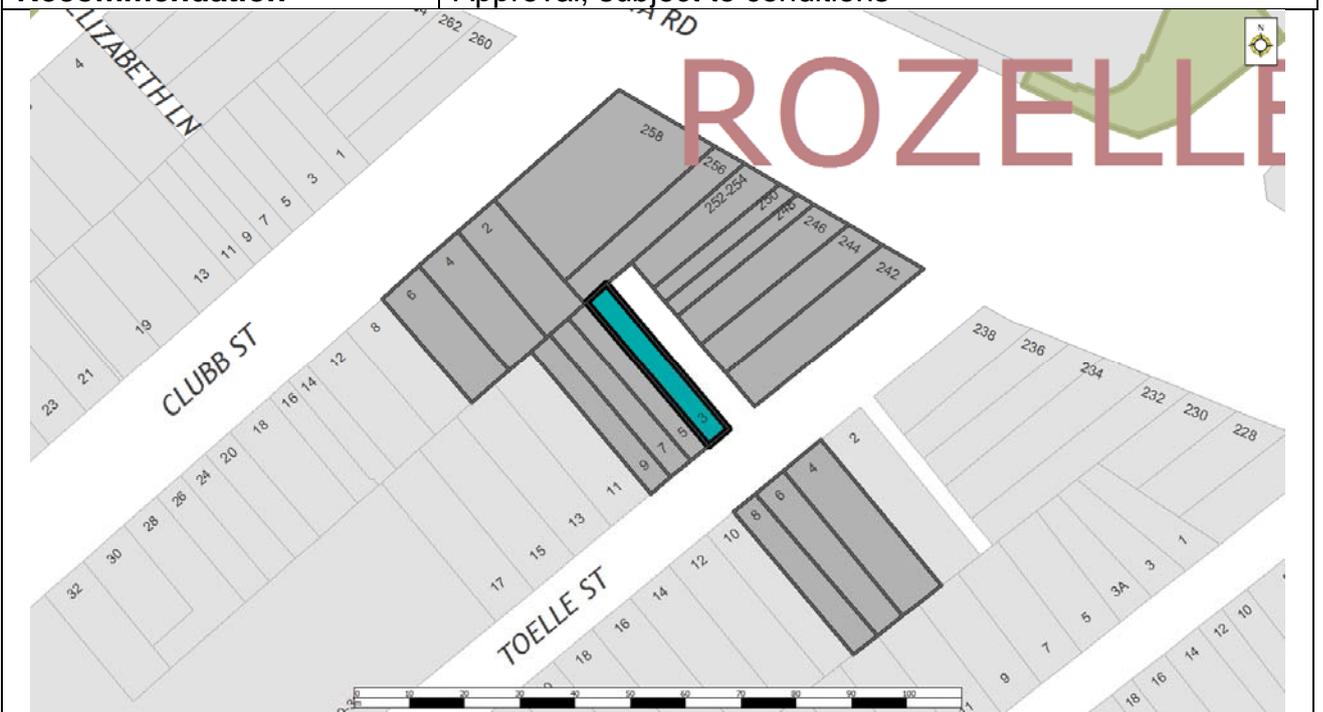




INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	D/2016/243
Address	3 Toelle Street, ROZELLE NSW 2039
Proposal	Alterations and additions to existing building including demolition of shed at the rear. Two storey addition to rear with first floor balcony and dormer.
Date of Lodgement	3 June 2016
Applicant	Mr D G Ritchie and Ms T J Mitchell
Owner	Mr D G Ritchie and Ms T J Mitchell
Number of Submissions	Nil
Value of works	\$355,950
Reason for determination at Planning Panel	Clause 4.6 variation exceeds officer delegation
Main Issues	<ul style="list-style-type: none"> • FSR • Stormwater management
Recommendation	Approval, subject to conditions



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 existing building including demolition of a shed in the rear yard at 3 Toelle Street, ROZELLE NSW 2039.

The proposal includes a two storey addition to rear with first floor balcony and dormer.

This development relies on a variation to the Floor Space Ratio development standard.

The application was notified to surrounding properties and no submissions were received.

The main issues that have arisen from the application include:-

- Variation of the FSR development standard
- Stormwater management

The non-compliance with the FSR development standard is acceptable the application is recommended for approval.

2. Proposal

This application seeks consent for alterations and additions to an existing single storey attached dwelling at 5 Toelle Street, Rozelle. The proposal is to alter and extend the existing single-storey, two-dwelling to create a two-storey dwelling with three bedrooms.

Specifically, the proposal entails:

Ground Floor

- Demolition of a shed at the rear of the property.
- Internal works to convert existing Bedroom 2 to a bathroom and a laundry with separate toilet and an extension of the existing kitchen.
- The laundry is proposed to have direct access to a clothes drying area (3.5m²) on the eastern side of the dwelling.
- Extending the rear kitchen/living area including taking the side wall (10m in length) to the eastern side boundary.
- New stairway to the proposed 1st floor.
- Landscaping works (involving changes to the existing levels) in the rear yard and inclusion of a rainwater storage tank within the eastern side courtyard (adjacent to No. 7 Toelle Street).

Proposed 1st Floor

- The proposed 1st floor will be split level with the front section (new Bedroom 2 and bathroom at RL 21.46) and the rear section (Bedroom 1 with walk-in robe and ensuite at RL 22.20).
- Side facing windows (Bedroom 1, ensuite and stairway) towards the eastern side boundary are to be high level windows with a sill height of 1600mm.
- The new front Bedroom 2 is proposed with a dormer window constructed within the existing roof space fronting the street.
- 2 skylights are proposed in the roof above the stairway and Bedroom 2. The maximum height of the roof at the rear is proposed at RL 25.00.

3. Site Description

The site is approximately 156m² in area and has a frontage of 4.61m to Toelle Street. The site is located on the northern side of the street and is aligned south-east (front)/north-west (rear).

The site presently accommodates a single storey attached dwelling. It is at the eastern end of row of 4 attached dwellings (Nos. 3,5,7 & 9 Toelle Street). Adjoining the property to the east is a laneway (public road) that provides rear access to properties fronting Victoria Road.

The adjoining property to the west; No. 5 Toelle Street; is a similar single storey attached dwelling which shares a party wall with the subject site. A completed Party Wall Consent form from the owners' of No. 5 Toelle Street accompanies this application.

The subject site is not within a Conservation Area and is not an individual heritage item.

The site is not identified as a flood control lot.

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

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
DA02/0298	Part demolition, alterations and additions to the existing dwelling including a new first floor level with rear first floor deck.	Approved 11.03.2003

Surrounding properties

Application	Proposal	Decision & Date
D/2016/14	5 Toelle Street, Rozelle Alterations and additions to existing dwelling including construction of a first floor level and dormer window to the front roof plane. Approved FSR = 0.92:1	Approved (LPP) 12.07.2016

4(b) Application history

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

Date	Discussion / Letter/ Additional Information
03.06.2016	Application lodged with Council.
21.06.2016	The application was considered at a meeting of the Referral Panel. Additional Information from the applicant required.
29.06.2016	Notification of the application concluded. No submissions received.
08.07.2016	Acting in response to the published Minutes of the Referral Panel, the applicant submitted additional information to address:- <i>Item 1:</i> <i>Stormwater drainage concept plan. Please see amended stormwater drainage plans based on a gravity system by Apex Engineers. The charged stormwater drainage system has been removed.</i> <i>Item 2: Retaining wall</i> <i>Please see amended ground floor plan and sections showing the existing and natural ground line. A retaining wall has been shown on the north eastern boundary with subsoil drainage within the property boundary. Please see retaining wall details by Acroyali Engineering.</i>
30.08.2016	The additional information was considered at a further Referral Panel meeting.
09.11.2016	Council's Stormwater and Development Engineer provided detailed comments and conditions (refer to later in this report) in response to the additional information submitted and having regard to the proposed change in levels at the rear of the property and the relationship with Council's laneway which borders the site to the east. This is a difficult site in terms of stormwater drainage. There is a long history of overland flow problems associated with the Council laneway and Council have previously completed significant infrastructure works (e.g. kerb & gutter) to alleviate the problems.

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

The following provides further discussion of the relevant issues:

- **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.

There is no information indicating that this site has 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.

- **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

A BASIX Certificate was submitted with the application (Certificate No: A248391_02 dated 02.06.2016) and as such the requirements of the SEPP have been met.

- **Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

The site lies outside the Foreshores and Waterways Area.

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.

- **Leichhardt Local Environment Plan 2013 (LLEP 2013)**

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

The application was assessed against the following relevant clauses of the Leichhardt Local Environment 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 6.1 – Acid Sulphate Soils
- Clause 6.2 - Earthworks
- Clause 6.3 – Flood Planning
- Clause 6.4 – Stormwater management

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

The site area is 156m². The following table provides an assessment of the application against the relevant development standards of LLEP 2013:

Standard (maximum)	Proposal	% (m ²) of non-compliance	Complies
Floor Space Ratio Required: [0.5:1]	0.89:1 138.8m ²	78% (60.8m ²)	No
Landscape Area Required: [15%]	18.6% 29m ²	N/A	Yes
Site Coverage Required [60%]	60% 93.5m ²	N/A	Yes

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:

- 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.*
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 Cl 4.6 variation request presenting the following arguments in support of the FSR variation: -

- *The site is small and the existing building is also small, thus providing restricted space and amenity for occupants. The additional FSR is required to accommodate an additional bedroom and open plan living arrangements consistent with reasonable, contemporary housing expectations.*
 - *The additional FSR is accommodated in a rear extension which will have minimal visibility from the street. It therefore retains the cohesiveness of this group of 4 attached dwellings. The recent first floor extensions to No.9 Toelle St demonstrate that this form of development can be successfully integrated into the streetscape.*
 - *The proposed 0.89:1 FSR is less than the 1:1 which could be developed under Clause 4.4(2A) if the site was utilised for permissible non-residential purposes. The FSR controls therefore already anticipate a larger gross floor area on this site than is proposed in this development.*
 - *The development does not have any adverse impacts on neighbouring properties by way of overlooking, noise, bulk & scale, streetscape or traffic & parking.*
- (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 variation to the development standard has been considered under Clause 4.6 Exceptions to Development Standards, and it is well founded in this instance. The proposal will not result in a detrimental impact on the public interest and can satisfy the objectives of the development standard and the zoning as demonstrated below:

- The alterations and additions to the rear of the building are in keeping with the bulk and scale of surrounding residential development (both as built and recently approved).
- The proposal is consistent with the prevailing character of the area.
- The proposed development does not result in any unreasonable loss of amenity for neighbouring properties in terms of overshadowing, loss of privacy or loss of views.
- The proposed site improvements will increase the level of amenity for future occupants, as the rear courtyard private open space is connected directly to the principal indoor living areas.
- The siting of the building is within the building location zone (BLZ) where it can be reasonably expected that development can occur.

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 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.

5(b) 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)

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

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	Yes
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.3 Alterations and additions	Yes
C1.4 Heritage Conservation Areas and Heritage Items	Yes
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes
C1.12 Landscaping	Yes
C1.14 Tree Management	Yes
	Yes
Part C: Place – Section 2 Urban Character	
Suburb Profile	
C2.2.5 – Rozelle Distinctive Neighbourhood (C2.2.5.3 – Callan Park Distinctive Neighbourhood)	Yes
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	Yes
C3.3 Elevation and Materials	Yes
C3.7 Environmental Performance	Yes
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
	Yes
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	Yes
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.3 Residential Development	Yes
Part E: Water	
Section 1 – Sustainable Water and Risk Management	Yes
E1.1 Approvals Process and Reports Required with Development Applications	Yes
E1.1.1 Water Management Statement	Yes

E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.2.2 Managing Stormwater within the Site	Yes

The following provides discussion of the relevant issues:

C1.3 - Alterations and additions

The addition is located behind the ridge over the front part of the existing dwelling and this is consistent with Council's usual requirements.

C2.2.5.3 - Callan Park Distinctive Neighbourhood

The neighbourhood is bounded by King George Park, The Rozelle Hospital grounds to the west and south, as well as by two arterial roads being Victoria Road and Darling Street, in the north and east. The proposed development is considered to satisfy the relevant controls applying to this Neighbourhood by: -

- C3 Preserves the established setback in the street
- C4 Preserves and enhance public and private views over the Rozelle Hospital site, King George Park and Iron Cove
- C8 Maintains the character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials.
- C12 New addition is to be limited to the rear of the existing dwelling.
- C15 Building materials used will be compatible with the existing character of the streetscape, including rendered and painted surfaces and roof materials such as corrugated iron.

C3.2 Site Layout and Building Design

The development is located within the 1st floor rear BLZ identified by Council previously in the assessment of D/2016/14 for 5 Toelle Street (i.e. to align with the dwelling at No. 9 Toelle Street).

C3.4 Dormer windows

The development includes the placement of a new dormer window in the front roof plane.

Refer to the Diagram below.

