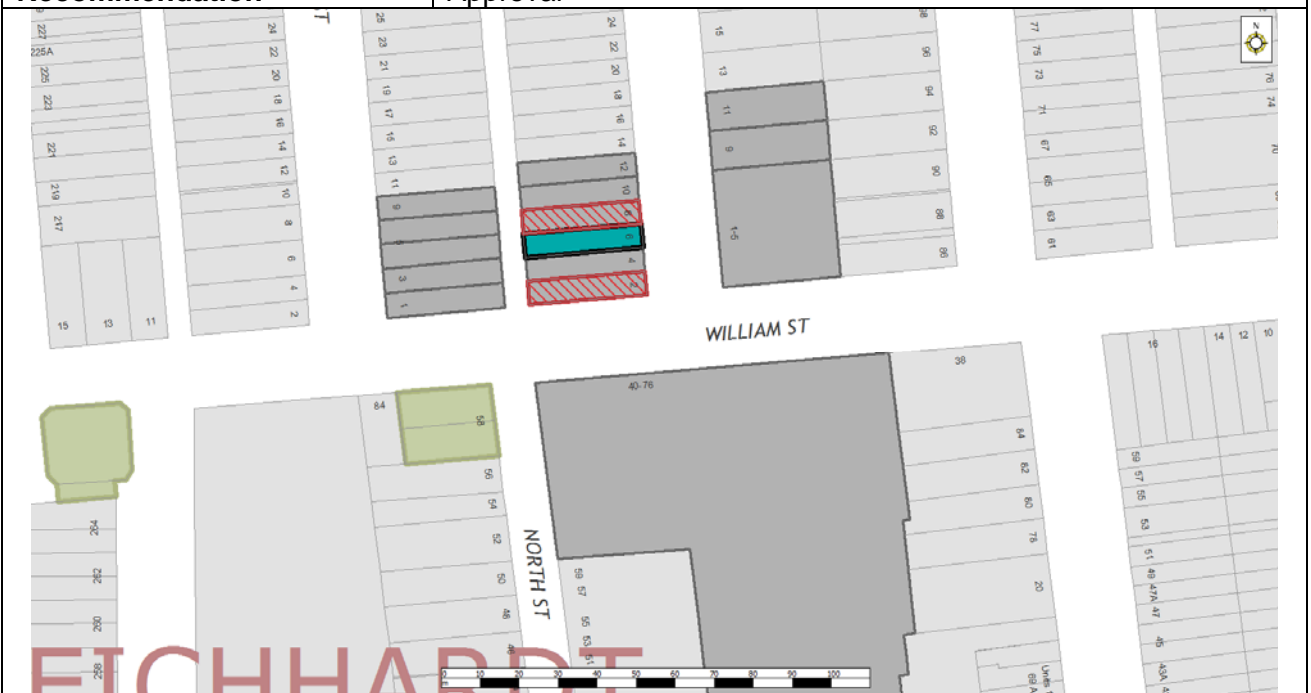




# INNER WEST COUNCIL

## DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	D/2016/122
<b>Address</b>	6 Hubert Street, LEICHHARDT NSW 2040
<b>Proposal</b>	Demolition of existing dwelling for the construction of a new two storey dwelling, new detached carport & rear boundary wall & associated boundary fences
<b>Date of Lodgement</b>	24 March 2016
<b>Applicant</b>	P R Silveri
<b>Owner</b>	Mr P R Silveri
<b>Number of Submissions</b>	Two (2)
<b>Value of works</b>	\$546,760.00
<b>Reason for determination at Planning Panel</b>	Clause 4.6 variation exceeds officer delegation
<b>Main Issues</b>	Siting Height Stormwater
<b>Recommendation</b>	Approval



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

## 1. Executive Summary

This report is an assessment of the application submitted to Council for the demolition of existing dwelling for the construction of a new two storey dwelling, new detached carport & rear boundary wall & associated boundary fences at 6 Hubert Street Leichhardt. The application was notified to surrounding properties and two (2) submissions received.

The main issues that have arisen from the application include:

- Siting
- Height
- Stormwater

The non-compliances are acceptable given the development was amended during the assessment to address these matters and therefore the application is recommended for approval.

## 2. Proposal

The development proposes the demolition of an existing single storey dwelling for construction of a double storey dwelling and rear vehicle access and garage off the lane. The development considers the streetscape in terms of the front facade gable roof form, then continues as a modern box form to maximise yield and solar aspect from the north.

The area is not located in a conservation area, however is located in the vicinity of a heritage item, No. 2 Hubert Street, being a corner shop and residence.

The development proposed is similar to other development located in Hubert Street, in terms of knock down and rebuild to double storey dwellings with rear lane access parking. This is evident along the street, primarily on the western side.

The application has been amended twice to address height issues, bulk and scale, overland flow path and to provide a reasonable off-set to the Northern boundary. Subject to conditions, the development is considered acceptable and is recommended for approval.

## 3. Site Description

The subject site is located on the western side of Hubert Street, between William Street and Darley Road. The site consists of one allotment and is generally rectangular with a total area of 185.5m<sup>2</sup> and is legally described as Lot 33 Section 6 DP 1162.

The site has a frontage to Hubert Street of 6.095 metres and a rear frontage of approximate 6.095 metres to an un-named lane.

The site supports a single storey masonry dwelling house. The adjoining properties support a mixture of single and double storey dwellings, in addition a residential flat building is located on the Eastern side of the street and a heritage listed shop-top on the corner of Hubert and Williams Streets.

The subject site is not listed as a heritage item, however in the vicinity of No. 2 Hubert Street. The property is not located within a conservation area and is not identified as a flood prone lot.

## 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
D/2006/62	Alterations and additions to existing dwelling	Withdrawn 12/05/2006

#### Surrounding properties

Application	Proposal	Decision & Date
D/2016/72	<b>4 Hubert Street</b> Alterations and additions to the existing dwelling including construction of a first floor level and detached single garage.	Approved 15/6/2016
D/2002/835	<b>8 Hubert Street</b> Ground and First floor alterations and additions to the existing dwelling	Approved 21/3/2006

### 4(b) Application history

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

Date	Discussion / Letter/ Additional Information
21 April 2016	A request for further information was sent to have the application amended to address height, overshadowing, stormwater and landscaping.
1 June 2016	An amended application was provided addressing the matters with the exception of stormwater, overland flow path.
21 June 2016	Engineers required the building be setback 50mm off the boundary to ensure a sufficient overland flow path. It was confirmed that the development being sited on the Northern boundary would block a window the neighbour's Southern boundary that was not identified by the applicant.
15 July 2016 – 10 August 2016	Correspondence between Council and the applicant resulted in further amendments to have the development mirror reversed off set from the Northern boundary and offset by 500mm to allow for overland flow path and off the boundary of the Northern neighbour for maintenance.

