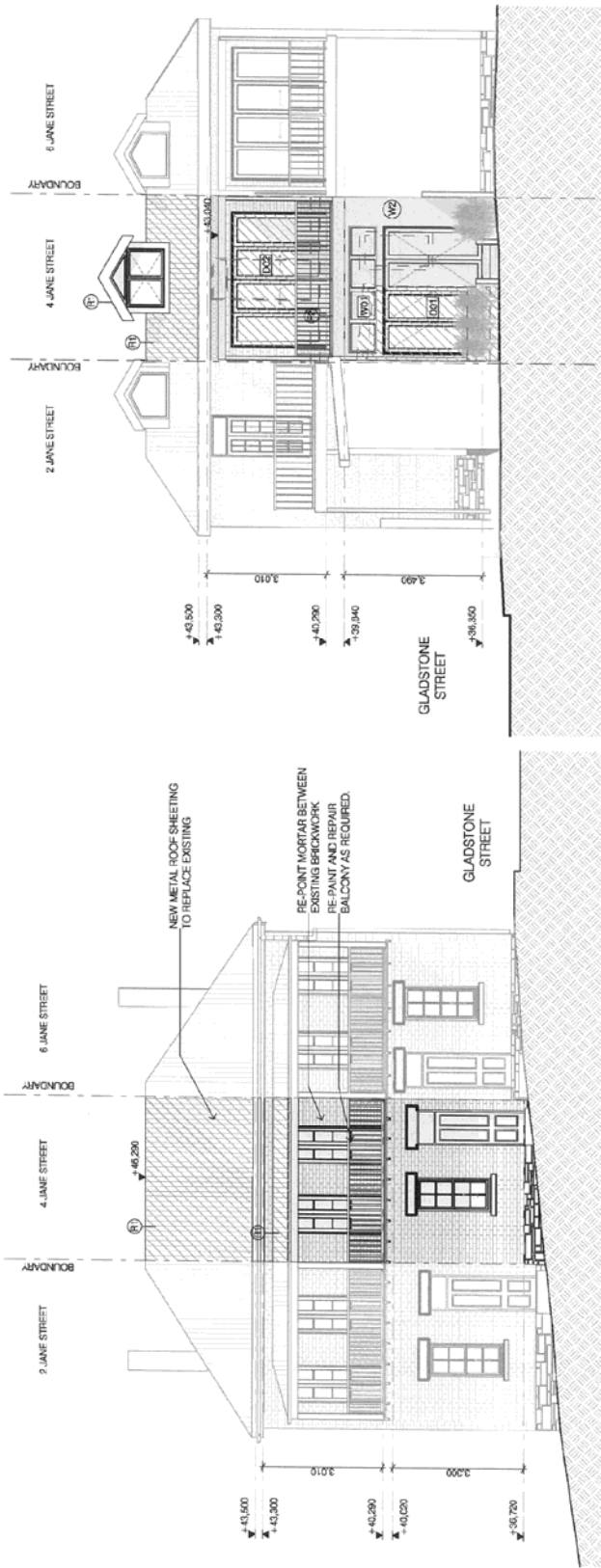


SECTION DD
1:100



SECTION CC
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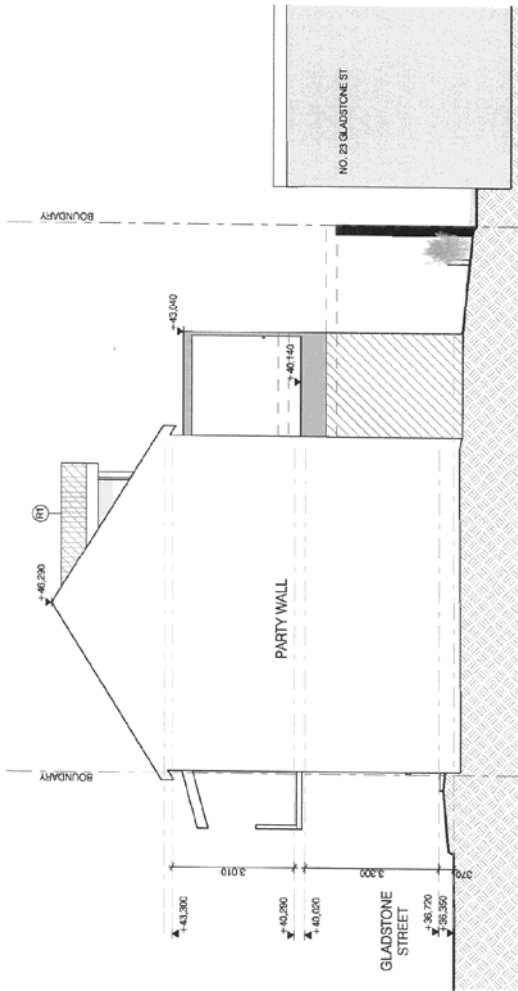
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<p>REV A</p>		<p>DATE 10/10/16</p>		<p>AMENDMENT ISSUE FOR DA</p>		<p>ORIENTATION</p>		<p>twarchitects</p>	



