

DEVELOPMENT ASSESSMENT REPORT - DA240/13 PROPOSED DWELLING ALTERATIONS - FENCE & DISABLED TOILET, 70 INCH STREET LITHGOW NSW 2790

1. PROPOSAL

Lithgow City Council has applied for a Development Application DA240/13 for building alterations on land known as Lot 1 DP 365772, Eskbank House, 70 Inch Street Lithgow NSW 2790.

The proposed development includes the following alterations to the existing property and building:

1. Removal and replacement of rear courtyard roofing and repairs to gutters and roofing;
2. External battened screens;
3. Disabled toilet upgrade to meet current Australian Standards; and
4. Fencing internal kitchen gardens.

The use of the building is not proposed to change and the development will allow for improvement of the heritage building and property.

2. SUMMARY

To assess and recommend determination of DA XX/XX Recommendation will be for approval subject to conditions/refusal

3. LOCATION OF THE PROPOSAL

Legal Description : Lot 1 DP 365772
Property Address : 70 INCH STREET LITHGOW NSW 2790

4. ZONING: The land is zoned 2(a) Residential in accordance with Lithgow City Local Environmental Plan 1994.

5. PERMISSIBILITY: The development is classed as maintenance to existing heritage listed building used as a museum and is considered permissible under Lithgow City Council's Local Environmental Plan 1994 2 (a) Residential, subject to development consent.

Maintenance is defined in the LEP1994 as below:

***Maintenance**, in relation to a heritage item, means the continuous protective care of the existing detail, fabric, finish or appearance of the outside of a heritage item.*

5.1 POLICY IMPLICATIONS (OTHER THAN DCP's)

Policy 7.6 Development Applications by Councillors and Staff and Relatives or on Council Owned Land, is applicable for this Development Application as Council owner Lot 1 DP 365772. The policy states:

'where the development application is on Council owned land, that such an application be referred to Council for consideration and determination and that no aspect of the application be dealt with under delegated authority.'

Therefore the application will be determined by the elected Council.

5.2 FINANCIAL IMPLICATIONS (eg Section 94)

Nil.

5.3 LEGAL IMPLICATIONS

Heritage Act 1977

There are no legal implications of this act on the proposed development. Given the minor nature of the development an internal assessment has been undertaken and found that the works proposed would be improving the heritage significance of the building and property. The heritage implications are discussed further in this report.

Mine Subsidence Compensation Act 1961

The development is considered to be integrated under this act (via Section 91 of the EP & A Act 1979). Accordingly the approval of the Mine Subsidence Board is required prior to Council being in a position to determine the application. Approval from the Mine Subsidence Board has been obtained with no concerns raised.

Environmental Planning and Assessment Act 1979

In determining a development application, a consent authority is required to take into consideration the matters of relevance under Section 79C of the *Environmental Planning and Assessment Act 1979*. These matters for consideration are as follows:

5.3.1 Any Environmental Planning Instruments

Lithgow City Local Environmental Plan 1994

LEP 1994 – Compliance Check		
	Clause	Compliance
9	2(a) zoning table	Yes
21	Notification of certain development and development in Residential and Village Zones	Yes
Part 4	Heritage provisions	Yes

Comment:

The proposed development is consistent with the above zone objectives and will be of minimal impact to the surrounding area. The proposal will meet the objectives of the heritage provisions as it is promoting and conserving the heritage item and associated property.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

SEPP(Sydney Drinking Water Catchment) 2011 – Compliance Check	
Clause	Compliance
10 Development consent cannot be granted unless neutral or beneficial effect on water quality	Yes
11 Development that needs concurrence of the Chief Executive	Yes

Comment: The application is required to be assessed using the Neutral or Beneficial Effect on Water Quality Assessment Tool - see below. This tool found that the proposal would comply with the requirements of the SEPP.

NEUTRAL OR BENEFICIAL EFFECT ON WATER QUALITY ASSESSMENT TOOL

General Information

Council Name	Lithgow City
Date	5 November 2013
DA Number	DA240/13
Assessing Officer	Mohammad Saifuzzaman
Development Class	Existing dwelling/dual occ sewerred

Assessment Summary

NorBE Status: **Determined**
 System Outcome: **Satisfied** User Outcome: **Satisfied**
 Determination outcome: **Granted** Determination date: **5/11/13**

Pre- Assessment Checklist

Within REP Catchment **Y**
 Water quality impact identifies? **N**
 Documentation is completed? **Y**
 Is proposed onsite wastewater report SCA complaint? **Y**

5.3.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority

None.

5.3.3 Any Development Control Plan

Nil.