## 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:

**5(a)(i) Leichhardt Local Environment Plan 2013 (LLEP 2013)**

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

- Clause 1.2 – Aims of the Plan
- Clause 2.3 – Zone objectives and Land Use Table
- Clause 2.6 – Subdivision Requirements
- Clause 2.7 – Demolition Requires Development Consent
- Clause 4.3A(3)(a) – Landscaped Area for residential development in Zone R1
- Clause 4.3A(3)(b) – Site Coverage for residential development in Zone R1
- Clause 4.4 – Floor Space Ratio
- Clause 4.5 - Calculation of floor space ratio and site area
- Clause 4.6 - Exceptions to development standards
- Clause 5.9 - Preservation of trees or vegetation
- Clause 6.1 – Acid Sulphate Soils
- Clause 6.2 - Earthworks
- Clause 6.4 – Stormwater management
- Clause 6.8 - Development in areas subject to aircraft noise

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

Standard (maximum)	Proposal	% of non-compliance	Complies
<b>Floor Space Ratio</b> Required: 0.5:1	0.83:1 155.6m <sup>2</sup>	67.49% or 62.7m	No
<b>Landscape Area (minimum)</b> 15%	36m <sup>2</sup> or 19.38%	N/A	Yes
<b>Site Coverage</b> 60%	109.46m <sup>2</sup> or 58.9%	N/A	Yes

The following provides further discussion of the relevant issues:

Clause 4.6 Exceptions to Development Standards

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

Clause 4.4 – Floor Space Ratio

Clause 4.6 Exceptions to Development Standards

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

- Clause 4.4 – Floor Space Ratio

A clause 4.6 exception requests has been submitted and is discussed below:

1. *The objectives of this clause are as follows:*
  - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
  - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
2. *Development consent may be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument.*

The applicant seeks development consent for alterations and additions to an existing dwelling that necessitates variation of:

- a. 62.7m<sup>2</sup> or 67.49% to the development standard pursuant to Clause 4.4 – Floor Space Ratio for residential development in Zone R1.
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.*

Written request has been submitted by the applicant raising the following key issues seeking to justify the contravention of the standard:

#### Clause 4.4 – Floor Space Ratio

- The increase in floor area is contained towards the rear first floor.
  - Compliance with site coverage and Landscaped Area requirements.
- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
    - (a) *the consent authority is satisfied that:*
      - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
      - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
    - (b) *the concurrence of the Secretary has been obtained.*

Comment: The applicant has addressed the matters required under Clause 4.6 Exceptions to development standards, and it is considered to be 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 standards and General Residential zoning as demonstrated below:

- The proposal is compatible with the desired future character of the area in relation to building bulk, form and scale
- The proposal does not result in any adverse amenity impacts to the surrounding properties.

The level of non-compliance does not exceed the assumed concurrence issued by the Secretary in this instance.

- (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
<b>Part A: Introductions</b>	
Section 3 – Notification of Applications	Yes
<b>Part B: Connections</b>	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Yes
<b>Part C</b>	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.3 Alterations and additions	Yes
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes
C1.9 Safety by Design	Yes
C1.11 Parking	Yes
C1.12 Landscaping	Yes
C1.18 Laneways	Yes

<b>Part C: Place – Section 2 Urban Character</b>	
Suburb Profile	
C2.2.3.4 .Helsarmel Distinctive Neighbourhood, Leichhardt	Yes
<b>Part C: Place – Section 3 – Residential Provisions</b>	
C3.1 Residential General Provisions	Yes
C3.2 Site Layout and Building Design	Yes
C3.3 Elevation and Materials	Yes
C3.5 Front Gardens and Dwelling Entries	Yes
C3.6 Fences	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
<b>Part D: Energy</b>	
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
<b>Part E: Water</b>	
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
E1.1.2 Integrated Water Cycle Plan	Yes
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.2 Water Management	Yes
E1.2.1 Water Conservation	Yes
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.3 On-Site Detention of Stormwater	Yes
E1.2.4 Stormwater Treatment	Yes
E1.2.7 Wastewater Management	Yes
<b>Part F: Food</b>	<b>N/A</b>
<b>Part G: Site Specific Controls</b>	<b>N/A</b>

The following provides discussion of the relevant issues:

#### C1.2 Demolition

The proposal involves demolition of the existing dwelling. Two properties are located to the boundary, to No. 4 and No. 8 Hubert Street. In addition to the standard conditions relating to demolition/construction management, dilapidation reports for both properties are to be conditioned.

C1.11 Parking & C1.12 Laneways.

The proposal meets the objectives of the clauses subject to conditions to reconstruct the crossover to the rear lane to align with the proposed hardstand and roller-door.

C3.2 Site Layout and Building Design

The proposal does not comply with the side setback or Building Location Zone (BLZ) controls.

Side Setbacks

The proposal does not comply with the side setback or building location zone controls.

	Proposed Wall Height	Required Setback	Proposed Setback
<b>Southern elevation</b>	7.65m	2.3m	Nil (upper cantilevered)  Between 2.3m & 0.5m on both levels
<b>Northern elevation</b>	7.65m	2.3m	Nil

The Development Control Plan allows departures from the setback control where, amongst other matters, the pattern of development is not compromised and the potential impacts on amenity of adjoining properties, in terms of sunlight, privacy and bulk and scale are satisfactory.

In relation to the side setbacks, the existing dwelling is off set from the northern boundary, and retains a minimum setback of 500mm to the ground floor. The development was amended to be mirror reversed to be setback from the northern boundary to preserve access and separation to No. 8 Hubert Street. It is considered that the setback is consistent with the established pattern of development resulting in no significant adverse impacts.

Building Location Zone

The rear building line setbacks in the immediate locality are as follows:

Table: Approximate rear setbacks in locality on Hubert Street

	No. 6 (DA under Assessment)	No. 4 (approved)	No. 8
<b>Ground</b>	10.6m	11.5m	9m
<b>Upper Floor</b>	10.6m	11.5m	N/A

The proposal complies with the ground floor building location zone.

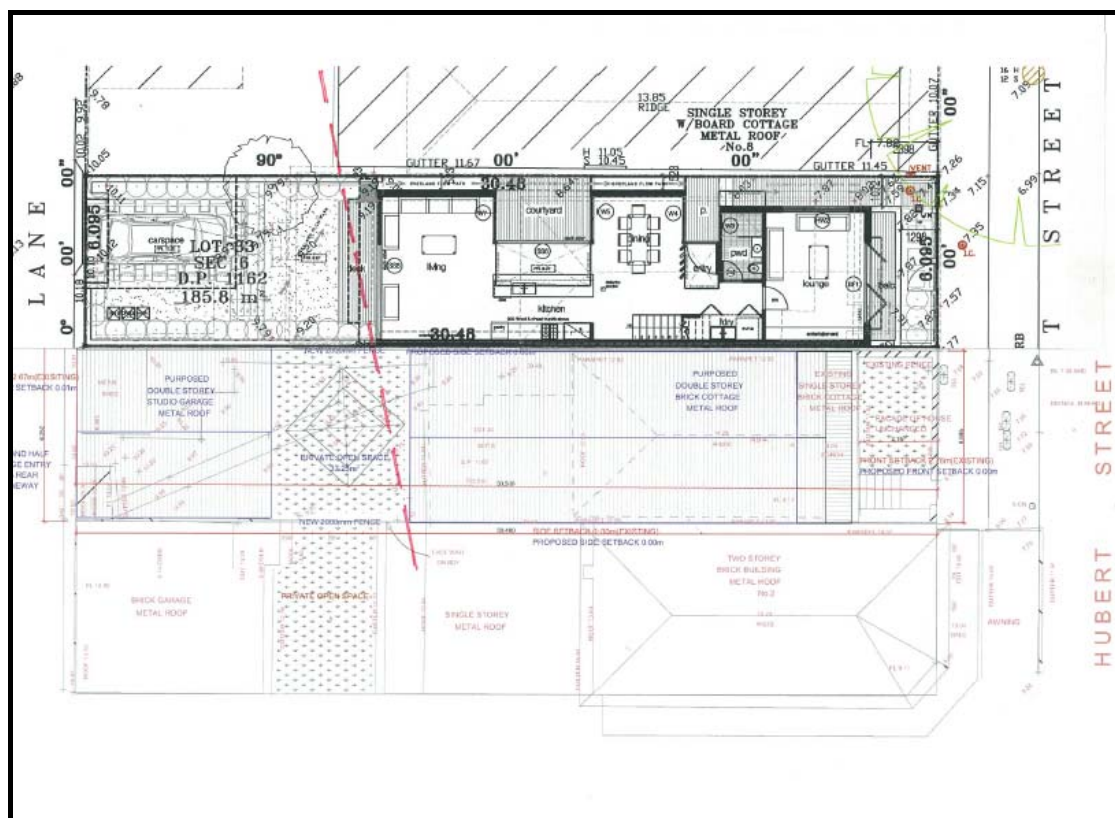
At first floor level, the proposal breaches the alignment set by No.4 Hubert Street by 900mm.

