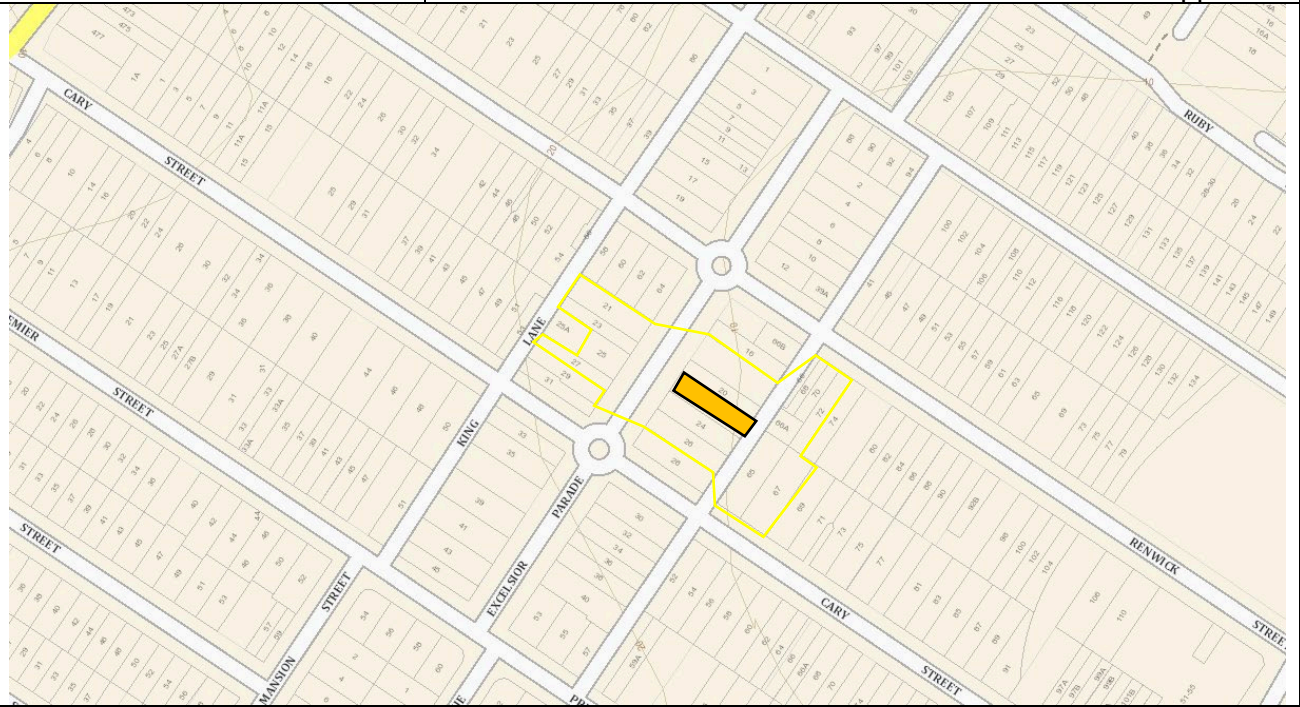






INNER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	REV/2023/0001
Address	22 Excelsior Parade MARRICKVILLE NSW 2204
Proposal	Section 8.2 application to review the refusal of Determination DA/2022/0506 dated 15 November 2022 to install a kitchenette to the lower ground floor of a dwelling house.
Date of Lodgement	20 January 2023
Applicant	The trustee for AMS Trust
Owner	Mr Spiros Angelopoulos
Number of Submissions	Initial: Nil
Value of works	\$6,000.00
Reason for determination at Planning Panel	No substantial change to original determination of 8.2 review
Main Issues	Permissibility
Recommendation	Refusal
Attachment A	Plans of proposed development
Attachment B	Recommended conditions of consent in the event of an approval



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of the application submitted to Council under Section 8.2 of the Environmental Planning and Assessment Act 1979 to review the refusal of Determination DA/2022/0506 dated 15 November 2022 to install a kitchenette to the lower ground floor of a dwelling house at 22 Excelsior Parade Marrickville.

The application was notified to surrounding properties and no submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- The design of the proposal lends itself to be used as a secondary dwelling and the proposal does not meet the requirements for a secondary dwelling and dual occupancies are not permitted within the zone.
- The proposed use for a secondary dwelling will result in unacceptable amenity impacts for future occupants of the site and the surrounds and is not of an appropriate density for the site.

The non-compliances are not acceptable given and therefore the application is recommended for refusal.

2. Proposal

The proposal is for alterations and additions to the lower ground floor of the dwelling house to install a kitchenette.

Specifically, the proposal involves the following works:

- The installation of a 2.4 metre kitchenette containing a bench, two burner stove and a sink on the lower ground floor of the dwelling.

3. Site Description

The subject site is located on the eastern side of Excelsior Parade, between Renwick Street and Cary Street. The site consists of one allotment and is generally rectangular shaped with a total area of 429 sqm and is legally described as 22 Excelsior Parade Marrickville.

The site has a frontage to Excelsior Parade of 11 metres and a frontage of 11 metres to Johnston Lane.

The site supports a three storey detached dwelling and garage at the rear of the site. The adjoining properties support single and two storey dwelling houses.

