





 DEVELOPMENT ASSESSMENT REPORT	
Application No.	MOD/2022/0486
Address	22 Cameron Street BALMAIN NSW 2041
Proposal	Section 4.55(2) Modification of Development Consent DA/2022/0317 which approved alterations and additions to the Dry Dock Hotel, seeking various changes, including: internal reconfiguration; alterations and additions and associated works to the ground floor rear wing; removal of internal walls at first floor at front of building nominated for administration use; and replacement of roof sheeting to main roof
Date of Lodgement	23 December 2022
Applicant	James Lidis
Owner	Peninsula Hospitality Group Pty Ltd
Number of Submissions	Initial: 3
Value of works	\$1,829,500.00
Reason for determination at Planning Panel	<ul style="list-style-type: none"> • Departure to FSR development standard exceeds 10% • Loss of Heritage Fabric
Main Issues	Heritage FSR departure Tree protection
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent to be modified
Attachment B	Notice of Determination – DA/2022/0317
Attachment C	Plans of proposed modification
Attachment D	Plans of approved development – DA/2022/0317
Attachment E	Statement of Heritage Significance
	
LOCALITY MAP	
Subject Site	
Notified Area	
Objectors	
Supporters	
 N	
No address was provided for the submission received in support	

1. Executive Summary

This report is an assessment of the application submitted to Council under Section 4.55(2) of the Environmental Planning and Assessment Act 1979 to modify Determination No DA/2022/0317 dated 11 November 2022 which approved alterations and additions to the Dry Dock Hotel, located at 22 Cameron Street Balmain. The modification is seeking various changes, including:

- Internal reconfiguration
- Alterations and additions and associated works to the ground floor rear wing
- Removal of internal walls at first floor at the front of the building nominated for administration use
- Replacement of roof sheeting to main roof

The application was notified to surrounding properties and three (3) submissions were received in response to the initial notification.

The main issues that have arisen from the application include:

- Impacts on the heritage item and Heritage Conservation Area;
- FSR departure; and
- Tree protection.

The non-compliances are acceptable on merit given and therefore the application is recommended for approval.

2. Proposal

The Section 4.55(2) modification application is seeking to amend Determination No. DA/2022/317 approved on 11 November 2022. The proposal seeks various changes, including:

- Addition (3.2m) to the rear wing of the ground floor of the Hotel to provide an additional 30sqm GFA (total 737sqm GFA) and increased FSR of 0.04:1 (to 1.14:1), including screw cap piles located clear of tree roots, site works and modification (excavation) of the ground levels in the rear courtyard, deletion of the approved pergola and crushed gravel area and reconfiguration of landscaping; relocation of maintenance access door to rear garden to eastern side of north elevation;
- Minor internal reconfiguration at the Ground Floor, including reconfiguration of amenities (allowing for retention of heritage fabric previously approved for removal) and relocation of fire place;
- Removal of internal walls at the First Floor based on structural advice for the Ground Floor alterations and associated internal alterations/additions; and
- Replacement roof sheeting to main roof.

It is noted that the proposed modified plans incorporate design changes required by Condition 2(a)-(d) of the original Development Consent, relating to heritage matters.

The modification application seeks amendment to the following conditions:

- Condition 1 – to reference modified plans and other additional documentation; and

- Conditions 28, 29 and 33 – works in the vicinity of trees – delete conditions as they are superseded by the updated Arborist Assessments and associated recommendations including the submitted detailed Arboricultural Method Statement.

3. Site Description

The subject site is legally described as Lot 1 in Deposited Plan 65627 and is located at 22 Cameron Street, Balmain. The site is located on the western corner of College and Cameron Streets. An aerial photo of the Subject Site is provided in Figure 1 below. The site has an area of 644.9sqm.

The subject site adjoins a number of residential properties and is surrounded by residential uses.

The subject site comprises a part two-storey, part one-storey pub with a cellar known as the 'Dry Dock Hotel'. The Hotel is listed as a local heritage item under the *IWLEP 2022* (Item No. I476). The listing includes the Hotel and its interiors. It is also situated within the Town of Waterview Heritage Conservation Area (C31).

The site is zoned R1 – General Residential pursuant to the *IWLEP 2022* (Figure 2) and the subject site benefits from existing use rights under the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

The site is identified as a flood control lot.



Figure 1- Aerial map of the subject site outlined in yellow

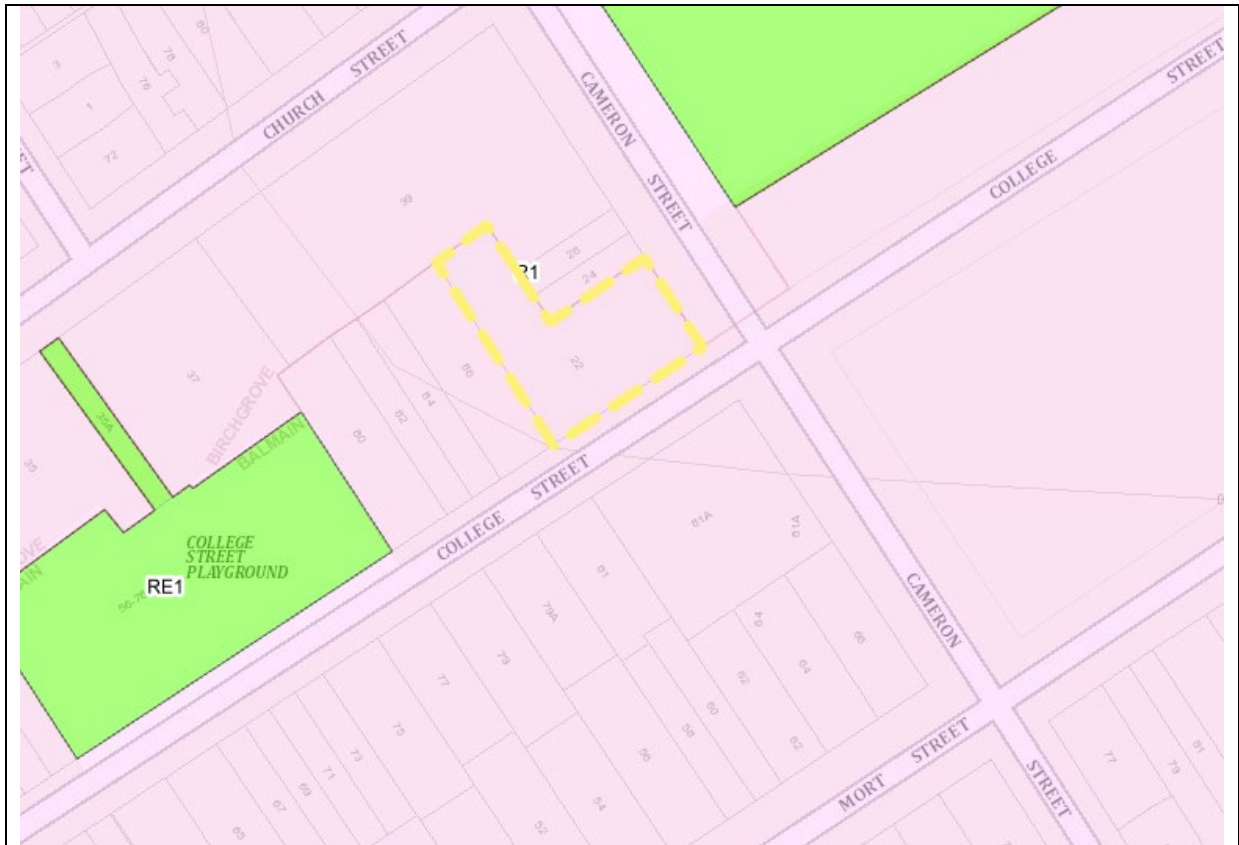


Figure 2 – Land Use Zoning Map of subject site outlined in yellow

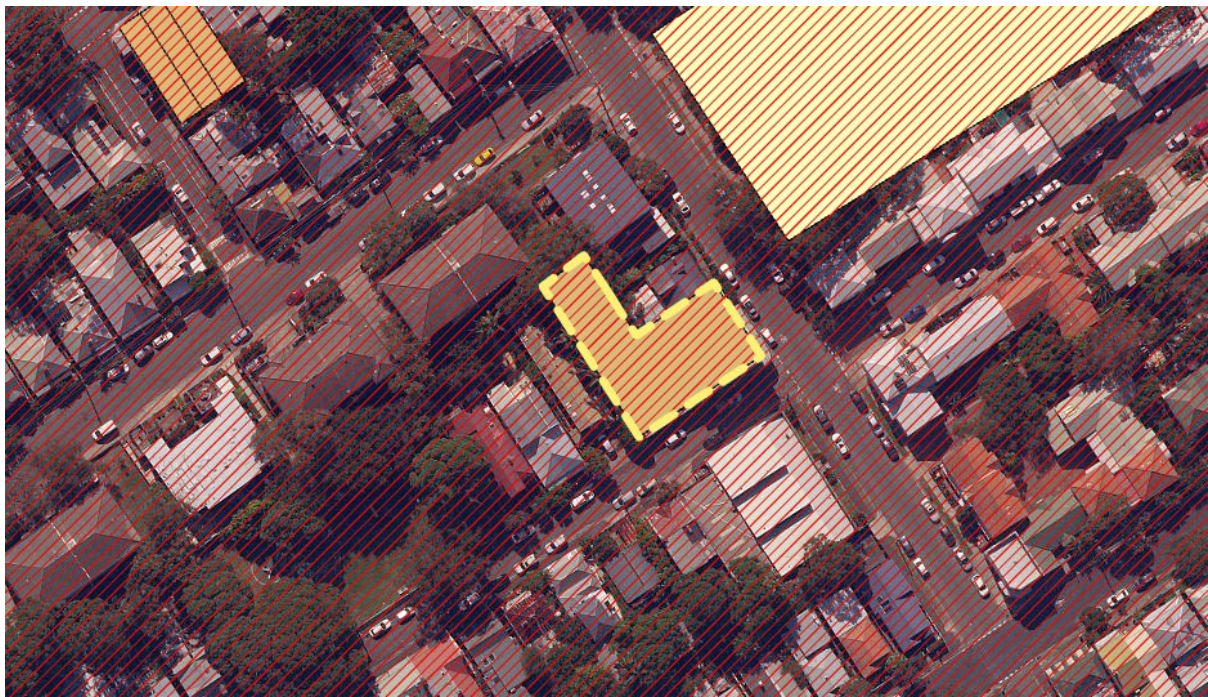


Figure 3 – Heritage Map (IWLEP 2022)



Figure 4 – Street frontage of Subject Site (Corner of College Street and Cameron Street frontage)

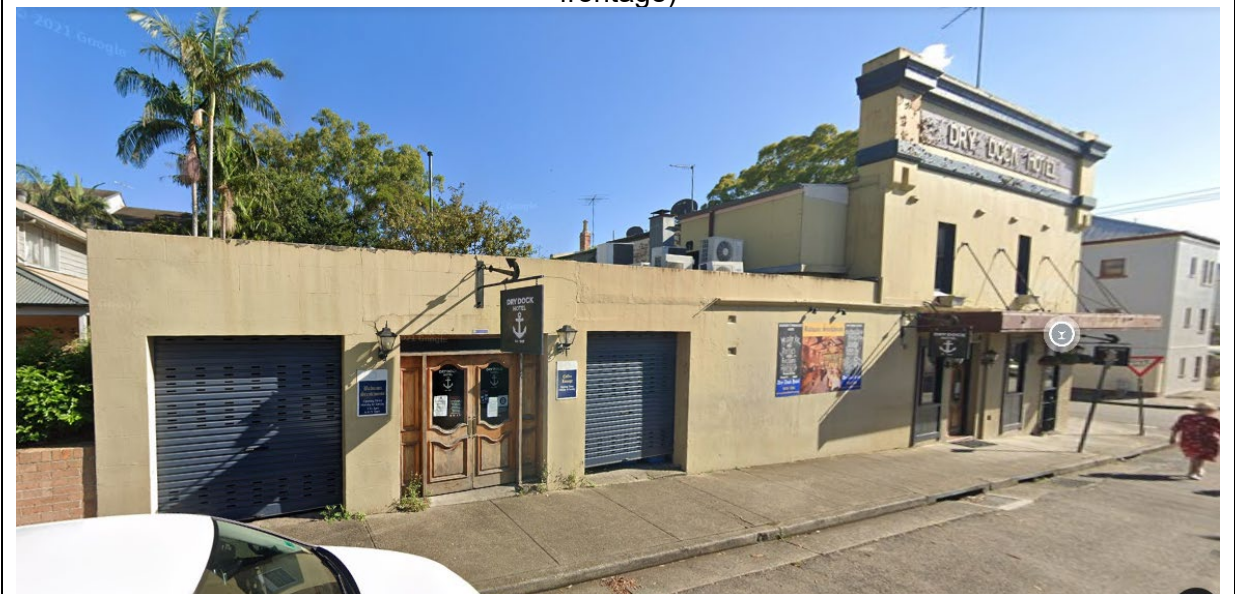


Figure 5 – Streetscape of Subject site (College Street frontage)

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
DA/2022/0317	Alterations and additions to the Dry Dock Hotel	11/11/2022 - Approved
D/2015/591	Alterations to the existing hotel including use of the internal courtyard as a smoker's courtyard and removal of two existing trees, and new landscaping	08/03/2016 - Approved - Local Planning Panel
D/2014/562	Alterations to the existing hotel including use of the internal courtyard as a smokers courtyard.	26/05/2015 - Refused - Local Planning Panel

Surrounding properties

None recent/relevant.

4(b) Application history

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

Date	Discussion / Letter / Additional Information
4 March 2023 & 14 April 2023	<p>Council issued a request for information (RFI) on the 04/03/2023 and 14/04/2023. The RFIs requested amended plans and additional information, including:</p> <ul style="list-style-type: none"> • The levels of significance for the building fabric and spatial layout of the first floor of the hotel is required to be outlined and clarified. • Clarification is required from the Structural Engineer to determine the different types of construction of the internal walls on the first floor, confirm walls that have been observed as part of their inspection (identify in plan form) to form their assessment in the Structural Heritage Report, clarify whether the different types of construction methods of the walls affects the recommendations in the Report and/or if additional recommendations are required. • Design changes requested by Council's Heritage Advisor, including relating to internal ceilings (reinstate traditional lined and decorated ceilings on the ground floor and retain first floor ceilings in situ at first floor). • Potential noise impacts on the property to the west associated with the proposed addition to the rear wing of the Hotel building.
30/03/2023 & 01/05/2023	<p>Amended plans and supporting documentation (revised heritage assessments, additional Heritage Structural Engineering and an Acoustic Design Note) were submitted in response to the above and are the subject of this assessment report. Renotification was not required in accordance with Community Engagement Framework given the changes carried out are internal and have been carried out in response to concerns raised by Council and in submissions and are deemed to have no measurable effect or any new impact on adjoining properties.</p>

5. Section 4.55 Assessment

Section 4.55(2) of the *Environmental Planning and Assessment Act, 1979*, requires the following matters to be assessed in respect of all applications which seek modifications to approvals.

The development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).

Comment: The original Development Application approved alterations and additions to the Dry Dock Hotel. The proposed modifications relate to numerous internal and external changes. Notwithstanding, each of those changes are relatively minor in the context of the development as a whole. None of the changes sought in the Modification Application change material features of the original consent. The proposal remains alterations and additions to an existing pub and its approved use.

The form and use of the altered building considered holistically remains substantially the same development as the development for which the consent was originally granted noting that if these changes were proposed as part of the original Development Application would have been supported.

In both quantitative and qualitative terms, the development as modified is substantially the same as that for that for which consent was granted.

Moreover, the proposed modifications do not cumulatively result in a development that results in an unreasonable increase to impacts on neighbouring properties, the streetscape or heritage conservation area.

In consideration of the above, the application is considered to be, in essence, substantially the same development as that originally approved (and as modified).

Council has consulted with the relevant Minister, public authority or approval body in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority.

Comment: No concurrence with any external bodies was required.

The application has been notified in accordance with the regulations, if the regulations so require, or a development control plan, if council's development control plan requires the notification or advertising of applications for modification of a development consent.

Comment: The application was notified for a period of 14 days, between 18 January 2023 until 1 February 2023. Consideration of any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan has been undertaken.

Three (3) submissions received during the notification period, two (2) of which are in opposition of the proposal. These are addressed in Section 6(f) of the Assessment Report.

6 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)*.

6(a) Environmental Planning Instruments

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

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

The following provides further discussion of the relevant issues:

6(a)(i) State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 Coastal management

The SEPP aims to ensure that future coastal development is appropriate and sensitive to its coastal location and category.

The proposed development will not adversely affect any coastal processes or values.

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. There is also no indication of uses listed in Table 1 of the contaminated land planning guidelines within Council's records. The land will be suitable for the proposed use as there is no indication of contamination.

6(a)(ii) State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 Advertising and Signage

No additional or changes to signage proposed with this application. Any new signage will subject to separate application.

6(a)(iii) State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 Vegetation in non-rural areas

The SEPP concerns protection/removal of vegetation and gives effect to the local tree preservation provisions of Council's DCP.

The application seeks amendments which may impact on vegetation from within and external to the site. The proposal will continue to retain the two *Corymbia maculata* trees in the rear courtyard in accordance with updated Arborist advice and the submitted detailed Arboricultural Method Statement.

The application was referred to Council's Tree Management Officer who supports the proposal subject to conditions.

Overall, the proposal is considered acceptable with regard to the SEPP and DCP subject to the imposition of conditions, which have been included in the recommendation of this report.
Chapter 6 Water Catchments

While the site is located in the Sydney Harbour Catchment, the site is not located in a foreshores and waterways area and raises no issues that will be contrary to the provisions of this part of the SEPP.

6(a)(iv) Inner West Local Environmental Plan 2022 (IWLEP 2022)

The application was assessed against the following relevant sections of the *Inner West Local Environmental Plan 2022 (IWLEP 2022)*:

- Section 1.2 - Aims of Plan
- Section 2.3 - Land Use Table and Zone Objectives
- Section 2.7 – Demolition Requires Development Consent
- Section 4.4 – Floor Space Ratio
- Section 4.5 – Calculation of Floor Space Ratio and Site Area
- Section 4.6 – Exceptions to Development Standards
- Section 5.10 – Heritage Conservation
- Section 5.21 – Flood Planning
- Section 6.1 – Acid Sulfate Soils
- Section 6.2 – Earthworks
- Section 6.3 – Stormwater Management
- Section 6.4 – Terrestrial Biodiversity
- Section 6.11 – Use of Existing Non-residential Buildings in Residential Zones

Section 2.3 Land Use Table and Zone Objectives

The site is zoned R1- General Residential under the IWLEP 2022. The proposal is for the continued operation of a 'Pub'. A 'pub' means licensed premises under the *Liquor Act 2007* the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold, or entertainment is provided on the premises.

'Pubs' are a type of 'food and drink premises' as defined under the *IWLEP 2022*.

The proposed use is not permissible in the R1 zone however as detailed in the original assessment report for the development, the subject site benefits from existing use rights.

This application proposes no changes to the use for the premises as a 'food and drink premises' ('Pub') as defined under the *IWLEP 2022*.

The operation of the pub existed at the time of commencement of the *IWLEP 2022* and its continued operation since the mid/late 19th century under "existing use rights" of the

Environmental Planning and Assessment Act 1979 and *Environmental Planning and Assessment Regulations 2021* is recognised.

The proposal seeks alterations and additions for the enlargement and expansion of the existing pub, these alterations shall be contained to land on which the existing use was carried out immediately before the relevant date.

Section 4 Principal Development Standards

As outlined in *Fodor Investments v Hornsby Shire Council* [2005] NSWLEC 71, for an application that relies on existing use rights, “planning controls that limit the size of a proposal (ie floor space ratio, height and setback) have no application...although they have relevance to the assessment of applications on such sites”.

The maximum permissible floor space ratio (FSR) for the site is 1:1. The proposed modifications would result in an FSR of 1.14:1 being a variation of 14.28% (or 92.1sqm). This minor increase in FSR of 0.04:1 (30sqm GFA) is a result of the proposed rear Ground Floor addition and associated additional site works in the rear courtyard.

As outlined above, for an application that relies on existing use rights, floor space ratio has no application for an assessment of applications that rely on existing use rights, however Council is aware of caselaw (*Made Property Group Pty Limited v North Sydney Council* [2020] NSWLEC 1332) which argues that, in order for Council to consider a proposal that:

- a) relies on existing use rights and
- b) seeks a variation with a development standard,

“A Clause 4.6 written request must be prepared”.

The breach of the FSR control for the approved development was assessed by Council in the context of DA 2022/317 and was found to be satisfactory.

While not strictly relevant, the proposed increase in floor area has been assessed below under the provisions of clause 4.6 and would be acceptable. Therefore, the increase in FSR with this proposal is deemed acceptable in this instance.