This upper floor encroachment can be supported as a newly established BLZ is evident to development on the Western side of Hubert Street. Whilst there is some additional overshadowing impacts to No.4 Hubert Street as a result of the BLZ breach, this is considered to be minor and acceptable in the context (see assessment under C3.9). The dwelling at No. 8 is located to the North of the subject site and has nil impact in terms of overshadowing.





Aerial photograph demonstrating the existing building footprints in the locality.



Demonstrating a stepped back (ground) BLZ from existing No. 8 Hubert Street, to No. 6 (under assessment) and No. 4 (approved under D/2016/72).

Whilst the proposal will result in some overshadowing to an adjoining property, it is considered minimal, and that justification exists for the development in terms of bulk and scale, privacy and overshadowing, subject to conditions.

**C3.3 Elevation and Materials**

The amended design reduced the R.L's of the building to better sit in the streetscape, in particular with No. 4 & 8 Hubert Street. The materials and finishes are considered acceptable and the development meets the objectives of cl 3.3.

### C3.5 Front Gardens and Dwelling Entries

Although the entry door is not visible from the street, the design incorporates landscaping and visual path connecting the dwelling to the street that is not uncommon with redevelopment in Hubert Street and is acceptable subject to conditions to ensure the front gate is relocated to align with the entry path ensuring direct line of sight and for the overland flow path egress.

### C3.9 Solar Access

The subject and adjoining sites are east-west oriented, and as such the following controls of the Leichhardt Development Control Plan apply:

#### ***Retaining solar access to neighbouring dwellings private open space***

*C18 Where surrounding dwellings have east/west facing private open space ensure solar access is retained for two and a half hours between 9am and 3pm to 50% of the total area (adjacent to living room) during the winter solstice.*

*C19 Where surrounding dwellings currently receive less than the required amount of solar access to their private open space between 9am and 3pm during the winter solstice, no further reduction of solar access is permitted.*

Having regard to the above, it is noted:

- The private open space of No. 8 Hubert Street is not affected.
- The private open space of No 4 Hubert Street does not receive 2.5 hours to its West facing private open space due to the orientation and narrow width of the block; and
- The development will only result in the loss of direct solar access to the rear POS of No. 4 Hubert Street.

Further to this:

#### ***Assessing the impact of development on the solar access of neighbours:***

*In assessing the reasonableness of solar access impact to adjoining properties, and in particular, in any situation where controls are sought to be varied, Council will also have regard to the ease or difficulty in achieving the nominated controls having regard to:*

- a. the reasonableness of the development overall, in terms of compliance with other standards and controls concerned with the control of building bulk and having regard to the general form of surrounding development;*
- b. site orientation;*
- c. the relative levels at which the dwellings are constructed;*
- d. the degree of skill employed in the design to minimise impact; and*
- e. whether reasonably available alternative design solutions would produce a superior result.*

Due to the orientation of the subject and adjoining sites there will be some impact to an adjoining dwelling at No. 4 Hubert Street. No's 2 and 8 Hubert Streets are not affected by the development proposed.

Shadow diagrams have been provided that demonstrate some minor additional impact to the existing rear private open space on No.4 Hubert Street. However, it should be noted that the approved dwelling at No. 4 will largely overshadow its own private open space between 9am till 12pm, with minor impacts from the approved garage to the rear of No.4 Hubert Street casts some shadow between 12pm- 3pm.

Given the above, the proposal is considered satisfactory.

### C3.11 Visual Privacy

The development is considered to meet the objectives of the control in terms of reasonable amount of overlooking to the rear POS from low-use habitable bedrooms. Furthermore, there are no upper floor windows to the cantilevered sections of the proposal directly looking over the boundary to No. 8 Hubert Street, with the exception of the upper floor window to a void located 2.3m off the boundary.

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

The development application was required to be amended to address concerns in regards to overland flow path, and on site detention. This resulted in the development being redesigned to be off-set from the Northern boundary.

The dwelling to the north is weatherboard property where the owner raised concerns in regards to stormwater and maintenance; a primary consideration to have the development amended and off set from the Northern boundary.

Although the amend proposal has offset the building, decks and elevated pathways were located between the built form and the Northern boundary, resulting in limited access to No. 8 Hubert Street weatherboard property for maintenance and evident that the elevated paths running over the overland path would create issue restricting flow, especially the opening provided for in the fence on the Eastern boundary.

It will be conditioned at the decks and elevated paths are deleted, replaced with on grade paving and relocating the entrance gate to the Eastern boundary aligning with the pathway resulting in unobstructed of overland flow path and access to the weatherboard elevation to No. 8 Hubert Street, subject to exempt boundary fencing under the *Dividing Fences Act 1991 & SEPP Complying and Exempt Development Code 2008*.

### E1.2.3 On-Site Detention of Stormwater

The modified stormwater and OSD plan complies with the objective and controls set out under the clause.

## 5(d) The Likely Impacts

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

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

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

## 5(f) Any submissions

The application was notified in accordance with Section 3 of the Leichhardt Development Control Plan 2013 for a period of 14 days to surrounding properties. A total of two (2) submissions were received.

The following issues raised in submissions have been discussed in this report:

- Overshadowing – Section 5(c)
- Stormwater and access to maintain wall on boundary– Section 5(c)
- Privacy– Section 5(c)
- Fencing– Section 5(c)
- Protection of property (dilapidation reports) – Section 5©

### 5(g) The Public Interest

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

The proposal is not contrary to the public interest.

## 6 Referrals

### 6(a) Internal

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

- Development Engineer

## 7. Section 94 Contributions

Section 94 contributions are not payable for the proposal.