5.3.4 Any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F?

Nil.

5.3.5 Any matters prescribed by the regulations that apply to the land

The development was referred to Council's Building Officer for assessment under the appropriate regulations, which is discussed further in this report under 'submissions made in accordance with the Act'. This assessment found that the development complies with the appropriate regulations.

5.3.6 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Social and Economic Impact:

As the proposed development will be generally in keeping with the provisions of the planning instruments and is reasonably compatible with other similar development in the locality, it is expected to have minimal social and economic impact. The proposal is of a minimal nature and will not significantly impact on the social or economic aspects in the locality.

Context and Setting:

The proposed development will be located within an established area owned by Council as a museum. The development is of a minor nature and will have no major impact on the context and setting of the area. The development has been designed to complement existing features of heritage building and will promote the heritage significance.

Bulk & Scale:

The proposal is in four parts with most work being a minor nature. The replacement of the portico, roofing and guttering is considered the main part of the application. However this replacement will be in keeping with the existing character of the building and be more suited to the scale of the building. The replacement is to allow for the heritage significance to be promoted and maintain the building overall.

Heritage:

Eskbank House is known to be heritage listed under Schedule 1 of the LEP and has been assessed by Council's Heritage Advisor. Recommendations concluded:

I generally concur with the recommendations of the SOHI for all the works proposed apart from the external battened screens. These screens, if considered absolutely necessary, could be more traditional in appearance and other options should be explored.

Therefore a condition of consent regarding the battened screens will be placed to minimise potential impact on the heritage item as follows:

- The works for establishing the battened screens are not to commence until discussions on options and design (more traditional) have been undertaken and a proposal approved by Council's Heritage Advisor. Options may include, but not limited to: planting of trees, use of a vine covered wire trellis and the use of a more traditional type of screen such as timber woven lattice screen.

5.3.7 The Suitability of the site for the development

The development is for works to an existing heritage building currently used for a museum. The works are minor in nature and will help promote and protect the heritage significance of the building and property into the future. Therefore it is considered that the development is suitable for the site.

5.3.8 Any submissions made in accordance with this Act or the Regulations

The proposal was sent to the Mine Subsidence Board, Council's Building Officer and Council's Heritage Advisor for commenting with recommendations detailed below. The proposal was also sent to adjoining neighbours and placed on public display in Councils Administration Building for a period of 14 days with no submissions received.

Mine Subsidence Board

No comments or issues were raised. Plans stamped and approved as submitted.

Building Officer

I refer to your request for comments on the subject development and I provide the following comments.

Clause 94 Fire safety and other considerations of the Environment Planning and Assessment Regulation 2000 states:

- (1) This clause applies to a development application for development involving the rebuilding, alteration, enlargement or extension of an existing building where:
 - (a) the proposed building work, together with any other building work completed or authorised within the previous 3 years, represents more than half the total volume of the building, as it was before any such work was commenced, measured over its roof and external walls, or*
 - (b) the measures contained in the building are inadequate:
 - (i) to protect persons using the building, and to facilitate their egress from the building, in the event of fire, or*
 - (ii) to restrict the spread of fire from the building to other buildings nearby.***
- (2) In determining a development application to which this clause applies, a consent authority is to **take into consideration whether it would be appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.***
- (3) The matters prescribed by this clause are prescribed for the purposes of section 79C (1) (a) (iv) of the Act.*

In consideration of the application made including the supportive information provide to me being:

- Development Application Plans by Integrated Design Associates dated December 2012 Reference EX-01 – EX-04, and October 2013 Reference No DA-03 – DA04;
- Statement of Environmental Effects.

It is considered that the existing building does not comply with current BCA provisions. A consideration as to whether it would be appropriate to require the existing building to be brought into total or partial conformity with the *Building Code of Australia* must therefore be made.

In the circumstances of the case the work is minor development improving the compliance of an existing heritage building is proposed. It is considered therefore that the work proposed does not initiate a need to require further upgrading of the fire safety provisions however portable fire extinguishers for Class A, B & E fires and a fire blanket should be provided.

The proposal seeks to improve the accessibility of the existing water closet. The proposal does not meet the requirements of AS1428.1, however the Access to Premises Standard requires that an affected part is to comply as follows:

- (a) the principal pedestrian entrance of an existing building that contains a new part; and
- (b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.

For the subject development a new part is by definition an extension to the building or a modified part of the existing building.

The upgrade to the accessibility of the building would therefore be to provide an accessible path from the principal pedestrian entrance to the new work including modifications and additions. This does not imply that the closet must be brought into conformity with a fully compliant accessible toilet as the current toilet is not currently accessible however the pathway to it must be accessible.

