Development Control Unit

7 February 2024 at 11am

MUNICIPALITY OF HUNTERS HILL

1861

ORDER OF BUSINESS

	Attendance, Apologies, Declarations of Interests
1	Confirmation of Minutes
2	Development Applications

HUNTER'S HILL COUNCIL
DEVELOPMENT CONTROL UNIT
7 February 2024

INDEX

1 – CONFIRMATION OF MINUTES

1 Confirmation of Minutes of Development Control Unit 13 held 19 December 2023

2 - DEVELOPMENT APPLICATIONS

2.1 11am 7 Gray Street, Henley 1

2.2 11.30am 14 Ellesmere Avenue, Hunters Hill 51

3 - PRELIMINARY APPLICATIONS

IN ATTENDANCE

Steve Kourepis	Director, Town Planning
Shahram Mehdizadgan	Senior Executive Town Planner
Rean Lourens	Assessment Officer
Sarah Jenkins	Town Planning Coordinator

APOLOGIES

No apologies were received.

DEVELOPMENT APPLICATIONS

2.1 10AM 1/171 VICTORIA ROAD, GLADESVILLE

PROCEEDINGS IN BRIEF

Attendees Martin de Jager – Town Planner

Proceedings Martin questioned the building conditions and will send an email today to follow up numbers 3, 4, 5 and 10 for Council's Building Surveyor to review.
Council's Building Surveyor advised that all conditions must remain in order for the proposal to comply with the Building Code of Australia.

RESOLVED on the MOTION of Mr Kourepis and seconded by Mr Mehdizadgan

That pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, that Development Application No.2023/0122 for change of use of the premises to a gymnasium, internal fitout and signage at No.1/171 Victoria Road, Gladesville, be approved subject to the following conditions:

	Drawn By	**Plan Dated**
Site and Locality Plan, A-100, Rev B	Design Draft Studio	15.09.23
Existing and Proposed Plans, A-101, Rev B	Design Draft Studio	15.09.23
Fit-out Plans, A-102, Rev B	Design Draft Studio	15.09.23
Signage and Area Calculation Plan	Design Draft Studio	15.09.23

Standard Conditions

GEN1 GEN5 GEN6 GEN7 GEN20 GEN22 PCC2 ($1620) PCC3 ($2,000) PCC4 ($830) PCC40 PCC42 PCC43 PCC57 PCW 0 PCW1 PCW2 PCW4 DEM6 DEM7 CON2 POC16

Special Conditions

(GEN)
Section 64 – Upgrade of building Pursuant to Section 64 of the Environmental Planning and Assessment Regulation 2021, the existing building must be brought into partial conformity with the Building Code of Australia (BCA). The following upgrades are must be undertaken as part of the development and be completed prior to the issue of an occupation certificate:

1. The existing risers of the stairway located within the tenancy must be upgraded to comply with D1P2 of the BCA.

2. The existing external doorway of the tenancy (facing Victoria Road), that swings against the direction of egress must be upgraded to comply with D1P4 and E2P2 of the BCA.

3. The unobstructed egress width of the stairway located within the tenancy must be upgraded to comply with D1P6 and E2P2 of the BCA.

4. The existing fire hose reel system serving the tenancy must be upgraded to comply with E1P1 of the BCA.

5. The existing fire hydrant system serving the building must be upgraded to comply with E1P3 of the BCA.

6. The existing air-handling system located within the tenancy must be upgraded to comply with NSW E2D16 of the BCA.

7. The existing emergency lighting within the tenancy must be upgraded to comply with AS/NZS 2293.1-2018 (Amendment 1), E4D2 and E4D4 of the BCA.

8. Emergency lighting must be provided over the stairway located at the front of the tenancy to comply with AS/NZS 2293.1-2018 (Amendment 1), E4D2 and E4D4 of the BCA.

9. The existing exit signage within the tenancy must be upgraded to comply with AS/NZS 2293.1-2018 (Amendment 1), E4D5, NSW E4D6 and E4D8 of the BCA.

10. The existing sanitary facilities within the tenancy must be upgraded to comply with F4P1 of the BCA. Reason: Ensure compliance with Section 64 of the Environmental Planning and Assessment Regulation 2021.

(PCC)
Amended plans are to be submitted showing the weights area has been relocated to the Junction Street side of the building. Amended plans are be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the Construction Certificate.

(GEN)
The proposed operating hours for the premises are limited to:

5:00am to 8:00pm Monday to Friday
6:00am to 5:00pm Saturday
7:00am to 12:00pm Sunday

(GEN)
That the cleaners are not to use the car park outside of gym operating hours, instead gaining entry via Victoria Road.

(GEN)
That development consent is to ensure that the following conditions, as recommended by Acoustic Dynamics Consulting Engineers, dated 20 September 2023, are to be complied with:

1) Ensuring all windows/doors of the proposed gym are kept closed at all times (other than when patrons enter and exit the premises);

2) The erection of clear signage at all gym entries and exits advising patrons that they must not generate excessive noise when entering and leaving the premises;

3) Staff monitoring the behaviour of patrons within the subject premises and as patrons egress to ensure noise emission of patrons is kept to a minimum when entering and leaving the premises;

4) Restricting the use of low frequency speakers (sub-woofers) and ensuring any full range speakers are isolated from building services;

5) Speakers should be small format (i.e. it is preferable to install a number of smaller speakers as opposed to fewer larger speakers);

6) Speakers should be installed on rubber isolation pads or resilient mounts to prevent the transmission of noise via the building structure. Suitable isolation could be achieved using Embelton Shearflex isolation pads (or equivalent);

7) The use of free weights over 20kg are to be restricted to the free-weights area only. Free weights under 20kg are restricted to the Free Weights area and Functional Training area;

8) Internal noise level from music limited to LAeq (15min) 74 dB within the gym. Note is made that the maximum internal reverberant sound pressure level can be set through installation of a noise limiter, to ensure the adjacent receivers are not adversely affected by the operation of the subject gym, following the fit-out of the premises and the installation of the speaker system;

9) The noise level of background music within the gym should be kept to an appropriate level, to enable speech intelligibility within the gym and to ensure patrons are not required to raise their voices while in the gym;

10) Installation of impact sound absorbing flooring to reduce the regenerated noise and vibration in areas of the gym where high levels of impact are expected, i.e. the free weights area and functional training area;

11) The implementation of an appropriate management policy regarding the dropping of weights, including:

- Education and training of all gym staff, personal trainers and members, instructing how to place weights without dropping;

- Erection of clearly visible signage throughout the gym advising members that they must not drop weights or allow weights to drop on the floor, or use weights outside the designated weight areas; and

- Imposition of penalties (membership warnings, suspensions or lockout restrictions) on members identified dropping weights; and

12) No patrons are to park in the onsite carpark prior to 7:00am. Staff who utilise the onsite carpark must be careful of the neighbours upon arrival during the early morning period (i.e. careful not to slam car door, no conversations in the carpark, no loud music in car).

(GEN)
That the business be conducted without causing nuisance to occupiers of adjacent premises and the public.

(GEN)
To increase the number of patrons or staff, Council will require the submission of a further Development Application at which car parking will be assessed relative to Council's Car Parking Code and contribution rate at the time of making such application.

(GEN)
That no advertising material is displayed without the prior approval of Council.

(GEN)
The maximum number of patrons the business may service within the premise is restricted to ten (36), at any time.

(GEN)
That the number of persons employed on the premises does not exceed two (2), at one time.

(GEN)
That trade waste be removed from the premises to Council's satisfaction.

(GEN)

That the air conditioning unit is not to be in operation outside of business operational hours.

(GEN)
Development to be in accordance with the recommendations prepared under 'The Plan of Management', prepared by Prestige Town Planning, date 21 September 2023.

(GEN)
No CCTV or lighting to be attached to the common property boundary brick wall located outside the rear exit door into the car park.

2.2 10.30AM 1 EUTHELLA AVENUE, HUNTERS HILL

PROCEEDINGS IN BRIEF

Attendees William Smart – architect, Smart Design Studio
Derek Chin – architect, Smart Design Studio
Stephen Kerr – applicant, Gyde
Simone and Marcus Bristow – owners
Todd Neal – lawyer representing the owners of 2 Euthella Ave

Proceedings Todd Neal addressed the DCU and stated the major concern was in regards to water view loss. Of particular concern was that Council had not inspected 2 Euthella Avenue to assess the potential view loss. Mr Neal also pointed out that the proposal is not in keeping with local character of the area.
Mr Kourepis advised that a site visit will be undertaken before the DCU will make a final decision.

RECOMMENDATION

Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, Development Application 2022/0208 for the demolition, retention of some building elements, and construction of a dwelling house and associated landscaping and site works at 1 Euthella Avenue, Hunters Hill be approved subject to the following conditions:

GEN0 GEN1
GEN3

Drawing Number	Drawn By	Plan Dated
DA000, Legend, DWG list, Site Map, Proj. 2017 Euthella 1, Rev P1	Smart Design Studio	10/10/2022
DA001, Site & Roof Plan, Proj. 2017 Euthella 1, Rev P3	Smart Design Studio	10/10/2022
DA100, GF Plan, Proj. 2017 Euthella 1, Rev P3	Smart Design Studio	10/10/2022
DA101, LG Plan, Proj. 2017 Euthella 1, Rev P5	Smart Design Studio	17/11/2023
DA102, Sub LG Plan, Proj. 2017 Euthella 1, Rev P4	Smart Design Studio	01/11/2023
DA103, LG Plan - Pergola,	Smart Design Studio	20/03/2023

Proj. 2017 Euthella 1, Rev P1		
DA300, East & West Elevations, Proj. 2017 Euthella 1, Rev P4	Smart Design Studio	20/03/2023
DA301, North & South Elevations, Proj. 2017 Euthella 1, Rev P5	Smart Design Studio	17/11/2023
DA400, Section A & B, Proj. 2017 Euthella 1, Rev P6	Smart Design Studio	17/11/2023
DA910, Waste Management Plan, Proj. 2017 Euthella 1, Rev P1	Smart Design Studio	10/10/2022

GEN5 GEN6 GEN7 GEN15 GEN20 GEN21

PCC0 PCC1($2,983) PCC3($1,650) PCC5($11,930) PCC11 PCC12(1336841S) PCC15 PCC16 PCC17 PCC18 PCC19 PCC20 PCC21 PCC31 PCC32 PCC40 PCC41 PCC42 PCC43 PCC46 PCC48 PCC57 PCC65 PCC73 PCC75, PCC76

PCC(SP)
To ensure the protection of the Avicennia marina (Grey Mangrove) located to the rear of the site details of a swimming pool overflow drainage system must be shown on the Landscape Plan Landscape Plans (prepared by Tarn Design Ecology, dwg no XX.EA.101, 102, 203 dated 29.09.2022). The swimming pool overflow system must ensure the protection of the Grey Mangrove from chlorinated water being released from the pool.

The amended Landscaped Plan Landscape Plans (prepared by Tarn Design Ecology, dwg no XX.EA.101, 102, 203 dated 29.09.2022) complying with this condition must be submitted to the Principal Certifying Authority for approval prior to the issue of any Construction Certificate. The Principal Certifying Authority must ensure that the amended landscape plan and other plans and specifications submitted fully satisfy the requirements of this condition.

PCW0 PCW1 PCW2 PCW3 PCW4 PCW5 PCW6 PCW14

PCW Tree Protection
a)

Tree No/ Location	Species	TPZ (m)
Tree 1	*Ficus rubiginosa Port Jackson Fig*	10.1
Tree 3	*Avicennia marina* Grey Mangrove	3

The trees listed above in (a) shall be retained and protected in accordance with the Arboricultural Impact Assessment Report (prepared by McArdle Arboricultural Consultancy, 21.10.2022)

b) The following works are excluded from within the TPZ, unless otherwise stated.
* Grade alterations
* Soil cultivation, disturbance or compaction
* Stockpiling, storage, disposal or mixing of materials
* Refuelling of machinery or vehicles

* Washing of machinery or vehicles
* Pedestrian access or vehicular access
* Siting of offices, sheds or temporary services
* Any action that has the potential to impact the tree's health and structural condition

CSI0 CSI1 CSI3

DEM0 DEM1 DEM3 DEM4 DEM5 DEM6 DEM7 DEM8 DEM9 DEM11 DEM12 DEM13

CON0 CON1 CON2 CON4, CON5 CON8 CON9 CON11 CON14 CON17 CON27 CON28 CON41 CON42 CON43 CON44 CON45
CON50

Tree No	Location	Comments
Tree 2 *Camellia* spp. Camellia	Rear of site	
Tree 4 Syzygium spp. Lilly Pilly	Southern side boundary	
Tree 5 Syzygium spp. Lilly Pilly	Southern side boundary	

CON51 CON52 CON53 CON54 CON55 CON56 CON58 CON59 CON60 CON67

2.3 11AM 14 ELLESMERE AVENUE, HUNTERS HILL

PROCEEDINGS IN BRIEF

Due to technical difficulties with Zoom, the DCU meeting was deferred until February 2024.

RECOMMENDATION
That Development Application 2019/1034-1 for the modifications to the internal floor layout, addition of a lift and changes to windows and fencing be approved and that Condition No.2 be modified to include the following plans:

Drawing Number	Drawn By	Plan Dated
Title Page, A000, Revision E	Katris Architects Pty Ltd	24.08.23
Basement Floor Plan with Notes, A001, Revision E	Katris Architects Pty Ltd	24.08.23
Ground Floor Plan with Notes, A002, Revision E	Katris Architects Pty Ltd	24.08.23
First Floor Plan with notes, A003, Revision E	Katris Architects Pty Ltd	24.08.23
Roof Plan, A004, Revision E	Katris Architects Pty Ltd	24.08.23
Elevations, A005. Revision E	Katris Architects Pty Ltd	24.08.23

Section/Streetscape, A006, Revision E	Katris Architects Pty Ltd	24.08.23
Driveway Profile, A007, Revision E	Katris Architects Pty Ltd	24.08.23
Area Calculations, A008, Revision E	Katris Architects Pty Ltd	24.08.23
Materials and Finishes, A009, Revision E	Katris Architects Pty Ltd	24.08.23

Additional conditions to be added:

BCC3 (Construction Certificate, Principal Certifier)

BCC4
(a) The silt arrestor pit on sheet no. 104 of the Stormwater Management Plan (SMP), prepared by C & S Engineering Services, is to have a 200mm deep sediment trap below the invert of the outlet pipe. The SMP is to be revised to include the sediment trap.

BCC5 (Construction Certificate, Principal Certifier)
BCC7 (Construction Certificate, $5,000)
BCC12 (1000630S_03)
BBW10

DBW3
Monday – Friday 7:00am to 5:00pm
Saturdays 8:00am to 1:00pm
Sundays and Public Holidays No activities permitted

DBW1
DBW24
BOC8 (Occupation Certificate)
BOC16

BOC18

Stormwater	C & S Engineering Services	Stormwater Management Plan, revisions F, G and I dated 21/08/23	000, 101, 102, 103, 104

All other existing conditions are to remain as originally approved.

ITEM NO	:	2.1
SUBJECT	:	11AM 7 GRAY STREET, HENLEY
STRATEGIC OUTCOME	:	DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED
ACTION	:	DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	:	MICHAEL BREWER
DEVELOPMENT APPLICATION NO		2022-0234
PROPOSAL		DEMOLITION OF AN EXISTING POOL AND CONSTRUCTION OF A NEW SECONDARY DWELLING WITH NEW SWIMMING POOL ABOVE.
APPLICANT		MELISSA NEIGHBOUR
OWNER		DR A Q F LI
DATE LODGED		22 DECEMBER 2022

Ref:680292

INTRODUCTION

Reasons for Report

Two (2) submissions raising concerns regarding construction impacts, privacy and height of the proposed pool, boundary fencing and tree removal.

REPORT

1. ISSUES

Compliance with maximum depth of excavation due to slope of the Site. Excavation exceeds 1.5m however the area of the excavation lies below the existing approved swimming pool. Proposal has sufficient planning merit to warrant a variation.

2. SUBMISSIONS

Two (2) submissions raising concerns regarding construction impacts, privacy and height of the proposed pool, boundary fencing and tree removal.

No objections to the proposal by Council's internal departments.

3. DESCRIPTION OF PROPOSAL

See Plan excerpts in Appendix A. It is proposed to undertake the following works:

- Demolition of the existing swimming pool, deck area, landscaping and stairs.
- Construction of a new single storey secondary dwelling containing a combined kitchen living area, 1 x bed and a bathroom.
- Construction of a new swimming pool and associated landscaping and stairs above the secondary dwelling.

The author of this report declares that there is no conflict of interest in assessing this application.

4. DESCRIPTION OF SITE AND LOCALITY

The subject site is legally described as Lot 4 Section B in DP 810 and is zoned R2 Low Density Residential under *Hunters Hill Local Environmental Plan 2012* (HHLEP). The site contains an existing two storey dwelling with contemporary additions at the rear, a swimming pool and detached double garage. The Site is not listed as an item of local heritage significance.

Surrounding and nearby developments are mainly one and two storey dwellings, including a number of heritage-listed buildings of local significance.

5. PROPERTY HISTORY

DA20001262 - approved 6 March 2001 for demolition of the existing dwelling and construction of a new dwelling.

DA20001262/1 – Modification approved 11 October 2001 to correct numerical error in height of approved pool.

DA20081008 – approved 10 November 2008 for alterations and additions to the existing dwelling and construction of a new pool.

DA20191086 – refused 17 February 2020 for a deck and patio cover.

DA20201130 – refused 9 December 2020 for a deck and patio cover.

6. REFERRALS

6.1 External Approval Bodies – N/A

6.2 Internal Departments:

WHO:	COMMENT:
Landscape Architect	No objections subject to conditions.
Design & Development Engineer	No objections subject to conditions.
Heritage	No objections subject to conditions.

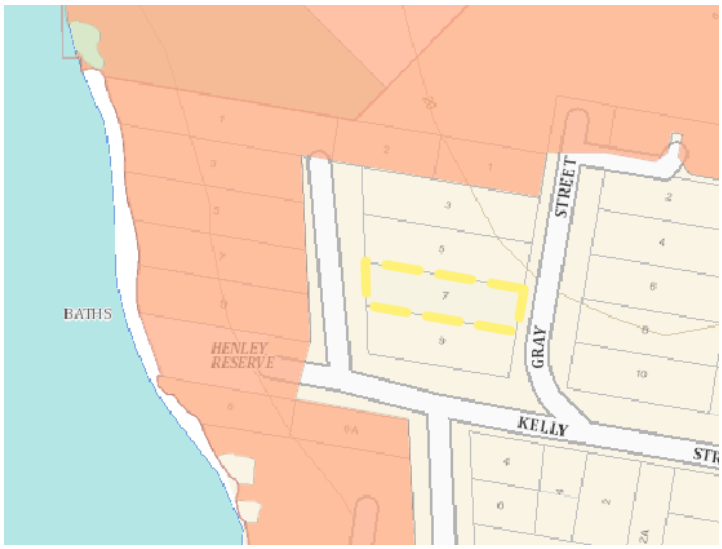
7. S.4.15 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – ASSESSMENT:

The relevant matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* are assessed under the following headings:

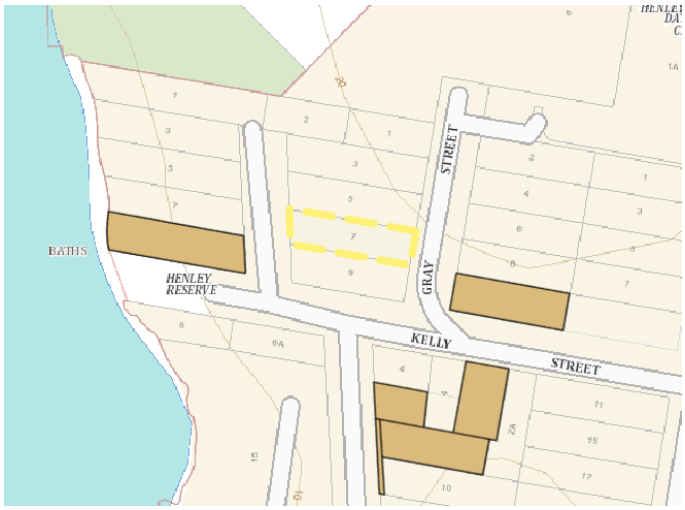
7.1 ENVIRONMENTAL PLANNING INSTRUMENTS (s. 4.15(1)(a)(i))

The proposal has been assessed against the relevant provisions of the following Environmental Planning Instruments:

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)		
SEPP (Biodiversity and Conservation) 2021		
Chapter 2 – Vegetation in Non-Rural Areas	N/A =no trees to be removed.	YES ☐ NO ☐ N/A ☒
Chapter 6 – Water Catchments	Within the Sydney Harbour Catchment. No significant concerns at proposal's impact on: • Water quality and quantity • Aquatic ecology • Flooding (N/A) • Recreation and public access (N/A) • Total catchment management	YES ☒ NO ☐
SEPP (Building Sustainability Index: BASIX) 2004		
Has a valid BASIX Certificate been submitted?	BASIX Certificate No. 1350186S	YES ☒ NO ☐
SEPP (Resilience and Hazards) 2021		
Chapter 2 – Coastal Management	Is the Site mapped as? Coastal Wetland YES ☐ NO ☒ Coastal Vulnerability Area YES ☐ NO ☒ Coastal Environment Area YES ☐ NO ☒ Coastal Use Area YES ☐ NO ☒	YES ☒ NO ☐ N/A ☐

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
	Coastal Environment Area: Coastal Use Area:  	
Cl. 2.8 – Development on Land in Proximity to Coastal Wetlands	Is the proposal satisfactory regarding Cl.2.8.1?	YES ☐ NO ☐ N/A ☒
Cl. 2.10 – Development on Land Within the Coastal	Will the proposal have an adverse impact on the matters in Cl.2.10(1)? YES ☐ NO ☐ Is the proposal satisfactory regarding Cl.2.10(2)? YES ☐ NO ☐	YES ☐ NO ☐ N/A ☒

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
Environment Area		
Cl. 2.11 – Development on Land Within the Coastal Use Area	Will the proposal have an adverse impact on the matters in Cl.2.11(1)(a)? YES ☐ NO ☐ Is the proposal satisfactory regarding Cl.2.11(1)(b)? YES ☐ NO ☐	YES ☐ NO ☐ N/A ☒
Division 5 – General	Will the proposal increase the risk of coastal hazards? YES ☐ NO ☒ Are any coastal management programs relevant/ been considered? YES ☐ NO ☐ N/A ☒	YES ☒ NO ☐
Chapter 4 – Contamination of Land	Has the land use changed as per the Guidelines? YES ☐ NO ☒	YES ☒ NO ☐
Is the Site suitable in its current state for the intended use?	YES ☒ NO ☐	YES ☒ NO ☐
Is remediation required?	YES ☐ NO ☒ Minimal contamination risk and thus a preliminary investigation report is not required to be submitted.	YES ☒ NO ☐
REGIONAL ENVIRONMENTAL PLANS (REPS) – DEEMED SEPPS – N/A		
LEP'S - HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012		
1.2 Aims of Plan	The proposal satisfies one or more of the aims of the Plan.	YES ☒ NO ☐
2.1 Zoning	R2 Low Density Residential	YES ☒ NO ☐
2.3 Zoning Objectives	The proposal is permissible with consent.	YES ☒

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
		NO ☐
2.7 Demolition	Is demolition proposed? YES ☒ PARTIAL ☒ NO ☐	YES ☒ NO ☐
4.3 Height of Buildings	Maximum permitted: 8.5m Proposed Secondary Dwelling 4.15m	YES ☒ NO ☐ N/A ☐
4.4 FSR	Maximum permitted: 0.5:1 Proposed 0.46:1	YES ☒ NO ☐ N/A ☐
4.6 Exceptions to Development Standards	Is a Cl. 4.6 submission relied upon? YES ☐ NO ☒	YES ☐ NO ☐ N/A ☒
5.10 Heritage Conservation	Is the Site a heritage item/ Conservation Area? YES ☐ NO ☒ Item ☐ HCA ☐ Adjoins several Items of local significance.  Subject to retaining existing stone walls, proposal will have an acceptable impact on the heritage values of the surrounding Items.	YES ☐ NO ☐ N/A ☒
5.21 Flood Planning	Is the Site flood affected?	YES ☐