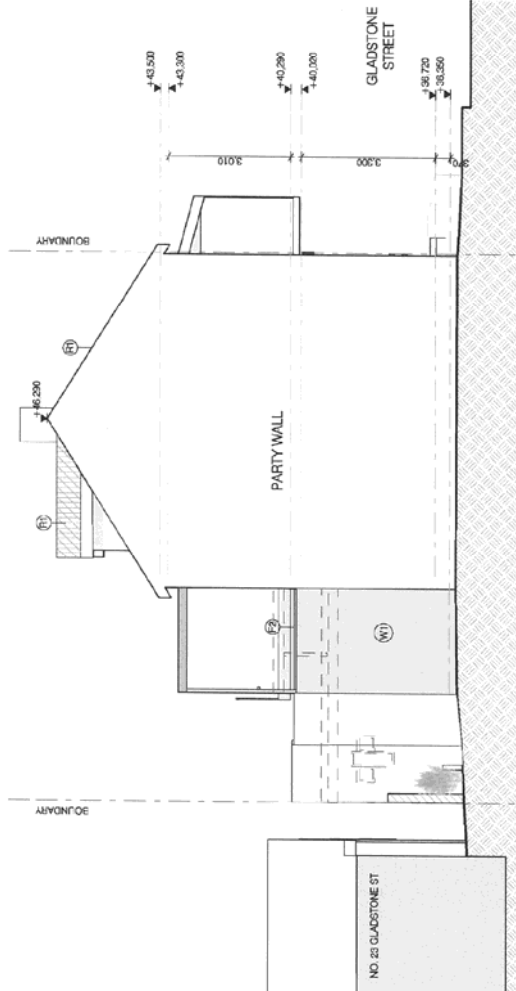
1 WEST ELEVATION 1:100

2 EAST ELEVATION 1:100

AMENDMENTS		REV	DATE	AMENDMENT
	A	10/10/16	ISSUE FOR DA	
ORIENTATION				
LEGEND				
EXISTING BUILDING FABRIC PROPOSED BUILDING FABRIC DEMOLISHED BUILDING FABRIC EXISTING ROOF WORKS TO REMAIN PROPOSED NEW WORKS TO REMAIN PROPOSED NEW WORKS WITH EXISTING FOOTPRINT NOT FOR CONSTRUCTION FOR APPROVAL PURPOSES ONLY. DO NOT SCALE FROM DRAWING. THIS DRAWING REMAINS THE COPYRIGHT OF TWARCHITECTS PTY LTD AND MUST NOT BE USED, REPRODUCED IN WHOLE OR PART EXCEPT BY WRITTEN AUTHORITY OF TWARCHITECTS PTY LTD.				
CLIENT NAME		CLYDE WALKER, SUITE 5.0, MATTHEWS		
PROJECT ADDRESS		4 JANE STREET BALMAIN NSW 2041		
SCALE		1:100 @ A3		
ARCHITECT		DA 12 PROPOSED ELEVATIONS twarchitects		
Shop 1/10 Living St		t 02 95500077 m 0412 401 578 e info@twarchitects.com.au w www.twarchitects.com.au ADR 160/16 652 240 Thomas Walk 3523 7860		