In regard to the subject development there are some non - compliances with the pathway to the new work these include:

- a. The access ramp to the principal point of entry is non compliant and needs to be upgraded to meet the provisions of Part 10.3 of AS 1428.1 -2009;
- b. The door height to the principle point of entry is less the minimum 1980mm clear opening and width is less than 850mm clear opening. The external doorway to the new rear verandah and the internal doors leading to the modified closet also need to comply with these requirements.
- c. Door furniture should be modified to meet the provisions of Part 13.5
- d. Tactile surface markers should be provided to comply with AS1428.4 – 2009;
- e. The circulation space within the closet air-lock will require a minimum 530mm clear space beside the door leading to the closet.
- f. Tactile signage also must be provided in accordance with Part 8 of AS 1428.1 -2009.

The above matters must be resolved for the issue of a Construction Certificate. The Access to Premises Standard 2010 contains provision for hardship provisions. Consideration and terms under which unjustifiable hardship may be considered are explained in Part 4.1 of the *Guidelines on the Application of the Premises Standards* available on www.humanrights.gov.au

It is also noted that there is not an accessible parking space nor an accessible path from the car parking area and it is recommended that consideration be given to providing these facilities.

Recommendations:

That any development consent granted by Council include the following recommended conditions:

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

Approved Development

1. The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.

Building Code of Australia

2. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

Construction Certificate – Building

3. A construction certificate is required prior to the commencement of any site or building works. This certificate can be issued either by Council as the consent authority or by an accredited certifier.

Fire Safety Matters

4. That a fire blank and portable fire extinguishers for Class A, B & E fires complying with AS 2444 are provided and distributed in accordance with the standard;

Access

5. An access consultant is to be engaged to address any non-conforming requirements of the Access to Premises Standard and BCA requirements. A copy of the consultants report is to be furnished to Council with the Construction Certificate documentation and is to detail the considerations made in the final recommendations of the report.

Signage

6. That before commencement of any work, a sign is to be erected at the front boundary of the land clearly identifying the lot number and names of the owner, builder and licence number and emergency telephone contact numbers

Stormwater

7. All stormwater drainage is the responsibility of the applicant and shall be satisfactorily disposed by an approved means. All discharges shall be maintained for the life of the development and shall be directed to the approved infrastructure. The disposal system is not to adversely impact on adjoining properties and is to be completed prior to the issue of a final occupation certificate.

Note: Where water harvesting tanks are incorporated in the system they shall contain an overflow that discharges to the principal stormwater disposal system.

PRIOR TO COMMENCEMENT OF ANY WORKS

Notification of commencement of Building work

8. Prior to commencing any construction works, Council is to be notified at least two days prior of the intention to commence building works, in accordance with Section 81A(2)(c) of the Act in Form 7 of Schedule 1 of the Regulations.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

Construction Work Hours

9. All work on site shall only occur between the following hours:

Monday to Friday	7.00am to 6.00pm
Saturday	8.00am to 1.00pm
Sunday and public holidays	No work

Compliance Certificates

10. To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate either by Lithgow City Council or an accredited principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted prior to the issue of the Occupation Certificate.

Approval to use structure

11. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.
12. A final inspection of the sanitary plumbing and drainage installation is to be made and accepted by Council as the duly authorised Plumbing and Draining Regulator to be in accordance with required provisions prior to the issue of an Occupation Certificate.

ADVICE AND NOTES

As Certifying Authority, for water and sewer inspections Council must be contacted to undertake inspections of the various stages of construction as follows:

- a. Internal and sanitary external drainage prior to covering.
- b. Hot and cold water plumbing prior to covering
- c. Final inspection of sewer connection prior to occupation of the building.

Duration of Construction Certificate

A construction certificate becomes effective and operates from the date endorsed on the certificate;

A construction certificate lapses 5 years after the date endorsed on the certificate;

A construction certificate does not lapse if the development to which it relates is physically commenced on the land to which the certificate applies within the period of 5 years after the date endorsed on the certificate;

Reference to the Building Code of Australia

A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

Access

In regard to the subject development there are some non-compliances with the pathway to the new work these include:

- a) The access ramp to the principal point of entry is non-compliant and needs to be upgraded to meet the provisions of Part 10.3 of AS 1428.1 -2009;
- b) The door height to the principle point of entry is less the minimum 1980mm clear opening and width is less than 850mm clear opening. The external doorway to the new rear verandah and the internal doors leading to the modified closet also need to comply with these requirements.
- c) Door furniture should be modified to meet the provisions of Part 13.5 of AS1428.1 – 2009;
- d) Tactile surface markers should be provided to comply with AS1428.4 – 2009;
- e) The circulation space within the closet air-lock will require a minimum 530mm clear space beside the door leading to the closet.
- f) Tactile signage also must be provided in accordance with Part 8 of AS 1428.1 -2009.

