




INNER WEST	
DEVELOPMENT ASSESSMENT REPORT	
Application No.	DA/2020/0126
Address	52 Harrow Road STANMORE NSW 2048
Proposal	To carry out alterations and additions to the existing dwelling house including demolition and construction of a new garage with roof garden above
Date of Lodgement	26 February 2020
Applicant	DTB Architects Pty Limited
Owner	Sumithra Thambyrajah Suthantha Thambyrajah Saunthra Thambyrajah
Number of Submissions	Initial: 0
Value of works	\$600,000.00
Reason for determination at Planning Panel	Clause 4.6 variation exceeds 10%
Main Issues	Nil
Recommendation	Approval with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Clause 4.6 Exception to Development Standards
LOCALITY MAP	
Subject Site	
Notified Area	
Objectors	Nil
Supporters	Nil
	

1. Executive Summary

This report is an assessment of the application submitted to Council to carry out alterations and additions to the existing dwelling house including demolition and construction of a new garage with roof garden above at 52 Harrow Road, Stanmore.

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

During the assessment process the proposal was amended to address a number of concerns raised by Council relating to heritage conservation. The amended proposal was not required to be notified in accordance with Council's Notification Policy.

The application is referred to the Inner West Local Planning Panel for determination as the development results in a variation to the floor space ratio development standard prescribed by Clause 4.4 of MLEP 2011 of 53sqm or 24%.

It is considered the proposal generally complies with the provisions of Marrickville Local Environmental Plan 2011 (MLEP 2011) with the exception of the variation to the FSR development standard as above. A written request, in accordance with Clause 4.6 of MLEP 2011 was submitted and the justification provided in the applicant's written request is considered worthy of support.

The proposal generally complies with the aims, objectives and design parameters contained in the gazetted and draft environmental planning instrument applicable to the site and Marrickville Development Control 2011 (MDCP 2011). The potential impacts to the surrounding environment have been considered as part of the assessment process and are considered to be acceptable or addressed by the recommended conditions.

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

2. Proposal

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Approval is sought to carry out alterations and additions to the existing dwelling house including demolition and construction of a new garage with roof garden above. The proposal includes the following works:

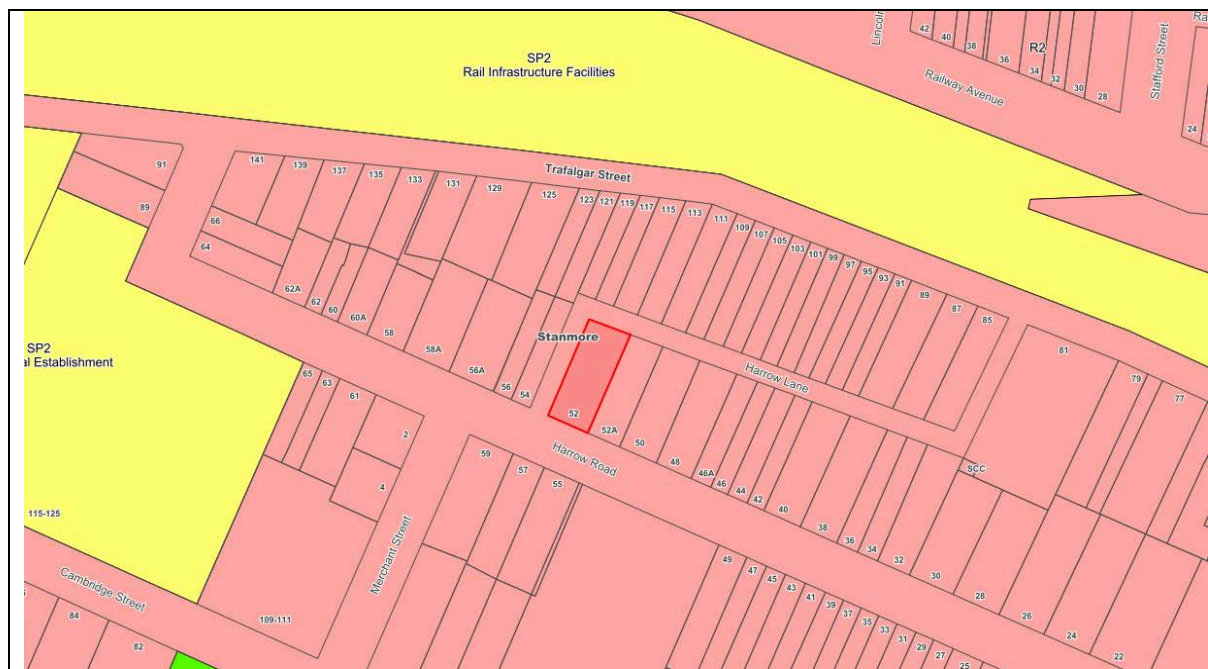
- Demolition of the rear portion of the existing dwelling on the lower ground and ground floor levels, including demolition of the rear garage;
- Alterations and additions to the lower ground floor level extending the existing subfloor store area, new laundry and storage room and double garage;
- Alterations and additions to the ground floor level to include a new kitchen and extended dining room, and new outdoor dining terrace and rooftop garden above the new garage;
- Internal alterations to the first floor level to include a new ensuite; and
- Landscaping works include tree removal.

3. Site Description

The subject site is located on the northern side of Harrow Road, at the north western intersection with Harrow Lane. The site is legally described as Lot A in Deposited Plan 319798, being regular in shape with a 13.71m frontage to Harrow Road, a depth and secondary frontage of 31.27 metres to Harrow Lane and is 435sqm in area.

The site contains a 2 storey dwelling house with vehicular access to a garage from Harrow Lane. The site is identified as a contributory item to the “Kingston South” Heritage Conservation Area’ (C17).

The surrounding street generally consists of single and 2 storey dwelling houses, with a number of low scale residential flat buildings.



Location Plan

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
PDA201900140	To carry out alterations and additions to the existing dwelling house including demolition and construction of a new garage with roof garden above	Advice issued 12 November 2019

4(b) Application history

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

Date	Discussion / Letter / Additional Information
26 February 2020	Application lodged with Council
14 May 2020	Heritage referral received.
15 May 2020	Request for additional information sent to Applicant
3 June 2020	Amended plans, SEE and Clause 4.6 request submitted to Council

20 July 2020

Further amendments and Clause 4.6 submitted to Council

5. Assessment

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

5(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*
- *Marrickville Local Environmental Plan 2011 (MLEP 2011)*

The following provides further discussion of the relevant issues:

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

A BASIX Certificate was submitted with the application and will be referenced in any consent granted.

5(a)(iv) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 concerns the protection and removal of vegetation and gives statutory weight to the tree protection provisions contained in MDCP 2011. There are a number of trees located on the site protected under MDCP 2011 that will be impacted by the proposed development, including the removal of 1 tree from the rear yard. The matter of tree management is discussed in more detail later in this report under the provisions of Part 2.20 of MDCP 2011.

5(a)(iii) Marrickville Local Environment Plan 2011 (MLEP 2011)

The application was assessed against the following relevant clauses of the *Marrickville Local Environmental Plan 2011*:

- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 2.7 - Demolition
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 4.6 - Exceptions to development standards
- Clause 5.10 - Heritage Conservation
- Clause 6.1 - Earthworks
- Clause 6.5 - Development in areas subject to aircraft noise

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

Standard	Proposal	Variation	Complies
Height of Building Maximum permissible: 9.5m	7.7m	N/A	Yes
Floor Space Ratio Maximum permissible: 0.5:1 or 217.5sqm	0.62:1 / 270sqm	53sqm / 24%	No

(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned R2 Low Density residential under *MLEP 2011*. The development is permitted with consent within the land use table and is consistent with the objectives of the R2 zone.

(i) Clause 2.7 - Demolition

Clause 2.7 of MLEP 2011 states that the demolition of a building or work may be carried out only with development consent. The application seeks consent for demolition works. Council's standard conditions relating to demolition works are included in the recommendation.

(ii) Clause 4.3 - Height of buildings

A maximum building height of 9.5 metres applies to the land under MLEP 2011. The proposed development has a maximum building height of 7.7 metres which complies with the development standard.

(iii) Clause 4.4 - Floor space ratio

A maximum floor space ratio (FSR) of 0.5:1 applies to the land as indicated on the Floor Space Ratio Map that accompanies MLEP 2011.

The development has a gross floor area (GFA) of 270sqm which equates to a FSR of 0.62:1 on the 435sqm site which does not comply with the FSR development standard. The development represents a variation of 53sqm or 24% from the development standard.

A written request, in relation to the development's contravention of the floor space ratio development standard in accordance with Clause 4.6 of MLEP 2011 was submitted with the application. That request is discussed below under the heading "Exceptions to Development Standards (Clause 4.6)".

(iv) Clause 4.6 - Exceptions to development standards

As outlined in table above, the proposal results in a breach of the floor space ratio development standard prescribed by Clause 4.4 of MLEP 2011 by 53sqm or 24%. As discussed later in this report under the provisions of *Draft Inner West Local Environment Plan 2011*, the provisions of the Draft LEP propose an increase in maximum FSR to 0.6:1, which would reduce the variation to 3% or 10sqm. Whilst not yet applicable to the site, the Draft LEP is a matter for consideration under the EP&A Act.

Clause 4.6 allows Council to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

In order to demonstrate whether strict numeric compliance is unreasonable and unnecessary in this instance, the proposed exception to the development standard has been assessed against the objectives and provisions of Clause 4.6 of the applicable local environmental plan below.

A written request has been submitted to Council in accordance with Clause 4.6(3) of MLEP 2011 justifying the proposed contravention of the development standard which is summarised as follows:

- The extent of the variation can be entirely attributed to the alterations and additions to the existing lower ground floor level of the dwelling and additional garage car parking space;
- The alterations and additions to the existing subfloor space are proposed to accommodate a new laundry/storeroom. Whilst not technically a basement, this portion of the development sits substantially below natural ground level and the ground floor level is not raised to accommodate this area, thereby resulting in no increased bulk;
- The proposed garage is substantially within the built form of the existing garage being demolished, and provides a second car space which cannot be excluded from GFA calculations;
- The existing house has an FSR of 0.54:1 which does not comply with the standard;
- The increase in GFA relates to service areas and the internal amenity of the dwelling only, with no increase in bedrooms or number of persons occupying the dwelling; and
- There is generally no increase in bulk and scale as a result of the increased GFA. The alterations and additions do not result in any increased overshadowing that would impact the amenity of adjoining premises

The applicant's written rationale adequately demonstrates compliance with the development standard is unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

It is considered the development is in the public interest because it is consistent with the objectives of the R2 Low Density Residential zone, in accordance with Clause 4.6(4)(a)(ii) of MLEP 2011 in that the development provides for the housing needs of the community in a low-density environment.

It is considered the development is in the public interest because it is consistent with the objectives of the floor space ratio development standard, in accordance with Clause 4.6(4)(a)(ii) of *MLEP 2011*, which are reproduced below:

- (a) *to establish the maximum floor space ratio*
- (b) *to control building density and bulk in relation to the site area in order to achieve the desired future character for different areas*
- (c) *to minimise adverse environmental impacts on adjoining properties and the public domain.*

The concurrence of the Planning Secretary may be assumed for matter determined by Local Planning Panels.

The proposal thereby accords with the objective in Clause 4.6(1)(b) and requirements of Clause 4.6(3)(b) of MLEP 2011. For the reasons outlined above, there are sufficient planning grounds to justify the departure from the floor space ratio development standard prescribed by Clause 4.4 of MLEP 2011 and it is recommended the Clause 4.6 exception be granted.

- (v) Clause 5.10 - Heritage Conservation

The site is identified as a contributory item to the “Kingston South” Heritage Conservation Area’ (C17) under MLEP 2011.

Clause 5.10(4) of MLEP 2011 requires that Council consider the impact of the proposed development on the heritage significance of the item or area concerned. A Heritage Impact Statement was submitted with the application for Council’s assessment which satisfies the requirements of Clause 5.10(5) of MLEP 2011.

The application was referred to Council’s Heritage Advisor who requested a number of modifications to the proposed development in order to maintain the significant fabric of the contributory building and minimise the impact of the proposed works on the heritage significance of the HCA. That request is discussed in more detail later in this report under the assessment of the proposal against the relevant conservation controls contained in Part 8 of MDCP 2011.