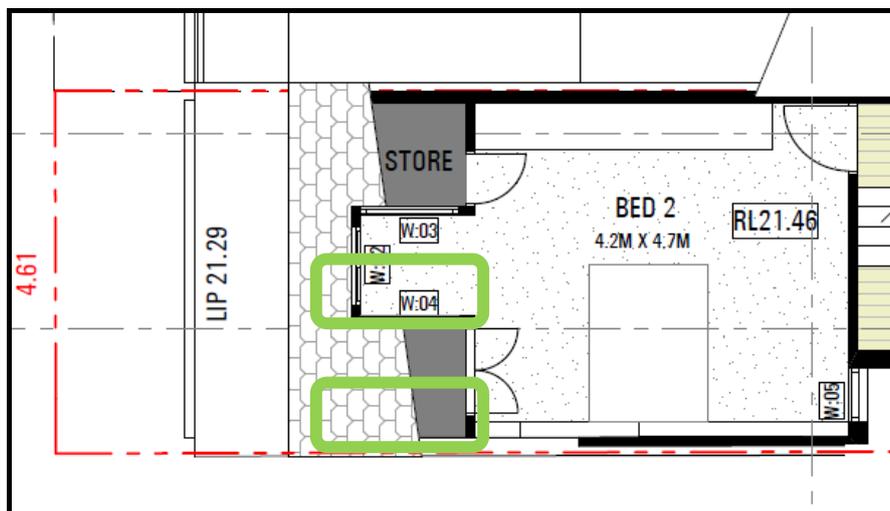
In accordance with Control C2, it is considered that the proposed dormer should complement the constructed dormer at No.9 Toelle Street (on the left) and the approved dormer at No. 5 Toelle Street (on the right) to present consistency in the streetscape.



And to a large extent it does. The proposed dormer on the subject site can be seen on the right of the Diagram below.



However, it is intended that the proposed dormer on the subject site not only have 1 forward facing window (W:02) but also 2 side facing fixed glass windows (W:03 & W:04) and this is different to both dormers at No, 5 (approved) and No. 9 (as built) – refer to the extract from the submitted 1st floor plan below with W:03 & W:04 circled green:-



A condition is recommended requiring windows W:03 & W:04 be deleted and materials used are to be consistent with the dormer constructed at No. 9 Toelle Street.

C3.9 Solar Access

The site is aligned generally north (rear)/south (front) and the proposed alterations and additions will not unreasonably add to the existing overshadowing of the living areas or rear open space areas of adjoining dwellings; and a minimum of 2 hours direct sunlight will continue to be provided to the rear facing windows (i.e. north facing) of the directly adjoining property (Nos. 5 Toelle Street).

C3.9 Views

The proposed development will not unduly affect the views or outlook enjoyed from neighbouring residential properties.

C3.11 Visual Privacy

It is proposed to include a 1st floor rear facing balcony off proposed Bedroom 1, which is on the roof of the ground floor level below.. This will be 1.75m (D) x 3.25m (W). Control C9 requires that balconies at 1st floor at the rear of dwellings are to have a maximum depth of 1.2m and width of 2.0m. Greater dimensions will only be supported where it can be demonstrated that the larger balcony will not result adverse privacy impacts on surrounding residential properties.

Given the small lot subdivision pattern and the topography which positions the subject site at a higher level than neighbouring properties in Toelle Street, it is considered that the size and position of the proposed rear balcony will result in privacy impacts upon the rear private open space areas and internal living spaces of neighbouring properties. Accordingly, a condition is recommended requiring a reduction in the size of the balcony (i.e. the trafficable area of the ground floor roof) and the installation of side facing privacy screens.

E1.2.2 Managing Stormwater within the Site

Council's engineers have provided the following comment:

Inadequate detail has been provided in relation to the proposed stairs and pedestrian access from the rear yard to the adjacent laneway. The stairs must be designed to meet the level of the existing concrete footpath at the entry point.

The number of steps resulting from the proposed lowering of the rear yard also makes wheeling the garbage bins up to the laneway difficult and most likely impractical. Therefore, a separate garbage storage area should be provided above the proposed boundary retaining wall, adjacent to the top of the stairs, to store 4 x 120L bins.

Note that the existing lowered section of kerb and footpath in the laneway, adjacent to the existing pedestrian entry will need to be removed and replaced with standard kerb and gutter and footpath to ensure full gutter flow capacity is achieved to prevent stormwater runoff entering the property.

As the existing dwelling and proposed additions extend to both side boundaries, an overland flowpath is not available from the rear of the property through to Short Street to cater for stormwater flows from the subject and uphill properties. In the event that the site drainage system becomes blocked or its capacity is exceeded, this may lead to inundation of the dwelling or redirection of stormwater runoff onto adjoining properties. Therefore, the finished surface level of the rear terrace/yard must be not less than 150mm below the adjacent internal floor level(s) and the capacity of the stormwater drainage system must be amplified to cater for additional flow.

Reference is made to the Retaining Wall details provided on Drawing No PA1601-SK01/A prepared by AE Structural and Civil Engineers dated 8 July 2016 which is assumed to detail the proposed retaining walls adjacent to the laneway frontage of the site. The detail is inadequate as its location is not provided and the boundary line is not shown.

Conditions have been recommended relating to:-

- Elevating the garbage storage platform
- Stormwater drainage design & construction
- Off-site works in the Council laneway
- Payment of a security deposit

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*. 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 LDCP 2013 for a period of 14 days from 15 June to 29 June 2016 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

- Engineers

No other internal referrals were required.

6(b) External

The application did not require any formal external referrals.

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

9. Recommendation

That Council, as the consent authority pursuant to s80 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No: D/2016/243 for Alterations and additions to existing building including demolition of shed at the rear; involving a two storey addition to rear with first floor balcony and dormer at 3 Toelle Street, ROZELLE NSW 2039 subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

1. Development must be carried out in accordance with Development Application No. 2016/14 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
Dwg No: A0001 – [Issue E] Locality Plan	Prescott Architects	23.05.2016
Dwg No: A0002 – [Issue E] Site Analysis	Prescott Architects	23.05.2016
Dwg No: A1000 – [Issue E] Existing Plans	Prescott Architects	23.05.2016
Dwg No: A2100 – [Issue F] Ground Floor Plan	Prescott Architects	08.07.2016
Dwg No: A2101 – [Issue E] First Floor Plan	Prescott Architects	23.05.2016
Dwg No: A2102 – [Issue E] Roof Plan	Prescott Architects	23.05.2016
Dwg No: A3100 – [Issue E] South East Elevation	Prescott Architects	23.05.2016
Dwg No: A3101 – [Issue E] North West Elevation	Prescott Architects	23.05.2016
Dwg No: A3102 – [Issue E] South West Elevation	Prescott Architects	23.05.2016
Dwg No: A3103 – [Issue E] Materials & Finishes	Prescott Architects	23.05.2016
Dwg No: A3104 – [Issue F] North East Elevation	Prescott Architects	08.07.2016
Dwg No: A3200 – [Issue F] Section AA	Prescott Architects	08.07.2016
Dwg No: A3201 – [Issue F] Section BB	Prescott Architects	08.07.2016
Dwg No: A3202 – [Issue F] Section CC & DD	Prescott Architects	08.07.2016
Dwg No: A3203 – [Issue F] Section EE	Prescott Architects	08.07.2016
Other Documents	Prepared By	Dated
BASIX Certificate No: A248391_02	Prescott Architects	02.06.2016
Statement of Environmental Effects	Mark Shanahan Planning Pty Ltd	May 2016
Stormwater Management Plan	Apex Engineers	07.07.2016
Stormwater Drainage Design Dwg No: 27051601	Apex Engineers	07.07.2016
Stormwater Drainage Design Dwg No: 27051602	Apex Engineers	25.05.2016

Retaining Wall Details Dwg No: PA1601-SK01 Dwg No: PA1601-SK02	Acroyali Engineering	08.07.2016
Engineering Design Statement	Acroyali Engineering	08.07.2016
Site waste Minimisation and Management Plan	Trudi Mitchell & Doug Ritchie	02.06.2016

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.

PRIOR TO THE RELEASE OF A CONSTRUCTION CERTIFICATE

2. Amended plans are to be submitted incorporating the following amendments:
 - a) An elevated garbage storage platform must be provided adjacent to the pedestrian entry gate at the laneway frontage of the site. The platform must have a minimum area of 2 square metres and be sufficient to store 4x120 Litre waste and recycling bins.
 - b) Windows W:03 and W:04 on each side of the first floor front dormer are to be deleted. The materials and finishes on the sides of the dormer are to be consistent with the first floor front dormer at No. 9 Toelle Street.
 - c) The first floor rear facing balcony off Bedroom 1 is to have dimensions no greater than 1.2m in depth and 2.0m in width and to be centrally located across the rear elevation. A side facing privacy screen a minimum of 1.60m high is to be installed on either side of the balcony. The area of the ground floor roof outside of the balcony is to be rendered untrafficable.

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.

3. Consent is granted for the demolition on the property as described on the approved plans, 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 (i.e., 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.

4. Prior to the issue of a Construction Certificate, a Structural Certificate must be provided to the Principal Certifying Authority. The Certificate must verify that the structural integrity of the existing "Party Walls" are adequate to accept the additional loads imposed thereon by the proposal. A copy of the Certificate must be provided to the consent authority and all owners of the party wall/s.
5. 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 $L_{A90, 15min}$ 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 $L_{Aeq, 15min}$ 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.

6. 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.
7. 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.

8. 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.

9. 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.

10. 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. 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.
11. 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.
12. 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.

13. 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.

14. 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.

15. A Soil and Water Management Plan must be provided prior to the issue of a Construction Certificate. The Soil and Water Management plan must be 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 erodible 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.

16. 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.

17. Prior to the issue of a Construction Certificate, the applicant must prepare a Construction Management and Traffic Management Plan. It is to be a requirement of this Plan that the rear access from the unnamed lane to the properties fronting Victoria Road is not to be impeded at any time. 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.

18. A stormwater drainage design prepared by a qualified practicing Civil Engineer must be provided prior to the issue of a Construction Certificate. The design must be prepared to make provision for the following:
- a) The design must be generally in accordance with the stormwater drainage concept plan on Drawing No 27051601 prepared by Apex Engineers and dated 7 July 2016
 - 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 from the finished surface level of the rear courtyard to the finished floor level of the Living room.
 - d) As there is no overland flow/flood path available from the rear courtyard to the Toelle Street frontage, the design of the sag pit and piped drainage system is to meet the following criteria:
 - i) Capture and convey the 100 year Average Recurrence Interval flow from the contributing catchment assuming 80% blockage of the inlet and 50% blockage of the pipe.
 - ii) The maximum water level over the sag pit shall not be less than 150mm below the floor level or damp course of the building
 - iii) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands.
 - e) All plumbing within the site must be carried out in accordance with Australian Standard AS/NZS 3500.3-2003 Plumbing and Drainage – Stormwater Drainage
 - f) 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.
 - g) An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.
 - h) All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.
 - i) 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.
 - j) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.

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.

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

19. 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 to the value of **\$1,300.00** must be paid to Council to cover the costs associated with the road, footpath and drainage works required by this consent.

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee.

A request for release of the security may be made to the Council after all construction work has been completed.

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.

20. A structural engineering report and plans that address the proposed works in the vicinity of the Laura Lane boundary, prepared by a qualified practicing Structural Engineer, must be provided prior to the issue of a Construction Certificate. The report and plans must be prepared/ amended to make provision for the following:
- a) All components of any retaining walls, including subsoil drainage, must be located entirely within the property boundary.
 - b) Any existing or proposed retaining walls that provide support to the road reserve must be adequate to withstand the loadings that could be reasonably expected from within the constructed road and footpath area, including normal traffic and heavy construction and earth moving equipment, based on a design life of 50 years.
 - c) Provide relevant geotechnical/ subsurface conditions of the site, as determined by full geotechnical investigation.

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.

21. 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
5 Toelle Street	Whole Building

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.

22. 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.

PRIOR TO THE COMMENCEMENT OF WORKS

23. 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;

24. 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.

25. 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.

26. 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.
27. 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.
28. 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.
29. 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

30. The applicant must bear the cost of construction of the following works:

- a) Reconstruction of standard concrete kerb and gutter and concrete infill footpath at the laneway frontage of the site, adjacent to the existing pedestrian access.

Structural details of the retaining wall at the laneway boundary must be submitted with the application for Roadworks Permit.

Development Consent does NOT give approval to undertake any works on Council property. **An application must be made to Council and a Roadworks Permit issued under Section 138 of the Roads Act 1993 prior to construction of these works.**

The Roadworks Permit must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate.

These works must be constructed in accordance with the conditions of the Roadworks Permit and be completed prior to the issue of an Occupation Certificate.

Note: The cost of adjustment or relocation of any public utility service shall be borne by the owner/applicant. Where the finished levels of the new works will result in changes to the existing surface levels, the cost of all necessary adjustments or transitions beyond the above scope of works shall be borne by the owner/applicant.

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.

31. 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.

32. The site must be appropriately secured and fenced at all times during works.
33. 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.

34. 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.

35. 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.
36. 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.
37. 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.
38. 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.
39. 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.

40. 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

41. 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.

42. 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.