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
	YES ☐ NO ☒	NO ☐ N/A ☒
6.1 Acid Sulfate Soils	Class 5	YES ☒ NO ☐ N/A ☐
6.2 Earthworks	Are the earthworks acceptable in terms of Subclause 3 matters? Refer to Engineer's comments	YES ☒ NO ☐ N/A ☐
6.3 Stormwater Management	Are the works acceptable in terms of Subclause 3 matters? Refer to Engineer's comments	YES ☒ NO ☐ N/A ☐
6.4 Terrestrial Biodiversity	Will any land mapped biodiversity be affected? YES ☐ NO ☒ Are the works acceptable in terms of Subclause 3 matters? N/A – no Biodiversity mapped land affected.	YES ☒ NO ☐ N/A ☐
6.5 Riparian Land and Adjoining Waterways	Are the works acceptable in terms of Subclauses 3 and 4 matters?	YES ☐ NO ☐ N/A ☒
6.6 Limited Development on Foreshore Area	Will any land mapped as foreshore be affected? YES ☐ NO ☐ N/A ☒ Is the proposal a purpose listed in Subclause 2? YES ☐ NO ☒ Are the works acceptable in terms of Subclause 3 matters? N/A	YES ☐ NO ☐ N/A ☒
6.7 Development on River Front Areas	Will any land mapped as river front area be affected? YES ☒ NO ☐ N/A ☐ Are the works acceptable in terms of Subclause 3 matters? YES ☒ NO ☐ N/A ☐	YES ☒ NO ☐ N/A ☐

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
6.9 Landscaped Area for Dwellings Houses and Secondary Dwellings	Existing Landscaped Area: 30.7% Required Landscaped Area: 397.4 m^2 (50%) Proposed Landscaped Area: 398.1 m^2 (50%) Is Subclause (4) being relied upon? YES ☒ NO ☐ Is the proposal consistent with the Objectives? YES ☒ NO ☐	YES ☒ NO ☐ N/A ☐
Any other relevant Clauses?		YES ☐ NO ☐ N/A ☒

8. DRAFT EPIs (s. 4.15(1)(a)(ii)) YES ☐ NO ☐ N/A ☒

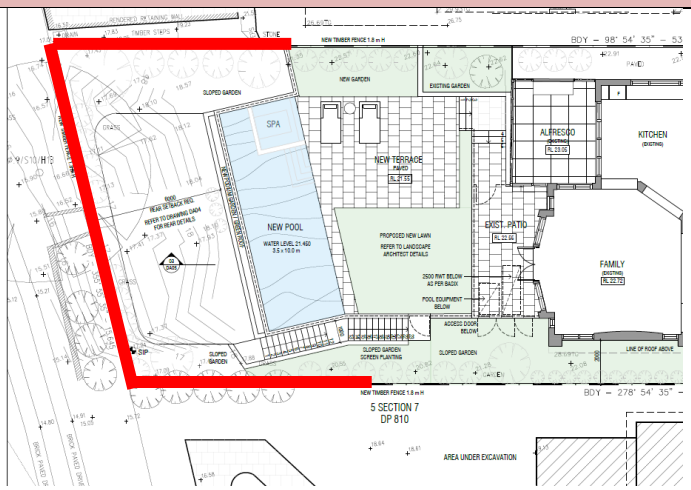
9. DEVELOPMENT CONTROL PLAN (s. 4.15(1)(a)(iii))

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
Hunters Hill Consolidated DCP 2013 – DWELLING HOUSE/ SECONDARY DWELLING **Part 1 - Introduction**		
1.3 Aims of the Plan	The proposal satisfies one or more of the aims of the Plan.	YES ☒ NO ☐
Part 2 – Character and Heritage		
2.2.3 – Existing Character		YES ☒ NO ☐
2.2.4 – Desired Character		YES ☒ NO ☐
2.3 – Trees and Vegetation		YES ☒ NO ☐ N/A ☐
2.4.2 – Aims and Objectives –		YES ☒ NO ☐

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
Heritage and Conservation		N/A ☐
2.4.4 – Detailed Requirements for Heritage Items	Not an Item.	YES ☐ NO ☐ N/A ☒
2.4.5 – Detailed Requirements for Heritage Conservation Areas	Not in a HCA.	YES ☐ NO ☐ N/A ☒
Part 3 – Residential		
3.3 – Dwelling Houses, Secondary Dwellings and Ancillary Works		
3.3.2 – Height	*Refer to LEP assessment* Number of Storeys: Maximum Wall Height: • Permitted: 7.2m • Proposed: Approx. 3.4m Sloping Site? Yes – proposed secondary dwelling excavated into the slope.	YES ☒ NO ☐ N/A ☐
3.3.3 – Setbacks	**Secondary Dwelling** **Front:** • N/A **Side:** • Required = 1.5m • Proposed = 2.15m (south) • Proposed = 2.1m (North) • Reduction for single storey? N/A **Rear:** • Required = 6m • Proposed = 6m • Reduction for single storey? N/A	YES ☒ NO ☐ N/A ☐

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
3.3.4 – Landscaped Areas	*Refer to LEP assessment* 2/3 soft landscaping, 1/3 hard landscaping YES ☒ NO ☐ No. of trees required: 3 Provided: 3 River front/ foreshore areas satisfactory? YES ☒ NO ☐ Is excavation/ fill excessive (1m cut or fill/ 1.5m overall)? YES ☒ NO ☐ Excavation exceeds 1.5m however the area of excavation has already been disturbed through the construction of the approved pool. Site slopes significantly through the rear yard. Sufficient merit to warrant variation.	YES ☒ NO ☐ N/A ☐
3.5 – Residential Amenity	**3.5.2 - Solar Access:** • Reasonable solar access – 3 hours Midwinter key habitable rooms – subject site • Reasonable solar access – 3 hours Midwinter 50% POS – subject site • Reasonable solar access – 3 hours Midwinter key habitable rooms – neighbours or not reduced if less • Reasonable solar access – 3 hours Midwinter 50% POS – neighbours The proposal will not alter solar access for the existing dwelling or it's associated private open space areas. The proposal will not alter solar access for the existing dwelling on No. 9 Gray Street. Minimal additional impact on the private open space of No. 9 as it is further downslope and already impacted by the existing dwelling and fence line. Internal solar access can be achieved for 3 hours into the living room of the secondary dwelling due to the large glass sliding door along the western elevation.	YES ☒ NO ☐ N/A ☐

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
	3.5.3 – Privacy: Adequate? YES ☒ NO ☐ Can elements be conditioned? YES ☒ NO ☐	YES ☒ NO ☐ N/A ☐
	3.5.4 – Acoustic Privacy: Adequate? YES ☒ NO ☐ Can elements be conditioned? YES ☒ NO ☐	YES ☒ NO ☐ N/A ☐
	3.5.5 – View Sharing Adequate?	YES ☒ NO ☐ N/A ☐
3.6 – Garages and Carports	Consistent height, roof, materials, form, scale, placement and design?	YES ☐ NO ☐ N/A ☒
3.7 – Fences	Consistent height, materials, form, scale, placement and design? The application proposes to erect a new 1.8m high boundary fence to the northern and southern side boundaries as well as to the western (rear boundary, which is currently unfenced. The installation of fencing to the rear boundary to Dick Street and to the side boundaries as shown below in red is not supported given the impact on the streetscape and amenity of adjoining properties. A suitable condition for the rear fence and retention of existing stone wall is included in the recommendation	YES ☐ NO ☒ N/A ☐

RELEVANT PROVISION	COMMENT:	COMPLIANCE:
		

10. PLANNING AGREEMENTS (s. 4.15(1)(a)(iiia)) YES ☐ NO ☐ N/A ☒

11. ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021 (S. 4.15(1)(A)(IV))

YES ☐ NO ☐ N/A ☒

12. THE LIKELY IMPACTS OF THE DEVELOPMENT (s. 4.15(1)(b)(i))		
Built Environment Impacts	Proposal will have acceptable levels of amenity and be compatible with the form, mass, scale and external appearance of the surrounding area.	YES ☒ NO ☐
Natural Environment Impacts	Minimal impacts on vegetation as the rear of the Site is not well-kept and contains no significant vegetation. Although the extent of excavation exceeds the numerical DCP control, the excavation is largely within the footprint of the existing approved pool and is therefore already highly disturbed. The proposed fencing within the streetscape to Dick Street is not supported due to the adverse visual impact on the streetscape.	YES ☒ NO ☐
Social Impacts	No significant impacts. Minor impacts that can be mitigated with standard conditions of consent.	YES ☒ NO ☐
Economic Impacts	No significant impacts. Minor impacts that can be mitigated with standard conditions of consent.	YES ☒ NO ☐
Operational Impacts	No significant impacts. Minor impacts that can be mitigated with standard conditions of consent.	YES ☒ NO ☐

13. SUITABILITY OF THE SITE (S. 4.15(1)(C)) YES ☒ NO ☐

14. SUBMISSIONS (s. 4.15(1)(d))		
Were any submissions received?	YES ☒ NO ☐ Amended plans not renotified given the improvements made. Amendments deemed not to adversely affect submitters.	
Submittor:	**Address:**	
Dino Scatena	2 Dick Street	
ISSUE: • Concern that construction activities will prevent access to No. 2 Dick Street Issue 1 due		

to use by equipment, materials or damage from same.

RESPONSE:

Access to No. 2 Dick Street is via a long driveway from the apex of the curb in the Dick Street/ Kelly Street intersection. The driveway lies within the Dick Street Road reserve.

A preliminary Construction Management Plan indicates that a crane would be located within the road reserve to hoist materials and equipment over the access driveway and into the rear yard of the subject site. Access will however be required for a mini excavator and removal of excavated material, as shown below.

Standard conditions can be imposed regarding the placement of materials etc within the road reserve and undertaking a dilapidation report, while special conditions regarding maintenance of access, communication with adjoining owners regarding temporary works and protection of the road reserve can be imposed on any consent issued.

Submittor:	**Address:**	
Tracey Tannous	9 Gray Street	

ISSUE:

- Loss of privacy due to the height of the proposed pool overlooking into the rear yard, pool and outdoor dining area.

RESPONSE:

The existing pool is situated approximately 1.1m from the shared boundary and is not presently screened. The proposed pool is to be setback a minimum of 2.1m however the design of the coping is such that people using the pool will not be able to stand along the southern, western or northern sides of the pool. The extended lawn area between the proposed pool and existing patio will maintain the existing ground level and in this regard, the opportunity to overlook the adjoining property will not change. Along with the topography and difference in level between the two properties, the implementation of the proposed landscaping will ensure there is no significant impacts in terms of overlooking from the proposal.

ISSUE:

- None of the properties at 3, 5, 7 or 9 Gray Street or 2 Dick Street have dividing fence within their back yards, using landscaping instead due to the topography. The proposed rear fences would be incongruous with the streetscape of Dick Street and the existing dividing fence is in good condition, covered with existing foliage.

RESPONSE:

The proposed fencing is not supported and accordingly, a condition of consent has been included requiring its deletion prior to issue of the Construction Certificate. The remainder of the boundary fencing is however within the gambit of the Dividing Fences Act and accordingly to be settled via the processes within that legislation.

ISSUE:

- Impact of construction activities/ excavation on the existing tree at the rear of the Site and an existing hedge on No. 9.

RESPONSE:

Adequate conditions can be imposed to protect the tree and the adjoining property. A preliminary Construction Management Plan indicates tree protection measures will be applied to the tree within the road reserve.

ISSUE:

- Details of the plants used as a hedge with No. 9 not known.

RESPONSE:

The landscape plan indicates the hedging plants along the common boundary would be *Viburnum odoratissimum* 'Emerald Lustre' which is to be maintained to a height of approximately 1.8m – 2m high, but capable of a mature height of 4m.

15. OTHER MATTERS:

N/A

CONTRIBUTIONS:

Section 7.12 Contributions = YES ☒ NO ☐ N/A ☐

AMOUNT: $4,950.00

Long Service Levy: YES ☒ NO ☐ N/A ☐

AMOUNT: $1733.00

16. OTHER MATTERS:

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from consideration of this matter.

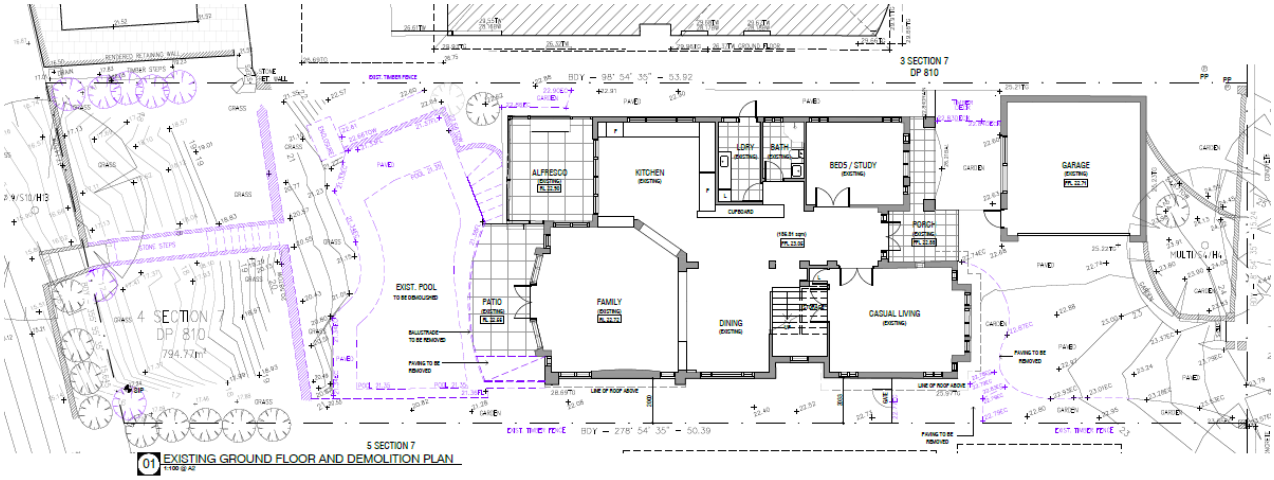
HUNTERS HILL 2030

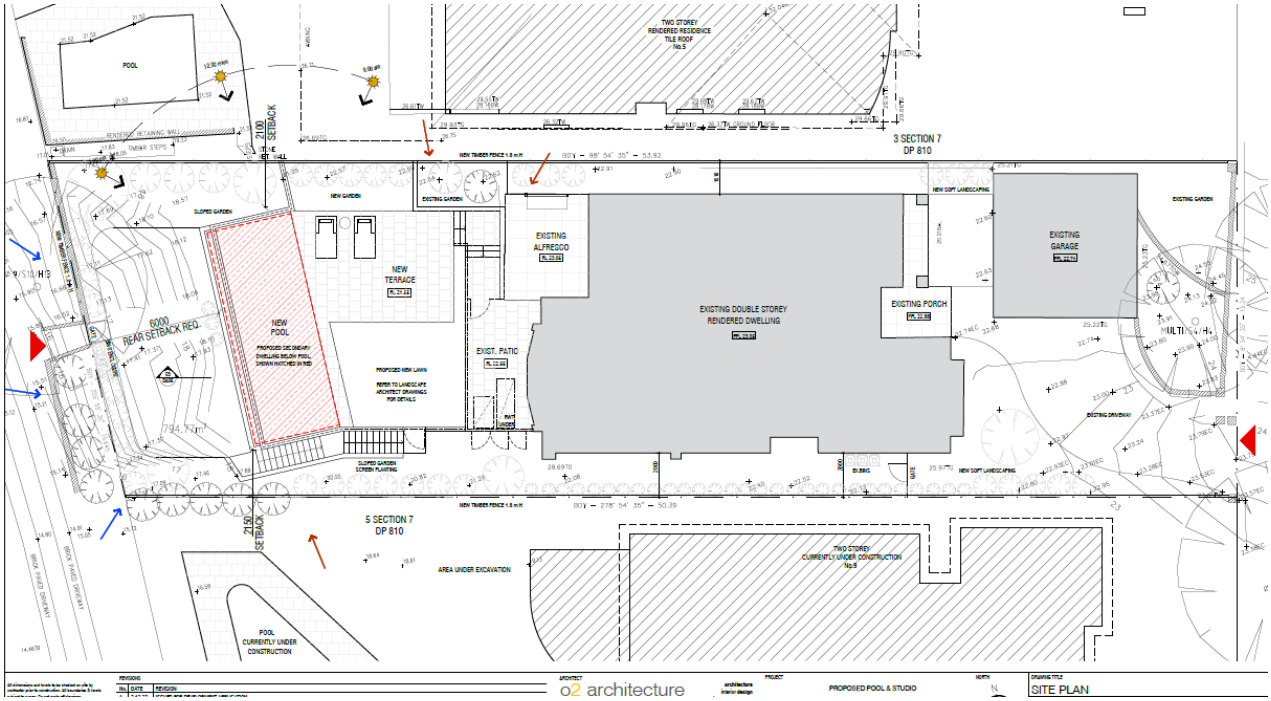
This matter relates to ensuring that heritage and conservation of the area is respected, preserved and enhanced including the preservation of the character, views to and from the Municipality, and the preservation of the tree canopy.

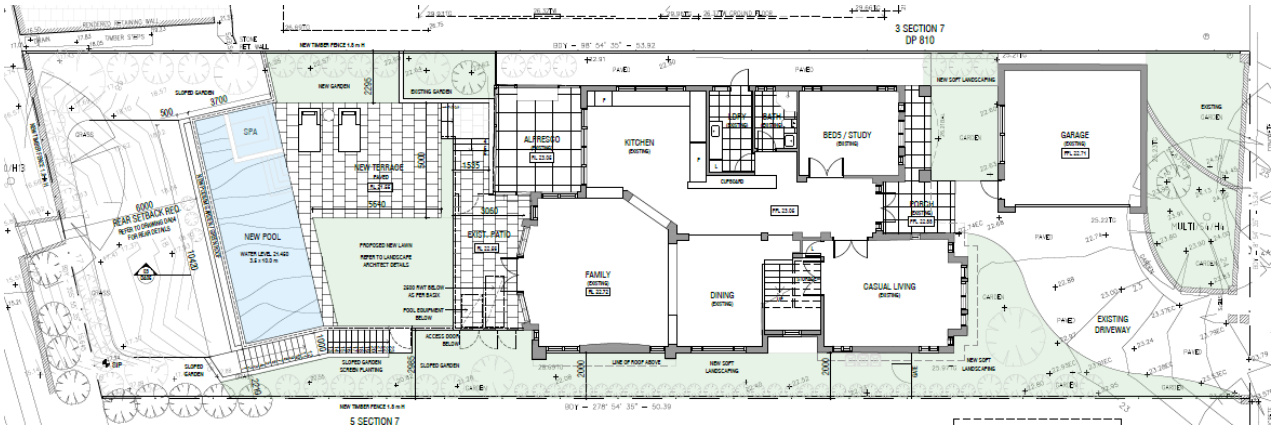
17. CONCLUSION

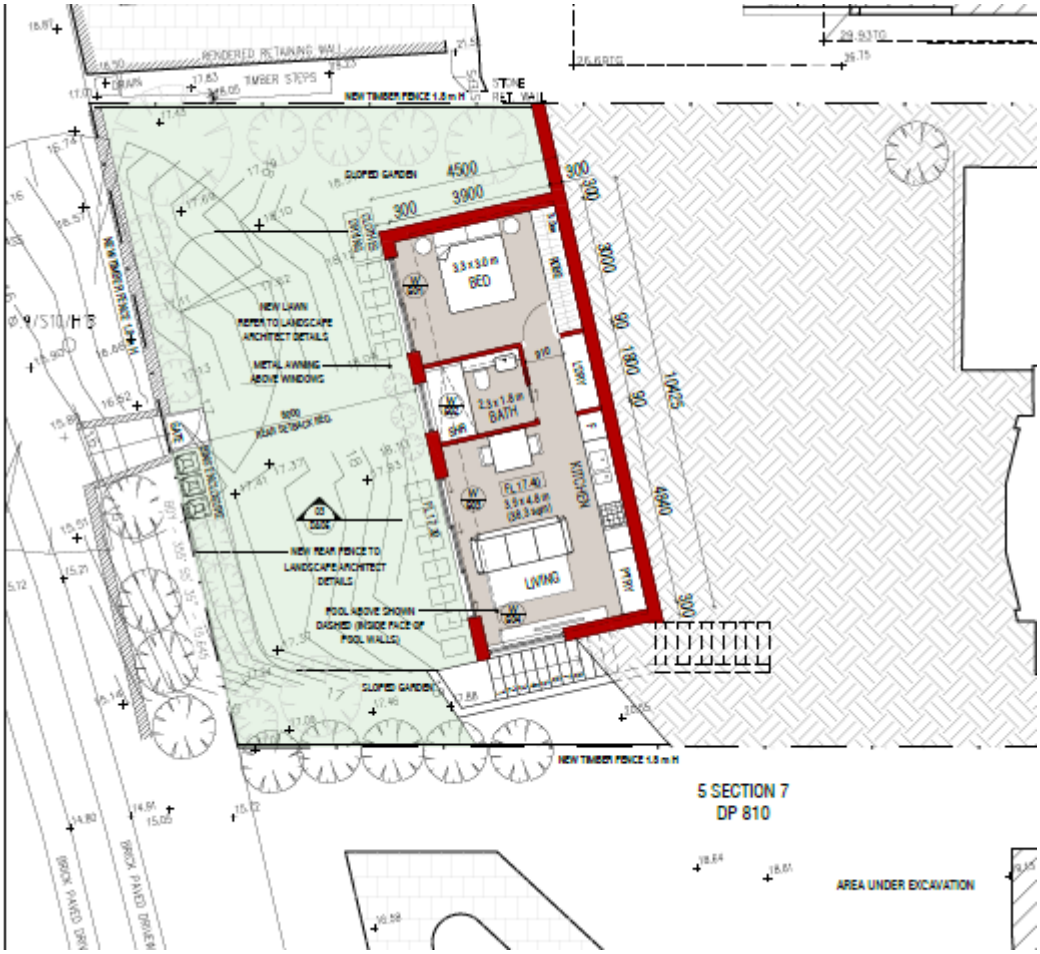
The proposal has been assessed having regard to the relevant matters for consideration under section 4.15 of the Environmental Planning and Assessment Act 1979 and will not create any significant adverse environmental impact. Consequently, the proposal is considered to be acceptable and warrants approval, subject to conditions.