It is assessed that the amended design would not result in detrimental impacts on the heritage significance of the contributory item, with the additions considered complimentary and sympathetic to the existing dwelling, and as such the proposal satisfies the provisions of Clause 5.10 of MLEP 2011 and the relevant provisions of Part 8 of MDCP 2011.

(vi) Clause 6.5 - Development in areas subject to aircraft noise

The site is located within the ANEF 20-25 contour, and as such is likely to be affected by aircraft noise.

A condition has been included in the development consent to ensure that the proposal will meet the relevant requirements of Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021:2015, thereby ensuring the proposal’s compliance with the relevant provisions Cl. 6.5 MLEP 2011 and Part 2.6 of the MDCP 2011, respectively.

5(b) Draft Environmental Planning Instruments

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

5(b)(i) Draft Inner West Local Environmental Plan 2020 (Draft IWLEP 2020)

The Draft IWLEP 2020 was placed on public exhibition commencing on 16 March 2020 and accordingly is a matter for consideration in the assessment of the application under *Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979*.

The following extract from the draft instrument is provided below to illustrate the proposed changes to Clause 4.4(2A) of MLEP 2011 which is of relevance to the proposal:

“Under Clause 4.4 (2A) the maximum floor space ratio for various forms of residential accommodation (namely attached dwellings, bed and breakfast accommodation, dwelling houses and semi-detached dwellings) on land labelled “F” on the Floor Space Ratio Map with a site area greater than 400sqm is restricted to 0.5:1.

To ensure consistency in the FSR controls with the other forms of development permitted, it is recommended that the upper site area listing for sites greater than 400sqm for development for the purposes of attached dwellings, bed and breakfast

accommodation, dwelling houses and semi-detached dwellings) on land labelled “F” on the Floor Space Ratio Map be deleted.

The deletion of the upper site area listing of “> 400 square metres” from the table would mean that a maximum floor space ratio of 0.6:1 would apply to attached dwellings, bed and breakfast accommodation, dwelling houses and semi-detached dwellings on land labelled “F” on the Floor Space Ratio Map, on land with a site area greater than 350 square metres, the same maximum FSR that applies to other forms of development permitted on such land.

Recommendation L-4.4 (01):

That the Site area and Maximum floor space ratio table in Clause 4.4 (2A) of MLEP 2011 be amended by the deletion:

“> 350 ≤ 400 square metres 0.6:1
 > 400 square metres 0.5:1”

and the insertion of:

“> 350 square metres 0.6:1”

The amended provisions of the Draft LEP Amendment would make the maximum FSR on the site 0.6:1. Whilst the development proposes an FSR of 0.62:1, the variation to the development standard would be reduced to 10sqm or 3% and would therefore result in a minor variation to the standard. Notwithstanding, the development has been assessed in accordance with Clause 4.6 of MLEP 2011 above and is considered acceptable.

5(c) **Development Control Plans**

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011.

MDCP 2011 Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.3 – Site and Context Analysis	Yes
Part 2.6 – Acoustic and Visual Privacy	Yes – see discussion
Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	Yes
Part 2.11 – Fencing	Yes
Part 2.16 – Energy Efficiency	Yes
Part 2.18 – Landscaping and Open Space	Yes
Part 2.20 – Tree Management	Yes – see discussion
Part 2.21 – Site Facilities and Waste Management	Yes
Part 2.25 – Stormwater Management	Yes
Part 4.1 – Low Density Residential Development	Yes
Part 8 – Heritage	Yes – see discussion
Part 9 – Strategic Context	Yes

The following provides discussion of the relevant issues:

- (i) Part 2.6 – Acoustic and Visual Privacy

Part 2.6 of MDCP 2011 prescribes objectives and controls for acoustic and visual privacy. All windows in the development generally face towards the front and rear of the site which is acceptable.

The development provides a roof garden above a proposed double garage in the north western corner of the site. The garden is located at a bend in Harrow Lane and has views to the north and west over low density residential accommodation. In response to Council's concerns regarding visual and acoustic privacy, the trafficable area of the garden has been significantly reduced with raised perimeter planter boxes and a raised planter box in the middle of the garden. The roof does not provide opportunities for outdoor dining and entertaining and therefore the proposal is not considered to result in unreasonable visual and acoustic privacy impacts on neighbouring dwellings.

(ii) Part 2.20 – Tree Management

The site contains a number of trees and the development involves the removal of a Golden Robinia from the site which is protected by MDCP 2011. The application was referred to Council's Tree Management Officer who raised no concern with the proposed development subject to the imposition of appropriate conditions regarding compensatory planting and tree protection.

(iii) Part 8 – Heritage

The site is identified as a contributory item to the Kingston South Heritage Conservation Area (C17) under MLEP 2011. Part 8.2.19 of MDCP 2011 is relevant to this particular HCA and Part 8.2.19.6 of MDCP 2011 states that the core period of heritage significance is 1854-1920. Any buildings or significant elements of the fabric from this or any earlier period must be retained and maintained. The residential HCA controls specified in part 8.3.2 of MDCP 2011 also apply to the development.

The application was referred to Council's Heritage Advisor who requested a number of modifications to the proposed development in order to maintain the significant fabric of the contributory building and minimise the impact of the proposed works on the heritage significance of the HCA.

That request is reproduced in part below:

“Although the proposal entails a regrettable extent of demolition and intervention with original parts of the house, the careful resolution of its detailing and selection of materials will assist the delivery of a reasonable heritage outcome for the building... The comments that can be offered here upon the scheme can still include a number of matters for possible amendments which arguably offer improvement, as follows:

- *On the west elevation, it is appreciated that windows w10,w11 and w12 are part of the suite of glazing to this element include windows w5, w6, w7,w8 and w9, but their proportions in this location are visible from the street and require a better response to the fenestration of the house proper ;*
- *The roof terrace is shown with a planter perimeter to achieve setback of the trafficable area but this is sketchily detailed and does not appear continuous; as an element which will likely be contentious with neighbours and unusual in the context of the house, this should be considered carefully;*
- *A schedule of finishes has been provided which confirms the use of matching brickwork but does not confirm details of the cladding and suggests colours*

which are not appropriate for a house of the Federation style nor for one that is located in a heritage conservation area.

The following matters of detail are also considered important in maintaining the significance of the house and its contribution to the HCA:

- The amendment of the very wide roller shutter garage door to a pair of narrower such doors with a central pier should be considered;*
- The 3 square frosted glass windows on the street boundary are inappropriate and should be deleted, with light able to be introduced through sky-lighting, paving lights and the stair case accessing the laundry space;*
- The new hipped roof over the stair case is inconsistent with the design of the building's roofscape which has hitherto used skillion roofs over these rear service areas ; a simple skillion roof could be used over the stair space to retain this theme in the building's character and the reduction in height of the element would be appropriate;*
- Wire strand balustrades to the rear staircase are inconsistent with the significant character of this house, in this context.;*
- The recladding and refitting of the northern elevation's upper level should extend to the introduction of more appropriate windows than the large poorly proportioned existing windows shown as being retained.*

A request for additional information was sent to the applicant on 15 May 2020 which requested that the applicant respond to the heritage comments provided. Amended plans were submitted to Council on 3 June 2020 substantially addressing the concerns, with 2 outstanding concerns not being addressed regarding the proposed colour scheme and treatment of garage doors.

Rather than provide conditions of consent, the applicant was provided an opportunity to amend the plans which was done satisfactorily with amended plans submitted to Council on 20 July 2020.

It is assessed that the amended design would not result in detrimental impacts on the heritage significance of the contributory item and surrounding conservation area, with the additions considered complimentary and sympathetic to the existing dwelling, and as such the proposal satisfies the provisions of Part 8 of MDCP 2011.

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

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

5(g) Any submissions

The application was notified in accordance with Marrickville Development Control Plan 2011 for a period of 14 days to surrounding properties and no submissions were received in response to the notification.

5(h) 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

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

- Development Engineer
- Heritage Advisor
- Tree Management Officer

7. Section 7.11 Contributions/7.12 Levy

Section 7.12 levies are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$6,000.00 would be required for the development under Marrickville Section 94/94A Contributions Plan 2014. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the provisions of Marrickville Local Environmental Plan 2011 (MLEP 2011) with the exception of the variation to the FSR development standard prescribed by Clause 4.4 of MLEP 2011. The proposal generally complies with the aims, objectives and design parameters contained in MLEP 2011, draft IWLEP 2020 and Marrickville Development Control 2011 (MDCP 2011).

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

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

9. Recommendation

- A. The applicant has made a written request pursuant to Clause 4.6 of the *Marrickville Local Environmental Plan 2011* to vary Clause 4.4 of *Marrickville Local Environmental Plan 2011*. After considering the request, and assuming the concurrence of the Secretary, the Panel is satisfied that compliance with the standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and*

Assessment Act 1979, grant consent to Development Application No. DA/2020/0126 to carry out alterations and additions to the existing dwelling house including demolition and construction of a new garage with roof garden above at 52 Harrow ROAD STANMORE NSW 2048 subject to the conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
Dwg 02 Rev. DA2	Site Plan	25 May 2020	DTB Architects Pty Ltd
Dwg 03 Rev. DA2	Demolition Plan (Ground)	25 May 2020	DTB Architects Pty Ltd
Dwg 04 Rev. DA2	Demolition Plan (First)	25 May 2020	DTB Architects Pty Ltd
Dwg 05 Rev. DA2	Ground Floor Plan	25 May 2020	DTB Architects Pty Ltd
Dwg 05a Rev. DA2	Lower Ground Floor Plan	25 May 2020	DTB Architects Pty Ltd
Dwg 06 Rev. DA2	First Floor Plan	25 May 2020	DTB Architects Pty Ltd
Dwg 07 Rev. DA2	Roof Plan	25 May 2020	DTB Architects Pty Ltd
Dwg 08 Rev. DA2	Landscape Plan	15 May 2020	DTB Architects Pty Ltd
Dwg 09 Rev. DA2	Stormwater Plan	25 May 2020	DTB Architects Pty Ltd
Dwg 16 Rev. DA3	Schedule of Finishes	20 July 2020	DTB Architects Pty Ltd
Dwg 31 Rev. DA2	East & North Elevations	25 May 2020	DTB Architects Pty Ltd
Dwg 32 Rev. DA3	West & South Elevations	25 May 2020	DTB Architects Pty Ltd
Dwg 35 Rev. DA2	Sections	25 May 2020	DTB Architects Pty Ltd
Dwg 36 Rev. DA2	Driveway Section	25 May 2020	DTB Architects Pty Ltd

As amended by the conditions of consent.

FEES

2. Security Deposit - Custom

Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	\$8,056.50
Inspection Fee:	\$230.65

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

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

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

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

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

3. Section 7.12 (formerly section 94A) Development Contribution Payments

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that a monetary contribution to the Inner West Council has been paid, towards the provision of infrastructure, required to address increased demand for local services generated by additional development within the Local Government Area (LGA). This condition is imposed in accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979* and in accordance with *Marrickville Section 94/94A Contributions Plan 2014*.

Note:

Copies of these contribution plans can be inspected at any of the Inner West Council Service Centres or viewed online at <https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment amount*:
\$6,000.00

*Indexing of the Section 7.12 contribution payment:

Former Ashfield LGA & Former Marrickville LGA:

The contribution amount to be paid to the Council is to be adjusted at the time of the actual payment in accordance with the provisions of the relevant contributions plan. In this regard, you are recommended to make contact with Inner West Council *prior to arranging your payment method* to confirm the correct current payment amount (at the expected time of payment).

Payment methods:

The required contribution must be paid either in cash; by unendorsed bank cheque (from an Australian Bank only); via EFTPOS (Debit only); or credit card (to a maximum of \$10,000 -

Note: A 1% credit card transaction fee applies to all credit card transactions). It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions.

The contribution must be paid either in cash, by unendorsed bank cheque (from an Australian Bank only), via EFTPOS (Debit only) or credit card*. Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.

4. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid 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.

GENERAL CONDITIONS

5. Tree Protection

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 Management 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.

Any public tree within five (5) metres of the development must be protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.

The trees identified below are to be retained and protected in accordance with the conditions of consent or approved Tree Protection Plan throughout the development (note - tree numbers must correspond with approved Tree Protection Plan if conditioned)

Tree No.	Botanical/Common Name
2	<i>Tibouchina spp</i> / Tibouchina
3	<i>Jacaranda mimosifolia</i> / Jacaranda
4	<i>Magnolia spp</i> /Magnolia
5	<i>Archontophoenix cunninghamiana</i> / Bangalow Palm

Note - Refer to Arboricultural Impact Assessment prepared by Hugh The Arborist and dated 10 February 2020.