The above matters must be resolved for the issue of a Construction Certificate.

It is also noted that there is not an accessible parking space nor an accessible path from the car parking area and it is recommended that consideration be given to providing these facilities

Heritage Advisor

I refer to the above DA for alterations and additions to Eskbank House in Bennett Street, Lithgow, together with my earlier heritage advice dated 12 November 2013. One of the key recommendations in the earlier heritage advice related to the need for Statement of Heritage Impact to accompany the SoEE previously prepared by Council. A draft SOHI has subsequently been completed and this advice addresses that document.

Issues

I have the following comments regarding the document:

Regarding the Format and Methodology-

- The document is brief and concise which is positive. It is important that SOHIs are clear and simply stated without unnecessary 'padding'.

- The format and methodology general follows that recommended by Heritage Branch in their 2006 guidelines "Statements of Heritage Impact". The only missing component of the three key headings of consideration suggested by Heritage Branch is the last heading addressing "*The following sympathetic solutions have been considered and discounted for the following reasons...*" This section normally provides the opportunity for an Applicant to address some of the issues of impact addressed in the second heading "*The following aspects of the proposal could detrimentally impact on heritage significance...The reasons are explained as well as the measures to be taken to minimise impacts*". The latter component of the second heading has not really been articulated in the SOHI and the third heading not included at all. The issue of the proposed external battened screens could have been addressed within this heading of consideration.
 - There is no precedence for the battened screens that are recognised in the SOHI as potentially impacting on the character of Eskbank.
 - The driving force behind the currently proposed work at the rear of Eskbank is the reversal of previous work now regarded as unsympathetic. It therefore seems obtuse to reverse those works and introduce another unsympathetic element.
 - If some visual screening is considered necessary the third heading of consideration noted above could have explored other options. These options could perhaps have included planting of trees, use of a vine covered wire trellis and use of a more traditional type of screen such as timber woven lattice screen.
- The use of the already completed Conservation Management for Eskbank is a sensible approach for the proposed scope and saves much discussion. There do not appear to be any specific supporting statements in the CMP relating to the proposed battened screens.

Regarding the Proposals

- Re Item 1 removal of rear courtyard roof and associated repairs. The proposed work is acceptable and apparently much needed.
- Re Item 2 external battened screens. The proposed work, in its intent, does not appear unreasonable but in its design detail could be more sympathetically applied. The few options noted above could be considered.
- Re Item 3 disabled toilet. The proposed work is acceptable.
- Re Item 4 kitchen garden fencing. The proposed work is acceptable.

A simple photographic record should be kept for Items 1, 3 and 4 for record.

Recommendations

The draft SOHI is a reasonable document in view of the limited scope of work proposed. If Council staff has time to include the third area of consideration noted above it would add to its completeness. However, I generally concur with the recommendations of the SOHI for all the works proposed apart from the external battened screens. These screens, if considered absolutely necessary, could be more traditional in appearance and other options should be explored.

5.3.9 The public interest

There has been no issues raised from the public regarding planning issues.

6. DISCUSSION AND CONCLUSIONS

The proposal is considered to generally comply with the relevant provisions of the applicable Environmental Planning Instruments. The proposal is not considered likely to have any significant negative impacts upon the environment or upon the amenity of the locality. As such it is recommended that development consent is issued subject to the conditions outlined below.

7. ATTACHMENTS

Schedule A- Conditions of consent.

8. RECOMMENDATION

THAT development application DA240/13 is approved subject to conditions set out in Schedule A.

Report prepared by:.....Supervisor:.....

Dated:.....Dated:.....

REASONS FOR CONDITIONS

The conditions in Schedule A have been imposed for the following reasons:

- To ensure compliance with the terms of the relevant Planning Instruments
- To ensure no injury is caused to the existing and likely future amenity of the neighbourhood
- Due to the circumstances of the case and the public interest.
- To ensure the structural integrity of the development.
- To ensure the protection of the health and safety of the occupants of the development.
- To protect the environment.
- To prevent, minimise, and/or offset adverse environmental impacts.
- To ensure there is no unacceptable impact on the water quality.
- To ensure adequate soil conservation and protect against movement of soil and sediments.