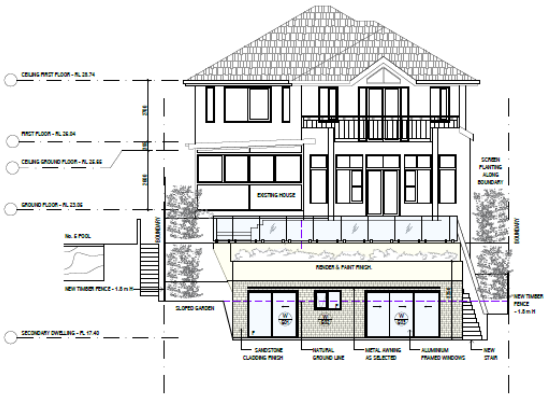
APPENDIX A


3 SECTION 7
DP 810
ALFRESCO
KITCHEN
LDRY
BATH
BEDS / STUDY
GARAGE
PORCH
EXIST. POOL
PATIO
FAMILY
DINING
CASUAL LIVING
4 SECTION 7
DP 810
794.77m²
5 SECTION 7
01 EXISTING GROUND FLOOR AND DEMOLITION PLAN

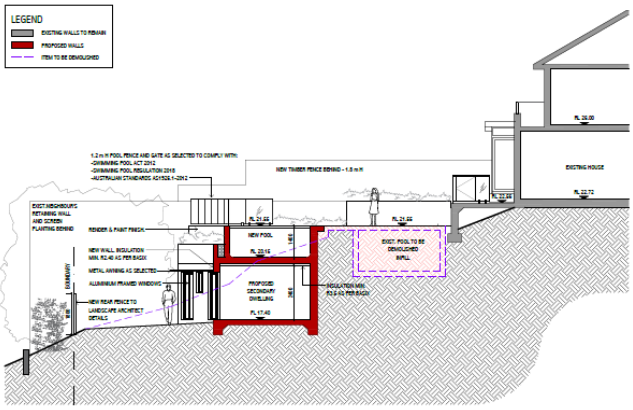

POOL
TWO STOREY RENDERED RESIDENCE TILE ROOF No.5
3 SECTION 7
DP 810
NEW TERRACE
EXISTING ALFRESCO
EXISTING DOUBLE STOREY RENDERED DWELLING
EXISTING PORCH
EXISTING GARAGE
NEW POOL
REAR SETBACK REQ.
6000
EXIST. PATIO
5 SECTION 7
DP 810
AREA UNDER EXCAVATION
TWO STOREY CURRENTLY UNDER CONSTRUCTION No.5
POOL CURRENTLY UNDER CONSTRUCTION
o2 architecture
PROPOSED POOL & STUDIO
SITE PLAN







02 WEST ELEVATION
1:100 @ A2



03 SECTION
1:100 @ A2

RECOMMENDATION

That Development Application No. 20220234 for demolition of an existing pool and construction of a new secondary dwelling with swimming pool above and associated landscaping at 7 Gray Street, Henley be approved, subject to the following conditions:

Standard Conditions

GEN 0

GEN1

GEN3:

Drawing Number/ Revision	Date	Drawn By	Title
Job No. 2212, Drawing DA02, Rev A	2.12.2022	O2 Architecture	Existing Floor and Demolition Plans
Job No. 2212, Drawing DA03, Rev C	24.10.2023	O2 Architecture	Proposed Garden Plan
Job No. 2212, Drawing DA04, Rev B	14.03.2023	O2 Architecture	Proposed Secondary Dwelling Plan
Job No. 2212, Drawing DA05, Rev C	24.10.2023	O2 Architecture	Elevations and Section
Job No. 2212, Drawing DA06, Rev B	14.03.2023	O2 Architecture	Elevations
Job No. 2212, Drawing DA07, Rev B	14.03.2023	O2 Architecture	Area Calculation
Job No. 2212, Drawing DA011, Rev A	14.3.2023	O2 Architecture	Bulk Earthworks Plan
Drawing No. 2219-01, Revision D	19.03.2023	Paddock Studio	Title Sheet
Drawing No. 2219-02, Revision D	19.03.2023	Paddock Studio	Landscape DA Plan 1 of 3 Rear Garden and Terrace

Drawing No. 2219-03, Revision D	19.03.2023	Paddock Studio	Landscape DA Plan 2 of 3 Lower Rear Garden and Studio
Drawing No. 2219-04, Revision D	19.03.2023	Paddock Studio	Landscape DA Plan 3 of 3 Existing Front Garden
Drawing No. 2219-05, Revision D	19.03.2023	Paddock Studio	Planting DA Plan 1 of 1
Drawing No. 2219-06, Revision D	19.03.2023	Paddock Studio	Plant DA Schedule Plant Images
Job No. 220501, Drawing D1, Revision B	02.11.2023	Quantum Engineers	Detail, Notes and Legend
Job No. 220501, Drawing D2, Revision B	02.11.2023	Quantum Engineers	Site/ Ground Floor Plan
Job No. 220501, Drawing D3, Revision B	02.11.2023	Quantum Engineers	Lower Ground Floor Plan
Job No. 220501, Drawing D4, Revision B	02.11.2023	Quantum Engineers	Roof Plan
Job No. 220501, Drawing D5, Revision B	02.11.2023	Quantum Engineers	Stormwater Details
Job No. 220501, Drawing D6, Revision B	02.11.2023	Quantum Engineers	Sediment Control Plan
Job No. 220501, Drawing D7, Revision B	02.11.2023	Quantum Engineers	Sediment Details

Document	**Prepared By**	**Dated**
Addendum Statement of Environmental Effects	Sky Town Planning	22 March 2023
Statement of Heritage Impact	Three + One Heritage	21 March 2023

Geotechnical Investigation Report	Fortify Geotech	14 March 2023
Aboricultural Impact Assessment	Abnoba Arbor	14 March 2023

GEN 5, 6, 7, 20, 21, 23

PCC0

PCC1 ($1,733.00).

PCC3 ($5,000)

PCC5 ($4,950)

PCC11

PCC12 – 1350186S

PCC13,

PCC15, 16, 17, 18, 20, 21, 32, 41, 42, 47,

PCC54 5 and 9 Gray Street and the driveway to No. 2 Dick Street

PCC72, 75, 76

The existing stone walls located within the western portion of the Site are to be protected from damage during construction to the satisfaction of Council. Details of the method of protection of the wall are to be submitted to Council prior to the issue of the Construction Certificate. Photographs of the wall are to be submitted to Council prior to the commencement of any building work.

Special Condition:

Nothing in this consent authorises the installation of the proposed 1.8m high timber fence along the western boundary to the Dick Street Road Reserve or for a distance of 10m along the northern and southern boundaries from the western boundary. In this regard, all plans submitted with the Construction Certificate are to delete any reference to the 1.8m high timber fence and maintain any existing sandstone walls, blocks or outcrops in order to maintain an appropriate and compatible streetscape.

Special Condition:

Nothing in this consent authorises the placement of vehicles, materials, stockpiles or any other matter within the access driveway to No. 2 Dick Street in any manner that would prevent vehicular and pedestrian access to that property from either Dick Street or Kelly Street. In the event that vehicles, machinery and/ or equipment need to be placed temporarily within the driveway to facilitate construction, the applicant shall ensure that both Council and residents of No. 2 Dick Street are advised in writing with no less than 24 hours

notice in advance of any obstructions to access caused by machinery, deliveries or the like and the anticipated duration.

PCW0, 1, 2, 3, 4, 5, 6, 8, 14,16, 18

CSI0, 3

DEM0, 1,3,4,5,6,7,8,9,10,11,12,13,15,16, 17

CON0,1,2,3,4,5,7,8,9,11,12,13,14,15,17,19,20,21,23,29, 34,35,37, 41, 42, 43,44,45,47, 51, 52, 53, 54, 55, 58, 59, 70,71

POC0,1,2,3 - 1350186S,

POC4,13,14, 17,20,22,23,24,25, 28,

POC7 Landscape in accordance with the stamped approved plans.

- Landscape Plans
  (prepared by Paddock Studio, dwg no 2219 – 01-06 D, dated 19.03.2023)

POC10

- Arboricultural Impact Assessment
  (prepared by Abnoba Arboricultural Services, dated 14.03.2023)

POC75

The following Special Conditions apply:

PCW Tree Protection

a)

Tree No/ Location	Species	TPZ (m)
Tree 1	*Angophora costata*	8.4

- The trees listed above in (a) shall be retained and protected in accordance with the Arboricultural Impact Assessment (prepared by Abnoba Arboricultural Services, dated 14.03.2023)

b) The following works are excluded from within the TPZ, unless otherwise stated.

* Grade alterations

* Soil cultivation, disturbance or compaction

* Stockpiling, storage, disposal or mixing of materials

* Refuelling of machinery or vehicles

* Washing of machinery or vehicles

* Pedestrian access or vehicular access

* Siting of offices, sheds or temporary services

* Any action that has the potential to impact the tree's health and structural condition

PCW Street Tree Protection

a) All street trees located directly outside the site must be retained and protected in accordance with the AS4970 Australian Standard Protection of trees on development Sites 2009.

b) Tree trunk and major branch protection must be installed prior to the commencement of any works (including demolition). The protection must be installed and certified by a qualified Arborist (AQF Level 3) and must include:

- An adequate clearance, minimum 250mm, must be provided between the structure and tree branches and trunks at all times;
- Tree trunk/s and/or major branches to a height of two metres must be protected by wrapped thick underlay carpet or similar padding material to limit damage;
- Timber planks (50mm x 100mm or similar) must be placed around tree trunk/s. The timber planks must be spaced at 100mm intervals, and must be fixed against the trunk with tie wire, or strapping. The thick underlay carpet or similar padding material and timber planks must not be fixed to the tree in any instance, or in any fashion;
- Tree trunk and major branch protection is to remain in place for the duration of construction and development works, and must be removed at the completion of the project.

c) Temporary signs, or any other items, must not be fixed or attached to any street tree.

d) All hoarding support columns are to be placed a minimum of 250mm from the edge of the existing tree pits/setts, so that no sinking or damage occurs to the existing tree pits. Supporting columns must not be placed on any tree roots that are exposed.

e) Materials or goods, including site sheds, must not be stored or placed:

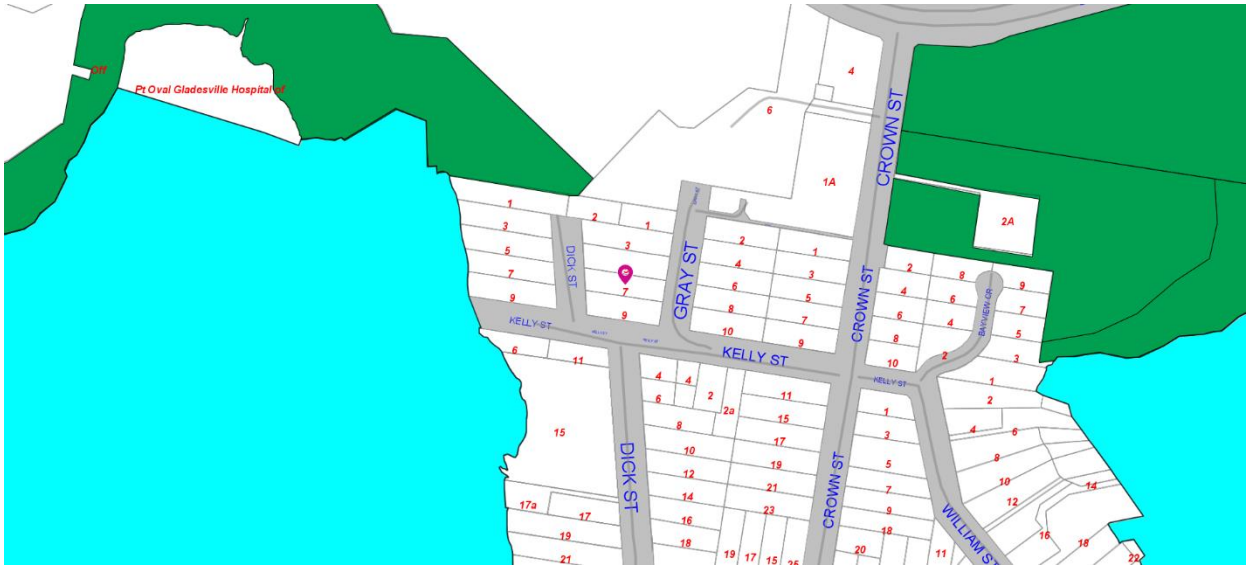
- around or under the tree canopy or
- within two (2) metres of tree trunks or branches or any street trees

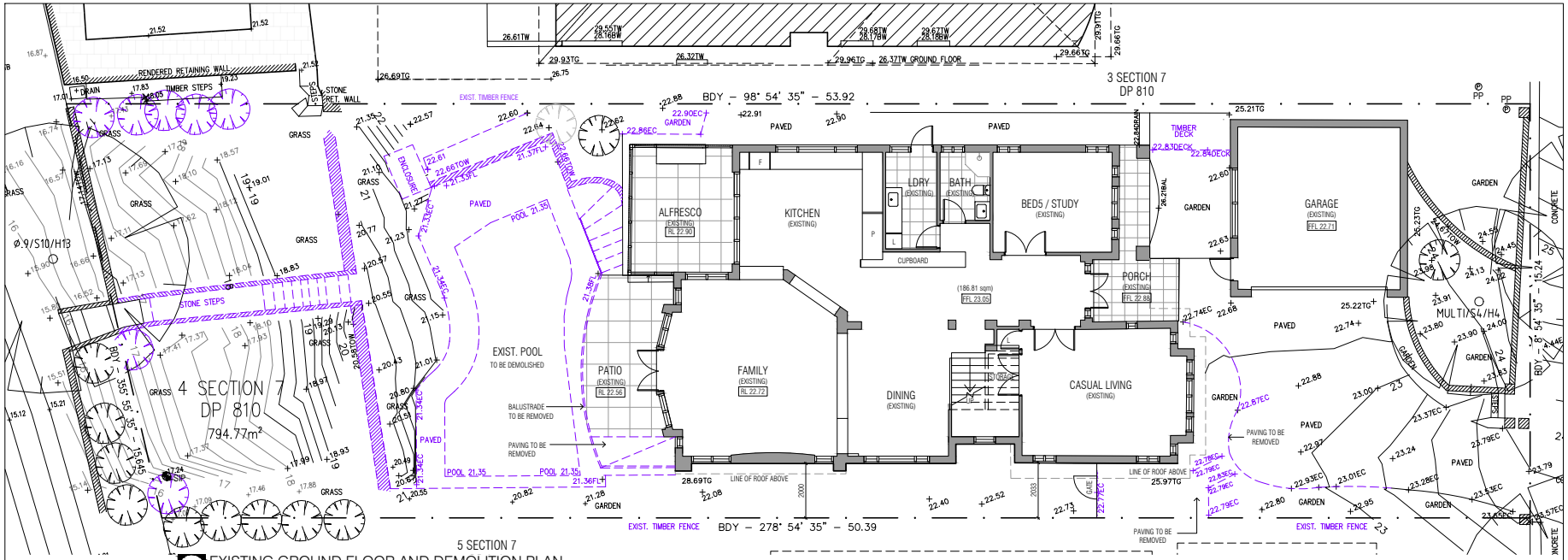
f) Any excavation within any area known to or suspected of having tree roots greater than 40mm diameter must be undertaken using tree sensitive excavation methods. Roots greater than 40mm must not be severed or damaged unless approved in writing by Council.

Existing sections of kerbs adjacent to any street tree must not be removed without approval from the Council.

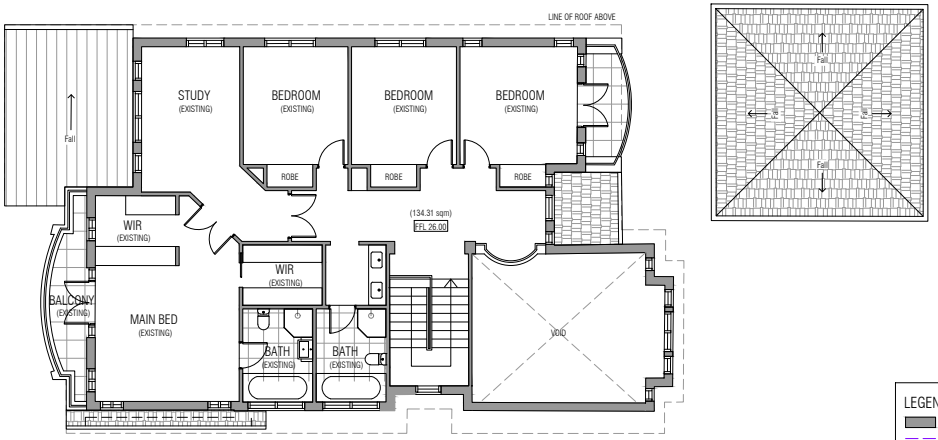
ATTACHMENTS

1. Map ⇩
2. Plans ⇩
3. Submissions ⇩


Pt Oval Gladesville Hospital
CROWN ST
GRAY ST
DICK ST
KELLY ST
WILLIAM ST
BAYVIEW GR



01 EXISTING GROUND FLOOR AND DEMOLITION PLAN
1:100 @ A2



02 EXISTING FIRST FLOOR PLAN
1:100 @ A2

LEGEND
EXISTING WALLS TO REMAIN
ITEM TO BE DEMOLISHED

All dimensions and levels to be checked on site by contractor prior to construction. All boundaries & levels subject to survey. Do not scale off drawings.

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REVISIONS

No.	DATE	REVISION
A	2.12.22	ISSUED FOR DEVELOPMENT APPLICATION

ARCHITECT
o2 architecture
6/13-15 small st ultimo nsw 2007
t 02 8068 9839
e info@o2architecture.com.au
w www.o2architecture.com.au
architecture interior design project management masterplanning
o2 architecture pty ltd - abn 38 603 776 825
nominated architect: stefan lombardo nsw reg no.8715

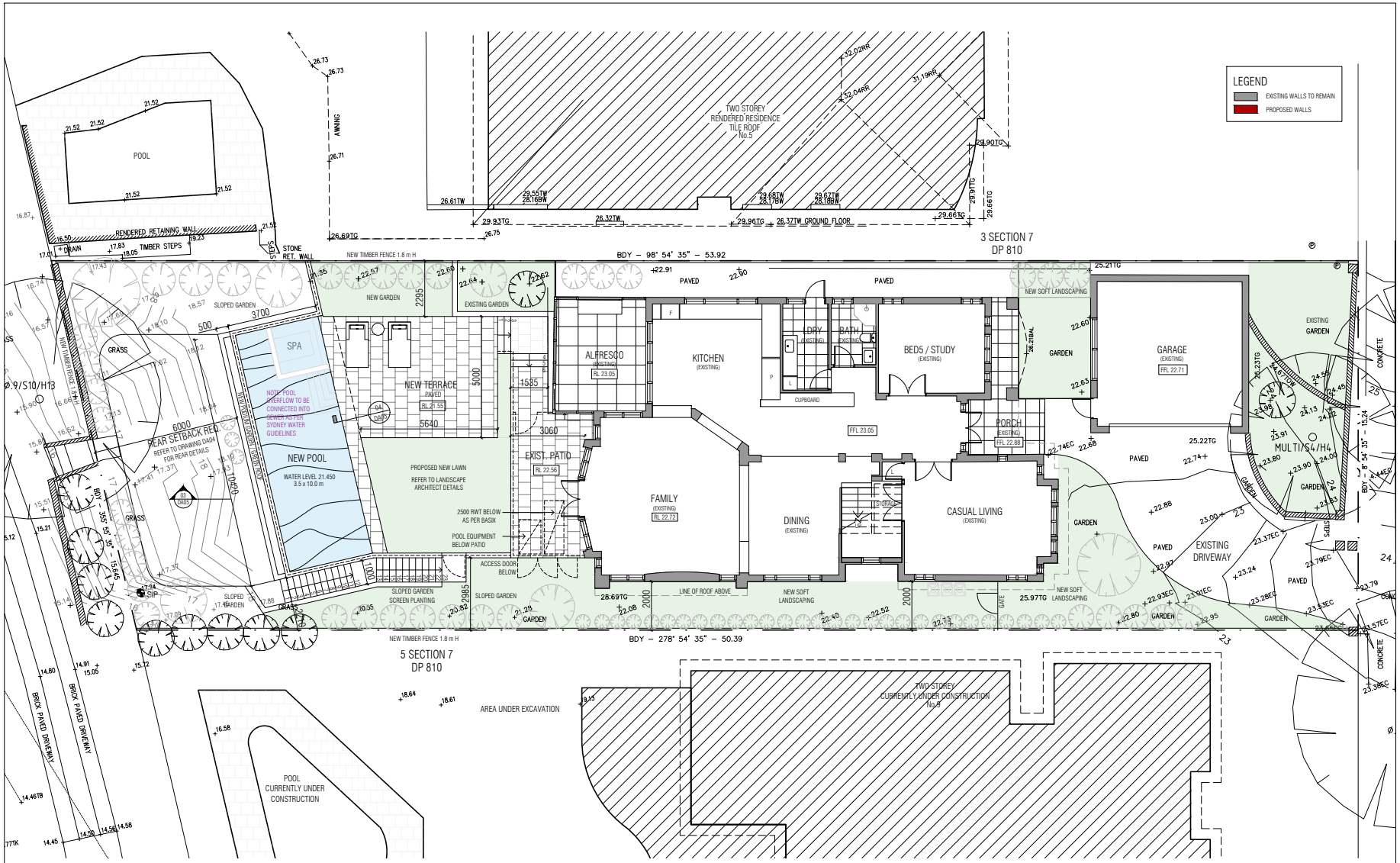
PROJECT
PROPOSED POOL & STUDIO
7 GRAY STREET, HENLEY
ANDREW LI

NORTH

DRAWING TITLE
EXISTING FLOOR AND DEMOLITION PLANS

DATE	SCALE	DRAWN
DEC 2022	1:100 @ A2	PK

JOB NO.	DRW NO.	REV
2212	DA02	A



01 PROPOSED GARDEN PLAN
1:100 @ A2

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REVISIONS

No.	DATE	REVISION
A	2.12.22	ISSUED FOR DEVELOPMENT APPLICATION
B	14.03.23	ISSUED FOR DEVELOPMENT APPLICATION
C	24.10.23	POOL OVERFLOW CONNECTED TO SEWER AS PER COUNCIL ADVICE

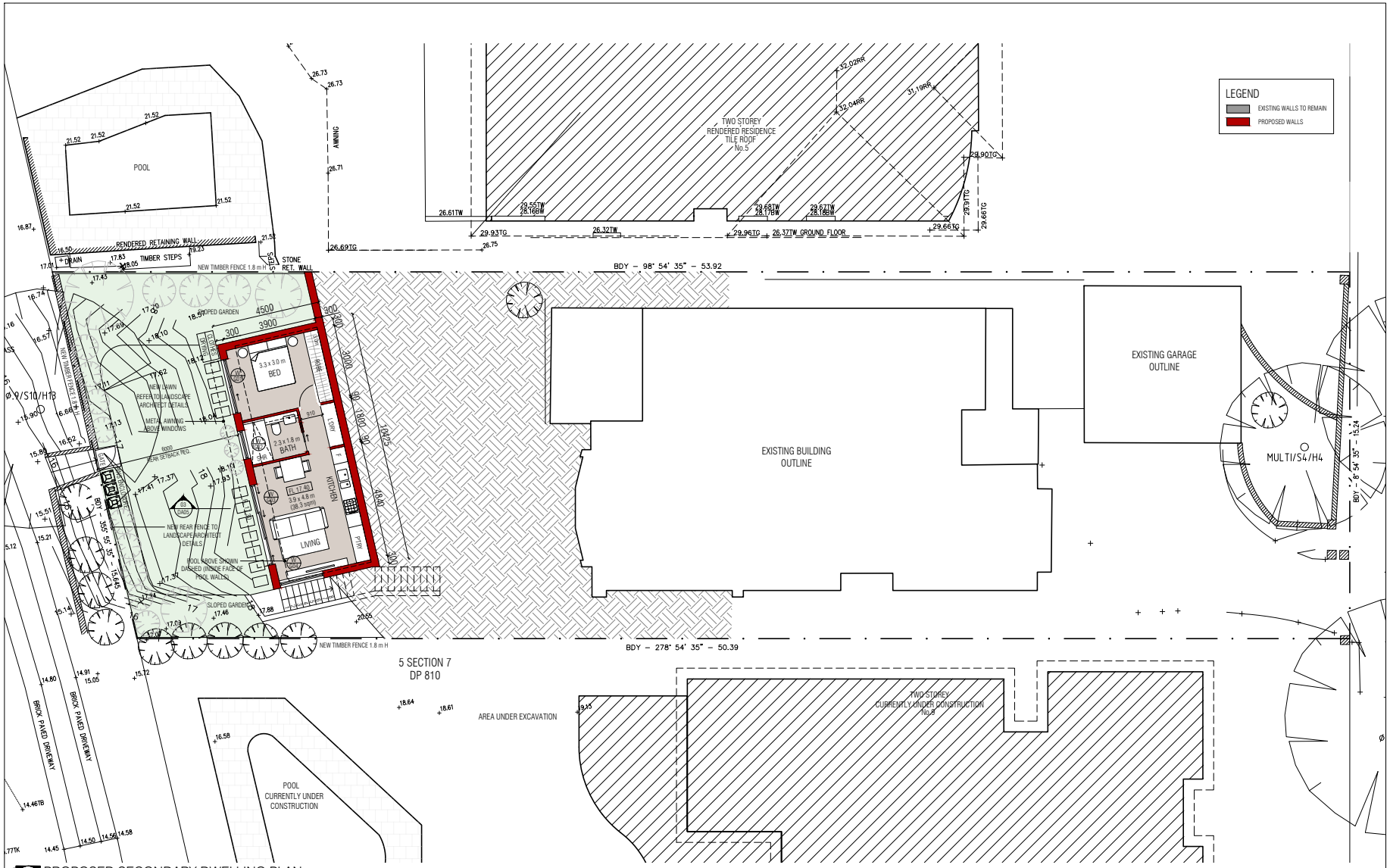
ARCHITECT
o2 architecture
6/13-15 small st ultimo nsw 2007
t 02 8068 9839
e info@o2architecture.com.au
w www.o2architecture.com.au
architecture interior design project management masterplanning
o2 architecture pty ltd - abn 38 603 776 825
nominated architect: stefan lombardo nsw reg no.8715

PROJECT
PROPOSED POOL & STUDIO
7 GRAY STREET, HENLEY
ANDREW LI

NORTH

DRAWING TITLE
PROPOSED GARDEN PLAN

DATE	SCALE	DRAWN
MARCH 2023	1:100 @ A2	PK
JOB NO. 2212	DRW NO. DA03	REV C



01 PROPOSED SECONDARY DWELLING PLAN
1:100 @ A2

All dimensions and levels to be checked on site by contractor prior to construction. All boundaries & levels subject to survey. Do not scale off drawings.