Details of the trees must be included on all Construction Certificate plans and shall be annotated in the following way:

- a. Green for trees to be retained;
- b. Red for trees to be removed;
- c. Blue for trees to be pruned; and
- d. Yellow for trees to be transplanted.

6. Project Arborist

Prior to the commencement of any demolition or construction works within close proximity to protected trees a Project Arborist must be engaged for the duration of the site preparation, demolition, construction and landscaping to supervise works. Details of the Project Arborist must be submitted to the Certifying Authority before work commences.

7. Works to Trees

Approval is given for the following works to be undertaken to trees on the site after the issuing of a Construction Certificate:

Tree/location	Approved works
Tree 1 - <i>Robinia pseudoacacia</i> 'Frisia'	Removal

The removal of any street tree approved by Council must include complete stump removal (to a minimum depth of 400mm) and the temporary reinstatement of levels so that no trip or fall hazards exist until suitable replanting occurs. These works must be completed immediately following the tree/s removal.

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and shall be retained and protected in accordance with Council's *Development Fact Sheet—Trees on Development Sites*.

8. Stormwater Drainage System – Simple

Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, down pipe, 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 practising 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 and/or impacted by the works and/or legal rights for drainage do not exist, the drainage system must be upgraded to discharge legally by gravity to the kerb and gutter of a public road.

9. Waste Management Plan

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

10. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

11. Standard Street Tree Protection

Prior to the commencement of any work, the Certifying Authority must be provided with details of the methods of protection of all street trees adjacent to the site during demolition and construction.

12. Works Outside the Property Boundary

This development consent does not authorise works outside the property boundaries on adjoining lands.

PRIOR TO ANY DEMOLITION**13. Hoardings**

The person acting on this consent must ensure the site is 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 roads or Council controlled lands 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. An awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling onto public property. Separate approval is required from the Council under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property.

14. Advising Neighbors Prior to Excavation

At least 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.

15. Construction Fencing

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

PRIOR TO CONSTRUCTION CERTIFICATE**16. Dilapidation Report – Pre-Development – Minor**

Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site.

17. Parking Facilities - Domestic

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer demonstrating that 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 and the following specific requirements:

- a. The internal vehicle hardstand area must be redesigned such that the level at the boundary must match the invert level of the adjacent gutter plus 110mm at both sides of the vehicle entry. This will require the internal garage slab or hard stand area to be adjusted locally at the boundary to ensure that it matches the above-issued alignment levels;
- b. The garage slab or driveway must rise then within the property to be a minimum of 150mm above the adjacent road gutter level and higher than the street kerb and footpath across the full width of the vehicle crossing.

- c. 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;
- d. 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; and
- e. The external form and height of the approved structures must not be altered from the approved plans.

18. Structural Certificate for retained elements of the building

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a 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. The certificate must 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.

19. Sydney Water – Tap In

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program 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.

Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 13 20 92

20. Acoustic Report – Aircraft Noise

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans detailing the recommendations of an acoustic report prepared by a suitably qualified Acoustic Engineer demonstrating compliance of the development with the relevant provisions of Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction.

DURING DEMOLITION AND CONSTRUCTION

21. Tree Protection Zone

To protect Trees 2 - 5, no work shall commence until their Protection Zones are fenced off at the specified radius from the trunks to prevent any activities, storage or the disposal of materials within the fenced area in accordance with the Tree Protection Plan prepared by Hugh the Arborist and dated 2/10/20 and Council's *Development Fact Sheet—Trees on Development Sites*. The fence/s (including existing boundary fencing) must be maintained intact until the completion of all demolition/building work on site.

22. Construction Hours – Class 1 and 10

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work are only permitted between the hours of 7:00am to 5:00pm, Mondays to Saturdays (inclusive) with no works permitted on, Sundays or Public Holidays.

PRIOR TO OCCUPATION CERTIFICATE

23. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with written evidence from Council that the following works on the Road Reserve have been

completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993* including:

- a. Light duty concrete vehicle crossing(s) at the vehicular access location(s);
- b. The redundant vehicular crossing to the site must be removed and replaced by kerb and gutter and footpath. Where the kerb in the vicinity of the redundant crossing is predominately stone (as determined by Council's Engineer) the replacement kerb must also be in stone;
- c. The repair of any damage to the public domain arising from the development works; and
- d. Other works subject to the *Roads Act 1993* approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

24. No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

25. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any damaged stone kerb has been replaced.

26. Light Duty Vehicle Crossing

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that a light duty concrete vehicle crossing(s), in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" have been constructed at the vehicular access locations.

27. Aircraft Noise –Alterations and Additions

Prior to the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), the Principal Certifier must be provided with a report from a suitably qualified person demonstrating that each of the commitments listed in Aircraft Noise Assessment Report required by this consent has been satisfied.

Where it is found that internal noise levels are greater than the required dB(A) rating due to faulty workmanship or the like, necessary corrective measures must be carried out and a further certificate being prepared and submitted to the Principal Certifier in accordance with this condition.

ADVISORY NOTES

Consent of Adjoining property owners

This consent does not authorise the applicant, or the contractor engaged to do the tree works to enter a neighbouring property. Where access to adjacent land is required to carry out approved tree works, Council advises that the owner's consent must be sought. Notification is the responsibility of the person acting on the consent. Should the tree owner/s refuse access to their land, the person acting on the consent must meet the requirements of the *Access To Neighbouring Lands Act 2000* to seek access.

Arborists standards

All tree work must be undertaken by a practicing Arborist. The work must be undertaken in accordance with AS4373—*Pruning of amenity trees* and the Safe Work Australia Code of Practice—*Guide to Managing Risks of Tree Trimming and Removal Work*. Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) must be undertaken by an approved Network Service Provider contractor for the management of vegetation conflicting with such services. Contact the relevant Network Service Provider for further advice in this regard.

Tree Protection Works

All tree protection for the site must be undertaken in accordance with Council's *Development Fact Sheet—Trees on Development Sites* and AS4970—*Protection of trees on development sites*.

Tree Pruning or Removal (including root pruning/mapping)

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and must be retained and protected in accordance with Council's *Development Fact Sheet—Arborist Reports*.

Permits

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip Bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street veranda over the footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

Insurances

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within clause 98-98E of the *Environmental Planning and Assessment Regulations 2000*.

Notification of commencement of works

At least 7 days before any demolition work commences:

- a. the Council must be notified of the following particulars:
 - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - ii. the date the work is due to commence and the expected completion date; and
- b. a written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

Storage of Materials on public property

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

Toilet Facilities

The following facilities must be provided on the site:

- a. Toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees; and
- b. A garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

Infrastructure

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Failure to comply with conditions

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.

Other works

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 4.55 of the *Environmental Planning and Assessment Act 1979*.

Obtaining Relevant Certification

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; or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- 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.
- 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.

Dividing Fences Act

The person acting on this consent must comply with the requirements of the *Dividing Fences Act 1991* in respect to the alterations and additions to the boundary fences.

Permits from Council under Other Acts

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street verandah over footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

Noise

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.

Lead-based Paint

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

Dial before you dig

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 www.dialprior toyoudig.com.au
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441 www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406 www.foodnotify.nsw.gov.au
NSW Government	www.nsw.gov.au/fibro www.diySAFE.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 www.environment.nsw.gov.au
Sydney Water	13 20 92 www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	1300 651 116 www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)	www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50 www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

Attachment B – Plans of proposed development

52 HARROW ROAD, STANMORE NSW 2048
LOT A IN DEPOSITED PLAN 319789
PROPOSED ALTERATIONS AND ADDITIONS TO
2 STOREY DWELLING
DEVELOPMENT APPLICATION DOCUMENTATION

ARCHITECTURAL DRAWING LIST

1820-01	DA3	Cover Page	NTS
1820-02	DA2	Site Analysis Plan	1:100
1820-03	DA2	Existing/Proposed Ground Floor Plan	1:100
1820-04	DA2	Existing/Proposed First Floor Plan	1:100
1820-05	DA2	Proposed Ground Floor Plan	1:100
1820-05a	DA2	Proposed Laundry Basement Plan	1:100
1820-06	DA2	Proposed First Floor Plan	1:100
1820-07	DA2	Proposed Roof Plan	1:100
1820-08	DA2	Proposed Landscape Plan	1:100
1820-09	DA2	Proposed Stormwater/Wastewater Plan	1:100
1820-10	DA2	Shadow Plan 0900	1:200
1820-11	DA2	Shadow Plan 1200	1:200
1820-12	DA2	Shadow Plan 1500	1:200
1820-15	DA2	FSR Calculations Plan	NTS
1820-18	DA2	Schedule of Finishes	1:100
1820-31	DA2	Proposed Elevations N/E	1:100
1820-32	DA2	Proposed Elevations W/S	1:100
1820-35	DA2	Proposed Section	1:50
1820-36	DA2	Proposed Garage Long Sections	1:100
1820-37	DA2	Site Line Analysis	1:100