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

Standard	Original DA	Proposed Modification	Non compliance	Complies
Section 4.4 - Floor Space Ratio <i>Maximum permissible: 1:1 (or 644.9sqm)</i>	1.1:1 (or 707sqm)	1.14:1 (or 737sqm)	92.1 sqm (or 14.28%)	No

Section 4.6 – Exceptions to Development Standards

Were the FSR development standard be applied, the proposal would result in a breach of the FSR development standard.

Section 4.4 - Floor Space Ratio development standard

The applicant seeks a variation to the above mentioned under Section 4.6 of the IWLEP 2022 by 92.1sqm or 14.28%.

The objectives of the Clause 4.4 standard are as follows:

- a) *to ensure that residential accommodation—*
 - (i) *is compatible with the desired future character of the area in relation to building bulk, form and scale, and*
 - (ii) *provides a suitable balance between landscaped areas and the built form, and*
 - (iii) *minimises the impact of the bulk and scale of buildings,*
- b) *to ensure that non-residential development is compatible with the desired future character of the area in relation to building bulk, form and scale*

The objectives of the R1-General Residential zone are as follows:

- *To provide for the housing needs of the community.*
- *To improve opportunities to work from home.*
- *To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*
- *To provide landscaped areas for the use and enjoyment of existing and future residents.*
- *To protect and enhance the amenity of existing and future residents and the neighbourhood*

It is considered the development is in the public interest because it is consistent with the relevant objectives of the zone and the objectives of the development standard for the following reasons:

- As outlined in detail elsewhere in this report, the proposed development will be compatible with the desired future character of the area in relation to building bulk, form and scale, and will have no adverse streetscape impacts.
- There are no undue amenity impacts to surrounding properties, as reinforced by recommended conditions.

A written request has been submitted to Council in accordance with Section 4.6(4)(a)(i) of the IWLEP2022 justifying the proposed contravention of the development standard which is reproduced as follows:

- The density of the proposed modified development is satisfactory taking into account that no change is proposed to patron capacity or hours of operation as part of this proposal compared with the existing or approved situation. Therefore, while there is a slight increase in the development density associated with the proposed modification, no intensification of the approved use, and associated potential impacts, will arise.
- The proposed modified development density is reflective of and compatible with the locality in that it meets the built form and desired future character controls applicable to the site and neighbourhood under the DCP. In particular, the modified proposal meets the relevant Desired Future Character controls for the Mort Bay Distinctive Neighbourhood and Lower Slopes Sub Area in that it:
 - Preserves the scale and form of an existing corner building within the neighbourhood listed as a heritage item under the LEP
 - Preserves the consistency and simplicity in built form, style, materials of the building and neighbourhood

- Maintains the existing roof form and setbacks in the streetscapes of Cameron and College Streets.
- As the proposed addition is located at the rear of the building at the Ground floor, it will not be visible from any public vantage point and there will be no change in the existing built form or apparent density of the development in the streetscapes of Cameron and College Streets arising from the proposed additional FSR.
- The proposed addition to the rear wing is contained to the Ground floor and meets the built form requirements of the DCP, with a setback of some 3.3-3.6m from the rear site boundary.
- The proposed additional FSR will not have an adverse impact on the existing tree canopy and trees to be retained on the site.
- The siting and scale of the proposed addition is compatible with the siting of development on the neighbouring properties.
- No visual privacy impacts arise as the proposed addition is at the Ground floor and there are no opportunities for overlooking of adjoining properties.
- No view impacts arise given the height of the proposed addition.
- The shadow diagrams show that the proposed addition will not give rise to additional overshadowing of neighbouring residential properties at midwinter.

The applicant's written rationale adequately demonstrates compliance with the development standard is unnecessary 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 relevant objectives of the zone and the objectives of the development standard, in accordance

with Section 4.6(4)(a)(ii) of the LEP for the reasons outlined by the applicant in their Section 4.6 justification and the following reasons:

- The proposed development will be compatible with the desired future character of the area in relation to building bulk, form and scale, and will have no adverse streetscape impacts.
- The proposed additional FSR will not have an adverse impact on the existing tree canopy and trees to be retained on the site.
- There are no adverse amenity impacts to surrounding properties.

The contravention of the development standard does not raise any matter of significance for State and Regional Environmental Planning. Council may assume the concurrence of the Director-General under the Planning Circular PS 18-003 issued in February 2018 in accordance with Section 4.6(4)(b) of the Local Environmental Plan.

The proposal thereby accords with the objective of Section 4.6(1)(b) and requirements of Section 4.6(3)(b) of the LEP. For the reasons outlined above, there are sufficient planning grounds to justify the departure from the Floor Space Ratio development standard and it is recommended the Section 4.6 exception be granted.

Section 5.10 – Heritage Conservation

The subject site is a listed heritage item, namely Dry Dock Hotel, (Item No. I147) within the Town of Waterview Heritage Conservation Area.

The Statement of Significance for the Dry Dock Hotel, sourced from the Office of Environment & Heritage, heritage database website, is below:

The Dry Dock Hotel is of local historic, aesthetic and social significance as a good representative example of a corner Hotel building that was initially constructed in the late 1850s and remodelled in the 1920s. The Hotel has significantly continued to operate to the present and is possibly one of the oldest Hotels in the area. Despite additions and alterations, the building retains a sense of its early scale, character and fabric including rendered and painted brick facades, splayed corner, high parapet and associated mouldings, roof form and chimney, suspended awning and pattern of openings. The building occupies a prominent corner site and is a key townscape element that makes a positive contribution to the College and Cameron Streets streetscape.

A Heritage Impact Statement (HIS) supported the original the DA. A revised HIS and peer review by a heritage structural engineer was provided to support the proposed modifications.

Council's Heritage Advisor has reviewed the proposed modification in response to the amended plans and additional information under assessment. Their referral concludes that the proposed modification is generally acceptable from a heritage perspective as it will have an acceptable impact on the heritage significance of the Dry Dock Hotel and the Town of Waterview Heritage Conservation Area, subject to conditions to mitigate the impact and to ensure the development is in accordance with Clause 5.10 Objectives 1(a) and (b) in the *IWLEP 2022* and the relevant objectives and controls in the Leichhardt DCP 2013.

Conditions recommended in the Heritage Referral are summarised as follows:

- Design Change Condition 2.d). must remain as it has not been addressed in the revised proposal. This condition requires that the door proposed in the larger opening in College Street (must be a four panel timber door with glazing and a fanlight to ensure it is sympathetic to the detail visible in the 1920 elevations).
- Photographic Archival Recording of significant or contributory buildings prior to any demolition or alteration.
- The existing first floor ceilings must be retained in situ as part of the demolition works.
- Interpretation of location of first floor walls
- A ceiling lining must be fixed in the public bar area on the ground floor and within the footprint of the 1920s hotel, where required to be replaced, with plasterboard and timber battens, similar to the first floor ceiling detailing.

Subject to conditions as recommended, the proposal will not detract from the significance and setting of the heritage item or the Heritage Conservation Area and will satisfy the provisions and objectives of Clause 5.10 of the *IWLEP 2022*.

Section 5.21 – Flood Planning

The site is identified as a Flood Control Lot. An assessment against the flood planning controls was undertaken under the original Development Application and was considered to be compatible with the flood function and behaviour on the land now and under future projections. The design of the original proposal and its scale was found to not affect the floor affectation of the subject site or adjoining properties and is considered to appropriately manage flood risk to life and the environment subject to compliance with imposed conditions which remain unchanged under the subject modification application.

Council's Engineer has reviewed the proposed modifications and raise no concerns and no additional conditions of consent are required.

Section 6.1 - Acid Sulfate Soils

The site is identified as containing Class 5 Acid Sulfate Soils. The proposed modification is considered to adequately satisfy this section as the application does not propose any works that would adversely impact on the watertable.

Section 6.2 – Earthworks

The proposed minor earthworks are subject to existing conditions and the modification is unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability.

Section 6.4 Stormwater Management

Conditions were provided by Council’s Development Engineer as part of the original Development Application and the proposed modification will not result in any significant runoff to adjoining properties or the environment.

Section 6.10 Use of Existing Buildings in Zone R1

The proposal relies on existing use rights and is not proposing a new use of the Heritage item.

6(b) Draft Environmental Planning Instruments

There are no relevant draft EPIs pertaining to the subject proposal.

6(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of the Leichhardt Development Control Plan 2013 (LDCP 2013).

The following provides discussion of the relevant issues:

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B3.1 – Social Impact Assessment	Yes – see discussion
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.3 Alterations and additions	Yes – see discussion
C1.4 Heritage Conservation Areas and Heritage Items	Yes - see discussion under s. 510 under Section 6(a)(iv)

C1.5 Corner Sites	Yes
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	Yes – see discussion
C1.11 Parking	Yes
C1.12 Landscaping	Yes
C1.14 Tree Management	Yes – see discussion
C1.17 Minor Architectural Details	Yes
Part C: Place – Section 2 Urban Character	
C.2.2.2.5: Mort Bay Distinctive Neighbourhood and C2.2.2.5(a) Lower Slopes Sub Area	Yes
Part C: Place – Section 4 – Non-Residential Provisions	
C4.1 Objectives for Non-Residential Zones	Yes
C4.2 Site Layout and Building Design	Yes
C4.3 Ecologically Sustainable Development	Yes
C4.4 Elevation and Materials	Yes
C4.5 Interface Amenity	Yes – see discussion
C4.11 Licensed Premises and Small Bars	Yes – see discussion
C4.20 Outdoor Dining Areas	Yes
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.4 Non-Residential Development	Yes
Part E: Water	
Section 1 – Sustainable Water and Risk Management	
E1.1.1 Water Management Statement	Yes
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.1.4 Flood Risk Management Report	Yes
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.4 Stormwater Treatment	Yes
E1.2.5 Water Disposal	Yes
E1.3.1 Flood Risk Management	Yes
Part F: Food	
	Yes

The following provides discussion of the relevant issues:

B3.1 – Social Impact Assessment

The proposal seeks modified alterations and additions to an existing pub with no increase in patron numbers. The maximum capacity of the Hotel remains at the approved 330 patrons

with approved hours of operation also unchanged. A Plan of Management was provided as part of the original Proposal and remains endorsed and unchanged. The proposal will see an improvement in an existing venue without adversely impacting upon neighbouring residential properties and is considered acceptable in these circumstances.

C1.3 Alterations and Additions

The density of the proposed modified development provides for an appropriate relationship to neighbouring developments. The proposed addition to the rear wing is contained to the Ground Floor and meets the built form requirements of the DCP, with a setback of approximately 3.3-3.6m from the rear boundary. The siting and scale of the proposed addition is compatible with the siting of development on the neighbouring properties. The proposed addition will not give rise to adverse impacts on neighbouring properties by way of bulk and scale impacts, overshadowing or privacy.

The proposal as modified will continue to complement the scale, form and materials of the streetscape and neighbourhood character, will appear as a sympathetic addition to the existing building; maintains views from the public domain and reasonably protects views obtained from surrounding development.

C1.10 Equity of Access and Mobility

Council's Building Certification Officer has reviewed the proposed modification and associated plans and documentation. To ensure equitable access, an additional condition requiring a BCA report prepared by a suitably accredited certifier confirming the proposed plans comply with all BCA requirements and an access report prepared by a qualified access consultant, is recommended in order to confirm compliance. This Condition is provided in Appendix A.

C1.14 Tree Management

The proposed extension of the Ground Floor rear wing has been designed based on tree root mapping in relation to the two *Corymbia maculata* trees (Trees 8 and 10) to be retained in the rear courtyard.

As outlined in the Tree Root Investigation Report, root mapping undertaken in the rear courtyard at the edge of the Structural Root Zone (SRZ) of Tree 10 (2.8m) found only 4 roots of >30mm diameter. The Report concludes that cutting those roots to accommodate the Ground Floor rear wing extension is not likely to result in tree failure at the root plate or adversely affect tree health.

As set out in the Arboricultural Impact Assessment, the proposed modified development is not expected to adversely affect the contribution of the retained trees when undertaken in accordance with the recommendations of the report and the submitted detailed Arboricultural Method Statement.

The proposed modification will continue to retain the two *Corymbia maculata* trees in the rear courtyard in accordance with updated Arboricultural Impact Assessment and the submitted detailed Arboricultural Method Statement. The Modification Application was referred to Council's Tree Officer who raised no objection to the proposal subject to additional and modified conditions outlined in Appendix A of the Assessment Report.

C4.5 Interface Amenity

An Acoustic Note prepared by ARUP dated 23 March 2023 supports the proposed modification application which provides specific advice relating to the potential noise impacts resulting from the modification of the dining area to the north-northwest of the site.

The Acoustic Note provides that the extension is anticipated to have minimal additional noise impacts on the nearby residences compared with the already approved development.

In any event, the proposed modified development will comply with the applicable noise criteria in the approved Acoustic Report and the related conditions of consent under the original DA approval. No change is proposed to any of these conditions under the proposed modification.

Accordingly, the performance of the proposed modified development with regard to potential noise impacts will be satisfactory and consistent with the originally approved development.

C4.11 Licensed Premises and Small Bars

The proposed development generally maintains its existing form, is compatible with the neighbourhood and will provide a high level of safety and security.

Consideration has been given to the proposed development and the likely impacts on the surrounding environment. The original DA imposed conditions which include compliance with the recommendations in the submitted Acoustic report as well as noise emitted from the premises, a Plan of Management, waste storage etc. Subject to compliance with these existing conditions the proposed development is unlikely to have adverse impacts.

C4.20 Outdoor Dining Areas

There is no area designated for outdoor eating, however there is a rear patio which may have the potential be utilised by pub patrons in the future (subject to Council approval). Given the potential for noise impacts to noise sensitive receivers, it is unlikely that approval would be granted for the use of this space for outdoor dining in the future. Notwithstanding, this space is reduced by the submitted proposal by virtue of the extended indoor dining.

6(d) The Likely Impacts

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

6(e) 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.

6(f) Any submissions

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

Three (3) submissions were received in response to the initial notification (including one in support).

The submissions raised the following concerns which are discussed below:

- *The Assessment report clearly states that " the POM includes the provision that all doors and windows at the ground floor should be closed AT ALL TIMES other than to allow entry and exit". However, the POM itself (Section 3.1) disregards the above condition stating "All doors and windows at the ground floor shall be closed FROM 10 PM DAILY other than to allow entry and exit". As close neighbours, we are concerned that open windows may contribute to increased noise pollution. This ambiguity is undesirable and the POM should be corrected to reflect the Assessment Report.*

Comment: The approved Plan of Management for the Dry Dock Hotel (Part 3, 3.1, 23) stipulates that:

23) *All doors and windows at the Ground floor shall be closed at all times, other than to allow entry and exit*

Accordingly, no further update to the PoM is warranted in this instance.

- *The proposed development increases the non compliance with the FSR and causes an unacceptable risk to the trees to be retained on the site.*

Comment: Council’s Tree Officer has reviewed the proposed modifications in context of the submitted Tree Root Investigation Report prepared by Sydney Arbor Trees Pty Ltd dated 21.11.2022 and Amended Arboricultural Impact Assessment prepared by SynerTree dated 19.12.2022. The proposal is acceptable with respect to tree management and retention, subject to modified and amended conditions outlined in Appendix A of the Assessment Report.

6(g) The Public Interest

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

The proposal is not contrary to the public interest.

7 Referrals

7(a) Internal

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

Referrals	Summary of Response
Engineering	The proposed modifications are planning related. No further Engineering conditions imposed.
Heritage	Acceptable subject to additional conditions of consent outlined in Part 6(a)(iv), Section 5.10 – Heritage Conservation
Urban Forest	The application can be supported subject to modified and additional conditions.
Health	No comment or additional conditions. DA conditions stand in previous council approved DA/2022/0317 conditions.
Building	Acceptable subject to additional condition requiring a BCA report

Certification	prepared by a suitably accredited certifier confirming the proposed plans comply with all BCA requirements and an access report prepared by a qualified access consultant, in order to confirm compliance. This Condition is provided in Appendix A.
Waste	Management of waste and recycling is satisfactorily conditioned as part of the original consent with access to College Street being as per the approved DA.

7(b) External

The application was not required to be referred to external bodies.

8. Section 7.11 Contributions/7.12 Levy

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

9. Conclusion

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

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*, grant consent to approve Application No. MOD/2022/0486 under Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* to modify Determination No DA/2022/0317 dated 11 November 2022 which approved alterations and additions to the Dry Dock Hotel, seeking various changes, including: internal reconfiguration; alterations and additions and associated works to the ground floor rear wing; removal of internal walls at first floor at front of building nominated for administration use; and replacement of roof sheeting to main roof at 22 Cameron Street Balmain, subject to the additional and modified conditions listed in Attachment A below.

Attachment A – Recommended conditions of consent to be modified

A. Amend the following conditions to read as follows:

1. Documents related to consent

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

Project No, Dwg No & Revision	Plan Name	Date Issued	Prepared by
2674, DA1-500 & 4	Site Plan & Roof Plan - Existing & Demolition	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
2674, DA1-0500 Rev 5	Site Plan & Roof Plan - Existing & Demolition	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
2674, DA1-0600 Rev 5	Site Plan & Roof Plan Proposed	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
2674, DA1-1100 & 7	Cellar Floor Plan	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
2674, DA1-1100 Rev 8	Cellar Floor Plans	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
2674, DA1-1101 & 6	Ground Floor Plan - Existing & Demolition	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
2674, DA1-1101 Rev 7	Ground Floor Plan -Existing & Demolition	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
2674, DA1-1103 & 6	Partial Level 1 Floor Plan & Roof Plan - Existing & Demolition	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
2674, DA1-1103 Rev 7	Partial Level 1 Floor Plan & Roof Plan - Existing & Demolition	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
	Plan for tree retention & Removal		
2674, DA1-1102 & 7	Ground Floor Plan & Landscape Plan - Proposed	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
2674, DA1-1102 Rev 8	Ground Floor Plan & Landscape Plan - Proposed	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunningham
2674, DA1-1104 & 6	Partial Level 1 Floor Plan & Roof	20/09/2022	Humphrey & Edwards Pty Ltd:

	Plan Proposed		Glenn Cunnington
2674, DA1-1104 Rev 7	Partial Level 1 Floor Plan & Roof Plan - Proposed	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3000 & 6	North East Elevations	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3000 Rev 7	North East Elevations	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3001 & 6	South East Elevations	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3001 Rev 7	South East Elevations	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3002 & 6	South West Elevations	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3002 Rev 7	South West Elevations	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3003 & 6	North West Elevations	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3003 Rev 7	North West Elevations	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-4000 & 6	Section 01	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-4000 Rev 7	Section 01	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-4001 & 6	Section 02	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-4001 Rev 7	Section 02	16/12/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-9020 Rev 1	Part South Elevation Level 01	29/03/2023	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674 - SKE-1100 Rev 03	Level 01 Floor Plan - Existing Wall Types	27/04/2023	Humphrey & Edwards Pty Ltd: Glenn Cunnington
973-S06 Rev D	First Floor and Lower Roof Framing Marking Plan and Details	26.04.2023	Anna Cusack Structural engineering, Design & Drafting
973-S07 Rev D	First Floor, Lower Roof and Roof Plant Schedule	26.04.2023	Anna Cusack Structural engineering, Design & Drafting

973-S10 Rev B	Structural Sections and Details	26.04.2023	Anna Cusack Structural engineering, Design & Drafting
973-8A	Structural Letter	27.04.2023	Anna Cusack Structural engineering, Design & Drafting
	Structural Heritage Report	13.03.2023	Partridge
2674, DA1- 9010 & 4	Material & Paint Schedule	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
Ref:211646.8P	Plan Of Management	September 2022	DESIGN COLLABORATIVE Pty Limited
Reference:22016-L01-A1-FLOOD LETTER	Flood Risk Management Report	12/04/2022	DIVERSI Creative Engineering Solutions
Reference:AC02	Detailed Acoustic Assessment	19 September 2022	ARUP Australia Pty Ltd
278672 – AC04V2	Acoustic Design Note	23.03.2023	ARUP Australia Pty Ltd
Version 2.0	Arboricultural Impact Assessment Report	29 March 2022	The Tree Guardian - Sam Knight AQF 5 Consulting Arborist
2022-QU-0045	Arboricultural Impact Assessment Report	12.12.2022	SynerTree
2022-02499	Root Investigation Report	21.11.2022	Sydney Arbor Trees Pty Ltd
	Heritage Impact Statement	December 2022	John Oultram Heritage & Design

As amended by the conditions of consent.