Schedule A

Conditions of Consent (Consent Authority)

Please Note: It should be understood that this consent in no way relieves the owner or applicant from any obligation under any covenant affecting the land.

ADMINISTRATIVE CONDITIONS

Approved Development

1. The development shall take place in accordance with the approved development plans containing Council's approved development stamp and all associated documentation submitted with the application, except as modified in red by Council and/or any conditions of this consent.

Building Code of Australia

2. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

Construction Certificate – Building

3. A construction certificate is required prior to the commencement of any site or building works. This certificate can be issued either by Council as the consent authority or by an accredited certifier.

Fire Safety Matters

4. That a fire blank and portable fire extinguishers for Class A, B & E fires complying with AS 2444 are provided and distributed in accordance with the standard;

Access

5. An access consultant is to be engaged to address any non-conforming requirements of the Access to Premises Standard and BCA requirements. A copy of the consultants report is to be furnished to Council with the Construction Certificate documentation and is to detail the considerations made in the final recommendations of the report.

Signage

6. That before commencement of any work, a sign is to be erected at the front boundary of the land clearly identifying the lot number and names of the owner, builder and licence number and emergency telephone contact numbers

Stormwater

7. All stormwater drainage is the responsibility of the applicant and shall be satisfactorily disposed by an approved means. All discharges shall be maintained for the life of the development and shall be directed to the approved infrastructure. The disposal system is not to adversely impact on adjoining properties and is to be completed prior to the issue of a final occupation certificate.

Note: Where water harvesting tanks are incorporated in the system they shall contain an overflow that discharges to the principal stormwater disposal system.

Heritage

8. That for the works in relation to the replacement of portico/roofing/guttering, upgrading of disabled toilet and fencing, photographic records of before and after should be taken and supplied to Council for historic records.

9. The works for establishing the battened screens are not to commence until discussions on options and design (more traditional) have been undertaken and a proposal approved by Council's Heritage Advisor. Options may include, but not limited to: planting of trees, use of a vine covered wire trellis and the use of a more traditional type of screen such as timber woven lattice screen.

PRIOR TO COMMENCEMENT OF ANY WORKS

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DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

Construction Work Hours

11. All work on site shall only occur between the following hours:
- | | |
|----------------------------|------------------|
| Monday to Friday | 7.00am to 6.00pm |
| Saturday | 8.00am to 1.00pm |
| Sunday and public holidays | No work |

Compliance Certificates

12. To ensure structural integrity, the maintenance of minimum health standards, the management of the buildings surrounds and the protection of the environment, compliance certificates are to be issued at significant stages throughout the construction period.

Amenity

13. The applicant shall ensure that during the construction works all measures are taken to eliminate/suppress any dust nuisance emanating from the site.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Approval to use structure

14. Prior to the use/occupation of the structure an Occupation Certificate must be issued by the Principal Certifying Authority (PCA). In this regard an application must be lodged with the PCA in conjunction with any request to carry out a final inspection.
15. A final inspection of the sanitary plumbing and drainage installation is to be made and accepted by Council as the duly authorised Plumbing and Draining Regulator to be in accordance with required provisions prior to the issue of an Occupation Certificate.

ADVISORY NOTES

- AN1. As Certifying Authority, for water and sewer inspections Council must be contacted to undertake inspections of the various stages of construction as follows:
- Internal and sanitary external drainage prior to covering.
 - Hot and cold water plumbing prior to covering
 - Final inspection of sewer connection prior to occupation of the building.

Building Code of Australia Compliance

AN2. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

Duration of Construction Certificate

AN3. A construction certificate becomes effective and operates from the date endorsed on the certificate;

AN4. A construction certificate lapses 5 years after the date endorsed on the certificate;
A construction certificate does not lapse if the development to which it relates is physically commenced on the land to which the certificate applies within the period of 5 years after the date endorsed on the certificate;