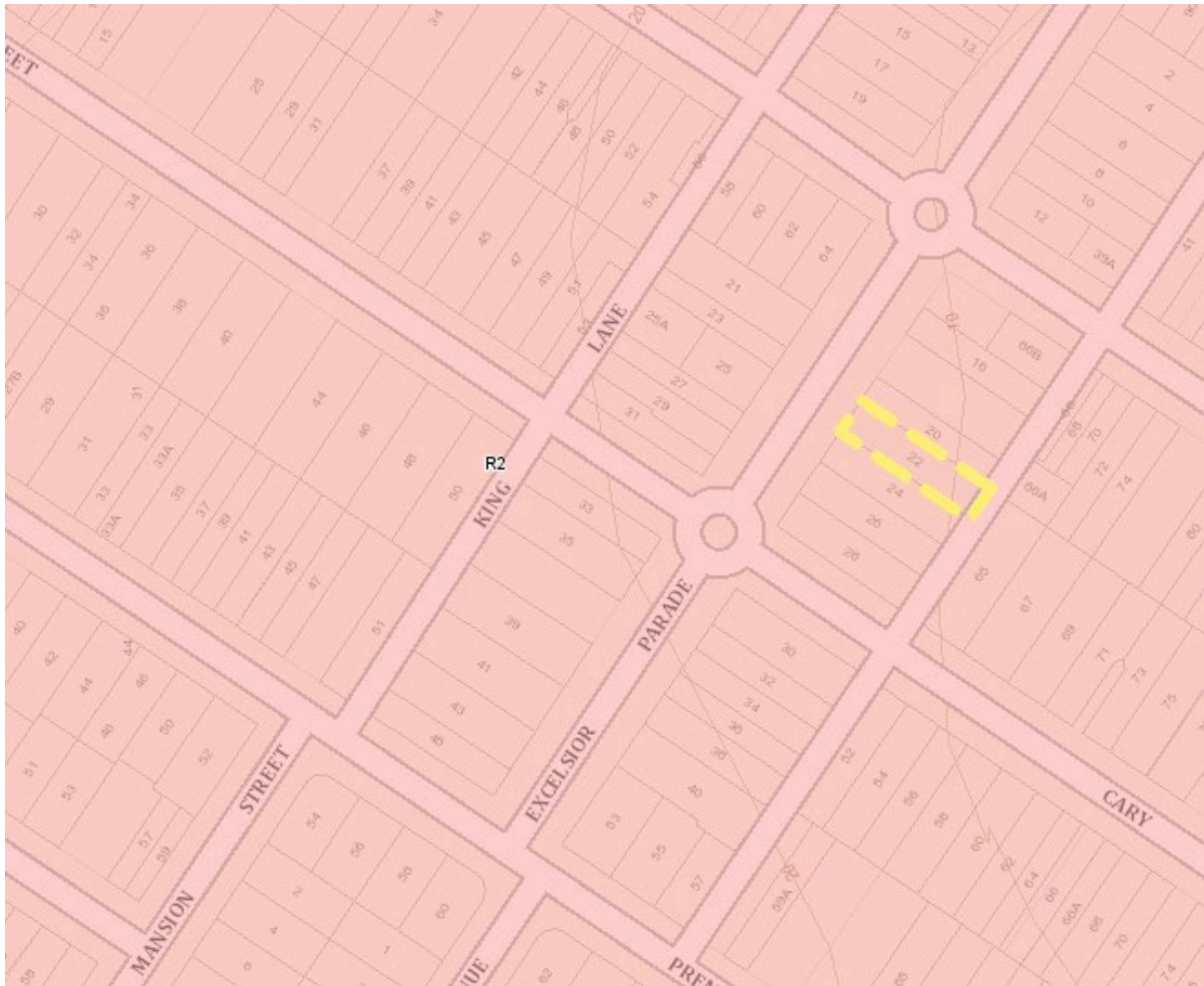


Figure 1: Zoning Map (IWLEP 2022)



Figure 2: Subject Site

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
DA201100468	Demolish part of the premises and carry out lower ground, ground and first floor alterations and additions to a dwelling house <i>Note: A bar was approved in the same location as the kitchenette proposed in the subject application.</i>	Approved 10 November 2011
DA201100468.01	Application under Section 4.55 of the Environmental Planning and Assessment Act to modify Determination No. 201100468 dated 10 November 2011 to carry out modifications to all floors, convert the cellar to a bedroom, bathroom and laundry on the lower floor plan, modify openings and providing a linking roof on the topmost floor to attic	Approved 11 June 2019
DA/2022/0506	Alterations and additions to the lower ground floor of the dwelling house to install a kitchenette.	Refused 15 November 2022

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* (EPA Act 1979).

5(a) Section 8.2 Reviews

The following is an assessment of the application against the requirements of Sections 8.2, 8.3, and 8.4 of the *Environmental Planning and Assessment Act 1979*.

Requirement	Proposal
8.2 Determinations and decisions subject to review	
(1) The following determinations or decisions of a consent authority under Part 4 are subject to review under this Division— (a) the determination of an application for development consent by a council, by a local planning panel, by a Sydney district or regional planning panel or by any person acting as delegate of the Minister (other than the	The subject application relates to the review of a determination of an application for development consent by Council.

<p>Independent Planning Commission or the Planning Secretary),</p> <p>(b) the determination of an application for the modification of a development consent by a council, by a local planning panel, by a Sydney district or regional planning panel or by any person acting as delegate of the Minister (other than the Independent Planning Commission or the Planning Secretary),</p> <p>(c) the decision of a council to reject and not determine an application for development consent.</p>	
<p>(2) However, a determination or decision in connection with an application relating to the following is not subject to review under this Division—</p> <p>(a) a complying development certificate,</p> <p>(b) designated development,</p> <p>(c) Crown development (referred to in Division 4.6).</p>	<p>The subject application does not relate to any of the applications noted in Clause 2.</p>
<p>(3) A determination or decision reviewed under this Division is not subject to further review under this Division.</p>	<p>Noted.</p>
<p>8.3 Application for and conduct of review</p>	
<p>(1) An applicant for development consent may request a consent authority to review a determination or decision made by the consent authority. The consent authority is to review the determination or decision if duly requested to do so under this Division.</p>	<p>Noted.</p>
<p>(2) A determination or decision cannot be reviewed under this Division—</p> <p>(a) after the period within which any appeal may be made to the Court has expired if no appeal was made, or</p> <p>(b) after the Court has disposed of an appeal against the determination or decision.</p>	<p>The original DA was determined on 15 November 2022. Pursuant to Section 8.10(1)(b)(i) of the <i>Environmental Planning and Assessment Act 1979</i>, an appeal may be made to the Court 6 months after the date of determination. The subject application was lodged on 20 January 2022 and has been reported to Local Planning Panel for determination prior to the expiry of the appeal period (15 April 2023).</p>
<p>(3) In requesting a review, the applicant may amend the proposed development the subject of the original application for development consent or for modification of development consent. The consent authority may review the matter having regard to the amended development, but only if it is satisfied that it is substantially the same development.</p>	<p>The development remains substantially the same as that proposed in the original DA.</p>
<p>(4) The review of a determination or decision made by a delegate of a council is to be conducted-</p> <p>(a) by the council (unless the determination or decision may be made only by a local planning panel or delegate of the council), or</p>	<p>The original DA was determined under Council Officer delegation. The current application is to be determined by the Local Planning Panel.</p>

(b) by another delegate of the council who is not subordinate to the delegate who made the determination or decision.	
(5) The review of a determination or decision made by a local planning panel is also to be conducted by the panel.	The application is to go before the Local Planning Panel for determination.
(6) The review of a determination or decision made by a council is to be conducted by the council and not by a delegate of the council.	NA.
(7) The review of a determination or decision made by a Sydney district or regional planning panel is also to be conducted by the panel.	NA.
(8) The review of a determination or decision made by the Independent Planning Commission is also to be conducted by the Commission.	NA.
(9) The review of a determination or decision made by a delegate of the Minister (other than the Independent Planning Commission) is to be conducted by the Independent Planning Commission or by another delegate of the Minister who is not subordinate to the delegate who made the determination or decision.	NA.
8.4 Outcome of review	
After conducting its review of a determination or decision, the consent authority may confirm or change the determination or decision.	It is recommended that the determination remain the same, and that the proposal be refused.

5(b) Reasons for Refusal of DA/2022/0506

Given that the plans submitted with the application for review include minimal amendments to the refused application, it is considered appropriate that assessment against the provisions of *Inner West Local Environment Plan 2022* (IWLEP 2022) and *Marrickville Development Control Plan 2011* (MDCP 2011) be in the form of an analysis against the reasons for refusal of the original determination.

The following provides an assessment of the review application against the reasons of refusal for DA/2022/0506 having regard to the relevant clauses of:

- *Marrickville Local Environmental Plan 2011*.
- Draft Inner West Local Environmental Plan 2020.
- Marrickville Development Control Plan 2011.

The *Inner West Local Environmental Plan 2022* (IWLEP 2022) was gazetted on 12 August 2022. As per Section 1.8A – Savings provisions, of this Plan, as the original development application subject of this review was made before the commencement of this Plan, the application is to be determined as if the IWLEP 2022 had not commenced.

Section 4.15(1)(a)(i) of the EPA Act 1979 requires consideration of any Environmental Planning Instrument (EPI), and Section 4.15(1)(a)(ii) also requires consideration of any EPI that has been subject to public consultation. The original development application subject of this review was lodged on 14 March 2022, on this date, the IWLEP 2022 was a draft EPI, which had been publicly exhibited and was considered imminent and certain.