(Condition Amended - MOD/2022/0486 – 13 June 2023)

2. Design Change

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:

Heritage Provisions

- a) ~~Where solid masonry original walls or walls dating from early alterations are proposed to be removed, between the existing public bar and male W.C., 300mm bulkheads must be retained and incorporated into the proposed layout.~~
- b) ~~The Ground Floor Plan & Landscape Plan – Proposed (Drawing No. DA1-1102) must be amended~~

~~to include the flue and chimney breast in the existing gaming room, proposed to be retained and boarded over.~~

- e) ~~The door recess configuration behind the façade and steps in the north east elevation to Cameron Street must be retained. The location of the door must not be located towards the street (shown as No. 5 in the DA Keynotes – Demolition and No. 2 in the Proposed Works drawings).~~ The door proposed in the larger opening in College Street (shown as No. 4 in the DA Keynotes – Proposed Works drawings) must be a four panel timber door with glazing and a fanlight to ensure it is sympathetic to the detail visible in the 1920 elevations.
- e) **The existing first floor ceilings must be retained in situ as part of the demolition works.**
- f) **The existing first floor wall layout must be illustrated by a downstand timber plate set at the same width and location as the walls. The location of the existing walls must also be interpreted in the flooring imprint to retain the legibility of the existing layout.**
- g) **A ceiling lining must be fixed in the public bar area on the ground floor and within the footprint of the 1920s hotel, where required to be replaced, with plasterboard and timber battens, similar to the first floor ceiling detailing.**

Flood Lot Provisions

- h) The existing ground levels throughout the site must be maintained so as not to alter the existing overland flow path

Tree Protection Provisions

- i) ~~No approval is granted to works in proposed rear courtyard which reduce existing Finished Floor Levels.~~
- j) Despite the above provision (f) a transition zone with a total maximum depth of 1m measured from the external face of the northern most building line may be constructed to facilitate safe access with limited excavation in compliance with tree and root protections of this consent. The transition zone may include steps as required to reach the existing finished floor level.

(Condition Amended - MOD/2022/0486 - 13 June 2023)

29. Construction methods to Minimise Impact on Trees

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details certified by a suitably qualified Arborist (*minimum AQF Level 5*) demonstrating that the footings of the approved rear ~~pagoda~~ **additions will** utilise tree sensitive construction techniques (such as isolated pier, **upturned slab edge beams** or pier and beam construction) within the specified radius of the trunk/s of the following tree/s:

Tree No. Botanical/Common Name Radius in metres 8 Corymbia maculata 6m or approved TPP 10 Corymbia maculata 6m or approved TPP

Prior to the issue of a Construction Certificate the Certifying Authority must verify that no proposed underground services are located beneath the canopy of any prescribed tree/s

located on the subject site and adjoining sites (including trees located within the public domain).

(Condition Amended - MOD/2022/0486 - 13 June 2023)

33. Limited Root Pruning

No tree roots of ~~30~~**50**mm or greater in diameter located within the specified radius of the trunk/s of the following tree/s ~~must~~ **may** be severed or injured in the process of any works during the construction period:

Tree No	Botanical/Common Name	Radius in metres
8	<i>Corymbia maculata</i>	6m or approved TPP
10	<i>Corymbia maculata</i>	6m or approved TPP

All excavation within the specified radius of the trunk(s) of the above tree(s) being hand dug using either pneumatic or hydraulic tools only (e.g.Airspade® or hydro excavation) to a depth of one (1) metre under direct supervision of the Project Arborist and then by mechanical means as agreed by the Project Arborist (**piles/ piers to be located clear of woody tree roots that are not approved for removal**). If tree roots less than ~~30~~ **50**mm diameter are required to be severed for the purposes of constructing the approved works, they must be cut cleanly using a sharp and fit for purpose tool. The pruning must be undertaken by a practicing Arborist, **under the direct supervision of the Project Arborist. Note - Only those woody roots identified in Part 5.3 and 5.4 of the Root Identification Report prepared by Sydney Arbor Trees and dated 21/11/2022 are approved for pruning.**

(Condition Amended - MOD/2022/0486 - 13 June 2023)

B. Add the following condition/s to read as follows:

6A. Tree Protection

The trees to be retained must be inspected, monitored and treated by the Project Arborist during and after completion of development works to ensure their long-term survival. Regular inspections and documentation from the Project Arborist to the Certifying Authority are required at the following times or phases of work:

Tree No./ Botanical/ Common Name/ Location	Time of Inspection	Key stage/ Hold point
Tree 8 - <i>Corymbia maculata</i> (Spotted Gum) - 4.8 m TPZ radius	Prior to commencement of works	<ul style="list-style-type: none"> Inspection and sign off installation of tree protection measures (trunk protection / ground protection).
Tree 10 - <i>Corymbia maculata</i> (Spotted Gum) - 8.4 m TPZ radius	During Works	<ul style="list-style-type: none"> Supervise all excavation (footings, piles/piers and services), trenching works, landscaping works and tree/planting

		<p><i>replenishment within the TPZ;</i></p> <ul style="list-style-type: none"> • <i>Supervise all tree work including approved root pruning .</i> • <i>Supervise installation of irrigation system.</i>
<p>And :</p> <p><i>In accordance with Part 5 of the Arboricultural Impact Assessment prepared by Synertree and dated 19/12/2022 and section 4 of AS4970—Protection of trees on development sites.</i></p>		

Recommendations to ensure the tree/s long term survival must be carried out immediately upon receipt of the report.

(Condition Added - MOD/2022/0486 – 13 June 2023)

16A. Irrigation Plan

A site specific garden and under slab Irrigation Plan (based on existing soil profile and tree species) and specification shall be developed by the Project Arborist in liaison with an Irrigation Specialist and be submitted to, and approved by, Council before work commences. The system must be designed and calibrated to supply Trees 8 and 10 with an appropriate level of water during times of low rainfall. The irrigation system must have ground moisture sensors and electronic controllers.

(Condition Added - MOD/2022/0486 – 13 June 2023)

19A. BCA Report

A BCA report prepared by a suitably accredited certifier confirming the proposed plans comply with all BCA requirements and an access report prepared by a qualified access consultant, in order to confirm compliance.

(Condition Added - MOD/2022/0486 – 13 June 2023)

21A. Archival Recording

Recording of significant or contributory buildings prior to any demolition or alteration

A full archival record of the of the interior of the first floor of the Dry Dock Hotel proposed to be altered is to be submitted, to the satisfaction of Council's Heritage Specialist, prior to the commencement of any work and prior to the issue of a Construction Certificate.

The archival record is to be completed by a heritage consultant listed on the Consultants Directory by the NSW Office of Environment & Heritage (Heritage Branch) or by a suitably qualified consultant who must demonstrate a working knowledge of archival principles.

Photographic archival records must be taken of the building, landscape or item in accordance with the guidelines 'Heritage Information Series, Photographic Recording of Heritage Items Using Film or Digital Capture 2006' published by the former NSW

Department of Planning Heritage Branch and available online at <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infophotographicrecording2006.pdf>

The photographic archival recording is to be submitted in a digital format only and is to include the following:

- Development Application number and the Condition of Consent number must be noted
- Site plan at a scale of 1:200 (or 1:500 if appropriate) of all internal walls proposed to be demolished and directional details of photographs taken.
- Floorplans of the internal layout and directional details of photographs taken.
- Coloured photographs of:
 - each elevation within each room,
 - any features, fixtures and architectural detailing within the rooms;
 - views to the subject property from each street and laneway or public space.

The report must include written confirmation, issued with the authority of both the applicant and the photographer that the Inner West Council is granted a perpetual non-exclusive licence to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.

The electronic images are to be taken with a minimum 8 megapixel camera, saved as JPEG TIFF or PDF files with a size of approximately 4-6MB, and cross referenced to the digital catalogue sheets and base plans. Choose only images that are necessary to document the process, and avoid duplicate images. The report can be submitted on a USB, CD or DVD, in PDF/A format (created directly from the digital original), with a digital catalogue of images with the following data for each: title, image subject/description and date photograph taken.

(Condition Added - MOD/2022/0486 – 13 June 2023)

C. Delete the
following conditions:

~~Prior to the issue of the Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating that the pavement works/decking within the specified radius of the trunk(s) of the following tree/s are constructed in a way so as to ensure that existing moisture infiltration and gaseous exchange are maintained or improved. When preparing an area for paving with the specified radius, the soil surface must not be skimmed or excavated. The new surface and subgrade must be established at grade.~~

Tree No.	Botanical/Common Name	Radius in Metres
8	Corymbia maculata	6m
10	Corymbia maculata	6m

(Condition Deleted - MOD/2022/0486 – 13 June 2023)

Attachment B – Notice of Determination – DA/2022/0317



NOTICE OF DETERMINATION - APPROVAL

Issued under Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979

Development Application No.	DA/2022/0317
Applicant	James Lidis
Land to be developed	22 Cameron Street BALMAIN NSW 2041
Approved development	Alterations and additions to the Dry Dock Hotel
Cost of development	\$1,829,500.00
Determination	The application was determined by Delegation to Staff and was granted consent subject to the conditions attached.
Other Approvals	Before commencing <i>building work</i> or <i>subdivision work</i> , a relevant Construction Certificate must be obtained from Council or an Accredited Certifier. Council must be appointed the Principal Certifier for any <i>subdivision work</i> under the Act.
Determination date	11 November 2022
Consent is to operate from	11 November 2022
Consent will lapse on	11 November 2027

Reasons for conditions

To protect the environmental amenity of the area and the public interest.

Right of appeal

If you are dissatisfied with this decision, Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court in accordance with the timeframes set out in [Section 8.10](#) of the *Environmental*

Inner West Council
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council@innerwest.nsw.gov.au
PO Box 14, Petersham NSW 2049

Document Set ID: 37745868
Version: 1, Version Date: 23/05/2023

Planning and Assessment Act 1979. In addition to the above, third party appeal rights are set out in the *Environmental Planning and Assessment Act 1979* and may be applicable.

Section 8.2 of the *Environmental Planning and Assessment Act 1979* provides that the applicant may request the Council to review the determination. Section 8.2 does not apply to complying development, designated development, a determination made by Council under Section 4.2 in respect of Crown applications, or a decision that is already subject to a Section 8.2 review.

For further information please contact **Iain Watt** on **02 9392 5043** or **iain.watt@innerwest.nsw.gov.au**.



Martin Amy
Manager – Development Assessment

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:

Project No, Dwg No & Revision	Plan Name	Date Issued	Prepared by
2674, DA1-0500 & 4	Site Plan & Roof Plan - Existing & Demolition	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-0600 & 4	Site Plan & Roof Plan Proposed	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-1100 & 7	Cellar Floor Plan	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-1101 & 6	Ground Floor Plan - Existing & Demolition	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-1103 & 6	Partial Level 1 Floor Plan & Roof Plan - Existing & Demolition	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
	Plan for tree retention & Removal		
2674, DA1-1102 & 7	Ground Floor Plan & Landscape Plan - Proposed	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-1104 & 6	Partial Level 1 Floor Plan & Roof Plan - Proposed	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington

2674, DA1-3000 & 6	North East Elevations	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3001 & 6	South East Elevations	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3002 & 6	South West Elevations	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-3003 & 6	North West Elevations	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-4000 & 6	Section 01	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-4001 & 6	Section 02	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
2674, DA1-9010 & 4	Material & Paint Schedule	20/09/2022	Humphrey & Edwards Pty Ltd: Glenn Cunnington
Ref: 211646.8P	Plan Of Management	September 2022	DESIGN COLLABORATIVE Pty Limited
Reference: 22016-L01-A1-FLOOD LETTER	Flood Risk Management Report	12/04/2022	DIVERSI Creative Engineering Solutions
Reference: AC02	Detailed Acoustic Assessment	19 September 2022	ARUP Australia Pty Ltd
Version 2.0	Arboricultural Impact Assessment Report	29 March 2022	The Tree Guardian - Sam Knight AQF 5 Consulting Arborist

As amended by the conditions of consent.

DESIGN CHANGE

2. Design Change

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:

Heritage Provisions

- a. Where solid masonry original walls or walls dating from early alterations are proposed to be removed, between the existing public bar and male W.C., 300mm bulkheads must be retained and incorporated into the proposed layout.
- b. The Ground Floor Plan & Landscape Plan – Proposed (Drawing No. DA1-1102) must be amended to include the flue and chimney breast in the existing gaming room, proposed to be retained and boarded over.
- c. The door recess configuration behind the façade and steps in the north east elevation to Cameron Street must be retained. The location of the door must not be located towards the street (shown as No. 5 in the DA Keynotes – Demolition and No. 2 in the Proposed Works drawings).
- d. The door proposed in the larger opening in College Street (shown as No. 4 in the DA Keynotes – Proposed Works drawings) must be a four panel timber door with glazing and a fanlight to ensure it is sympathetic to the detail visible in the 1920 elevations.

Flood Lot Provisions

- e. The existing ground levels throughout the site must be maintained so as not to alter the existing overland flow path

Tree Protection Provisions

- f. No approval is granted to works in proposed rear courtyard which reduce existing Finished Floor Levels.
- g. Despite the above provision (f) a transition zone with a total maximum depth of 1m measured from the external face of the northern most building line may be constructed to facilitate safe access with limited excavation in compliance with tree and root protections of this consent. The transition zone may include steps as required to reach the existing finished floor level.

FEES**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 *Former Leichhardt Local Government Area Section 7.12 Development Contributions Plan 2020*.

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*:

\$18,295.00

***Indexing of the Section 7.12 contribution payment:**

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 **by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions; cash (to a maximum of \$10,000))**. It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. **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.

5. 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:	Min \$2,254.00
Inspection Fee:	\$241.50

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 initial 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.

GENERAL CONDITIONS

6. 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.

7. 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.

8. Verification of Levels and Location

Prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, the Principal Certifier must be provided with a survey levels certificate prepared by a Registered Surveyor indicating the level of the slab and the location of the building with respect to the boundaries of the site to AHD.

9. Works Outside the Property Boundary

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

10. Noise – Consultant's Recommendations

All the recommendations contained in the acoustic report prepared by ARUP Australia Pty Ltd, reference AC02, dated 19 September 2022 must be implemented.

11. Material and Paint Schedule & DA Keynotes drawings

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a revised Material and Paint Schedule and DA Keynotes in the Proposed Works drawings in accordance with the following:

- a. Ensure a pre-coloured traditional corrugated steel shall be used for the replacement roller door, finished in a colour equivalent to Colorbond colours "Windspray" or "Wallaby (shown as No. 35 on the proposed works drawings)".
- b. No. 24 in the DA Keynotes Proposed Works drawings must be amended to "New roof sheeting to existing awning must be replaced with traditionally profiled galvanised corrugated iron. The existing fascia to the awning must be retained."
- c. No. 29 in the DA Keynotes Proposed Works drawings must be amended to "A pre-coloured traditional corrugated steel shall be used for the roofing (shown as No. 29 in the Proposed Works drawings), finished in a colour equivalent to Colorbond colours "Windspray" or "Wallaby". A flat or Kliplok profile is acceptable for roof pitches under 3°."
- d. The two (2) string courses painted dark blue to the Cameron and College Street facades must be painted a darker shade to the colour scheme used on the main facades of the item, similar to Dulux "Pale Stone" or "York Stone".

12. 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.

13. Boundary Alignment Levels

Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary.

14. 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
1 - <i>Cinnamomum camphora</i> - located in rear courtyard	Removal
2 - <i>Archontophoenix cunninghamiana</i> - located in rear courtyard	Removal
3, 4, 5, 6, 7 & 9 - <i>Celtis sinensis</i> - located in rear courtyard	Removal
11 - <i>Murraya paniculata</i> - located in rear courtyard	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*.

15. 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.

16. 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.

Tree No.	Botanical/Common Name	Location
8	<i>Corymbia maculata</i>	Rear Courtyard
10	<i>Corymbia maculata</i>	Rear Courtyard

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;

PRIOR TO ANY DEMOLITION

17. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour

photographs of all the adjoining properties to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

18. Advising Neighbours 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.

19. 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.

20. 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.

PRIOR TO CONSTRUCTION CERTIFICATE

21. Food Premises – Odour Emission Control

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that emission control equipment has been provided in the mechanical exhaust system that effectively minimises the emission of odours, vapours and oils.

22. 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.

23. 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

24. Noise General – Acoustic Report

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report demonstrating that noise and vibration from the operation of the premises will satisfy the relevant provisions of the *Protection of the Environment Operations Act 1997* and Regulations and relevant state and local policies and guidelines. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

25. Flood Risk Management Plan

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Flood Risk Management Plan prepared and certified by a suitably qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The Plan must be prepared/amended to make provision for the following:

- a. The plan must be generally in accordance with the recommendations of the Flood Risk Management Report prepared by DIVERSI ENGINEERING SOLUTIONS and dated 12 April 2022;
- b. Recommendations on all precautions to minimise risk to personal safety of occupants and the risk of property damage for the total development. Such recommendations must be consistent with the approved development. The flood impacts on the site must be assessed for the 100-year ARI and Probable Maximum Flood (PMF) storm events. The precautions must include but not be limited to the following:
 - i. Types of materials to be used to ensure the structural integrity of the building to immersion and impact of velocity and debris;
 - ii. Waterproofing methods, including electrical equipment, wiring, fuel lines or any other service pipes or connections;
 - iii. Flood warning signs/depth indicators for areas that may be inundated;
 - iv. A flood evacuation strategy; and
 - v. On-site response plan to minimise flood damage, demonstrating that adequate storage areas are available for hazardous materials and valuable goods above the flood level.
- c. All works must be designed to comply with the Standard for Construction of Buildings in Flood Hazard Areas in accordance with Section 3.10.3 of the Building Code of Australia. Note that some terms defined in this standard have equivalent meaning to terms used in Council's Development Control Plan as listed below:
 - i. Building Code of Australia;
 - ii. Defined flood level (DFL) 100-year Average Recurrence Interval flood level;
 - iii. Defined flood event (DFE) 100-year Average Recurrence Interval flood; and
 - iv. Flood hazard level (FHL) Flood Planning Level (FPL).

26. Flood Affected Site

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

- a. All floor levels and entries to the building must comply with the recommendations of Section E1.3.1/C4, PART E: WATER of Council's DCP 2013. All structures below the Flood Planning Level (flood level plus 500mm freeboard) must be constructed from flood compatible materials;
- b. All electrical equipment and wiring must be waterproofed or installed at or above the Flood Planning Level;
- c. A structural engineer's certificate must be submitted stating that the proposed building has been designed to withstand the forces of flood water, debris and buoyancy up to the 1 in 100-year flood level;
- d. The existing ground levels throughout the site must be maintained so as not to alter the existing overland flow path. Details of all obstructions or changes in level within the overland flow paths must be detailed on the plan; and
- e. All fencing within the overland flow path must be of an open type so as to allow for the free flow of water throughout the site so as to maintain existing flows.

27. 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.

28. Paving/Decking Within the Vicinity of Trees

Prior to the issue of the Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating that the pavement works/decking within the specified radius of the trunk(s) of the following tree/s are constructed in a way so as to ensure that existing moisture infiltration and gaseous exchange are maintained or improved. When preparing an area for paving with the specified radius, the soil surface must not be skimmed or excavated. The new surface and subgrade must be established at grade.

Tree No.	Botanical/Common Name	Radius in Metres
8	<i>Corymbia maculata</i>	6m
10	<i>Corymbia maculata</i>	6m

29. Construction Methods to Minimise Impact on Trees

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details certified by a suitably qualified Arborist demonstrating that the footings of the approved rear pagoda utilise tree sensitive construction techniques (such as isolated pier or pier and beam construction) within the specified radius of the trunk/s of the following tree/s:

Tree No.	Botanical/Common Name	Radius in metres
8	<i>Corymbia maculata</i>	6m or approved TPP
10	<i>Corymbia maculata</i>	6m or approved TPP

Prior to the issue of a Construction Certificate, the Certifying Authority must verify that no proposed underground services are located beneath the canopy of any prescribed tree/s located on the subject site and adjoining sites (including trees located within the public domain).

DURING DEMOLITION AND CONSTRUCTION

30. Documentation of Demolition and Construction Waste

All waste dockets from the recycling and/or disposal of any demolition and construction waste generated from the works must be retained on site.

31. Construction Hours – Class 2-9

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:

- a. 7:00am to 6.00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

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

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

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

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

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

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

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

32. Survey Prior to Footings

Upon excavation of the footings and before the pouring of the concrete, the Certifying Authority must be provided with a certificate of survey from a registered land surveyor to verify that the structure will not encroach over the allotment boundaries.

33. Limited Root Pruning

No tree roots of 30mm or greater in diameter located within the specified radius of the trunk/s of the following tree/s must be severed or injured in the process of any works during the construction period:

Tree No.	Botanical/Common Name	Radius in metres
8	<i>Corymbia maculata</i>	6m or approved TPP
10	<i>Corymbia maculata</i>	6m or approved TPP

All excavation within the specified radius of the trunk(s) of the above tree(s) being hand dug using either pneumatic or hydraulic tools only (e.g. *Airspade*® or hydro excavation) to a depth of one (1) metre under direct supervision of the Project Arborist and then by mechanical means as agreed by the Project Arborist. If tree roots less than 30mm diameter are required to be severed for the purposes of constructing the approved works, they must be cut cleanly using a sharp and *fit for purpose tool*. The pruning must be undertaken by a practicing Arborist.

PRIOR TO OCCUPATION CERTIFICATE

34. Licensed Premises – Plan of Management

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with a Plan of Management for the operation of the licensed premises that addresses the following:

- a. Compliance with the relevant conditions of approval;
- b. Minimise the potential impact of the operation of the premises on nearby residents;
- c. Effectively minimise and manage anti-social behaviour;
- d. Minimise noise emissions and associated nuisances;
- e. Effectively manage and respond to resident complaints;
- f. Ensure responsible service of alcohol and harm minimisation; and
- g. Patron conductivity and security.

