



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	DAREV/2016/17
Address	205 Norton Street, LEICHHARDT NSW 2040
Proposal	Application to review the determination of D/2016/134 which approved alterations and additions to existing dwelling. Proposal entails amendments to the approved design.
Date of Receipt	20 October 2016
Applicant	Mr F Gardner and Mr D T Kennedy
Owner	Mr F S Gardner and Mr D T Kennedy
Number of Submissions	Nil
Building Classification	1a
Reason for determination at Planning Panel	Exceeds officer delegation
Main Issues	Redesign for stormwater drainage overland flow
Recommendation	Approval



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Proposal

This application seeks to review the determination of Development Application No. D/2016/134 pursuant to the provisions of Section 82A of the Environmental Planning and Assessment Act, 1979 in the following way:

Delete the following conditions of consent, with modification of the design of the approved development:

‘3. *Amended plans are to be submitted incorporating the following amendments:*

- a) *The proposed Kitchen and Family/Dining room area must be set back a minimum 500mm from the northern property boundary to accommodate an overland flowpath, with a minimum clear width of 300mm, between the rear Courtyard/ yard and the footpath in Allen Street. The overland flowpath must have continuous fall of at least 1 percent. Provided the overland flow path discharge is achieved to Allen St with a continuous fall of at least 1 percent then the length of wall required to be setback may be accordingly reduced i.e it may not be necessary for the entirety of the kitchen/dining/living room area to be setback.*
- b) *The proposed bladder rainwater tank must be deleted from beneath the dwelling and relocated to the rear Courtyard, adjacent to the southern boundary.*

.....

5. *A stormwater drainage design, incorporating on site stormwater detention facilities (OSD), prepared by a 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 on Drawing No. 15136-SW02/2 and 15136-SW03/1 prepared by Camstruct Consulting Pty Ltd and dated 2 April 2016 and 8 February 2016 respectively. The design must be amended to address the following issue:*
 - i. *The proposed OSD storage beneath the proposed Ground floor Bathroom is not required under Council’s DCP 2013 and may be deleted.*
 - ii. *The proposed Atlantis Cell OSD system for the proposed Granny Flat must be deleted and be replaced with a concrete/masonry below ground OSD storage tank system.*

.....

- d) *An overland flowpath with a minimum clear width of 300mm must be provided between the rear Courtyard of the principal dwelling and the footpath in Allen Street, via the setback to the northern boundary as required by Condition 3. The rear courtyard must be graded so that bypass flows from the site drainage system are directed to the overland flowpath.*

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.’

The original Development Application was determined by the Leichhardt Planning Panel on 13 September 2016 by way of consent subject to conditions.

2. Site Description

The site is approximately 170.7sqm in area and has a frontage of 4.63m to Norton St, and, being a corner lot, a side frontage of 37.95m to Allen St on its northern boundary. The site is located on the eastern side of Norton St.

The site presently accommodates a single storey terrace dwelling matched with its neighbours to the south.

The subject site is not a heritage item however it is located within a conservation area. The site is not identified as a flood control lot.

There are no trees on the site.

The site is zoned R1 – General Residential pursuant to Local Environmental Plan 2013.

3. Site History

The following table outlines the development history of the subject site.

Date	Application Details
18/2/2014	PREDA/2014/9 - Rear extension to existing semi plus cabana/carport. Advice letter issued.
22/7/2015	PREDA/2015/80 - Alterations and additions to the existing dwelling, including a two-storey rear extension, and construction of a detached secondary dwelling. Advice letter issued.
23/12/2015	PREDA/2015/238 – Alterations and additions to the existing dwelling, including a two-storey rear extension, and construction of a detached secondary dwelling. Advice letter issued.
13/9/2016	D/2016/134 - Alterations and additions to dwelling and new secondary dwelling at rear of property. This application relies on a variation to floor space ratio and site coverage. Approved subject to conditions.

There is no relevant neighbouring property history pertaining to this application.

4. Section 82A Review

Section 82A of the Environmental Planning and Assessment Act, 1979 allows an applicant to request Council to review the determination of an application. The review is to be carried out in accordance with the requirements discussed in the following.

A review of a determination cannot be carried out on a complying development certificate, or a determination in respect of designated development, or a determination in respect of integrated development, or a determination made by the council under section 116E in respect of an application by the Crown.

The subject application was not complying development, designated development, integrated development or an application made by the Crown.

A determination cannot be reviewed after the time limit for making of an appeal under Section 97 expires, being 6 months from the original determination.

The subject application was determined on 13 September 2016. The request for review was received by Council on 20 October 2016. The six months will expire on 13 March 2017.

The prescribed fee must be paid in connection with a request for a review.

The applicant has paid the applicable fee in connection with the request for a review.

In requesting a review, the applicant may make amendments to the development described in the original application, provided that Council is satisfied that the development, as amended, is substantially the same as the development described in the original application.

The review application includes amended plans which include changes to the approved form of the development such that the proposal would be substantially the same as the development described in the original application.

The review of determination has been notified in accordance with the regulations, if the regulations so require, or a development control plan, if the council has made a development control plan that requires the notification or advertising of requests for the review of its determinations.

The application was advertised for a period of 14 days. The advertising period was between 7 November 2016 to 21 November 2016.

No objections were received during the advertising period.

Consideration of any submissions made concerning the request for review within any period prescribed by the regulations or provided by the development control plan.

No objections were received during the advertising period.

As a consequence of a review, Council may confirm or change the determination.

After reviewing the determination of the application, it is recommended that Council change the determination by altering the conditions of consent as requested by the applicant, and also to include reference to the amended plans forming the basis of the S.82A review.

The review must not be made by the person who determined the original but is to be made by another delegate of the council who is not subordinate to the delegate who made the determination. If the original determination was made by the Council then the review is also to be considered by the Council.

As the application was approved by the Leichhardt Planning Panel, the review of the application is reported to a meeting of the Inner West Planning Panel in accordance with the above requirement.

5. Section 79c(1) 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.

(a)(i) 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
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Leichhardt Local Environmental Plan 2013

State Environmental Planning Policy (Affordable Rental Housing) 2009

The application has not been lodged relying upon the SEPP (as it is permissible and approvable under LEP 2013). However, as the proposal includes a *Secondary Dwelling*, it is assessable with reference to the Affordable Housing provisions for secondary dwellings.

The relevant provisions of the SEPP are as follows:

- (2) *A consent authority must not consent to development to which this Division applies if there is on the land, or if the development would result in there being on the land, any dwelling other than the principal dwelling and the secondary dwelling.*
- (3) *A consent authority must not consent to development to which this Division applies unless:*
 - (a) *the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under another environmental planning instrument, and*
 - (b) *the total floor area of the secondary dwelling is no more than 60 square metres or, if a greater floor area is permitted in respect of a secondary dwelling on the land under another environmental planning instrument, that greater floor area.*
- (4) *A consent authority must not refuse consent to development to which this Division applies on either of the following grounds:*
 - (a) *if:*
 - (i) *the secondary dwelling is located within, or is attached to, the principal dwelling, or*
 - (ii) *the site area is at least 450 square metres,*
 - (b) *if no additional parking is to be provided on the site.*
- (5) *A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (4).*

The application complies with all of the above where relevant.

Leichhardt Local Environment Plan 2013

The site is zoned R1 General Residential under the Leichhardt Local Environmental Plan 2013 and the proposal is permissible in the zone and is consistent with the planning objectives for the area in the Leichhardt Local Environmental Plan.

The following summarises the assessment of the proposal against the development standards and lists the other relevant clauses of the Leichhardt Local Environmental Plan 2013.

LLEP 2013 Development Standard	Proposal m²	Proposal ratio / %	Compliance	% of Non-compliance
Floor Space Ratio – 0.5:1	117.2sqm	0.68:1	No	36%
Landscaped Area – minimum 15% of site area	29.4sqm	17%	Yes	N.A
Site Coverage – maximum 60% of site Area	109.8sqm	64%	No	6.66%

- Clause 1.2 – Aims of the Plan
- Clause 2.3 – Zone objectives and Land Use Table
- Clause 2.6 – Subdivision Requirements
- 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 6.4 – Stormwater management
- Clause 6.8 - Development in areas subject to aircraft noise

The application satisfies the provisions of the above Leichhardt Local Environmental Plan 2013 with the exception of the following:

Floor Space Ratio and Site Coverage

The application seeks variations to the above. The applicant has lodged formal requests for such variations under clause 4.6 of the Plan.

Aircraft Noise

The site is located within the ANEF25-30 noise contour for Sydney Airport. The applicant has submitted an acoustic report which concludes that the proposal can be made to satisfy AS2021 subject to particular design provisions being made during construction and is considered satisfactory in this regard.

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)(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 floor space ratio and site coverage controls are development standards. The likely impacts of the amended proposal are such that the application satisfies the above.

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 written cases for variations of the standards with the following justifications:

- The proposal exceeds the landscape area requirement for a minimum of 15% and Private Open Space area provisions of DCP2013 satisfying the objectives of the development standard.
 - The rear additions to the existing dwelling will not be significantly visible from Norton Street.
 - The proposal does not result in any significant privacy impacts to neighbouring properties.
 - The proposed alterations and additions would not be out of character with the desired future character of the area.
 - The proposed development allows for flexible and affordable housing in the area.
 - The additional overshadowing caused by the first floor extension has minor impacts to neighbouring properties.
 - The proposal seeks to exceed the maximum site coverage by 5.36 square metres. However the proposal exceeds both the LEP landscape area minimum of 15% and DCP Private Open Space minimum area total minimum of 25 square metres (43m² proposed), therefore ensuring more than adequate provision for landscaped area and private open space which satisfies the objectives of the clause.
 - The subject site has an area of 170.7 square metres which is considerably smaller than the minimum allotment size of 200 square metres. It is considered that compliance with the standards would not be consistent with the objectives of Clause 4.6 as strict compliance would permit little additional development on the site.
 - Compliance with the standards would be deemed unreasonable considering the size of the lot which is smaller than the minimum lot size of 200m². If the site area was at the minimum the proposal would easily comply with the standards.
 - Compliance with the standards would be unreasonable given that similar developments (dwellings plus outbuildings at the rear of the site) in the vicinity mean that those with similar site area would also be non-compliant with the standards.
- (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.*

Comment: The applicant has addressed the matters required under *Clause 4.6 Exceptions to Development Standards*, and the case submitted is considered to be well founded. The proposal will not result in a detrimental impact on the public interest and would satisfy the objectives of the development standard/s and General Residential zoning as demonstrated below:

- The proposal is compatible with the desired future character of the area in relation to building bulk, form and scale.

- The proposal complies with the Landscaped Area standard, providing a suitable balance between landscaped areas and the built form.
- The siting of the building is within the building location zones where it can be reasonably assumed development can occur.
- The proposal does not result in any significant adverse amenity impacts to surrounding properties.

The Secretary has provided concurrence.

(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 standards 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 standards 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.