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REVISIONS

No.	DATE	REVISION
A	2.12.22	ISSUED FOR DEVELOPMENT APPLICATION
B	14.03.23	ISSUED FOR DEVELOPMENT APPLICATION

ARCHITECT
o2 architecture
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e info@o2architecture.com.au
w www.o2architecture.com.au
architecture interior design project management masterplanning
o2 architecture pty ltd - abn 38 603 776 825
nominated architect: stefan lombardo nsw reg no.8715

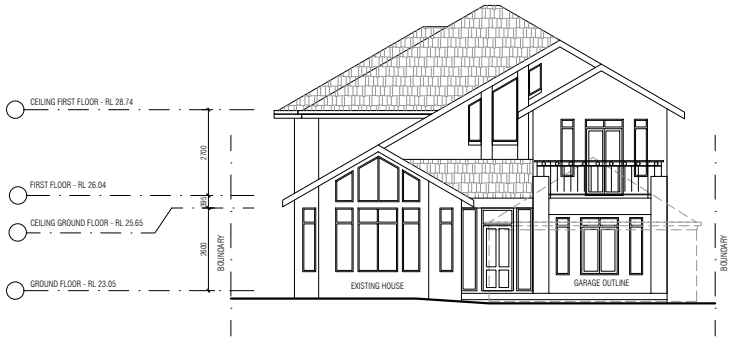
PROJECT
PROPOSED POOL & STUDIO
7 GRAY STREET, HENLEY
ANDREW LI

NORTH

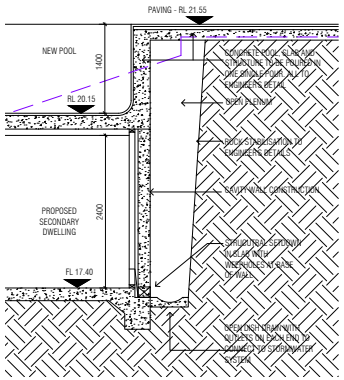
DRAWING TITLE
PROPOSED SECONDARY DWELLING PLAN

DATE	SCALE	DRAWN
MARCH 2023	1:100 @ A2	PK

JOB NO.	DRW NO.	REV
2212	DA04	B



01 EAST ELEVATION (FRONT) - NO CHANGES
1:100 @ A2



04 DETAILED WALL SECTION
1:50 @ A2

BASIX

1. THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT 30 sqm OF THE SITE.
2. THE SWIMMING POOL MUST NOT BE GREATER THAN 39.5 KL, IT MUST BE SHADED AND OUTDOORS.
3. THE SPA MUST NOT BE GREATER THAN 6 KL AND IT MUST BE SHADED.
4. THE APPLICANT MUST CONSTRUCT WALLS AND CEILINGS IN ACCORDANCE WITH THE SPECIFICATIONS LISTED BELOW:.
   - EXTERNAL WALL - CONCRETE BLOCK / PLASTERBOARD: R1.88 (2.40 INCL. CONSTRUCTION)
   - CEILING AND ROOF - R3.5 & FOIL BACKED BLANCKET. LIGHT (SOLAR ABSORPTANCE < 0.475
5. THE APPLICANT MUST INSTALL THE WINDOWS AND DOORS AS DESCRIBED IN THE BASIX TABLE

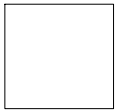
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
South facing					
W04	500	1850	aluminium, single, clear	none	not overshadowed
West facing					
W01	2100	2300	U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear)	none	not overshadowed
W02	900	1200	U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear)	none	not overshadowed
W03	2100	3400	U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear)	none	not overshadowed

6. THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 2500 LITRE ON THE SITE.
7. THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM: SOLAR (ELECTRIC BOOSTED) WITH A PERFORMANCE OF 41 TO 45 STCs OR BETTER.
8. THE APPLICANT MUST INSTALL A WINDOW OR SKYLIGHT IN THE KITCHEN AND BATHROOM.
9. THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM WITH THE CAPACITY TO GENERATE AT LEAST 2.1 PEAK KW OF ELECTRICITY AND IT MUST BE CONNECTED TO THE ELECTRICAL SYSTEM.

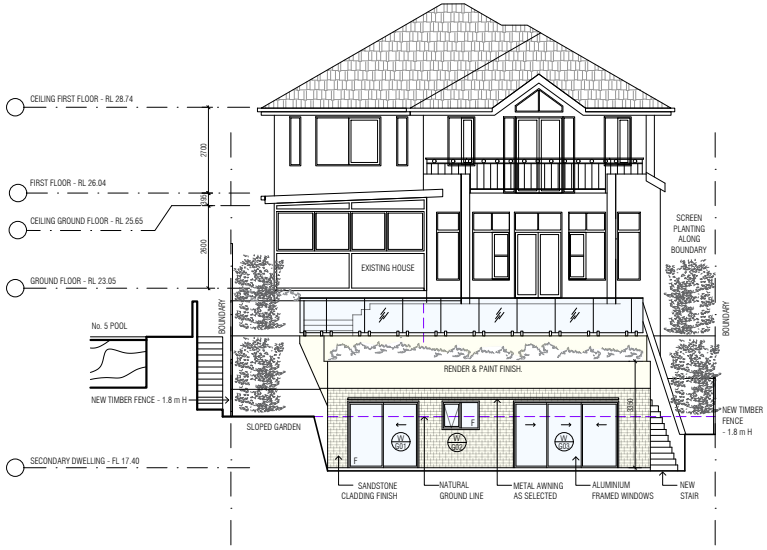
FINISHES SCHEDULE

SANDSTONE CLADDING FINISH TO NEW SECONDARY DWELLING WALLS AS INDICATED

ALUMINIUM FRAMED WINDOWS AND DOORS - CHARCOAL COLOUR OR SIMILAR

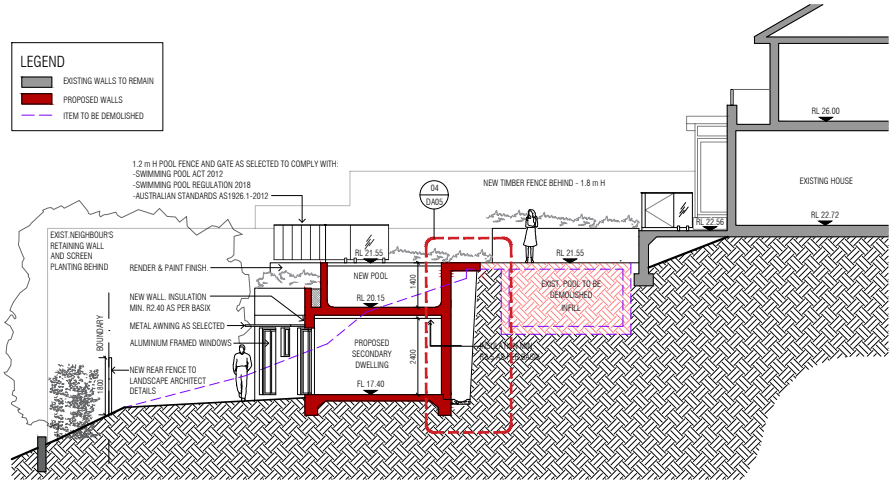


WHITE PAINT TO NEW WALLS AS INDICATED



02 WEST ELEVATION
1:100 @ A2

LEGEND
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- ITEM TO BE DEMOLISHED



03 SECTION
1:100 @ A2

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REVISIONS

No.	DATE	REVISION
A	2.12.22	ISSUED FOR DEVELOPMENT APPLICATION
B	14.03.23	ISSUED FOR DEVELOPMENT APPLICATION
C	24.10.23	POOL WALL DETAILED SECTION ADDED FOLLOWING COUNCIL'S REQUEST

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nominated architect: stefan lombardo nsw reg no.8715

PROJECT
PROPOSED POOL & STUDIO
7 GRAY STREET, HENLEY
ANDREW LI

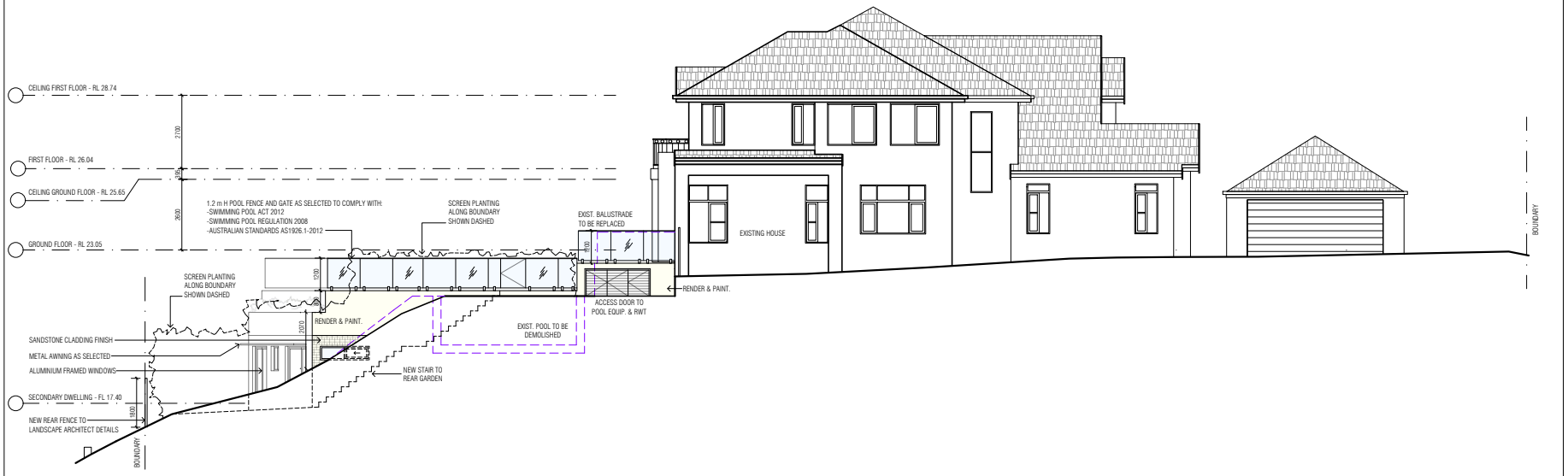
NORTH

DRAWING TITLE
ELEVATIONS & SECTION

DATE	SCALE	DRAWN
MARCH 2023	1:50@ A2	PK

JOB NO.	DRW NO.	REV
2212	DA05	C

01 NORTH ELEVATION
1:100 @ A2



02 SOUTH ELEVATION
1:100 @ A2

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B	14.03.23	ISSUED FOR DEVELOPMENT APPLICATION

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PROJECT
PROPOSED POOL & STUDIO
7 GRAY STREET, HENLEY
ANDREW LI

NORTH

DRAWING TITLE
ELEVATIONS

DATE	SCALE	DRAWN
MARCH 2023	1:50@ A2	PK

JOB NO.	DRW NO.	REV
2212	DA06	B

AREA CALCULATIONS

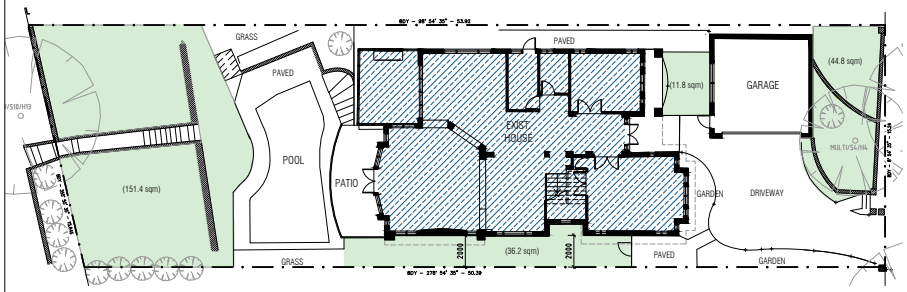
SITE AREA - 794.77 sqm

EXISTING GFA - GF	= 194.96 sqm
EXISTING GFA - FF	= 134.31 sqm
TOTAL EXISTING GROSS FLOOR AREA	= 329.27 sqm
GROSS FLOOR AREA REQUIREMENT	= 397.38 sqm (FSR 0.5:1)
ADDITIONAL GFA - SECONDARY DWELLING	= 38.8 sqm
TOTAL PROPOSED GROSS FLOOR AREA	= 368.07 sqm (FSR 0.46:1)

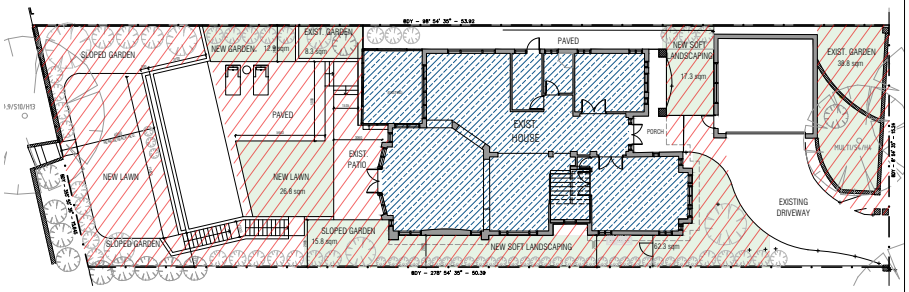
EXISTING LANDSCAPED AREA = 244.2 sqm (30.7%)

LANDSCAPE AREA REQUIREMENT = MIN. 50% = 397.38 sqm
PROPOSED LANDSCAPED AREA = 398.1 sqm (50%)

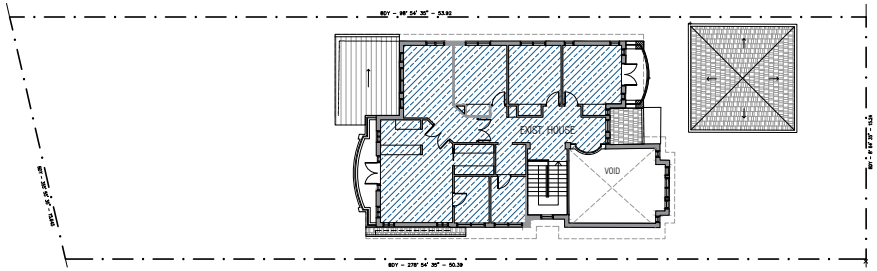
SOFT LANDSCAPING REQUIREMENT = MIN. 33% = 262.27 sqm
PROPOSED SOFT LANDSCAPING = 282.8 sqm (35.5%)



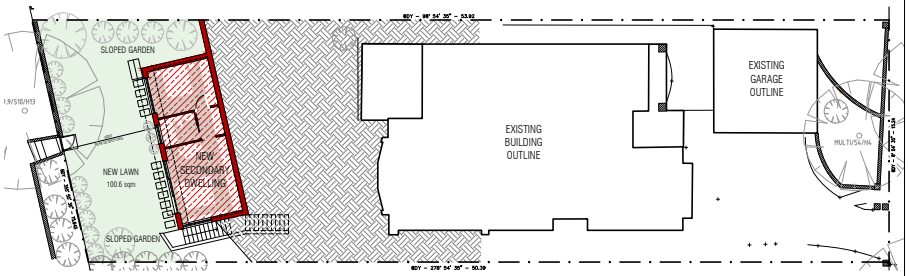
01 EXISTING GROUND FLOOR
1:200 @ A2



03 PROPOSED GROUND FLOOR
1:200 @ A2



02 EXISTING FIRST FLOOR
1:200 @ A2



04 PROPOSED SECONDARY DWELLING PLAN
1:200 @ A2

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REVISIONS

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B	14.03.23	ISSUED FOR DEVELOPMENT APPLICATION

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PROJECT
PROPOSED POOL & STUDIO
7 GRAY STREET, HENLEY
ANDREW LI

NORTH

DRAWING TITLE
AREA CALCULATION

DATE	SCALE	DRAWN
MARCH 2023	1:200 @ A2	PK

JOB NO.	DRW NO.	REV
2212	DA07	B

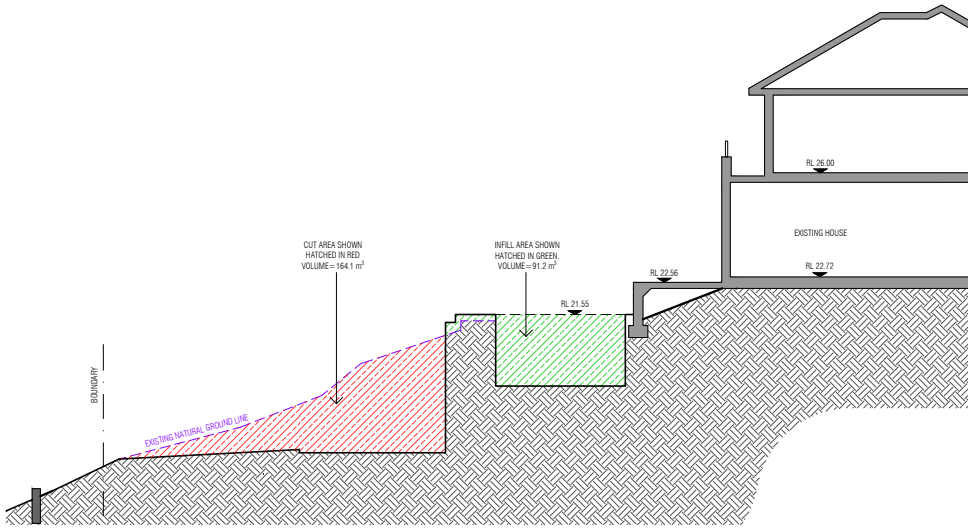
LEGEND

INFILL AREA

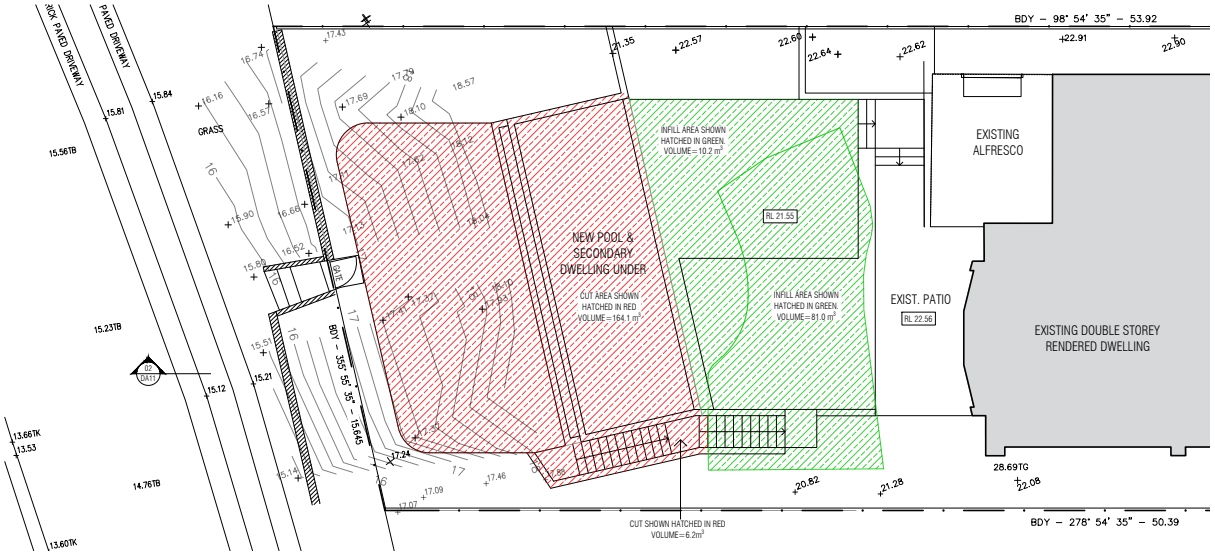
CUT AREA

EXISTING NATURAL GROUND LINE

TOTAL CUT VOLUME = 170.3 m³
TOTAL INFILL VOLUME = 91.2 m³
EXCESS TO BE REMOVED FROM SITE = 79.1 m³



02 TYPICAL SECTION
1:100 @ A2



01 FLOOR PLAN
1:100 @ A2

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REVISIONS

No.	DATE	REVISION
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nominated architect: stefan lombardo nsw reg no.8715

PROJECT
PROPOSED POOL & STUDIO
7 GRAY STREET, HENLEY
ANDREW LI

NORTH

DRAWING TITLE
BULK EARTHWORKS PLAN

DATE	SCALE	DRAWN
MARCH 2023	1:100 @ A2	IV

JOB NO.	DRW NO.	REV
2212	DA11	A

Gray Street Garden | Landscape DA Package

7 Gray Street, Henley NSW 2111

Drawing register:

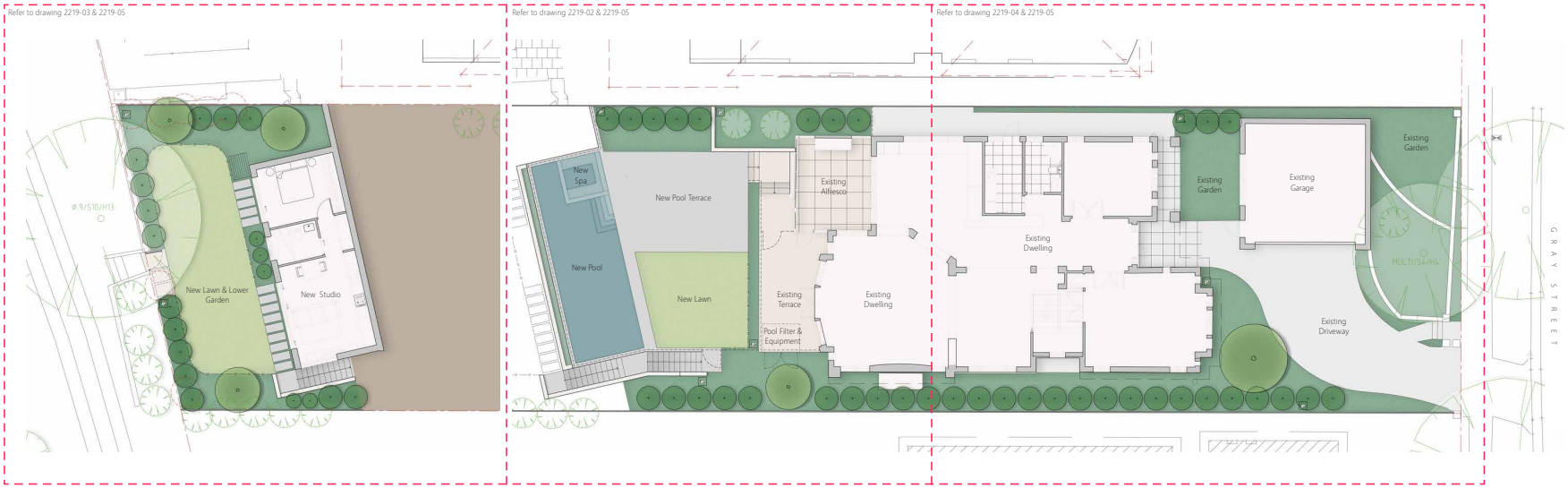
Drawing No.:	Drawing title:
2219-01	Titlesheet, Drawing Register, Project Information, General Notes & Extent of Works Plan
2219-02	Landscape DA Plan 1 of 3 - Rear Garden & Pool Terrace
2219-03	Landscape DA Plan 2 of 3 - Lower Rear Garden & Studio
2219-04	Landscape DA Plan 3 of 3 - Existing Front Garden
2219-05	Planting DA Plan 1 of 1
2219-06	Plant DA Schedule, Plant Images

Project information:

Client:	**Andrew Li**
Site:	**4 Section 7 on DP 810, known as 7 Gray Street, Henley NSW 2111**
LGA:	Hunters Hill Council
Landscape architect:	Paddock Studio
Architect:	o2 architecture + interiors
Planner:	Sky Town Planning
Surveyor:	TSS Total Surveying Solutions
Engineer:	Quantum Engineers
Site area:	794.7 m^2
Required landscape area:	50% of site area = 397.35 m^2
Required deep soil areas:	2/3 of landscape area = 264.9 m^2

General notes:

+ **Not for construction or pricing.**
+ **Subject to detailed design and documentation.**
+ **Subject to Council approvals.**
+ Refer to 'o2 architecture + interiors' documentation for all building works.
+ Refer to engineer documentation for all external services, including stormwater drainage, lighting, hydraulic etc.
+ All existing site levels within landscape softscape zones to be retained, unless otherwise documented.
+ Structures, fences, walls, balustrades, pools, furniture etc subject to detailed design and engineering design.
+ Planting subject to availability at time of tender and construction.
+ Indicative planting extent and setout documented - may vary onsite due to site conditions.
+ Construction works to include sediment and erosion control fencing along lower boundary to ensure all sediment runoff contained on-site.
+ Pool enclosure and pool fencing to comply with the following:
  + Swimming Pools Act 1992 No. 49.
  + Building Code of Australia.
  + Swimming Pool Safety AS 1926.1: 2012.
  + Swimming Pool Safety AS 1926.2: 2007.
+ It is the clients responsibility to maintain, as required, all planting within the pool area adjacent to pool barriers to ensure it is non-climbable and clear of the required clearance areas of the pool barriers as per the relevant standards and regulations as noted within the item above.