43. Prior to the issue of an Occupation Certificate, the Principle Certifying Authority must ensure that all approved road, footpath and/or drainage works, including vehicle crossings, have been completed in the road reserve in accordance with Council Roadworks Permit approval.

Written notification from Council that the works approved under the Roadworks Permit have been completed to its satisfaction and in accordance with the conditions of the Permit, must be provided to the Principle Certifying Authority prior to the issue of an 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.

ONGOING CONDITIONS OF CONSENT

48. 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.
49. 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.
50. 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*.

51. The Operation and Management Plan for the on 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.

PRESCRIBED CONDITIONS

A. BASIX Commitments

Under clause 97A(3) 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 to 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

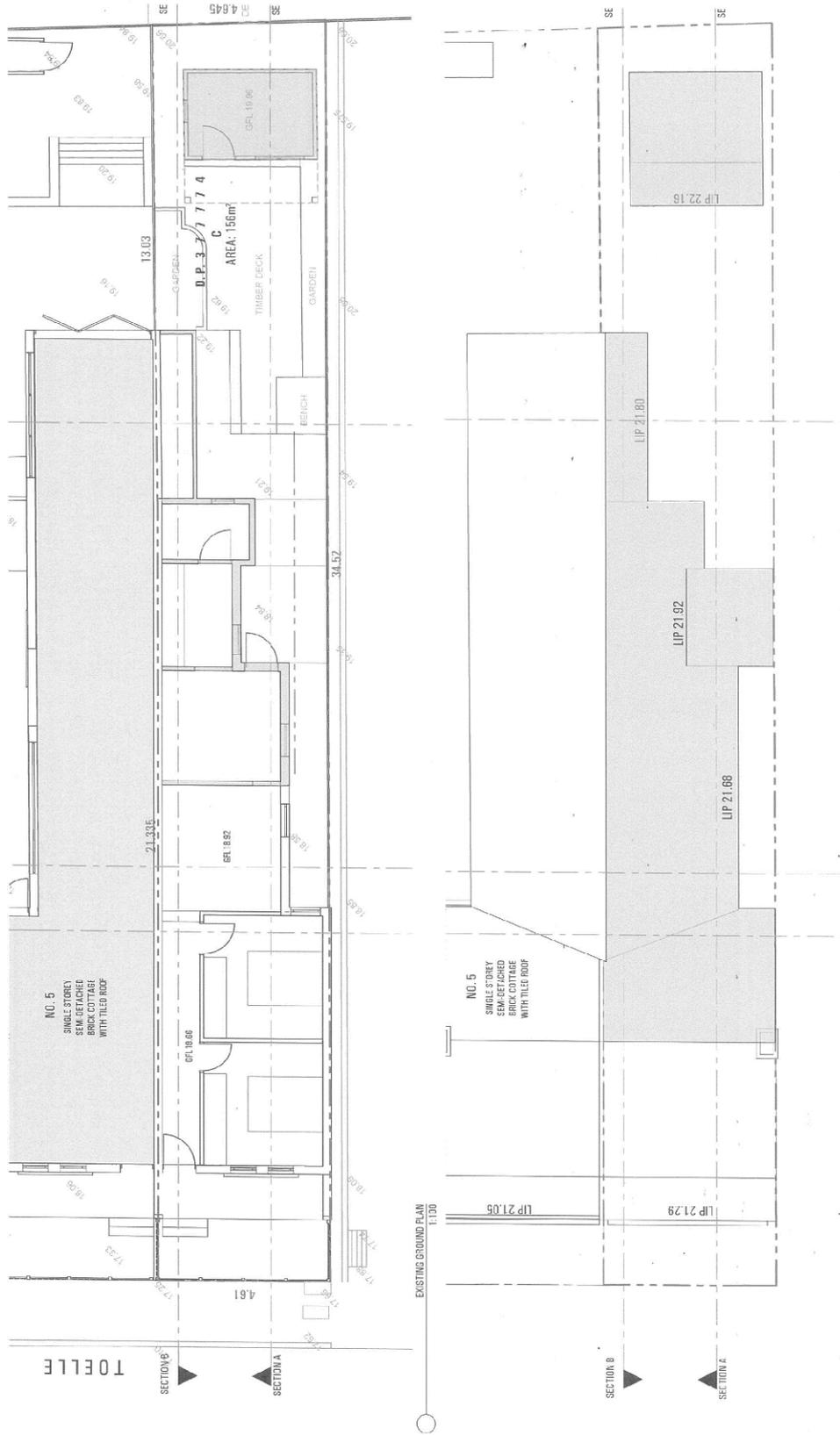
- (1) For the purposes of section 80A (11) of the Act, it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent 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.

Attachment B – Plans of proposed development



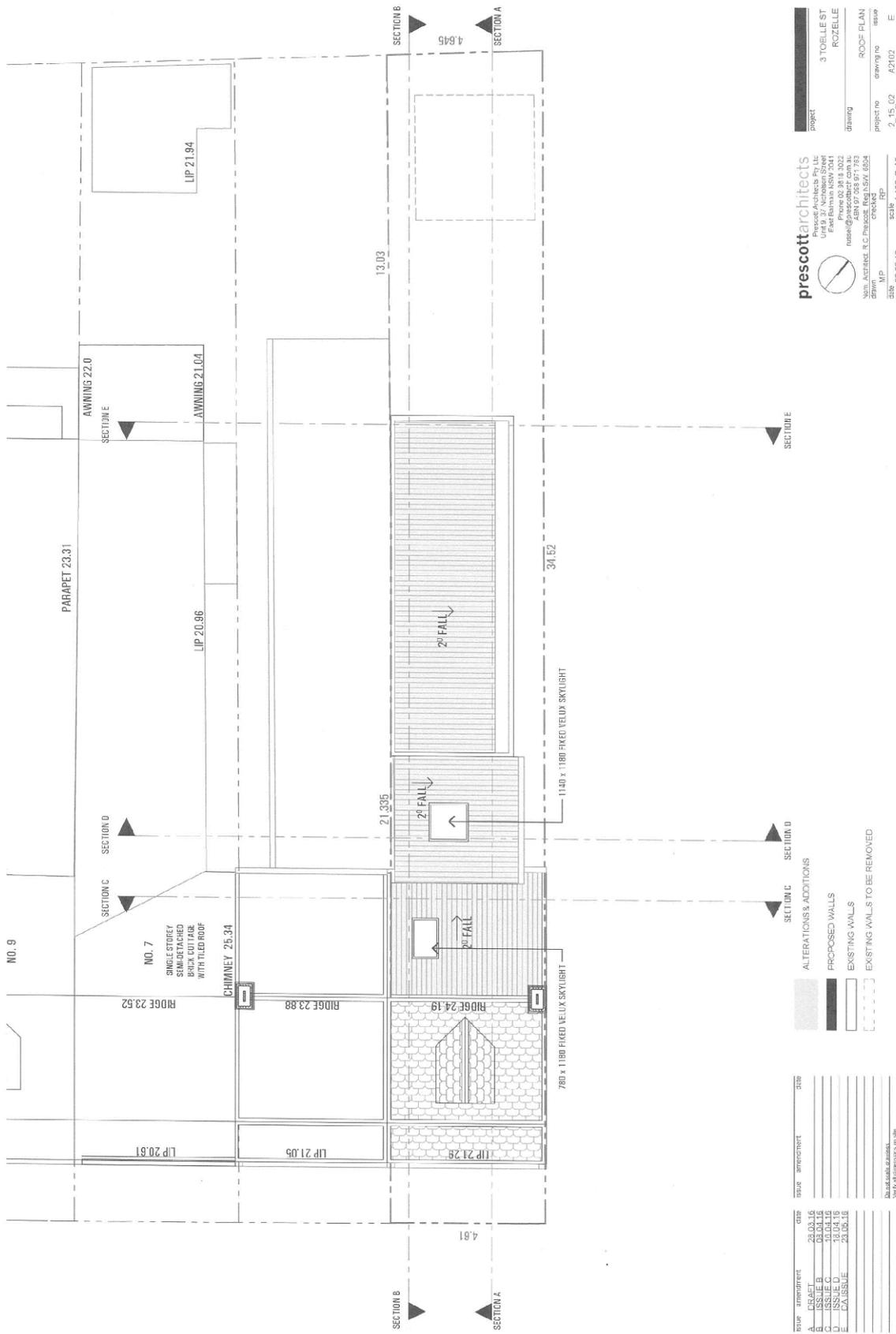
prescottarchitects
 3 TOELLE ST
 ROZELLE
 NSW 1585
 Australia
 Tel: 61 2 9550 2041
 Fax: 61 2 9550 2042
 Email: info@prescottarchitects.com.au
 Website: www.prescottarchitects.com.au

PROJECT: 3 TOELLE ST
 DRAWING: EXISTING PLANS
 PROJECT NO: 2_15_02
 DRAWING NO: A1000
 DATE: 21/05/16
 SCALE: 1:100 @ A3

GROUP	DESCRIPTION	DATE	BY	APPROVED
A	ISSUE A	26/03/16		
B	ISSUE B	09/04/16		
C	ISSUE C	13/04/16		
D	ISSUE D	23/05/16		
E	ISSUE E	23/05/16		

EXISTING WALLS
 EXISTING TO BE REMOVED

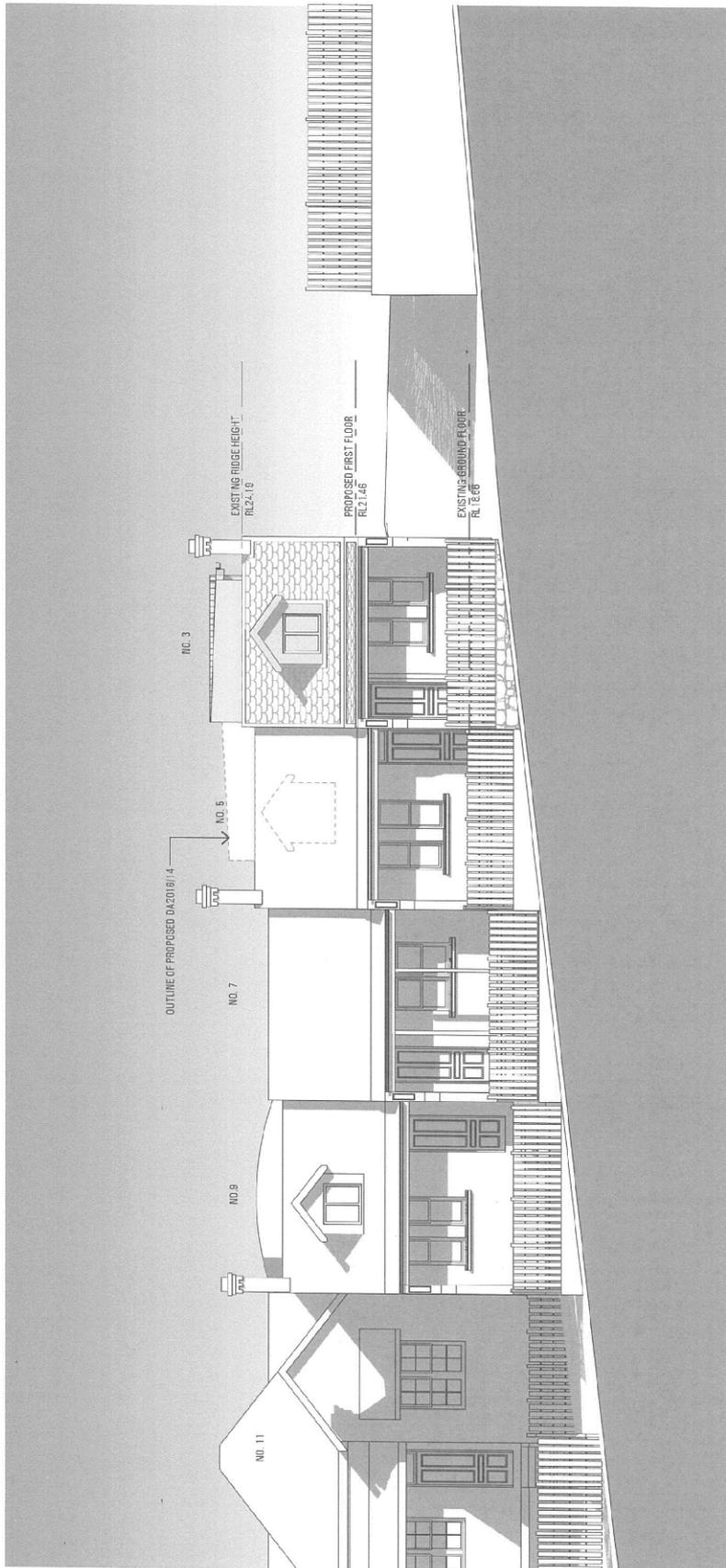
Drawn by: [Name]
 Checked by: [Name]
 Date: 21/05/16



prescott architects
 3 TOELLE ST
 ROZELLE
 NSW 1585
 ABN 97 058 97 793
 nasa@prescott.com.au
 02 9550 1000

Project: 3 TOELLE ST
 Drawing: ROOF PLAN
 Project no: 2_15_02
 Drawing no: A2102
 Issue: E