(a)(ii) Draft Environmental Planning Instruments

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

- Draft Leichhardt Local Environment Plan 2013 – Housekeeping Amendment

Draft Leichhardt Local Environment Plan 2013 (Housekeeping amendment)

The Draft Leichhardt Local Environment Plan 2013 – (Housekeeping amendment) commenced exhibition on 1 September 2015 and is therefore a matter for consideration under Section 79C of the Environmental Planning and Assessment Act 1979.

The items included in the draft LEP Housekeeping Amendment are:

- i. Amendment of Clause 6.8 (Development in areas subject to aircraft noise) to allow Council to exercise greater discretion in relation to noise attenuation for particular developments.
- ii. Amendment to the Land Use Table for the RE1 Public Recreation zone to allow restaurants and cafes as permissible with consent.
- iii. Amendment of Schedule 1 Additional Permitted Uses to include 44-46 Smith Street, Rozelle (Lots 1 & 2 DP 782330, Lot 1 DP 782348 & Lot 1 DP 228261).
- iv. Amendment to the Heritage Map Sheet 007 to correctly identify the location of State listed Balmain Hospital Main Building (Heritage Item No. I138) within the Balmain Hospital Complex (Lot 11 DP 1006912 & Lot 1 DP 1012848).
- v. Rezone portions of 77 Taylor Street and 148 Wigram Road, Annandale (Part Lot 1 DP 1185598 and Lot 2 DP 1185598) from R1 General Residential to RE1 Public Recreation and associated mapping amendments.

- vi. Rezone part of Leichhardt Park (part of Lot 6643 DP 1137663) that is adjacent to the western boundary of 9 Bayview Street, Lilyfield from R1 General Residential to RE1 Public Recreation and associated mapping amendments.

The application satisfies the provisions of the above Draft Leichhardt Local Environment Plan 2013 (Housekeeping amendment).

(a)(iii) Development Control Plans

The application has been assessed against the relevant Development Control Plans listed below:

- Leichhardt Development Control Plan 2013

Development Control Plan 2013

More specifically, the application has been assessed against the following clauses of Development Control Plan 2013.

Part A: Introductions

Section 3 – Notification of Applications

Part B: Connections

- B1.1 Connections – Objectives
- B2.1 Planning for Active Living

Part C: Place – Section 1 General Provisions

- C1.0 General Provisions
- C1.1 Site and Context Analysis
- C1.2 Demolition
- C1.3 Alterations and additions
- C1.4 Heritage Conservation Areas and Heritage Items
- C1.5 Corner Sites
- C1.7 Site Facilities
- C1.8 Contamination
- C1.9 Safety by Design
- C1.10 Equity of Access and Mobility
- C1.11 Parking
- C1.12 Landscaping
- C1.14 Tree Management

Part C: Place – Section 2 Urban Character

Suburb Profile

- C2.1.3 Norton Street – Centro- Leichhardt

Part C: Place – Section 3 – Residential Provisions

- C3.1 Residential General Provisions
- C3.2 Site Layout and Building Design
- C3.3 Elevation and Materials
- C3.4 Dormer Windows
- C3.5 Front Gardens and Dwelling Entries
- C3.6 Fences
- C3.7 Environmental Performance
- C3.8 Private Open Space

- C3.9 Solar Access
- C3.10 Views
- C3.11 Visual Privacy
- C3.12 Acoustic Privacy

Part D: Energy

Section 1 – Energy Management

Section 2 – Resource Recovery and Waste Management

- D2.1 General Requirements
- D2.2 Demolition and Construction of All Development
- D2.3 Residential Development

Part E: Water

Section 1 – Sustainable Water and Risk Management

E1.1 Approvals Process and Reports Required With Development Applications

- E1.1.1 Water Management Statement
- E1.1.2 Integrated Water Cycle Plan
- E1.1.3 Stormwater Drainage Concept Plan

E1.2 Water Management

- E1.2.1 Water Conservation
- E1.2.2 Managing Stormwater within the Site
- E1.2.3 On-Site Detention of Stormwater

The application generally satisfies the provisions of the above Development Control Plans. The following detailed analysis is provided:

C3.2 Site Layout and Building Design

Building Location Zone:

The proposed first floor addition would extend to the same alignment as the ground floor of the immediate southern neighbour. It is noted that there is no first floor precedent established under LEP 2013 along these houses for the purposes of comparison. No 203 contains a first floor attic addition which extends from the ridge a distance of approximately 4.0m. The proposed first floor would extend an additional 3.0m beyond that point. The amended plans provide for the raising of the rear additions by 450mm so as to allow for the removal of those provisions of condition 3 requiring a setback of the rear additions, at ground level, to the Allen Street boundary. Under these circumstances the DCP allows for “breaches” of the first floor building location zone subject to the following assessment:

Clause C5 under this part states that a variation to the building location zone must be demonstrated by the applicant to meet the following requirements:

- a. amenity to adjacent properties (i.e. sunlight, privacy, views) is protected and compliance with the solar access controls of this Development Control Plan is achieved;*
- b. the proposed development will be compatible with the existing streetscape, desired future character and scale of surrounding development;*
- c. the proposal is compatible in terms of size, dimensions, privacy and solar access of private open space, outdoor recreation and landscaping;*
- d. retention of existing significant vegetation and opportunities for new significant vegetation is maximised; and*
- e. the height of the development has been kept to a minimum to minimise visual bulk and scale, as viewed from adjoining properties, in particular when viewed from the private open space of adjoining properties.*

Assessment of the originally proposed and current amended rear addition design, satisfactorily concludes that the impacts of the proposed first floor satisfy these tests.

Side boundary setbacks:

The proposed raising of the proposed rear first floor addition by 450mm so as to provide adequate stormwater flowpaths to Allen Street results in the side wall heights on the side boundary with the neighbouring dwelling breaching the setback requirements of the DCP by up to 800mm. The side setbacks to Allen Street do not comply with the DCP numerical requirement for building envelope with breach of up to 300mm. This is considered acceptable given that existing buildings with side walls fronting Allen Street do not have any setback. The proposed works would maintain this built pattern.

The secondary dwelling would also comply in this regard.

Council may allow walls higher than that required by the side boundary setback controls where:

- a. *The development is consistent with relevant Building Typology Statements as outlined within Appendix B – Building Typologies of this Development Control Plan;*
- b. *The pattern of development within the streetscape is not compromised;*
- c. *The bulk and scale of development is minimised by reduced floor to ceiling heights;*
- d. *The potential impacts on amenity of adjoining properties, in terms of sunlight and privacy and bulk and scale, are minimised; and*

Reasonable access is retained for necessary maintenance of adjoining properties.

The proposed works would not result in any significant adverse impacts on neighbouring properties or the streetscape.

C3.4 Dormer Windows

The proposed rear first floor addition includes two vertically proportioned dormer windows facing Allen Street. The particular design of these dormers is considered in the Council Heritage Advisors comments below. Subject to the imposition of suitable conditions the dormer windows are satisfactory.

C3.8 Private Open Space

The DCP requires a minimum area of 16sqm to be provided to each dwelling for private open space having dimension not less than 3.0m. The submitted drawings indicate the rear private open space to the secondary dwelling being less than the required 16sqm. In this regard, it is proposed to impose a condition of consent requiring the dividing fence between the original dwelling and secondary dwelling to be relocated 0.7m toward the original dwelling, thereby ensuring a minimum private open space area for the secondary dwelling of 16sqm.

C3.9 Solar Access

The first floor addition and the secondary dwelling do not result in any additional overshadowing to north facing windows of the adjoining property.

However, the proposed raising of the additions by 0.45m will result in a minor overshadowing increase of 3m² at noon mid-winter to the rear private open space of 203 Norton Street.

The private open space of that property currently does not satisfy the minimum requirement for solar access.

The existing lack of solar access reflects the narrowness of the east-west orientation of the allotment and shadows cast from existing structures on that site and the subject site, as well as dividing fences. The current proposal would have a limited impact on that property.

It is considered that the above characteristics of these adjoining sites would result in some impact from any new development. The proposal to raise the height of the rear additions has resulted from the need to provide adequate overland flow paths for stormwater to protect the subject and neighbouring sites from potential impacts from stormwater flows. Given this intent, the resultant minor overshadowing impact is considered acceptable in the particular circumstances of the case.

C3.10 Views

There would be no loss of any significant views from any nearby property.

C3.11 Visual Privacy

The first floor addition has windows facing the back yard and the side street and does not directly overlook any adjacent property. The secondary dwelling is single storey (except for a storage loft which is accessible only via a ladder) and as a consequence there is no overlooking to neighbours.

C3.12 Acoustic Privacy

It is not anticipated that the small size of the secondary dwelling (18sqm) would result in unacceptable noise levels. Furthermore, noise levels from the addition are expected to be no greater than those which are associated with a single dwelling.

(a)(iv) Environmental Planning and Assessment Regulation 2000

The application has been assessed against the relevant clauses of the Environmental Planning and Assessment Regulation 2000. The application fully complies with the Environmental Planning and Assessment Regulation 2000.

Clause 92(1)(b) of the Regulation Council to consider the provisions of *Australian Standard AS 2601-1991: The demolition of structures*. The demolition of the existing structures is to be carried out in accordance with a construction/demolition management plan, which is to be submitted prior to the issue of a Construction Certificate. Conditions to this effect are included in the recommendation section of this report.

(b) The likely environmental both natural and built environment, social and economic impacts in the locality

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

(c) 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.

(d) Any submissions made in accordance with the Act or the regulations

The application was notified for a period of 14 days. The notification period was from 7 November 2016 to 21 November 2016. The notification of the application included:

- Letters sent to 13 properties.
- A yellow site notice placed on the site.
- Listing under the notification section on Council's website.

No objections were received during the advertising period.

(e) 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. Section 94 Contributions

Section 94 contributions are payable for the proposal.

COLUMN A	COLUMN B
Open space and recreation	\$13,357.00
Community facilities and services	\$2042.00
Local area traffic management	\$139.89
Bicycle works	\$13.65

The total contribution is: \$15,552.54

7. Internal Referrals

The application was referred to the following Council Officers:

Drainage Engineer

(Assessment Officer comment: The objective of the conditions imposed on the original development consent relating to a proposed 500mm setback was to provide a overland flowpath by gravity alongside the new rear additions so that stormwater from the rear courtyard could drain out into Allen Street. In response to the applicant's amended plans submitted with the current S.82A Review application, the Council Engineering advice is as follows):

Reference is made to the Stormwater Drainage plans on Drawing No. 15136-SW02/4, 15136-SW03/3 and 15136-SW04/2 prepared by Camstruct Consulting Pty Ltd and dated 30 November 2016. The plans have been amended to address the issues previously raised in relation to the on-site detention and/or retention/reuse system.

Consequently, the conditions of development consent No. D/2016/134 should be modified as follows:

The following conditions should be deleted:

Conditions 3(a) and 3(b) should be deleted.