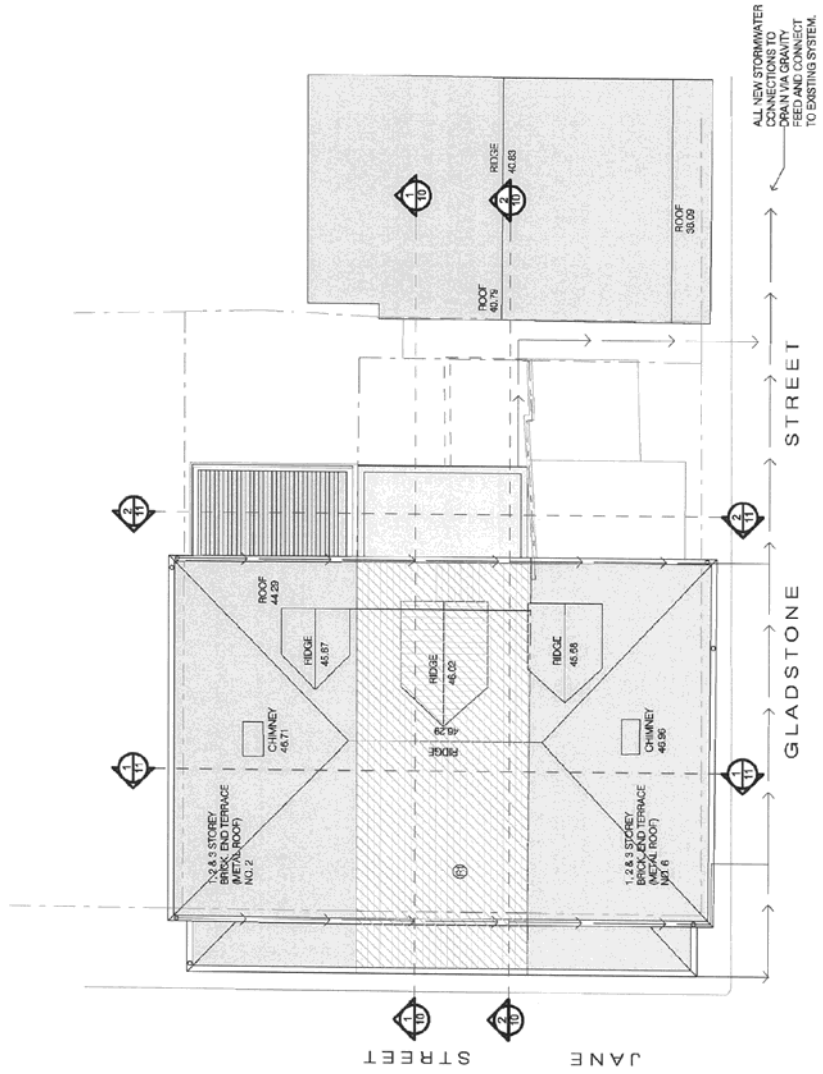


1 SOUTH ELEVATION
1:100



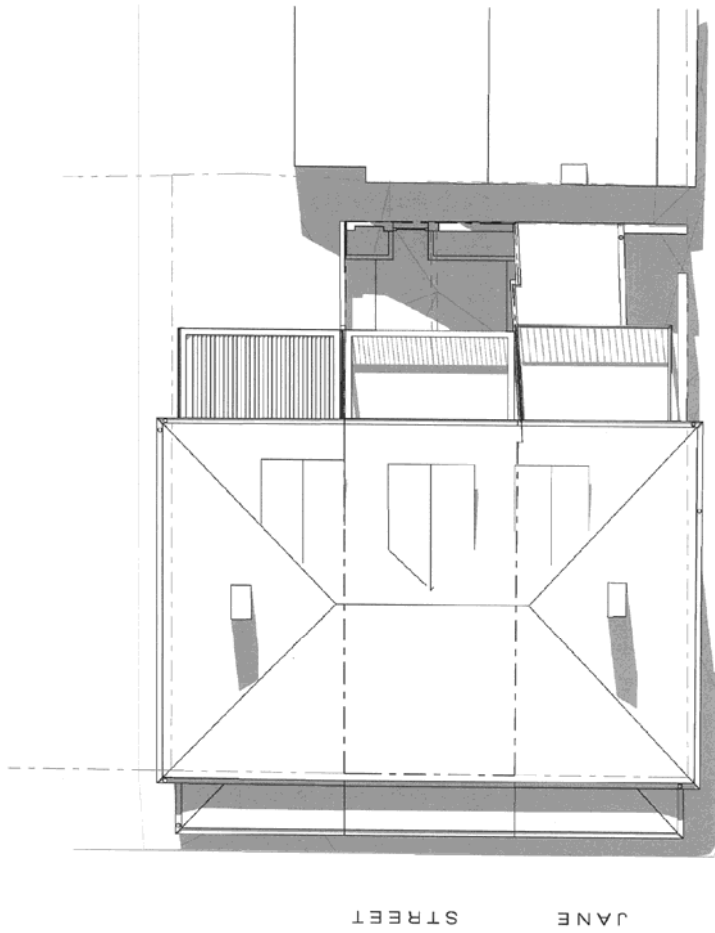
2 NORTH ELEVATION
1:100

<p>EXISTING BUILDING FABRIC PROPOSED BUILDING FABRIC DEMOLISHED BUILDING FABRIC PROPOSED NEW WORKS OUTSIDE OF EXISTING FOOTPRINT PROPOSED NEW WORKS WITHIN EXISTING FOOTPRINT</p>		<p>CLIENT NAME MATE & O. MATTHEWS PROJECT ADDRESS 4 JANE STREET BALMAIN NSW 2041 SCALE 1:100 @ A3</p>		<p>ARCHITECT DA 13 PROPOSED ELEVATIONS</p>		<p>Stop & Go Design 1/21/2016 1/22/2016 1/23/2016 1/24/2016 1/25/2016 1/26/2016 1/27/2016 1/28/2016 1/29/2016 1/30/2016 1/31/2016 2/1/2016 2/2/2016 2/3/2016 2/4/2016 2/5/2016 2/6/2016 2/7/2016 2/8/2016 2/9/2016 2/10/2016 2/11/2016 2/12/2016 2/13/2016 2/14/2016 2/15/2016 2/16/2016 2/17/2016 2/18/2016 2/19/2016 2/20/2016 2/21/2016 2/22/2016 2/23/2016 2/24/2016 2/25/2016 2/26/2016 2/27/2016 2/28/2016 2/29/2016 2/30/2016 3/1/2016 3/2/2016 3/3/2016 3/4/2016 3/5/2016 3/6/2016 3/7/2016 3/8/2016 3/9/2016 3/10/2016 3/11/2016 3/12/2016 3/13/2016 3/14/2016 3/15/2016 3/16/2016 3/17/2016 3/18/2016 3/19/2016 3/20/2016 3/21/2016 3/22/2016 3/23/2016 3/24/2016 3/25/2016 3/26/2016 3/27/2016 3/28/2016 3/29/2016 3/30/2016 3/31/2016 4/1/2016 4/2/2016 4/3/2016 4/4/2016 4/5/2016 4/6/2016 4/7/2016 4/8/2016 4/9/2016 4/10/2016 4/11/2016 4/12/2016 4/13/2016 4/14/2016 4/15/2016 4/16/2016 4/17/2016 4/18/2016 4/19/2016 4/20/2016 4/21/2016 4/22/2016 4/23/2016 4/24/2016 4/25/2016 