Scale: 1:100 @ A3
 Date: 23.05.16
 Drawn: RP
 Checked: RP



project
 3 TOELLE ST
 ROSELLE

drawing
 SOUTH-EAST ELEVATION

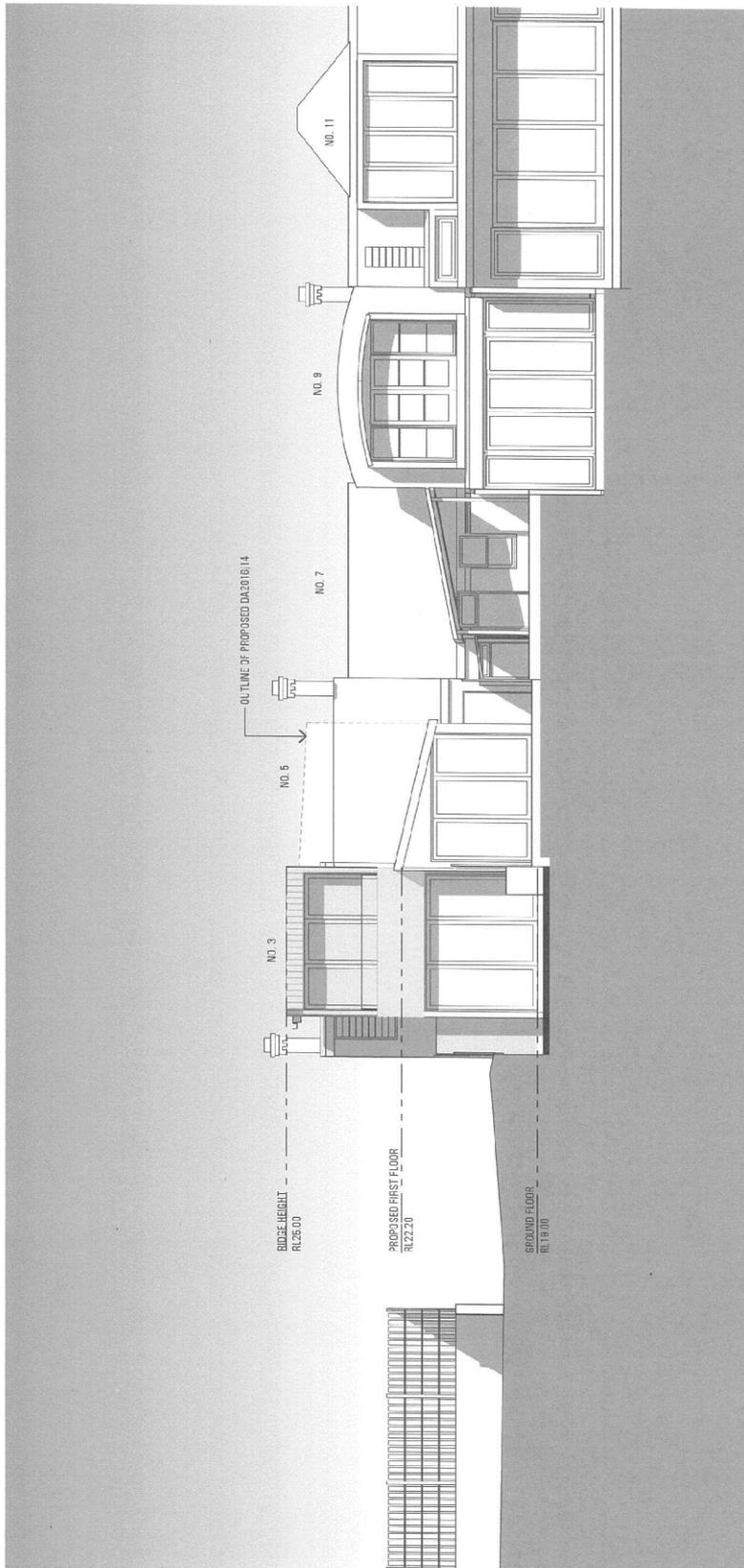
project no 2_15_02
drawing no A3100
issue E

prescott architects
 Prescott Architects Pty Ltd
 Level 11, 111 Market Street
 Sydney NSW 2000
 Phone 02 9618 3022
 info@prescottarchitects.com.au
 NSW 27 928 0735
 Noni Architects, R.C. Prescott, Reg. NSW, 5804
 draw: JWP
 date: 23.05.16
 scale: 1:100 @ A3

ALTERATIONS & ADDITIONS
 PROPOSED WALLS
 EXISTING WALLS
 EXISTING WALLS TO BE REMOVED

STEP	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	08.04.16			
B	ISSUE B	08.04.16			
C	ISSUE C	13.04.16			
D	ISSUE D	13.04.16			
E	ISSUE E	23.05.16			

Drawn and checked by:
 JWP
 Date: 23.05.16



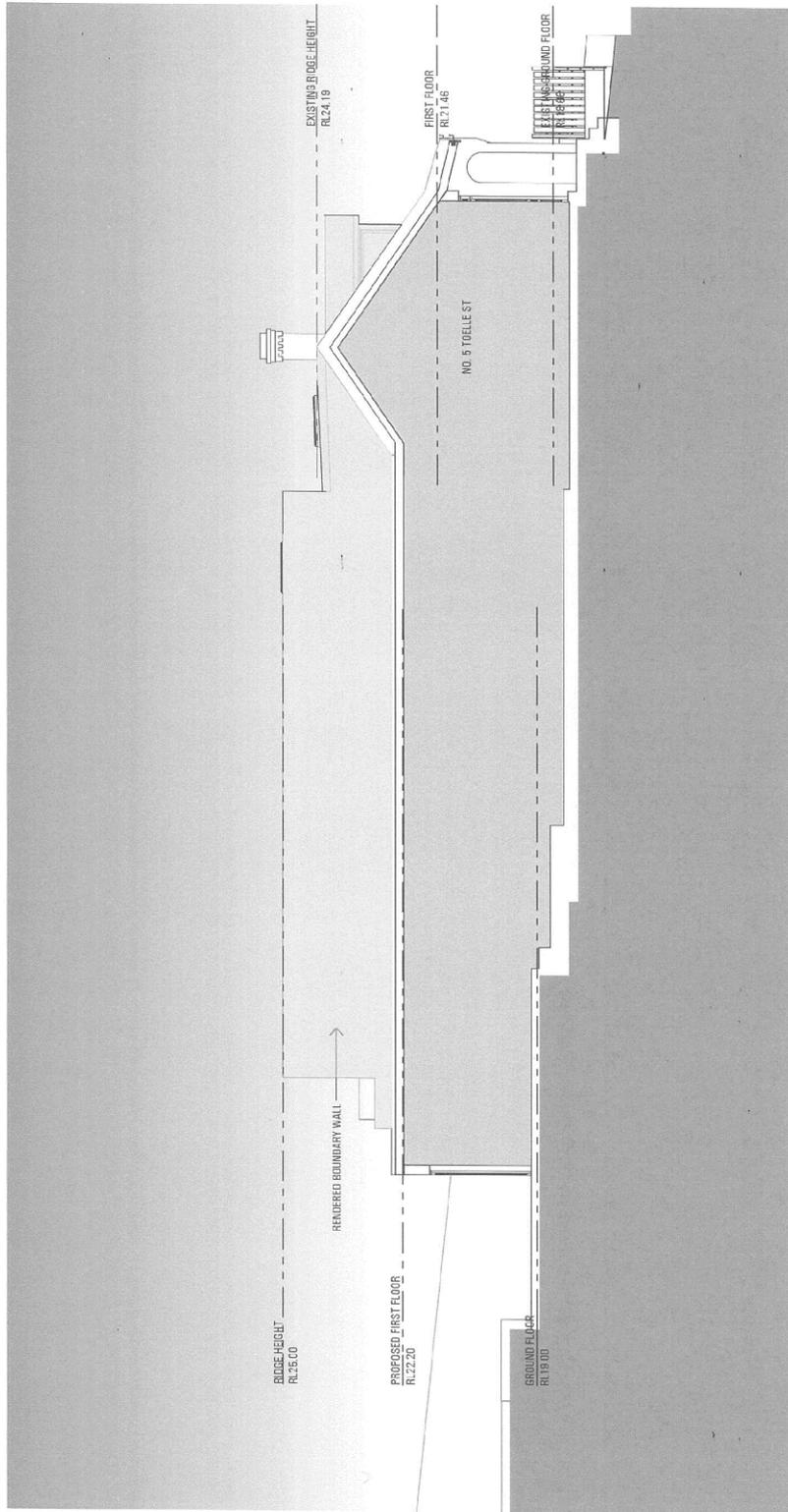
project 3 TOELLE ST
ROZELLE
drawing NORTH WEST ELEVATION
project no 2_15_02 drawing no A3101 date

prescott architects
10/11-13/15 North Street
East Brisbane QLD 4004
phone 07 358 971 753
mobile 07 358 971 753
fax 07 358 971 753
email info@prescottarchitects.com.au
www.prescottarchitects.com.au
ABN 97 358 971 753
VAT 123 456 789
MP
date 23/05/16 scale 1:100 @ A3

ALTERATIONS & ADDITIONS
PROPOSED WALLS
EXISTING WALLS
EXISTING WALLS TO BE REMOVED

ISSUE	DESCRIPTION	DATE
A	DRAFT	28.03.16
B	ISSUE B	08.04.16
C	ISSUE C	13.04.16
D	ISSUE D	13.04.16
E	DA ISSUE	23.05.16

Drawn by: [Name]
Checked by: [Name]
Scale: 1:100 @ A3



prescottarchitects
 Unit 9/37 Nicholson Street
 East Brisbane NSW 4001
 t: 07 3251 1111
 f: 07 3251 1112
 www.prescottarchitects.com.au
 A.B.N. 67 325 07 785

Project: 3 TOELLE ST ROZELLE
 Drawing: SOUTH WEST ELEVATION
 Project no: 2_15_02
 Drawing no: A3/02
 Issue: E

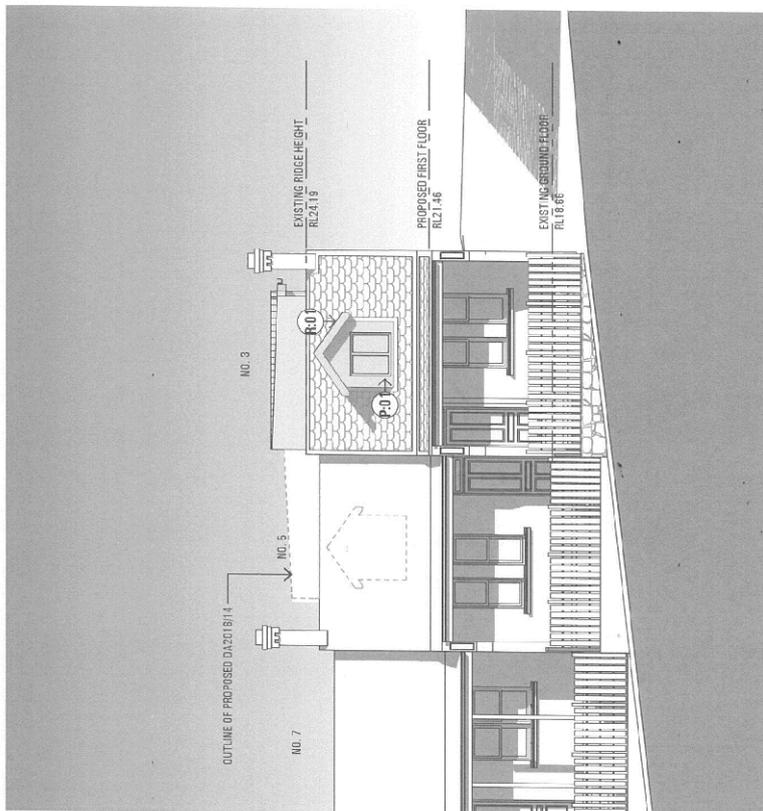
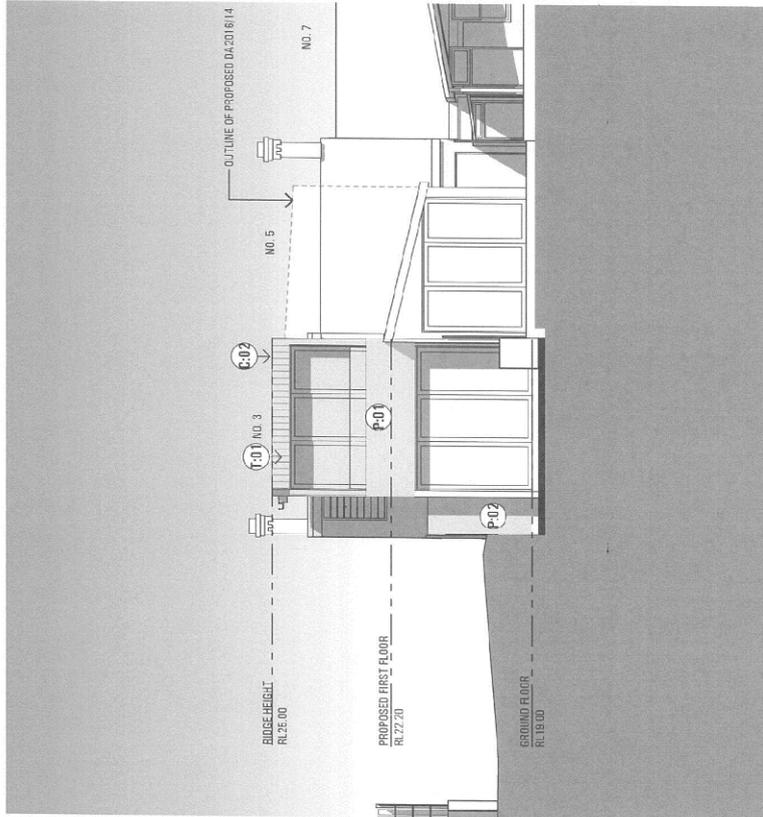
Scale: 1:100 @ A3
 Date: 23.05.16
 Drawn: M.P.
 Checked: R.C.
 Approved: R.C.