## 8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Leichhardt Local Environmental Plan 2013 and Leichhardt Development Control Plan 2013. The development will not result in any significant impacts on the amenity of adjoining premises and the streetscape. The application is considered suitable for 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/2016/122 for the Demolition of existing dwelling for the construction of a new two storey dwelling, new detached carport & rear boundary wall & associated boundary fences at 6 Hubert Street, LEICHHARDT NSW 2040 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. D/2016/122 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
Floor plans – Sheet 1.01 Issue C	Development Design P/L	3/8/2016
Eastern elevation – Sheet 2.04 Issue C	Development Design P/L	3/8/2016
Southern Side elevation – Sheet 2.05 Issue C	Development Design P/L	3/8/2016
Northern Side elevation – Sheet 2.06 Issue C	Development Design P/L	3/8/2016
Western rear lane elevation – Sheet 2.08 Issue C	Development Design P/L	3/8/2016
Section AA – Sheet 3.01 Issue C	Development Design P/L	3/8/2016
Landscape Plan – Sheet 5.01 Issue C	Development Design P/L	3/8/2016
Materials & Colours Schedule of Finishes – Sheet 5.04 Issue C	Development Design P/L	3/8/2016
Stormwater Plans	Prepared By	Dated
Concept Stormwater plan Sheet 1 of 1 – Revision B	N. Koloff & Associates	15/9/2016
BASIX Certificate	Prepared By	Dated
572941S_02	Development Design P/L	17/10/2015

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.

2. Consent is granted for the demolition on the property, subject to strict compliance with the following conditions:
  - a) The adjoining residents must be notified seven (7) working days prior to demolition. Such notification is to be clearly written on A4 size paper giving the date demolition will commence, site contact details/person, elements to be demolished and be placed in the letterbox of every premises (including every residential flat or unit, if any) either side, immediately at the rear of and directly opposite the demolition site.
  - b) Written notice is to be given to the Principal Certifying Authority for inspection prior to demolition. Such written notice is to include the date when demolition will commence

and details of the name, address, business hours and contact telephone number and licence number of the demolisher. The following building inspections must be undertaken by the Principal Certifying Authority:

- i) A *pre commencement* inspection when all the site works are installed on the site and prior to demolition commencing.
- ii) A *final* inspection when the demolition works have been completed.

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

- c) Prior to demolition, the applicant must erect a sign at the front of the property with the demolisher's name, licence number, contact phone number and site address.
- d) Prior to demolition, the applicant must erect a 2.4m high temporary fence, hoarding between the work site and any public property (footpaths, roads, reserves etc). Access to the site must be restricted to authorised persons only and the site must be secured against unauthorised entry when work is not in progress or the site is otherwise unoccupied.
- e) The demolition plans must be submitted to the appropriate Sydney Water Quick Check agent for a building plan approval.
- f) Demolition is to be carried out in accordance with the relevant provisions of Australian Standard 2601:2001: *Demolition of structures*.
- g) The hours of demolition work are limited to between 7:00am and 6:00pm on weekdays. No demolition work is to be carried out on Saturdays, Sundays and public holidays.
- h) Hazardous or intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of WorkCover New South Wales and the Environmental Protection Authority.
- i) Demolition procedures must maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.
- j) During demolition, public property (footpaths, roads, reserves etc) must be clear at all times and must not be obstructed by any demolished material or vehicles. The footpaths and roads must be swept (not hosed) clean of any material, including clay, soil and sand. On the spot fines may be levied by Council against the demolisher and/or owner for failure to comply with this condition.
- k) All vehicles leaving the site with demolition materials must have their loads covered and vehicles must not track soil and other materials onto public property (footpaths, roads, reserves etc) and the footpaths must be suitably protected against damage when plant and vehicles access the site.
- l) The burning of any demolished material on site is not permitted and offenders will be prosecuted.
- m) Care must be taken during demolition to ensure that existing services on the site (ie, sewer, electricity, gas, phone) are not damaged. Any damage caused to existing services must be repaired by the relevant authority at the applicant's expense. Dial before you dig [www.1100.com.au](http://www.1100.com.au) should be contacted prior to works commencing.

- n) Suitable erosion and sediment control measures in accordance with the Soil and Water Management Plan must be erected prior to the commencement of demolition works and must be maintained at all times.
- o) Prior to demolition, a Work Plan must be prepared and submitted to the Principal Certifying Authority in accordance with the relevant provisions of Australian Standard 2601:2001 *Demolition of structures* by a person with suitable expertise and experience. The Work Plan must identify hazardous materials including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- p) If the property was built prior to 1987 an asbestos survey prepared by a qualified occupational hygienist is to be undertaken. If asbestos is present then:
  - i) A WorkCover licensed contractor must undertake removal of all asbestos.
  - ii) During the asbestos removal a sign "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400 mm x 300 mm is to be erected in a visible position on the site to the satisfaction of Council.
  - iii) Waste disposal receipts must be provided to Council / Principal Certifying Authority as proof of correct disposal of asbestos laden waste.
  - iv) All removal of asbestos must comply with the requirements of WorkCover and Leichhardt Council.
  - v) An asbestos clearance certificate prepared by a qualified occupation hygienist must be provided at the completion of the demolition works.

### **PRIOR TO THE RELEASE OF A CONSTRUCTION CERTIFICATE**

- 3. Amended plans are to be submitted incorporating the following amendments:
  - a) The proposed elevated timber decking/walkways and stairs within the northern boundary setback, between the front door and front gate on the eastern property boundary, are to be amended as follows:
    - i) The elevated timber decking/walkway adjacent to the proposed Lounge Room is to be deleted and replaced by a paved or concrete pathway, generally following existing ground surface levels. The pathway is to function as an overland flowpath and have continuous fall between the stairs adjacent to the front door and the front gate on the eastern boundary.
    - ii) The stairs to the front door porch are to be extended to meet the pathway, generally corresponding to the existing ground level. The stairs must not extend beyond the eastern wall of the adjacent Bathroom.
    - iii) The proposed weir opening in the masonry fence at the eastern boundary is to be deleted.
    - iv) The proposed gate is to be relocated and align with the path running along the northern boundary.
  - b) The proposed deck to the central courtyard, located between the proposed Kitchen and northern boundary, must be set back a minimum of 523mm from the northern property boundary.

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.

4. A stormwater drainage design, incorporating on site detention and on-site retention/re-use facilities (OSR), prepared by a qualified practicing Civil Engineer must be provided prior to the issue of a Construction Certificate. The design must be prepared/amended to make provision for the following:
- a) The design must be generally in accordance with the stormwater drainage concept plan 1018A/2016 Revision B prepared by Nikolai Koloff and dated 15 September 2016, subject to amendments to address the following:
    - i) The overland flowpath along the northern property boundary, between the rear yard and the Hubert Street frontage, must be redesigned in accordance with Condition No's 3 (a) and (b).
    - ii) Pit 1 in the rear yard must not be connected to the proposed rainwater tank. It must be connected directly to the OSD tank or Pit 2.
  - b) A minimum 150mm step up must be provided between all external finished surfaces and adjacent internal floor areas, except where a reduced step is permitted under Section 3.1.2.3 (b) of the Building Code of Australia for Class 1 buildings.
  - c) 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.
  - d) All plumbing within the site must be carried out in accordance with Australian Standard *AS/NZS3500.3.2003 Plumbing and Drainage – Stormwater Drainage*.
  - e) All redundant stormwater pipelines within the footpath area must be removed and the footpath and kerb reinstated.
  - f) 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.
  - g) Only a single point of discharge is permitted to the kerb and gutter, per frontage of the site.
  - h) The proposed on-site retention storage tanks must be connected to a pump system for internal reuse for laundry purposes, the flushing of all toilets and for outdoor usage such as irrigation.