4/26/2016 4/27/2016 4/28/2016 4/29/2016 4/30/2016 5/1/2016 5/2/2016 5/3/2016 5/4/2016 5/5/2016 5/6/2016 5/7/2016 5/8/2016 5/9/2016 5/10/2016 5/11/2016 5/12/2016 5/13/2016 5/14/2016 5/15/2016 5/16/2016 5/17/2016 5/18/2016 5/19/2016 5/20/2016 5/21/2016 5/22/2016 5/23/2016 5/24/2016 5/25/2016 5/26/2016 5/27/2016 5/28/2016 5/29/2016 5/30/2016 5/31/2016 6/1/2016 6/2/2016 6/3/2016 6/4/2016 6/5/2016 6/6/2016 6/7/2016 6/8/2016 6/9/2016 6/10/2016 6/11/2016 6/12/2016 6/13/2016 6/14/2016 6/15/2016 6/16/2016 6/17/2016 6/18/2016 6/19/2016 6/20/2016 6/21/2016 6/22/2016 6/23/2016 6/24/2016 6/25/2016 6/26/2016 6/27/2016 6/28/2016 6/29/2016 6/30/2016 7/1/2016 7/2/2016 7/3/2016 7/4/2016 7/5/2016 7/6/2016 7/7/2016 7/8/2016 7/9/2016 7/10/2016 7/11/2016 7/12/2016 7/13/2016 7/14/2016 7/15/2016 7/16/2016 7/17/2016 7/18/2016 7/19/2016 7/20/2016 7/21/2016 7/22/2016 7/23/2016 7/24/2016 7/25/2016 7/26/2016 7/27/2016 7/28/2016 7/29/2016 7/30/2016 7/31/2016 8/1/2016 8/2/2016 8/3/2016 8/4/2016 8/5/2016 8/6/2016 8/7/2016 8/8/2016 8/9/2016 8/10/2016 8/11/2016 8/12/2016 8/13/2016 8/14/2016 8/15/2016 8/16/2016 8/17/2016 8/18/2016 8/19/2016 8/20/2016 8/21/2016 8/22/2016 8/23/2016 8/24/2016 8/25/2016 8/26/2016 8/27/2016 8/28/2016 8/29/2016 8/30/2016 8/31/2016 9/1/2016 9/2/2016 9/3/2016 9/4/2016 9/5/2016 9/6/2016 9/7/2016 9/8/2016 9/9/2016 9/10/2016 9/11/2016 9/12/2016 9/13/2016 9/14/2016 9/15/2016 9/16/2016 9/17/2016 9/18/2016 9/19/2016 