Access

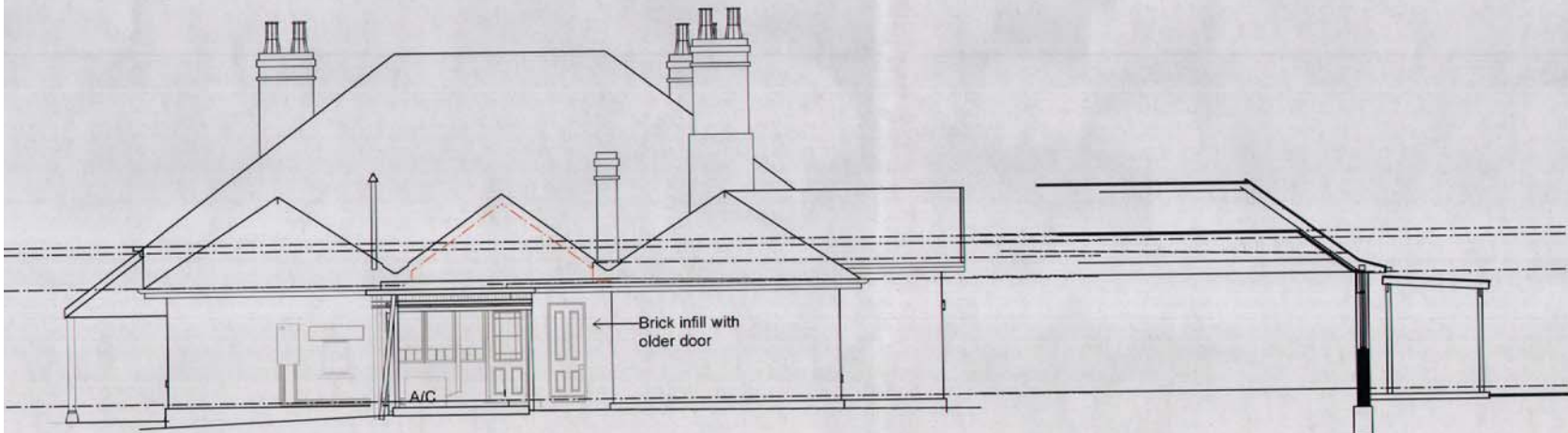
AN5. In regard to the subject development there are some non-compliances with the pathway to the new work these include:

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- b) The door height to the principle point of entry is less than the minimum 1980mm clear opening and width is less than 850mm clear opening. The external doorway to the new rear verandah and the internal doors leading to the modified closet also need to comply with these requirements.
- c) Door furniture should be modified to meet the provisions of Part 13.5 of AS1428.1 – 2009;
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- e) The circulation space within the closet air-lock will require a minimum 530mm clear space beside the door leading to the closet.
- f) Tactile signage also must be provided in accordance with Part 8 of AS 1428.1 -2009.

AN6. The above matters must be resolved for the issue of a Construction Certificate.

AN7. It is also noted that there is not an accessible parking space nor an accessible path from the car parking area and it is recommended that consideration be given to providing these facilities

Blue Mountains
10 Asquith Avenue
Wentworth Falls 2782
Phone 02 4757 1856
Fax 02 4757 4335



EXISTING REAR PORCH SOUTH ELEVATION 1:100

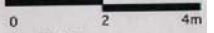
EXISTING REAR PORCH WEST ELEVATION 1:100

**Existing Rear
Porch Elevations**

Eskbank House
Cnr Inch & Bennett St.
Lithgow
for
Lithgow City Council



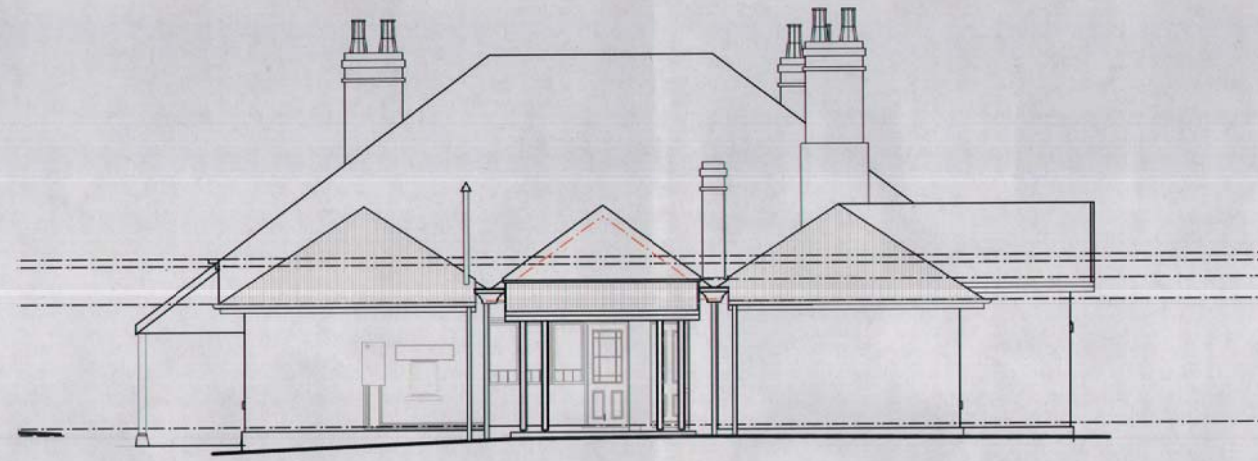
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Project No. :
Sheet No. : 4 of 7