The following conditions should be modified to read as follows:

Condition 5

A stormwater drainage design, incorporating on site stormwater detention and/or on site retention/ re-use facilities (OSR/OSD), prepared by a 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 on Drawing No. 15136-SW02/4, 15136-SW03/3 and 15136-SW04/2 prepared by Camstruct Consulting Pty Ltd and dated 30 November 2016.
- b) Comply with Council's Stormwater Drainage Code.
- c) Charged or pump-out stormwater drainage systems are not permitted.
- d) 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.
- e) The rear Courtyard and Patio must be graded so that bypass flows from the site drainage system are directed to Allen Street footpath.
- f) 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.
- g) All plumbing within the site must be carried out in accordance with Australian Standard *AS/NZS3500.3.2003 Plumbing and Drainage – Stormwater Drainage*.
- h) The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system.
- i) Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required.
- j) All redundant stormwater pipelines within the footpath area must be removed and the footpath and kerb reinstated.
- k) 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.
- l) The proposed on-site retention tank must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation.

The design must be certified as compliant with the terms of this condition by a suitably qualified Civil Engineer.

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

Condition 39

Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities. The Plan must set out the following at a minimum:

- a) The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners.

- b) The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.

The Plan must be prepared by a suitably qualified professional and provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

Condition 42

Prior to the issue of an Occupation Certificate, a positive covenant must be created under Section 88E of the *Conveyancing Act 1919*, burdening the owner(s) with the requirement to maintain the on-site detention and on-site retention/re-use facilities on the property.

The terms of the 88E instrument with positive covenant shall include, but not be limited to, the following:

- a) The Proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures associated with the on-site stormwater detention facilities ("OSD") and on-site retention/re-use facilities ("OSR").
- b) The Proprietor shall have the OSD and OSR inspected annually by a competent person.
- c) The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all pits, pipelines, trench barriers and other structures in or upon the said land which comprise the OSD and OSR or which convey stormwater from the said land; and recover the costs of any such works from the proprietor.
- d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD and OSR, or failure to clean, maintain and repair the OSD and OSR.

The proprietor or successor must bear all costs associated in the preparation of the subject 88E instrument. Proof of registration with the NSW Land and Property Information must be submitted to and approved by the Principal Certifying Authority prior to the issue of an Occupation Certificate / Subdivision 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.

Condition 47

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

Heritage Advisor

The extent of change proposed to the form of the originally approved development would not warrant heritage objection in this instance. Accordingly, no objection is raised to the [S.82A Review] application on heritage grounds. Those conditions previously recommended for imposition on the original application [D/2016/134] are to be imposed on any consent.

- Amended plans are to be submitted incorporating the following amendments:
 - a) The proposed additional northern elevation window to bedroom no.3 (W01) shall comprise of a traditional, vertically proportioned double-hung timber construction. No external louvres are permitted on this window as they would have an adverse impact on the historic character of this contributory dwelling (contributes to the

historic and aesthetic significance of the surrounding heritage conservation area); and

- b) To help minimise the overall visual impact of the proposed modern external louvres of the rear addition upon the historic character of Allen Street, support is not given to their use on the first floor dormer windows (W05 & W06) and the proposed external louvres to the ground floor northern elevation windows (W02, W03 & W04) shall be of timber construction to be sympathetic to their historic built context.

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.

- Materials and finishes must be complementary to the predominant character and streetscape of the area, and any existing buildings & the period of construction of the buildings. 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. **In this regard, the re-roofing of the main original dwelling and the rear additions shall comprise of either "Gull Grey" traditional corrugated galvanised steel or pre-coloured traditional corrugated galvanised steel in a colour equivalent to Colorbond colour "Windspray" which are suitable modern equivalents of traditional roofing in the Leichhardt area.** 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 of finished external surface materials, including colours and texture must be provided prior to the issue of a Construction Certificate to the satisfaction of the Principal Certifying Authority.

8. External Referrals

The application was not required to be referred to any external body for comment.

9. Conclusion

This application has been assessed under Section 82A of the Environmental Planning and Assessment Act, 1979 and is considered to be satisfactory. Therefore, the application is recommended for approval subject to the amendments listed below.

10. Recommendation

That Council as the consent authority pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 change the original determination of Development Application No. D/2016/134 subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

- A. Conditions 3(a) and 3(b) be deleted.
- B. The following conditions should be modified to read as follows:
1. Development must be carried out in accordance with Development Application No. D/2016/134 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
Proposed Floor Plan Dwg 05	House Plans by Design	26/9/2016
First Floor Plan Dwg 06	House Plans by Design	26/9/2016
Roof plan Dwg 07	House Plans by Design	8/6/2016
Elevations Dwg 08	House Plans by Design	26/9/2016
Elevations Dwg 09	House Plans by Design	26/9/2016
Sections Dwg 10	House Plans by Design	26/9/2016
Site Plan Dwg 03	House Plans by Design	26/9/2016
BASIX Commitments	House Plans by Design	4/4/2016
Document Title	Prepared By	Dated
Basix Certificate 695694S	House Plans by Design	4/4/2016
Basix Certificate A238939	A/A	A/A
Stormwater Plans	Prepared By	Dated
15136-SW02/4 - Stormwater drainage concept plan	Camstruct Consulting Pty Ltd	30/11/2016
15136-SW03/3 - Stormwater drainage concept plan	Camstruct Consulting Pty Ltd	30/11/2016
15136-SW04/2 - Stormwater drainage concept plan	Camstruct Consulting Pty Ltd	30/11/2016
Materials and sample board	House Plans by Design	undated
Waste Management Plan	Gardner & Kennedy	30/3/2016
Acoustic Report – Aircraft Noise - Rev 1	Acoustic Logic	31/03/2016

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. Amended plans are to be submitted incorporating the following amendments:
 - a) The proposed additional northern elevation window to bedroom no.3 (W01) shall comprise of a traditional, vertically proportioned double-hung timber construction. No external louvres are permitted on this window as they would have an adverse

impact on the historic character of this contributory dwelling (contributes to the historic and aesthetic significance of the surrounding heritage conservation area); and

- b) To help minimise the overall visual impact of the proposed modern external louvres of the rear addition upon the historic character of Allen Street, support is not given to their use on the first floor dormer windows (W05 & W06) and the proposed external louvres to the ground floor northern elevation windows (W02, W03 & W04) shall be of timber construction to be sympathetic to their historic built context.
- c) The dividing fence between the original dwelling and secondary dwelling is to be relocated 0.7m toward the original dwelling, thereby ensuring a minimum private open space area for the secondary dwelling of 16sqm.

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. A stormwater drainage design, incorporating on site stormwater detention and/or on site retention/ re-use facilities (OSR/OSD), prepared by a 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 on Drawing No. 15136-SW02/4, 15136-SW03/3 and 15136-SW04/2 prepared by Camstruct Consulting Pty Ltd and dated 30 November 2016.
 - b) Comply with Council's Stormwater Drainage Code.
 - c) Charged or pump-out stormwater drainage systems are not permitted.
 - d) 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.
 - e) The rear Courtyard and Patio must be graded so that bypass flows from the site drainage system are directed to Allen Street footpath.
 - f) 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.
 - g) All plumbing within the site must be carried out in accordance with Australian Standard *AS/NZS3500.3.2003 Plumbing and Drainage – Stormwater Drainage*.
 - h) The stormwater system must not be influenced by backwater effects or hydraulically controlled by the receiving system.
 - i) Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required.

- j) All redundant stormwater pipelines within the footpath area must be removed and the footpath and kerb reinstated.
- k) 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.
- l) The proposed on-site retention tank must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation.

The design must be certified as compliant with the terms of this condition by a suitably qualified Civil Engineer.

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

39. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that an Operation and Management Plan has been prepared and implemented for the on-site detention and/or on-site retention/re-use facilities. The Plan must set out the following at a minimum:
- a) The proposed maintenance regime, specifying that the system is to be regularly inspected and checked by qualified practitioners.
 - b) The proposed method of management of the facility, including procedures, safety protection systems, emergency response plan in the event of mechanical failure, etc.

The Plan must be prepared by a suitably qualified professional and provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

42. Prior to the issue of an Occupation Certificate, a positive covenant must be created under Section 88E of the *Conveyancing Act 1919*, burdening the owner(s) with the requirement to maintain the on-site detention and on-site retention/re-use facilities on the property.

The terms of the 88E instrument with positive covenant shall include, but not be limited to, the following:

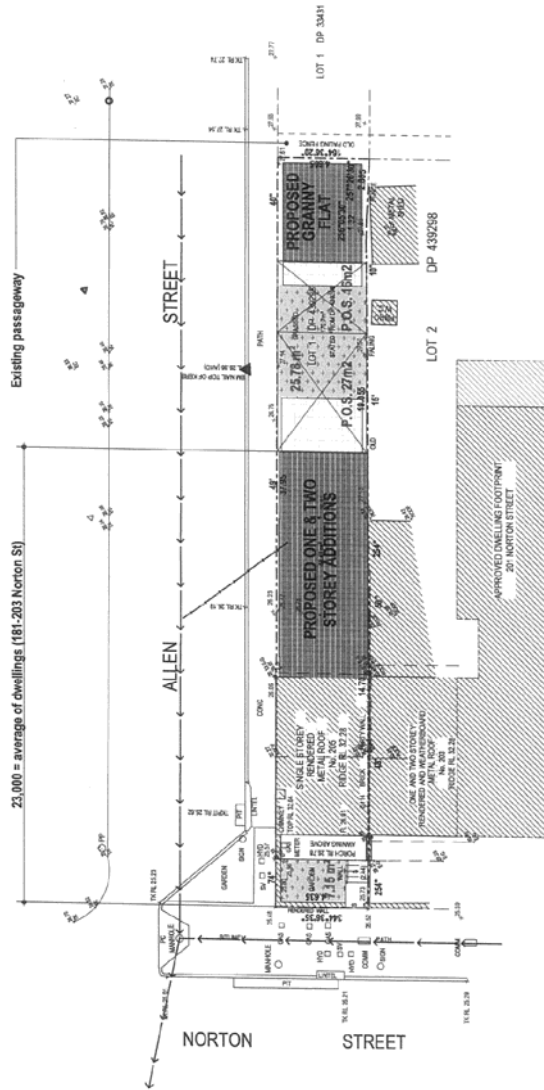
- a) The Proprietor of the property shall be responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures associated with the on-site stormwater detention facilities ("OSD") and on-site retention/re-use facilities ("OSR").
- b) The Proprietor shall have the OSD and OSR inspected annually by a competent person.
- c) The Council shall have the right to enter upon the land referred to above, at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order all pits, pipelines, trench barriers and other structures in or upon the said land which comprise the OSD and OSR or which convey stormwater from the said land; and recover the costs of any such works from the proprietor.
- d) The registered proprietor shall indemnify the Council and any adjoining land owners against damage to their land arising from the failure of any component of the OSD and OSR, or failure to clean, maintain and repair the OSD and OSR.

The proprietor or successor must bear all costs associated in the preparation of the subject 88E instrument. Proof of registration with the NSW Land and Property Information must be submitted to and approved by the Principal Certifying Authority prior to the issue of an Occupation Certificate / Subdivision 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.