Site plan - Extent of Landscape Works & Drawing Layout

Scale: 1:100 @A1

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Not for pricing or construction. Drawing to be read in conjunction with all relevant project and consultant documentation.

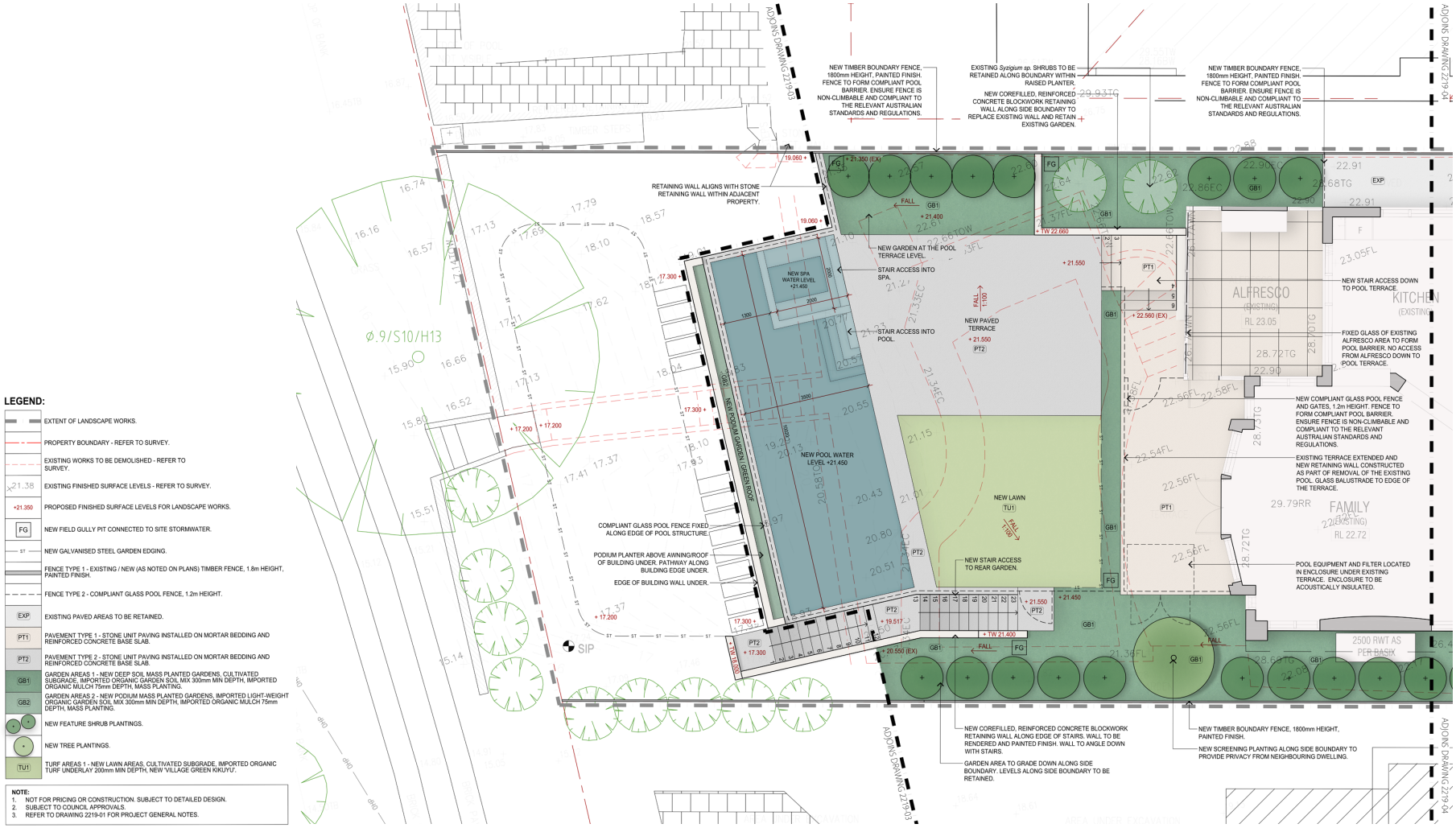
Issue:	Date:	Reason:	Reviewed by:
DRAFT	16.08.22	For Co-ordination	DW
A	15.11.22	For DA Submission	DW
B	18.11.22	For DA Submission	DW
C	29.11.22	For DA Submission	DW
D	19.03.23	For DA Submission	DW

Project: 7 Gray Street, Henley NSW 2111
Client: Andrew Li

Title: Titlesheet, Drawing Register, General Notes, Extent of Landscape Works Plan

Project No.: 2219
Date: 19.03.23
Scale: 1:100 @ A1

Drawing: 2219-01
Issue: D



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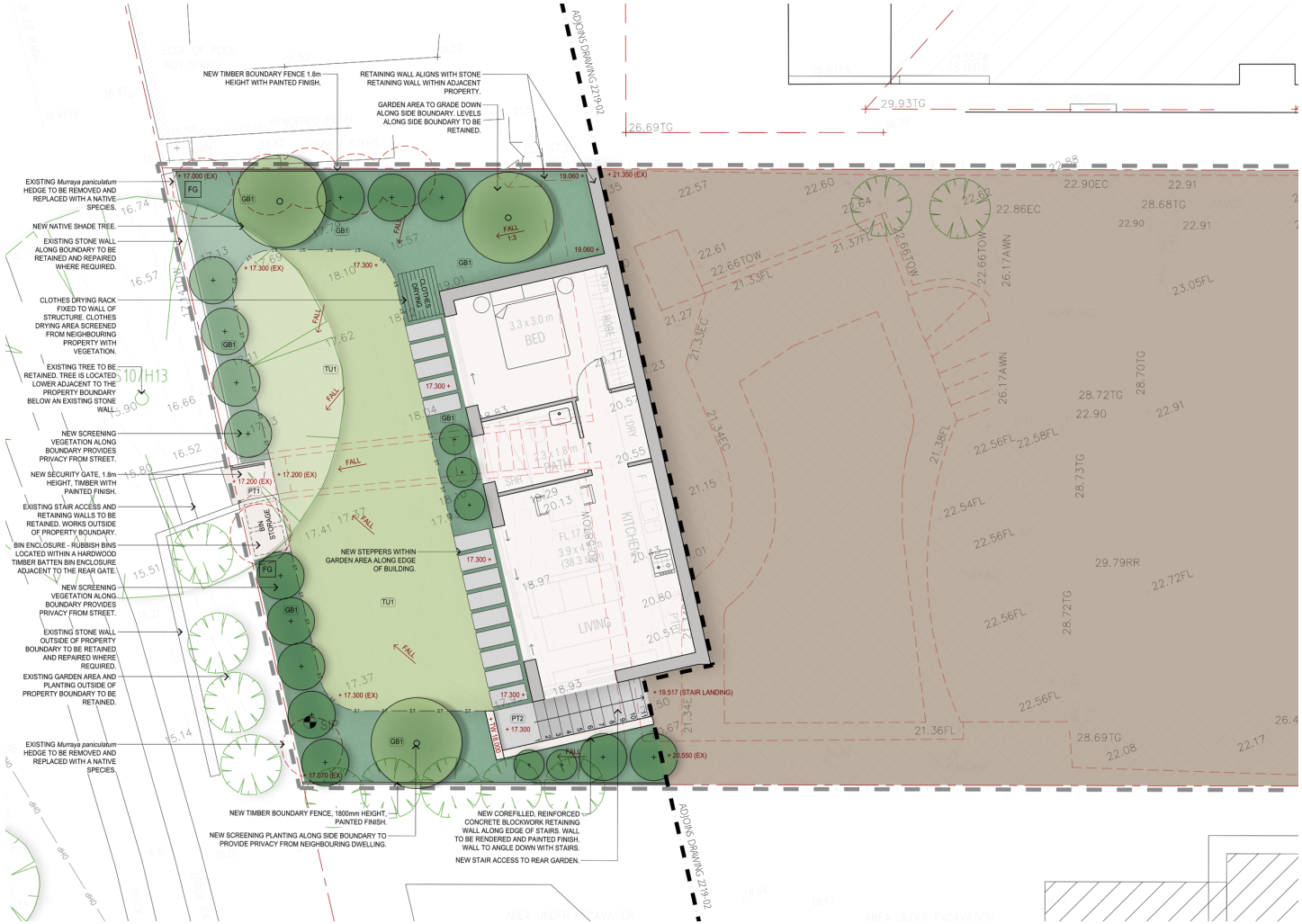
DRAFT	16.08.22	For Co-ordination	DW
A	15.11.22	For DA Submission	DW
B	18.11.22	For DA Submission	DW
C	29.11.22	For DA Submission	DW
D	19.03.23	For DA Submission	DW

Project: 7 Gray Street
Henley NSW 2111
Client: Andrew Li

Title: Landscape DA Plan 1 of 3
Rear Garden & Pool Terrace

Project No.: 2219
Date: 19.03.23
Scale: 1:50 @ A1

Drawing: 2219-02
Issue: D



LEGEND:

- EXTENT OF LANDSCAPE WORKS.
- PROPERTY BOUNDARY - REFER TO SURVEY.
- EXISTING WORKS TO BE DEMOLISHED - REFER TO SURVEY.
- 21.38 EXISTING FINISHED SURFACE LEVELS - REFER TO SURVEY.
- +21.350 PROPOSED FINISHED SURFACE LEVELS FOR LANDSCAPE WORKS.
- FG NEW FIELD GULLY PIT CONNECTED TO SITE STORMWATER.
- ST NEW GALVANISED STEEL GARDEN EDGING.
- FENCE TYPE 1 - EXISTING / NEW (AS NOTED ON PLANS) TIMBER FENCE, 1.8m HEIGHT, PAINTED FINISH.
- PT1 PAVEMENT TYPE 1 - STONE UNIT PAVING INSTALLED ON MORTAR BEDDING AND REINFORCED CONCRETE BASE SLAB.
- PT2 PAVEMENT TYPE 2 - STONE UNIT PAVING INSTALLED ON MORTAR BEDDING AND REINFORCED CONCRETE BASE SLAB.
- GB1 GARDEN AREAS 1 - NEW DEEP SOIL MASS PLANTED GARDENS, CULTIVATED SUBGRADE, IMPORTED ORGANIC GARDEN SOIL MIX 300mm MIN DEPTH, IMPORTED ORGANIC MULCH 75mm DEPTH, MASS PLANTING.
- NEW FEATURE SHRUB PLANTINGS.
- NEW TREE PLANTINGS.
- TU1 TURF AREAS 1 - NEW LAWN AREAS, CULTIVATED SUBGRADE, IMPORTED ORGANIC TURF UNDERLAY 200mm MIN DEPTH, NEW 'VILLAGE GREEN KIKUYU'.

NOTE:
1. NOT FOR PRICING OR CONSTRUCTION. SUBJECT TO DETAILED DESIGN.
2. SUBJECT TO COUNCIL APPROVALS.
3. REFER TO DRAWING 2219-01 FOR PROJECT GENERAL NOTES.

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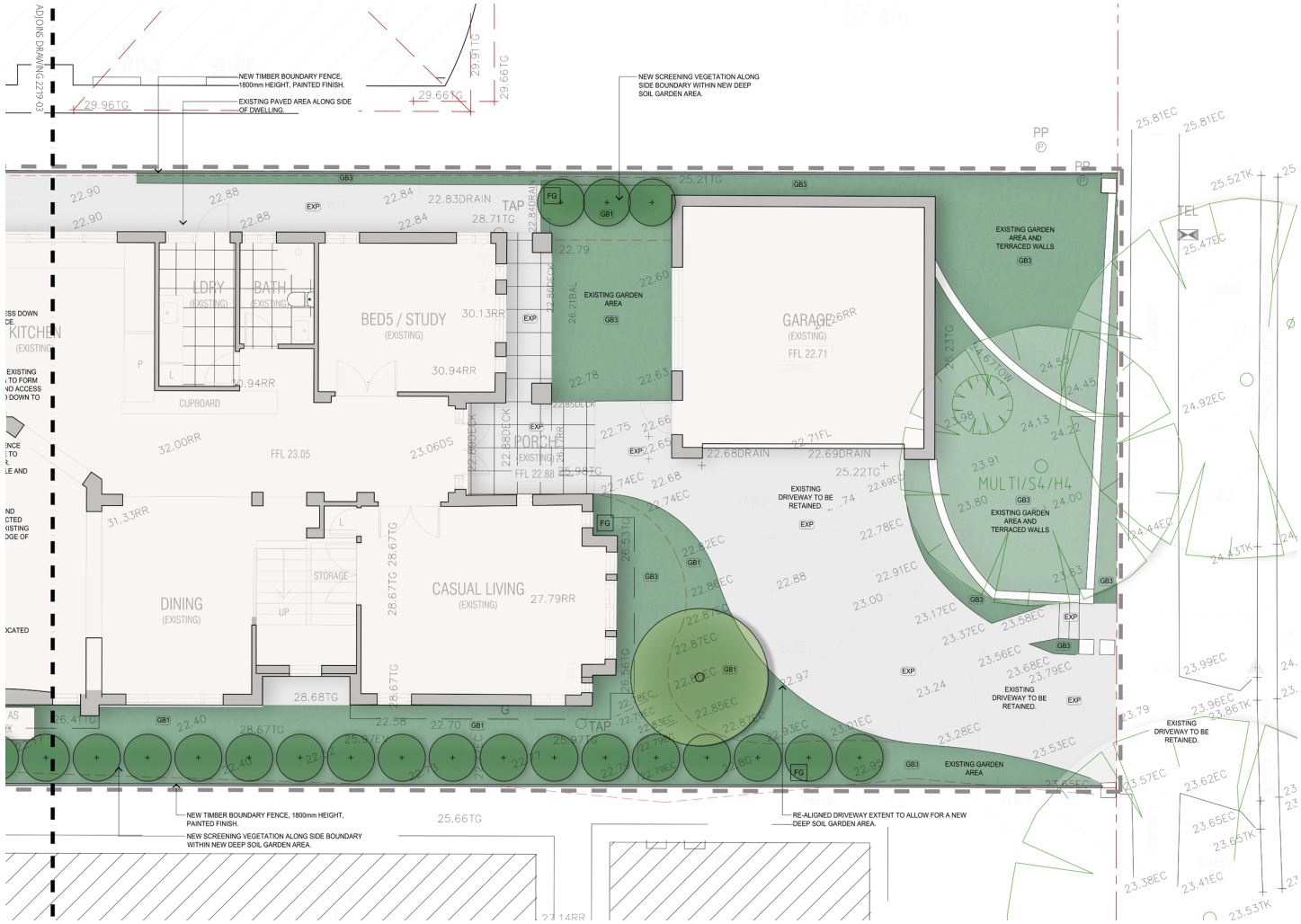
B	18.11.22	For DA Submission	DW
C	29.11.22	For DA Submission	DW
D	19.03.23	For DA Submission	DW

Project: 7 Gray Street
Henley NSW 2111
Client: Andrew Li

Title: Landscape DA Plan 2 of 3
Lower Rear Garden & Studio

Project No.: 2219
Date: 19.03.23
Scale: 1:50 @ A1

Drawing: 2219-03
Issue: D



LEGEND:

- EXTENT OF LANDSCAPE WORKS.
- PROPERTY BOUNDARY - REFER TO SURVEY.
- EXISTING WORKS TO BE DEMOLISHED - REFER TO SURVEY.
- 21.38 EXISTING FINISHED SURFACE LEVELS - REFER TO SURVEY.
- +21.350 PROPOSED FINISHED SURFACE LEVELS FOR LANDSCAPE WORKS.
- FG NEW FIELD GULLY PIT CONNECTED TO SITE STORMWATER.
- FENCE TYPE 1 - EXISTING / NEW (AS NOTED ON PLANS) TIMBER FENCE, 1.8m HEIGHT, PAINTED FINISH.
- EXP EXISTING PAVED AREAS TO BE RETAINED.
- GB1 GARDEN AREAS 1 - NEW DEEP SOIL MASS PLANTED GARDENS, CULTIVATED SUBGRADE, IMPORTED ORGANIC GARDEN SOIL MIX 300mm MIN DEPTH, IMPORTED ORGANIC MULCH 75mm DEPTH, MASS PLANTING.
- GB3 GARDEN AREAS 3 - EXISTING GARDEN AREAS TO BE RETAINED. GARDENS TO BE RE-MULCHED WITH IMPORTED ORGANIC MULCH 75mm DEPTH.
- NEW FEATURE SHRUB PLANTINGS.
- NEW TREE PLANTINGS.

NOTE:
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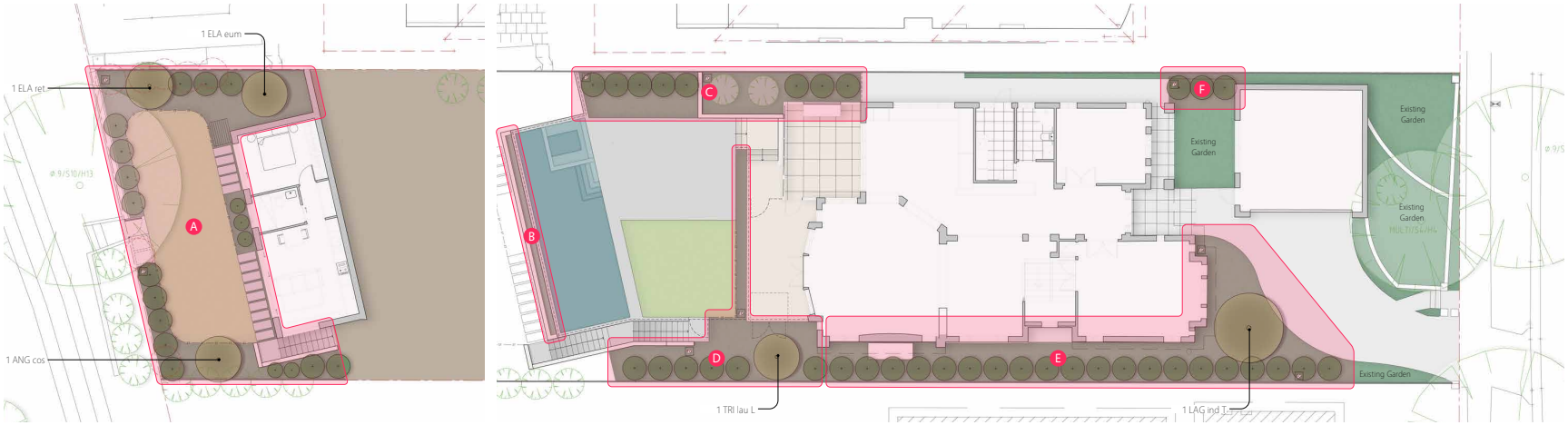
B	18.11.22	For DA Submission	DW
C	29.11.22	For DA Submission	DW
D	19.03.23	For DA Submission	DW

Project: 7 Gray Street, Henley NSW 2111
Client: Andrew Li

Title: Landscape DA Plan 3 of 3 Existing Front Garden

Project No.: 2219
Date: 19.03.23
Scale: 1:50 @ A1

Drawing: 2219-04
Issue: D



Planting DA Plan
Scale: 1:100 @A1

Area A

Plant Code:	Quantity:
Groundcovers:	
CAS gla Cl	5
CHR api	7
DIC rep	38
GRE lan MT	15
HIB sca	7
ROS off P	5
SEN man	12
VIO hed	38
Grasses:	
ANI AV	7
DIA cae LJ	17
DIA rev LR	12
LIR mus JR	27
LOM lon T	18
POA lab E	15
Broadleaf + Ferns:	
ALP nut	14
ALP zer	9
ASP ela	12
BLE gib	14
CLI min	12
CRI ped	7
DOR exc	5
LIG ren DV	7
Shrubs + Screening:	
HEL pet	12
MET col T	9
RAP ind SM	12
SYZ aus C	3
SYZ aus R	2
VIB odo EL	10
WES fru GB	9
Trees:	
ANG cos	1
ELA eum	1
ELA ret	1

Area B

Plant Code:	Quantity:
Groundcovers:	
CAS gla Cl	5
CHR api	9
DIC rep	12
GRE lan MT	5
HIB sca	3
ROS off P	5
SEN man	5
VIO hed	15
Grasses:	
DIA cae LJ	10
LOM lon T	12
Shrubs + Screening:	
HEL pet	3
WES fru GB	3

Area C

Plant Code:	Quantity:
Groundcovers:	
CAS gla Cl	5
GRE lan MT	5
ROS off P	5
SEN man	9
VIO hed	24
Grasses:	
DIA cae LJ	12
DIA rev LR	9
LIR mus JR	9
LOM lon T	9
Broadleaf + Ferns:	
ALP nut	5
ALP zer	2
ASP ela	5
BLE gib	5
CLI min	7
CRI ped	3
LIG ren DV	5
Shrubs + Screening:	
CRA ova BB	3
HEL pet	6
MET col T	3
RAP ind SM	5
SYZ aus R	5
VIB odo EL	3
WES fru GB	5

Area D

Plant Code:	Quantity:
Groundcovers:	
CAS gla Cl	7
CHR api	15
HIB sca	7
SEN man	7
VIO hed	22
Grasses:	
ANI AV	7
DIA cae LJ	12
DIA rev LR	13
LIR mus JR	15
LOM lon T	12
Broadleaf + Ferns:	
ALP nut	3
ALP zer	3
BLE gib	5
CRI ped	5
Shrubs + Screening:	
CRA ova BB	3
HEL pet	6
MET col T	3
RAP ind SM	5
SYZ aus R	5
WES fru GB	7
Trees:	
TRI lau L	1

Area E

Plant Code:	Quantity:
Groundcovers:	
CHR api	12
DIC rep	35
GRE lan MT	12
HIB sca	9
SEN man	12
VIO hed	35
Grasses:	
DIA cae LJ	24
DIA rev LR	12
LIR mus JR	24
LOM lon T	14
Broadleaf + Ferns:	
ALP nut	9
ALP zer	7
ASP ela	12
BLE gib	9
CLI min	15
CRI ped	7
DOR exc	3
LIG ren DV	5
Shrubs + Screening:	
RAP ind SM	5
SYZ aus C	6
SYZ aus R	8
VIB odo EL	7
Trees:	
LAG ind T	1

Area F

Plant Code:	Quantity:
Groundcovers:	
DIC rep	6
VIO hed	6
Grasses:	
LIR mus JR	10
Shrubs + Screening:	
SYZ aus R	3

Planting General Notes:

- Refer to drawing 2219-06 for the detailed Plant Schedule & Maintenance Notes/Requirements.
- Planting design subject to detailed design. Not for pricing or construction.
- All new deep soil garden areas subgrade to be cultivated prior to installation of new imported organic garden soil.
- All new deep soil garden areas to include minimum 300mm depth of imported organic garden soil, such as 'ANL Organic Garden Soil', mixed through existing site soil where possible.
- All new podium garden areas to include minimum 300mm depth of imported organic garden soil, such as 'ANL Planter Box Mix'.
- All garden areas to be mulched with 75mm depth of imported organic garden mulch, such as 'ANL Eucy Mulch'.
- All new lawn areas to include minimum 200mm depth of imported turf underlay, such as 'ANL Turf Underlay'.
- Sub-surface drainage to all garden areas, connected to site stormwater.
- All garden and lawn areas to be irrigated with a fully automated drip-irrigation system, connected to the sites stormwater harvesting system. Irrigation system design subject to detailed design.