ALTERATIONS & ADDITIONS

- PROPOSED WALLS
- EXISTING WALLS
- EXISTING WALLS TO BE REMOVED

ISSUE	AMENDMENT	DATE
A	DRAWN	28.03.15
B	ISSUE B	08.04.15
C	ISSUE C	13.04.15
D	ISSUE D	13.04.15
E	ISSUE E	23.05.16

Drawn and checked by:
 M.P. / R.C.
 Verified by:
 R.C.



Project: 3 TOELLE ST
ROELLE

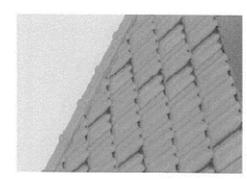
drawing: MATERIALS & FINISHES

Project no: 2_15_02 A3103 E

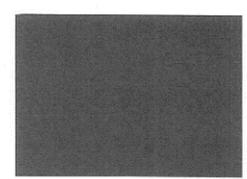
prescottarchitects
Prescott Architects Pty Ltd
1/150 Pitt Street
Sydney NSW 2041
Phone: 02 9618 3022
Fax: 02 9618 3021
Email: info@prescottarchitects.com.au
Website: www.prescottarchitects.com.au

Scale: 1:100 @ A3

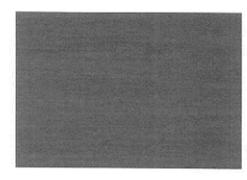
date: 23.05.16



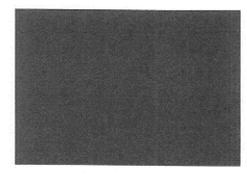
R-01 BORAL TERRACOTTA TILE
TO MATCH EXISTING



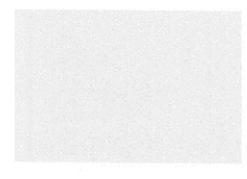
C-02 COLORBOND_WOODLAND GREY



T-01 INNOVWOOD_SPOTTED GUM
INNOCLAD

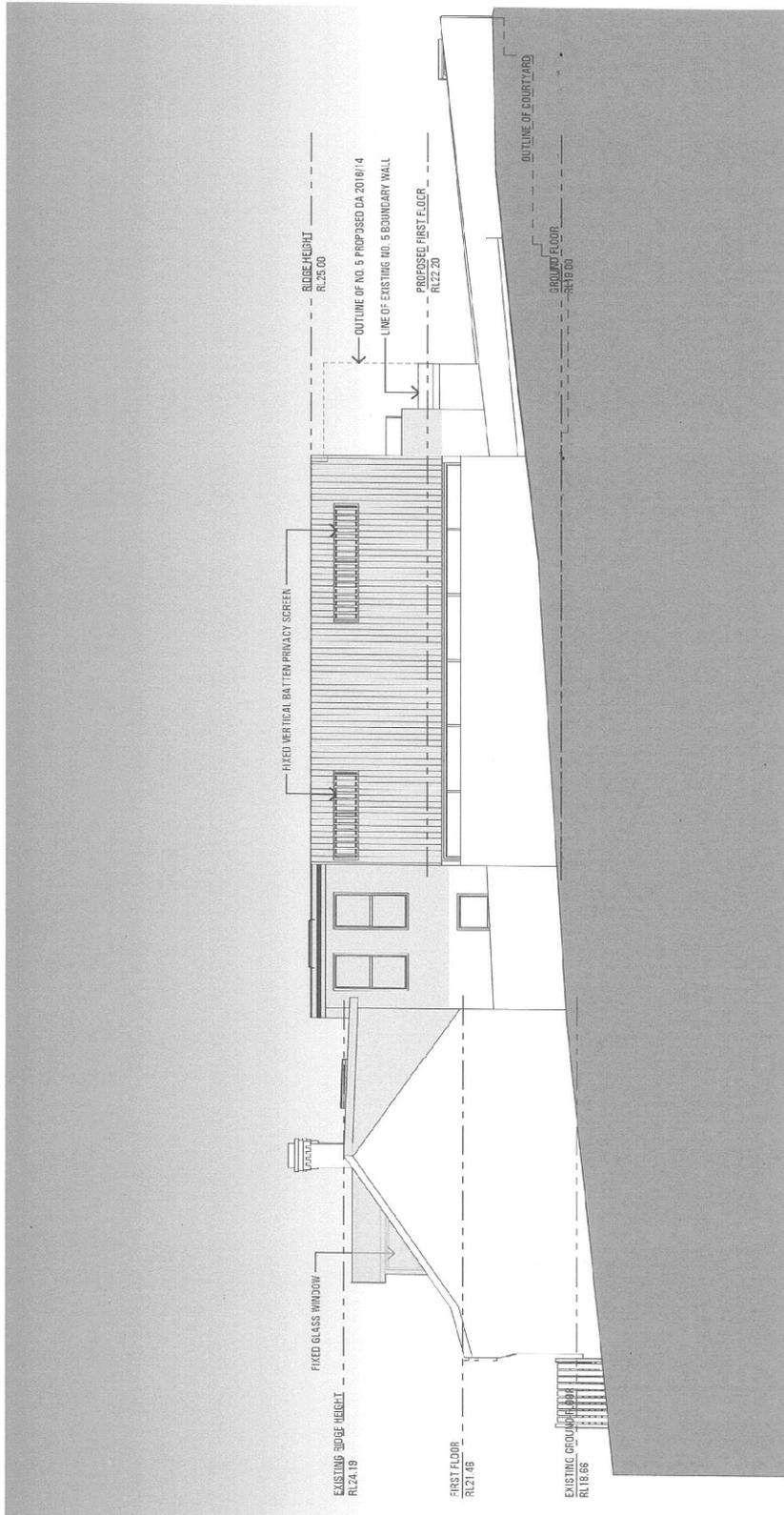


P-02 DULUX_DOMINO



P-01 DULUX_WHITE DUNE

NO.	DESCRIPTION	DATE
A	DEVELOP	23.03.16
B	ISSUE B	03.04.16
C	ISSUE C	10.04.16
D	ISSUE D	23.05.16



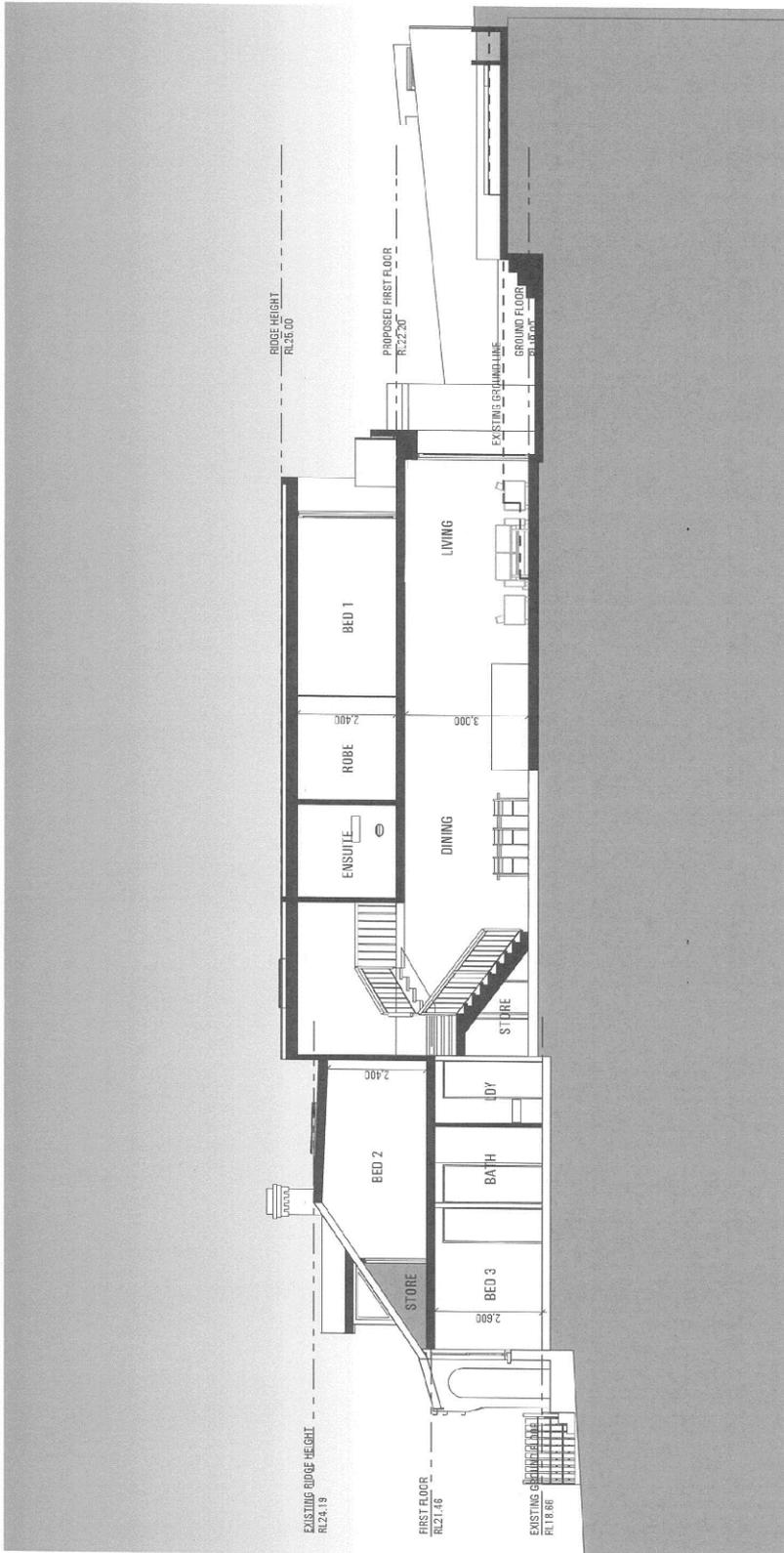
Project: 3 TOELLE ST
 ROZELLE
 Drawing: NORTH EAST ELEVATION
 Project no: 2_15_02
 Drawing no: A3104
 Date: F

prescottarchitects
 1101/16
 Unit 9, 37 Nicholson Street
 East Brisbane NSW 2011
 Phone: 07 3254 2222
 Email: info@prescottarchitects.com.au
 Website: www.prescottarchitects.com.au
 ABN: 67 099 971 763
 Item: ARCHITECTURAL ELEVATION
 Date: 11/01/16
 Scale: 1:100 @ A3
 Drawn: RP
 Checked: RP

ALTERATIONS & ADDITIONS
 PROPOSED WALLS
 EXISTING WALLS
 EXISTING WALLS TO BE REMOVED

ISSUE	INTERVIEW	DATE	ISSUE	INTERVIEW	DATE
A	DRAFT	28.03.16			
B	ISSUE B	05.04.16			
C	ISSUE C	18.04.16			
D	ISSUE D	11.01.16			
E	ISSUE E	06.01.16			