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

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

5. The design of the vehicular access and off street parking facilities must comply with Australian Standard *AS/NZS2890.1-2004 Parking Facilities – Off-Street Car Parking*. Details demonstrating compliance are to be provided prior to the issue of a Construction Certificate. The following specific issues must be addressed in the design:
- a) The floor/finished levels of the parking space, within the property boundary, must be adjusted to ensure that the levels at the boundary are 110mm above the adjacent road gutter invert for the full width of the vehicle crossing. The longitudinal profile across the width of the vehicle crossing must comply with the Ground



Clearance requirements of AS/NZS 2890.1-2004.

- b) A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors.
- c) Longitudinal sections along each outer edge of the access and parking facilities, extending to the centreline of the road carriageway must be provided, demonstrating compliance with the above requirements.
- d) The carspace must have minimum clear internal dimensions of 6000 x 3000mm (length x width).
- e) Where the drop adjacent to the end of the parking module(s) exceeds 600mm, structural barriers must be provided. Where the drop is between 150-600mm, wheel stops must be provided. These physical controls must be installed in accordance with the requirements of Section 2.4.5 of *AS/NZS2890.1-2004*.
- f) The external form & height of the approved structures must not be altered from that depicted on the approved plans.

The design must be certified by a suitably qualified Civil Engineer as complying with the above requirements.

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

6. As the site where the property is identified as located within ANEF 20-25 or greater, the development approved under this consent must meet the relevant provisions of Australian Standard AS 2021:2000 Acoustics – Aircraft noise intrusion – Building siting and construction.

An acoustic report prepared by a suitably qualified person and accompanying plans demonstrating compliance are to be submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

7. 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.

8. 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.
9. 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.

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

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

11. 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.
12. 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.
13. 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.

14. 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.
- The building is to be provided with a system of emergency lighting to assist evacuation of occupants in the event of a fire in accordance with Part 3.7.2.5 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.

15. 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.

16. A Soil and Water Management Plan must be provided prior to the issue of a Construction Certificate. The Soil and Water Management plan must designed to be compatible with the document *Planning for Erosion and Sediment Control on Single Residential Allotments or Managing Urban Stormwater–Soils & Construction Volume 1 (2004)* available at [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au) and the Construction Management and Traffic Management Plan referred to in condition/s of this Development Consent and must address, but is not limited to the following issues:

- a) Minimise the area of soils exposed at any one time.

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

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

17. The approved plans must be submitted to a Sydney Water Quick Check agent 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. For Quick Check agent details please refer to the web site <http://www.sydneywater.com.au/SW/plumbing-building-developing/building/quick-check-agents/index.html>

The Principal Certifying Authority must ensure the Quick Check agent/Sydney Water has appropriately stamped the plans prior to the issue of a Construction Certificate.

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

- v) The proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period.
- b) **Noise and vibration**  
During excavation, demolition and construction phases, noise & vibration generated from the site must be controlled. Refer to other conditions of this consent. If during excavation, rock is encountered, measures must be taken to minimise vibration, dust generation and impacts on surrounding properties. Refer to Environmental Noise Management Assessing Vibration: a technical Guideline (Department of Environment and Conservation, 2006) [www.epa.nsw.gov.au](http://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.

19. A Waste Management Plan (WMP) is to be provided in accordance with **Part D – Waste – Development Control Plan 2013**. The Plan must address all issues identified in the DCP including but not limited to:
- a) Estimated volume (m<sup>3</sup>) or weight (t) of materials that are reused, recycled or removed from site.
  - b) On site material storage areas during construction.
  - c) Material and methods used during construction to minimise waste.
  - d) Nomination of end location of all waste and recycling generated from a facility authorised to accept the material type for processing or disposal and retention of waste dockets to be made available to Council Officer on request
  - e) A clear statement within the Waste Management Plan of responsibility for the transferral of waste and recycling bins within the property and between floors where applicable to the collection point in accordance with DCP 2013.

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

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

- 20. Prior to the commencement of demolition works on the subject site or a Construction Certificate being issued for works approved by this development consent (whichever occurs first), a security deposit and inspection fee as detailed below must be paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works.

Security Deposit	\$ 3312.00
Inspection fee	\$ 219.00

Payment will be accepted in the form of cash, bank cheque or EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for Council to determine the condition of the adjacent road reserve & footpath prior to & on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage and/or remove the risk. The cost of these works will be deducted from the security deposit.

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

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

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

- 21. The applicant must bear the cost of construction of the following works:
  - a) Reconstruction of the existing concrete vehicle crossing at the Hubert Street frontage of the site.

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.

22. Prior to the commencement of demolition works on the subject site or a Construction Certificate being issued (whichever occurs first), a security deposit to the value of \$1,300 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. Bank Guarantees must not have an expiry date. 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.

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

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

23. 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
4 Hubert Street	Within 1m off the boundary of the subject site
8 Hubert Street	Within 1m off the boundary of the subject site

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.

24. 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**

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

**DURING WORKS**

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

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

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

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

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

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

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

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

36. Excavation, demolition, construction or subdivision work shall only be permitted during the following hours:
- a) 7:00 am to 6.00 pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
  - b) 8:00 am to 1:00 pm on Saturdays with no demolition works occurring during this time; and
  - c) at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be

carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving shall be limited to:

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

The Proponent shall not undertake such activities for more than three continuous hours and shall provide a minimum of one 2 hour respite period between any two periods of such works.

“Continuous” means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

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

37. In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the demolition, construction or operation/use of the development.
38. Any new information revealed during development works that has the potential to alter previous conclusions about site contamination or hazardous materials shall be immediately notified to the Council and the Principal Certifying Authority.
39. The development must be inspected at the following stages by the Principal Certifying Authority during construction:
  - a) after excavation for, and prior to the placement of, any footings, and
  - b) prior to pouring any in-situ reinforced concrete building element, and
  - c) prior to covering of the framework for any floor, wall, roof or other building element, and
  - d) prior to covering waterproofing in any wet areas, and
  - e) prior to covering any stormwater drainage connections, and
  - f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.
40. A copy of the approved plans and this consent must be kept on site for the duration of site works and in the case of any commercial or industrial premise for the duration of the use/trading. Copies shall be made available to Council Officer's upon request.
41. Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines discharged by gravity to the kerb and gutter of a public road.

Any existing component of the stormwater system that is to be retained must be checked and certified by a Licensed Plumber or qualified practicing Civil Engineer to be in good condition and operating satisfactorily.

If any component of the existing system is not in good condition and /or not operating satisfactorily, it must be upgraded.

42. 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.

43. 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**

44. 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

45. 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.

Works-as-executed plans of the stormwater drainage system, certified by a Registered Surveyor, together with certification by a qualified practicing Civil Engineer to verify 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.

The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principle Certifying

Authority stamped Construction Certificate plans.

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

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

47. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority must ensure that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.

Certification by a qualified practicing Civil Engineer that the vehicular access and off street parking facilities have been constructed in accordance the development consent and with relevant Australian Standards must be provided to the Principal Certifying Authority prior to the issue of an Occupation Certificate.

48. 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.

49. Prior to the issue of the Occupation Certificate the Principal Certifying Authority is to confirm that no high front gutters have been installed.
50. 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.
51. 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.

52. 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**

53. 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.
54. 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.
55. The premises shall not be used for any purpose other than that stated in the Development Application, i.e. Dwelling 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 is defined under the *Leichhardt Local Environment Plan 2013*.

56. The Operation and Management Plan for the on-site detention and 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 the building work or demolition work is being carried out, but must be removed when the work has been completed.