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ACN 628 312 274

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Not for pricing or construction. Drawing to be read in conjunction with all relevant project and consultant documentation.

Issue:	Date:	Reason:	Reviewed by:
DRAFT	16.08.22	For Co-ordination	DW
A	15.11.22	For DA Submission	DW
B	18.11.22	For DA Submission	DW
C	29.11.22	For DA Submission	DW
D	19.03.23	For DA Submission	DW

Project: 7 Gray Street
Henley NSW 2111
Client: Andrew Li

Title: Planting DA Plan 1 of 1

Project No.: 2219
Date: 19.03.23
Scale: 1:100 @ A1

Drawing: 2219-05
Issue: D

Plant Schedule & Maintenance Requirements:

(to be read in conjunction with drawing 2019-05)

Code	Scientific name:	Common name:	Pot Size:	Mature height & spread*:	Density:	Quantity:	Maintenance requirements:
	Groundcovers:						
CAS gla CI	Casuarina glauca 'Cousin it'	Cousin It	140mm Pot	0.5 x 0.5m	3 /m²	22	Seasonal maintenance to promote new growth. Allow to cascade down face of walls.
CHR api	Chrysocephalum apiculatum	Yellow Buttons	140mm Pot	0.1 x 0.3m	6 / m²	43	Seasonal maintenance to promote new growth. Maintain to garden extent if it begins encroaching on paths/lawn areas.
DIC rep	Dichondra repens	Kidney Weed	Tubestock	0.1 x 0.3m	8 / m²	91	Allow to form a natural weed-cover within garden areas.
GRE lan MT	Grevillea lanigera 'Mt Tamboritha'	Spider Flower	140mm Pot	0.1 x 0.3m	6 / m²	37	Seasonal maintenance to promote new growth. Maintain to garden extent if it begins encroaching on paths/lawn areas.
HIB sca	Hibbertia scandens	Golden Guinea Flower	140mm Pot	0.5m x 1m	4 / m²	26	Seasonal maintenance to promote new growth. Maintain to garden extent if it begins encroaching on paths/lawn areas.
ROS off P	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	140mm Pot	0.1 x 0.3m	6 / m²	15	Seasonal maintenance to promote new growth. Allow to cascade down face of walls.
SEN man	Senecio mandraliscae	Blue Chalk Fingers	140mm Pot	0.3 x 0.6m	4 / m²	45	Maintain compact form.
VIO hed	Viola hederacea	Native Violet	Tubestock	0.1 x 0.3m	6 / m²	140	Allow to form a natural weed-cover within garden areas.
	Grasses:						
ANI AV	Anigozanthos 'Amber Velvet'	Kangaroo Paw (Orange-Red)	140mm Pot	0.5 x 0.5m	5 / m²	14	Seasonal maintenance to remove dead flowers.
DIA cae LJ	Dianella caerulea 'Little Jess'	Blue Flax Lily	140mm Pot	0.4 x 0.4m	5 / m²	75	Seasonal maintenance to remove dead flowers.
DIA rev LR	Dianella revoluta 'Little Rev'	Blue Flax Lily	140mm Pot	0.4 x 0.4m	5 / m²	46	
LIR mus JR	Liriope muscari 'Just Right'	Liriope	140mm pot	0.4 x 0.4m	5 / m²	85	
LOM lon T	Lomandra longifolia 'Tanika'	Lomandra Tanika	140mm Pot	0.5 x 0.5m	4 / m²	65	Seasonal maintenance to promote new growth.
POA lab E	Poa labillardieri 'Eskdale'	Common Tussock Grass	140mm Pot	0.6 x 0.6m	4 / m²	15	Seasonal maintenance to promote new growth.
	Broadleafed + Ferns:						
ALP nut	Alpinia nutans	Dwarf Cardamom	200mm Pot	1.0 x 1.5m	2 / m²	31	Seasonal maintenance to remove dead leaves.
ALP zer	Alpinia zerumbert	Shell Ginger	200mm Pot	2.0 x 1.0m	2/m²	21	Seasonal maintenance as required to remove dead foliage.
ASP ela	Aspidistra elatior	Cast Iron Plant	200mm pot	0.8 x 0.8m	3 / m²	29	Seasonal maintenance to remove dead leaves.
BLE gib	Blechnum gibbum	Silver Lady Fern	200mm pot	0.6 x 0.6m	3 / m²	33	Seasonal maintenance to remove dead leaves.
CLI min	Clivia miniata	Clivia	200mm pot	0.5 x 0.5m	4 / m²	34	Seasonal maintenance to remove dead flowers.
CRI ped	Crinum pedunculatum	Swamp Lilly	200mm pot	0.8 x 0.8m	3 / m²	22	Seasonal maintenance to remove dead flowers. Maintain compact form by removing lower leaves.
DOR exc	Doryanthes excelsa	Gymea Lilly	200mm Pot	1.5 x 1.0m	1 / m²	8	Seasonal maintenance to remove dead flowers. Maintain compact form by removing lower leaves.
LIG ren DV	Ligularia reniformis 'Designer Verde'	Tractor Plant	140mm Pot	0.6 x 0.6m	4 / m²	17	Seasonal maintenance as required to remove dead foliage and flowers.
	Shrubs + Screening:						
CRA ova BB	Crassula ovata 'Blue Bird'	Blue Jade	200mm Pot	0.2 x 0.6m	4 / m²	6	Maintain compact form.
HEL pet	Helichrysum petiolare	Licorice Plant	200mm pot	0.7 x 0.7m	4 / m²	27	Seasonal maintenance to maintain compact form, 0.4m height by 0.6m spread.
MET col T	Metrosideros collina 'Tahiti'	Dwarf New Zealand Christmas Bush	200mm pot	1.0 x 1.5m	2 / m²	15	Seasonal maintenance to maintain compact form, 1m height by 0.8m spread.
RAP ind SM	Raphiolepis indica 'Snow Maiden'	Indian Hawthorn White	200mm pot	0.8 x 1.0m	4 / m²	27	Seasonal maintenance to maintain compact form, 0.8m height by 0.8m spread.
SYZ aus C	Syzygium australe 'Cascade'	Lilly Pilly	25L	2.0 x 1.0m	1 / m²	9	Seasonal maintenance to maintain informal hedge to 1.5-1.7m height by 0.7m spread.
SYZ aus R	Syzygium australe 'Resilience'	Lilly Pilly	25L	2.0 x 1.5m	1 / m²	23	Seasonal maintenance to maintain informal hedge to height of boundary fence 1.8-2m height by 0.7m spread.
VIB odo EL	Viburnum odoratissimum 'Emerald Lustre'	Viburnum	25L	2.0 x 1.5m	1 / m²	20	Seasonal maintenance to maintain informal hedge to height of boundary fence 1.8-2m height by 0.7m spread.
WES fru GB	Westringia fruticosa 'Grey Box'	Compact Coastal Rosemary	140mm Pot	0.5 x 0.5m	4 / m²	24	Seasonal maintenance to maintain compact form, 0.4m height by 0.4m spread.
	Trees:						
ANG cos	Angophora costata	Sydney Red Gum	75L	15 x 8m	-	1	Maintain compact with clear trunk 1.5m height.
ELA eum	Elaeocarpus eumundii	Quandong	75L	8-10 x 3-4m	-	1	Maintain compact with clear trunk 1.5m height.
ELA ret	Elaeocarpus reticulatus	Blueberry Ash	75L	9 x 4m	-	1	Maintain compact with clear trunk 1.5m height.
LAG ind T	Lagerstroemia indica 'Tuscarora'	Crepe Myrtle	75L	5 x 4	-	1	Maintain compact with clear trunk 1.5m height.
TRI lau L	Tristaniopsis laurina 'Luscious'	Water Gum	75L	10-12 x 5m	-	1	Maintain compact with clear trunk 1.5m height.
	Turf Planting:						
TU1	-	Village Green 'Kikuyu'	-	-	-	-	Maintain as required to pile height of approximately 40mm.

Notes:

+ * Nominal height / spread at maturity - will vary based on maintenance regimes and site growing conditions.
+ Planting design subject to detailed design and documentation.
+ Species selection subject to availability at time of tendering and construction.

CAS GLA CI: Casuarina glauca 'Cousin it'

CHR api: C. apiculatum Yellow Buttons

DIC rep: Dichondra repens Kidney Weed

GRE LAN MT: Grevillea lanigera 'Mt Tamboritha'

HIB sca:Hibbertia scandens Golden Guinea Flower

ROS off P: Rosmarinus officinalis 'Prostratus'

SEN man: S. mandraliscae Blue Chalk Fingers

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LOM lon T: Lomandra longifolia 'Tanika'

POA lab E: Poa labillardieri 'Eskdale' | Tussock Grass

ALP nut: Alpinia nutans Dwarf Cardamom

ALP zer: Alpinia zerumbet

ASP ela: Aspidistra elatior Cast Iron Plant

BLE gib: Blechnum gibbum Silver Lady Fern

CLI min: Clivia miniata

CRI ped: C. pedunculatum Crinum Lily

DOR exc: Doryanthes excelsa Gymea Lilly

LIG ren DV: Ligularia reniformis 'Designer Verde'

CRA ova BB: Crassula ovata 'Blue Bird' | Blue Jade

HEL pet: Helichrysum petiolare Liquorice Plant

MET col T: M. collina 'Tahiti' Dwarf NZ Chistmas Bush

RAP ind: R.indica 'Snow Maiden'

SYZ aus C: Syzygium australe 'Cascade' | Lilly Pilly

SYZ aus R: Syzygium australe 'Resilience'

VIB odo EL: V.odoratissimum 'Emerald Lustre'

WES fru GB: W.fruticosa Compact Coastal Rosemary

ANG cos: Angophora costata Sydney Red Gum

ELA eum: Elaeocarpus eumundii | Quandong

ELA ret: Elaeocarpus reticulatus Blueberry Ash

LAG iund T: Lagerstroemia indica 'Tuscarora'

TRI lau L: Tristaniopsis laurina 'Luscious'

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C	29.11.22	For DA Submission	DW
D	19.03.23	For DA Submission	DW

Project: 7 Gray Street, Henley NSW 2111
Client: Andrew Li

Title: Plant DA Schedule, Plant Images

Project No.: 2219
Date: 19.03.23
Scale: N/A @ A1

Drawing: 2219-06
Issue: D

STORMWATER MANAGEMENT PLANS
PROPOSED ALTERATIONS AND ADDITIONS
Lot 4, 7 GRAY STREET, HENLEY

NOT FOR CONSTRUCTION

DRAINAGE NOTES

PIPE SIZE:
THE MINIMUM PIPE SIZE SHALL BE:
- 90mm DIA WHERE THE LINE ONLY RECEIVES ROOFWATER RUNOFF; OR
- 100mm DIA WHERE THE LINE RECEIVES RUNOFF FROM PAVED OR UNPAVED AREAS ON THE PROPERTY

THE MINIMUM PIPE VELOCITY SHOULD BE 0.6 m/s AND A MAXIMUM PIPE VELOCITY OF 6.0 m/s DURING THE DESIGN STORM.

PIPE GRADE:
THE MINIMUM PIPE GRADE SHALL BE:
- 1.0% FOR PIPES LESS THAN 225mm DIA
- 0.5% FOR ALL LARGER PIPES

PIPES WITH A GRADIENT GREATER THAN 20% WILL REQUIRE ANCHOR BLOCKS AT THE TOP AND BOTTOM OF THE INCLINED SECTION; AND AT INTERVALS NOT EXCEEDING 3.0m

ANCHOR BLOCKS ARE DESIGNED ACCORDING TO *CLAUSE 7.9 OF AS3500.3-2021*

DEPTH OF COVER FOR PVC PIPES:
MINIMUM PIPE COVER SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICLE LOADING	100mm SINGLE RESIDENTIAL 300mm ALL OTHER DEVELOPMENTS
SUBJECT TO VEHICLE LOADING	450mm WHERE NOT IN A ROAD
UNDER A SEALED ROAD	600mm
UNSEALED ROAD	750mm
PAVED DRIVEWAY	100mm PLUS DEPTH OF CONCRETE

SEE AS2032 INSTALLATION OF UPVC PIPES FOR FURTHER INFORMATION.

CONCRETE PIPE COVER SHALL BE IN ACCORDANCE WITH *AS3725-2007 LOADS ON BURIED CONCRETE PIPES*, HOWEVER A MINIMUM COVER OF 450mm WILL APPLY.

WHERE INSUFFICIENT COVER IS PROVIDED, THE PIPE SHALL BE COVERED AT LEAST 50mm THICK OVERLAY AND SHALL THEN BE PAVED WITH AT LEAST:
- 150mm REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICLE TRAFFIC;
- 75mm THICKNESS OF BRICK OR 100mm OF CONCRETE PAVING WHERE SUBJECT TO LIGHT VEHICLE TRAFFIC; OR
- 50mm THICK BRICK OR CONCRETE PAVING WHERE NOT SUBJECT TO VEHICLE TRAFFIC.

CONNECTIONS TO STORMWATER DRAINS UNDER BUILDINGS:
SHALL BE CARRIED OUT IN ACCORDANCE WITH *SECTION 6.2.8 OF AS3500.3-2021*

ABOVE GROUND PIPEWORK:
SHALL BE CARRIED OUT IN ACCORDANCE WITH *SECTION 6 OF AS3500.3-2021*

PIT SIZES AND DESIGN:

DEPTH (mm)	MINIMUM PIT SIZE (mm)
UP TO 450mm	450 x 450
450mm TO to 600mm	600 x 600
600mm TO 900mm	600 x 900
900mm TO 1500mm	900 x 900 (WITH STEP IRONS)
1500mm TO 2000mm	1200 x 1200 (WITH STEP IRONS)

ALL PIPES SHOULD BE CUT FLUSH WITH THE WALL OF THE PIT.

PITS GREATER THAN 600mm DEEP SHALL HAVE A MINIMUM ACCESS OPENING OF 600 x 600mm

THE GRATED COVERS OF PITS LARGER THAN 600 x 600mm ARE TO BE HINGED TO PREVENT THE GRATE FROM FALLING INTO THE PIT.

THE BASE OF THE DRAINAGE PITS SHOULD BE AT THE SAME LEVEL AS THE INVERT OF THE OUTLET PIPE. RAINWATER SHOULD NOT BE PERMITTED TO POND WITHIN THE STORMWATER SYSTEM

- **TRENCH DRAINS:**
  CONTINUOUS TRENCH DRAINS ARE TO BE OF WIDTH NOT LESS THAN 150mm AND DEPTH NOT LESS THAN 100mm. THE BARS OF THE GRATING ARE TO BE PARALLEL TO THE DIRECTION OF SURFACE FLOW.
- **STEP IRONS:**
  PITS BETWEEN 1.2m AND 6m ARE TO HAVE STEP IRONS IN ACCORDANCE WITH AS1657. FOR PITS GREATER THAN 6m OTHER MEANS OF ACCESS MUST BE PROVIDED.
- **IN-SITU PITS:**
  IN-SITU PITS ARE TO BE CONSTRUCTED ON A CONCRETE BED OF AT LEAST 150mm THICK. THE WALLS ARE TO BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF CLAUSE 7.5.5.1 OF AS3500.3-2021. PITS DEEPER THAN 1.8m SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE.
- **GRATES:**
  GRATES ARE TO BE GALVANISED STEEL GRID TYPE. GRATES ARE TO BE OF HEAVY-DUTY TYPE IN AREAS WHERE THEY MAY BE SUBJECT TO VEHICLE LOADING.

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2021 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF QUANTUM ENGINEERS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM QUANTUM ENGINEERS.

PLAN NOTES

1. **ROOF DRAINAGE NOTE:** AS 3500 ROOF DRAINAGE REQUIRES EAVES GUTTERS TO BE SIZED FOR 20 YEAR 5 MIN. STORM = 205mm/hr. FOR EAVES GUTTERS, AS 3500.3:2021 THEN HAS THE FOLLOWING REQUIREMENTS:
   - 1.1. FOR TYPICAL STANDARD QUAD GUTTER WITH Ae = 6000mm² AND GUTTER SLOPE 1:500 AND STEEPER, THIS REQUIRES ONE DOWNPIPE PER 30m² ROOF AREA.
   - 1.2. DOWNPIPES TO BE MINIMUM 90mm DIA. OR 100 x 50mm FOR GUTTERS SLOPE 1:500 AND STEPPER.
   - 1.3. OVERFLOW METHOD TO FIGURE F.1 OF AS 3500.3:2021 IT IS THE RESPONSIBILITY OF THE PLUMBER AND / OR BUILDER TO COMPLY WITH THIS. THIS DRAWING SHOWS PRELIMINARY LOCATIONS / NUMBERS OF DOWNPIPES ONLY WHICH ARE TO BE VERIFIED BY BUILDER / PLUMBER
2. **TREE PRESERVATION:** IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS
3. ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2021 AND SECTIONS 3.5, 3.7.7 AND APPENDIX G OF AS 3500.3:2021
4. THIS DRAWING IS NOT TO BE USED FOR SET-OUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS
5. LOCATION OF SURFACE STORMWATER GRATED INLET PITS MAY BE VARIED OR NEW PITS INSTALLED AT THE CONSTRUCTION STAGE PROVIDED DESIGN INTENT OF THIS DRAWING IS MAINTAINED

LEGEND

SURFACE INLET PIT	
SURFACE INLET PIT (WITH ENVIROPOD 200 MICRON)	
ACCESS GRATE (WITH ENVIROPOD 200 MICRON)	
ACCESS GRATE (TO HED PIT)	
450 SQUARE INTERVAL	450 X 450
GRATE LEVEL = 75.50	SL 75.50
INVERT LEVEL = RL 75.20	IL 75.20
PROPOSED DOWNPIPE 90mm DIA. PVC	DP 90
GRATED TRENCH DRAIN	
ABSORPTION TRENCH	
PROPOSED ROOF GUTTER FALL	
PROPOSED DOWNPIPE SPREADER	SP
STORMWATER PIPE 100mm DIA. MIN. UNO	
SUBSOIL PIPE	a a
EXISTING STORMWATER PIPE	sw sw
INSPECTION RISER	IR
RAINWATER HEAD	RWH

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APPROVED BY	ARCHITECT	DRAWING TITLE
ROBERT ELTOBBAGI *BE(CIVIL) MIEAust CPEng* *NER (1052208) RPEQ (25464)* *APEC Engineer IntPE(Aus)*	o2 architecture	DETAILS, NOTES & LEGEND
	CLIENT	PROPOSED ALTERATIONS AND ADDITIONS
	ANDREW LI	Lot 4, 7 GRAY STREET, HENLEY

REVISION	DRAWN	DESCRIPTION	DATE
A	CJ	ISSUED FOR DA	03.11.22
B	AK	RE-ISSUED FOR DA (COUNCILS RFI)	02.11.23

DESIGNED BY	No. IN SET
CJ	7
SCALE - SIZE	**REVISION**
-	B
JOB NUMBER	**DRAWING No.**
220501_SW	D1

SITE AREA CALCULATIONS		
TOTAL SITE AREA	794.7	m²
EXISTING DEVELOPMENT		
BUILDING FOOTPRINT AREA	250.2	m²
PAVED AREA	160.0	m²
DRIVEWAY AREA	56.8	m²
TOTAL IMPERVIOUS AREA	467.0	m²
IMPERVIOUS AREA PERCENTAGE	58.8%	
PROPOSED DEVELOPMENT		
BUILDING FOOTPRINT AREA	319.4	m²
PAVED AREA	63.8	m²
DRIVEWAY AREA	52.5	m²
TOTAL IMPERVIOUS AREA	435.7	m²
INCREASE IN IMPERVIOUS AREA	-31.3	m²
TOTAL IMPERVIOUS AREA PERCENTAGE	54.8%	

AREA CALCULATIONS HAVE TAKEN INTO ACCOUNT THE REMOVED IMPERVIOUS AREA AS NOTED ON THE ARCHITECTURAL PLANS

OSD WARRANT

LGA: HUNTERS HILL COUNCIL
RELEVANT CODE: HUNTERS HILL CONSOLIDATED DCP 2013 PART 5

"TABLE 5.3 PART C: MANAGEMENT MEASURES WHICH WOULD BE APPROPRIATE TO ACHIEVE THE PERFORMANCE STANDARDS INCLUDE."

TOTAL INCREASE IN IMPERVIOUS AREA = -31.3m²
HENCE < 40m² INCREASE IN IMPERVIOUS AREA

THEREFORE NO OSD REQUIRED.