35. Noise – Acoustic Report

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an acoustic report prepared by suitably qualified acoustic consultant which demonstrates and certifies that noise and vibration emissions from the development comply with the relevant provisions of *the Protection of the Environment Operations Act 1997* and conditions of Council's approval, including any recommendations of the acoustic report referenced in the conditions of the approval. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

36. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.

37. 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.

38. Smoke Alarms - Certification of upgrade to NCC requirements

Prior to the issue of any Occupation Certificate, the Principal Certifier is required to be satisfied the existing building has been upgraded to comply with the provisions of the National Construction Code (Building Code of Australia) in relation to smoke alarm systems.

39. Project Arborist Certification

Prior to the issue of any Occupation Certificate, the Principal Certifier is to be provided with certification from the project arborist the requirements of the conditions of consent related to the landscape plan and the role of the project arborist have been complied with.

ON-GOING**40. Commercial Waste/Recycling Collection**

The collection of waste and recycling must only occur between 7:00am and 8:00pm weekdays and 9:00am and 5:00pm weekends and public holidays, to avoid noise disruption on the surrounding area,

Garbage and recycling must not be placed on the street for collection more than one (1) hour before the scheduled collection time. Garbage bins and containers are to be removed from the street within one (1) hour after collection.

41. Licensed Premises – Plan of Management - Operation

The operation of the premises complying at all times with the approved Plan of Management. The Plan of Management is not to be further amended without the prior written approval of the Council. If there is any inconsistency between the Plan of Management and the conditions of this consent, the conditions of consent shall prevail to the extent of that inconsistency.

42. Noise – Licensed Premises (12midnight – 7am)

The LA10 noise level emitted from the premises, measured between the hours of midnight and 7am, is not to exceed the background noise level in any octave band frequency (centred on 31.5Hz to 8 kHz inclusive), when measured at the boundary of any adjoining residence.

43. Noise – Licensed Premises (7am – 12midnight)

The LA10 noise level emitted from the premises, measured between the hours of 7am and 12 midnight, is not to exceed the background noise level in any octave band frequency (centred on 31.5Hz to 8 kHz inclusive) by more than 5 dB, when measured at the boundary of any adjoining residence.

44. Noise General

The proposed use of the premises and the operation of all plant and equipment must not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997* and Regulations, NSW EPA Noise Policy for Industry and NSW EPA Noise Guide for Local Government.

45. Signage

This approval does not include any signage. A Separate Development Application must be submitted for any future signage associated with the heritage item.

46. Documentation of Businesses Waste Services

All businesses must have written evidence of all valid and current contracts and/ or tip dockets for the disposal and/ or processing of all waste streams generated from the site.

47. Bin and Reusable Item Storage

All bins and re-usable item storage such as bread trays and kegs are to be stored within the site.

48. Hours of Operation

- a. The hours of operation of the premises must not exceed the following:

Day	Hours
Monday to Saturday	5am - Midnight(12am)
Sunday	10am - 10pm

ADVISORY NOTES

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within Sections 69-86 of the *Environmental Planning and Assessment Regulations 2021*.

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.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

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.

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*.

Amenity Impacts General

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

Fire Safety Certificate

The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

- a. Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
- b. Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Statement for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Statement must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

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
Dial Prior to You Dig	Enquiries relating to Owner Builder Permits and Home Warranty Insurance. 1100 www.dialprior toyoudig.com.au
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Corporation	Payments 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.

Mechanical Ventilation System Certification

The mechanical ventilation systems are to be designed, constructed and operated in accordance with the following:

- Australian Standard AS 1668 Part 1 – 1998;
- Australian Standard AS 1668 Part 2 – 2012;
- Australian Standard 3666.1 – 2011;
- Australian Standard 3666.2 – 2011; and

- e. Australian Standard 3666.3 - 2011.

The system must be located in accordance with the approved plans and/or within the building envelope, design and form of the approved building. Any modifications to the approved plans required to house the system must be the subject of further approval from Council.

Food Premises Waste Storage Area

To ensure adequate storage and collection of waste from the food premises, all garbage and recyclable materials must be stored in a designated waste storage area. The designated waste storage area must be designed and constructed in accordance with the Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises) and Australia and New Zealand Food Standards Code.

Food Premises Certification

The food premises design, construction and operation is in accordance with the following:

- a. *Food Act 2003*;
- b. *Food Regulation 2010*;
- c. Australia and New Zealand Food Standards Code;
- d. Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises);
- e. Australian Standard AS 1668 Part 1 – 1998; and
- f. Australian Standard AS 1668 Part 2 – 2012.

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.

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.

Asbestos Removal

A demolition or asbestos removal contractor licensed under the Work Health and Safety Regulations 2011 must undertake removal of more than 10m² of bonded asbestos (or otherwise specified by WorkCover or relevant legislation).

Removal of friable asbestos material must only be undertaken by a contractor that holds a current Class A Friable Asbestos Removal Licence.

Demolition sites that involve the removal of asbestos must display a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm is to be erected in a prominent visible position on the site to the satisfaction of Council's officers. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation 2014. All receipts detailing method and location of disposal must be submitted to Council as evidence of correct disposal.

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.

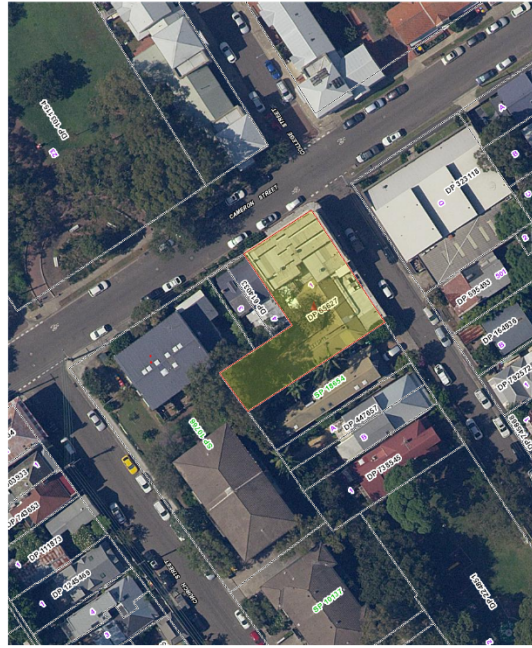
Attachment C – Plans of proposed modification

Dry Dock Hotel

22 Cameron Street Balmain
 Peninsula Hospitality Group Pty Ltd
 Section 4.55 Application

General Notes

General Notes
 - This drawing is for the proposed modification to the original plans. It is to be used in conjunction with the original plans and the original specifications. Do not make any changes to the dimensions or the details of the drawings without the approval of the architect.
Materials
 - All materials are to be in accordance with the Australian Standard AS/NZS 4576:2001. All materials are to be of good quality and free from defects.
Workmanship
 - All work is to be in accordance with the Australian Standard AS/NZS 4576:2001. All work is to be of good quality and free from defects.
Dimensions
 - All dimensions are in millimetres unless otherwise stated.
Levels
 - All levels are in millimetres unless otherwise stated.
Structural
 - All structural elements are to be in accordance with the Australian Standard AS/NZS 4576:2001. All structural elements are to be of good quality and free from defects.
Finishes
 - All finishes are to be in accordance with the Australian Standard AS/NZS 4576:2001. All finishes are to be of good quality and free from defects.
Drainage
 - All drainage is to be in accordance with the Australian Standard AS/NZS 4576:2001. All drainage is to be of good quality and free from defects.
Electrical
 - All electrical is to be in accordance with the Australian Standard AS/NZS 4576:2001. All electrical is to be of good quality and free from defects.
Plumbing
 - All plumbing is to be in accordance with the Australian Standard AS/NZS 4576:2001. All plumbing is to be of good quality and free from defects.
Other
 - All other work is to be in accordance with the Australian Standard AS/NZS 4576:2001. All other work is to be of good quality and free from defects.



Drawing List - Development Application

Sheet Number	RT/PA Date	Sheet Name
DA-1000	08/12/22	Site Plan & Shading Plot
DA-1001	08/12/22	Site Plan & Shading Plot
DA-1002	08/12/22	Site Plan & Shading Plot
DA-1003	08/12/22	Site Plan & Shading Plot
DA-1004	08/12/22	Site Plan & Shading Plot
DA-1005	08/12/22	Site Plan & Shading Plot
DA-1006	08/12/22	Site Plan & Shading Plot
DA-1007	08/12/22	Site Plan & Shading Plot
DA-1008	08/12/22	Site Plan & Shading Plot
DA-1009	08/12/22	Site Plan & Shading Plot
DA-1010	08/12/22	Site Plan & Shading Plot
DA-1011	08/12/22	Site Plan & Shading Plot
DA-1012	08/12/22	Site Plan & Shading Plot
DA-1013	08/12/22	Site Plan & Shading Plot
DA-1014	08/12/22	Site Plan & Shading Plot
DA-1015	08/12/22	Site Plan & Shading Plot
DA-1016	08/12/22	Site Plan & Shading Plot
DA-1017	08/12/22	Site Plan & Shading Plot
DA-1018	08/12/22	Site Plan & Shading Plot
DA-1019	08/12/22	Site Plan & Shading Plot
DA-1020	08/12/22	Site Plan & Shading Plot
DA-1021	08/12/22	Site Plan & Shading Plot
DA-1022	08/12/22	Site Plan & Shading Plot
DA-1023	08/12/22	Site Plan & Shading Plot
DA-1024	08/12/22	Site Plan & Shading Plot
DA-1025	08/12/22	Site Plan & Shading Plot
DA-1026	08/12/22	Site Plan & Shading Plot
DA-1027	08/12/22	Site Plan & Shading Plot
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DA-1098	08/12/22	Site Plan & Shading Plot
DA-1099	08/12/22	Site Plan & Shading Plot
DA-1100	08/12/22	Site Plan & Shading Plot

Section 4.55 Application
 Drawn by: [Name]
 Checked by: [Name]
 Project No: 2674
 Draw Date: 21/12/2021
 Draw Date: 16/12/22
 Drawing No: DA1-0000
 Revision: 09

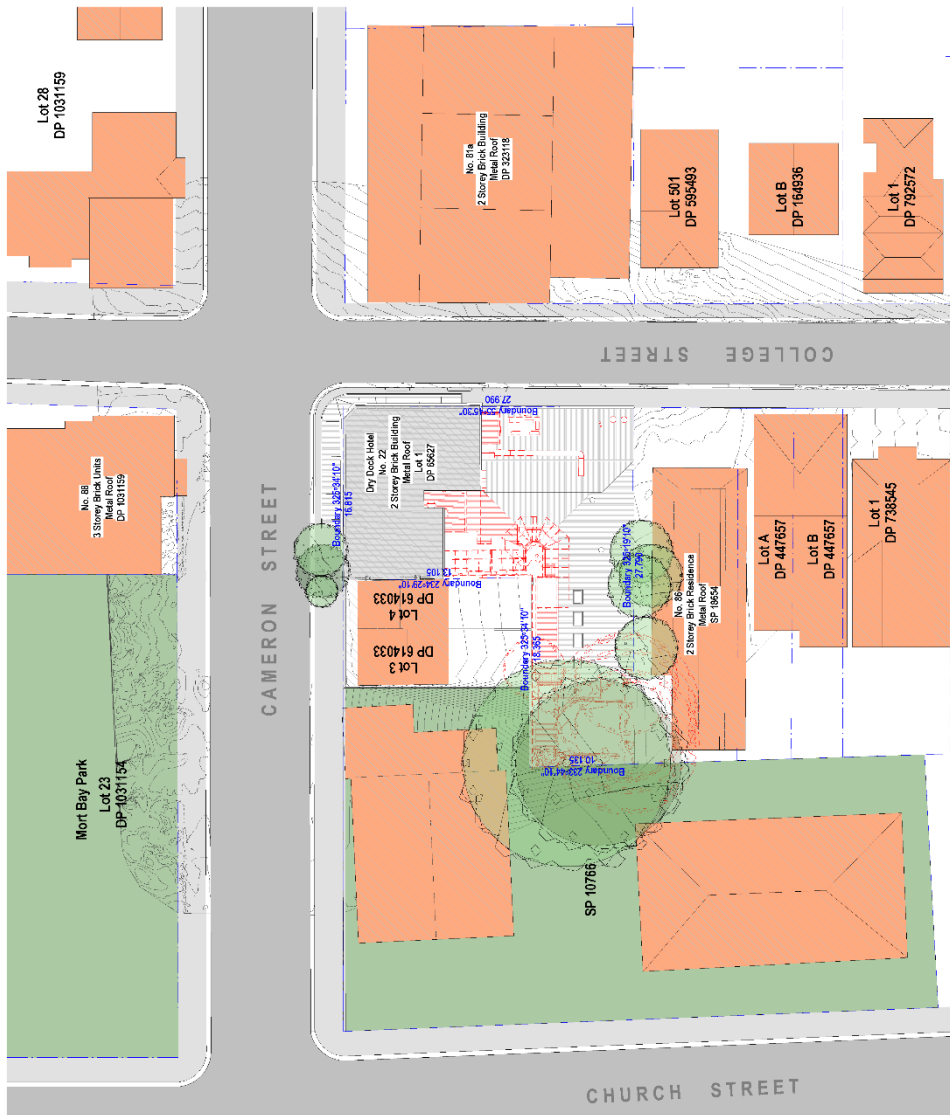
H&E ARCHITECTS
 100/100 Victoria Street
 Sydney NSW 2000
 Phone: 02 9339 3333
 Email: info@h&e.com.au
 Website: www.h&e.com.au
 H&E ARCHITECTS
 100/100 Victoria Street
 Sydney NSW 2000
 Phone: 02 9339 3333
 Email: info@h&e.com.au
 Website: www.h&e.com.au

DA Legend

- Proposed new area of development or additional area of development (as shown in the DA)
- Existing Brick Building Fabric (as shown in the DA)
- Proposed new building fabric
- Not Part of Scope
- Existing Building Fabric
- Areas of proposed demolition to the House Fabric (as shown in the DA)

4455 LEGEND

- PROPOSED SCOPE / AREA OF WORKS



General Note

This DA is for the proposed demolition of the existing brick building fabric and the construction of a new brick building fabric on the site. The applicant is responsible for the demolition of the existing brick building fabric and the construction of the new brick building fabric. The applicant is responsible for the demolition of the existing brick building fabric and the construction of the new brick building fabric. The applicant is responsible for the demolition of the existing brick building fabric and the construction of the new brick building fabric.

Rev.	Date	Description
01	10/20/22	Submission for DA
02	10/20/22	Submission for DA
03	10/20/22	Submission for DA
04	10/20/22	Submission for DA
05	10/20/22	Submission for DA

H&E ARCHITECTS

1/150 North Sydney Road, Sydney, NSW 1585
 PO Box 488 Darlinghurst NSW 1500
 Sydney, NSW 1585

Peninsula Hospitality Group Pty Ltd

Item No.	Description
1	Dry Dock Hotel
2	22 Cameron Street Balmain
3	Site Plan & Roof Plan - Existing & Demolition

Section 4.55 Application

Scale: 1:200
 Date: 21/02/22
 Project No: 2674
 DA No: DA1-0500

DA Legend

DCA for the purpose of application of variations or variations to the existing conditions (where applicable)

- Existing Glass Balustrade (generally in situ)
- Proposed new building form
- Red Painted Stone
- Vegetation to be retained
- Area of proposed variation to the existing building form

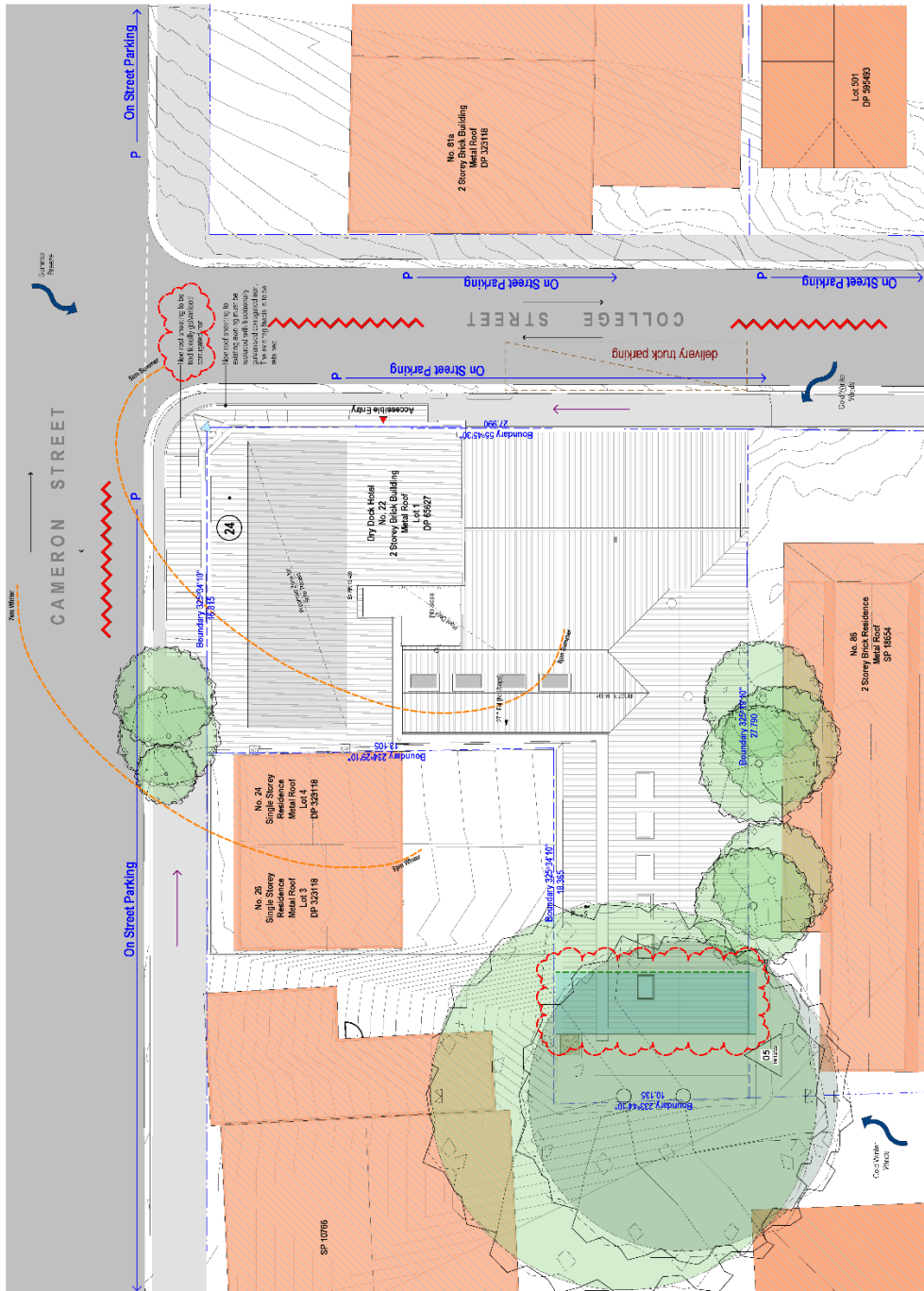
Site Analysis Legend

- Roadways
- Limit of Road Form
- Automobile Entry
- Building Entry
- Roadway Access
- Roadway Access
- Publication Access
- Solar Path
- Water Sources
- View to the Street

§455 LEGEND

- PROPOSED LOCAL VARIATION OF ZONINGS
- 24 (24)

Flow code meeting or exceeding must be indicated on all site plans.