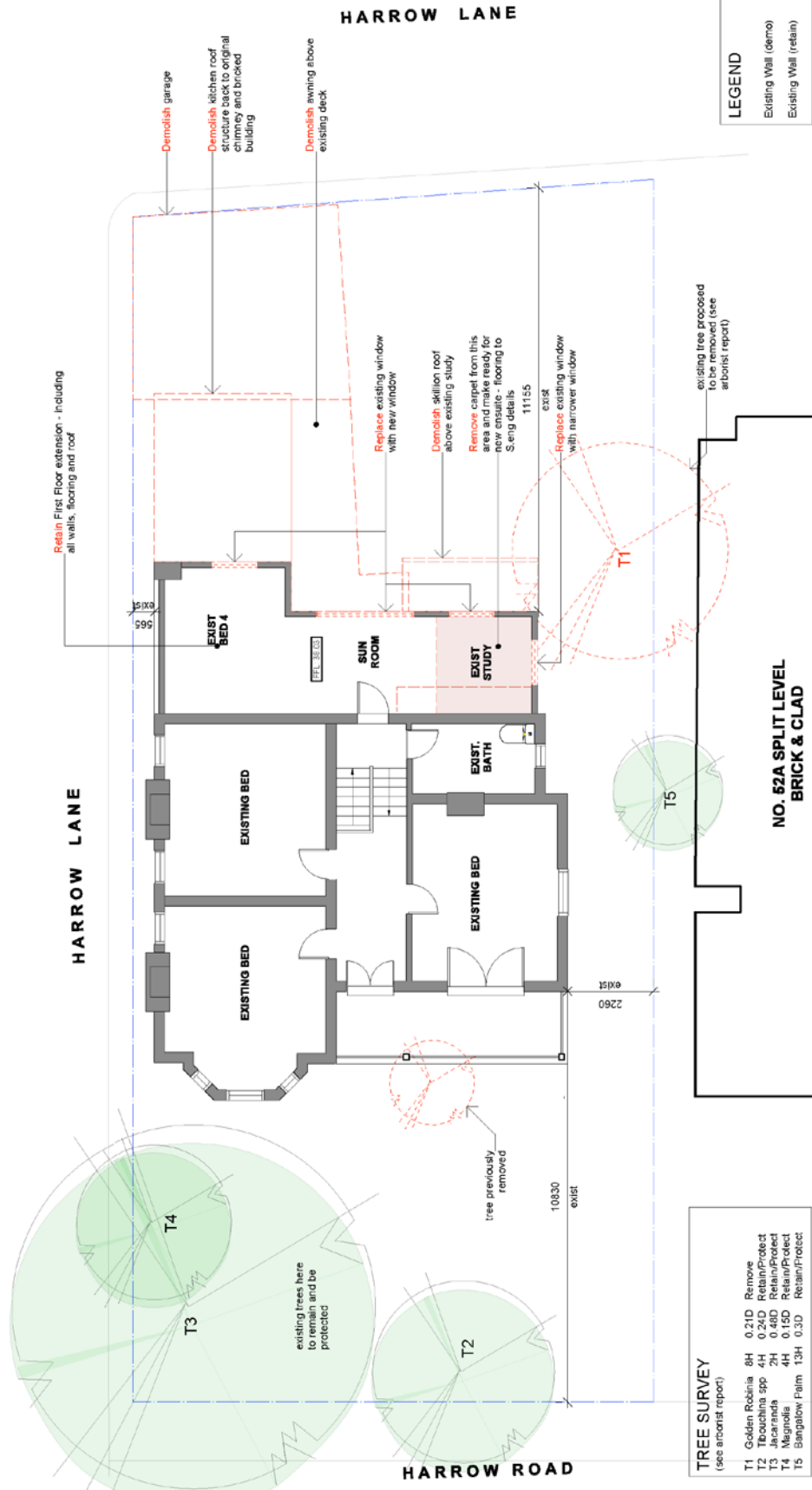


01 LOCATION PLAN



02 HARROW ROAD VIEW

GENERAL NOTES The Architectural Drawing is for the proposed development. It is not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in the drawing. The drawing is to be used in accordance with the conditions of the contract.	
REVISIONS A: 18.12.22 DA-Churchwell B: 20.12.22 DA-Churchwell C: 21.12.22 DA-Churchwell D: 22.12.22 DA-Churchwell E: 23.12.22 DA-Churchwell F: 24.12.22 DA-Churchwell G: 25.12.22 DA-Churchwell H: 26.12.22 DA-Churchwell I: 27.12.22 DA-Churchwell J: 28.12.22 DA-Churchwell K: 29.12.22 DA-Churchwell L: 30.12.22 DA-Churchwell M: 31.12.22 DA-Churchwell	
FOR DA NOT FOR CONSTRUCTION	
PROJECT TITLE STANMORE HOME	
CLIENT 52 HARROW ROAD STANMORE NSW 2048	
DRAWING TITLE COVER PAGE	
SCALE 1:100	
DATE 18.12.22	
PROJECT NO 1920	
REVISION 01	
DATE 18.12.22	
PROJECT NO 1920	
REVISION 01	
DATE 18.12.22	



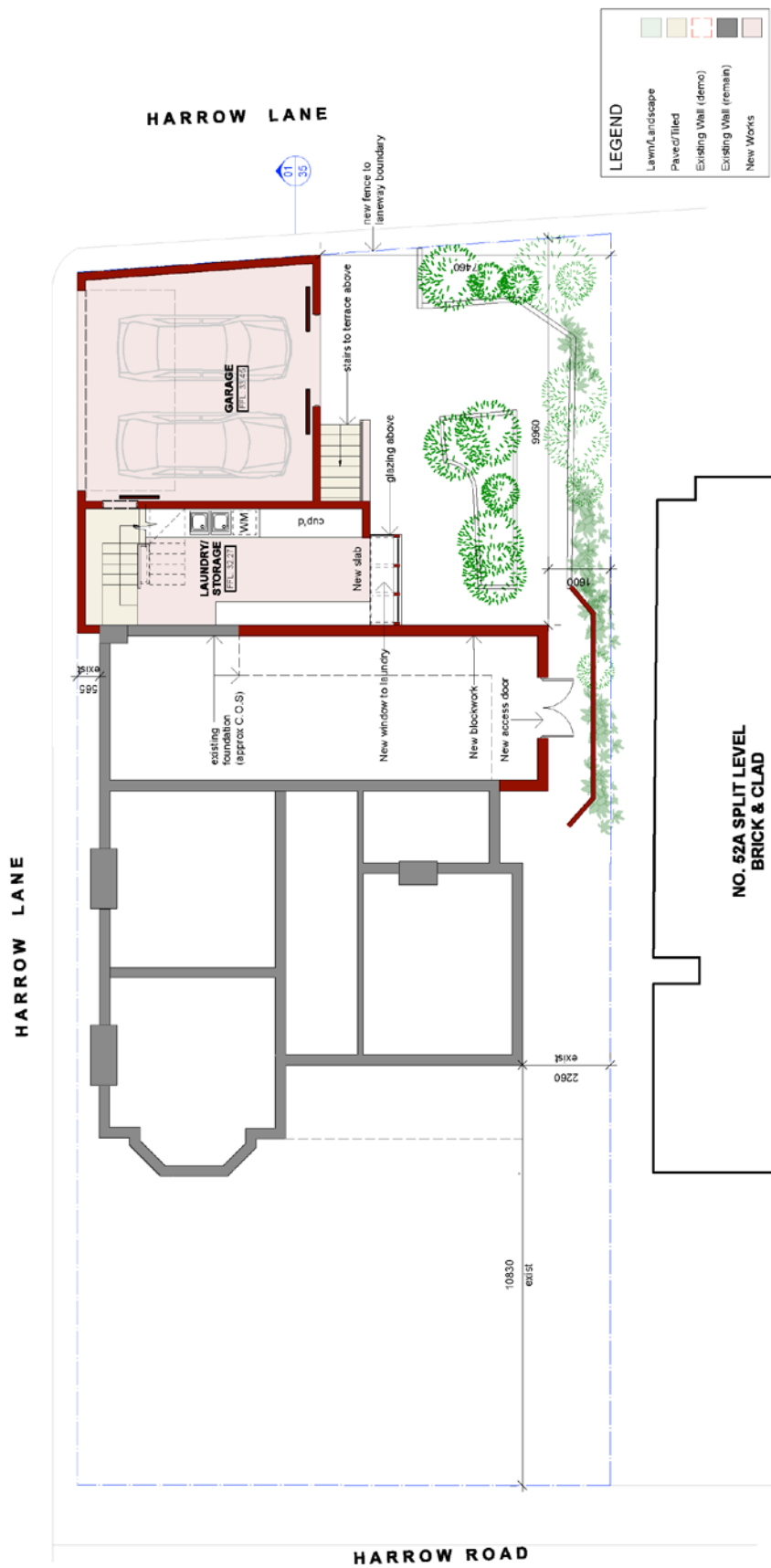
TREE SURVEY
(see arborist report)

T1	Golden Robinia	8H	0.21D	Remove
T2	Tibouchina spp	4H	0.24D	Retain/Protect
T3	Jacaranda	2H	0.48D	Retain/Protect
T4	Magnolia	4H	0.15D	Retain/Protect
T5	Bangalow Palm	13H	0.5D	Retain/Protect

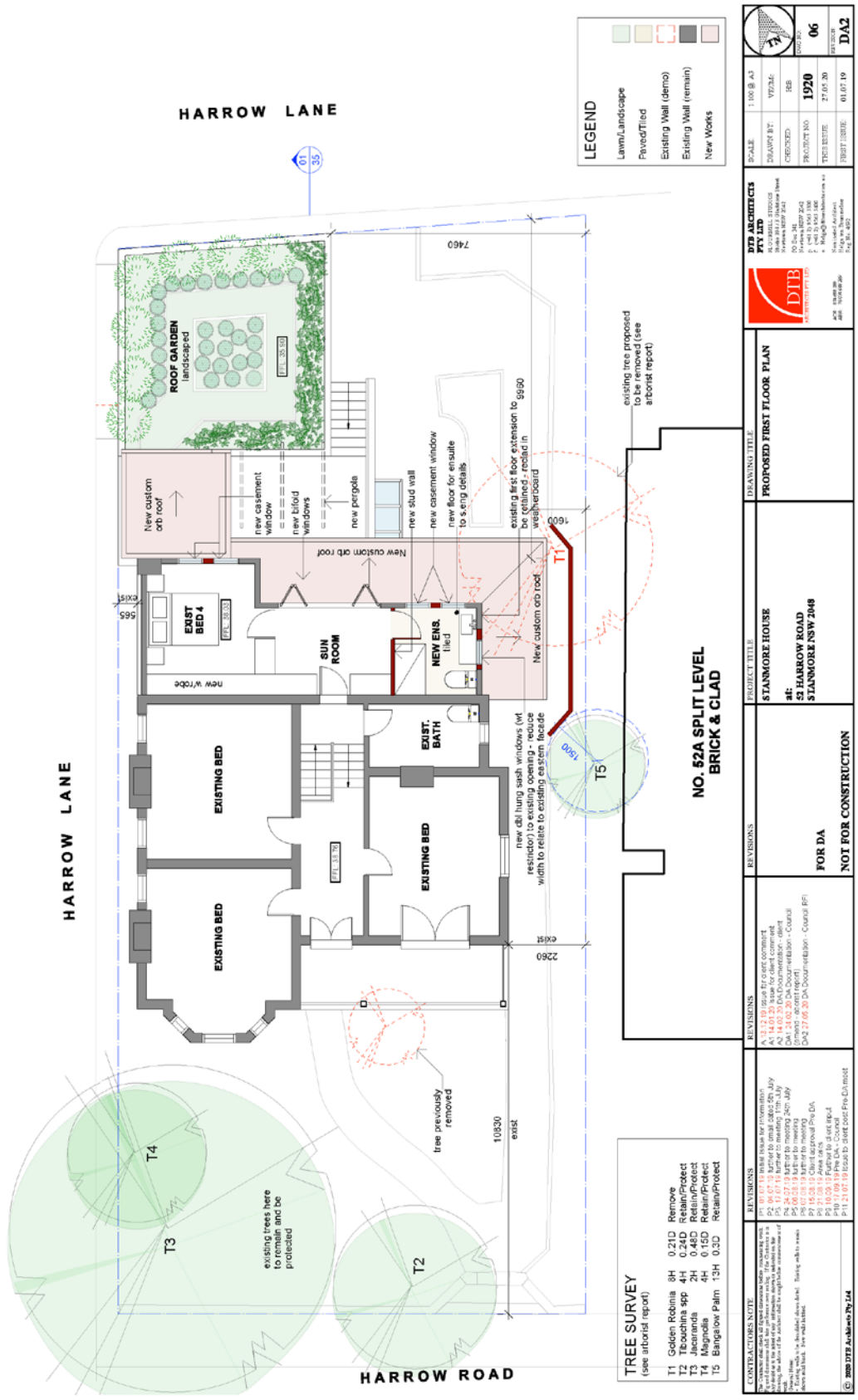
LEGEND

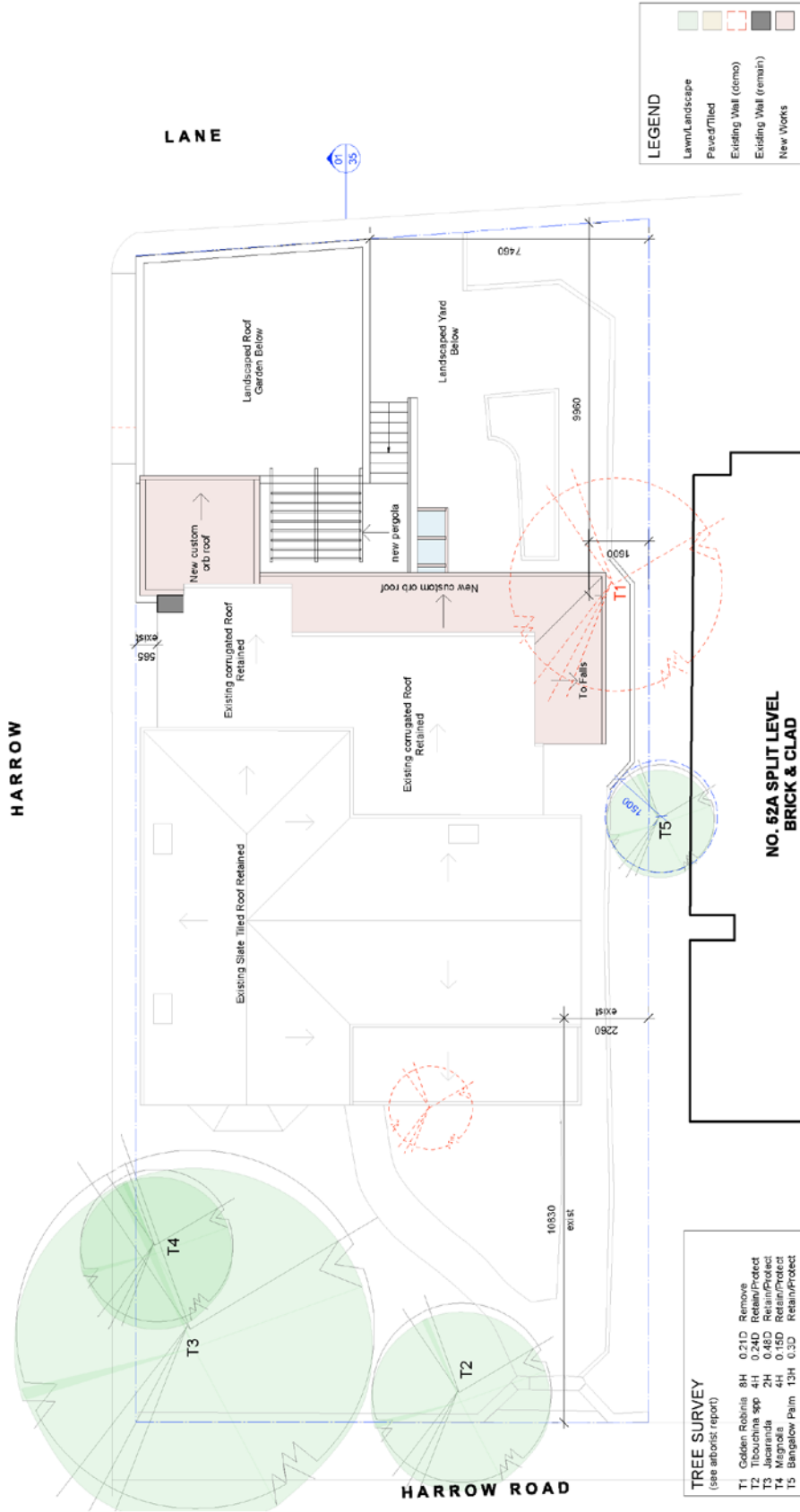
	Existing Wall (demo)
	Existing Wall (retain)