An assessment of the amended proposal against the reasons for refusal issued under the original determination is provided below;

i. Reason 1:

1. **The proposal is inconsistent with the aims set out in clause 1.2(2) of the *Marrickville Local Environmental Plan 2011* as the proposal does not increase residential and employment densities in appropriate locations near public transport while protecting residential amenity.**

It is considered that the proposed development remains inconsistent with a number of aims of MLEP 2011 set out in Clause 1.2(2) including:

- b) to increase residential and employment densities in appropriate locations near public transport while protecting residential amenity.

The proposal has not provided sufficient information to demonstrate that the proposed development, which lends itself to be a secondary dwelling is appropriate for the site and will have an acceptable impact on the amenity for future occupants. The size of the proposed secondary dwelling on the site is not consistent with the relevant requirements in MLEP 2011 and therefore doesn't provide an appropriate increase in density within the area. Dual occupancies are prohibited within the R2 Low Density Residential zone and as such both types of development that the proposal lends itself to be used for are not permissible, as such the proposal is not considered an appropriate density for the site.

ii. Reason 2:

2. **The proposal is not considered to meet the definition of a dwelling house. The addition of the kitchenette to the lower ground floor results in the space being capable of becoming a separate domicile.**

The site is zoned R2 – Low Density Residential under MLEP 2011. The application proposes alterations and additions to an existing dwelling house, to install a kitchenette within the lower ground floor area of the dwelling.

The location of the proposed kitchenette provides the opportunity for the lower-ground floor to be made available as a separate domicile to the ground and first floor of the property, either a dual occupancy or secondary dwelling. Dual occupancies are not permitted within the R2 Low Density Residential zone.

However, the proposed layout lends itself to facilitating a secondary dwelling due to the location of the proposed kitchen and the ability to access the lower ground floor independently from the main house. The definition of secondary dwelling from the MLEP 2011 is reproduced below:

secondary dwelling means a self-contained dwelling that—

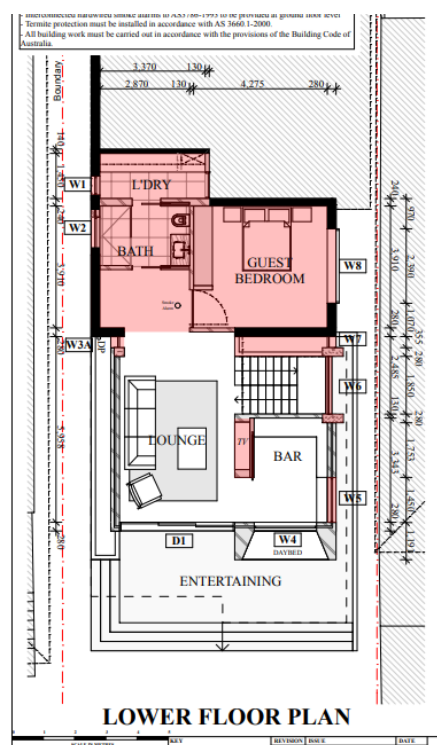
- (a) is established in conjunction with another dwelling (the ***principal dwelling***), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings. Secondary dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

The lower ground floor exceeds the maximum size requirements of a secondary dwelling contained within Clause 5.4, as at 73.4sqm it exceeds the maximum size, being 60sqm or 35% of the size of the principal dwelling (63.2sqm).

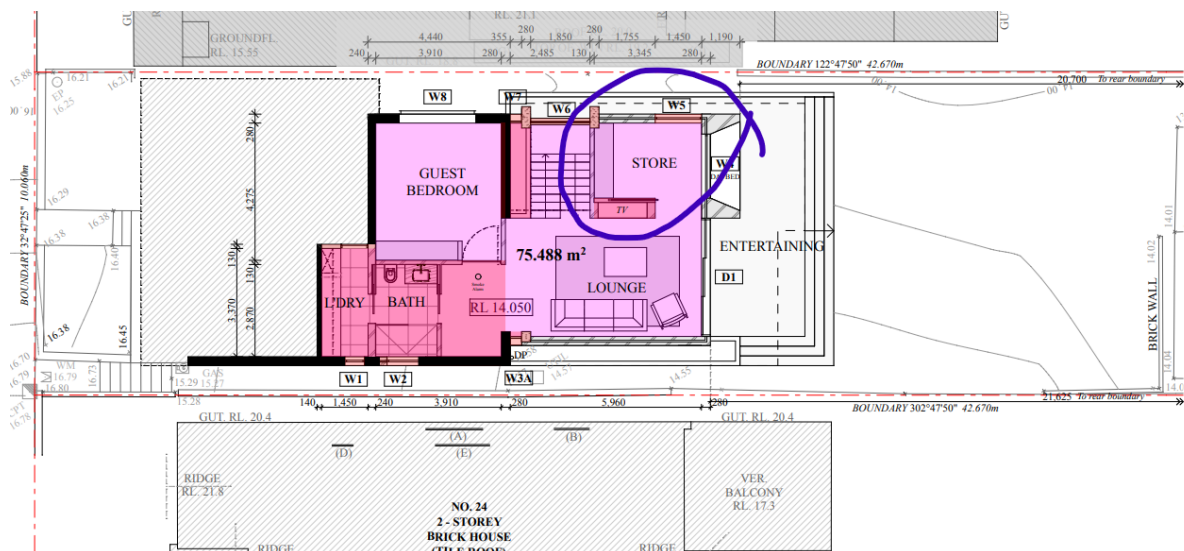
The plans submitted with the application illustrate a development that has the potential to be used as a secondary dwelling. Any proposed use is required to be properly and reasonably represented in the plans. While the written information submitted with the application details the site will be used as a single dwelling, the plans do not reflect this. Therefore, the application proposes a use that is not consistent with the objectives of the zone as it increases the density of the site resulting in it being out of character with the surrounding density.

DA201100468, dated 10 November 2011 approved an application to demolish part of the premises and carry out lower ground, ground and first floor alterations and additions to a dwelling house. The proposed kitchenette is in the same location as a bar approved under DA201100468 which was required to be noted as such at the time of the assessment to ensure the site was used a single dwelling. The existing approved bar area provides for adequate facilities to the lower ground without resulting in a new kitchen and therefore potential use as a secondary dwelling.



Lower ground floor plan -DA201100468

These plans were subsequently amended by DA201100468.01 dated 11 June 2019 to include a bedroom and living room on the ground floor and the new 'kitchenette' area as proposed as part of this application replaces a 'store' area which was previously approved. (see below)



Lower ground floor plan -DA201100468.01 dated 11 June 2019

Therefore, the new plans submitted as part of this review illustrate a proposed use that is not permitted within the zone and does not constitute orderly development. The application is not consistent with Clause 2.3 contained within MLEP 2011.

iii. Reason 3:

3. **The proposal does not meet the maximum size controls for a Secondary Dwelling set out in clause 5.4 of the Marrickville Local Environmental Plan 2011.**

As detailed above, the proposed development lends the lower ground floor of the dwelling to be used as a secondary dwelling with the ground floor and first floor being used as the principal dwelling. This is due to the proposal being for a kitchenette to the lower ground floor that is able to be accessed separately from the principal dwelling.

The lower ground floor does not meet the definition of a secondary dwelling contained within Clause 5.4, as at 73.4sqm it exceeds the maximum size, being 60sqm or 35% of the size of the principal dwelling (63.2sqm).