Section 4.55 Application

Lot Area	1,100	Intensity	Medium
Lot Depth	1,200	Lot Area	161222
Lot Width	27.292/27.291	Lot Area	161222
Section	2674	Section	05
Section	DA1-0600	Section	05

Scale: 1" = 10m

Project: Dry Dock Hotel
Location: 22 Cameron Street Belmont
Owner: SPH Plan & Roof Plan - Proposed

Site: 22 Cameron Street Belmont
Project: Dry Dock Hotel
Owner: SPH Plan & Roof Plan - Proposed

Site: 22 Cameron Street Belmont
Project: Dry Dock Hotel
Owner: SPH Plan & Roof Plan - Proposed

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Site: 22 Cameron Street Belmont
Project: Dry Dock Hotel
Owner: SPH Plan & Roof Plan - Proposed

Site: 22 Cameron Street Belmont
Project: Dry Dock Hotel
Owner: SPH Plan & Roof Plan - Proposed

DA Legend

1. Existing footpath and kerb, 2. Existing or new kerb, 3. Existing or new drainage, 4. Existing or new footpath

5. Existing above ground water (shallow to deep)

6. Proposed building slab

7. Flat Foot Slabs

8. Retaining structure

9. Existing or new drainage

10. Proposed or existing footpath

11. Proposed or existing kerb

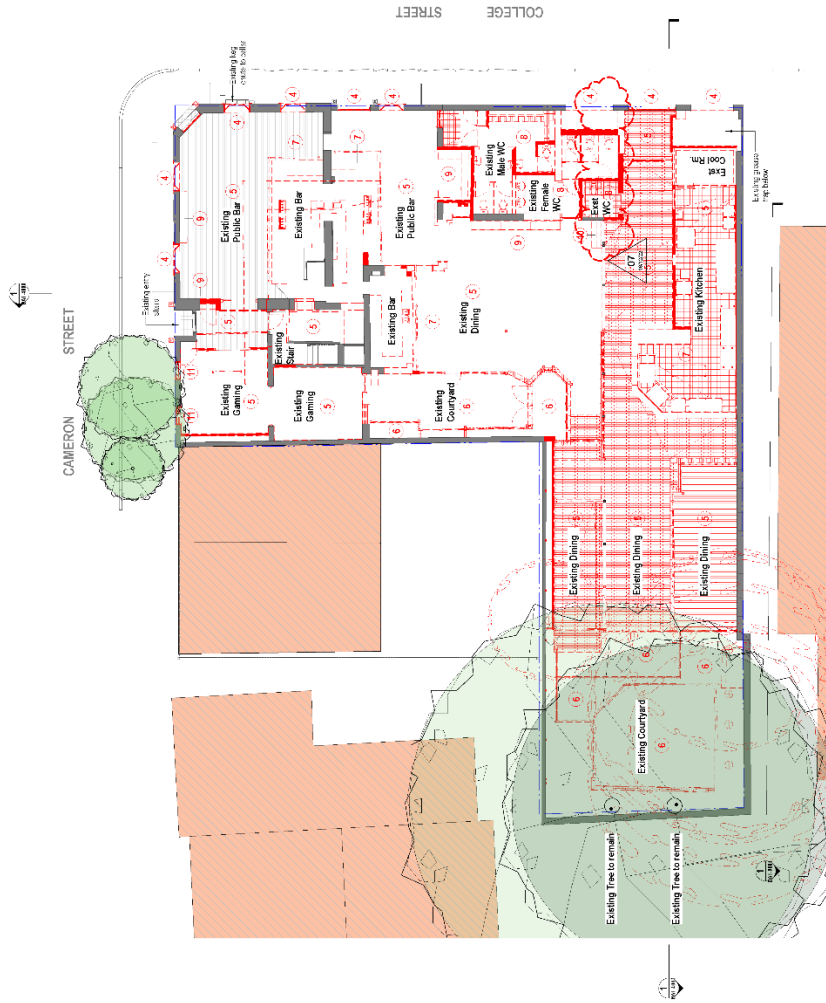
DA Keynotes - Demolition

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\$455 LEGEND

PROPOSED ROYAL CHINA, 37 MORRIS



Section 4.55 Application	
Date of Application	11/01/2024
Date of Decision	19/01/2024
Project No.	2674
Project Name	DA11-1101
Page No.	07

25 Cameron Street Burmah
 Ground Floor Plan - Existing & Demolition

Dry Dock Hotel
 Patritsulu Hospitality Group Pty Ltd

H&E
 ARCHITECTS

30/11/2023
 25 Cameron Street Burmah
 Patritsulu Hospitality Group Pty Ltd

Revised: 11/01/2024
 25 Cameron Street Burmah
 Patritsulu Hospitality Group Pty Ltd

General Note
 This document is a preliminary drawing and is not to be used for construction purposes without the approval of the architect.

www.handh.com.au
 1300 654 444

DA Keynotes - Proposed Works

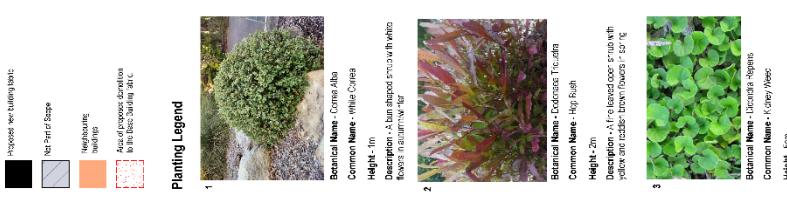
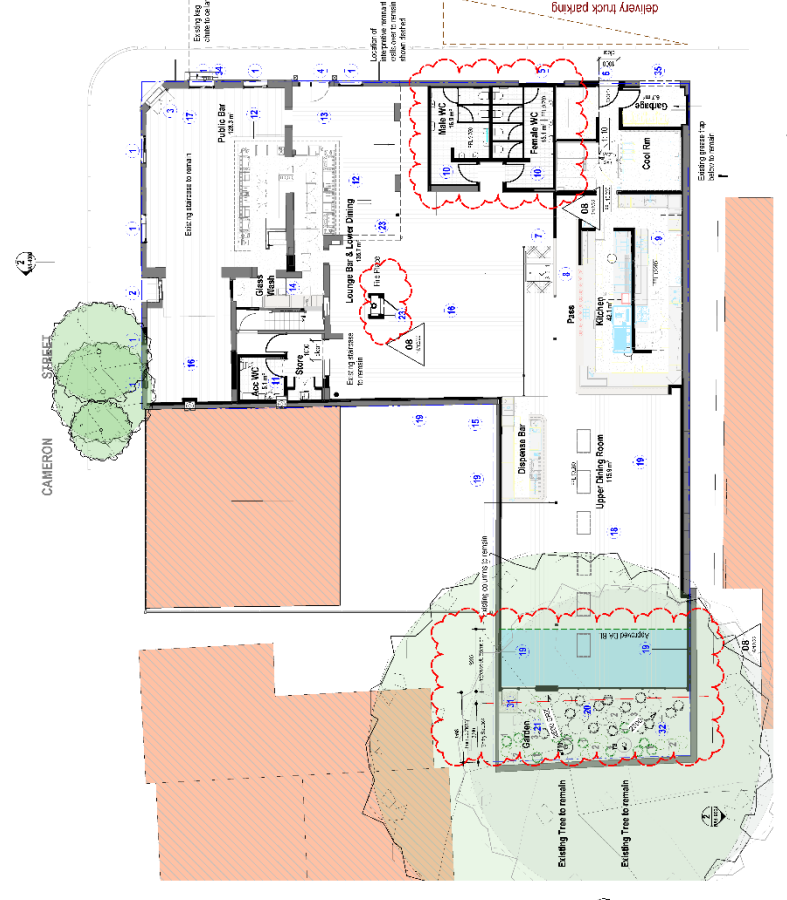
1. Proposed new site boundary
2. Existing site boundary
3. Proposed new concrete slab to existing concrete slab
4. Proposed new accessible entry door to existing entry door
5. Proposed new accessible ramp to existing ramp
6. Proposed new single store unit 1000 capacity
7. New entrance to large dining room with new front door
8. New bar fit out and kitchen fit out
9. New bar fit out and kitchen fit out
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37. New bar fit out and kitchen fit out

DA Material Legend

- Blank
- Grey
- Black
- Red
- Blue
- Green
- Orange
- Yellow
- Pink
- White
- Light Blue
- Light Green
- Light Orange
- Light Yellow
- Light Pink
- Light White
- Light Light Blue
- Light Light Green
- Light Light Orange
- Light Light Yellow
- Light Light Pink
- Light Light White

DA Keynotes - Proposed Works

1. Proposed new site boundary
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37. New bar fit out and kitchen fit out



Section 4.55 Application

Page 6 of 11

Project No: 2674

DA1-1102

08

DA Material Legend

Blank

Grey

Black

Red

Blue

Green

Orange

Yellow

Pink

White

Light Blue

Light Green

Light Orange

Light Yellow

Light Pink

Light White

Light Light Blue

Light Light Green

Light Light Orange

Light Light Yellow

Light Light Pink

Light Light White

s455 LEGEND

PROPOSED SCOPE AREAS OF WORKS

22 Cameron Street Bar/Hotel

Peninsula Hospitality Group Pty Ltd

H&E ARCHITECTS

Suite 25, Level 2, 24 Oxford Street
 Sydney NSW 2000 Australia
 Tel: +61 2 9237 2244
 Fax: +61 2 9237 2245
 www.handeh.com.au
 PO Box 486, Darlington NSW 1580
 Tel: +61 2 9237 2244
 Fax: +61 2 9237 2245

Rev. Date. Assessment

1. 15/08/2024. Initial Assessment

2. 15/08/2024. Final Assessment

General Notes

1. The site is located at the corner of Cameron Street and College Street, Sydney NSW 2000.

2. The site is currently occupied by a building and parking area.

3. The proposed works include the construction of a new building and the removal of existing structures.

4. The proposed works are subject to the approval of the Council.

DA Keynotes - Proposed Works

- 1. Propose new works to existing site.
- 2. Propose new works to existing site.
- 3. Propose new works to existing site.
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- 37. Propose new works to existing site.

DA Material Legend

- CA - Concrete
- GR - Grass
- IR - Iron
- PRZ - Precast
- CR - Ceramic
- OP - Other

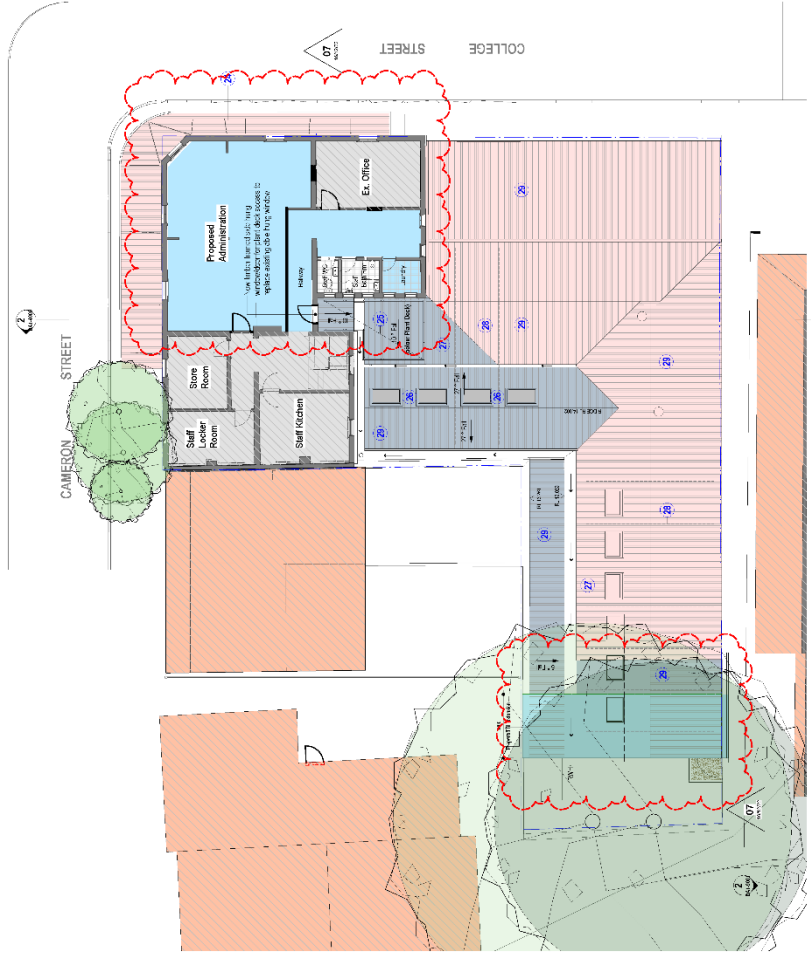
Refer to Sheet DA1-1104 for materials and details.
22 Cameron Street Blenheim
 Reticulated Water Network
Partial Level of Floor Plan & Roof Plan - Proposed

Scale
 1:100
 1:200
 1:500

Section 4.55 Application

DA1-1104

DA1-1104



\$465 LEGEND

- PROPOSED LAZARUS AREA OF INTEREST

General Notes

- 1. All work to be done in accordance with the Council's Engineering Specifications for Building Works.
- 2. All work to be done in accordance with the Council's Engineering Specifications for Building Works.
- 3. All work to be done in accordance with the Council's Engineering Specifications for Building Works.
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- 36. All work to be done in accordance with the Council's Engineering Specifications for Building Works.
- 37. All work to be done in accordance with the Council's Engineering Specifications for Building Works.

DA Material Legend

- CA - Concrete
- GR - Grass
- IR - Iron
- PRZ - Precast
- CR - Ceramic
- OP - Other

Project
 Dry Dock Hotel

Client
 Patimaha Hospitality Group Pty Ltd

Site
 22 Cameron Street Blenheim

Drawn by
 H&E ARCHITECTS

Checked by
 H&E ARCHITECTS

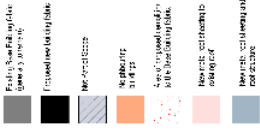
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Date
 27/02/2021

Sheet
 DA1-1104

Project No.
 DA1-1104

DA Legend
 U.S. - U.S. Street
 U.S. - U.S. Street
 U.S. - U.S. Street

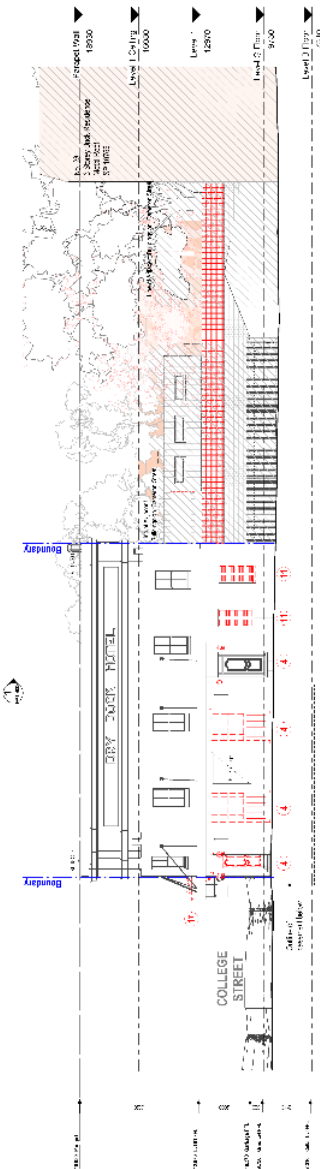


DA Material Legend

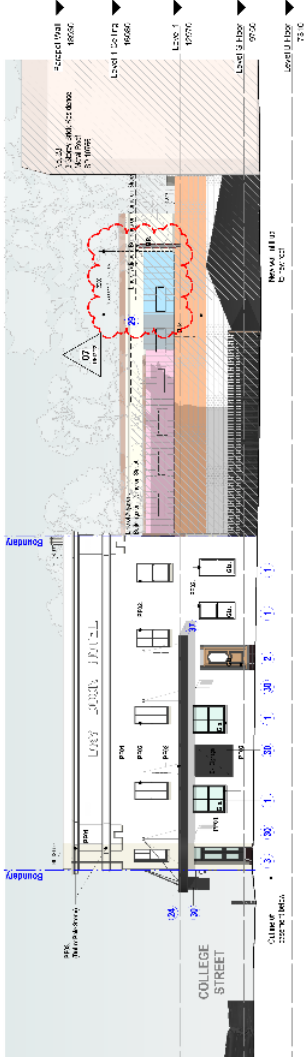
U.S. - U.S. Street
 U.S. - U.S. Street
 U.S. - U.S. Street

DA Keynotes - Demolition

1. Demolition of existing structure
2. Demolition of existing structure
3. Demolition of existing structure
4. Demolition of existing structure
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6. Demolition of existing structure
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14. Demolition of existing structure
15. Demolition of existing structure
16. Demolition of existing structure



1. North East Elevation (Facing Cameron Street) - Existing & Renovation



2. North East Elevation (Facing Cameron Street) - Proposed

DA Keynotes - Proposed Works

1. Proposed works
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3. Proposed works
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50. Proposed works

\$455 LEGEND

1. Proposed works
2. Proposed works
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8. Proposed works
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50. Proposed works

Section 4.55 Application
 No. 274
 2074
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Section 4.55 Application
 No. 274
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Section 4.55 Application
 No. 274
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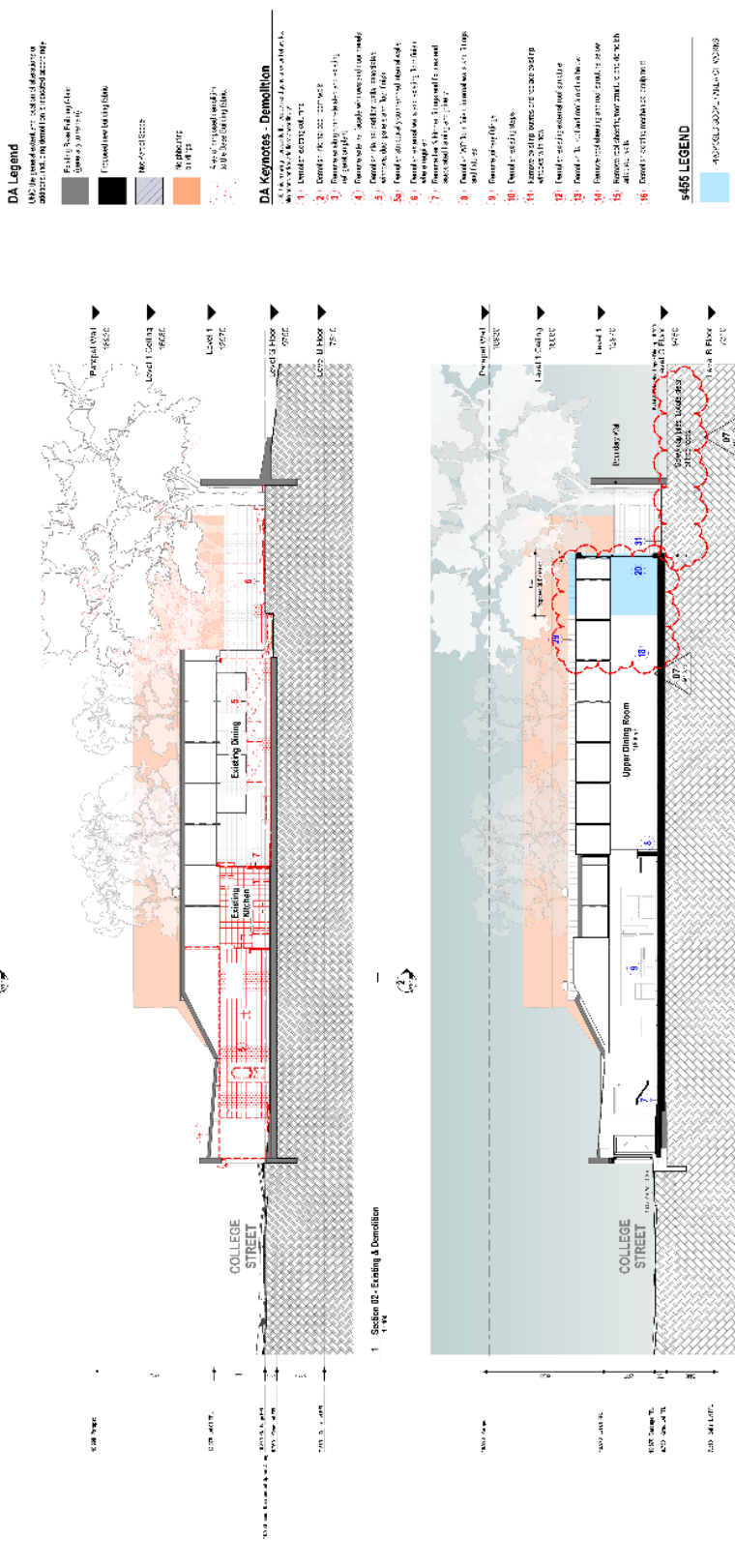
Section 4.55 Application
 No. 274
 2074
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Section 4.55 Application
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Section 4.55 Application
 No. 274
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Section 4.55 Application
 No. 274
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 2074
 2074



DA Keynotes - Proposed Works

1. Proposed demolition of existing structure
2. Proposed new structure
3. Proposed new structure with existing structure
4. Proposed new structure with existing structure and new structure
5. Proposed new structure with existing structure and new structure and new structure

DA Keynotes - Demolition

1. Demolition of existing structure
2. Demolition of existing structure and new structure
3. Demolition of existing structure and new structure and new structure
4. Demolition of existing structure and new structure and new structure and new structure
5. Demolition of existing structure and new structure and new structure and new structure and new structure

DA Legend

DA Legend symbols and descriptions:

- Existing Structure
- Proposed Structure
- Proposed Structure with Existing Structure
- Proposed Structure with Existing Structure and New Structure
- Proposed Structure with Existing Structure and New Structure and New Structure

DA Keynotes - Demolition

DA Keynotes - Demolition descriptions:

1. Demolition of existing structure
2. Demolition of existing structure and new structure
3. Demolition of existing structure and new structure and new structure
4. Demolition of existing structure and new structure and new structure and new structure
5. Demolition of existing structure and new structure and new structure and new structure and new structure

DA Keynotes - Proposed Works

DA Keynotes - Proposed Works descriptions:

1. Proposed demolition of existing structure
2. Proposed new structure
3. Proposed new structure with existing structure
4. Proposed new structure with existing structure and new structure
5. Proposed new structure with existing structure and new structure and new structure

s485 LEGEND

s485 LEGEND symbols and descriptions:

- Proposed Structure

Section 4.55 Application

Section 4.55 Application details:

- Section 4.55 Application
- Section 4.55 Application
- Section 4.55 Application

DA Keynotes - Demolition

DA Keynotes - Demolition descriptions:

1. Demolition of existing structure
2. Demolition of existing structure and new structure
3. Demolition of existing structure and new structure and new structure
4. Demolition of existing structure and new structure and new structure and new structure
5. Demolition of existing structure and new structure and new structure and new structure and new structure

DA Keynotes - Proposed Works

DA Keynotes - Proposed Works descriptions:

1. Proposed demolition of existing structure
2. Proposed new structure
3. Proposed new structure with existing structure
4. Proposed new structure with existing structure and new structure
5. Proposed new structure with existing structure and new structure and new structure

DA Keynotes - Demolition

DA Keynotes - Demolition descriptions:

1. Demolition of existing structure
2. Demolition of existing structure and new structure
3. Demolition of existing structure and new structure and new structure
4. Demolition of existing structure and new structure and new structure and new structure
5. Demolition of existing structure and new structure and new structure and new structure and new structure

DA Keynotes - Proposed Works

DA Keynotes - Proposed Works descriptions:

1. Proposed demolition of existing structure
2. Proposed new structure
3. Proposed new structure with existing structure
4. Proposed new structure with existing structure and new structure
5. Proposed new structure with existing structure and new structure and new structure

General Notes:

1. This diagram is a shadow diagram and is not a site plan.
2. The diagram is based on the information provided in the planning application.
3. The diagram is for informational purposes only and is not a guarantee of the accuracy of the information.
4. The diagram is not a substitute for a professional survey or other technical drawing.
5. The diagram is not a substitute for a professional engineering or architectural drawing.
6. The diagram is not a substitute for a professional planning or zoning document.
7. The diagram is not a substitute for a professional legal document.
8. The diagram is not a substitute for a professional financial document.
9. The diagram is not a substitute for a professional insurance document.
10. The diagram is not a substitute for a professional tax document.