<p>CONTRACTOR'S NOTE</p> <p>1. The Operator shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.</p> <p>2. The Operator shall be responsible for obtaining all necessary approvals from the relevant authorities.</p> <p>3. The Operator shall be responsible for obtaining all necessary approvals from the relevant authorities.</p> <p>4. The Operator shall be responsible for obtaining all necessary approvals from the relevant authorities.</p> <p>5. The Operator shall be responsible for obtaining all necessary approvals from the relevant authorities.</p>		<p>REVISIONS</p> <p>A 03/21/19 Issue for client comment</p> <p>A1 14/01/20 Issue for client comment</p> <p>A2 14/01/20 Issue for client comment</p> <p>D1 24/02/20 DA Documentation - Course</p> <p>(Amend - 20/01/20)</p> <p>U1 21/07/20 DA Documentation - Course RPH</p>	<p>REVISIONS</p> <p>FOR DA</p> <p>NOT FOR CONSTRUCTION</p>	<p>PROJECT TITLE</p> <p>STANMORE HOUSE</p> <p>#:</p> <p>51 HARROW ROAD</p> <p>STANMORE NSW 2648</p>	<p>DRAWING TITLE</p> <p>EXISTING/DEMOTION</p> <p>FIRST FLOOR PLAN</p>	<p>DIB ARCHITECTS</p> <p>PTV LTD</p> <p>11/19/20 AS</p> <p>SCALE: 1:100</p> <p>DRAWN BY: ZMG</p> <p>CHECKED: 19B</p> <p>PROJECT NO: 1920</p> <p>TREE SITE: 27.05.20</p> <p>PROJECT DATE: 13.11.19</p> <p>DATE: 04</p> <p>REVISED: DA2</p>
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<p>CONTRACTORS NOTE</p> <p>The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The Contractor shall be responsible for ensuring that all work is completed in accordance with the relevant codes of practice and standards. The Contractor shall be responsible for ensuring that all work is completed in accordance with the relevant codes of practice and standards. The Contractor shall be responsible for ensuring that all work is completed in accordance with the relevant codes of practice and standards.</p>	<p>REVISIONS</p> <p>R1 24.01.20: Initial design R2 26.08.20: Issue further to meeting R3 26.08.20: Issue further to meeting R4 15.08.20: Issue further to meeting R5 21.08.20: Final design R6 21.08.20: Final design R7 11.08.20: Final design R8 11.08.20: Issue to client post final design R9 11.08.20: Issue to client post final design R10 11.08.20: Issue to client post final design R11 14.01.20: Documentation - client</p>	<p>REVISIONS</p> <p>DA1 14.01.20 DA Documentation - Client (RFI) DA2 27.01.20 DA Documentation - Client (RFI) DA3 27.01.20 DA Documentation - Client (RFI)</p>	<p>FOR DA</p> <p>NOT FOR CONSTRUCTION</p>	<p>PROJECT TITLE</p> <p>STANMORE HOUSE at 52 HARROW ROAD STANMORE NSW 2048</p>	<p>DRAWING TITLE</p> <p>PROPOSED GARAGE + LAUNDRY</p>	<p>DTP ARCHITECTS</p> <p>PTY LTD</p> <p>100 SMITH STREET SYDNEY NSW 2000 P: 02 9550 2000 F: 02 9550 2000 E: info@dtparchitects.com.au W: www.dtparchitects.com.au Reg. No. 46157</p>	<p>SCALE</p> <p>1:100 @ A3</p>	<p>DATE</p> <p>11/08/20</p>	<p>PROJECT NO</p> <p>1920</p>	<p>DATE</p> <p>27/01/20</p>	<p>SECTION</p> <p>05a</p>	<p>DATE</p> <p>24/07/19</p>

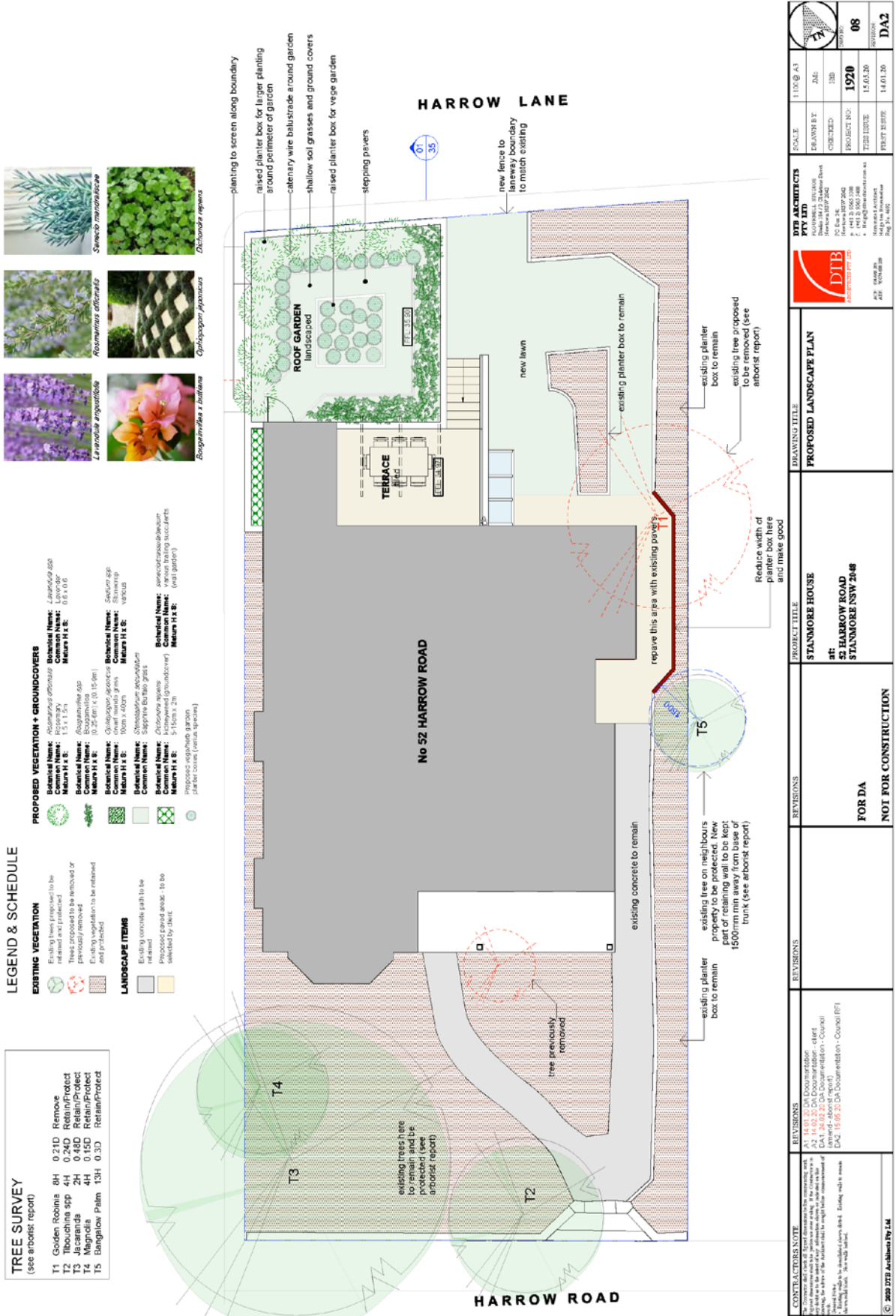




TREE SURVEY
(see arborist report)

T1	Golden Robinia	8H	0.21D	Remove
T2	Tibouchina spp	4H	0.24D	Retain/Protect
T3	Jacaranda	2H	0.46D	Retain/Protect
T4	Fig	13H	0.37D	Retain/Protect
T5	Bangalow Palm	13H	0.13D	Retain/Protect

<p>CONTRACTOR'S NOTE</p> <p>1. This plan is to be used for the construction of the proposed works. It is not to be used for any other purpose. The contractor is to ensure that all work is done in accordance with the Australian Standards and the relevant Council's requirements. The contractor is to ensure that all work is done in accordance with the Australian Standards and the relevant Council's requirements. The contractor is to ensure that all work is done in accordance with the Australian Standards and the relevant Council's requirements.</p>		<p>REVISIONS</p> <p>A: 13.12.19 Issue for client comment</p> <p>B: 14.01.20 DA Documentation - Client</p> <p>C: 14.02.20 DA Documentation - Client</p> <p>DA1: 24.02.20 DA Documentation - Council</p> <p>DA2: 27.05.20 DA Documentation - Council (RFI)</p>
<p>LEGEND</p> <ul style="list-style-type: none"> Lawn/Landscape Paved/Filled Existing Wall (demo) Existing Wall (remain) New Works 		<p>PROJECT TITLE</p> <p>STANMORE HOUSE</p> <p>at:</p> <p>52 HARROW ROAD</p> <p>STANMORE NSW 2048</p>
<p>DRAWING TITLE</p> <p>PROPOSED ROOF PLAN</p>		<p>SCALE</p> <p>1:100 @ A3</p>
<p>CLIENT</p> <p>STANMORE HOUSE</p>		<p>DATE</p> <p>15.08.19</p>
<p>DESIGNER</p> <p>DTB ARCHITECTS</p>		<p>PROJECT NO.</p> <p>1920</p>
<p>DATE</p> <p>15.08.19</p>		<p>DATE</p> <p>15.08.19</p>



TREE SURVEY
(see arborist report)