The proposal is therefore not consistent with Clause 5.4 within MLEP 2011 as it includes a secondary dwelling which doesn't comply with the requirements. Any proposed use is required to be properly and reasonably represented in the plans. While the written information submitted with the application details the site will be used as a single dwelling, the plans do not reflect this.

iv. Reason 4:

4. **Pursuant to the provisions of Section 4.15(1)(d)(e) of the Environmental Planning and Assessment Act 1979, it is considered that the proposal would not be in 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 preventing any adverse effects on the surrounding area. The proposal is for a development that lends itself to be used as a dual occupancy, which is not permitted in the zone and does not meet the requirements for secondary dwelling.

Facilitating a separate domicile without meeting the appropriate planning requirements is not considered to be in the public interest. Meeting the public interest has not been achieved in this instance.

5(c) Environmental Planning Instruments

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

- *State Environmental Planning Policy (Resilience and Hazards) 2021*

The following provides further discussion of the relevant issues:

5(c)(i) *State Environmental Planning Policy (Resilience and Hazards) 2021*

Chapter 4 Remediation of land

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

*“(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

In considering the above, there is no evidence of contamination on the site.

5(c)(ii) Local Environmental Plans

Inner West Local Environmental Plan 2022

The Inner West Local Environmental Plan 2022 (IWLEP 2022) was gazetted on 12 August 2022. As per Section 1.8A – Savings provisions, of this Plan, as the original development application subject of this review was made before the commencement of this Plan, the application is to be determined as if the IWLEP 2022 had not commenced.

Section 4.15(1)(a)(i) of the EPA Act 1979 requires consideration of any Environmental Planning Instrument (EPI), and Section 4.15(1)(a)(ii) also requires consideration of any EPI that has been subject to public consultation. The original development application subject of this review was lodged on 14 March 2022, on this date, the IWLEP 2022 was a draft EPI, which had been publicly exhibited and was considered imminent and certain.

Notwithstanding this, the amended provisions of the draft EPI do not alter the outcome of the assessment of the subject application.

Marrickville Local Environmental Plan 2011 (MLEP 2011)

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

- Section 1.2 - Aims of the Plan
- Section 2.3 - Zone objectives and Land Use Table
- Section 2.7 - Demolition
- Section 4.3 - Height of buildings
- Section 4.4 - Floor space ratio
- Section 4.5 - Calculation of floor space ratio and site area
- Section 5.4 - Controls relating to miscellaneous permissible uses

Section 2.3 Land Use Table and Zone Objectives

The site is zoned R2 under the *MLEP 2011*. The development is not consistent with the objectives of the R2 zone. See discussion above under the reason for refusal relating to this matter.

Section 4 Principal Development Standards

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

Standard	Proposal	non compliance	Complies
Height of Building Maximum permissible: 9.5 m	8.79 m (Existing, no change)	NA	Yes
Floor Space Ratio Maximum permissible: 0.6:1 or 257.56 sqm	0.59:1 or 253.98 sqm (Existing, no change)	NA	Yes

Section 5 Miscellaneous Provisions

See discussion under 5(b) above relating to the reasons for refusal.

5(d) Draft Environmental Planning Instruments

There are no Draft Environmental Planning Instruments applicable to the proposal.

5(e) 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 - see discussion
Part 2.3 – Site and Context Analysis	Yes - see discussion
Part 2.6 – Acoustic and Visual Privacy	Yes - see discussion
Part 2.7 – Solar Access and Overshadowing	Yes - see discussion
Part 2.9 – Community Safety	Yes - see discussion
Part 2.10 – Parking	Yes - see discussion
Part 2.16 – Energy Efficiency	Yes - see discussion
Part 2.18 – Landscaping and Open Space	Yes - see discussion
Part 2.20 – Tree Management	Yes - see discussion
Part 2.21 – Site Facilities and Waste Management	Yes - see discussion
Part 4.1 – Low Density Residential Development	Yes - see discussion

The following provides discussion of the relevant issues:

Part 2 – Generic Provisions

Control	Proposed	Compliance
Part 2.1 – Urban Design	<ul style="list-style-type: none"> The proposal does not impact the definition between the public and private domain and is appropriate for the character of the locality given its form, massing, siting and detailing; and The proposal preserves the existing character of the streetscape, as the proposed addition will not be visible from the public domain and protects the street elevation of the existing dwelling. 	Yes
Part 2.6 – Acoustic and Visual Privacy	<ul style="list-style-type: none"> The proposed additions are not likely to result in adverse acoustic impacts on surrounding properties, given the location within the existing dwelling with no additional openings proposed on the existing dwelling. 	Yes
Part 2.7 – Solar Access and Overshadowing	<ul style="list-style-type: none"> No additional openings are proposed as part of this development; The proposed development does not consist of any additions to the existing building footprint. As such, there will be no additional overshadowing impacts on surrounding properties. 	Yes
Part 2.10 – Parking	<ul style="list-style-type: none"> No changes to the existing car parking space located at the rear of the site are proposed. 	Yes
Part 2.18 – Landscaping and Open Spaces	<ul style="list-style-type: none"> There are no proposed changes to the front setback which consists of pervious landscaping with the exception of the pathway; There are no proposed changes to the existing landscaping arrangements for the site. 148sqm of the 	Yes

	<p>site, with an area of 4m by 4m could be provided for each dwelling is provided as private open space; and</p> <ul style="list-style-type: none"> In excess of 50% of the private open space is to be maintained as pervious landscaping. 	
Part 2.21 – Site Facilities and Waste Management	<ul style="list-style-type: none"> The application was accompanied by a waste management plan in accordance with the Part; and Standard conditions are recommended to ensure the appropriate management of waste during the construction of the proposal. 	Yes
Part 2.25 – Stormwater Management	Standard conditions are recommended on any consent granted to ensure the appropriate management of stormwater.	Yes

Part 4 – Low Density Residential Development

Control	Assessment	Compliance
Part 4.1.4 – Good Urban Design Practice	The height, bulk and scale of the development complement existing developments in the street and the architectural style of the proposal is in keeping with the character of the area.	Yes
Part 4.1.5 – Streetscape and Design	<ul style="list-style-type: none"> The development complements the uniformity and visual cohesiveness of the bulk, scale and height of the existing streetscape; The proposal is a contemporary design that complements the character of the area. 	Yes
<p>Part 4.1.6 – Built form and character</p> <p><u>Front setback</u></p> <ul style="list-style-type: none"> Consistent with adjoining developments <p><u>Side setbacks</u></p> <ul style="list-style-type: none"> Two storeys – 1.5m <p><u>Rear setback</u></p> <ul style="list-style-type: none"> On merit <p><u>Site coverage</u></p> <ul style="list-style-type: none"> 50% (214.5sqm) 	<ul style="list-style-type: none"> As the proposed development is located within the existing building footprint of the dwelling, the existing setbacks of the dwelling are to remain unaltered by the proposal; The site coverage is not altered by the proposed alterations 	Yes

5(e) The Likely Impacts

The assessment of the Development Application demonstrates that the proposal will have an adverse impact on the locality as the scale of the development and increase to the density of the area is out of character with the area and not considered appropriate.

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

The proposal lends the lower ground floor to be used as a separate domicile where an application for one has not been made. Further, the existing arrangements of the building do not satisfy the requirements for a secondary dwelling. This is not considered to be a suitable development for the site.

5(g) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 14 days to surrounding properties.

No submissions were received in response to the initial 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. Facilitating a separate domicile without meeting the appropriate planning requirements is not considered to be in the public interest.

Meeting the public interest has not been achieved in this instance.