Shadow Diagram Legend

UNSHADOWED AREAS: EXISTING BUILDINGS AND LANDSCAPE

SHADOWED AREAS: PROPOSED BUILDINGS AND LANDSCAPE

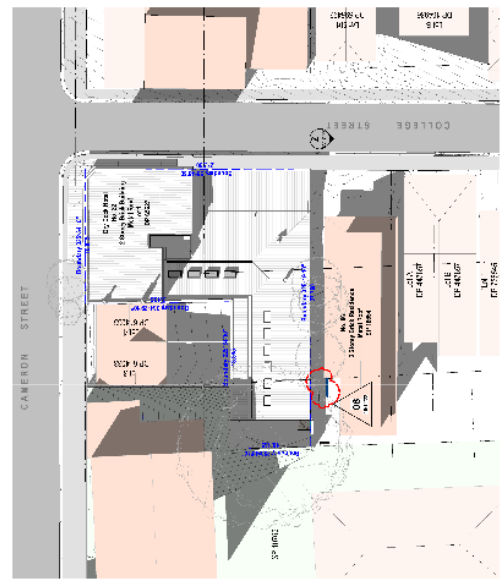
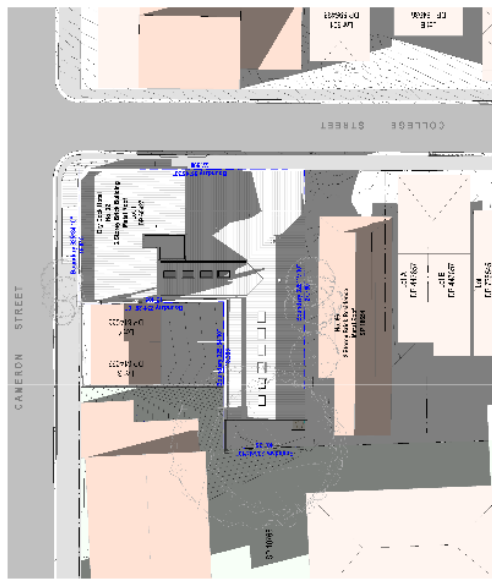
- Existing Buildings
- Existing Landscaping
- Proposed Buildings
- Proposed Landscaping
- Proposed Parking
- Proposed Driveways
- Proposed Fences
- Proposed Retaining Walls
- Proposed Roads
- Proposed Sidewalks
- Proposed Cycles
- Proposed Trees



H&E
 10000 100th Street, Suite 1000
 Houston, Texas 77036
 Phone: (713) 260-1000
 Fax: (713) 260-1001
 Website: www.handeh.com

Section 4.55 Application

Project Name: 21st June - 21st June - Proposed s455
 Project Address: 21st June - 21st June - Proposed s455
 Project Owner: 21st June - 21st June - Proposed s455
 Project Date: 21st June - 21st June - Proposed s455
 Project Status: 21st June - 21st June - Proposed s455



General Notes

1. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
2. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
3. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
4. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
5. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.

Site Data - Background

1. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
2. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
3. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
4. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
5. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.

Shadow Diagram Legend

- 1. Existing approved shadow
- 2. Local proposed shadow
- 3. No shadow
- 4. No shadow
- 5. No shadow



H&E

11/11/2019 10:00 AM

11/11/2019 10:00 AM

11/11/2019 10:00 AM

11/11/2019 10:00 AM

11/11/2019 10:00 AM

Dy Dook Hill

Ferndale Hospitality Group Pty Ltd

22 Cameron Street Edinburgh

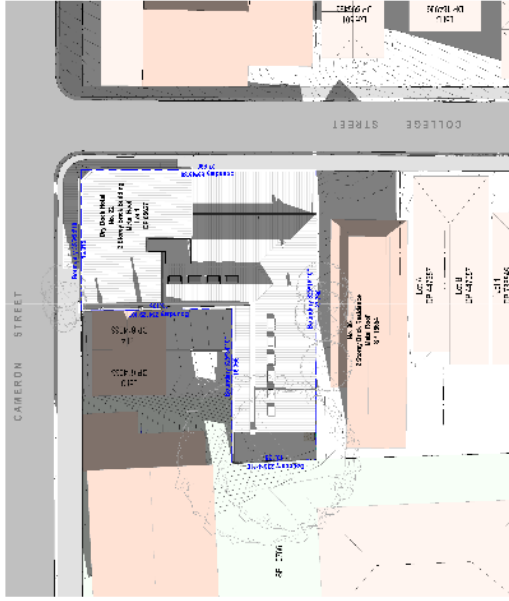
Shadow Diagrams - Winter 21st June - Sheet 02

Section 4.55 Application

11/11/2019	10:00 AM	11/11/2019
11/11/2019	10:00 AM	11/11/2019
11/11/2019	10:00 AM	11/11/2019
11/11/2019	10:00 AM	11/11/2019

DA1-9001

06



No. 86 2 Storey Brick Residence



1. Detail Elevation Showing No. 86 College Street North East Elevation - Winter Equinox - 21st June - 12pm - Approved

No. 86 2 Storey Brick Residence



2. Detail Elevation Showing No. 86 College Street North East Elevation - Winter Equinox - 21st June - 12pm - s455 Proposed

General Notes

1. This plan is to be read in conjunction with the Development Application Form.
2. The applicant is responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. The applicant is responsible for ensuring that the proposed development complies with all applicable laws, regulations, and standards.
4. The applicant is responsible for providing all necessary information and documentation to support the application.
5. The applicant is responsible for ensuring that the proposed development is constructed in accordance with the approved plans.
6. The applicant is responsible for ensuring that the proposed development is maintained in accordance with the approved plans.

Site Data - Overview

1. Site No: 1500
2. Site Name: 1500
3. Site Address: 1500
4. Site Area: 1500
5. Site Zoning: 1500
6. Site Status: 1500

Shadow Diagram Legend

1. Proposed Development

2. Existing Buildings

3. Proposed Shadow

4. Existing Shadow

5. Proposed Shadow (Summer)

6. Existing Shadow (Summer)

7. Proposed Shadow (Winter)

8. Existing Shadow (Winter)

9. Proposed Shadow (Spring)

10. Existing Shadow (Spring)

11. Proposed Shadow (Autumn)

12. Existing Shadow (Autumn)

Summer Solstice - 23rd December - 8am - Proposed 465

Summer Solstice - 23rd December - 12pm - Proposed 465

Section 4.55 Application

1. Site No: 1500

2. Site Name: 1500

3. Site Address: 1500

4. Site Area: 1500

5. Site Zoning: 1500

6. Site Status: 1500

DA1-9002

1. Site No: 1500

2. Site Name: 1500

3. Site Address: 1500

4. Site Area: 1500

5. Site Zoning: 1500

6. Site Status: 1500

General Notes

1. ALLSE - ALLSOUTH - 30m - 40m
2. ALLSE - ALLSOUTH - 30m - 40m
3. ALLSE - ALLSOUTH - 30m - 40m
4. ALLSE - ALLSOUTH - 30m - 40m
5. ALLSE - ALLSOUTH - 30m - 40m

Site Data - Allotment

1. ALLSE - ALLSOUTH - 30m - 40m
2. ALLSE - ALLSOUTH - 30m - 40m
3. ALLSE - ALLSOUTH - 30m - 40m
4. ALLSE - ALLSOUTH - 30m - 40m
5. ALLSE - ALLSOUTH - 30m - 40m

Shadow Diagram Legend

USING THE SHADOW DIAGRAM TO DETERMINE THE SHADOW CAST BY THE PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT

- 1. PROPOSED DEVELOPMENT
- 2. PROPOSED DEVELOPMENT
- 3. PROPOSED DEVELOPMENT
- 4. PROPOSED DEVELOPMENT
- 5. PROPOSED DEVELOPMENT

EXISTING DEVELOPMENT

- 1. EXISTING DEVELOPMENT
- 2. EXISTING DEVELOPMENT
- 3. EXISTING DEVELOPMENT
- 4. EXISTING DEVELOPMENT
- 5. EXISTING DEVELOPMENT

H&E

22 Cameron Street Brisbane

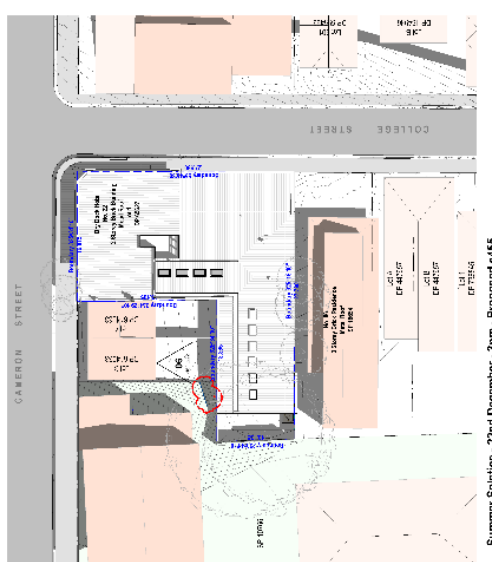
Section 4.55 Application

DA1-9003

22 Cameron Street Brisbane

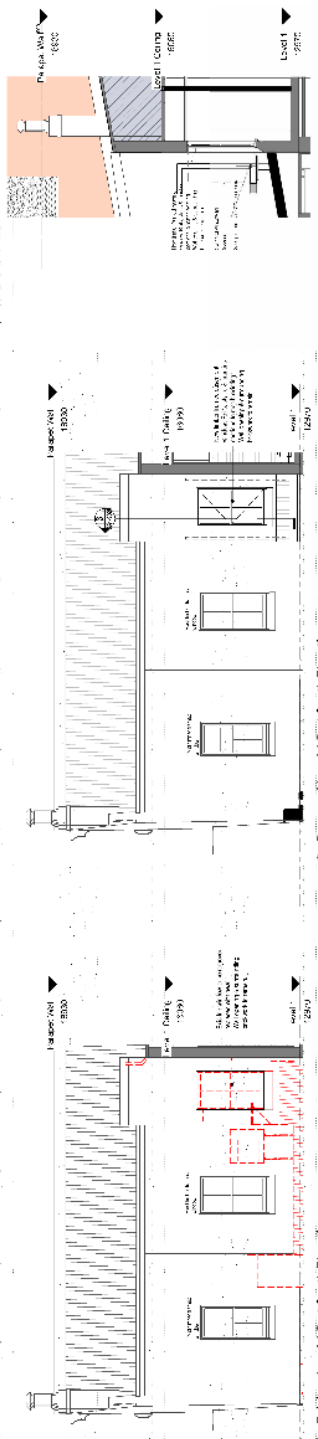
Section 4.55 Application

DA1-9003



Summer Solstice - 22nd December - 3pm - Proposed \$455

DA1-9003



4 Photo south window

Section 4.55 Application

DAI No.	DAI-9020
DAI Title	Part South Elevation Level 01
DAI Date	26/07/2022
DAI Author	DAI-9020
DAI Designer	DAI-9020
DAI Checker	DAI-9020
DAI Approver	DAI-9020
DAI Status	DAI-9020
DAI Version	DAI-9020
DAI Project	DAI-9020
DAI Location	DAI-9020
DAI Client	DAI-9020
DAI Contact	DAI-9020
DAI Phone	DAI-9020
DAI Email	DAI-9020
DAI Website	DAI-9020
DAI Social Media	DAI-9020
DAI Other	DAI-9020

H&E

Section 4.55 Application

DAI No. 9020
DAI Title: Part South Elevation Level 01
DAI Date: 26/07/2022
DAI Author: DAI-9020
DAI Designer: DAI-9020
DAI Checker: DAI-9020
DAI Approver: DAI-9020
DAI Status: DAI-9020
DAI Version: DAI-9020
DAI Project: DAI-9020
DAI Location: DAI-9020
DAI Client: DAI-9020
DAI Contact: DAI-9020
DAI Phone: DAI-9020
DAI Email: DAI-9020
DAI Website: DAI-9020
DAI Social Media: DAI-9020
DAI Other: DAI-9020

Attachment D -Plans of Approved Development – DA/2022/0317

DA Legend

Areas of approved development are shown in orange. Areas of approved development are shown in orange. Areas of approved development are shown in orange.

[Orange Box]	Approved development
[Red Dotted Box]	Areas of proposed development to be shown in red dotted lines
[Green Box]	Areas of proposed development to be shown in green
[Blue Box]	Areas of proposed development to be shown in blue
[Black Box]	Areas of proposed development to be shown in black
[Grey Box]	Areas of proposed development to be shown in grey
[White Box]	Areas of proposed development to be shown in white

DEVELOPMENT COMMENT
 Determination No: DA/2022/0317
 Development Order: Development Order 2022
 Subject to attached conditions

INNER WEST



Development Application

DA/2022/0317	1,200	1,400	2,000
21/2/2021	21/2/2021	21/2/2021	21/2/2021
2674	2674	2674	2674
DA1-0500	DA1-0500	DA1-0500	DA1-0500

Site Plan & Roof Plan - Existing & Demolition

22 Cameron Street Balmain	Dry Dock Hotel
Site Plan & Roof Plan - Existing & Demolition	Peninsula Hospitality Group Pty Ltd

Site Plan & Roof Plan - Existing & Demolition

22 Cameron Street Balmain	Dry Dock Hotel
Site Plan & Roof Plan - Existing & Demolition	Peninsula Hospitality Group Pty Ltd

Site Plan & Roof Plan - Existing & Demolition

22 Cameron Street Balmain	Dry Dock Hotel
Site Plan & Roof Plan - Existing & Demolition	Peninsula Hospitality Group Pty Ltd

Site Plan & Roof Plan - Existing & Demolition

22 Cameron Street Balmain	Dry Dock Hotel
Site Plan & Roof Plan - Existing & Demolition	Peninsula Hospitality Group Pty Ltd

Site Plan & Roof Plan - Existing & Demolition

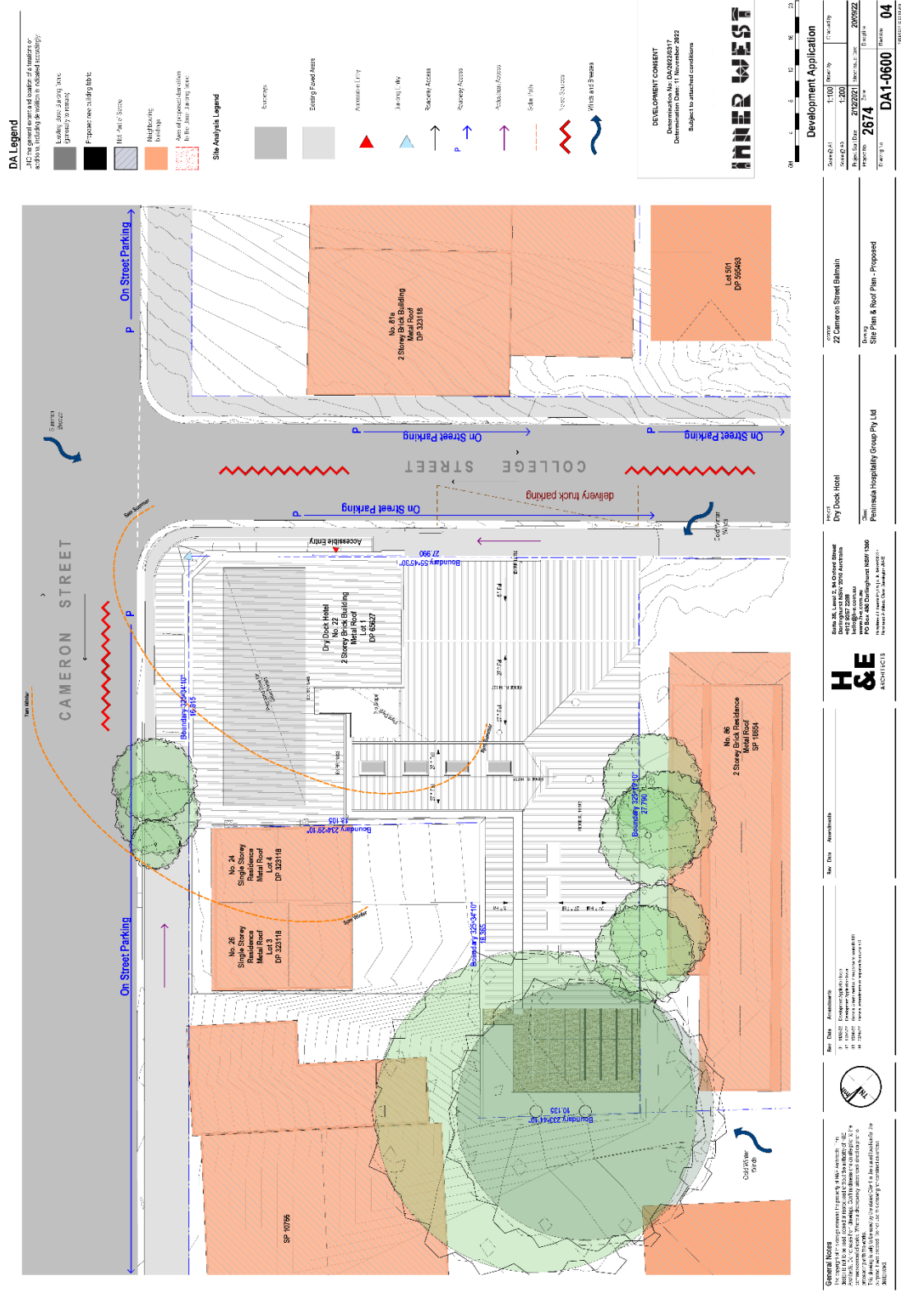
22 Cameron Street Balmain	Dry Dock Hotel
Site Plan & Roof Plan - Existing & Demolition	Peninsula Hospitality Group Pty Ltd

Site Plan & Roof Plan - Existing & Demolition

22 Cameron Street Balmain	Dry Dock Hotel
Site Plan & Roof Plan - Existing & Demolition	Peninsula Hospitality Group Pty Ltd

Site Plan & Roof Plan - Existing & Demolition

22 Cameron Street Balmain	Dry Dock Hotel
Site Plan & Roof Plan - Existing & Demolition	Peninsula Hospitality Group Pty Ltd



DA Legend

1802 - Proposed new wall and roof structure
 1803 - Existing wall and roof structure
 1804 - Existing wall and roof structure to be demolished

- Existing Shop Front Glazing (to be retained)
- Proposed new building fabric
- Red Paint to Scope
- Reinforcing cutlapp
- Asbestos remediation to be retained

DA Keyrates - Demolition
 1802 - Proposed new wall and roof structure
 1803 - Existing wall and roof structure
 1804 - Existing wall and roof structure to be demolished

1. Demolish existing roof
2. Demolish existing wall
3. Demolish existing floor
4. Remove ground level and above and set new ground level
5. Demolish existing wall, window, door, window, door, window and door
6. Demolish existing wall and ceiling
7. Demolish existing floor
8. Demolish existing roof
9. Demolish existing roof
10. Demolish existing roof
11. Demolish existing roof
12. Demolish existing roof
13. Demolish existing roof
14. Demolish existing roof
15. Demolish existing roof
16. Demolish existing roof

Development Application

Site No: 22 Cameron Street Balmain
 Zone: D1
 Subzone: D1/2
 Application No: 2674
 Applicant: Cellar Floor Plans
 Date: 11/10/2022
 Status: 07

DA1-1100

DEVELOPMENT COMMENT
 Demolition to 1803/17
 Determination Date: 11 November 2022
 Subject to attached conditions.