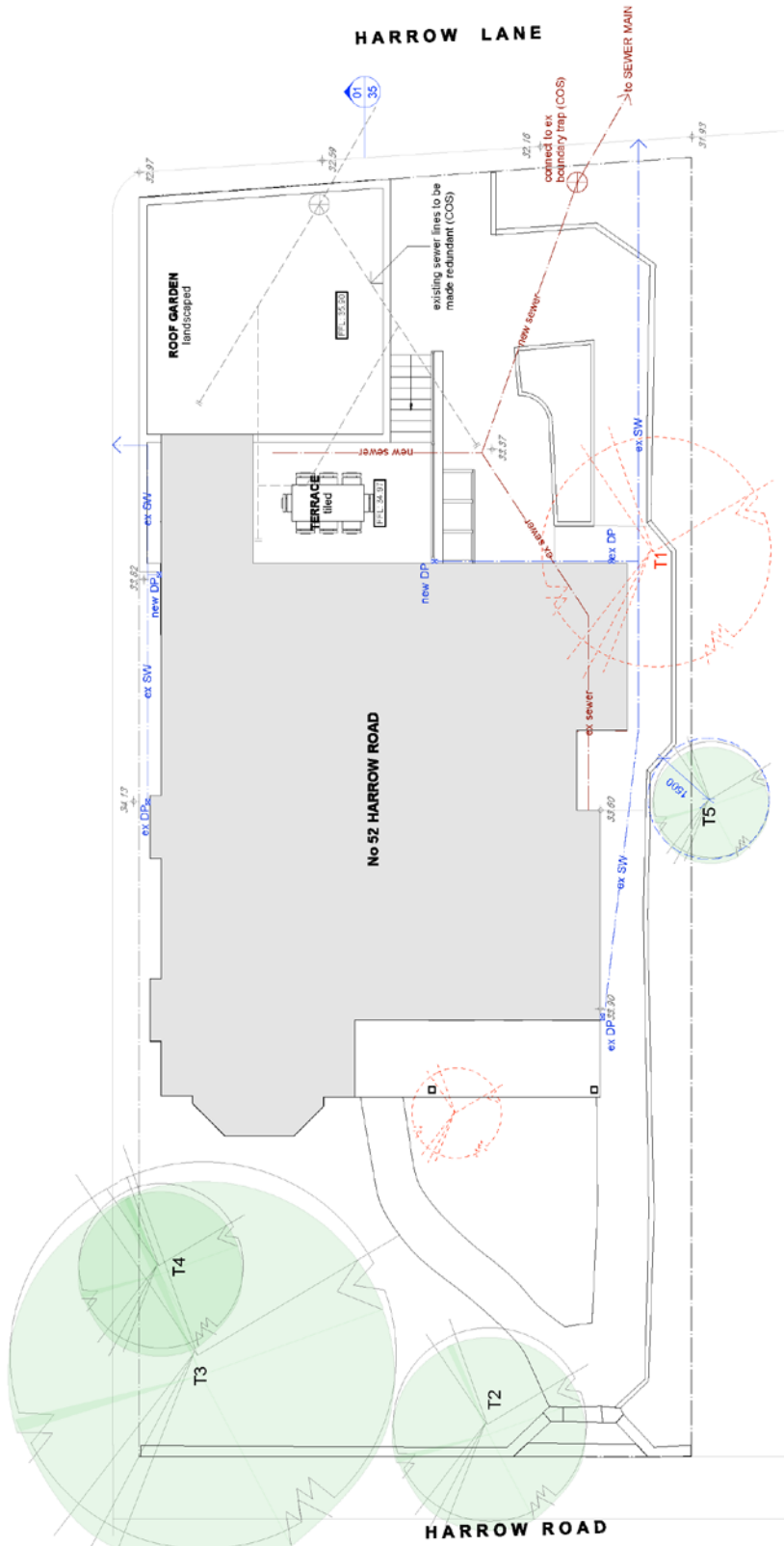
T1	Golden Robinia	8H	0.21D	Remove
T2	Apple	4H	0.21D	Remove
T3	Jacaranda	2H	0.44D	Retain/Protect
T4	Magnolia	4H	0.15D	Retain/Protect
T5	Bangalow Palm	13H	0.3D	Retain/Protect

NOTES:

- Contractor to DBY/D to check location of all services on site before undertaking any works. Drawing is for information only and subject to hydraulic design.

LEGEND

- Stormwater Drainage (proposed)
- Sewer (proposed)
- Sewer (redundant)
- Downpipe
- Existing Boundary Trap

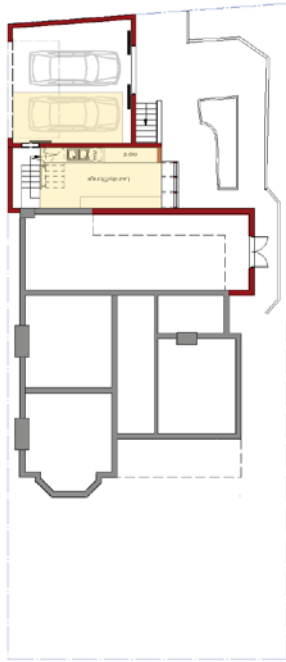


<p>CONTRACTORS NOTE</p> <p>The Contractor must check all signs and dimensions before commencing work. All dimensions are to be taken from the face of the wall unless otherwise stated. All dimensions are to be taken from the face of the wall unless otherwise stated. All dimensions are to be taken from the face of the wall unless otherwise stated. All dimensions are to be taken from the face of the wall unless otherwise stated.</p>	<p>REVISIONS</p> <p>R1: 14.07.20 DA Documentation R2: 14.07.20 DA Documentation R3: 14.07.20 DA Documentation R4: 14.07.20 DA Documentation R5: 14.07.20 DA Documentation R6: 14.07.20 DA Documentation R7: 14.07.20 DA Documentation R8: 14.07.20 DA Documentation R9: 14.07.20 DA Documentation R10: 14.07.20 DA Documentation R11: 14.07.20 DA Documentation R12: 14.07.20 DA Documentation R13: 14.07.20 DA Documentation R14: 14.07.20 DA Documentation R15: 14.07.20 DA Documentation R16: 14.07.20 DA Documentation R17: 14.07.20 DA Documentation R18: 14.07.20 DA Documentation R19: 14.07.20 DA Documentation R20: 14.07.20 DA Documentation R21: 14.07.20 DA Documentation R22: 14.07.20 DA Documentation R23: 14.07.20 DA Documentation R24: 14.07.20 DA Documentation R25: 14.07.20 DA Documentation R26: 14.07.20 DA Documentation R27: 14.07.20 DA Documentation R28: 14.07.20 DA Documentation R29: 14.07.20 DA Documentation R30: 14.07.20 DA Documentation R31: 14.07.20 DA Documentation R32: 14.07.20 DA Documentation R33: 14.07.20 DA Documentation R34: 14.07.20 DA Documentation R35: 14.07.20 DA Documentation R36: 14.07.20 DA Documentation R37: 14.07.20 DA Documentation R38: 14.07.20 DA Documentation R39: 14.07.20 DA Documentation R40: 14.07.20 DA Documentation R41: 14.07.20 DA Documentation R42: 14.07.20 DA Documentation R43: 14.07.20 DA Documentation R44: 14.07.20 DA Documentation R45: 14.07.20 DA Documentation R46: 14.07.20 DA Documentation R47: 14.07.20 DA Documentation R48: 14.07.20 DA Documentation R49: 14.07.20 DA Documentation R50: 14.07.20 DA Documentation R51: 14.07.20 DA Documentation R52: 14.07.20 DA Documentation R53: 14.07.20 DA Documentation R54: 14.07.20 DA Documentation R55: 14.07.20 DA Documentation R56: 14.07.20 DA Documentation R57: 14.07.20 DA Documentation R58: 14.07.20 DA Documentation R59: 14.07.20 DA Documentation R60: 14.07.20 DA Documentation R61: 14.07.20 DA Documentation R62: 14.07.20 DA Documentation R63: 14.07.20 DA Documentation R64: 14.07.20 DA Documentation R65: 14.07.20 DA Documentation R66: 14.07.20 DA Documentation R67: 14.07.20 DA Documentation R68: 14.07.20 DA Documentation R69: 14.07.20 DA Documentation R70: 14.07.20 DA Documentation R71: 14.07.20 DA Documentation R72: 14.07.20 DA Documentation R73: 14.07.20 DA Documentation R74: 14.07.20 DA Documentation R75: 14.07.20 DA Documentation R76: 14.07.20 DA Documentation R77: 14.07.20 DA Documentation R78: 14.07.20 DA Documentation R79: 14.07.20 DA Documentation R80: 14.07.20 DA Documentation R81: 14.07.20 DA Documentation R82: 14.07.20 DA Documentation R83: 14.07.20 DA Documentation R84: 14.07.20 DA Documentation R85: 14.07.20 DA Documentation R86: 14.07.20 DA Documentation R87: 14.07.20 DA Documentation R88: 14.07.20 DA Documentation R89: 14.07.20 DA Documentation R90: 14.07.20 DA Documentation R91: 14.07.20 DA Documentation R92: 14.07.20 DA Documentation R93: 14.07.20 DA Documentation R94: 14.07.20 DA Documentation R95: 14.07.20 DA Documentation R96: 14.07.20 DA Documentation R97: 14.07.20 DA Documentation R98: 14.07.20 DA Documentation R99: 14.07.20 DA Documentation R100: 14.07.20 DA Documentation</p>	<p>REVISIONS</p>	<p>PROJECT TITLE</p> <p>STANMORE HOUSE 4/1 52 HARROW ROAD STANMORE NSW 2148</p>	<p>DRAWING TITLE</p> <p>PROPOSED STORMWATER WASTEWATER PLAN (CONCEPT)</p>	<p>DTB ARCHITECTS PTY LTD 1/111-113 Stanmore Road Newtown NSW 2042 Phone: (02) 9550 2442 Fax: (02) 9550 2400 www.dtbarchitects.com.au 1/111-113 Stanmore Road Newtown NSW 2042 Phone: (02) 9550 2442 Fax: (02) 9550 2400</p>	<p>SCALE</p> <p>1:100 @ A3</p>	<p>DATE</p> <p>14.07.20</p>	<p>PROJECT NO</p> <p>1920</p>	<p>DATE</p> <p>27.03.20</p>	<p>PROJECT NO</p> <p>1920</p>	<p>DATE</p> <p>14.07.20</p>



1200 SHADOW (existing dotted)
 1200 SHADOW (proposed additional)

<p>CONTRACTORS NOTE</p> <p>1. All work to be done in accordance with the contract documents and the relevant Australian Standards. It is the Contractor's responsibility to ensure that all work is done in accordance with the contract documents and the relevant Australian Standards.</p> <p>2. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.</p> <p>3. The Contractor shall be responsible for ensuring that all work is done in accordance with the contract documents and the relevant Australian Standards.</p> <p>4. The Contractor shall be responsible for ensuring that all work is done in accordance with the contract documents and the relevant Australian Standards.</p> <p>5. The Contractor shall be responsible for ensuring that all work is done in accordance with the contract documents and the relevant Australian Standards.</p>	<p>REVISIONS</p> <p>A: 13/12/19 Report for client comment</p> <p>B: 14/01/20 DA Documented - Council</p> <p>C: 14/01/20 DA Documented - client</p> <p>DA1: 24/02/20 DA Documented - Council</p> <p>DA2: 27/05/20 DA Documented - Council (RFI)</p>	<p>REVISIONS</p> <p>FOR DA</p> <p>NOT FOR CONSTRUCTION</p>	<p>PROJECT TITLE</p> <p>STANNMORE HOUSE</p> <p>#1: 52 HARROW ROAD STANNMORE NSW 2648</p>	<p>DRAWING TITLE</p> <p>SHADOW PLAN</p> <p>21st JUNE 2020</p> <p>1200</p>	<p>DTB ARCHITECTS</p> <p>DTB ARCHITECTS</p> <p>1200 B A3</p> <p>SCALE</p> <p>DESIGNED BY: HEB</p> <p>CHECKED: HEB</p> <p>PROJECT NO: 1920</p> <p>DATE: 27/05/20</p> <p>PROJECT DATE: 13/11/19</p> <p>REVISION: DA2</p>
	<p>DTB ARCHITECTS</p> <p>1200 B A3</p> <p>SCALE</p> <p>DESIGNED BY: HEB</p> <p>CHECKED: HEB</p> <p>PROJECT NO: 1920</p> <p>DATE: 27/05/20</p> <p>PROJECT DATE: 13/11/19</p> <p>REVISION: DA2</p>	<p>DTB ARCHITECTS</p> <p>1200 B A3</p> <p>SCALE</p> <p>DESIGNED BY: HEB</p> <p>CHECKED: HEB</p> <p>PROJECT NO: 1920</p> <p>DATE: 27/05/20</p> <p>PROJECT DATE: 13/11/19</p> <p>REVISION: DA2</p>			