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

Attachment B – Plans of proposed development

STAGE 5 DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION



SITE AREA	170.7 m ²
PROPOSED LANDSCAPED AREA (MINIMUM DRAFT LEP 15%)	32.83 m ² 19.3%
PROPOSED SITE COVER (MAXIMUM LEP 60%)	107.78 m ² 63.1%
PRIVATE OPEN SPACE AREAS (MINIMUM DCP 16 m ²)	43.00 m ²
TOTAL IMPERVIOUS AREA	137.77 m ²



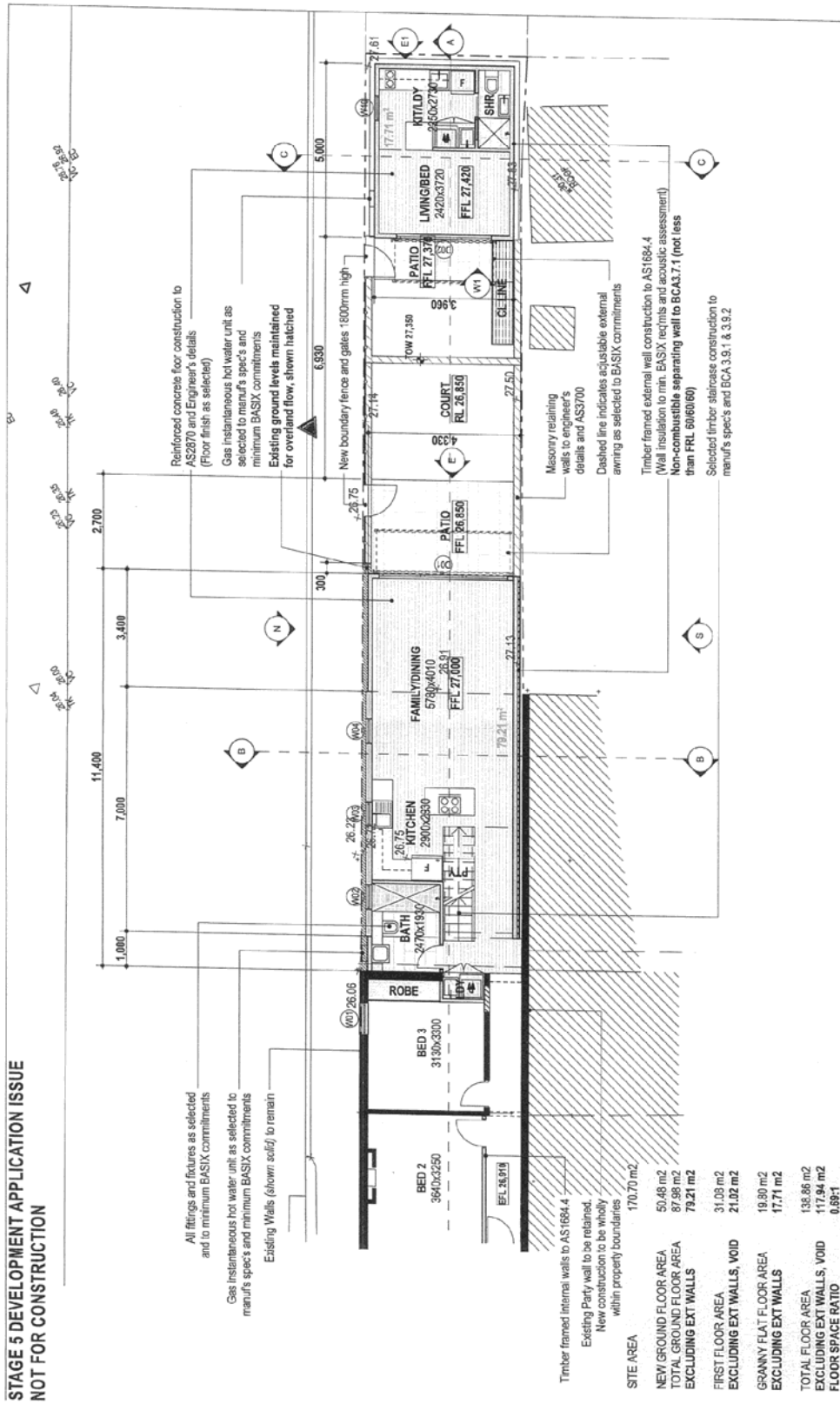
A3
 contractor and worker on
 is dimensions only. Do not
 be used for construction
 information contained there
 in relation to the
 make of House Plans Pty

FIG 2	20/01/16	Additional minor alterations to allow expanded front path	DP/16
FIG 3	20/01/16	DA Preparation	DP/16
FIG 4	20/01/16	DA ISSUE	DP/16
FIG 5	14/01/16	DA Preparation Plans Complete	DP/16
FIG 6	14/01/16	DA Preparation Plans Complete	DP/16
FIG 7	14/01/16	DA Preparation Plans Complete	DP/16
FIG 8	14/01/16	DA Preparation Plans Complete	DP/16
FIG 9	14/01/16	DA Preparation Plans Complete	DP/16
FIG 10	14/01/16	DA Preparation Plans Complete	DP/16
FIG 11	14/01/16	DA Preparation Plans Complete	DP/16
FIG 12	14/01/16	DA Preparation Plans Complete	DP/16
FIG 13	14/01/16	DA Preparation Plans Complete	DP/16
FIG 14	14/01/16	DA Preparation Plans Complete	DP/16
FIG 15	14/01/16	DA Preparation Plans Complete	DP/16
FIG 16	14/01/16	DA Preparation Plans Complete	DP/16
FIG 17	14/01/16	DA Preparation Plans Complete	DP/16
FIG 18	14/01/16	DA Preparation Plans Complete	DP/16
FIG 19	14/01/16	DA Preparation Plans Complete	DP/16
FIG 20	14/01/16	DA Preparation Plans Complete	DP/16
FIG 21	14/01/16	DA Preparation Plans Complete	DP/16
FIG 22	14/01/16	DA Preparation Plans Complete	DP/16
FIG 23	14/01/16	DA Preparation Plans Complete	DP/16
FIG 24	14/01/16	DA Preparation Plans Complete	DP/16
FIG 25	14/01/16	DA Preparation Plans Complete	DP/16
FIG 26	14/01/16	DA Preparation Plans Complete	DP/16
FIG 27	14/01/16	DA Preparation Plans Complete	DP/16
FIG 28	14/01/16	DA Preparation Plans Complete	DP/16
FIG 29	14/01/16	DA Preparation Plans Complete	DP/16
FIG 30	14/01/16	DA Preparation Plans Complete	DP/16
FIG 31	14/01/16	DA Preparation Plans Complete	DP/16
FIG 32	14/01/16	DA Preparation Plans Complete	DP/16
FIG 33	14/01/16	DA Preparation Plans Complete	DP/16
FIG 34	14/01/16	DA Preparation Plans Complete	DP/16
FIG 35	14/01/16	DA Preparation Plans Complete	DP/16
FIG 36	14/01/16	DA Preparation Plans Complete	DP/16
FIG 37	14/01/16	DA Preparation Plans Complete	DP/16
FIG 38	14/01/16	DA Preparation Plans Complete	DP/16
FIG 39	14/01/16	DA Preparation Plans Complete	DP/16
FIG 40	14/01/16	DA Preparation Plans Complete	DP/16
FIG 41	14/01/16	DA Preparation Plans Complete	DP/16
FIG 42	14/01/16	DA Preparation Plans Complete	DP/16
FIG 43	14/01/16	DA Preparation Plans Complete	DP/16
FIG 44	14/01/16	DA Preparation Plans Complete	DP/16
FIG 45	14/01/16	DA Preparation Plans Complete	DP/16
FIG 46	14/01/16	DA Preparation Plans Complete	DP/16
FIG 47	14/01/16	DA Preparation Plans Complete	DP/16
FIG 48	14/01/16	DA Preparation Plans Complete	DP/16
FIG 49	14/01/16	DA Preparation Plans Complete	DP/16
FIG 50	14/01/16	DA Preparation Plans Complete	DP/16
FIG 51	14/01/16	DA Preparation Plans Complete	DP/16
FIG 52	14/01/16	DA Preparation Plans Complete	DP/16
FIG 53	14/01/16	DA Preparation Plans Complete	DP/16
FIG 54	14/01/16	DA Preparation Plans Complete	DP/16
FIG 55	14/01/16	DA Preparation Plans Complete	DP/16
FIG 56	14/01/16	DA Preparation Plans Complete	DP/16
FIG 57	14/01/16	DA Preparation Plans Complete	DP/16
FIG 58	14/01/16	DA Preparation Plans Complete	DP/16
FIG 59	14/01/16	DA Preparation Plans Complete	DP/16
FIG 60	14/01/16	DA Preparation Plans Complete	DP/16
FIG 61	14/01/16	DA Preparation Plans Complete	DP/16
FIG 62	14/01/16	DA Preparation Plans Complete	DP/16
FIG 63	14/01/16	DA Preparation Plans Complete	DP/16
FIG 64	14/01/16	DA Preparation Plans Complete	DP/16
FIG 65	14/01/16	DA Preparation Plans Complete	DP/16
FIG 66	14/01/16	DA Preparation Plans Complete	DP/16
FIG 67	14/01/16	DA Preparation Plans Complete	DP/16
FIG 68	14/01/16	DA Preparation Plans Complete	DP/16
FIG 69	14/01/16	DA Preparation Plans Complete	DP/16
FIG 70	14/01/16	DA Preparation Plans Complete	DP/16
FIG 71	14/01/16	DA Preparation Plans Complete	DP/16
FIG 72	14/01/16	DA Preparation Plans Complete	DP/16
FIG 73	14/01/16	DA Preparation Plans Complete	DP/16
FIG 74	14/01/16	DA Preparation Plans Complete	DP/16
FIG 75	14/01/16	DA Preparation Plans Complete	DP/16
FIG 76	14/01/16	DA Preparation Plans Complete	DP/16
FIG 77	14/01/16	DA Preparation Plans Complete	DP/16
FIG 78	14/01/16	DA Preparation Plans Complete	DP/16
FIG 79	14/01/16	DA Preparation Plans Complete	DP/16
FIG 80	14/01/16	DA Preparation Plans Complete	DP/16
FIG 81	14/01/16	DA Preparation Plans Complete	DP/16
FIG 82	14/01/16	DA Preparation Plans Complete	DP/16
FIG 83	14/01/16	DA Preparation Plans Complete	DP/16
FIG 84	14/01/16	DA Preparation Plans Complete	DP/16
FIG 85	14/01/16	DA Preparation Plans Complete	DP/16
FIG 86	14/01/16	DA Preparation Plans Complete	DP/16
FIG 87	14/01/16	DA Preparation Plans Complete	DP/16
FIG 88	14/01/16	DA Preparation Plans Complete	DP/16
FIG 89	14/01/16	DA Preparation Plans Complete	DP/16
FIG 90	14/01/16	DA Preparation Plans Complete	DP/16
FIG 91	14/01/16	DA Preparation Plans Complete	DP/16
FIG 92	14/01/16	DA Preparation Plans Complete	DP/16
FIG 93	14/01/16	DA Preparation Plans Complete	DP/16
FIG 94	14/01/16	DA Preparation Plans Complete	DP/16
FIG 95	14/01/16	DA Preparation Plans Complete	DP/16
FIG 96	14/01/16	DA Preparation Plans Complete	DP/16
FIG 97	14/01/16	DA Preparation Plans Complete	DP/16
FIG 98	14/01/16	DA Preparation Plans Complete	DP/16
FIG 99	14/01/16	DA Preparation Plans Complete	DP/16
FIG 100	14/01/16	DA Preparation Plans Complete	DP/16