9/20/2016 9/21/2016 9/22/2016 9/23/2016 9/24/2016 9/25/2016 9/26/2016 9/27/2016 9/28/2016 9/29/2016 9/30/2016 10/1/2016 10/2/2016 10/3/2016 10/4/2016 10/5/2016 10/6/2016 10/7/2016 10/8/2016 10/9/2016 10/10/2016 10/11/2016 10/12/2016 10/13/2016 10/14/2016 10/15/2016 10/16/2016 10/17/2016 10/18/2016 10/19/2016 10/20/2016 10/21/2016 10/22/2016 10/23/2016 10/24/2016 10/25/2016 10/26/2016 10/27/2016 10/28/2016 10/29/2016 10/30/2016 10/31/2016 11/1/2016 11/2/2016 11/3/2016 11/4/2016 11/5/2016 11/6/2016 11/7/2016 11/8/2016 11/9/2016 11/10/2016 11/11/2016 11/12/2016 11/13/2016 11/14/2016 11/15/2016 11/16/2016 11/17/2016 11/18/2016 11/19/2016 11/20/2016 11/21/2016 11/22/2016 11/23/2016 11/24/2016 11/25/2016 11/26/2016 11/27/2016 11/28/2016 11/29/2016 11/30/2016 12/1/2016 12/2/2016 12/3/2016 12/4/2016 12/5/2016 12/6/2016 12/7/2016 12/8/2016 12/9/2016 12/10/2016 12/11/2016 12/12/2016 12/13/2016 12/14/2016 12/15/2016 12/16/2016 12/17/2016 12/18/2016 12/19/2016 12/20/2016 12/21/2016 12/22/2016 12/23/2016 12/24/2016 12/25/2016 12/26/2016 12/27/2016 12/28/2016 12/29/2016 12/30/2016 12/31/2016</p>	
REV	DATE	AMENDMENT	ISSUE FOR	<p>NOT FOR CONSTRUCTION FOR APPROVAL PURPOSES ONLY. DO NOT SCALE FROM DRAWINGS. THIS DRAWING REMAINS THE COPYRIGHT OF TWARCHITECTS PTY LTD AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART EXCEPT BY WRITTEN AUTHORITY OF TWARCHITECTS PTY LTD.</p>		<p>twarchitects</p>	
A	10/10/16		DA				