B LAUNDRY/GARAGE FLOOR
GFA = 31.5m²



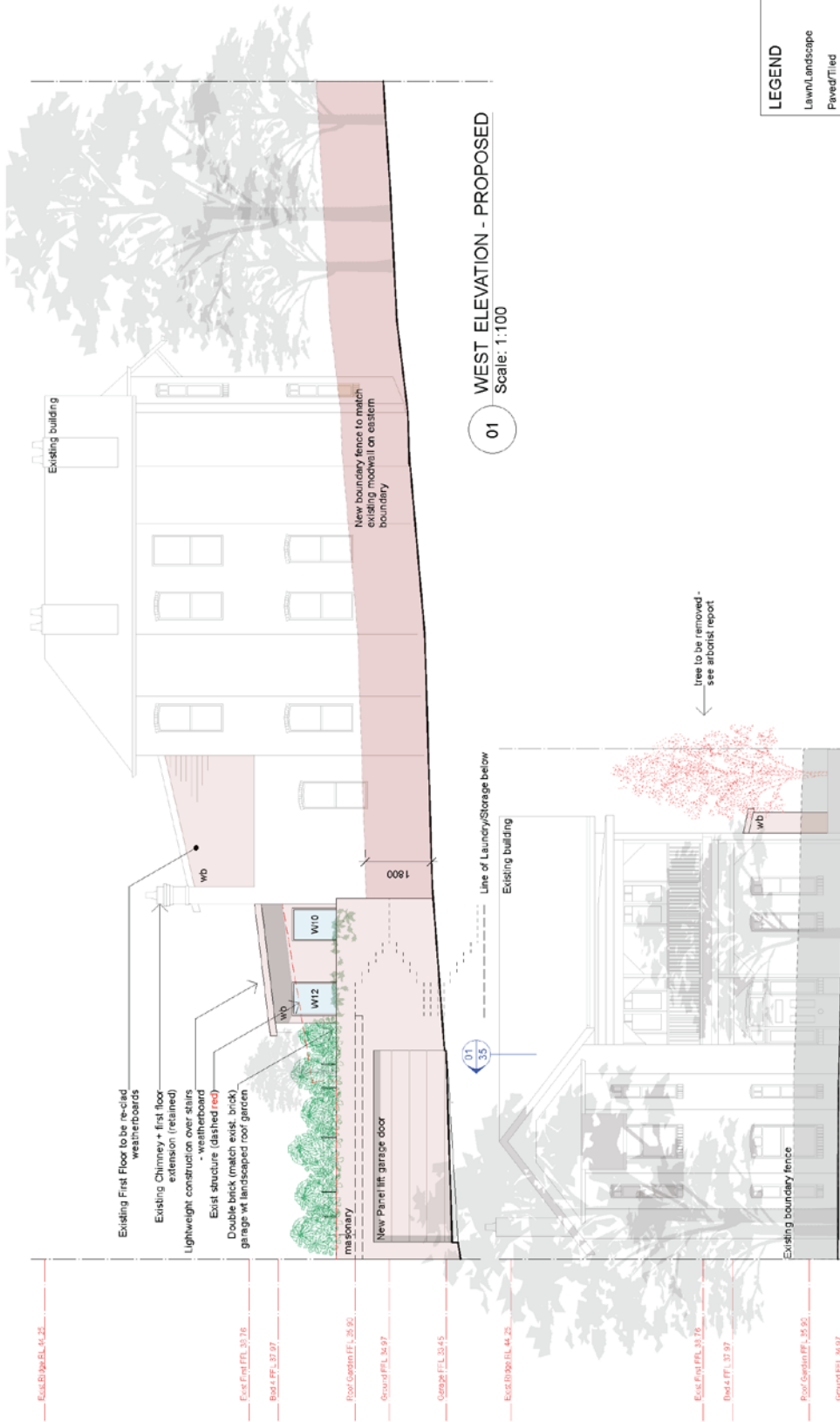
G GROUND FLOOR
GFA = 19.1m²



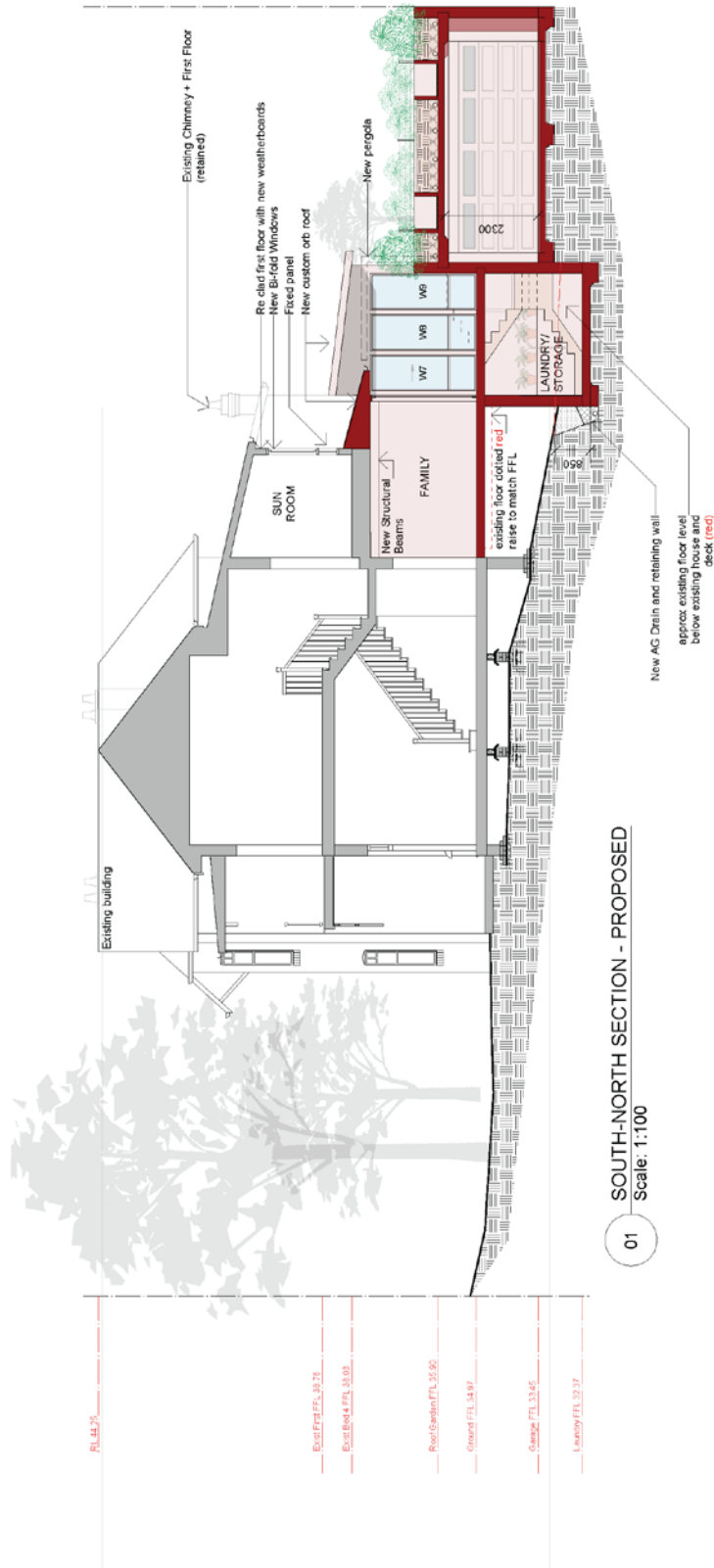
1 FIRST FLOOR
GFA = 108.5m²

TOTAL GFA = 271.1m²
SITE AREA = 435m²
TOTAL FSR = 0.62:1

<p>CONTRACTORS NOTE</p> <p>The architect and owner do not warrant the accuracy, completeness, or reliability of the information provided in this document. The architect and owner do not warrant the accuracy, completeness, or reliability of the information provided in this document. The architect and owner do not warrant the accuracy, completeness, or reliability of the information provided in this document.</p>		<p>REVISIONS</p> <p>A: 13.12.19: Issue for consent comment B: 14.01.20: DA Documentation - change C: 14.01.20: DA Documentation - change D: 14.01.20: DA Documentation - change E: 14.01.20: DA Documentation - change F: 14.01.20: DA Documentation - change G: 14.01.20: DA Documentation - change</p>		<p>REVISIONS</p> <p>FOR DA NOT FOR CONSTRUCTION</p>		<p>PROJECT TITLE</p> <p>STANNMORE HOUSE #E 52 HARRKOW ROAD STANNMORE NSW 2048</p>		<p>DRAWING TITLE</p> <p>FSR CALCULATIONS</p>		<p>DIB ARCHITECTS PTV LTD Level 10/115 Pitt Street Sydney NSW 2000 Phone: 61 2 9231 1000 Fax: 61 2 9231 1001 www.dibarchitects.com.au</p>		<p>SCALE</p> <p>1:300 @ A3</p>		<p>DATE</p> <p>13.12.19</p>	
<p>DIB ARCHITECTS PTV LTD Level 10/115 Pitt Street Sydney NSW 2000 Phone: 61 2 9231 1000 Fax: 61 2 9231 1001 www.dibarchitects.com.au</p>		<p>DATE</p> <p>13.12.19</p>		<p>PROJECT NO.</p> <p>15</p>		<p>DATE</p> <p>13.12.19</p>		<p>SCALE</p> <p>1:300 @ A3</p>		<p>DATE</p> <p>13.12.19</p>					



<p>CONTRACTOR'S NOTE</p> <p>1. Contractor shall check all proposed elevations and dimensions against the approved PIP DA. If any discrepancy is identified, the contractor shall advise the Council immediately. The contractor shall be responsible for the verification and implementation of the proposed elevations and dimensions. The contractor shall be responsible for the verification and implementation of the proposed elevations and dimensions. The contractor shall be responsible for the verification and implementation of the proposed elevations and dimensions.</p>	<p>REVISIONS</p> <p>PI 15 08 20 DA Document - Council RFI P2 15 08 20 DA Document - Council RFI A 15 08 20 DA Document - Council RFI A1 14 01 20 DA Document - Council RFI DA1 30 07 20 DA Document - Council RFI DA2 27 05 20 DA Document - Council RFI DA3 20 07 20 DA Document - Council RFI</p>	<p>REVISIONS</p>	<p>REVISIONS</p>	<p>PROJECT TITLE</p> <p>STANMORE HOUSE 32 HARROW ROAD STANMORE NSW 2148</p>	<p>DRAWING TITLE</p> <p>PROPOSED ELEVATIONS WEST & SOUTH</p>	<p>DTP CONTRACTS</p> <p>PTV ID: 1920</p> <p>PROJECT NO: 2007 20</p> <p>ISSUE DATE: 07 JAN 19</p>	
						<p>SCALE</p> <p>1:100B A3</p>	<p>DATE BY</p> <p>2016</p>

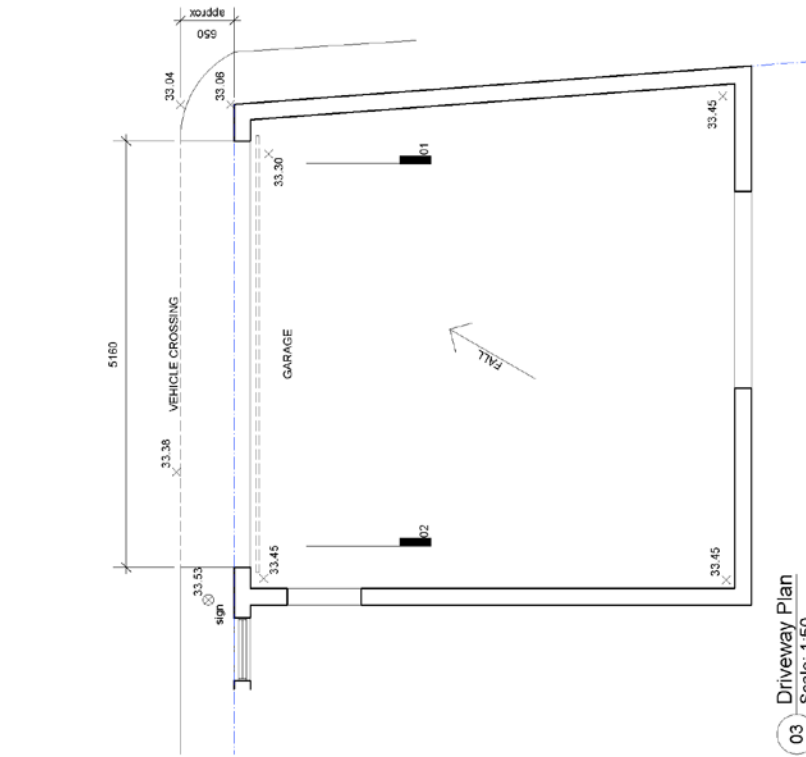


01 SOUTH-NORTH SECTION - PROPOSED
Scale: 1:100

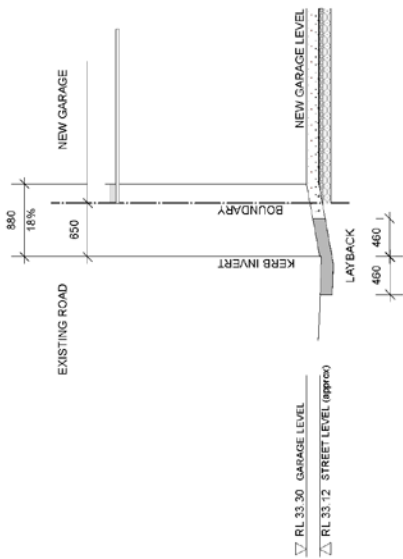
LEGEND

- Lawn/Landscape
- Paved/Tiled
- Existing Wall (demo)
- Existing Wall (remain)
- New Works