**E. Condition relating to shoring and adequacy of adjoining property**

- (1) For the purposes of [section 80A](#) (11) of [the Act](#), it is a prescribed condition of development consent that if the development involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
  - (a) protect and support the adjoining premises from possible damage from the excavation, and
  - (b) where necessary, underpin the adjoining premises to prevent any such damage.

- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

## NOTES

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



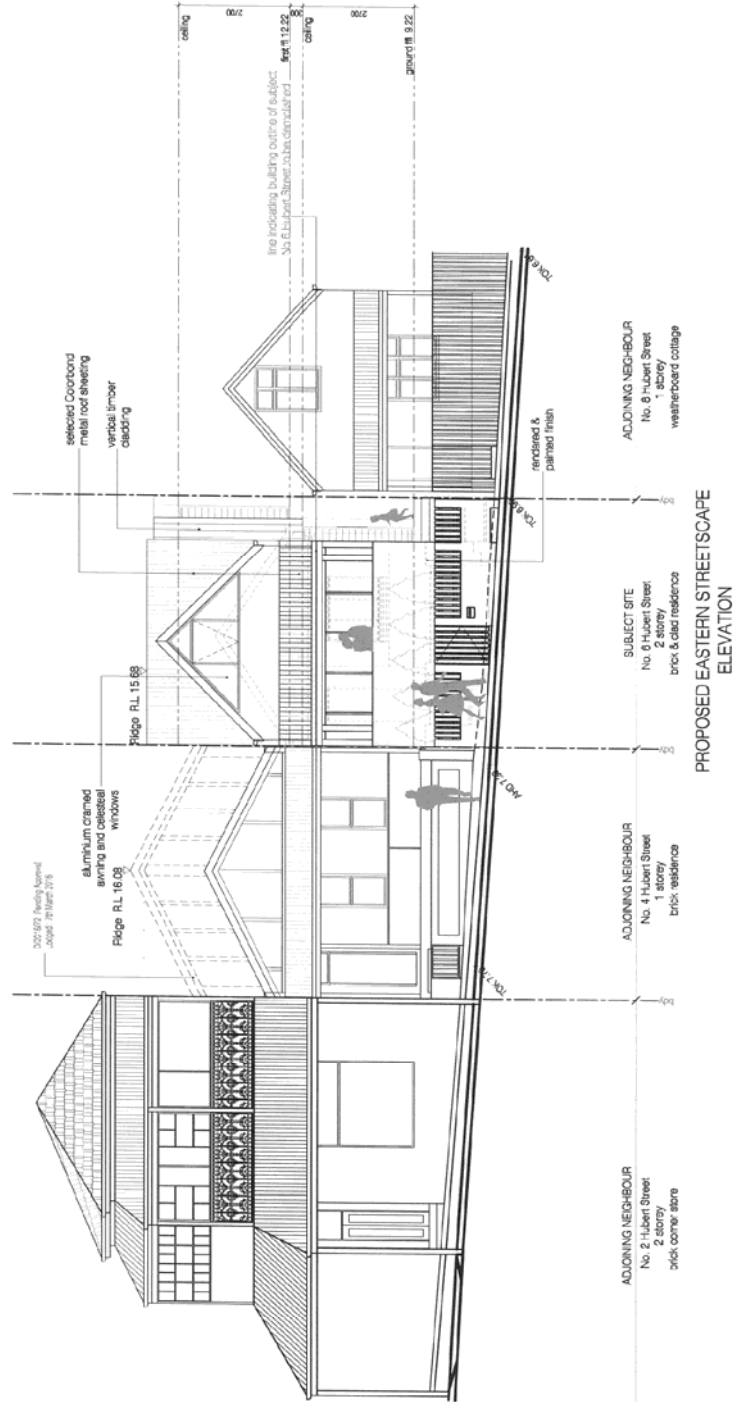
- h) An application under the Roads Act 1993 for any footpath / public road occupation. A lease fee is payable for all occupations.
- 8. Prior to the issue of the Construction Certificate, the applicant must make contact with all relevant utility providers (such as Sydney Water, Energy Australia etc) whose services will be impacted upon by the development. A written copy of the requirements of each provider, as determined necessary by the Certifying Authority, must be obtained.