6 Referrals

6(a) Internal

The application was not referred to any internal sections/officers.

6(b) External

The application was not referred to any external bodies.

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions or 7.12 levies are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Marrickville Local Environmental Plan 2011* and *Marrickville Development Control Plan 2011*.

The development would result in significant impacts on the amenity of the adjoining premises/properties as it is not of a density appropriate to the area and is not considered to be in the public interest.

The application is considered unsupportable and in view of the circumstances, refusal of the application is recommended.

9. Recommendation

- A. 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*, refuse Development Application No. REV/2023/0001 for Section 8.2 application to review the refusal of Determination DA/2022/0506 dated 15 November 2022 to install a kitchenette to the lower ground floor of a dwelling house at 22 Excelsior Parade, MARRICKVILLE NSW 2204 for the following reasons.
1. The proposal is inconsistent with the aims set out in clause 1.2(2) of the *Marrickville Local Environmental Plan 2011* as the proposal does not increase residential and employment densities in appropriate locations near public transport while protecting residential amenity.
 2. The proposal is inconsistent with the aims set out in Clause 2.3 of the *Marrickville Local Environmental Plan 2011* as the proposal is not considered to meet the definition of a dwelling house. The addition of the kitchenette to the lower ground floor results in the space being capable of being used a separate domicile and is not of a size appropriate for the site.
 3. The proposal is inconsistent with the aims set out in Clause 5.4 of the *Marrickville Local Environmental Plan 2011* as the proposal does not meet the maximum size controls for a Secondary Dwelling.
 4. Pursuant to the provisions of Section 4.15(1)(d)(e) of the *Environmental Planning and Assessment Act 1979*, it is considered that the proposal would not be in the public interest.

Attachment A – Plans of proposed development

SITE CALCULATIONS

Total Site Area:	429.1 sq m
Existing:	
Floor Area	173.22 sq m
FSR	0.40:1
Open Space	59.5 %
Approved DPA:	
Floor Area	267.67 sq m
FSR	0.62:1
Open Space	57 %
Proposed:	
Floor Area	291.75 sq m
FSR	0.68:1
Open Space	57 %

WINDOW SCHEDULE

Window No.	Window Size
W1	610W x 1300H
W2	1210W x 700H
W3A	355W x 1650H
W3B	355W x 2700H
W4	2000W x 2100H
W5	1440W x 2100H
W6	1850W x 2300H
W7	355W x 4950H
W8	2390W x 700H
W9	DELFTED
W10	5400W x 2200H
W11	4115W x 2200H
W12	1850W x 2200H
W13	730W x 2300H
W14	2120W x 2450H
W15	2310W x 1700H
W16	1700W x 1700H
W17	2200W x 500H
W18	2200W x 500H

DOOR SCHEDULE

Door No.	Door Size
D1	368SW x 2550H
D2	3150W x 2750H
D3	3480W x 2450H

NO PROPOSED WORKS

WINDOW SCHEDULE

Replacement tree, refer to D3.01 for specifics

New zincalume cladding to roof & external walls to be installed according to Basic requirements (refer finishes schedule for colour)

New box gutters and connections to hydraulic engineers details

Existing roof to be restored

- New terracotta roof tiles to match existing condition & colouring
- New foot/sarking to underside of roof as indicated and roof tiles to match

NO. 24 3 STOREY TILED ROOF (A) - sarking (1.2m x 1.0m) SILL RL. B5.1 (B) - sarking (0.9m x 1.0m) SILL RL. B5.1 (C) - sarking (0.9m x 1.0m) SILL RL. B5.1 (D) - sarking (1.2m x 1.3m) SILL RL. B5.1

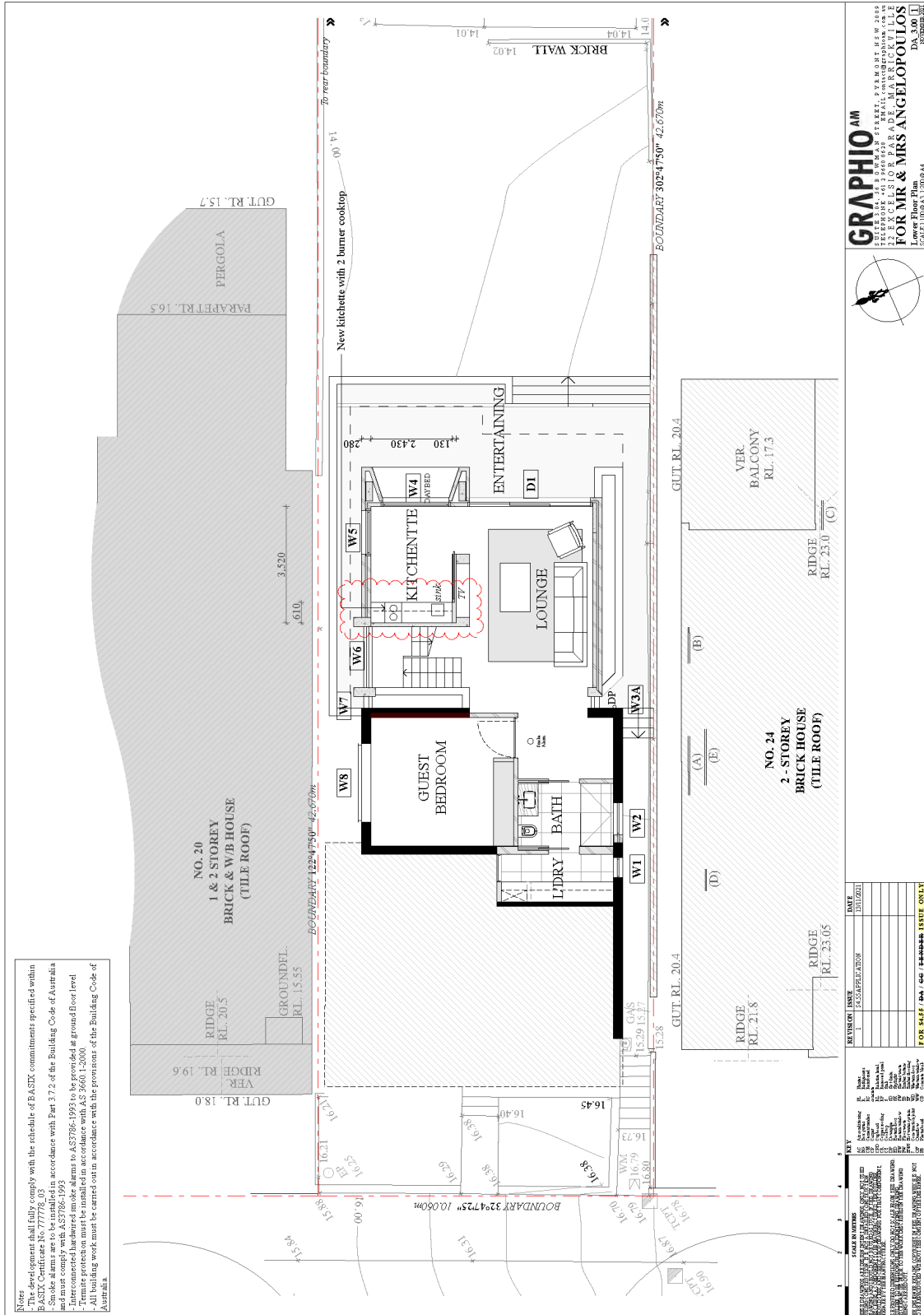
NO. 32 BRICK GARAGE (E) - sarking (1.2m x 1.3m) SILL RL. B5.1