1 CONCEPT STORMWATER PLAN 1:100

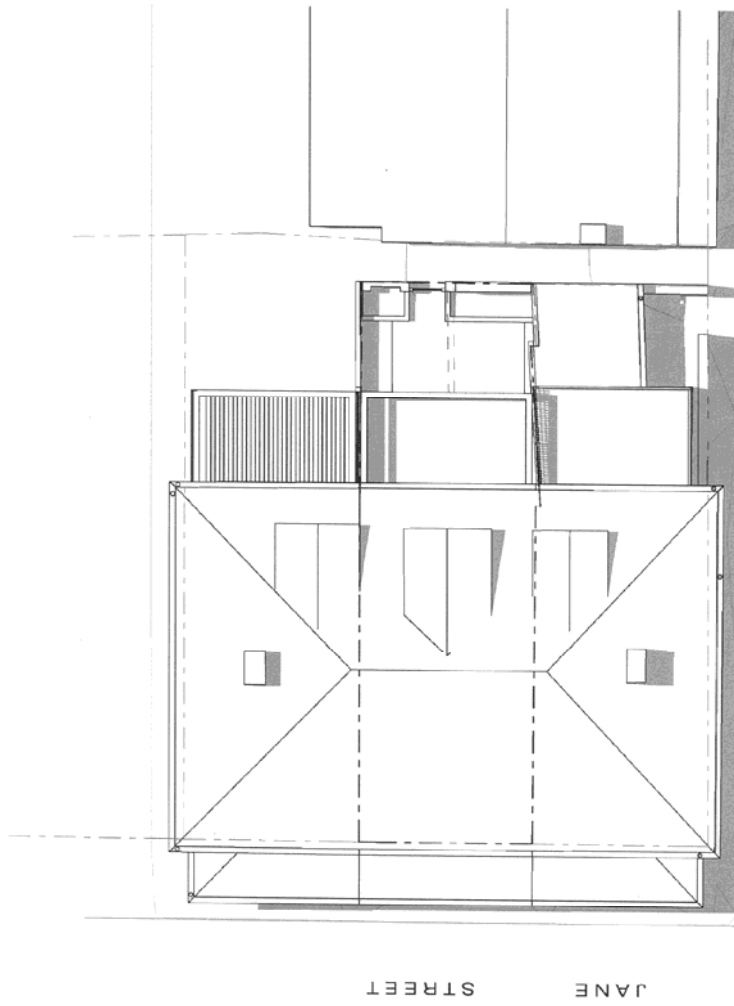
REV A	DATE 10/11/16	AMENDMENT ISSUE FOR DA	<p>EXISTING BUILDING FABRIC</p> <p>PROPOSED BUILDING FABRIC</p> <p>PROPOSED NEW WORKS OUTSIDE OF EXISTING FOOTPRINT</p> <p>PROPOSED NEW WORKS WITHIN EXISTING FOOTPRINT</p> <p>NOT FOR CONSTRUCTION FOR APPROVAL PURPOSES ONLY. DO NOT SCALE FROM DRAWING. THIS DRAWING REMAINS THE COPYRIGHT OF TWARCHITECTS PTY LTD AND MUST NOT BE USED, COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF TWARCHITECTS PTY LTD.</p>	<p>CLIENT NAME A. REYNOLDS WHITE & O. MATTHEWS</p> <p>PROJECT ADDRESS 4 ANIC STREET DALMAIN NSW 2041</p> <p>SCALE 1:100 @ A3</p>	<p>DA 14</p> <p>CONCEPT STORMWATER PLAN</p>	<p>twarchitects</p> <p>100 JAMES STAINBILLS BALMAIN NSW 2041 L. 02 95566677 M. 02 95566677 F. 02 95566677 WWW.TWARCHITECTS.COM.AU ARCH. 60/14/02/2016 Thomas Villa REG 7860</p>
<p>ARCHITECT</p>						



JANE STREET
GLADSTONE STREET

1 WINTER SOLSTICE - 9AM
1:100

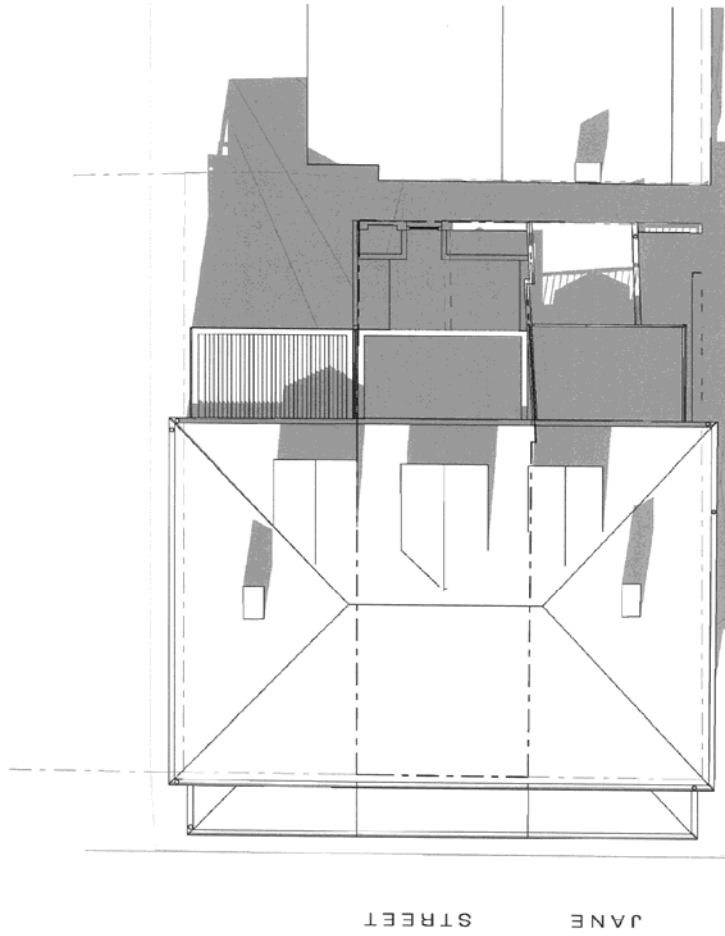
AMENDMENTS	REV A	DATE 10.10.16	AMENDMENT ISSUE FOR DA
ORIENTATION			
LEGEND	<p>EXISTING BUILDING FABRIC PROPOSED BUILDING FABRIC DEMOLISHED BUILDING FABRIC PROPOSED NEW WORKS OUTSIDE OF EXISTING FOOTPRINT. PROPOSED NEW WORKS WITHIN EXISTING FOOTPRINT.</p>		
DETAILS	<p>CLIENT NAME A HEYDORN-WHITE & O MATTHEWS PROJECT ADDRESS 15 GLEBE STREET BALMAIN NSW 2041 SCALE 1:100 @ A3</p>		
ARCHITECT	<p>Shop 10/10 Darling St Balmain NSW 2041 Tel: 02 9550 1234 Fax: 02 9550 1235 info@twarchitects.com.au www.twarchitects.com.au ABN 88 116 022 246 Nominal Architect Thomas White Reg 7562</p>		
DA 15		SHADOW DIAGRAM - 9AM	
twarchitects			