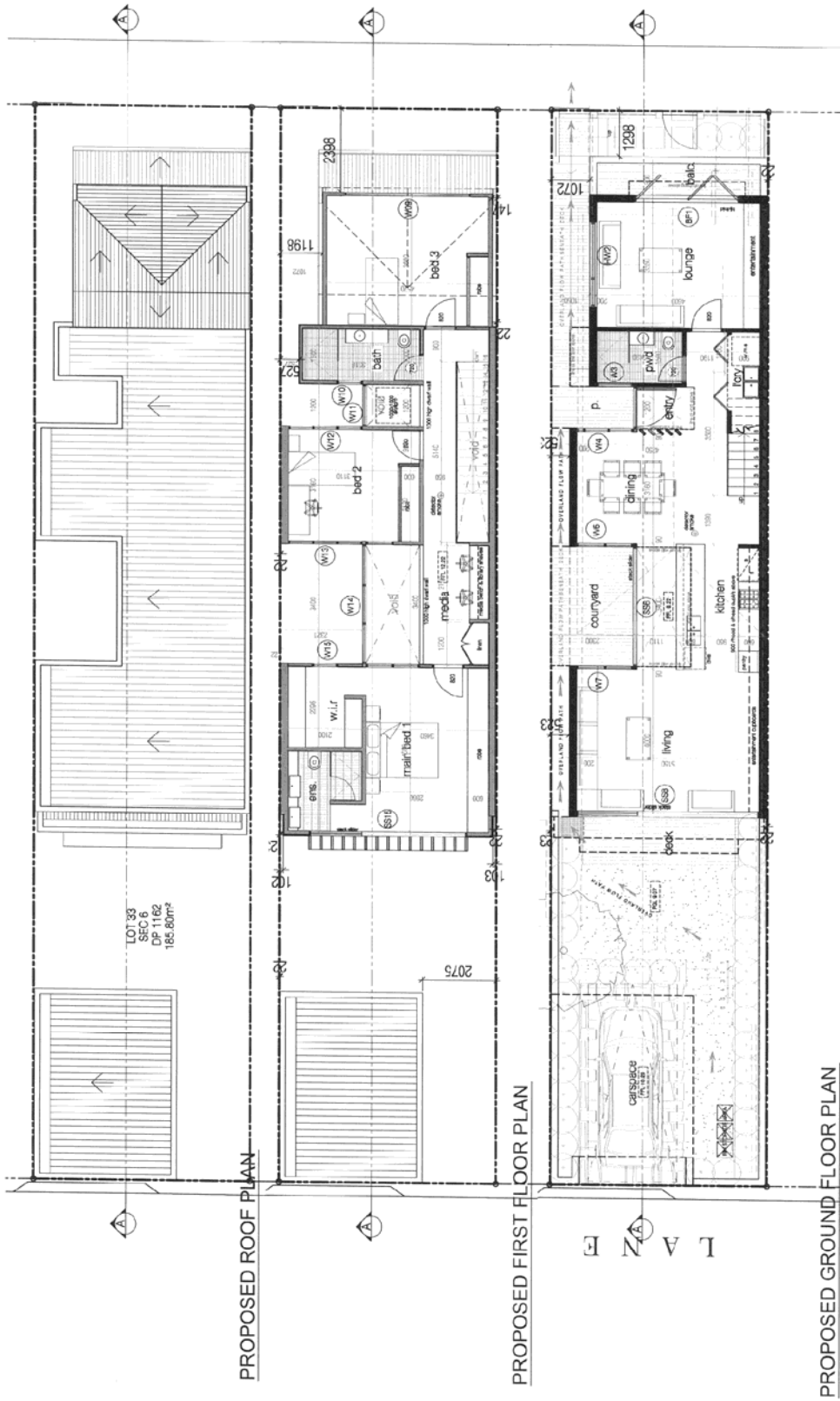








DA PLANS NOT FOR CONSTRUCTION		PROPOSED EASTERN STREETSCAPE ELEVATION	
ISSUE:	AMENDMENTS:	DATE:	SCALE:
A	DA ISSUANCE	18.03.2016	1:100 @ A3
B	COMPLETION	03.08.2016	DRAWN: F.G.
C	MIRROR DESIGN AMENDS AS PER PLANNERS REQUEST	03.08.2016	CHECKED: S.G.
PROJECT:		ISSUE:	
PROPOSED NEW DWELLING		A	
DRAWING:		DA	
PROPOSED EASTERN STREETSCAPE ELEVATION		SHEET NO:	
		2.04	
CLIENT:		DO NOT SCALE DRAWINGS	
MR & MRS SILVERI			
ADDRESS:			
LOT 33, SEC 6 in D.P. 1182			
6 HUBERT STREET			
LEICHHARDT 2040			
<p>Development Design Pty Ltd                      ACN 107 176 987                      340a Riley Street Surry Hills NSW 2010                      +61(0)2 121 7000   info@developmentdesign.com.au                      www.developmentdesign.com.au</p>			
<p>ALL BUILDING WORKS TO BE BUILT IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA &amp; COUNCIL REQUIREMENTS. THE BUILDER MUST MANUFACTURE SMALL CHECK AND VERIFY ALL DIMENSIONS. B.G. DIMENSIONS. ETTIMACK AND CONSTRUCTION METHOD PRIOR TO COMMENCEMENT. COPYRIGHT RESERVED. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF DEVELOPMENT DESIGN PTY LTD.</p>			

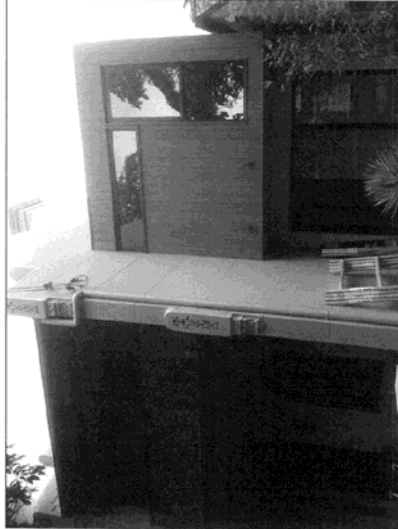
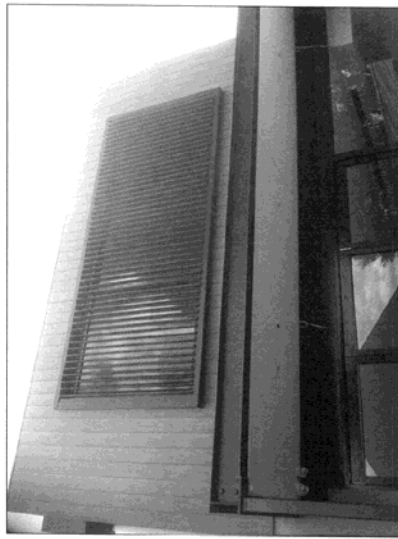
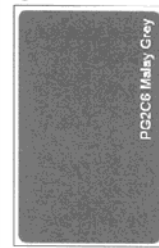
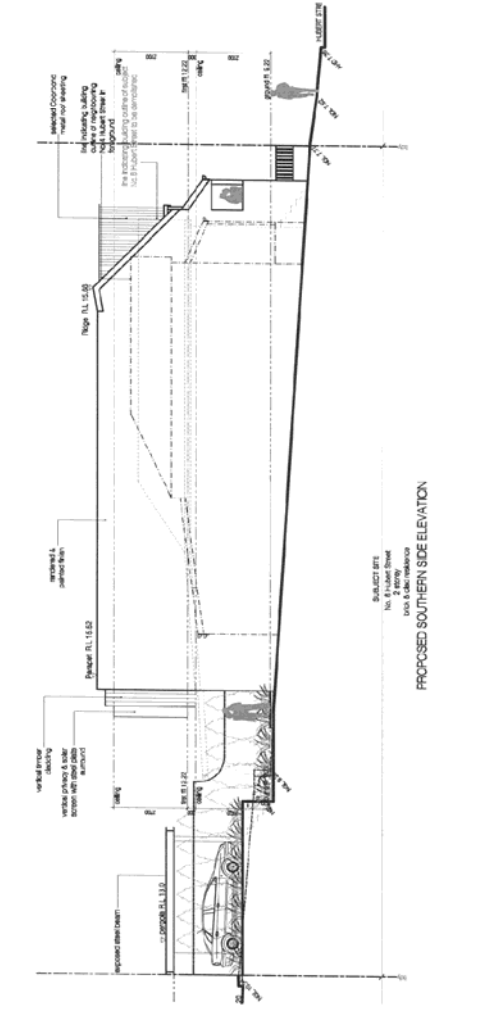
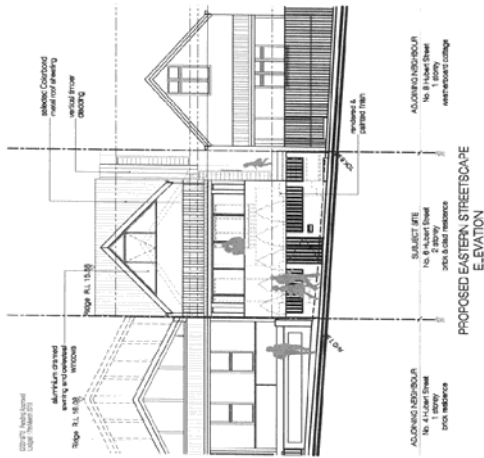


DA PLANS NOT FOR CONSTRUCTION		DATE: 18.03.2016 01.06.2016 03.08.2016		CLIENT: MR & MRS SILVERI		PROJECT: PROPOSED NEW DWELLING		SCALE: 1:100 @ A3		ISSUE: A	
AMENDMENTS: DA ISSUE DA AMENDMENTS AS PER PLANNERS RECOMMENDATION; MIRROR DESIGN AMENDS AS PER PLANNERS REQUEST		Development Design Pty Ltd ACN 107 176 867		ADDRESS: LOT 33 SEC 6 INC P 1162 8 HUBERT STREET LE CHARDT 2040		DRAWING: PROPOSED GROUND FLOOR & FIRST FLOOR PLANS		DRAWN: P.G		DA DA	
ISSUE: A B C		340a Riley Street Surry Hills NSW 2010 +61(0)2 9211 7000   info@developmentdesign.com.au www.developmentdesign.com.au		LE CHARDT 2040		CHECKED: S.G		DO NOT SCALE DRAWING		SHEET No: 1.01	