INNER WEST

1 Cellar Plan - Existing & Demolition
1:100

Line of building structure shown

2 Cellar Plan - Proposed
1:100

Line of building structure shown

General Notes:

1. All work to be done in accordance with the relevant Australian Standards.
2. All work to be done in accordance with the relevant NSW and Federal Legislation.
3. All work to be done in accordance with the relevant NSW and Federal Legislation.
4. All work to be done in accordance with the relevant NSW and Federal Legislation.
5. All work to be done in accordance with the relevant NSW and Federal Legislation.
6. All work to be done in accordance with the relevant NSW and Federal Legislation.
7. All work to be done in accordance with the relevant NSW and Federal Legislation.
8. All work to be done in accordance with the relevant NSW and Federal Legislation.
9. All work to be done in accordance with the relevant NSW and Federal Legislation.
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11. All work to be done in accordance with the relevant NSW and Federal Legislation.
12. All work to be done in accordance with the relevant NSW and Federal Legislation.
13. All work to be done in accordance with the relevant NSW and Federal Legislation.
14. All work to be done in accordance with the relevant NSW and Federal Legislation.
15. All work to be done in accordance with the relevant NSW and Federal Legislation.
16. All work to be done in accordance with the relevant NSW and Federal Legislation.

Revisions:

Rev.	Date	Description
01	11/10/2022	Issue for comment
02	11/10/2022	Issue for comment
03	11/10/2022	Issue for comment
04	11/10/2022	Issue for comment
05	11/10/2022	Issue for comment
06	11/10/2022	Issue for comment
07	11/10/2022	Issue for comment

Architects: H&E ARCHITECTS

Site: 22 Cameron Street Balmain
 Client: Cellar Floor Plans
 Project: Cellar Floor Plans

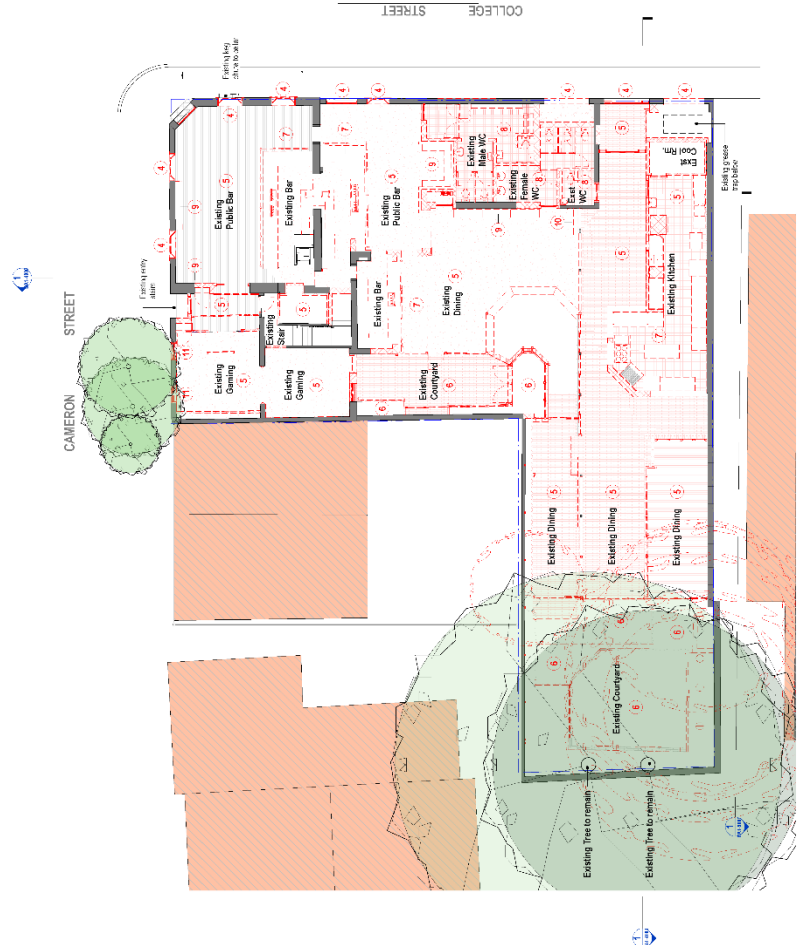
DA Legend

DA Keynotes - Demolition
 Areas to be demolished are shown in red hatched areas. Areas to be demolished are shown in red hatched areas. Areas to be demolished are shown in red hatched areas.

Existing Building Footprint
 Proposed new Building Footprint
 No Part of Scope
 Highways and Adjacent
 Areas - Proposed plans on the DA Existing Site

- DA Keynotes - Demolition**
- 1 Demolish existing structure
 2 Demolish existing structure
 3 Demolish existing structure
 4 Demolish existing structure
 5 Demolish existing structure
 6 Demolish existing structure
 7 Demolish existing structure
 8 Demolish existing structure
 9 Demolish existing structure
 10 Demolish existing structure
 11 Demolish existing structure
 12 Demolish existing structure
 13 Demolish existing structure
 14 Demolish existing structure
 15 Demolish existing structure
 16 Demolish existing structure

DEVELOPMENT CONSENT
 Determination No. DA20230317
 Determination Date: 11 November 2022
 subject to attached conditions



Development Application	
DA No.	2674
DA Title	Ground Floor Plan - Existing & Demolition
DA No.	DA1-1101
DA No.	2674
DA Title	Ground Floor Plan - Existing & Demolition
DA No.	DA1-1101

H & E
 ARCHITECTS

10/101, Level 10, 240 Collins Street
 Melbourne VIC 3000 Australia
 Tel: (03) 9636 1000
 Fax: (03) 9636 1001
 PO Box 980 East Melbourne VIC 3002
 h&e.com.au
 h&e@h&e.com.au

No.	Date	Amendment
1	11/11/2022	Issue for comment
2	11/11/2022	Issue for comment
3	11/11/2022	Issue for comment
4	11/11/2022	Issue for comment
5	11/11/2022	Issue for comment

General Notes

1. All works shall be in accordance with the relevant Australian Standards and Codes of Practice.

2. The applicant shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

3. The applicant shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

4. The applicant shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

5. The applicant shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

Drawn by: D. J. [Name]
 Scale: 1:500 (Site Plan)

DA Legend

Indicates the extent of the DA boundary. Areas within the DA boundary are indicated in grey.

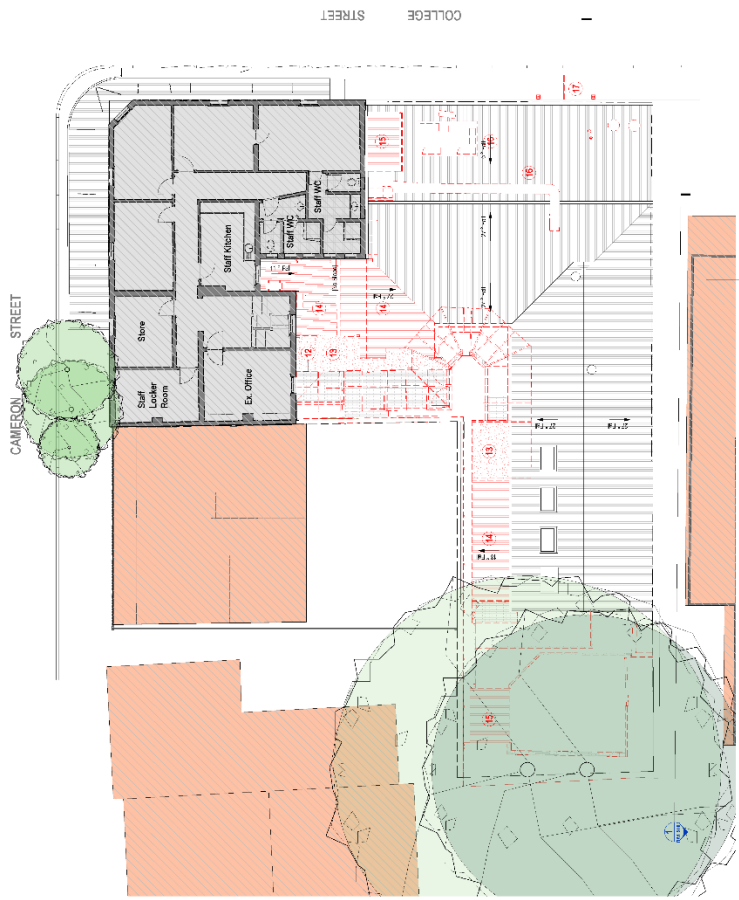
- DA boundary
- Proposed new building site
- Proposed new building site
- DA Site - Scope
- DA Site - Retention
- DA Site - Demolition

DA Keywords - Demolition

Indicates the extent of the DA boundary. Areas within the DA boundary are indicated in grey.

- 1 Demolish existing structure
- 2 Demolish frame and/or walls
- 3 Remove existing concrete slab and/or retaining structure
- 4 Remove existing concrete slab and/or retaining structure
- 5 Demolish existing structure walls, specified in the DA, and provide for floor finish
- 6 Demolish existing structure walls, specified in the DA, and provide for floor finish
- 7 Demolish existing structure walls, specified in the DA, and provide for floor finish
- 8 Demolish existing structure walls and floor slab
- 9 Remove concrete slabs
- 10 Demolish existing structure walls and/or retaining structure
- 11 Demolish existing structure walls and/or retaining structure
- 12 Demolish existing structure walls and/or retaining structure
- 13 Demolish existing structure walls and/or retaining structure
- 14 Remove and provide for floor finish
- 15 Remove and provide for floor finish
- 16 Demolish existing structure walls and/or retaining structure

DEVELOPMENT CONSENT
 Determination No. DA/2022/0317
 Determination Date: 11 November 2022
 Subject to attached conditions



Development Application

DA No.	2674
DA Title	2674
DA No.	2674
DA Title	2674
DA No.	2674
DA Title	2674
DA No.	2674
DA Title	2674

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DA Title	2674

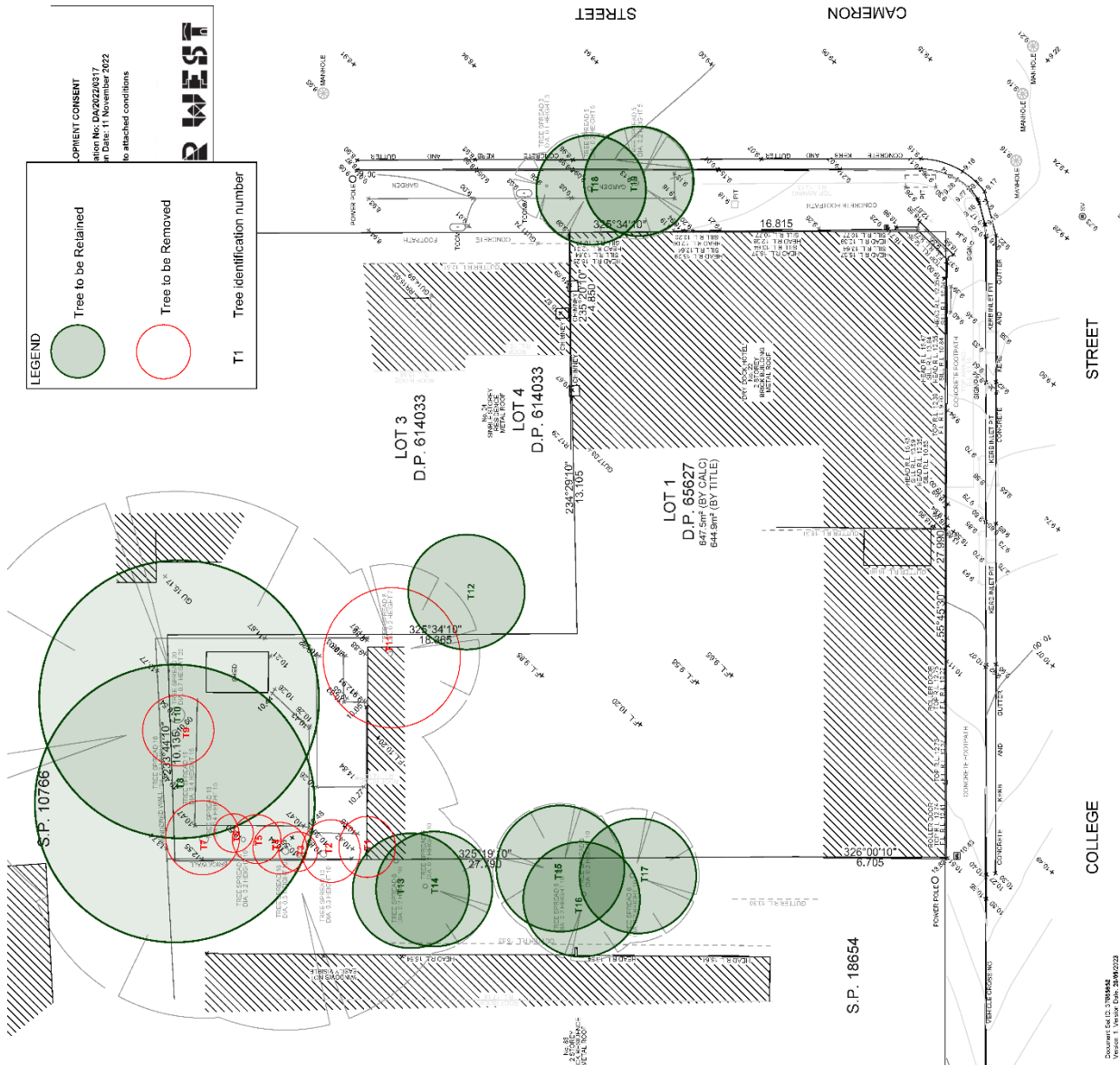
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DA Title	2674



LEGEND

- Tree to be Retained
- Tree to be Removed

T1 Tree identification number

WEST

COPRIGHT CONSENT
Plan No. DA2220017
P Date: 11 November 2022
to be attached conditions

Document No. 37059402
Version 1, Vendor Date: 28/09/2023

DA Legend

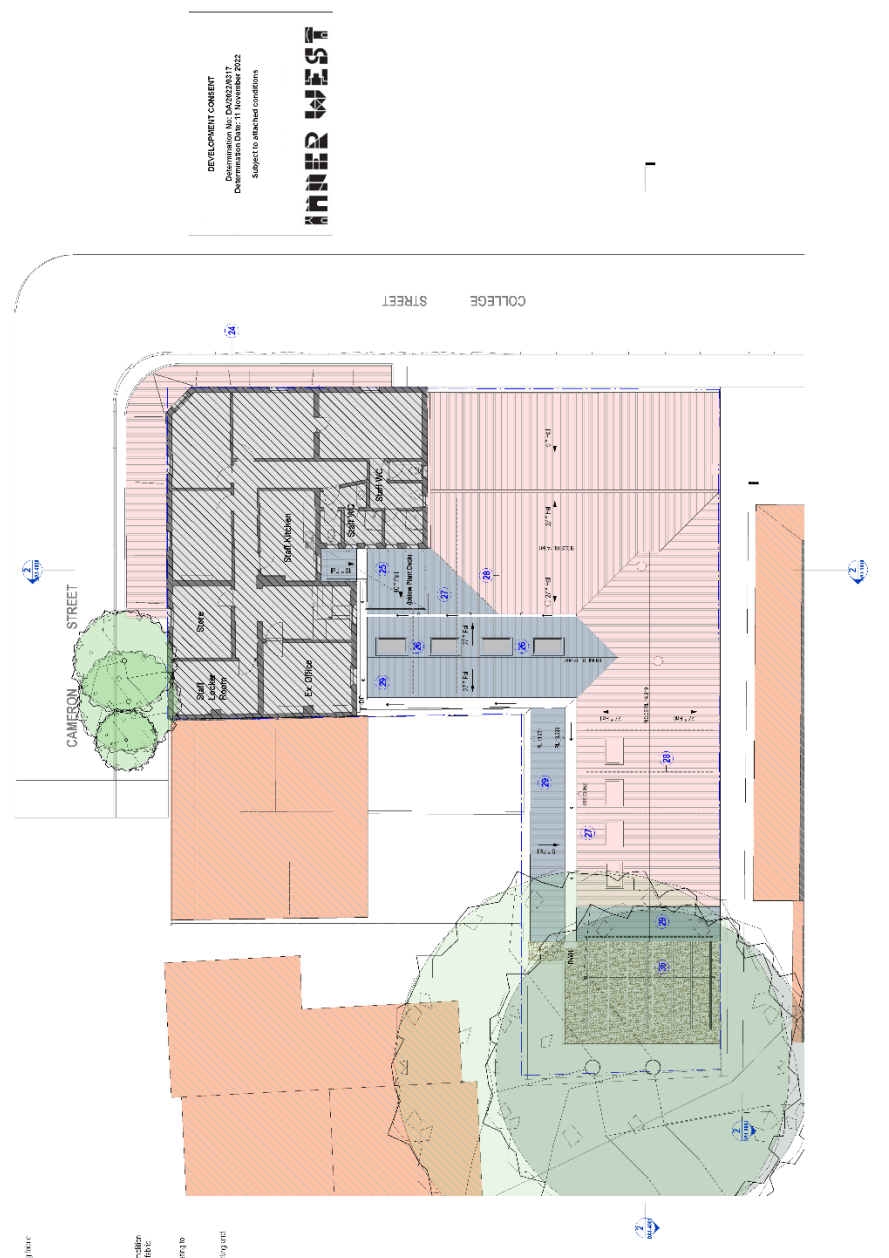
- 1. Existing Area - Building Footprint
- 2. Existing Area - Driveway
- 3. Existing Area - Other
- 4. Proposed Area - Building Footprint
- 5. Proposed Area - Driveway
- 6. Proposed Area - Other
- 7. Proposed Area - Retaining Wall
- 8. Proposed Area - Fencing
- 9. Proposed Area - Landscaping
- 10. Proposed Area - Other
- 11. Proposed Area - Fencing
- 12. Proposed Area - Landscaping
- 13. Proposed Area - Other
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- 16. Proposed Area - Other
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- 19. Proposed Area - Other
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- 94. Proposed Area - Other
- 95. Proposed Area - Fencing
- 96. Proposed Area - Landscaping
- 97. Proposed Area - Other
- 98. Proposed Area - Fencing
- 99. Proposed Area - Landscaping
- 100. Proposed Area - Other

DA Keynotes - Proposed Works

1. Proposed new building footprint
2. Proposed new driveway
3. Proposed new retaining wall
4. Proposed new fencing
5. Proposed new landscaping
6. Proposed new other
7. Proposed new retaining wall
8. Proposed new fencing
9. Proposed new landscaping
10. Proposed new other
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91. Proposed new retaining wall
92. Proposed new fencing
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94. Proposed new other
95. Proposed new retaining wall
96. Proposed new fencing
97. Proposed new landscaping
98. Proposed new other
99. Proposed new retaining wall
100. Proposed new fencing

DA Material Legend

- 1. Brick
- 2. Concrete
- 3. Asphalt
- 4. Grass
- 5. Sand
- 6. Gravel
- 7. Stone
- 8. Timber
- 9. Metal
- 10. Glass
- 11. Plastic
- 12. Paint
- 13. Stucco
- 14. Slate
- 15. Terrazzo
- 16. Marble
- 17. Granite
- 18. Quartz
- 19. Limestone
- 20. Sandstone
- 21. Travertine
- 22. Onyx
- 23. Soapstone
- 24. Slate
- 25. Terrazzo
- 26. Marble
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- 94. Slate
- 95. Terrazzo
- 96. Marble
- 97. Granite
- 98. Quartz
- 99. Limestone
- 100. Sandstone



DEVELOPMENT COMMENT
 Determination No: DA11-1104/12
 Development Name: 22 Cameroun Street
 Subject to annexed conditions

INNER WEST

General Notes

1. All work to be done in accordance with the current edition of the Australian Standard AS/NZS 4576:2012.
2. All work to be done in accordance with the current edition of the Australian Standard AS/NZS 4576:2012.
3. All work to be done in accordance with the current edition of the Australian Standard AS/NZS 4576:2012.
4. All work to be done in accordance with the current edition of the Australian Standard AS/NZS 4576:2012.
5. All work to be done in accordance with the current edition of the Australian Standard AS/NZS 4576:2012.
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7. All work to be done in accordance with the current edition of the Australian Standard AS/NZS 4576:2012.
8. All work to be done in accordance with the current edition of the Australian Standard AS/NZS 4576:2012.
9. All work to be done in accordance with the current edition of the Australian Standard AS/NZS 4576:2012.
10. All work to be done in accordance with the current edition of the Australian Standard AS/NZS 4576:2012.