PROPOSED ALTERATIONS & ADDITIONS & SECONDARY DWELLING at
205 NORTON STREET, LEIGHARDT NSW 2040
 for MR F. GARDNER & MR D. KENNEDY
 LOT 1, DP 439258
 Ref: 13P/1596
 Monday, 10 September 2016
 www.houseplans.com.au
 1300 654 654
 1300 654 654

03
PROPOSED SITE PLAN
1:200

**STAGE 5 DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION**



A3

insulator and verified on
in consultation with the
information contained in this
plan. The information is
shown in (indicated) (see By)

PROPOSED ALTERATIONS & ADDITIONS & SECONDARY DWELLING at
205 NORTON STREET, LEICHHARDT NSW 2040
for MR F. GARDNER & MR D. KENNEDY
LOT 1, DP 439258
Ref: 1371586
Monday, 23 September 2013, 11:00 AM
www.housethings.com.au
PO Box 254, Leichhardt NSW 2040
Tel: 1371586
© 2009 www.housethings.com.au

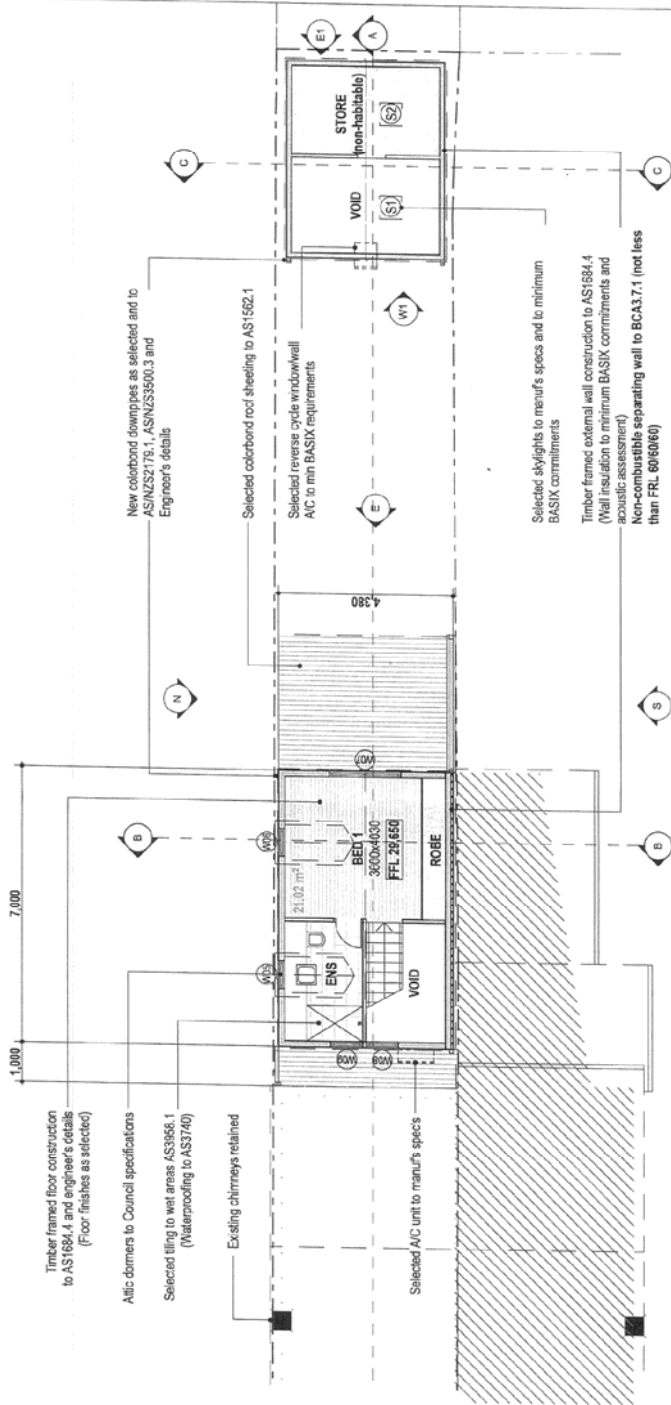
05

PROPOSED FLOOR

PLAN 1:100

STAGE	DATE	DESCRIPTION	BY	CHECKED
STAGE 1	14/07/12	Initial Design	AS	AS
STAGE 2	14/07/12	DA Preparation	AS	AS
STAGE 3	14/07/12	DA Approval	AS	AS
STAGE 4	14/07/12	Final Design	AS	AS
STAGE 5	14/07/12	Final Design	AS	AS
STAGE 6	14/07/12	Final Design	AS	AS
STAGE 7	14/07/12	Final Design	AS	AS
STAGE 8	14/07/12	Final Design	AS	AS
STAGE 9	14/07/12	Final Design	AS	AS
STAGE 10	14/07/12	Final Design	AS	AS
STAGE 11	14/07/12	Final Design	AS	AS
STAGE 12	14/07/12	Final Design	AS	AS
STAGE 13	14/07/12	Final Design	AS	AS
STAGE 14	14/07/12	Final Design	AS	AS
STAGE 15	14/07/12	Final Design	AS	AS
STAGE 16	14/07/12	Final Design	AS	AS
STAGE 17	14/07/12	Final Design	AS	AS
STAGE 18	14/07/12	Final Design	AS	AS
STAGE 19	14/07/12	Final Design	AS	AS
STAGE 20	14/07/12	Final Design	AS	AS
STAGE 21	14/07/12	Final Design	AS	AS
STAGE 22	14/07/12	Final Design	AS	AS
STAGE 23	14/07/12	Final Design	AS	AS
STAGE 24	14/07/12	Final Design	AS	AS
STAGE 25	14/07/12	Final Design	AS	AS
STAGE 26	14/07/12	Final Design	AS	AS
STAGE 27	14/07/12	Final Design	AS	AS
STAGE 28	14/07/12	Final Design	AS	AS
STAGE 29	14/07/12	Final Design	AS	AS
STAGE 30	14/07/12	Final Design	AS	AS
STAGE 31	14/07/12	Final Design	AS	AS
STAGE 32	14/07/12	Final Design	AS	AS
STAGE 33	14/07/12	Final Design	AS	AS
STAGE 34	14/07/12	Final Design	AS	AS
STAGE 35	14/07/12	Final Design	AS	AS
STAGE 36	14/07/12	Final Design	AS	AS
STAGE 37	14/07/12	Final Design	AS	AS
STAGE 38	14/07/12	Final Design	AS	AS
STAGE 39	14/07/12	Final Design	AS	AS
STAGE 40	14/07/12	Final Design	AS	AS
STAGE 41	14/07/12	Final Design	AS	AS
STAGE 42	14/07/12	Final Design	AS	AS
STAGE 43	14/07/12	Final Design	AS	AS
STAGE 44	14/07/12	Final Design	AS	AS
STAGE 45	14/07/12	Final Design	AS	AS
STAGE 46	14/07/12	Final Design	AS	AS
STAGE 47	14/07/12	Final Design	AS	AS
STAGE 48	14/07/12	Final Design	AS	AS
STAGE 49	14/07/12	Final Design	AS	AS
STAGE 50	14/07/12	Final Design	AS	AS

STAGE 5 DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION



A3

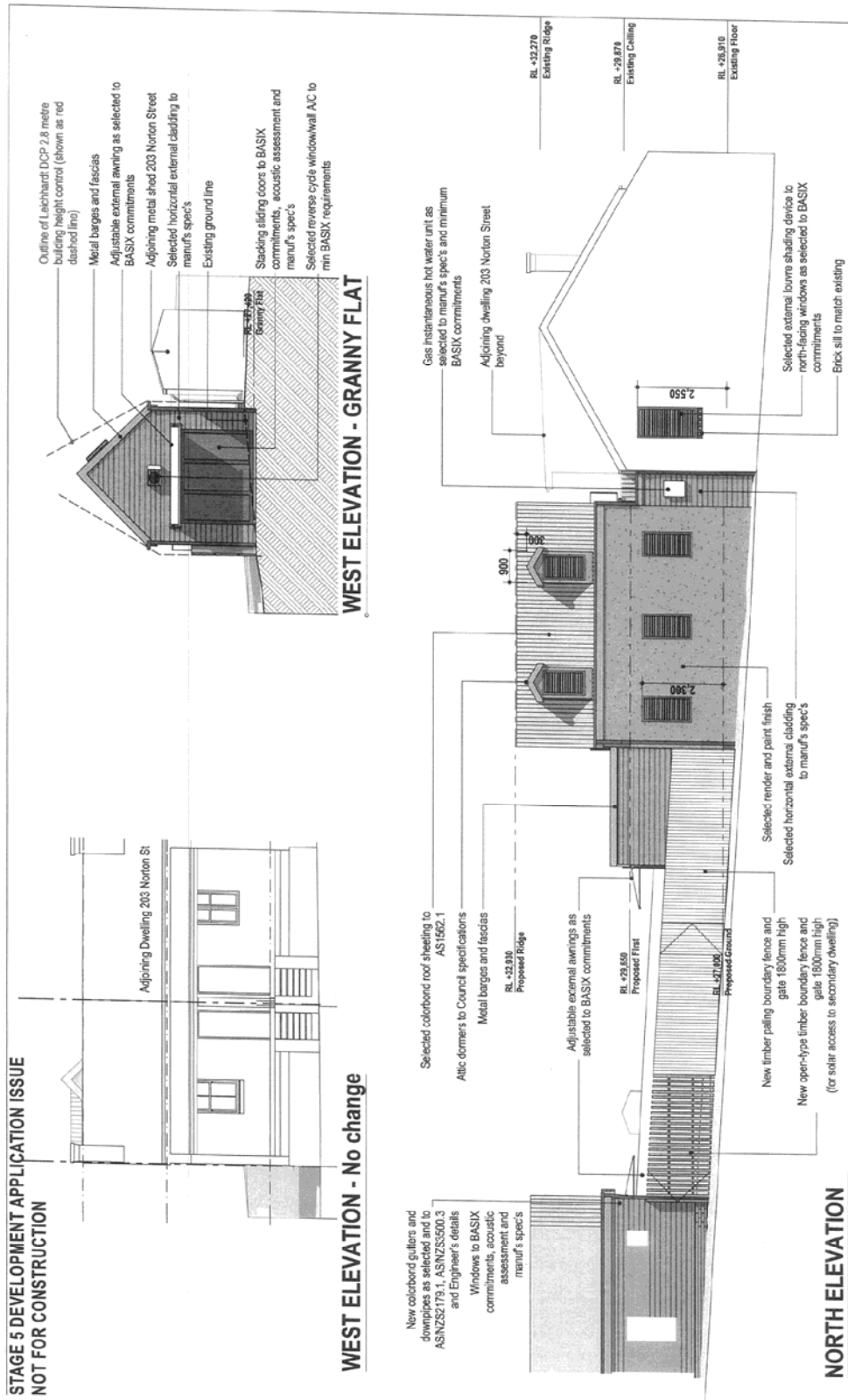
selector and refer to version 0.0. Do not alter information contained in the plan or schedule of the work of this Party.