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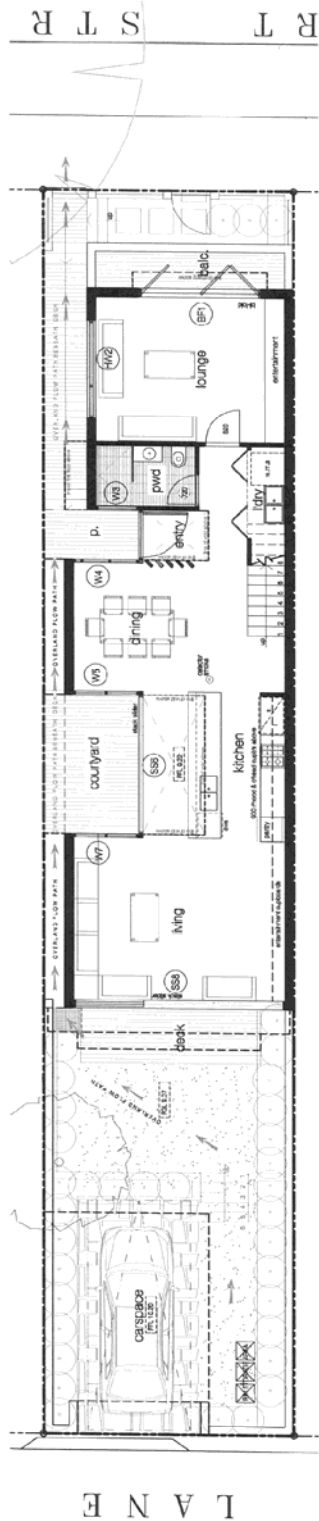






DA PLANS NET FLOOR CONSTRUCTION		AMENDMENTS:		DATE:		PROJECT:		SCALE:		ISSUE:	
A	DA ISSUE	10.03.2016	MR & MRS SILVERI	1:150 @ A3	A	PROPOSED NEW DWELLING		1:150 @ A3		DA	
B	DA AMENDMENTS AS PER PLANNERS RECOMMENDATION:	01.03.2018	ACN 107 176 867	DRAWING:		MATERIAL & COLOUR SCHEDULE OF FINISHES		DRAWN: P.G		SHEET NO:	
C	MIRROR DESIGN AMENDS AS PER PLANNERS REQUEST	03.03.2018	340a Riley Street Surry Hills NSW 2010	ADDRESS:		LOT 33 SEC 6 in D.P 1182		CHECKED: S.G		DRAWING: 5.04	
		+61 (02) 9211 7003   info@developmentdesign.com.au		CLIENT:		MR & MRS SILVERI		CHECKED: S.G		DO NOT SCALE DRAWING	
		www.developmentdesign.com.au		ADDRESS:		LOT 33 SEC 6 in D.P 1182					
				340a Riley Street Surry Hills NSW 2010							

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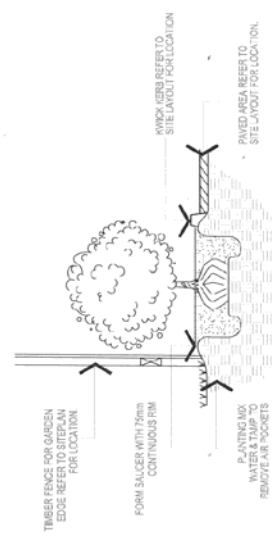


LANDSCAPE NOTES - GUIDE ONLY

- CONSTRUCTION STANDARD**
- All garden areas to be filled with a weed free soil mix of minimum 300mm depth.
  - All turfed areas to have a minimum of 150mm of good quality topsoil placed prior to turfing.
  - All areas of topsoil turf to be used where lawn areas are enclosed.
  - All trees to be advanced specimen in 5 litre containers and at least 1.0 metre in height.
  - All shrubs to be advanced specimens in 5 litre containers and at least 0.5 metre high.
  - All ground covers are to be advanced specimens.
  - All lawn areas to be advanced specimens in 5 litre square hardwood crates and double bagged weekly.
  - All advanced trees and shrubs to be planted in holes at least 450mm square and 450mm deep containing good quality soil and humus.
  - All lawn areas, grass is to be kept back for a radius of at least 300mm from stumps and trunks, a depression formed for the collection of water and 750mm mulched.
  - All lawn areas to be mowed weekly at regular intervals to prevent matting of grass.
  - 70mm to 80mm of plain bark or fine silica or an approved mulch is to be provided to all mass planted garden areas and around the base of trees in lawn areas.
  - All garden areas to be separated from lawn areas by means of a timber edge, concrete curb or curb wall.
  - Where taller slopes in garden areas exceed 1 in 3 horizontal to 1 vertical, retaining walls are to be provided to support the slope.
  - All turfed areas are to be of max. 1 in 5 horizontal for ease of rids on mowers.
  - Trees retained shall be protected during site works and construction by the erection of solid centric to the courtyards.
- MAINTENANCE**
- Approved landscaping will be required to be maintained in good condition at all times.
  - Maintenance shall be carried out in accordance with accepted horticultural practices.

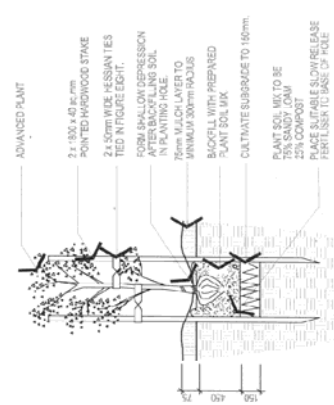
PLANTING SCHEDULE

SYMBOL	COMMON NAME	MAX HEIGHT	MAX WIDTH	POT SIZE	STAKING	NUMBER
	Trees 4-10m	Early Tamarisk	4m	3m	26L YES	1
	SHRUBS < 2m	Evastating	2m	1m	2.5L NO	31
	OZOTAMANUS deserticola					



ADVANCED TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING - IN MASS PLANTED AREAS

NOT TO SCALE

<p>DA PLANS NOT FOR CONSTRUCTION</p>		<p>AMENDMENTS:</p> <p>A DA ISSUE</p> <p>B DA AMENDMENTS AS PER PLANNERS RECOMMENDATION: 01.08.2019</p> <p>C MIRROR'S DESIGN AMENDS AS PER PLANNERS REQUEST 03.08.2019</p>		<p>DATE:</p> <p>18.03.2019</p> <p>01.08.2019</p> <p>03.08.2019</p>		<p>CLIENT:</p> <p>MR &amp; MRS SILVERI</p>		<p>PROJECT:</p> <p>PROPOSED NEW DWELLING</p>		<p>SCALE:</p> <p>1:100 @ A3</p>		<p>ISSUE:</p> <p>A</p>	
<p>Development Design Pty Ltd</p> <p>ACN 107 176 867</p> <p>340a Riley Street Surry Hills NSW 2010</p> <p>+61 (0)2 9211 7000   info@developmentdesign.com.au</p> <p>www.developmentdesign.com.au</p>		<p>ADDRESS:</p> <p>LOT 33 SEC 6 in D P 1142</p> <p>8 HUBERT STREET</p> <p>LEICHHARDT 2040</p>		<p>DRAWING:</p> <p>LANDSCAPE PLAN</p>		<p>CHECKED:</p> <p>S.C</p>		<p>DO NOT SCALE</p> <p>DRAWING</p>		<p>SHEET NO.:</p> <p>5.01</p>		<p>DA</p>	

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