EX-04 A

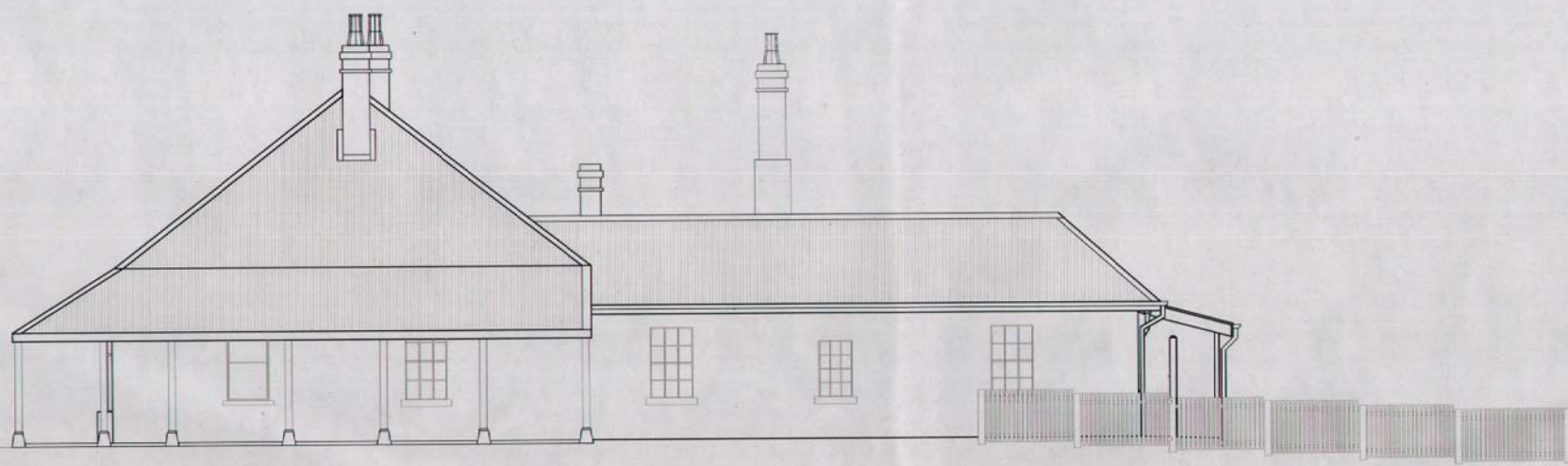
Blue Mountains
 10 Asquith Avenue
 Wentworth Falls 2782
 Phone 02 4757 1856
 Fax 02 4757 4335



PROPOSED PORCH SOUTH ELEVATION 1:100

**Proposed Rear
Porch / Yard Plan
& Roof Plan**

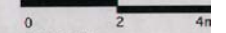
Eskbank House
 Cnr Inch & Bennett St
 Lithgow
 for
 Lithgow City Council



PROPOSED PORCH WEST ELEVATION 1:100



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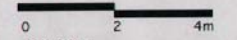
DA-03 A