PROPOSED ALTERATIONS & ADDITIONS & SECONDARY DWELLING at
205 NORTON STREET, LEICHHARDT NSW 2040
 for **MR F. GARDNER & MR D. KENNEDY**
 LOT 1, DP 439258
 Ref 13P1586
 Monday, 23 September 2018

06
FIRST FLOOR PLAN
1:100

FIG. #	ISSUE DATE	ISSUE PURPOSE	ISSUE CHD
FIG. 1	14/07/18	Initial Design	NP
FIG. 2	14/07/18	Initial Design	NP
FIG. 3	14/07/18	Initial Design	NP
FIG. 4	14/07/18	Initial Design	NP
FIG. 5	14/07/18	Initial Design	NP
FIG. 6	14/07/18	Initial Design	NP
FIG. 7	14/07/18	Initial Design	NP
FIG. 8	14/07/18	Initial Design	NP
FIG. 9	14/07/18	Initial Design	NP
FIG. 10	14/07/18	Initial Design	NP
FIG. 11	14/07/18	Initial Design	NP
FIG. 12	14/07/18	Initial Design	NP
FIG. 13	14/07/18	Initial Design	NP
FIG. 14	14/07/18	Initial Design	NP
FIG. 15	14/07/18	Initial Design	NP
FIG. 16	14/07/18	Initial Design	NP
FIG. 17	14/07/18	Initial Design	NP
FIG. 18	14/07/18	Initial Design	NP
FIG. 19	14/07/18	Initial Design	NP
FIG. 20	14/07/18	Initial Design	NP
FIG. 21	14/07/18	Initial Design	NP
FIG. 22	14/07/18	Initial Design	NP
FIG. 23	14/07/18	Initial Design	NP
FIG. 24	14/07/18	Initial Design	NP
FIG. 25	14/07/18	Initial Design	NP
FIG. 26	14/07/18	Initial Design	NP
FIG. 27	14/07/18	Initial Design	NP
FIG. 28	14/07/18	Initial Design	NP
FIG. 29	14/07/18	Initial Design	NP
FIG. 30	14/07/18	Initial Design	NP
FIG. 31	14/07/18	Initial Design	NP
FIG. 32	14/07/18	Initial Design	NP
FIG. 33	14/07/18	Initial Design	NP
FIG. 34	14/07/18	Initial Design	NP
FIG. 35	14/07/18	Initial Design	NP
FIG. 36	14/07/18	Initial Design	NP
FIG. 37	14/07/18	Initial Design	NP
FIG. 38	14/07/18	Initial Design	NP
FIG. 39	14/07/18	Initial Design	NP
FIG. 40	14/07/18	Initial Design	NP
FIG. 41	14/07/18	Initial Design	NP
FIG. 42	14/07/18	Initial Design	NP
FIG. 43	14/07/18	Initial Design	NP
FIG. 44	14/07/18	Initial Design	NP
FIG. 45	14/07/18	Initial Design	NP
FIG. 46	14/07/18	Initial Design	NP
FIG. 47	14/07/18	Initial Design	NP
FIG. 48	14/07/18	Initial Design	NP
FIG. 49	14/07/18	Initial Design	NP
FIG. 50	14/07/18	Initial Design	NP
FIG. 51	14/07/18	Initial Design	NP
FIG. 52	14/07/18	Initial Design	NP
FIG. 53	14/07/18	Initial Design	NP
FIG. 54	14/07/18	Initial Design	NP
FIG. 55	14/07/18	Initial Design	NP
FIG. 56	14/07/18	Initial Design	NP
FIG. 57	14/07/18	Initial Design	NP
FIG. 58	14/07/18	Initial Design	NP
FIG. 59	14/07/18	Initial Design	NP
FIG. 60	14/07/18	Initial Design	NP
FIG. 61	14/07/18	Initial Design	NP
FIG. 62	14/07/18	Initial Design	NP
FIG. 63	14/07/18	Initial Design	NP
FIG. 64	14/07/18	Initial Design	NP
FIG. 65	14/07/18	Initial Design	NP
FIG. 66	14/07/18	Initial Design	NP
FIG. 67	14/07/18	Initial Design	NP
FIG. 68	14/07/18	Initial Design	NP
FIG. 69	14/07/18	Initial Design	NP
FIG. 70	14/07/18	Initial Design	NP
FIG. 71	14/07/18	Initial Design	NP
FIG. 72	14/07/18	Initial Design	NP
FIG. 73	14/07/18	Initial Design	NP
FIG. 74	14/07/18	Initial Design	NP
FIG. 75	14/07/18	Initial Design	NP
FIG. 76	14/07/18	Initial Design	NP
FIG. 77	14/07/18	Initial Design	NP
FIG. 78	14/07/18	Initial Design	NP
FIG. 79	14/07/18	Initial Design	NP
FIG. 80	14/07/18	Initial Design	NP
FIG. 81	14/07/18	Initial Design	NP
FIG. 82	14/07/18	Initial Design	NP
FIG. 83	14/07/18	Initial Design	NP
FIG. 84	14/07/18	Initial Design	NP
FIG. 85	14/07/18	Initial Design	NP
FIG. 86	14/07/18	Initial Design	NP
FIG. 87	14/07/18	Initial Design	NP
FIG. 88	14/07/18	Initial Design	NP
FIG. 89	14/07/18	Initial Design	NP
FIG. 90	14/07/18	Initial Design	NP
FIG. 91	14/07/18	Initial Design	NP
FIG. 92	14/07/18	Initial Design	NP
FIG. 93	14/07/18	Initial Design	NP
FIG. 94	14/07/18	Initial Design	NP
FIG. 95	14/07/18	Initial Design	NP
FIG. 96	14/07/18	Initial Design	NP
FIG. 97	14/07/18	Initial Design	NP
FIG. 98	14/07/18	Initial Design	NP
FIG. 99	14/07/18	Initial Design	NP
FIG. 100	14/07/18	Initial Design	NP

STAGE 5 DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION



A3

Electronic and sealed for stamping. Sealing Code 100. Use or reproduction of this material is void.

N

FIG NO	DATE	DESCRIPTION	BY	CHKD
FIG 1	10/06/11	Master Plan	NP	PHK
FIG 2	10/06/11	Architectural Drawings for Council	NP	PHK
FIG 3	14/07/11	DA Preparation Plan Complete	NP	PHK
FIG 4	08/01/12	Stage 1, Complete	NP	PHK
FIG 5	08/01/12	Stage 2, Complete	NP	PHK
FIG 6	08/01/12	Stage 3, Complete	NP	PHK
FIG 7	08/01/12	Stage 4, Complete	NP	PHK
FIG 8	08/01/12	Stage 5, Complete	NP	PHK

PROPOSED ALTERATIONS & ADDITIONS & SECONDARY DWELLING at
205 NORTON STREET, LEICHHARDT NSW 2040
for MR F. GARDNER & MR D. KENNEDY
LOT 1, DP 439298
Ref: 1371566
Monday, 26 September 2011
www.houseplansbydesign.com.au

house plans by design
www.houseplansbydesign.com.au
PO Box 21 Leichhardt NSW 2040
Tel: 02 9550 1111
Fax: 02 9550 1112

ELEVATIONS 1:100

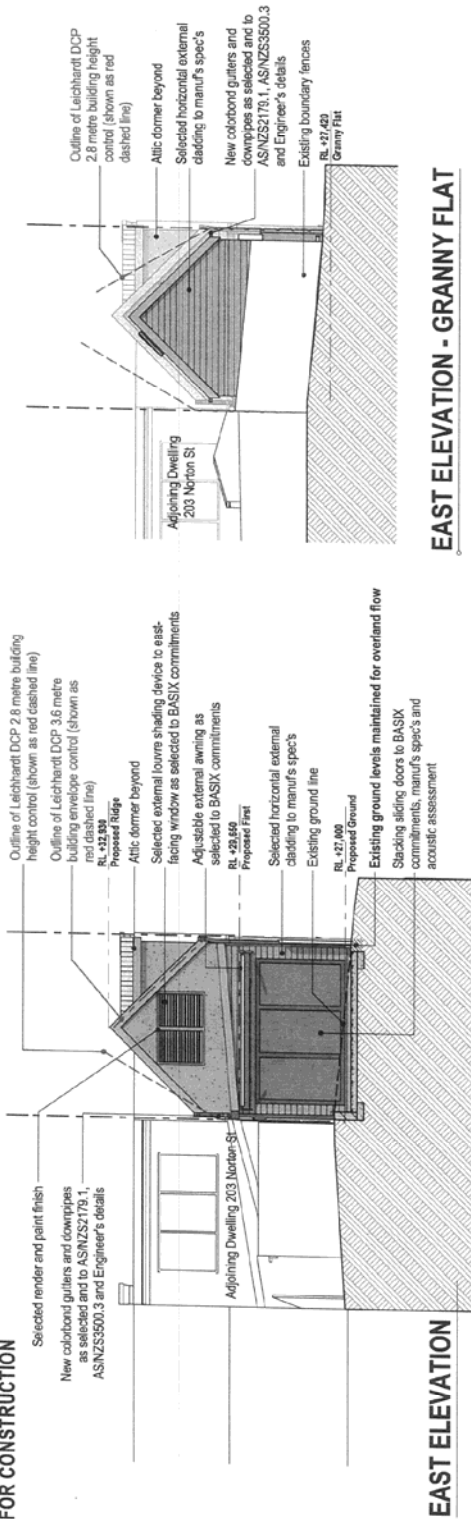
08

WEST ELEVATION - GRANNY FLAT

NORTH ELEVATION

WEST ELEVATION - No change

**STAGE 5 DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION**



EAST ELEVATION - GRANNY FLAT

SOUTH ELEVATION

A3

Prepared and verified on 14/09/2023. Do not use for construction without the approval of the Council. Information contained in this document is for the use of the applicant only.