DOOR SCHEDULE

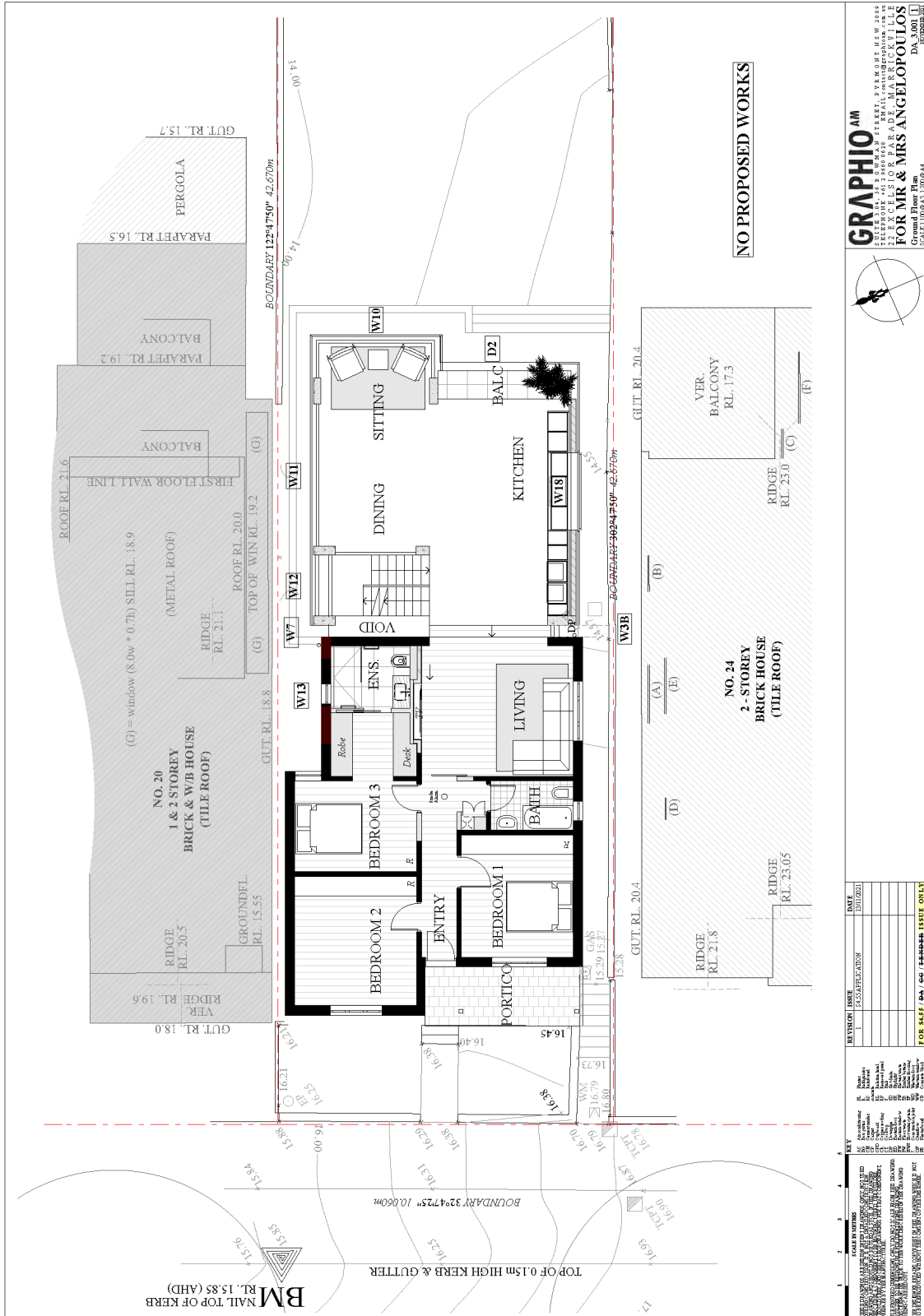
Notes:
 - All doors must comply with the requirements of the Building Code of Australia (BCA) and the relevant Australian Standard (AS) for fire-rated doors.
 - Fire-rated doors must be installed in accordance with the provisions of the Building Code of Australia (BCA) and the relevant Australian Standard (AS) for fire-rated doors.
 - All building work must be carried out in accordance with the provisions of the Building Code of Australia.

GRAPHIO AM

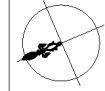
Site Plan
 FOR MR & MRS ANGELOPOULOS
 22 EXCELIOR PARADE, MARRICKVILLE
 NSW 2204
 Date: 20/01/2023
 Contact: 02 9550 1111



Document Set ID: 37263655
 Version: 1, Version Date: 11/01/2023



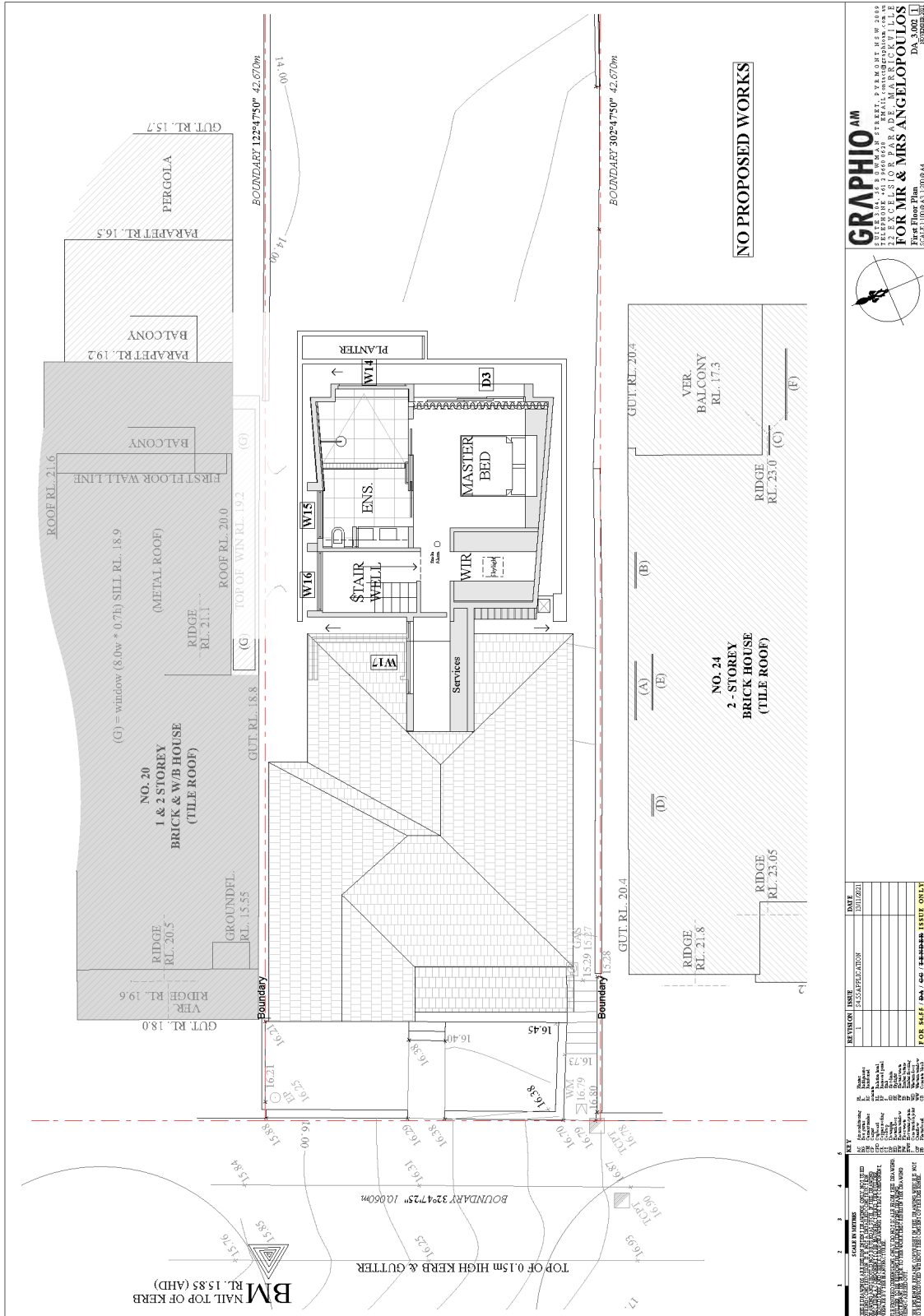
GRAPHIO AM
 ENGINEERS ARCHITECTS
 12 FEXCEL FOR PARADE, MARRICKVILLE
 NSW 2204
 FOR MR & MRS ANGELOPOULOS
 DA 3/2021