1 WINTER SOLSTICE - 12PM
1:100

JANE STREET
GLADSTONE STREET

AMENDMENTS REV A DATE 10/10/16 AMENDMENT ISS. FOR DA		LEGEND 		ORIENTATION 	
DETAILS CLIENT NAME A. HYDON-WHITE & O. MATTHEWS PROJECT ADDRESS 11-13 STREET TULLAMAH NSW 2041 SCALE 1:100 @ A3		EXISTING BUILDING FABRIC PROPOSED BUILDING FABRIC DEMOLISHED BUILDING FABRIC PROPOSED NEW WORKS WITHIN EXISTING FOOTPRINT. PROPOSED NEW WORKS OUTSIDE OF EXISTING FOOTPRINT.		NOT FOR CONSTRUCTION. THIS APPROVAL IS ISSUED ONLY FOR INFORMATION. NO WORKS SHOULD BE PROCEEDED IN WHOLE OR IN PART WITHOUT WRITTEN AGREEMENT OF TWP ARCHITECTS PTY LTD AND MUST NOT BE USED, COPIED, OR PRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AGREEMENT OF TWP ARCHITECTS PTY LTD.	
SHOP 9/100 Darling St Balaclava NSW 2041 t 02 9550 1278 m 04 12 204 1278 e info@twarchitects.com.au www.twarchitects.com.au AWA 16/10/2016 Dominica Archibald Thomas W.B. REC 7860		ARCHITECT:		DA 16 SHADOW DIAGRAM - 12PM twarchitects	



JANE STREET

GLADSTONE STREET

1 WINTER SOLSTICE - 3PM
1:100

AMENDMENTS		ORIENTATION		LEGEND	
REV A	DATE 10/10/16	AMENDMENT ISSUE FOR DA			
EXISTING BUILDING FABRIC PROPOSED BUILDING FABRIC DEMOLISHED BUILDING FABRIC PROPOSED NEW WORKS OUTSIDE OF EXISTING FOOTPRINT. PROPOSED NEW WORKS WITHIN EXISTING FOOTPRINT.			NOT TO SCALE. SHADOWS CAST FROM PROPOSED BUILDING. SHADOWS FROM EXISTING BUILDINGS ARE FOR INFORMATION ONLY. PHOTO RENDERING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN PERMISSION OF TWARCHITECTS.		
CLIENT NAME A. REYDON-WHITE & O. MATTHEWS PROJECT ADDRESS 4/40E STREET BOWMAN NSW 2041 1/16 @ A3			ARCHITECT DA 17 SHADOW DIAGRAM - 3PM		
Shop 4/40 Darling St Bowman NSW 2041 T 02 95008000 F 02 95008000 E twarchitects.com.au M 02 95008000 1/16 @ A3 Registered Architect Thomas Will REG 7860			twarchitects		