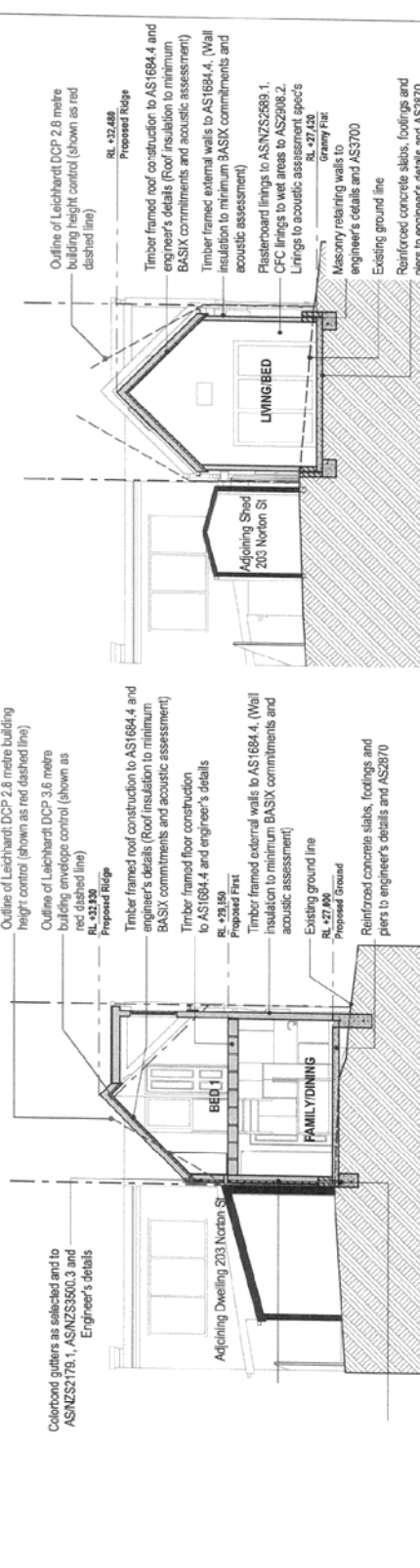
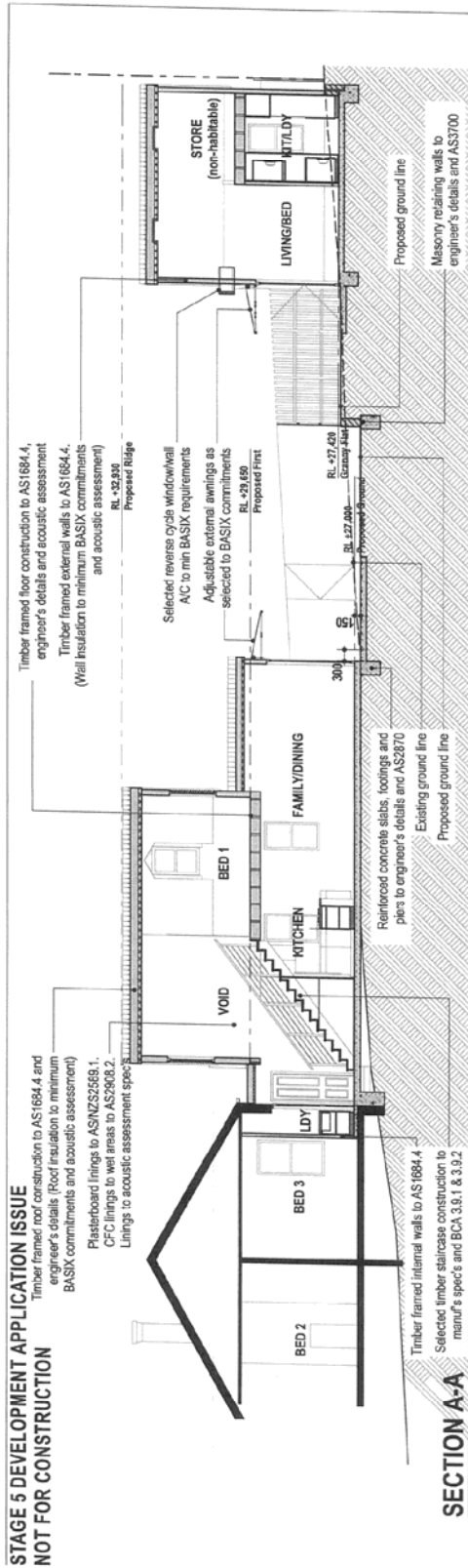
PROPOSED ALTERATIONS & ADDITIONS & SECONDARY DWELLING ET
205 NORTON STREET, LEICHHARDT NSW 2040
 for MR F. GARDNER & MR D. KENNEDY
 LOT 1, DP 438286
 Ref: 1571568
 Monday, 28 September 2023

09

ELEVATIONS 1:100

house plans
By Design
 Pty Ltd
 4/111-113 Leichhardt Street
 Leichhardt NSW 2040
 Phone: (02) 9550 2000
 Email: info@houseplans.com.au

REV	DATE	DESCRIPTION	BY	CHECKED
01	14/09/23	Issue for Council	DP	DP
02	14/09/23	Issue for Council	DP	DP
03	14/09/23	Issue for Council	DP	DP
04	14/09/23	Issue for Council	DP	DP
05	14/09/23	Issue for Council	DP	DP
06	14/09/23	Issue for Council	DP	DP
07	14/09/23	Issue for Council	DP	DP
08	14/09/23	Issue for Council	DP	DP
09	14/09/23	Issue for Council	DP	DP
10	14/09/23	Issue for Council	DP	DP
11	14/09/23	Issue for Council	DP	DP
12	14/09/23	Issue for Council	DP	DP
13	14/09/23	Issue for Council	DP	DP
14	14/09/23	Issue for Council	DP	DP
15	14/09/23	Issue for Council	DP	DP
16	14/09/23	Issue for Council	DP	DP
17	14/09/23	Issue for Council	DP	DP
18	14/09/23	Issue for Council	DP	DP
19	14/09/23	Issue for Council	DP	DP
20	14/09/23	Issue for Council	DP	DP
21	14/09/23	Issue for Council	DP	DP
22	14/09/23	Issue for Council	DP	DP
23	14/09/23	Issue for Council	DP	DP
24	14/09/23	Issue for Council	DP	DP
25	14/09/23	Issue for Council	DP	DP
26	14/09/23	Issue for Council	DP	DP
27	14/09/23	Issue for Council	DP	DP
28	14/09/23	Issue for Council	DP	DP
29	14/09/23	Issue for Council	DP	DP
30	14/09/23	Issue for Council	DP	DP
31	14/09/23	Issue for Council	DP	DP
32	14/09/23	Issue for Council	DP	DP
33	14/09/23	Issue for Council	DP	DP
34	14/09/23	Issue for Council	DP	DP
35	14/09/23	Issue for Council	DP	DP
36	14/09/23	Issue for Council	DP	DP
37	14/09/23	Issue for Council	DP	DP
38	14/09/23	Issue for Council	DP	DP
39	14/09/23	Issue for Council	DP	DP
40	14/09/23	Issue for Council	DP	DP
41	14/09/23	Issue for Council	DP	DP
42	14/09/23	Issue for Council	DP	DP
43	14/09/23	Issue for Council	DP	DP
44	14/09/23	Issue for Council	DP	DP
45	14/09/23	Issue for Council	DP	DP
46	14/09/23	Issue for Council	DP	DP
47	14/09/23	Issue for Council	DP	DP
48	14/09/23	Issue for Council	DP	DP
49	14/09/23	Issue for Council	DP	DP
50	14/09/23	Issue for Council	DP	DP
51	14/09/23	Issue for Council	DP	DP
52	14/09/23	Issue for Council	DP	DP
53	14/09/23	Issue for Council	DP	DP
54	14/09/23	Issue for Council	DP	DP
55	14/09/23	Issue for Council	DP	DP
56	14/09/23	Issue for Council	DP	DP
57	14/09/23	Issue for Council	DP	DP
58	14/09/23	Issue for Council	DP	DP
59	14/09/23	Issue for Council	DP	DP
60	14/09/23	Issue for Council	DP	DP
61	14/09/23	Issue for Council	DP	DP
62	14/09/23	Issue for Council	DP	DP
63	14/09/23	Issue for Council	DP	DP
64	14/09/23	Issue for Council	DP	DP
65	14/09/23	Issue for Council	DP	DP
66	14/09/23	Issue for Council	DP	DP
67	14/09/23	Issue for Council	DP	DP
68	14/09/23	Issue for Council	DP	DP
69	14/09/23	Issue for Council	DP	DP
70	14/09/23	Issue for Council	DP	DP
71	14/09/23	Issue for Council	DP	DP
72	14/09/23	Issue for Council	DP	DP
73	14/09/23	Issue for Council	DP	DP
74	14/09/23	Issue for Council	DP	DP
75	14/09/23	Issue for Council	DP	DP
76	14/09/23	Issue for Council	DP	DP
77	14/09/23	Issue for Council	DP	DP
78	14/09/23	Issue for Council	DP	DP
79	14/09/23	Issue for Council	DP	DP
80	14/09/23	Issue for Council	DP	DP
81	14/09/23	Issue for Council	DP	DP
82	14/09/23	Issue for Council	DP	DP
83	14/09/23	Issue for Council	DP	DP
84	14/09/23	Issue for Council	DP	DP
85	14/09/23	Issue for Council	DP	DP
86	14/09/23	Issue for Council	DP	DP
87	14/09/23	Issue for Council	DP	DP
88	14/09/23	Issue for Council	DP	DP
89	14/09/23	Issue for Council	DP	DP
90	14/09/23	Issue for Council	DP	DP
91	14/09/23	Issue for Council	DP	DP
92	14/09/23	Issue for Council	DP	DP
93	14/09/23	Issue for Council	DP	DP
94	14/09/23	Issue for Council	DP	DP
95	14/09/23	Issue for Council	DP	DP
96	14/09/23	Issue for Council	DP	DP
97	14/09/23	Issue for Council	DP	DP
98	14/09/23	Issue for Council	DP	DP
99	14/09/23	Issue for Council	DP	DP
100	14/09/23	Issue for Council	DP	DP



A3

Structural and verified on drawings, including Code of Practice for Timber Framing. Use or construction of this drawing is void if the reason of House Plans By Design.