Proposed Rear Porch / Yard Plan & Roof Plan

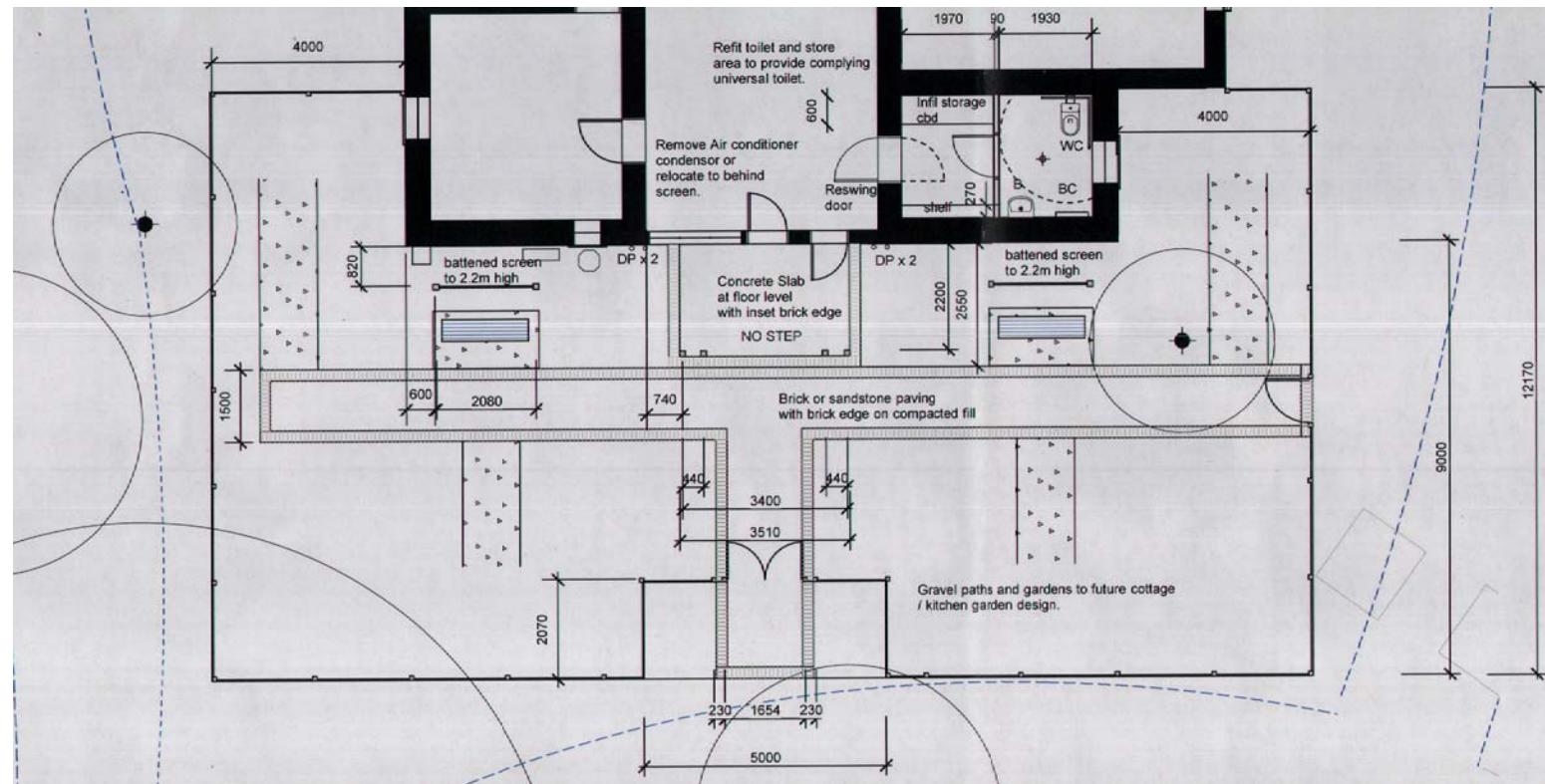
Eskbank House
 Cnr Inch & Bennett St.
 Lithgow
 for
 Lithgow City Council



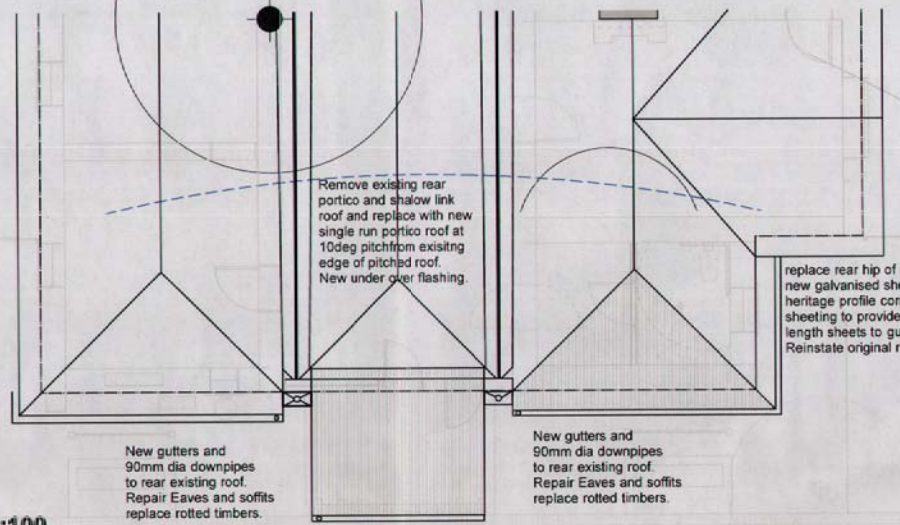
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 Date : OCT 2013
 Scale : 1 : 100 @ A3



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PROPOSED PORCH & FENCE PLAN 1:100



PROPOSED PORCH & REAR ROOF PLAN 1:100

new 600 x 300 Rainwater heads with
 120mm dia downpipes to existing box
 gutters. Extend box gutter out to rainwater heads.