DA Material Legend

1. Brick
 2. Concrete
 3. Asphalt
 4. Grass
 5. Sand
 6. Gravel
 7. Stone
 8. Timber
 9. Metal
 10. Glass
 11. Plastic
 12. Paint
 13. Stucco
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 15. Terrazzo
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 17. Granite
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 92. Onyx
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 94. Slate
 95. Terrazzo
 96. Marble
 97. Granite
 98. Quartz
 99. Limestone
 100. Sandstone

Development Application

Scale: 1:100
 Date: 26/11/2021
 Project No: DA11-1104/12
 Drawing No: 2674
 Drawing Title: Partial Level 01 Floor Plan & Roof Plan - Proposed
 Drawing Date: 26/11/2021
 Drawing Scale: 1:100
 Drawing No: 2674
 Drawing Title: Partial Level 01 Floor Plan & Roof Plan - Proposed
 Drawing Date: 26/11/2021
 Drawing Scale: 1:100

H&E
 ARCHITECTS

22 Cameroun Street
 Dry Dock Hotel
 Peninnula Hospitality Group Pty Ltd

DA Legend

- Existing Base Building fabric
Proposed new building fabric
Proposed new building fabric
Neighbouring buildings
Proposed new building fabric
New roof not extending to existing roof
New roof not extending and not attached

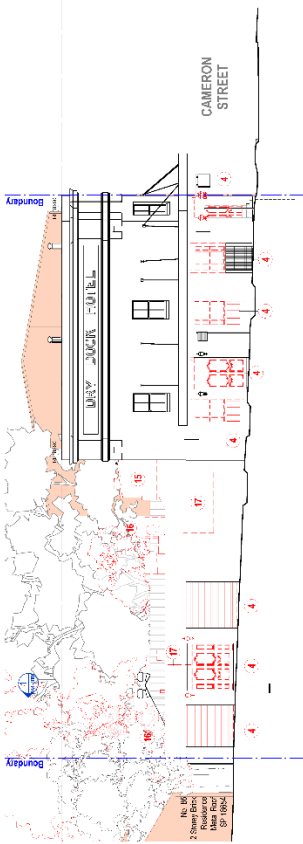
DA Material Legend

- Brick
Concrete
Render
Stone cladding
Timber cladding
Metal cladding
Glass
Other

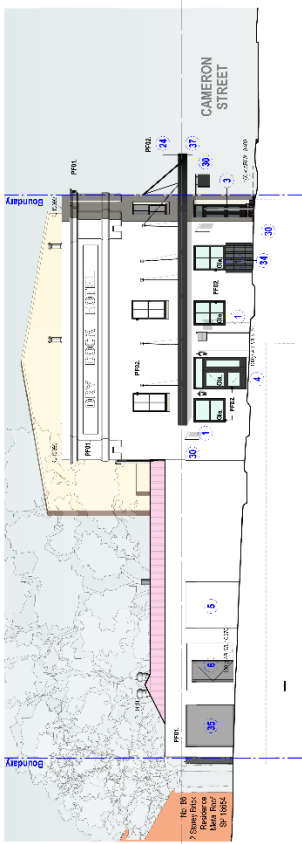
DA Keynotes - Demolition

- Demolish existing structure
Demolish existing concrete slab and ceiling
Remove exterior facade windows and door panels
Demolish existing facade windows and door panels
Demolish existing facade windows and door panels
Demolish existing facade windows and door panels
Demolish existing facade windows and door panels

DEVELOPMENT COMMENT
Development No: DA00020217
Submission date: 11 November 2022
Subject to attached conditions



1. South East Elevation (Facing College Street) - Existing & Demolition



2. South East Elevation (Facing College Street) - Proposed

DA Keynotes - Proposed Works

- Proposed new window to existing opening
Proposed new door to existing opening
Proposed new door to existing opening
Proposed new door to existing opening
Proposed new door to existing opening
Proposed new door to existing opening
Proposed new door to existing opening

- Low mechanical plant ceiling and suction
Proposed new window to existing opening
New door to existing opening
New door to existing opening
New door to existing opening
New door to existing opening
New door to existing opening

General Notes

1. The DA is prepared in accordance with the provisions of the Building Act 2016 and the Building Regulation 2016.

Project

22 Cammeron Street Unit 100

Client

Peninsula Hospitality Group Pty Ltd

Development Application

DA1-3001

DA Legend

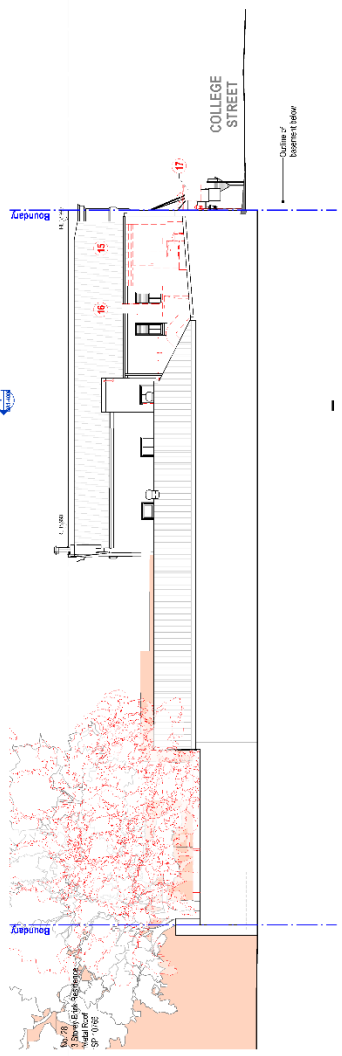
- UNCL: Unplanned areas, location of all services or additional services to be provided to meet requirements.
- Existing State Building fabric (beneficial to retain)
 - Proposed new building fabric
 - Not Used Space
 - Existing building fabric
 - Area of proposed demolition to be taken into account
 - New roof for existing building
 - New roof for existing and roof structure

DA Material Legend

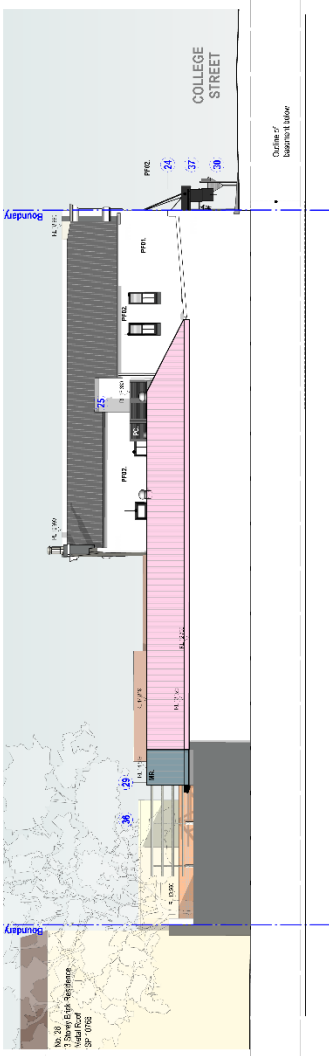
- Client
- ME: Metal Roofing
- PC: Concrete
- PF1: Existing/Proposed Finish
- PF2: External Paint Finish
- CC: Concrete
- CC: Concrete

DA Keynotes - Demolition

- Refer to sheet DA1-3002 for notes and details.
- UNCL: Unplanned areas, location of all services or additional services to be provided to meet requirements.
1. Demolish existing columns
 2. Demolish internal roof structure
 3. Remove existing concrete slab and existing
 4. Remove external brickwork and roof panels
 5. Demolish existing brickwork and roof panels
 6. Demolish existing brickwork and roof panels
 7. Remove brick & tile roof and structure associated with the driveway
 8. Demolish VC Roof Deck, internal walls and floors and frame
 9. Remove driveway fittings
 10. Demolish existing stairs
 11. Remove existing concrete and replace existing
 12. Demolish existing external wall structure
 13. Demolish the roof and roof structure below
 14. Remove roof cladding and roof structure below attached roof
 15. Remove roof cladding for car and van shelter attached roof
 16. Demolish existing mechanical equipment



1 South West Elevation - Existing & Demolition
1:100



2 South West Elevation - Proposed
1:100

DA Keynotes - Proposed Works

- UNCL: Unplanned areas, location of all services or additional services to be provided to meet requirements.
1. Proposed new entrance to existing building
 2. Proposed new door to existing building
 3. Proposed new door to existing building
 4. Proposed new entrance to existing building
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 37. Proposed new entrance to existing building

General Notes

1. Refer to sheet DA1-3002 for notes and details.
2. Refer to sheet DA1-3002 for notes and details.
3. Refer to sheet DA1-3002 for notes and details.
4. Refer to sheet DA1-3002 for notes and details.
5. Refer to sheet DA1-3002 for notes and details.
6. Refer to sheet DA1-3002 for notes and details.
7. Refer to sheet DA1-3002 for notes and details.
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9. Refer to sheet DA1-3002 for notes and details.
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34. Refer to sheet DA1-3002 for notes and details.
35. Refer to sheet DA1-3002 for notes and details.
36. Refer to sheet DA1-3002 for notes and details.
37. Refer to sheet DA1-3002 for notes and details.

Scale: 1:100	Project No: 2009/02
Date: 15/08/2022	Sheet No: 06
Project Name: DA1-3002	Client: H&E
Project No: 2009/02	Project No: 2009/02
Scale: 1:100	Scale: 1:100

DA Legend

Indicate the general location and location of a structure to be demolished in a development application (indicated by red hatching)

- Existing Bare Building (indicative of general location)
Proposed new building footprints
New material cladding
New roof cladding and roof structure

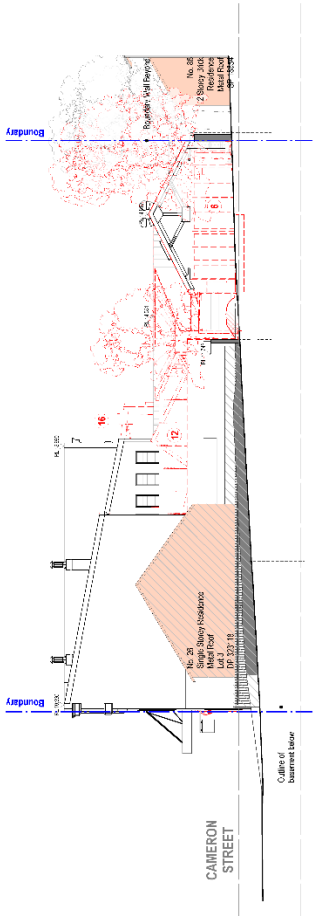
DA Material Legend

- Cladding
Roof Cladding
Roof Structure
Roof Structure

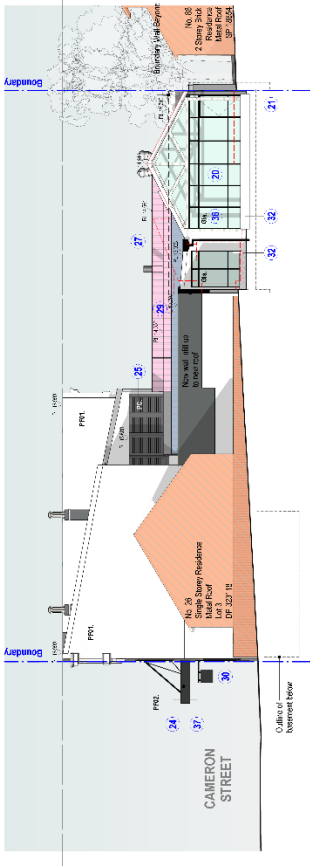
DA Keynotes - Demolition

- Demolish existing roof structure
Demolish existing roof structure
Demolish existing roof structure
Demolish existing roof structure

DEVELOPMENT CONSENT
Demolition Date: 11 November 2022
Subject to attached conditions



1 North West Elevation - Existing & Demolition

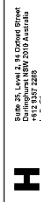


2 North West Elevation - Proposed

DA Keynotes - Proposed Works

- Propose new window to existing opening
Propose new window to existing opening
Propose new window to existing opening
Propose new window to existing opening

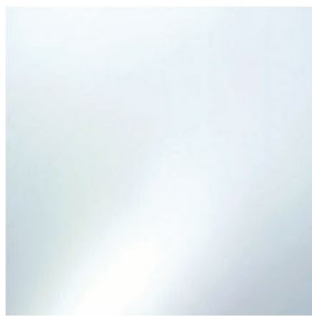
General Notes
Refer to the DA for further details
Refer to the DA for further details



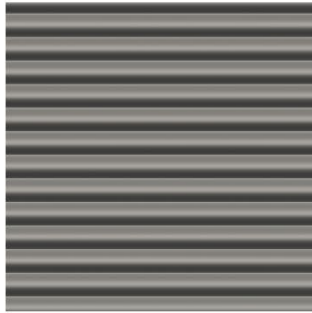
22 Cameron Street Blenheim
North West Elevations
DA1-3003

Table with 2 columns: Item No., Description. Includes items like 1.000, 1.001, 1.002, 1.003, 1.004, 1.005, 1.006, 1.007, 1.008, 1.009, 1.010, 1.011, 1.012, 1.013, 1.014, 1.015, 1.016, 1.017, 1.018, 1.019, 1.020.

Table with 2 columns: Item No., Description. Includes items like 2.000, 2.001, 2.002, 2.003, 2.004, 2.005, 2.006, 2.007, 2.008, 2.009, 2.010, 2.011, 2.012, 2.013, 2.014, 2.015, 2.016, 2.017, 2.018, 2.019, 2.020.



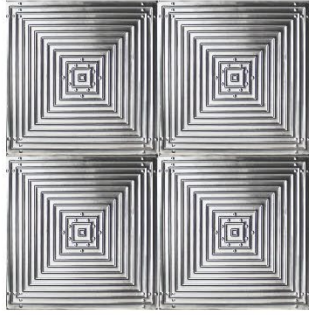
Gla.
Clear Glazing



MR.
Profiled Metal Roofing - Colour - Wallaby



CR.
Crushed gravel to maintenance access area



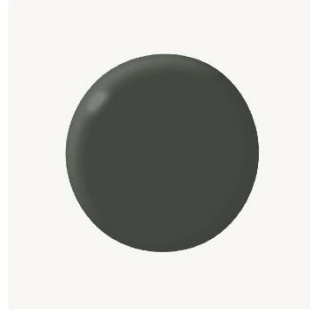
MS (PF02).
Pressed metal soffit lining to existing awning
Wunderlic - Labyrinth - Paint Finish PF02.



PC.
Powdercoated Plant Deck Louvers - Colour - Wallaby



PF01.
Stripped existing paint finish



PF02.
Dulux Deep Bronze Green



DEVELOPMENT CONSENT
Determination No: DA022/2023/17
Determination Date: 17 November 2023
Subject to attached conditions

General Notes

1. A copy of all the above materials samples is attached to this application. It is the applicant's responsibility to ensure that the materials used in the development are consistent with the approved materials. The applicant is responsible for ensuring that the materials used in the development are consistent with the approved materials.
2. The applicant is responsible for ensuring that the materials used in the development are consistent with the approved materials.
3. The applicant is responsible for ensuring that the materials used in the development are consistent with the approved materials.

Ref.	Date	Amendments
1	17/11/2023	Initial Application
2	17/11/2023	Amendment 1 - Final Design
3	17/11/2023	Amendment 2 - Final Design

PROJ	By Dock Hotel
PROJ	22 Cameron Street Balmain
PROJ	Material & Paint Schedule

PROJ	22 Cameron Street Balmain
PROJ	Material & Paint Schedule

PROJ	22 Cameron Street Balmain
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Attachment E – Statement of Heritage Significance

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Area 15 Town of Waterview Conservation Area

Landform

The land in this conservation area is located around a small creek (known as Curtis Waterhole) that enters Waterview Bay (now Morts Bay) at its most western point. The area is generally sheltered and includes flat low-lying land near the bay (where Morts Dock was built) rising south to higher land along Darling Street and west to the prominent knoll of Dock Road and Bates Street.



Figure 15.1 Town of Waterview Conservation Area Map.

History

The area that was later developed by Thomas Mort as the Town of Waterview included land originally purchased from Gilchrist's Balmain Estate in 1836 by Curtis and Lamb. In 1854 these two lots at the eastern end of the bay were purchased by Captain Rowntree and Thomas Holt for a slipway and dry dock. Thomas Mort was impressed with the sheltered bay and joined them in the enterprise.

Mort also accepted the transfer of most of the land around the dock area and commissioned Surveyor FH Reuss to lay out a township of 700 modest residential allotments. Initially Mort sought to provide rental accommodation near the dock to attract skilled labour and he indicated that a building society might be formed to assist purchasers, probably so that there would always be a pool of skilled workers living nearby. Allotments were 1/2 chain (33ft) wide with depths ranging from 84-109 feet, but subsequent resubdivision to allow two houses (terrace or semi) on one allotment occurred at the time of building and produced many smaller parcels. There were no back lanes for night soil disposal.

Small groups of similar houses suggest the area was constructed by small-scale building contractors, or by individual owner/builders.

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Mort purchased more land adjoining the original township and after his death in 1877 his trustees continued the dense subdivision and development of this area in response to the growth of Morts Dock Industries and the building boom of the 1880s.

It took forty years from 1857 for the town to be fully occupied. Just over half the allotments had been sold by 1878, but by 1896 the streets created within Mort's Town – Mort, Church, Phillip, Short, College, Rowntree, Curtis, Spring and Cameron Streets – were filled with an assortment of houses, 796 in all, 396 of brick, 348 of weatherboard, 51 of stone and one of iron. Small groups of corner shops and pubs served the community.

By 1861 the dock was leasing facilities to other maritime activities, and it developed its own associated engineering industries. Morts Dock and Engineering Co grew rapidly to become the largest private employer in Australia in a variety of maritime and engineering industries. During the 1940s it built corvettes, frigates and a floating dock. Economic fluctuations affecting the dock also affected its workers. The dock, the Town of Waterview and its pubs were the site of the beginnings of the urban labour movement. The dock closed in 1958; the site was levelled and used as a container terminal. More recently, the land was developed for residential purposes by the Department of Housing.

Sources

Solling, M and Reynolds, P 1997, 'Leichhardt: on the margins of the city', *Leichhardt Historical Journal*, Vol. 22, Allen and Unwin.

Reynolds, P 1985, 'The first 22 lots – an overview: Suburbanisation in Balmain', *Leichhardt Historical Journal*, Vol. 14.

Further research by Max Solling.

Significant Characteristics

- Regular street pattern made up of wider streets (about 50ft wide) marking the boundaries of the township (Rowntree, Mort, Curtis and Cameron Streets) or giving access to the dock (Church Street) with narrower streets filling the remainder.
- Lack of back lanes.
- A very regular streetscape resulting from:
 - regular width allotments of 33ft (or half 33ft) giving rise to uniform densely developed streets of single or double -fronted houses/terraces;
 - use of limited range of building materials – either rendered brick or painted weatherboard;
 - face brick houses of post c1890 and the fifty-odd stone buildings are noticeable for their different building materials; and
 - remarkably intact collection of single and two-storey attached and detached dwellings, many of them weatherboard.

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- Density of pubs.
- Corner stores and small groups of stores and pubs at some cross roads.

Statement of Significance or Why the Area is Important

- One of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area, through the form and fabric of its houses, corner shops and pubs, its street layout and allotment shapes, demonstrates a remarkably intact area of early workers' housing from 1850s to 1890s with later infill development prior to World War II (ie pre-1939). It is significant for its surviving development prior to World War II.
- Demonstrates through the density of pubs (and former pubs) within the township area its close association with the growth of the urban labour movement. A number of these pubs are of national heritage significance for their historical and enduring social values as part of the history of unionism and of the Ships Painters and Dockers Union in particular.
- Demonstrates, through the nature of its housing, the important role played by Morts Dock as a magnet for workers and the location of their housing.
- Demonstrates, through its rendered and painted brickwork, the nature of construction in Sydney before the ready availability of hard pressed, face bricks.
- Demonstrates the work of Surveyor Reuss.
- Associated with prominent local entrepreneurs and land developers, some of whom were aldermen of Council.
- Demonstrates, with Bodalla Village on the New South Wales south coast, the role of Thomas Mort in providing 'appropriate' housing for his employees.

Management of Heritage Values

Generally

This is a conservation area. Little change can be expected other than modest additions and discrete alterations. Buildings which do not contribute to the heritage significance of the area may be replaced with sympathetically designed infill.

Retain

- All pubs, preferably as public houses, or in related activities (boarding houses etc) or as small-scale commercial uses.
- All pre-1939 buildings, especially timber buildings, and all their architectural details. Replacement of lost detail, based only on evidence, should be encouraged.
- Original finishes, particularly rendered brick houses.

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- All remaining sandstone kerbs and gutter.

Avoid

- Diagonally placed chicanes, and other works that diminish the straight line of the original road layout.
- Alterations that change the shape (form) of the pubs – particularly the removal of verandahs or the creation of new verandahs for which there is no historical evidence.
- Alterations that change the shape of the building or original roof forms on the main part of the buildings.
- Removal of original detail. (Encourage restoration from evidence.)
- Additions of details not part of the original fabric of the building.
- Interruption to the almost continuous kerb and gutters.