The wall area affected
 Works at the discretion of the client

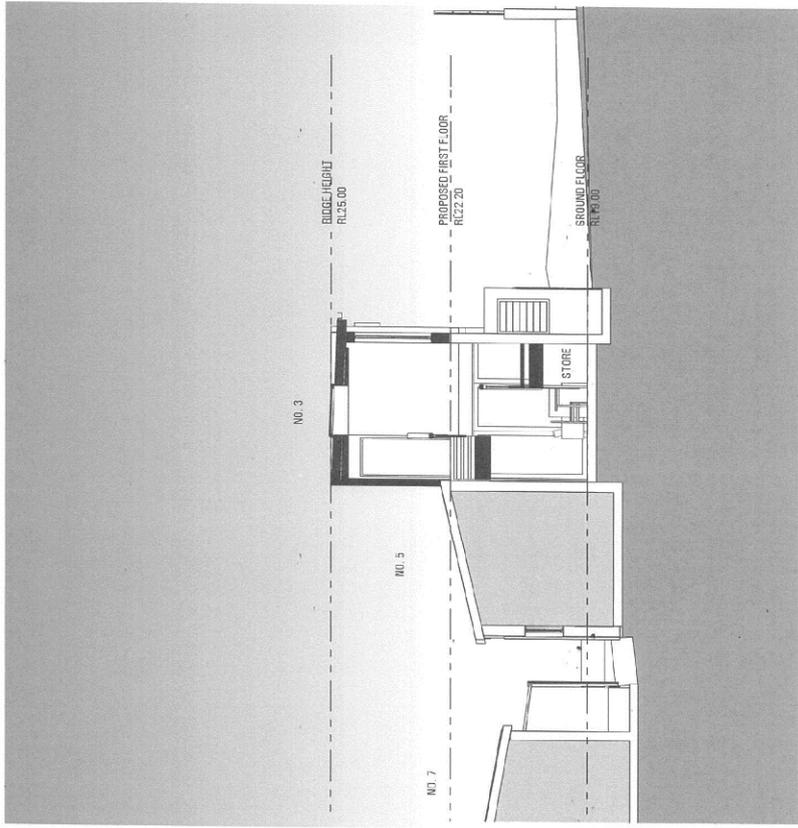


project
 3 TOELLE ST
 ROUELLE
drawing
 SECTION AA
project no 2_15_02
drawing no A3200
issue F

prescottarchitects
 Prescott Architects Pty Ltd
 Unit 3/3 Nicholson Street
 Sydney NSW 1580
 phone 02 9618 8022
 email info@prescottarch.com.au
 www.prescottarch.com.au
 NSW ADDRESS: R2: Prescott, Mt Druitt NSW 1804
drawn JLP
checked JLP
date 08/07/16
scale 1:100 @ A3

■ PROPOSED WALLS
 □ EXISTING WALLS
 [- - -] EXISTING WALLS TO BE REMOVED

ISSUE	AMENDMENT	DATE	DESCRIPTION
A	SCALE	20.07.16	
B	SCALE	19.04.16	
C	SCALE	18.04.16	
D	SCALE	18.04.16	
E	SCALE	08.07.16	

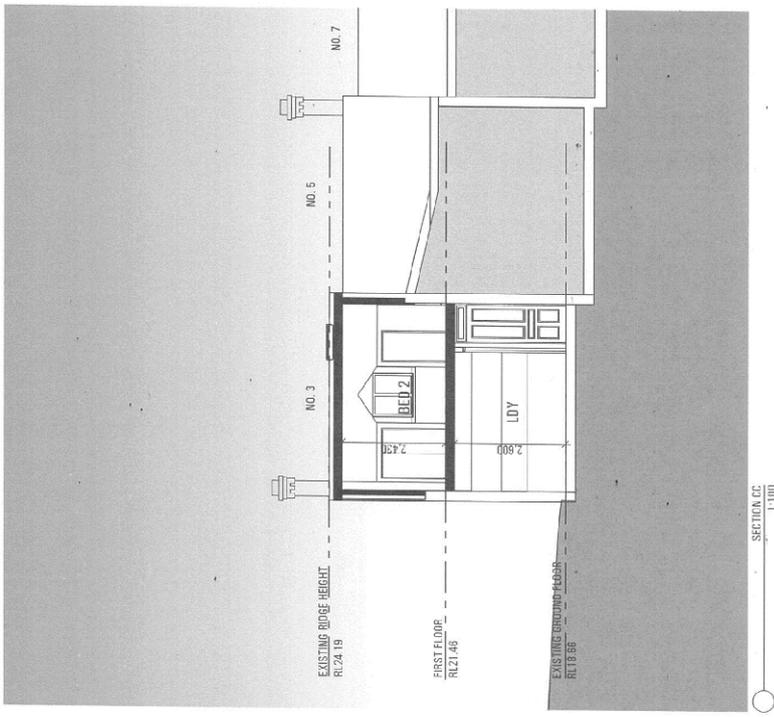


SECTION DD
1:100

prescott architects
 Prescott Architects Pty. Ltd.
 Level 10, 100 Pitt Street
 East Brisbane NSW 4001
 Phone 02 9418 3022
 Fax 02 9418 3023
 Email info@prescottarchitects.com.au
 ABN 97 008 071 783

Project: 3 TOELLE ST ROZELE
 Drawing: SECTION CC & DD
 Project no: 2_15_C2
 Drawing no: A3202
 Issue: F

Scale: 1:100 @ A3
 Date: 08/07/16
 M.P. RP

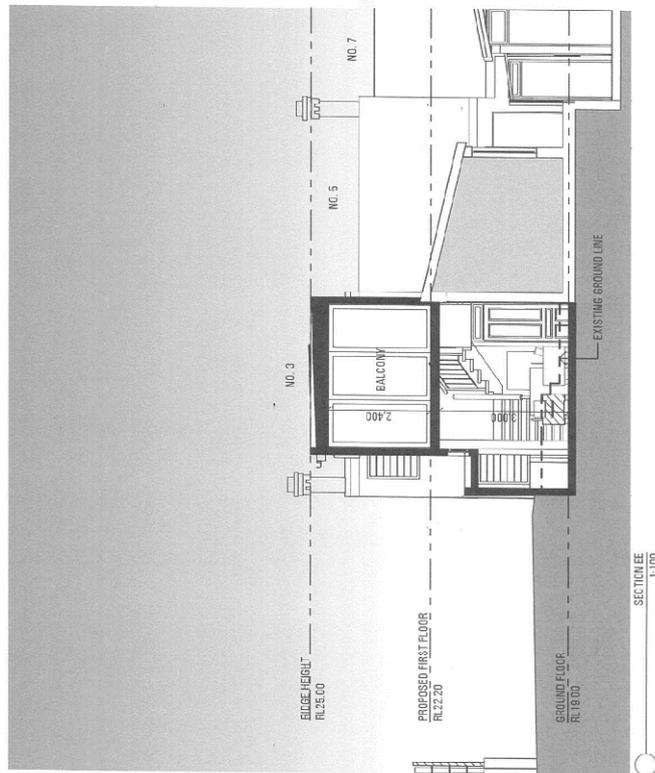


SECTION CC
1:100

Issue: 08/07/16
 Date: 08/07/16
 Drawn by: [Signature]
 Checked by: [Signature]
 Project: 3 TOELLE ST ROZELE
 Drawing: SECTION CC & DD
 Project no: 2_15_C2
 Drawing no: A3202
 Issue: F

Legend:
 [Solid line] PROPOSED WALLS
 [Dashed line] EXISTING WALLS
 [Dotted line] EXISTING WALLS TO BE REMOVED

Drawn to scale unless otherwise stated.
 Working to dimensions shown on site.



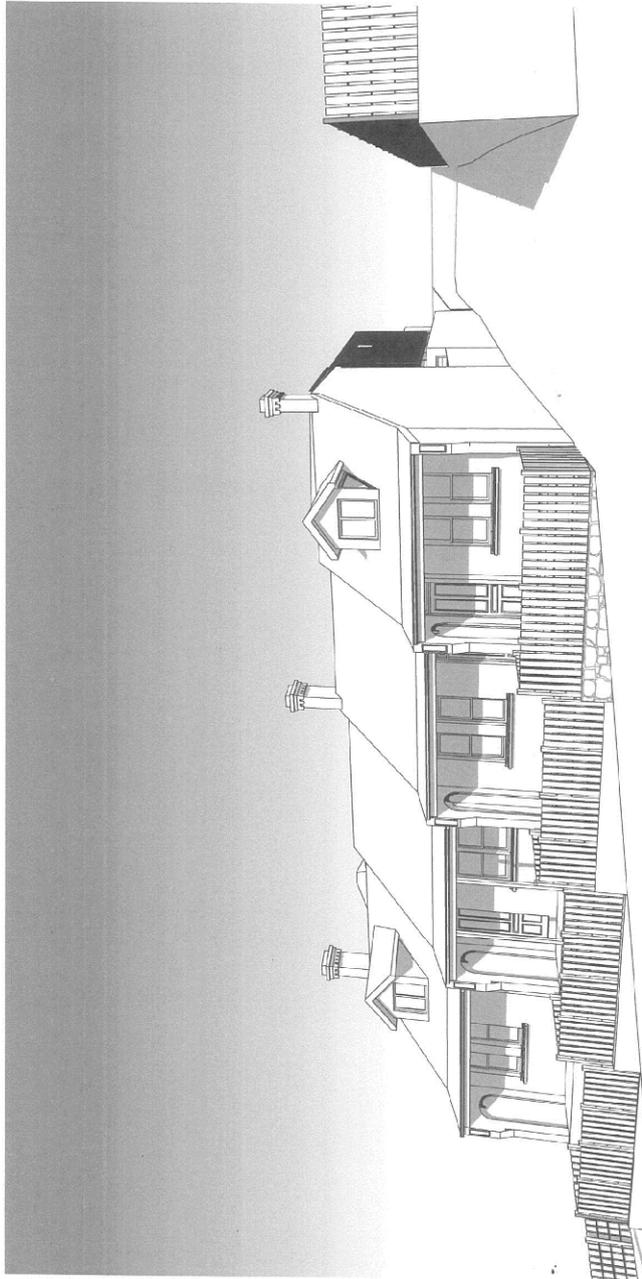
project 3 TOELLE ST
 ROZELLE
 drawing SECTION EE
 project no 2_15_02
 drawing no A3203
 issue F

prescott architects
 prescott architects Pty Ltd
 Unit 8, 37 Nicholson Street
 Eastmoreland NSW 1585 (2021)
 name@prescottarch.com.au
 ABN 57 088 371 633
 NOT A VALID A/C PAYEE LABEL
 drawn MJP
 checked RP
 scale 1:100 @ A3
 date 08 07 16

[---] PROPOSED WALLS
 [---] EXISTING WALLS
 [---] EXISTING WALLS TO BE REMOVED

Issue	amendment	date	issue	attachment	date
A	DESIGN	26.03.16			
B	ISSUE A	16.04.16			
C	ISSUE B	16.04.16			
D	ISSUE C	18.04.16			
E	ISSUE D	18.04.16			
F	ISSUE E	08.07.16			

Do not scale drawings.
 Only as dimensions on site.

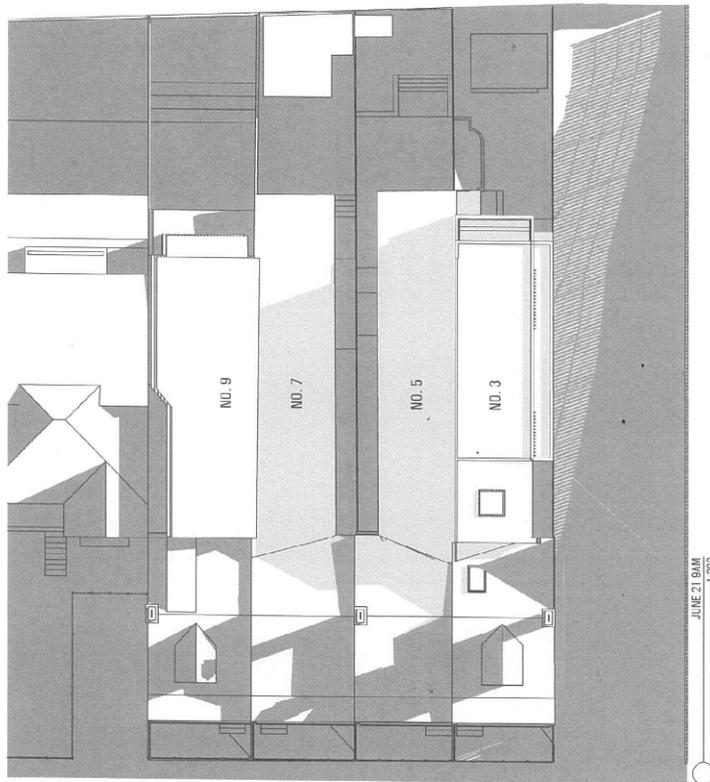
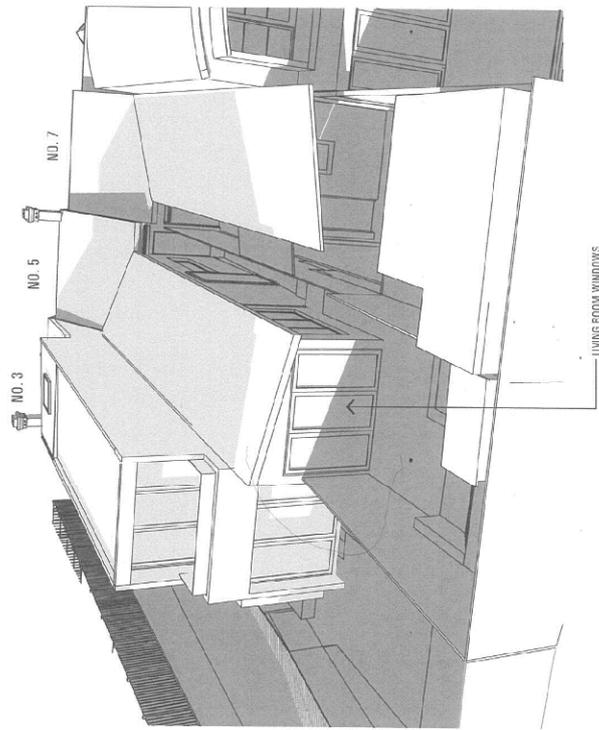


project 3 TCLELE ST
 ROZELLE
 drawing PERSPECTIVE
 project no 2_15_02
 drawing no A400C
 issue E

prescottarchitects
 Prescott Architects Pty Ltd
 Unit 9, 37 Nicholson Street
 East Melbourne VIC 3002
 t +61 3 9594 3000
 m +61 3 9594 3001
 e mail@prescottarch.com.au
 www.prescottarch.com.au
 Non-Acting: K.C. Prescott (NSW) 1886
 MP
 EIR 23 05 18
 scale 1:100 @ A3
 checked
 KP

issue	amendment	date	description
A	ISSUE A	20.04.18	
B	ISSUE B	19.04.18	
C	ISSUE C	19.04.18	
D	ISSUE D	19.04.18	
E	ISSUE E	23.05.18	