DRAINAGE PIPE LEGEND

- EXISTING STORMWATER PIPE
- DRAINAGE PIPES VIA GRAVITY
- DRAINAGE PIPES TO RAINWATER TANK

NOTE: ALL PIPES TO BE 100mm DIA PVC UNO

LEGEND

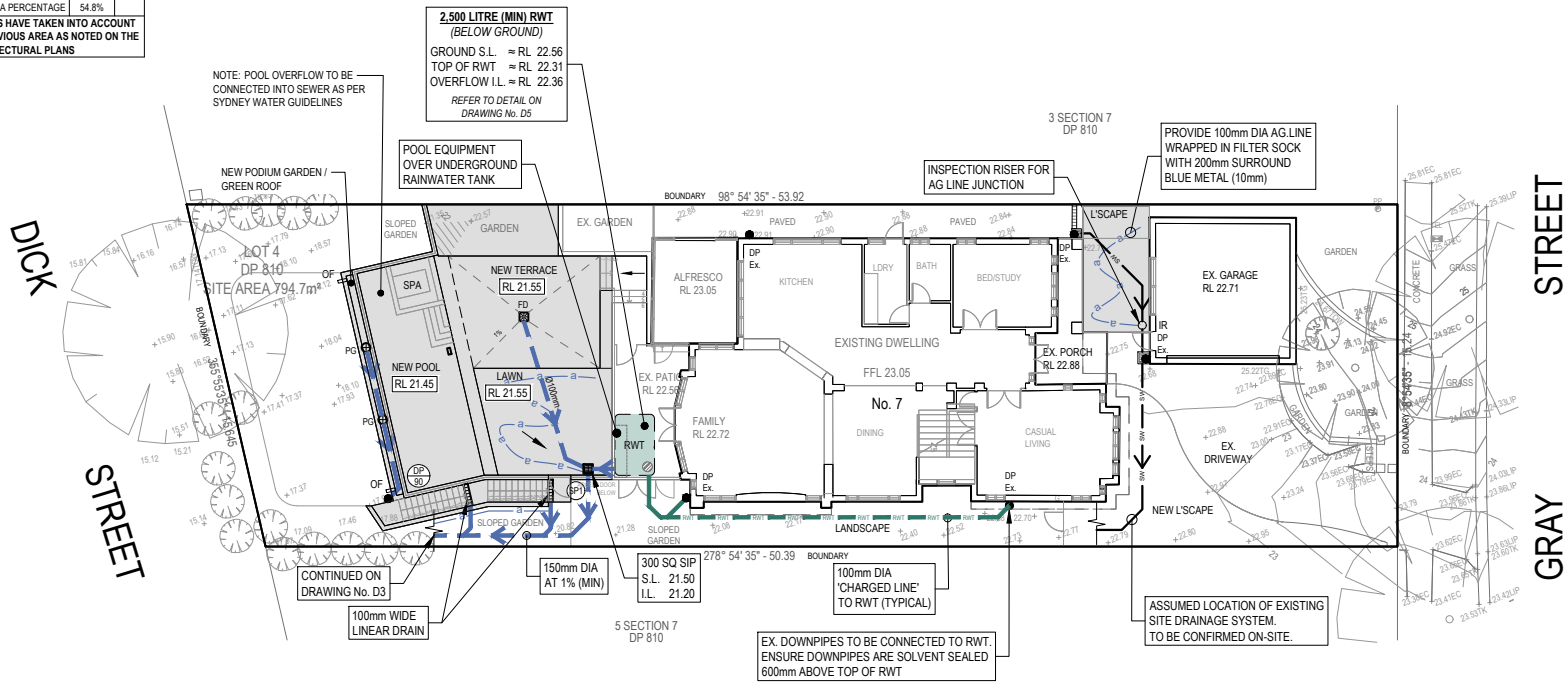
- PROPOSED WORKS

THE DESIGN AS INDICATED ON THESE PLANS MUST BE UNDERTAKEN AS DOCUMENTED. IF FOR ANY REASON, UNFORESEEN CONDITIONS LEAD TO THE NECESSITY TO VARY THE DESIGN DURING CONSTRUCTION, THEN CONTACT THE CIVIL DESIGN ENGINEER FOR CLARIFICATION.

ANY VARIATIONS MUST MEET THE ORIGINAL DESIGN INTENT, SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OUTLINED IN AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND RELEVANT COUNCIL GUIDELINES.

NOTE: PRIOR TO CONNECTING TO EXISTING DRAINAGE SYSTEM, BUILDER MUST VERIFY SYSTEM IS FUNCTIONING SATISFACTORILY. ADVISE CIVIL DESIGN ENGINEER IF NOT SATISFACTORY

ALL PROPOSED LEVELS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORKS



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SITE/GROUND FLOOR PLAN
1:200 - A3

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admin@quantumengineers.com.au
quantumengineers.com.au

APPROVED BY	ARCHITECT	DRAWING TITLE
ROBERT ELTOBBAGI BE(CIVIL) MIEAust CPEng NER (1052208) RPEQ (25464) APEC Engineer IntPE(Aus)	o2 architecture	SITE/GROUND FLOOR PLAN
	CLIENT	PROPOSED ALTERATIONS AND ADDITIONS
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DESIGNED BY	No. IN SET
CJ	7
SCALE - SIZE	**REVISION**
1:200 - A3	B
JOB NUMBER	**DRAWING No.**
220501_SW	D2

DRAINAGE PIPE LEGEND

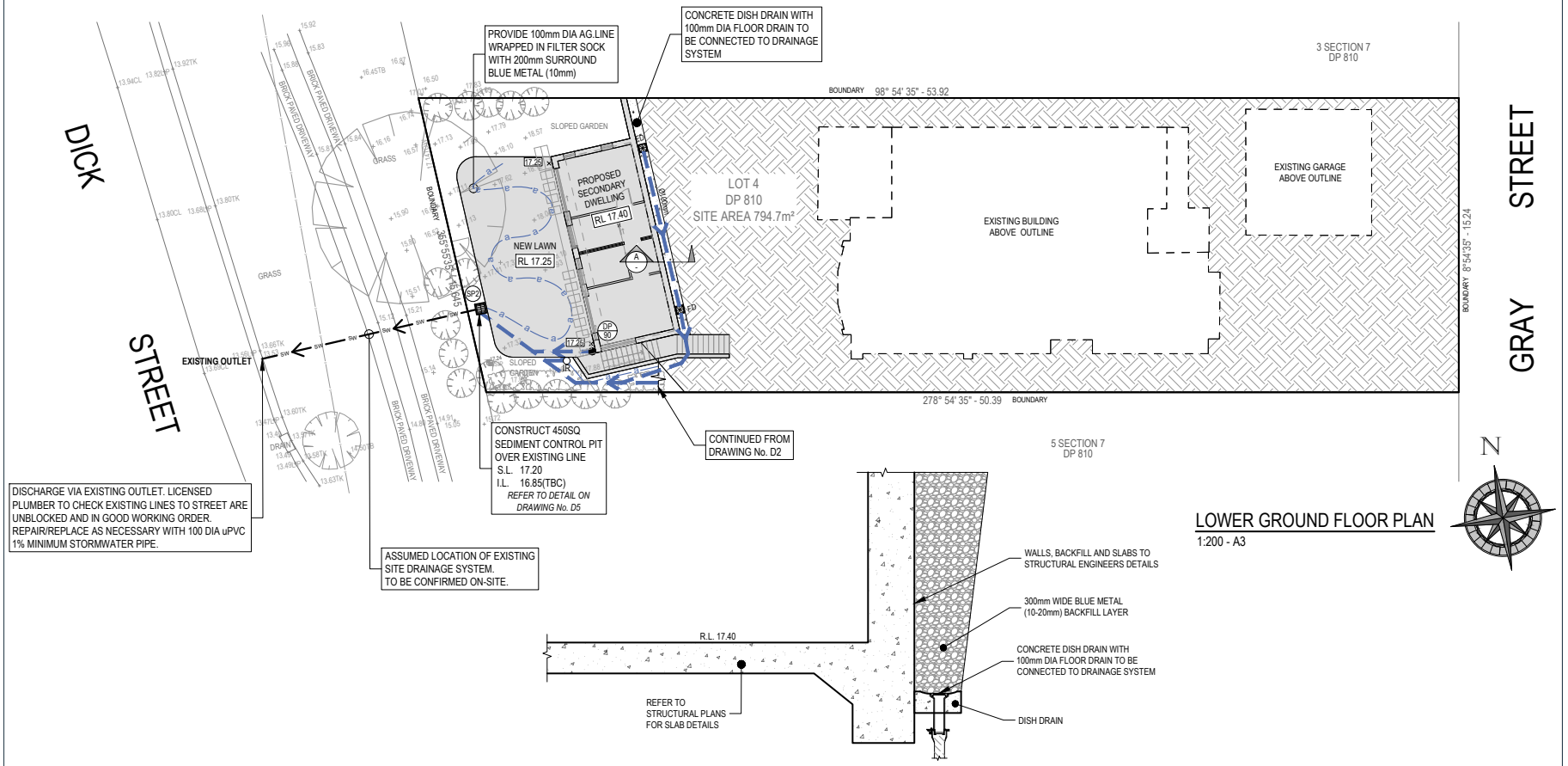
- EXISTING STORMWATER PIPE
- DRAINAGE PIPES VIA GRAVITY
- DRAINAGE PIPES TO RAINWATER TANK

NOTE: ALL PIPES TO BE 100mm DIA PVC UNO

LEGEND

- PROPOSED WORKS

NOTE: PRIOR TO CONNECTING TO EXISTING DRAINAGE SYSTEM, BUILDER MUST VERIFY SYSTEM IS FUNCTIONING SATISFACTORILY. ADVISE CIVIL DESIGN ENGINEER IF NOT SATISFACTORY



LOWER GROUND FLOOR PLAN
1:200 - A3

SECTION 'A' - WALL DRAINAGE DETAIL *(LOWER GROUND FLOOR LEVEL)*
1:20

QUANTUM ENGINEERS
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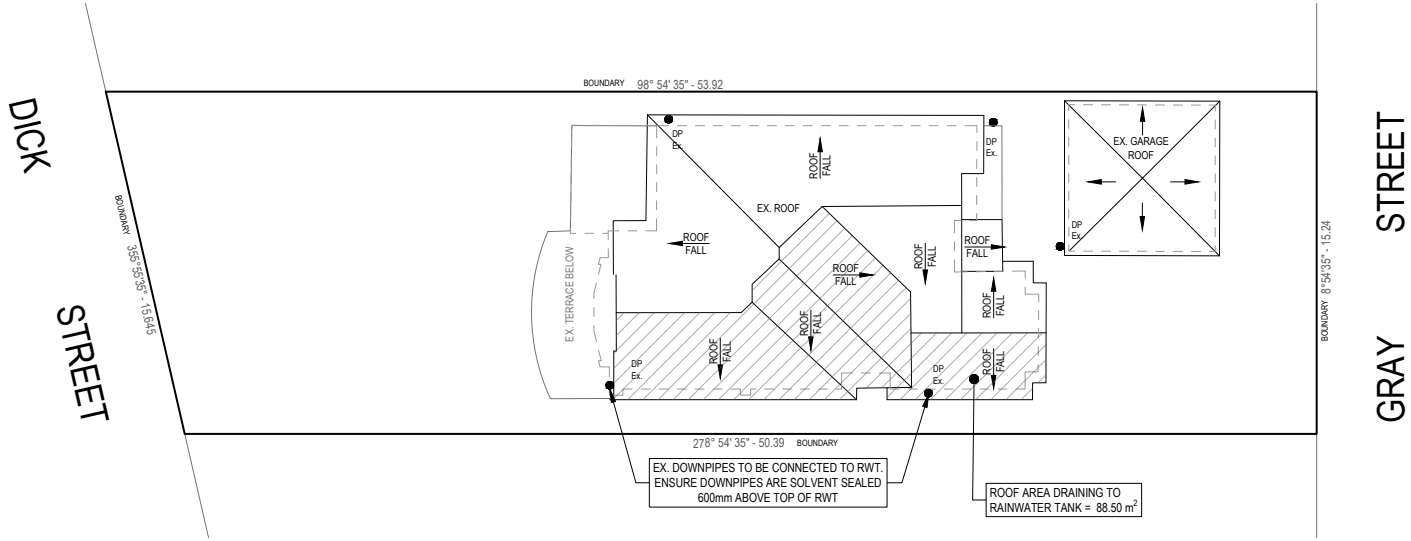
APPROVED BY	ARCHITECT	DRAWING TITLE
ROBERT ELTOBBAGI *BE(CIVIL) MIEAust CPEng* *NER (1052208) RPEQ (25464)* *APEC Engineer IntPE(Aus)*	o2 architecture	LOWER GROUND FLOOR PLAN
	CLIENT	PROPOSED ALTERATIONS AND ADDITIONS
	ANDREW LI	Lot 4, 7 GRAY STREET, HENLEY

REVISION	DRAWN	DESCRIPTION	DATE
A	CJ	ISSUED FOR DA	03.11.22
B	AK	RE-ISSUED FOR DA (COUNCILS RFI)	02.11.23

DESIGNED BY	No. IN SET
CJ	7
SCALE - SIZE	**REVISION**
1:200 - A3	B
JOB NUMBER	**DRAWING No.**
220501_SW	D3



N

ROOF PLAN
1:200 - A3

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ROBERT ELTOBBAGI BE(CIVIL) MIEAust CPEng NER (1052208) RPEQ (25464) APEC Engineer IntPE(Aus)	o2 architecture	ROOF PLAN
	CLIENT	PROPOSED ALTERATIONS AND ADDITIONS
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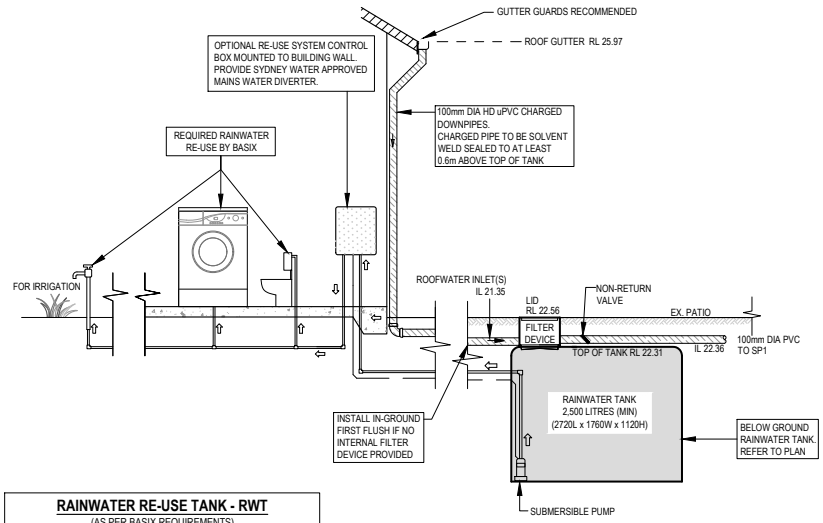
JOB NUMBER	**DRAWING No.**
220501_SW	D4

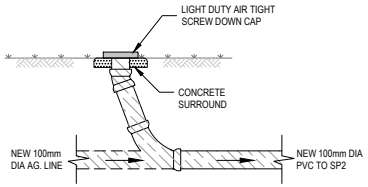


RAINWATER RE-USE TANK - RWT
(AS PER BASIX REQUIREMENTS)

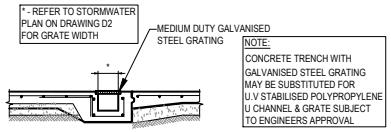
SIZE: 2,500 LITRES (MIN)
2500L UNDERGROUND TANK BY "MELRO" OR SIMILAR (2720L x 1760W x 1120H)
INSTALL TO MANUFACTURES SPECIFICATIONS, AS3500 AND COUNCIL REQUIREMENTS

- FOR RE-USE AS SPECIFIED BY BASIX CERTIFICATE
- ENSURE TOP OF TANK IS MIN 0.6m BELOW ROOF GUTTERS TO ENSURE SUFFICIENT HEAD FOR THE SYSTEM
- TANK TO BE INSTALLED BY LICENSED PLUMBER IN ACCORDANCE WITH AS/NZS 3500:2018 AND NSW CODE OF PRACTICE PLUMBING AND DRAINAGE 2006

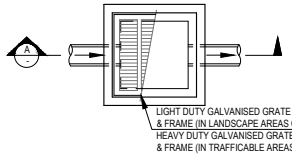
RAINWATER RE-USE TANK - BELOW GROUND
NTS

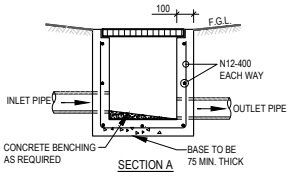


AG. LINE INSPECTION RISER - IR
NTS



LINEAR DRAIN
NTS



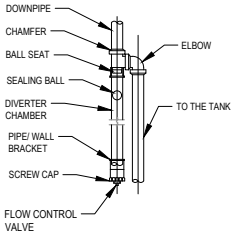


TYPICAL PIT (SIP)
NTS

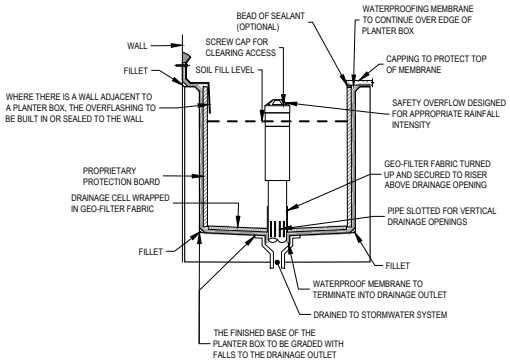
NOTE:
ALL PROPOSED SITE PITS ARE TO BE CONSTRUCTED IN CONCRETE CAST IN SITU, FRC OR FRC.
PLASTIC OR BRICK PITS ARE NOT ACCEPTABLE WITHOUT CONFIRMATION FROM DESIGN ENGINEER.

TYPICAL WARNING SIGN
NTS

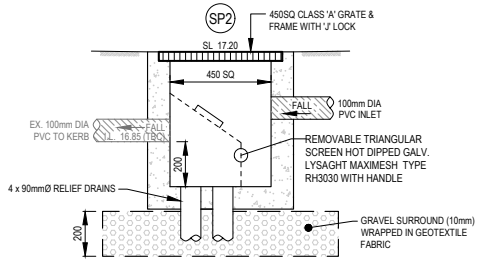
EVERY EXTERNAL SUPPLY OUTLET FROM RAINWATER RE-USE TANK TO BE LABELED WITH METALLIC WARNING SIGN



FIRST FLUSH DIVERTER
NTS



TYPICAL PLANTER
NTS



SEDIMENT CONTROL PIT - SP2
NTS

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APPROVED BY	ARCHITECT	DRAWING TITLE
ROBERT ELTOBBAGI BE(CIVIL) MIEAust CPEng NER (1052208) RPEQ (25464) APEC Engineer IntPE(Aus)	o2 architecture	STORMWATER DETAILS
	CLIENT	PROPOSED ALTERATIONS AND ADDITIONS
	ANDREW LI	Lot 4, 7 GRAY STREET, HENLEY

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CJ	7
SCALE - SIZE	**REVISION**
AS NOTED - A3	B
JOB NUMBER	**DRAWING No.**
220501_SW	D5

DUST CONTROL:

• NOTE: DURING EXCAVATION, DEMOLITION AND CONSTRUCTION, ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT DUST FROM AFFECTING THE AMENITY OF THE NEIGHBORHOOD.

THE FOLLOWING MEASURES MUST BE ADOPTED:

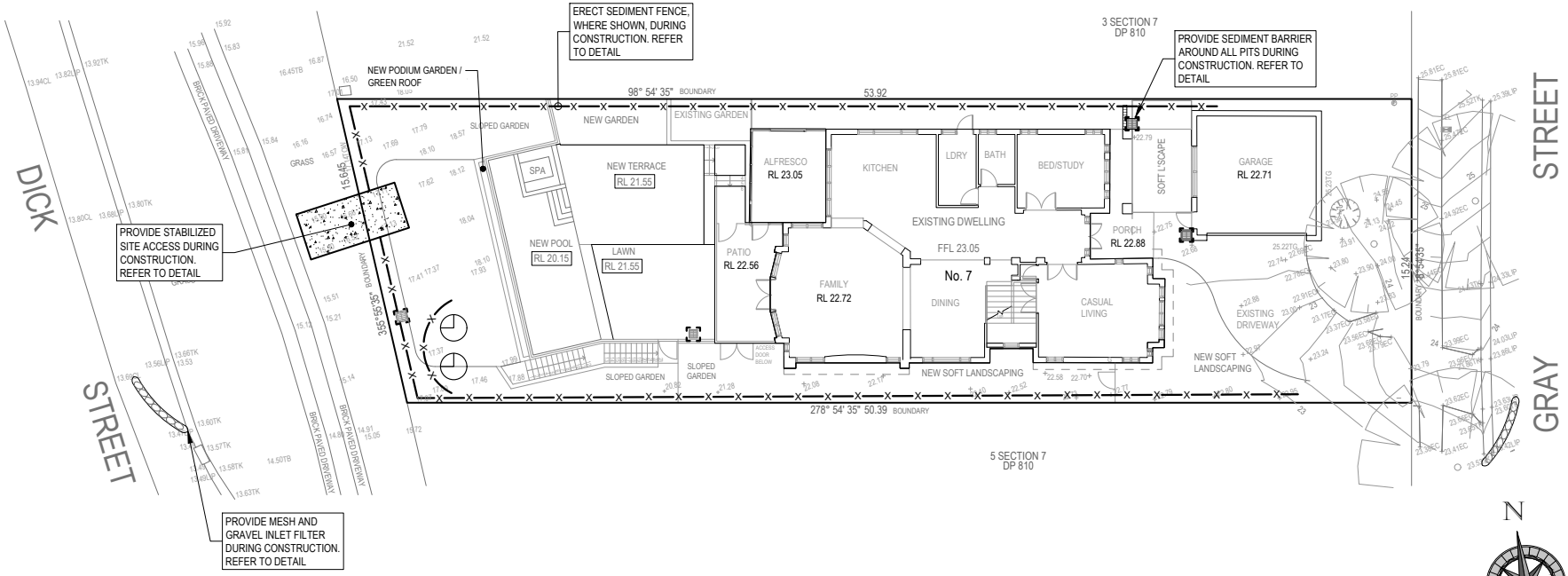
1. PHYSICAL BARRIERS SHALL BE ERECTED AT RIGHT ANGLES TO PREVENT WIND DIRECTION OR SHALL BE PLACED AROUND OR OVER DUST SOURCES TO PREVENT WIND OR ACTIVITY FROM GENERATING DUST.
2. EARTHWORKS AND SCHEDULING ACTIVITIES SHALL BE MANAGED TO COINCIDE WITH THE NEXT STAGE OF DEVELOPMENT TO MINIMISE THE AMOUNT OF TIME THE SITE IS LEFT TO CUT OR EXPOSED.
3. ALL MATERIALS SHALL BE STORED OR STOCKPILED AT THE BEST LOCATIONS.
4. THE GROUND SURFACE SHOULD BE DAMPENED SLIGHTLY To PREVENT DUST FROM BECOMING AIRBORNE BUT SHOULD NOT BE WET TO THE EXTENT THAT RUN-OFF OCCURS.
5. ALL VEHICLES CARRYING SOIL OR RUBBLE TO OR FROM THE SITE SHALL AT ALL TIMES BE COVERED TO PREVENT THE ESCAPE OF DUST.
6. ALL EQUIPMENT WHEELS SHALL BE WASHED BEFORE EXISTING THE SITE USING MANUAL OR AUTOMATED SPRAYERS AND DRIVE - THROUGH WASHING BAYS.
7. GATES SHALL BE CLOSED BETWEEN VEHICLE MOVEMENTS SHALL BE FITTED WITH SHADE CLOTH.
8. CLEANING OF FOOTPATHS AND ROADWAYS SHALL CARRIED OUT DAILY.
9. ALL BUILDERS REFUSE, SPOIL AND/OR MATERIAL UNSUITABLE FOR USE IN LANDSCAPE AREAS SHALL BE REMOVED FROM SITE ON COMPLETION OF THE BUILDING WORKS.

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
2. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
3. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
4. ROADS AND FOOTPATH TO BE SWEPT DAILY AS REQUIRED BY COUNCIL.
5. IF YOU DO NOT COMPLY WITH COUNCIL REQUIREMENTS & DOCUMENTATION, YOU MAY BE LIABLE TO PROSECUTION FROM GOVERNMENT AUTHORITIES .