10

SECTIONS 1:100

PROPOSED ALTERATIONS & ADDITIONS & SECONDARY DWELLING at 205 NORTON STREET, LEICHHARDT NSW 2040

for MR F. GARDNER & MR D. KENNEDY

LOT 1, DP 438298

Ref: 13/156

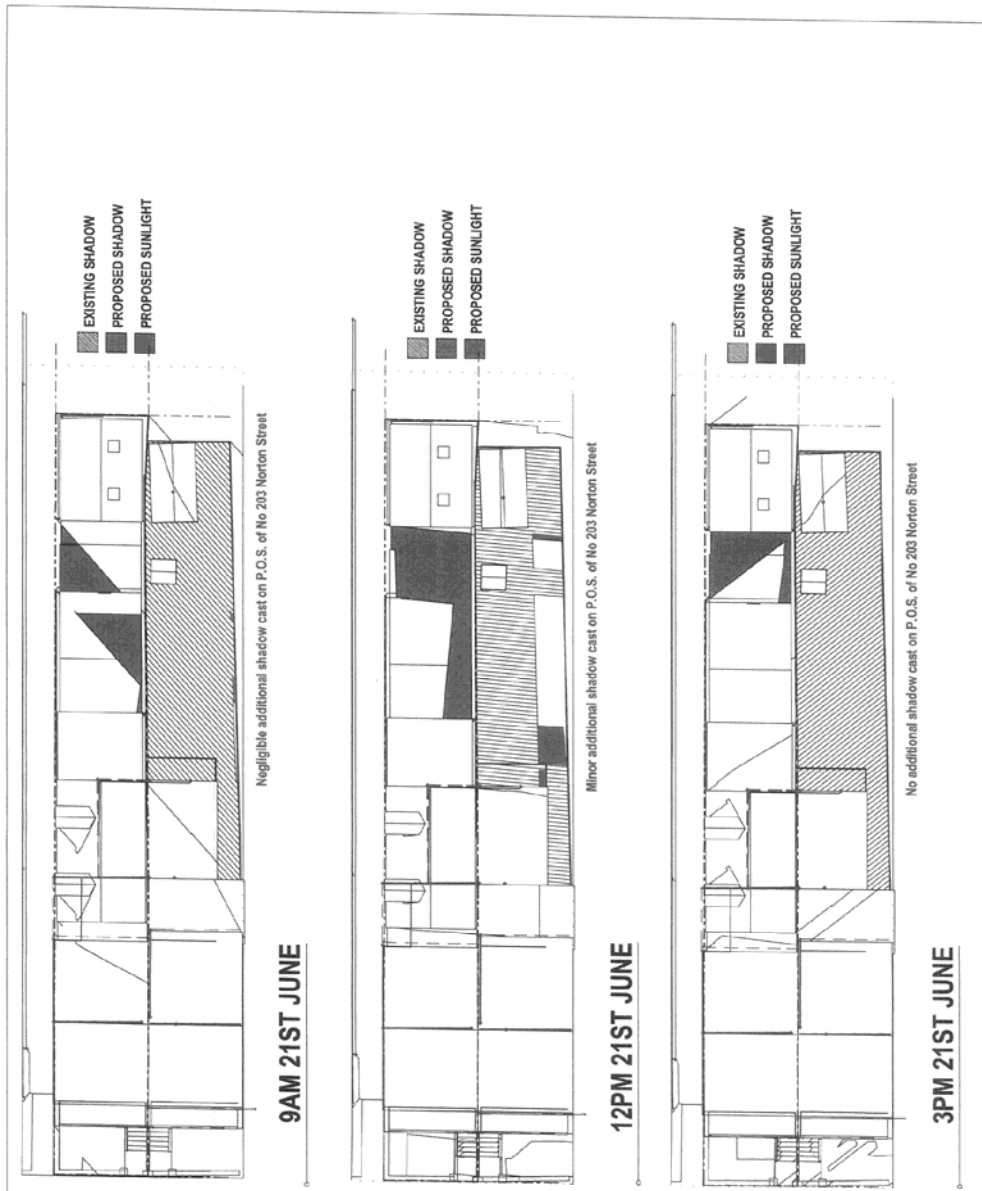
Monday, 28 September 2010

house plans by design

P.O. Box 224, Leichhardt NSW 2040
 Tel: (02) 9550 2244
 Fax: (02) 9550 2245
 www.houseplansbydesign.com.au

DATE	DESCRIPTION	BY	CHKD
15/03/10	Issue 1 - 2D Plans	MP	MP
15/03/10	Issue 2 - 2D Plans	MP	MP
15/03/10	Issue 3 - 2D Plans	MP	MP
15/03/10	Issue 4 - 2D Plans	MP	MP
15/03/10	Issue 5 - 2D Plans	MP	MP
15/03/10	Issue 6 - 2D Plans	MP	MP
15/03/10	Issue 7 - 2D Plans	MP	MP
15/03/10	Issue 8 - 2D Plans	MP	MP
15/03/10	Issue 9 - 2D Plans	MP	MP
15/03/10	Issue 10 - 2D Plans	MP	MP
15/03/10	Issue 11 - 2D Plans	MP	MP
15/03/10	Issue 12 - 2D Plans	MP	MP
15/03/10	Issue 13 - 2D Plans	MP	MP
15/03/10	Issue 14 - 2D Plans	MP	MP
15/03/10	Issue 15 - 2D Plans	MP	MP
15/03/10	Issue 16 - 2D Plans	MP	MP
15/03/10	Issue 17 - 2D Plans	MP	MP
15/03/10	Issue 18 - 2D Plans	MP	MP
15/03/10	Issue 19 - 2D Plans	MP	MP
15/03/10	Issue 20 - 2D Plans	MP	MP
15/03/10	Issue 21 - 2D Plans	MP	MP
15/03/10	Issue 22 - 2D Plans	MP	MP
15/03/10	Issue 23 - 2D Plans	MP	MP
15/03/10	Issue 24 - 2D Plans	MP	MP
15/03/10	Issue 25 - 2D Plans	MP	MP
15/03/10	Issue 26 - 2D Plans	MP	MP
15/03/10	Issue 27 - 2D Plans	MP	MP
15/03/10	Issue 28 - 2D Plans	MP	MP
15/03/10	Issue 29 - 2D Plans	MP	MP
15/03/10	Issue 30 - 2D Plans	MP	MP
15/03/10	Issue 31 - 2D Plans	MP	MP
15/03/10	Issue 32 - 2D Plans	MP	MP
15/03/10	Issue 33 - 2D Plans	MP	MP
15/03/10	Issue 34 - 2D Plans	MP	MP
15/03/10	Issue 35 - 2D Plans	MP	MP
15/03/10	Issue 36 - 2D Plans	MP	MP
15/03/10	Issue 37 - 2D Plans	MP	MP
15/03/10	Issue 38 - 2D Plans	MP	MP
15/03/10	Issue 39 - 2D Plans	MP	MP
15/03/10	Issue 40 - 2D Plans	MP	MP
15/03/10	Issue 41 - 2D Plans	MP	MP
15/03/10	Issue 42 - 2D Plans	MP	MP
15/03/10	Issue 43 - 2D Plans	MP	MP
15/03/10	Issue 44 - 2D Plans	MP	MP
15/03/10	Issue 45 - 2D Plans	MP	MP
15/03/10	Issue 46 - 2D Plans	MP	MP
15/03/10	Issue 47 - 2D Plans	MP	MP
15/03/10	Issue 48 - 2D Plans	MP	MP
15/03/10	Issue 49 - 2D Plans	MP	MP
15/03/10	Issue 50 - 2D Plans	MP	MP
15/03/10	Issue 51 - 2D Plans	MP	MP
15/03/10	Issue 52 - 2D Plans	MP	MP
15/03/10	Issue 53 - 2D Plans	MP	MP
15/03/10	Issue 54 - 2D Plans	MP	MP
15/03/10	Issue 55 - 2D Plans	MP	MP
15/03/10	Issue 56 - 2D Plans	MP	MP
15/03/10	Issue 57 - 2D Plans	MP	MP
15/03/10	Issue 58 - 2D Plans	MP	MP
15/03/10	Issue 59 - 2D Plans	MP	MP
15/03/10	Issue 60 - 2D Plans	MP	MP
15/03/10	Issue 61 - 2D Plans	MP	MP
15/03/10	Issue 62 - 2D Plans	MP	MP
15/03/10	Issue 63 - 2D Plans	MP	MP
15/03/10	Issue 64 - 2D Plans	MP	MP
15/03/10	Issue 65 - 2D Plans	MP	MP
15/03/10	Issue 66 - 2D Plans	MP	MP
15/03/10	Issue 67 - 2D Plans	MP	MP
15/03/10	Issue 68 - 2D Plans	MP	MP
15/03/10	Issue 69 - 2D Plans	MP	MP
15/03/10	Issue 70 - 2D Plans	MP	MP
15/03/10	Issue 71 - 2D Plans	MP	MP
15/03/10	Issue 72 - 2D Plans	MP	MP
15/03/10	Issue 73 - 2D Plans	MP	MP
15/03/10	Issue 74 - 2D Plans	MP	MP
15/03/10	Issue 75 - 2D Plans	MP	MP
15/03/10	Issue 76 - 2D Plans	MP	MP
15/03/10	Issue 77 - 2D Plans	MP	MP
15/03/10	Issue 78 - 2D Plans	MP	MP
15/03/10	Issue 79 - 2D Plans	MP	MP
15/03/10	Issue 80 - 2D Plans	MP	MP
15/03/10	Issue 81 - 2D Plans	MP	MP
15/03/10	Issue 82 - 2D Plans	MP	MP
15/03/10	Issue 83 - 2D Plans	MP	MP
15/03/10	Issue 84 - 2D Plans	MP	MP
15/03/10	Issue 85 - 2D Plans	MP	MP
15/03/10	Issue 86 - 2D Plans	MP	MP
15/03/10	Issue 87 - 2D Plans	MP	MP
15/03/10	Issue 88 - 2D Plans	MP	MP
15/03/10	Issue 89 - 2D Plans	MP	MP
15/03/10	Issue 90 - 2D Plans	MP	MP
15/03/10	Issue 91 - 2D Plans	MP	MP
15/03/10	Issue 92 - 2D Plans	MP	MP
15/03/10	Issue 93 - 2D Plans	MP	MP
15/03/10	Issue 94 - 2D Plans	MP	MP
15/03/10	Issue 95 - 2D Plans	MP	MP
15/03/10	Issue 96 - 2D Plans	MP	MP
15/03/10	Issue 97 - 2D Plans	MP	MP
15/03/10	Issue 98 - 2D Plans	MP	MP
15/03/10	Issue 99 - 2D Plans	MP	MP
15/03/10	Issue 100 - 2D Plans	MP	MP

STAGE 5 DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION



A3

Information and specifications in this document are for use only in connection with the development application. It is not to be used for any other purpose. Use or publication of this information without the permission of the Council is prohibited.

11

SHADOW DIAGRAMS

1:200

PROPOSED ALTERATIONS & ADDITIONS & SECONDARY DWELLING at
205 NORTON STREET, LEICHHARDT NSW 2040
for **MR F. GARDNER & MR D. KENNEDY**
LOT 1, DP 433258
Ref: 1371568
Monday, 28 September 2014

house plans
by design

1/100 The Arcade, Suite 202, 2000 Sydney
Phone: (02) 9550 1500
www.houseplansbydesign.com.au

STG	DATE	DESCRIPTION	BY	CHKD
STG 5	18/09/14	Final Design	DNW	PHD
STG 4	14/07/14	Stage 4 Complete	DNW	PHD
STG 3	08/05/14	Stage 3 Complete	DNW	PHD
STG 2	10/02/14	Stage 2 Complete	DNW	PHD
STG 1	18/01/14	Final Design	DNW	PHD
STG 0	18/01/14	Final Design	DNW	PHD