Do not make amendments
 after the date of issue



project
 3 TCELLE ST
 ROZELLE

prescott architects
 Unit 9 37 Nicholson Street
 East Brisbane QLD 4011
 t 07 3251 1234
 f 07 3251 1235
 e info@prescottarch.com.au
 ABN 67 568 871 783

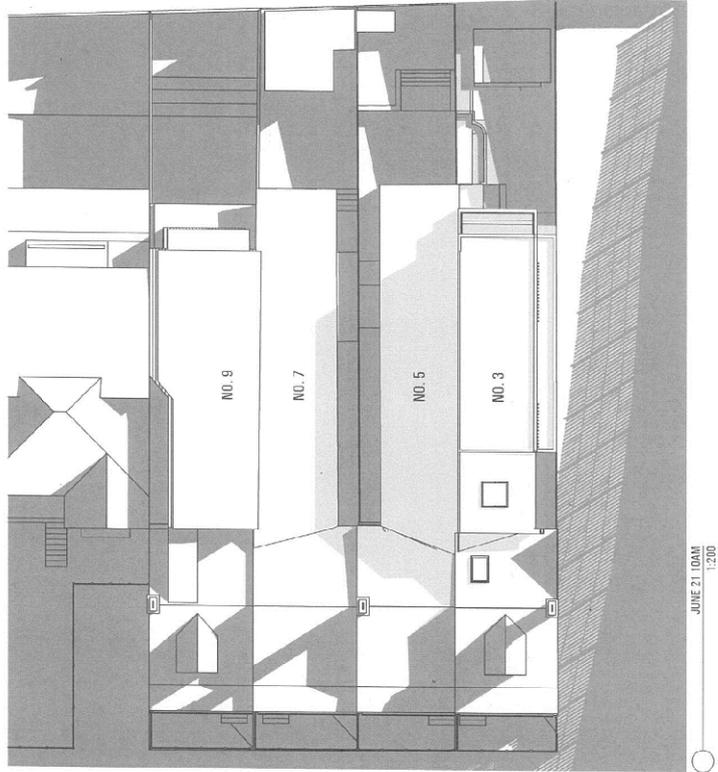
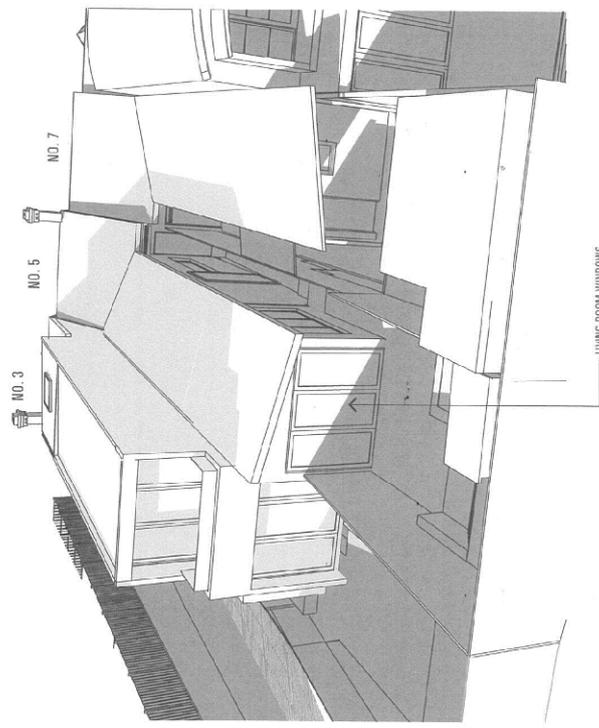


JUNE 9AM SHADOW STUDIES
 project no 23_05_16
 drawing no 4800
 issue E
 MP
 scale 1:100 @ A3
 date 23.05.16

EXISTING SHADOWS
 NEW SHADOWS FROM PROPOSED DEVELOPMENT

issue	amendment	date	user
A	DRAFT	20.03.16	
B	ISSUE B	08.04.16	
C	ISSUE C	18.04.16	
D	ISSUE D	18.04.16	
E	DA ISSUE	23.05.16	

Date of issue & revision
 Verify all dimensions on site



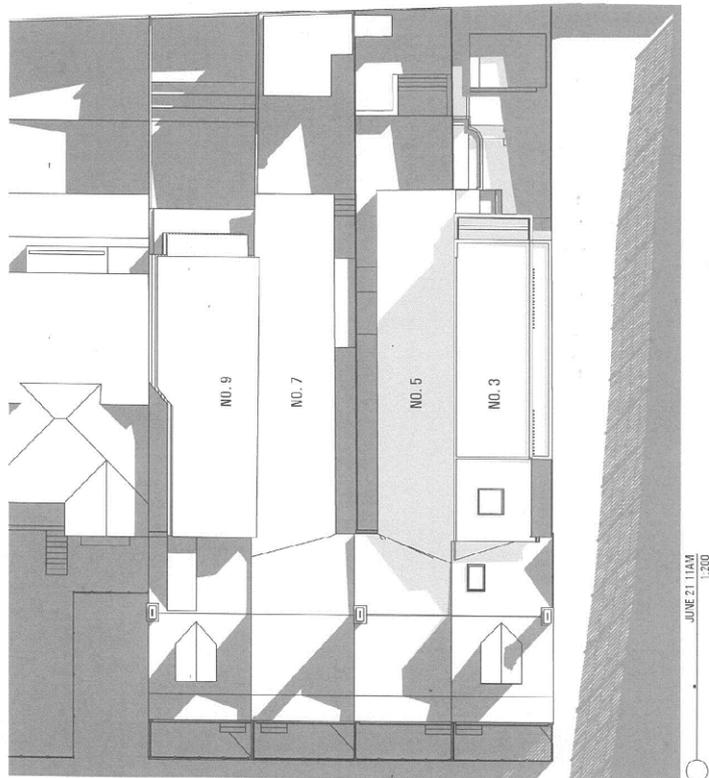
project 3 TOELLE ST
 ROZELLE
 drawing LINE 10AM SHADOW STUDIES
 project no 2_15_02 A8001 issue E

prescottarchitects
 Prescott Architects Pty Ltd
 11 East Barkhill NSW 2041
 Phone 02 9418 8022
 Fax 02 9418 8022
 NSW ARCHITECT REG NO 1735
 NSW ARCHITECT REG NO 1735
 Name: ARCHITECT, R.C. PRESCOTT, REG. NSW, 6524
 drawing: RP
 date: 23.05.16 scale: 1:100 @ A3

EXISTING SHADOWS
 NEW SHADOWS FROM PROPOSED DEVELOPMENT

issue	amendment	date	description
A	DESIGN	29.03.16	
B	ISSUE B	09.04.16	
C	ISSUE C	13.04.16	
D	ISSUE D	23.05.16	
E	ISSUE E	23.05.16	

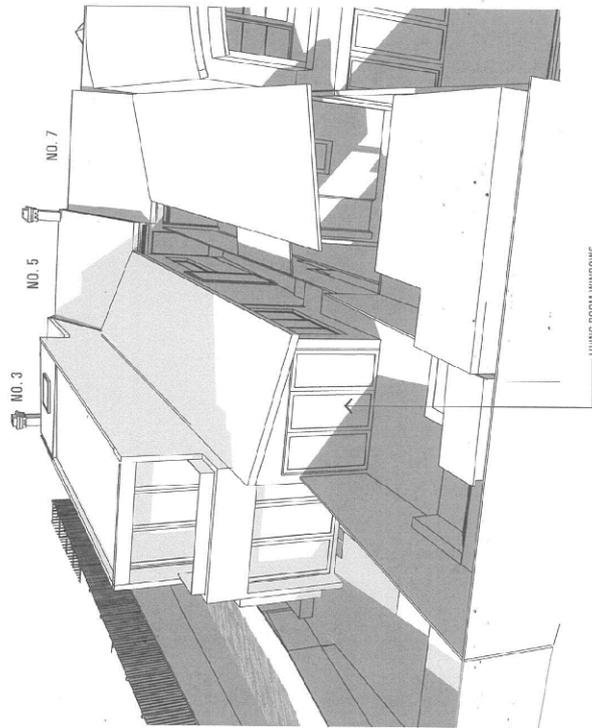
Drawn by: J. HARRIS
 Scale: As Indicated on Site



ISSUE	AMENDMENT	DATE	ISSUE	AMENDMENT	DATE
A	ISSUE A	28.04.16			
B	ISSUE B	03.07.16			
C	ISSUE C	31.04.16			
D	ISSUE D	15.04.16			
E	ISSUE E	23.06.16			



EXISTING SHADOWS
NEW SHADOWS FROM PROPOSED DEVELOPMENT



prescott architects
 Prescott Architects Pty Ltd
 Unit 19, Nicholson Street
 East Melbourne, VIC 3002
 Phone 02 9818 3022
 Email info@prescottarch.com.au
 Website www.prescottarch.com.au