REVISION	INSTR.	DATE
1	2/25/2021	2/25/2021

FOR 24/21 DA 1/44 / 24/24/24 ISSUE ONLY

Document Set ID: 37263655
 Version: 1, Version Date: 11/01/2023



NO PROPOSED WORKS

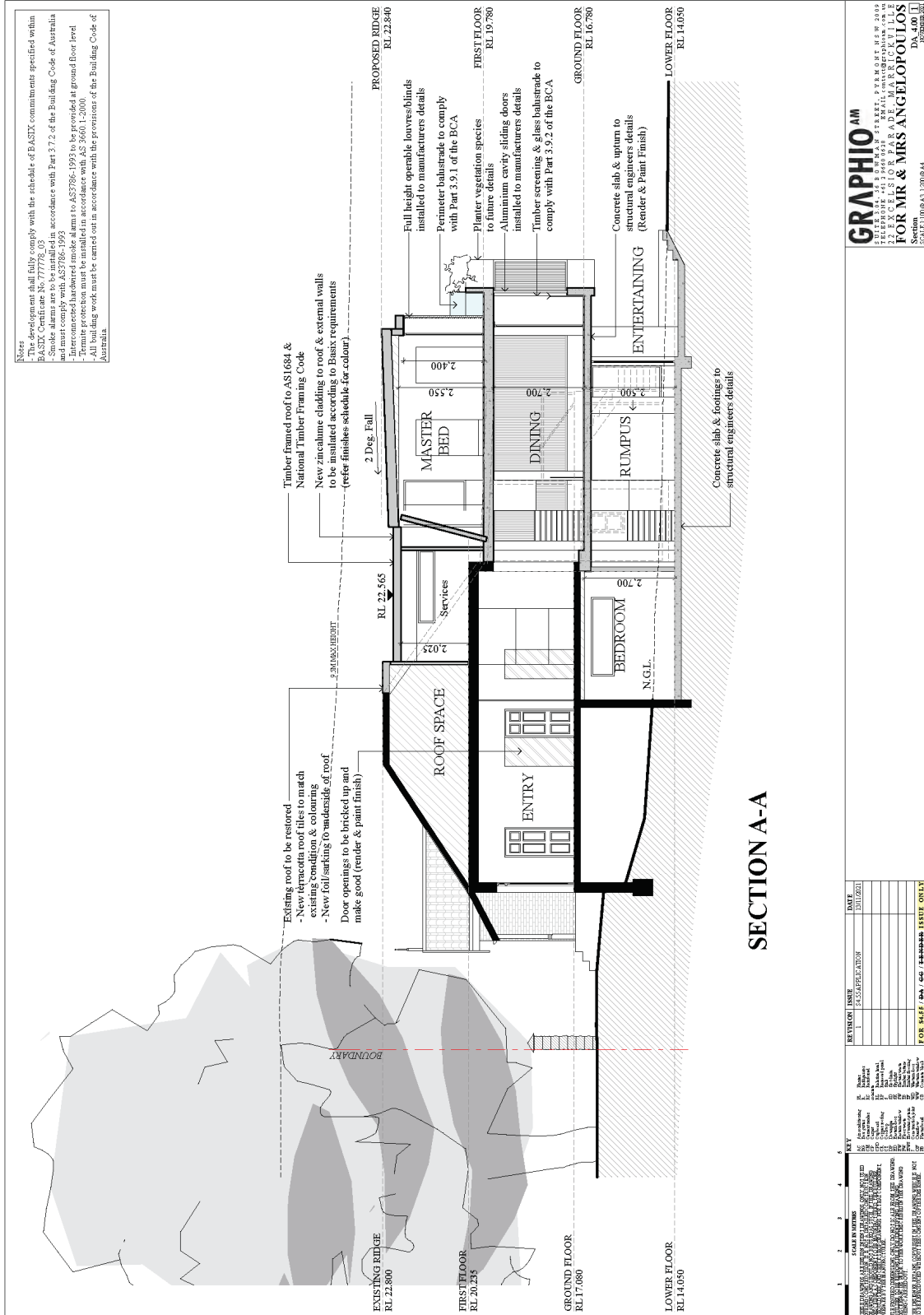
GRAPHIO AM
 ENGINEERS ARCHITECTS PLANNERS
 22 FIELDS ROAD, MARICKVILLE
 NSW 2148
 PHONE: 02 9550 1111
 FAX: 02 9550 1112
 DA_3002_11

REVISION	NO.	DATE	DESCRIPTION
1	1	25/02/2023	ISSUE FOR PERMIT

FOR 24/21/2023 DA 3002/11

KEY	DATE	DESCRIPTION
1	15/02/2023	ISSUE FOR PERMIT

Document Set ID: 37263655
 Version: 1, Version Date: 11/01/2023



Document Set ID: 37263655
 Version: 1, Version Date: 11/01/2023

Notes

- The development shall fully comply with the schedule of BASIX commitments specified within BASIX Certificate No. 77778_Q3
- Smoke alarms are to be installed in accordance with Part 3.7.2 of the Building Code of Australia
- Smoke alarms to be installed in accordance with AS3786:1993 to be provided at ground floor level
- Approved fire rated barriers must be installed in accordance with AS 2660.1-2000
- Termite protection must be installed in accordance with the provisions of the Building Code of Australia
- All building work must be carried out in accordance with the provisions of the Building Code of Australia

Standard aluminium cavity sliding doors, glazing single clear (or U-Value: 7.63, SHECC: 0.75) installed to manufacturers details
 Concrete slab & upturn to structural engineers details (Render & Paint Finish)
 Timber screening & balustrade to comply with Part 3.9.2 of the BCA

New zincalume cladding to external walls to be insulated according to BASIX requirements (refer finishes schedule for colour)
 Full height operable louvers/blinds installed to manufacturers details
 Planter vegetation species to future details

Existing roof to be restored
 - New terracotta roof tiles to match existing condition & colouring
 - New fall/sloaking to underside of roof

New zincalume roof beyond (refer finishes schedule for colour)