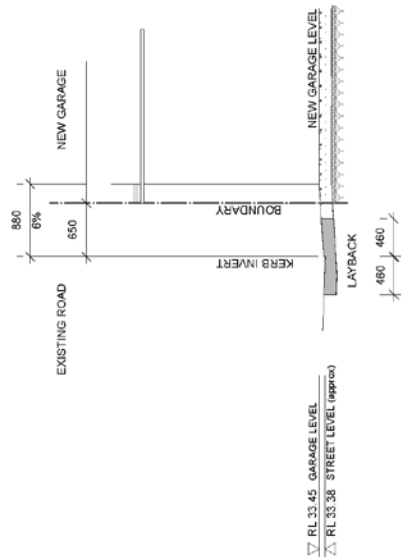
<p>CONTRACTOR'S NOTE</p> <p>As per the contract documents, the contractor is responsible for providing all necessary permits and approvals for this project. The contractor is also responsible for ensuring that all work is completed in accordance with the relevant building codes and standards. The contractor is also responsible for ensuring that all work is completed in a timely and efficient manner.</p> <p>Ground level: 3.49m Proposed ground level: 2.65m Proposed ground level: 3.09m Proposed ground level: 3.75m Proposed ground level: 4.75m</p> <p>© 2020 DTP Architecture Pty Ltd</p>	<p>REVISIONS</p> <p>DA2: 27.05.20 DA Document Approval - Council RFI DA1: 14.07.20 DA Documentation - Client A1: 14.07.20 DA Documentation - Council A1: 14.07.20 DA Documentation - Council P1: 17.09.19 Prop DA - Council P1: 15.08.19 Client Approval - Council P1: 15.08.19 Client Approval - Council</p>	<p>REVISIONS</p> <p>FOR DA NOT FOR CONSTRUCTION</p>	<p>PROJECT TITLE</p> <p>STANMORE HOUSE #1 27 HARROW ROAD STANMORE NSW 2048</p>	<p>DRAWING TITLE</p> <p>PROPOSED SECTION</p>	<p>DTP ARCHITECTS</p> <p>11000 AJ SCALE: 1:100 @ A3 DRAWN BY: BGC CHECKED: BGC PROJECT NO: 1920 JOB NO: 35 JOB DATE: 27.05.20 JOB TIME: 07.08.19 JOB USER: BGC</p>
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03 Driveway Plan
Scale: 1:50



01 Driveway Long Section
Scale: 1:50



02 Driveway Long Section 2
Scale: 1:50

NOTES

Layback, cross-over and driveway to be constructed to LMC details and regulations (AS2883).
Site design refer to engineers details. All measurements and levels are approximate and to be checked on site.

<p>CONTRACTORS NOTE The Contractor shall be responsible for obtaining all necessary permits and approvals for the proposed works. The Contractor shall be responsible for obtaining all necessary approvals for the proposed works. The Contractor shall be responsible for obtaining all necessary approvals for the proposed works.</p>	<p>REVISIONS DA1 24.02.20 Issue for DA - Council DA2 27.02.20 Issue for DA - Council RFI</p>	<p>REVISIONS</p>	<p>REVISIONS</p>	<p>PROJECT TITLE STANMORE HOUSE site 53 HARROW ROAD STANMORE NSW 2048</p>	<p>DRAWING TITLE DRIVEWAY LONG SECTIONS</p>	<p>RTB ARCHITECTS RTB ARCHITECTS 15/155 HARROW ROAD STANMORE NSW 2048 P 0412 5111 2008 F 0412 5111 2008 E info@rtbarchitects.com.au 15/155 HARROW ROAD STANMORE NSW 2048</p> <p>RTB ARCHITECTS RTB ARCHITECTS 15/155 HARROW ROAD STANMORE NSW 2048 P 0412 5111 2008 F 0412 5111 2008 E info@rtbarchitects.com.au 15/155 HARROW ROAD STANMORE NSW 2048</p>	<p>SCALE 1:50 @ A3</p> <p>DESIGNED BY RTB</p> <p>CHECKED BY RTB</p> <p>PROJECT NO. 1920</p> <p>DATE 27.02.20</p> <p>ISSUE NO. 36</p> <p>PROJECT DA2</p>
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Attachment C- Clause 4.6 Exception to Development Standards

 **INNER WEST COUNCIL**
Development Applications
Exceptions to Development Standards

PURSUANT TO CLAUSE 4.6 OF LEICHHARDT LOCAL ENVIRONMENTAL PLAN 2013

About this form:	Use this form to request a variation to a development standard for a Development Application.
How to complete:	<ol style="list-style-type: none"> 1. Ensure that all fields have been filled out correctly. 2. Please print clearly. 3. Once completed, please refer to the lodgement details section for further information.

Development Application Details:	
Address:	52 HARROW ROAD, STANMORE LOT A, DP 319789
Proposed Development:	ALTERATIONS & ADDITIONS TO REAR OF THE PROPERTY


Standard sought to be varied:	
<input checked="" type="checkbox"/>	Floor Space Ratio – Clause 4.4 or 4.4A of LEP 2013
<input type="checkbox"/>	Landscaped Area – Clause 4.3A(3)(a) of LEP 2013
<input type="checkbox"/>	Site Coverage – Clause 4.3A(3)(b) of LEP 2013
<input type="checkbox"/>	Subdivision Allotment size – Clause 4.1 of LEP 2013
<input type="checkbox"/>	Foreshore Building Area – Clause 6.5 of LEP 2013
<input type="checkbox"/>	Diverse Housing – Clause 6.13 of LEP 2013
<p>The purpose of the above standards is to ensure that the proposed works are compatible with the surrounding environment in terms of bulk, scale, amenity, streetscape, setting, transport and preserving the character of the building and surrounding conservation area and heritage items</p> <p>Where an applicant wishes to vary a development standard, the application must be accompanied by a well-founded, written request which seeks to justify the contravention of the development standard by demonstrating:</p> <ol style="list-style-type: none"> a. that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case b. that there are sufficient environmental planning grounds to justify contravening the development standard. 	

 **INNER WEST COUNCIL**
Development Applications
Exceptions to Development Standards

<p>What are the environmental planning grounds that justify contravening the development standard?</p> <p>MARRICKVILLE LEP (2011) PRESCRIBES A MAX FSR OF 0.5:1.</p> <p>THE DRAFT MLEP (2011 AMENDMENT 4) REVISES THE MAX FSR TO 0.6:1 & THEREFORE SHOULD BE CONSIDERED WITHIN THIS ASSESSMENT</p> <p>(EP & AA 1979 S4.15(1)(a)(ii))</p>
<p>EXISTING HOUSE HAS AN FSR OF 0.54:1 THAT EXCEEDS THE CURRENT FSR</p>
<p>OBJECTIVES OF FSR (MLEP 2011 (4.4)(b) + (c)) ARE ACHIEVED NOTWITHSTANDING NON-COMPLIANCE OF FSR</p>
<p>Why is compliance with the standard unreasonable or unnecessary?</p> <p>What are the special circumstances in this case?</p> <p>(To answer consider whether a development that complies is unnecessary or unreasonable)</p>
<p>THE CURRENT HOUSE HAS AN FSR OF 0.54:1 WHICH EXCEEDS THE STANDARD BY 8% OR 17m². THE PROPOSED DEVELOPMENT HAS AN FSR OF 0.62:1 WHICH EXCEEDS THE CURRENT STANDARD BY 24% OR 53m². HOWEVER THE DRAFT MLEP (2011 A4) WOULD MEAN THE DEVELOPMENT EXCEEDS BY 3% OR 10m².</p>
<p>THE REASON FOR NON-COMPLIANCE IS DUE TO AN ADDITIONAL CAR SPACE AND A LOWER GROUND FLOOR LAUNDRY/STORAGE AREA. THE EXISTING GARAGE SPACE DOES NOT MEET MODERN CAR REQUIREMENTS, WHILE AN ADDITIONAL SPACE WOULD ALLEVIATE INNER-CITY PARKING ISSUES. THE GARAGE HEIGHT FROM STREET LEVEL IS ALSO MAINTAINED AS TO NOT IMPACT STREET AMENITY.</p> <p>THE LOWER GROUND LAUNDRY AREA IS MOTLY SUB-FLOOR, HOWEVER PARTIALLY ABOVE 1M FROM THE EXISTING GROUND WITHIN THE GARDEN.</p> <p>IT IS NOT HOWEVER VISIBLE FROM THE ADJACENT LANE OR MAIN STREET. IT IS BELOW THE CURRENT GROUND FLOOR LEVEL, AND ITS INCLUSION WILL HAVE ZERO IMPACT ON ANY OBJECTIVES OF THE STANDARD.</p> <p>IN THIS INSTANCE, COMPLIANCE WOULD MEAN A REDUCTION IN OVERALL GFA FROM THE EXISTING HOUSE AND THEREFORE UNREASONABLE. DUE TO THE SUB-FLOOR NATURE OF THE LAUNDRY AND MAINTAINED HEIGHT OF THE GARAGE, COMPLIANCE WOULD ALSO SEEM UNNECESSARY AS STANDARD OBJECTIVES ARE MET.</p>

 **INNER WEST COUNCIL**
Development Applications
Exceptions to Development Standards

<p>Is the proposed development consistent with the objectives of the particular standard? Is the proposal consistent with the objectives of the relevant zone?</p>
<p>THERE IS GENERALLY NO INCREASE IN BULK OR DENSITY, NOR ADDITIONAL ENVIRONMENTAL IMPACTS ON ADJOINING PROPERTIES DUE TO THE FSR EXCEEDING THE STANDARD IN THIS PROPOSED DEVELOPMENT.</p>
<p>FURTHER THE OBJECTIVES OF R2 ZONE ARE MAINTAINED. THE PROPOSAL HAS NEGLIBLE IMPACT ON BULK & SCALE, OVERSHADOWING, VISUAL PRIVACY OR EXISTING VIEWS TO SURROUNDING RESIDENCES.</p>
<p> </p>
<p> </p>
<p> </p>

Applicant's signature:		Date:	20 / 07 / 20
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Privacy statement
<p>Application forms and/or names and addresses of people making an application is information that is publicly available. In accordance with section 18(1)(b) of the <i>Privacy and Personal Information Protection Act 1998 (NSW)</i>, you are advised that all application forms received by Council will be placed on the appropriate Council file and may be disclosed to Councillors, Council officers, consultants to Council or members of the public. Pursuant to the provisions of the <i>Government Information (Public Access) Act 2009</i>, Council is obliged to allow inspection of its documents, including any application you make. However, should you wish for your contact details to be suppressed, please indicate on this application form.</p>

Instructions for applicants


INNER WEST COUNCIL
Development Applications
Exceptions to Development Standards

This form must be lodged with your Development Application. Both an electronic and hard copy should be provided.

Lodging an application requires a completed application form.
 All relevant information and the payment of the required fee (where a fee applies).
 Application will be checked at lodgement to ensure the required information is provided.

Incomplete/illegible applications will not be accepted and will be returned to you.

Lodge by email: council@innerwest.nsw.gov.au

Lodge in person: Inner West Council's Customer Service Centres:

- Ashfield – 260 Liverpool Road Ashfield.
- Leichhardt – 7-15 Wetherill Street Leichhardt.
- Petersham – 2-14 Fisher Street Petersham.

Opening hours: Monday-Friday, 8:30am-5:00pm
www.innerwest.nsw.gov.au/ContactUs

Cashiering: 8:30am-4:30pm.

Lodge by mail: Inner West Council, PO Box 14, Petersham NSW 2049

Office use only			
Checked by officer:		Receipt number:	
Date:		Activity Fee: Advertising/Notification Fee: TOTAL:	
Activity Number:		Cashier code:	
		Initial of CS officer:	