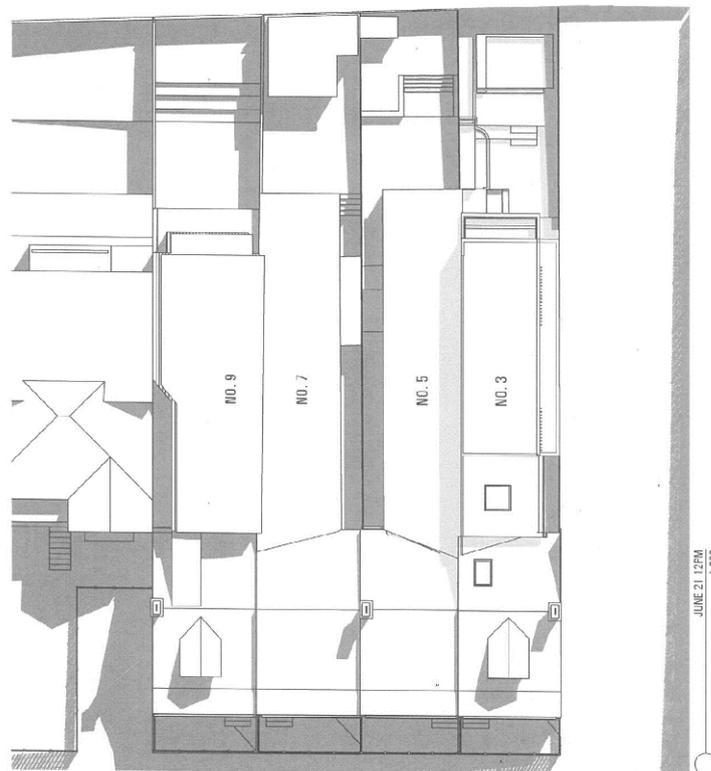
Project: 3 TOELLE ST
 ROZELLE

Drawing: JUNE 11AM S1-ACW STUDIES

Project no: 2_15_C2
 drawing no: AR002
 issue: E

Scale: 1:100 @ A3

Drawn: J.P.
 Checked: R.C.P.
 Date: 23/05/16

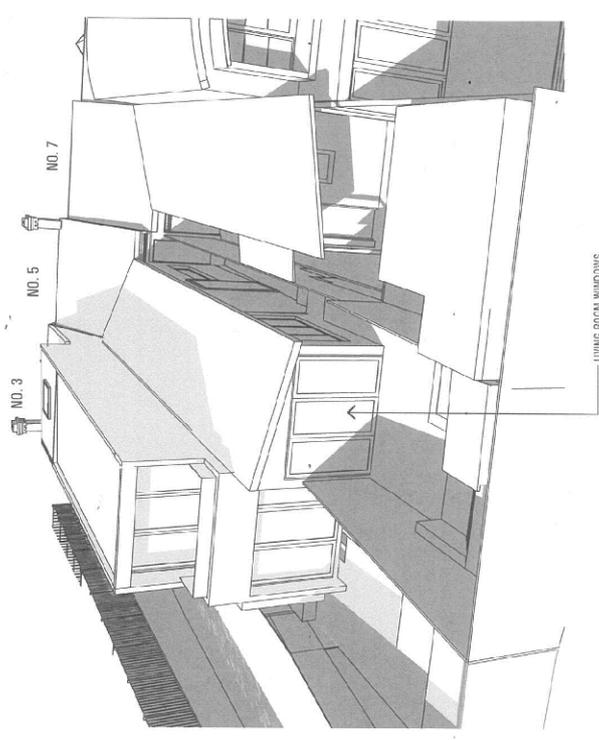


JUNE 21 12PM
1:300

DATE	DESCRIPTION	BY
26.03.18	CONCEPT	DM
08.04.18	DRAFT	DM
15.04.18	ISSUE B	DM
15.04.18	ISSUE C	DM
23.05.18	D/A ISSUE	DM

EXISTING SHADOWS

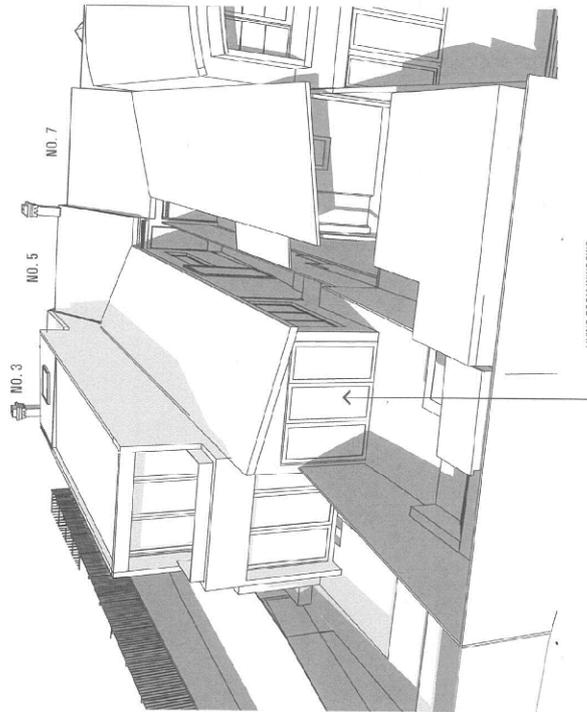
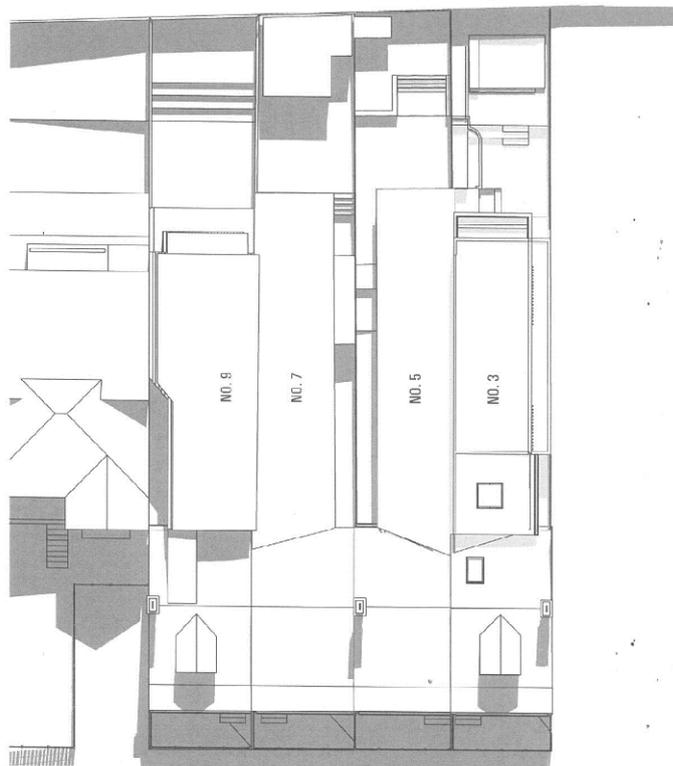
NEW SHADOWS FROM PROPOSED DEVELOPMENT



LIVING ROOM WINDOWS

prescottarchitects
 3 TOELLE ST
 ROZELLE
 NSW 1585
 PHONE: 02 9550 1234
 FAX: 02 9550 1235
 EMAIL: info@prescottarchitects.com.au
 www.prescottarchitects.com.au

PROJECT: 3 TOELLE ST
 CLIENT: ROZELLE
 DRAWN BY: ELINE TYPEN SHADOW STUDIES
 PROJECT NO: 2_15_02
 DRAWING NO: A4003
 DATE: 23.05.18
 SCALE: 1:100 @ A3



ISSUE	AMENDMENT	DATE	REASON	APPROVED BY	DATE
A	CS2A/ET	23.03.16			
B	ISSUE B	09.04.16			
C	ISSUE C	15.04.16			
D	ISSUE D	23.05.16			
E	CSA ISSUE	23.05.16			

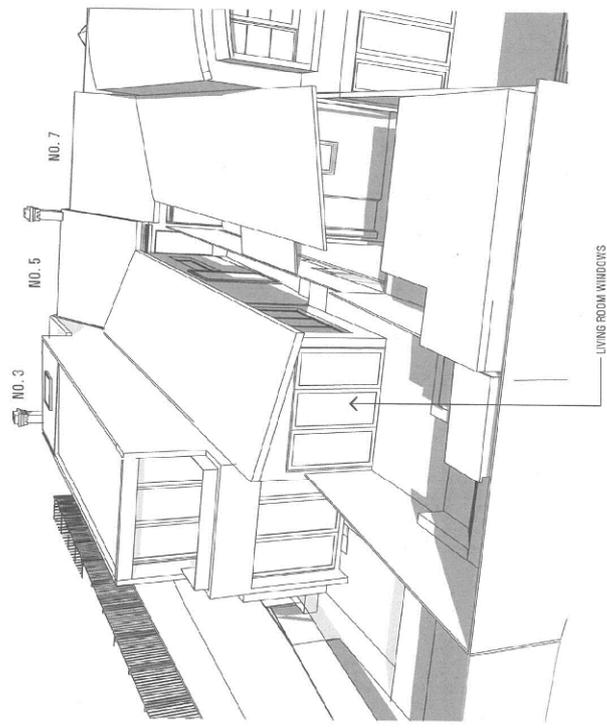
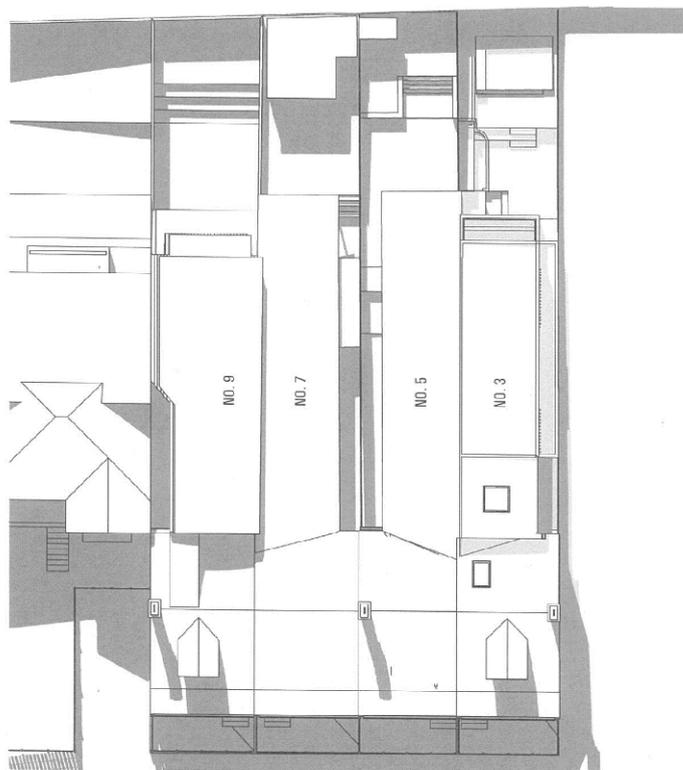


EXISTING SHADOWS
NEW SHADOWS FROM PROPOSED DEVELOPMENT

prescottarchitects
 Prescott Architects Pty Ltd
 Level 10, 100 Pitt Street
 East Brisbane NSW 4011
 Phone 02 9810 3022
 Fax 02 9810 3022
 Email info@prescottarchitects.com.au
 Website www.prescottarchitects.com.au

PROJECT
3 TOELLE ST
ROZELLE
DRAWING
JUNE 1PM SHADOW STUDIES
PROJECT NO
2_15_02
DRAWING NO
AB004
ISSUE
E

DATE 23.05.16
SCALE 1:100 @ A3



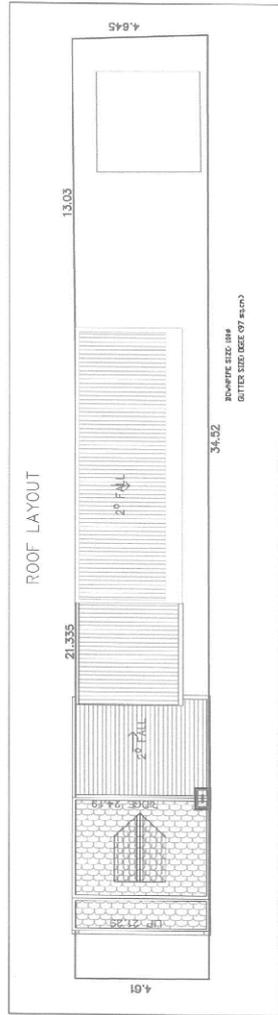
issue amendment	date	issue amendment	date
A	28.03.16		
B	08.04.16		
C	16.07.16		
D	23.05.16		
E			



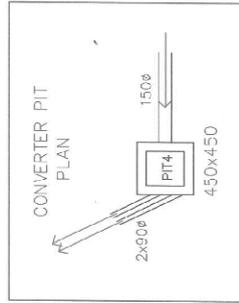
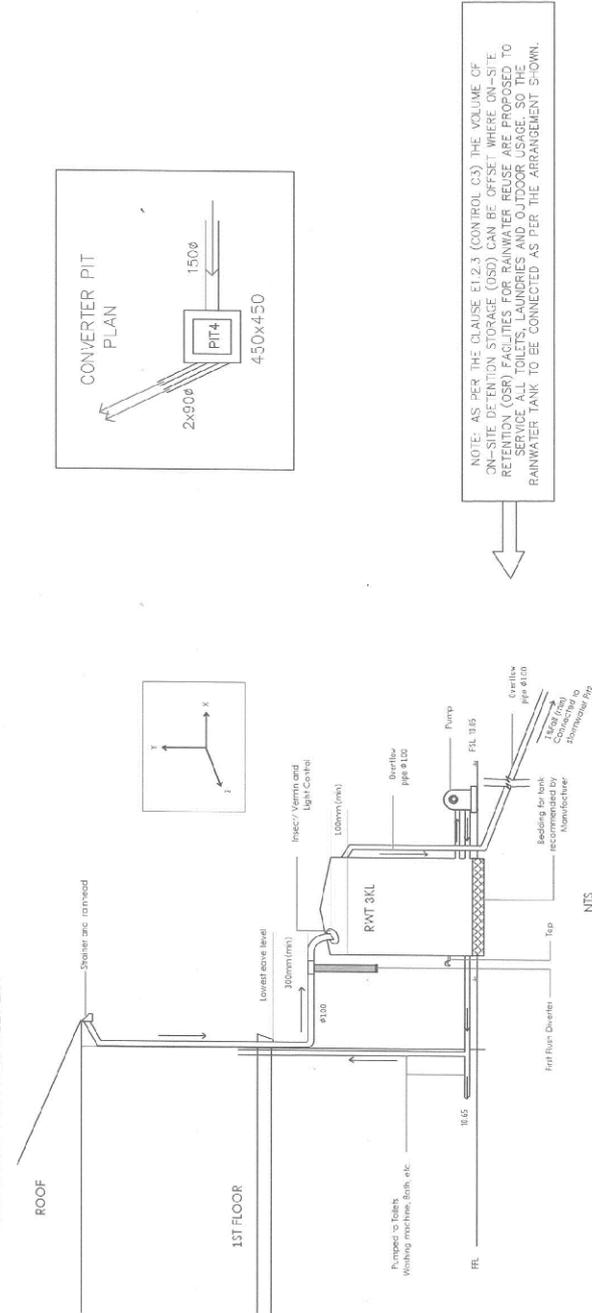
prescottarchitects
 Prescott Architects Pty Ltd
 111 Pitt Street NSW 2041
 Phone 02 9618 3222
 Fax 02 9618 3222
 A.B.N. 57 008 971 783

Project: JUNE 2PM SHADOW STUDIES
 drawing: 2_15_02
 issue: A8005
 scale: 1:100 @ A3

PROPOSED STORMWATER MANAGEMENT PLAN
APPENDIX 'B'



RAINWATER TANK ARRANGEMENT



REVISED	DESCRIPTION TO REV/STN	REV. BY	DATE	CUSTOMER	DATE	DESIGNED BY
				PROJECT 3 TEELE ST, ROZELLE, NSW	25/05/2016	AMANDA MERRIPS
					PROJECT PORTION	STORMWATER DRAINAGE DESIGN
				CHECKED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED
				DRAWN BY	SCALE	REFERENCE TO
						DWG NO: 270306