WESTERN ELEVATION

EASTERN ELEVATION

NO PROPOSED WORKS

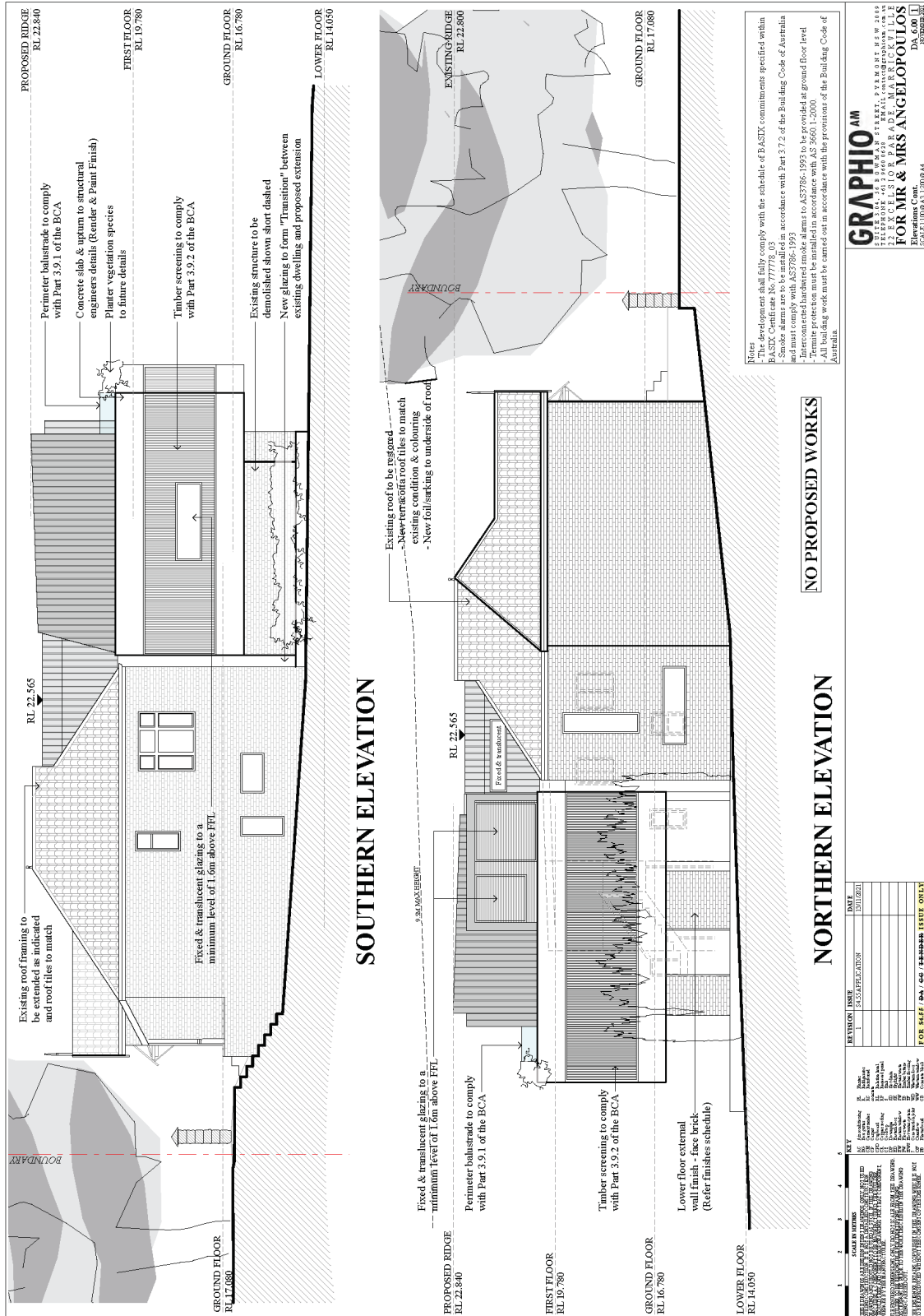
REVISION	INSET	DATE	REVISION
1	ISSUE FOR TENDERS		

KEY

- 1. WALLS EXTERIORS
- 2. ROOF EXTERIORS
- 3. FLOOR EXTERIORS
- 4. CEILING EXTERIORS
- 5. GLAZING EXTERIORS
- 6. FINISHES EXTERIORS
- 7. FURNITURE EXTERIORS
- 8. PLANTING EXTERIORS
- 9. LANDSCAPE EXTERIORS
- 10. SIGNAGE EXTERIORS
- 11. LIGHTING EXTERIORS
- 12. SECURITY EXTERIORS
- 13. SOUND EXTERIORS
- 14. VENTILATION EXTERIORS
- 15. MECHANICAL EXTERIORS
- 16. ELECTRICAL EXTERIORS
- 17. TELECOMMUNICATIONS EXTERIORS
- 18. OTHER EXTERIORS

FOR 54.45/ 804 / 444 / 44444444 ISSUE ONLY

GRAPHIO AM
 11/11/2023
 22 FARQUHAR STREET, SPRINGBURN NSW 2069
FOR MR & MRS ANGELOPOULOS
 17 FALCONER PARADE, MARRICKVILLE
 NSW 2147
 Elevation: DA 5/00 11
 17/02/2023, 09:43:1200@44



Attachment B – Conditions to be modified in the event of approval

1. The development must be carried out in accordance with plans and details listed below:

Plan No. and Issue	Plan/Certificate Type	Date Issued	Prepared by	Date Submitted
DA00 to DA06	Architectural Plans	Sept 2011	Arch Media Solutions	29/9/11
Single A4 sheet	Schedule of Finishes	undated	Arch Media Solutions	29/9/11
A77778_02	BASIX Certificate	7/11/11	The Department of Planning	7/11/11

with the application for development consent and as amended by the plans and details listed below:

Plan/Document No. and Issue	Plan/Cert Type	Date Issued	Prepared by	Date Submitted
S96_2.00 5	Site Plan	4 April 2019	Graphio AM	9 April 2019
S96_2.01 5	Construction Management Plan	4 April 2019	Graphio AM	9 April 2019
S96_3.00 5	Lower Ground Floor Plan	4 April 2019	Graphio AM	9 April 2019
S96_3.001 5	Ground Floor Plan	4 April 2019	Graphio AM	9 April 2019
S96_3.002 5	First Floor Plan	4 April 2019	Graphio AM	9 April 2019
S96_4.00 5	Section	4 April 2019	Graphio AM	9 April 2019
S96_5.00 5	Elevation	4 April 2019	Graphio AM	9 April 2019
S96_6.00 5	Elevation	4 April 2019	Graphio AM	9 April 2019
A77778_03	BASIX Certificate	10 July 2018	Planning & Infrastructure	16 August 2018

with the application for development consent and as amended by the plans and details listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
DA2.00 Rev 1	Site Plan	13 November 2021	Graphio AM
DA3.00 Rev 1	Lower Floor Plan	13 November 2021	Graphio AM
DA3.001 Rev 1	Ground Floor Plan	13 November 2021	Graphio AM
DA3.002 Rev 1	First Floor Plan	13 November 2021	Graphio AM

DA4.00 Rev 1	Section	13 November 2021	Graphio AM
DA5.00 Rev 1	Elevations	13 November 2021	Graphio AM
DA6.00 Rev 1	Elevations Cont	13 November 2021	Graphio AM

and details submitted to the Council on 16 August 2018 and 8 December 2018 and 20 January 2023 with the application under Section 4.55 of the Environmental Planning and Assessment Act and the following conditions.