
MEMO

To: Joint Regional Planning Panel

From: David Ruston

Date: 23 May 2011

File: D11034

Application No: D/2011/34

Subject: 15 Evans Street, 13 Evans Street and
170 Beattie Street, BALMAIN NSW 2041

RE: ADDENDUM TO CONDITIONS OF CONSENT

The following amendments to the proposed condition are to be updated from those contained within Council planning report to the Joint Regional Planning Panel regarding D/2011/34 (Council's reference).

Condition 1 should be amended to read:

1. Development must be carried out in accordance with Development Application No.D/2011/34 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Rev	Drawn By	Dated
DA01: Site Plan	A	X Squared Design	17/1/2011
DA02: Site Analysis Plan, Existing Floor Plan	A	X Squared Design	17/1/2011
DA03: Level 1 Plan	B	X Squared Design	14/3/2011
DA04: Level 2 Plan	A	X Squared Design	17/1/2011
DA05: Level 3 Plan	A	X Squared Design	17/1/2011
DA06: Level 4 Plan	A	X Squared Design	17/1/2011
DA07: Roof Plan	B	X Squared Design	14/3/2011
DA08: Sections – AA, BB, CC	B	X Squared Design	14/3/2011
DA09: Sections – DD, EE, FF	A	X Squared Design	17/1/2011
DA10 Sections – GG, HH, II	B	X Squared Design	14/3/2011
DA11: North Elevation, West Elevation	B	X Squared Design	14/3/2011
DA12: East Elevation, South Elevation	B	X Squared Design	14/3/2011
SK-01: Dormer Design	-	Unknown	Submitted 9/3/2011
H01: Note	B	Hughes Trueman Consulting Engineers	4/8/2010

H02: Level 1 Plan	C	Hughes Trueman Consulting Engineers	23/12/2010
H03: Level 2 Plan	C	Hughes Trueman Consulting Engineers	23/12/2010
H04: Level 3 Plan	C	Hughes Trueman Consulting Engineers	23/12/2010
H05: Level 4 Plan	C	Hughes Trueman Consulting Engineers	23/12/2010
H06: Roof Plan	C	Hughes Trueman Consulting Engineers	23/12/2010
H07: Details Sheet	A	Hughes Trueman Consulting Engineers	4/8/2010
LDA-01: Landscape Sketch Plan	B	Todd Cook Chris Houghton	12/1/2011
Document Title	Prepared By		Dated
BASIX Certificate No.331080M_02	NSW Dept of Planning		7/2/2011
Geotechnical Investigation	Jeffery & Katsuaskas Pty Ltd		28/1/2010
Remediation Action Plan	Environmental Geoscience		April 2010
Stage 2 (Detailed) Environmental Site Assessment	Environmental Geoscience		April 2010
External Finished Board	SJB Planning		14/3/2011

In the event of any inconsistency between the approved plans and the conditions, the conditions will prevail.

Condition 2(b) and (d) should be amended to read:

2. Amended plans are to be submitted incorporating the following amendments:
 - b) The structural column located within the proposed car wash bay must be relocated to be clear of the car wash bay.
 - d) The retaining wall to the northern boundary adjacent to the southern wall of No.168 Beattie Street is to be setback at least 500mm from the boundary for the extent of the wall of No.168 Beattie Street. Existing ground level is to be maintained between this wall and the property boundary. This is to allow for the ongoing maintenance of this wall.

The amendments are to be provided prior to the issue of a Construction Certificate.

Regards

David Ruston
Assessment Officer