LEGEND:

UNDISTURBED VEGETATION
SEDIMENT FENCE
STOCK PILES
STABILIZED SITE ACCESS
MESH & GRAVEL INLET FILTER
WATER DIVERSION
STORMWATER PIT WITH SEDIMENT BARRIER



DIAL BEFORE YOU DIG
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SEDIMENT CONTROL PLAN
1:200 - A3

QUANTUM ENGINEERS Suite 1A, Level 2, 2 Rowe Street, EASTWOOD NSW 2122 02 9807 7800 admin@quantumengineers.com.au quantumengineers.com.au	APPROVED BY ROBERT ELTOBBAGI BE(CIVIL) MIEAust CPEng NER (1052208) RPEQ (25464) APEC Engineer IntPE(Aus)	ARCHITECT o2 architecture CLIENT ANDREW LI	DRAWING TITLE SEDIMENT CONTROL PLAN PROPOSED ALTERATIONS AND ADDITIONS Lot 4, 7 GRAY STREET, HENLEY	REVISION	DRAWN	DESCRIPTION	DATE
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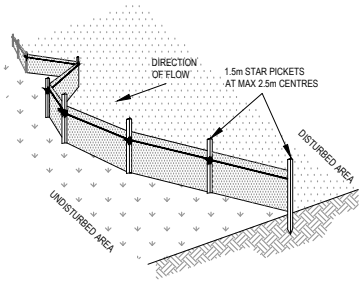
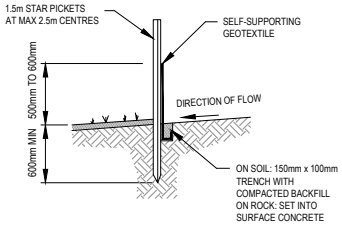


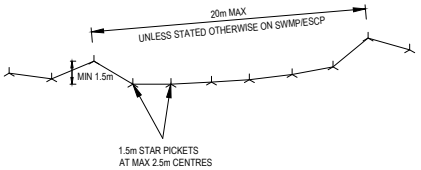


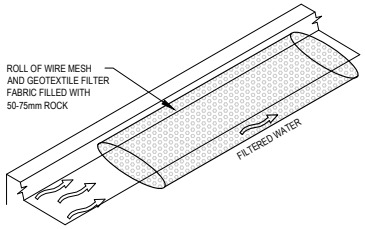
SEDIMENT FENCE DETAIL

NTS

CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENTS AREA OF ANY ONE SECTION. THE CATCHMENTS AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



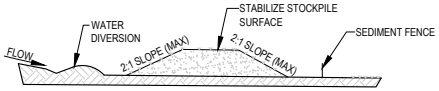


MESH AND GRAVEL FILTER

NTS

CONSTRUCTION NOTES:

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm(h) x 400mm(w).
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

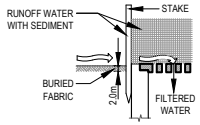


STOCKPILE

NTS

NOTE:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILIZE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (LOW FLOW) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES ON THE DOWNSLOPE.

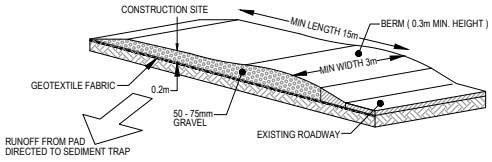


SEDIMENT BARRIER AROUND PIT

NTS

CONSTRUCTION NOTES:

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STRAW FILTER AND SEDIMENT FENCE FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.



STABILIZED SITE ACCESS

NTS

CONSTRUCTION NOTES:

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASED OR 30mm AGGREGATE
4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILD ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILIZED ACCESS, CONSTRUCT A HUMP IN THE STABILIZED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

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APPROVED BY	ARCHITECT	DRAWING TITLE
ROBERT ELTOBBAGI BE(CIVIL) MIEAust CPEng NER (1052208) RPEQ (25464) APEC Engineer IntPE(Aus)	o2 architecture	SEDIMENT DETAILS
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SCALE - SIZE	**REVISION**
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JOB NUMBER	**DRAWING No.**
220501_SW	D7

Sarah Jenkins

From: Dino Scatena <[redacted]
Sent: Friday, 20 January 2023 9:56 AM
To: Customer Service
Cc: Simone Robertson
Subject: NEIGHBOUR'S SUBMISSION RE: DA 20220234 -- 7 GRAY STREET HENLEY

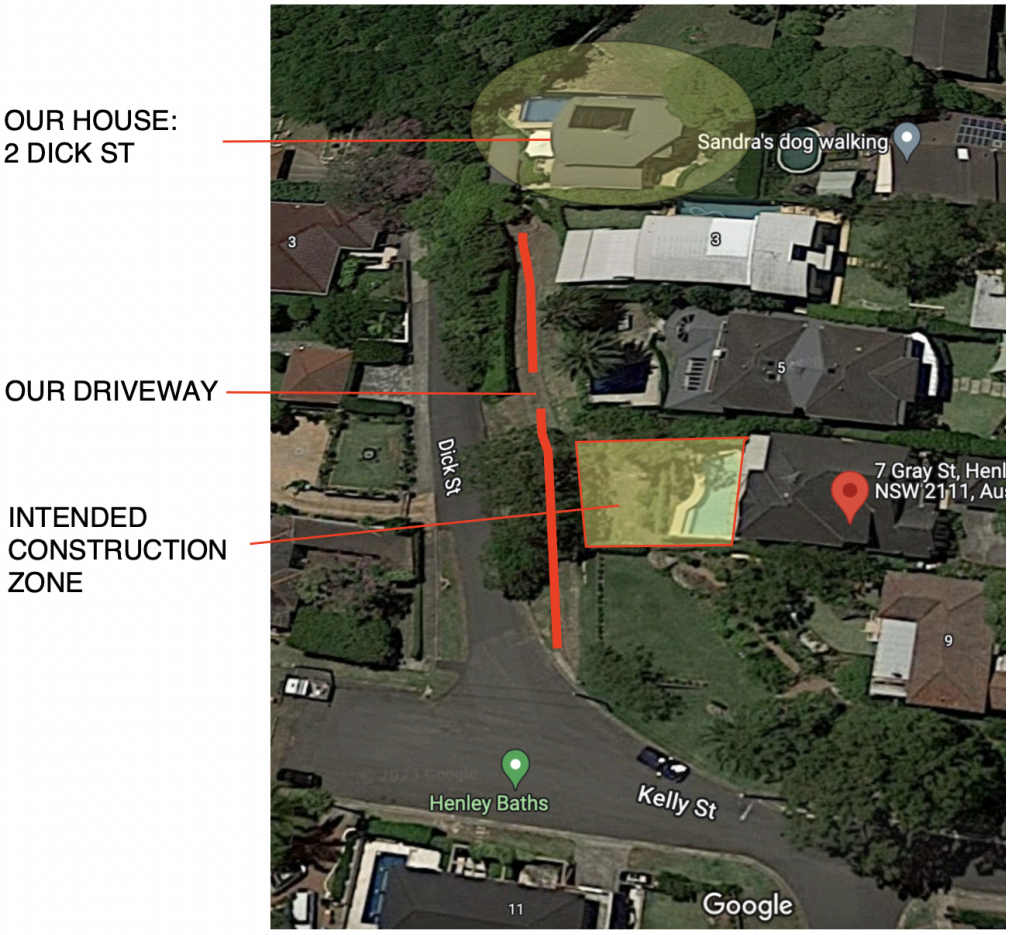
NEIGHBOUR'S SUBMISSION
RE: DA 20220234 -- 7 GRAY STREET HENLEY

Hello Hunters Hill Council —
My name is Dino Scatena. My wife and I own 2 Dick Street Henley. It's our family home although we currently live in Los Angeles and lease out the property through our agents, BresicWhitney.
One of our neighbours in Henley brought to my attention this week that a DA has been lodged for major construction work at 7 Gray Street.
I wanted to state my concerns about how this work will be carried out if the DA is approved.
7 Gray Street backs on to our unique and peculiar driveway, which I've highlighted in the pictures below.
Our house sits on top of the hill, and our long driveway is the only access to the property.
As most of the work laid out in the DA for 7 Gray St appears to be intended for the back half of the property, are they assuming they will carry out the work through my driveway?
If any heavy machinery were to attempt to access the back of 7 Gray St through our thin, long, brick-paved driveway, it would destroy the driveway itself, along with the established native flora around it.
Any damage or blockage to the driveway would make it impossible for us to get in and out of our house.
I am not objecting to 7 Gray St's DA per se, but I just want to be assured that if the work does go ahead, it will not be to the major detriment of our tenants and the use and access of our own property.
Thank you for your consideration.

DINO SCATENA
OWNER OF 2 DICK STREET, HENLEY, NSW, 2111

CONTACT DETAILS:
DINO SCATENA
3611 MEIER STREET, LOS ANGELES, CA, 90066, USA
[redacted]

1


OUR HOUSE:
2 DICK ST
OUR DRIVEWAY
INTENDED
CONSTRUCTION
ZONE
Sandra's dog walking
3
3
5
Dick St
7 Gray St, Henl
NSW 2111, Au
9
Henley Baths
Kelly St
11
Google

2

OUR HOUSE:
2 DICK ST

OUR DRIVEWAY

INTENDED
CONSTRUCTION
ZONE

3

TRACEY TANOUS

9 Gray St., Henley

18 January, 2023

Hunters Hill Municipal Council
Town Planning Department
Alexander Street
Hunters Hill

RE: DA20220234 - 7 Gray Street, Henley

To Whom it May Concern

I would like to raise a few concerns with DA20220234, 7 Gray Street, Henley.

Our first concern is the impact of the proposed height of the pool above the ground level of our lawn garden and pool area. Our pool sits at a Reduced Level of 16.58 (RL 16.58). The proposed pool and terrace of DA20220234 are at RL 21.55; therefore, 5.97 metres above our main outside family and entertaining garden. Our privacy and entertainment amenities will be completely diminished with our neighbour having a direct line-of-sight down into our pool and garden area. We would appreciate further information where the pool and new terrace will sit in the landscape.

Our second concern is the proposed 1.8m high wooden fence surrounding the property. Can I bring Councils attention to the fact that there are no existing rear or side adjoining boundary fences between the properties of 9, 7, 5 and 3 Gray Street and 2 Dick which sits adjacent to 3 Gray St. This is a deliberate consideration of each neighbour appreciating the descending topography of the land and the impact a fence would have on the property below. Soft greenery is used between each home to separate properties at their boundaries. At present the adjoining boundary fence between our property and no. 7 Gray Street ends approximately at the rear terrace position of both homes which replicates the character of Henley and adds to the amenity of each resident. The proposed back boundary wooden fence is incongruous to the Dick Street streetscape. The existing fence between 7 and 9 Gray Street is in very good condition and does not need replacing. It is draped in Trachelospermum Jasminoides (Star Jasmine) and is a stunning green wall, as we have been

nurturing it for the past 5 years. If the proposed wooden fence were to be erected we would have a 3.8m high wooden barrier on our boundary.

Our third concern is for the Angophora (Sydney Gum) tree on Councils land at the rear of 7 Gray Street (fronting Dick Street) and our established Leighton Green hedge. How will these trees and their respective root zones' be protected from the excavation and building work?

Lastly, we are unsure of the species of hedge plants proposed on our northern side boundary adjacent to the proposed terrace area?

Thank you for your consideration of our concerns.

Yours sincerely,

Tracey Tanous

2

ITEM NO	:	2.2
SUBJECT	:	11.30AM 14 ELLESMERE AVENUE, HUNTERS HILL
STRATEGIC OUTCOME	:	DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED
ACTION	:	DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	:	MICHELLE PENNA
DEVELOPMENT APPLICATION NO		20191034-1
PROPOSAL		S4.56 MODIFICATION - INTERNAL CHANGES, ADDITION OF A LIFT AND CHANGES TO WINDOWS AND FENCING.
APPLICANT		LI WANG
OWNER		L WANG & Y ZHANG
DATE LODGED		22 MAY 2023

Ref:675836

1. DESCRIPTION OF PROPOSAL

The proposed development is for the alterations and additions to the existing dwelling comprising of the following:

- Extension of the basement floor plan to include a mechanical plant room, lift and lobby area and reconfigured stairs.
- The finished floor level has been reduced by 100mm.
- Modification to the driveway gradient and finished floor level.
- Electrical meter room changed to the waste bin room on the basement level.
- Internal floor layout reconfigured on the ground floor to include two additional bedrooms, reduction in the area of the rear patio and reconfiguration of the kitchen, dining, pantry, laundry and bathroom.
- Conversion of bedroom 3 on the first floor to an ensuite and walk-in-wardrobe for the master dwelling.
- Conversion of the original master bedroom into a media room with enlarged windows.
- The void area on the first floor has been enlarged.
- Existing bathroom converted to the lift and lobby area on the first floor.
- Changes to the ground floor and first floor windows on the northern elevation.
- New skylights in the roof on the northern elevation.
- Change of roof form on the eastern elevation.

- Additional windows on the first floor southern elevations including larger windows.
- Change to the rear roof form on the southern elevations including changes to the skylights.
- Change to increase the size of the window on the eastern elevation.
- Changes to the roof form of on the eastern elevation.
- Changes to the external colours and finishes of the dwelling including changing the roof from tiles to colourbond.

2. DESCRIPTION OF SITE AND LOCALITY

The subject site is known as Lot 3 in deposited plan 28180, No.14 Ellesmere Avenue, Hunters Hill and is located on the south-western side of Ellesmere Avenue, Hunters Hill.

The site is an irregular corner shaped lot with a site area of 554sqm with frontage to Ellesmere Avenue and Floss Street.

The surrounding area is characterised predominantly by detached dwellings of varying architectural periods, materials and designs.

An aerial photo is shown below:

Source: Google Maps

3. PROPERTY HISTORY

The original development application was approved by the Court on 1 December 2020.

A request for additional information was requested on 19 April 2023 raising the following issues:

Heritage issues:

- *The proposed modification to the approved roof is not acceptable as it would further complicate an already relatively complicated roof and is not a feature characteristic of roofs in the Heritage Conservation Area. The proposed dormer/roof projection must be deleted.*
- *The proposed change in roof finish from Marseille pattern terracotta tiles to a dark grey standing seam roof is not acceptable as it is out of keeping with the character of the area – where tiled roofs predominate. A condition of consent was to lower the ridge height of the roof. This has resulted in the slope of the roof becoming shallower. An alternative approach would have been to reduce the wall plate height. The proposed change in roofing material is not acceptable.*
- *The proposed metal bronze garage door is not sympathetic to the character of the Heritage Conservation Area and must be replaced with a painted timber panel-lift door.*
- *It is proposed to change the colour of the window and door frames, gutters, downpipes, fascias from a neutral beige to a very dark grey. The dark grey may be acceptable for some elements, however consideration needs to be given within the context of the colour scheme as a whole. Gutters need to be considered in relation to the roof colour. Downpipes should not be starkly contrasting with the wall colour such that they become visually prominent features. "Monument" colour (a very dark grey) window and door frames are acceptable.*
- *The existing colour for material M6 must be retained as it is more compatible with the face brickwork than the proposed light grey.*
- *The proposed sandstone cladding to the column base (material M10) is not appropriate as it does not relate to the scheme as a whole. It must be deleted.*

Engineering issues:

- *It is noted that the basement sump and mechanical pump-out system is designed only for runoff from the area of the driveway inside the property boundary but the section of the driveway across the verge also falls inside the property. This additional flow will be from the road catchment. The driveway across the verge must be re-designed to ensure the section of the driveway across the verge falls towards the gutter.*
- *A minimum 3,000L usable rainwater volume needs to be provided. The rainwater tank must allow for a 'sludge level' at the base which cannot be utilised. Therefore, the rainwater tank needs to be slightly increased to allow for the un-usable portion. Increasing the tank to 3,500L volume is recommended.*
- *The proposed driveway shows the driveway across the verge falling into the property at 3%. The driveway across the verge must be graded towards the street. Surface runoff from the road is not permitted to drain into the property.*
- *The driveway must be re-designed such that the section of the driveway across the verge falls towards the gutter, with a minimum fall of 1% being acceptable.*
- *Gutter bridges are not recommended because they collect debris/rubbish and cause blockage to the flow of stormwater collected in the gutter.*
- *Since the driveway is to be reconstructed, the gutter bridge is to be replaced with a standard concrete layback.*
- *A longitudinal section of the re-designed driveway, taking into consideration all of the above, is to be submitted to Council for re-assessment. This driveway profile must be taken from the centre of the road to the basement finished level. All dimensions and gradients are to be shown on this long-section, to confirm compliance with*

AS/NZS2890.1:2004 "Off Street Car Parking" Code, in terms of the scraping provisions and overhead clearance requirements.

- *The redundant section of the gutter bridge no longer aligned with the new driveway is also to be removed.*

Planning issues:

- *A privacy screen is required for the southern side boundary of the rear patio.*
- *The windows on the first floor western and southern elevations are to be deleted with the original windows approved re-instated.*

Amended plans were submitted addressing the above issues.

4. STATUTORY CONTROLS

Relevant Statutory Instruments

Environmental Planning and Assessment Act, 1979
Hunters Hill Local Environmental Plan 2012

Zone:	R2 Low Density Residential
Conservation Area:	Yes – Hunters Hill Conservation Area No.1 – The Peninsula
River Front Area:	Yes
Development Control Plan:	Hunters Hill Development Control Plan 2013
Listed Heritage item:	No
Contributory Building:	No
Vicinity of Heritage Item:	No

5. POLICY CONTROLS

The provisions of *Hunters Hill Consolidated Development Control Plan 2013* apply to the subject site.

6. REFERRALS

6.1 External Approval Bodies

None required.

6.2 Health & Building

The proposed modifications were referred to Council's Environmental Health and Building Officer for review. It was considered that no modification to the existing conditions is required.

6.3 Heritage

The proposed development was referred to Council's Heritage Office for review. The following comments were provided:

- *There is no objection to proposed internal changes.*
- *The proposed modification to the approved roof is not acceptable as it would further complicate an already relatively complicated roof, and is not a feature characteristic of roofs in the HCA. The proposed dormer/roof projection must be deleted.*
- *The proposed change in roof finish from Marseille pattern terracotta tiles to a dark grey standing seam roof is not acceptable as it is out of keeping with the character of the area – where tiled roofs predominate. I am aware that one of the conditions of consent was to lower the ridge height of the roof. This has resulted in the slope of the roof becoming shallower. An alternative approach would have been to reduce the wall plate height. The proposed change in roofing material is not acceptable.*
- *The proposed metal bronze garage door is not sympathetic to the character of the HCA and must be replaced with a painted timber panel-lift door.*
- *It is proposed to change the colour of the window and door frames, gutters, downpipes, fascias from a neutral beige to a very dark grey. The dark grey may be acceptable for some elements, however needs to be considered within the context of the colour scheme as a whole. Gutters need to be considered in relation to the roof colour. Downpipes should not be starkly contrasting with the wall colour such that they become visually prominent features. "Monument" colour (a very dark grey) window and door frames are acceptable.*
- *The existing colour for material M6 must be retained as it is more compatible with the face brickwork than the proposed light grey.*
- *The proposed sandstone cladding to the column base (material M10) is not appropriate as it does not relate to the scheme as a whole. It must be deleted.*

Amended plans were submitted addressing the above issues with a further review concluding with all issues being addressed and the proposal supported.

6.4 Traffic

Not required.

6.5 Engineering

The proposed modification was referred to Council's Engineer where the following issues were raised:

Stormwater Management

1. *The site is on a corner block with two street frontages; Foss Street and Ellesmere Avenue.*
2. *The site falls towards Ellesmere Avenue.*
3. *In accordance with Hunters Hill Council's Consolidated DCP2013, the site is **NOT** located in any zone (ref. Figure 5.1 Catchment Management Zone, Section 5.6 Stormwater Management), which requires On-site Stormwater Detention.*
4. *The following stormwater management requirements are triggered:*
   - *Water Conservation*
   - *Control Stormwater Pollution*
5. *The BASIX Certificate requires rainwater re-use of minimum 3,000L, collecting a minimum roof area of 117sqm.*
6. *Rainwater harvesting must comply with Sydney Water guidelines.*

7. *A Stormwater Management Plan, prepared by C & S Engineering Services, has been submitted, in support of the s4.56 modification.*
8. *It is noted that the basement sump and mechanical pump-out system is designed only for runoff from the area of the driveway inside the property boundary but the section of the driveway across the verge also falls inside the property. This additional flow will be from the road catchment. The driveway across the verge must be re-designed to ensure the section of the driveway across the verge falls towards the gutter.*
9. *A minimum 3,000L usable rainwater volume needs to be provided. The rainwater tank must allow for a 'sludge level' at the base which cannot be utilised. Therefore, the rainwater tank needs to be slightly increased to allow for the un-usable portion. Increasing the tank to 3,500L volume is recommended.*

Traffic/Access/Parking

1. *The proposed driveway shows the driveway across the verge falling into the property at 3%. The driveway across the verge must be graded towards the street. Surface runoff from the road is <u>not permitted</u> to drain into the property.*
2. *The driveway must be re-designed such that the section of the driveway across the verge falls towards the gutter, with a minimum fall of 1% being acceptable.*
3. *Gutter bridges are not recommended because they collect debris/rubbish and cause blockage to the flow of stormwater collected in the gutter.*
4. *Since the driveway is to be reconstructed, the gutter bridge is to be replaced with a standard concrete layback.*
5. *A longitudinal section of the re-designed driveway, taking into consideration all of the above, is to be submitted to Council for re-assessment. This driveway profile must be taken from the centre of the road to the basement finished level. All dimensions and gradients are to be shown on this long-section, to confirm compliance with AS/NZS2890.1:2004 "Off Street Car Parking" Code, in terms of the scraping provisions and overhead clearance requirements.*
6. *The redundant section of the gutter bridge no longer aligned with the new driveway is also to be removed.*
7. *Please note that the construction of a driveway across the verge is governed by the Roads Act for which Council is the Roads Authority and has the jurisdiction to grant approval or refusal.*

Amended plans were submitted with the issues being addressed and two additional conditions required to be applied to the consent:

BCC3 (Construction Certificate, Principal Certifier)

BCC4
(a) The silt arrestor pit on sheet no. 104 of the Stormwater Management Plan (SMP), prepared by C & S Engineering Services, is to have a 200mm deep sediment trap below the invert of the outlet pipe. The SMP is to be revised to include the sediment trap.

BCC5 (Construction Certificate, Principal Certifier)
BCC7 (Construction Certificate, $5,000)
BCC12 (1000630S_03)
BBW10

DBW3
Monday – Friday 7:00am to 5:00pm
Saturdays 8:00am to 1:00pm
Sundays and Public Holidays No activities permitted

DBW1
DBW24
BOC8 (Occupation Certificate)
BOC16

BOC18

Stormwater	C & S Engineering Services	Stormwater Management Plan, revisions F, G and I dated 21/08/23	000, 101, 102, 103, 104

6.5 Parks and Landscape

The proposed modifications were referred to Council's Tree & Landscape Consultant for review where it was considered that the proposal was satisfactory subject. No additional conditions of consent was required to be added with condition No.8 in Part G to be amended to include the updated landscape plan.

7. ENVIRONMENTAL ASSESSMENT UNDER SECTION 4.15

The relevant matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979* are assessed under the following headings:

8. STATE INSTRUMENTS / LEGISLATION

8.1 State Environmental Planning Policies (SEPPs)

8.1.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 10 – Sydney Harbour Catchment *of State Environmental Planning Policy (Biodiversity and Conservation) 2021* (BC SEPP) aims to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are protected, enhanced and maintained.

The proposed modifications would still comply with the requirements of the Biodiversity and Conservation SEPP 2021.

8.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

<u>Chapter 2 – Coastal Management</u>

The aim of Chapter 2 – Coastal Management is to promote an integrated and coordinated approach to land use planning in the coastal zone on a manner that is consistent with the objectives of the *Coastal Management Act 2016.*

The proposed modifications would not alter the site in such a way that it would impact upon any requirements of the RH SEPP and as such is considered to satisfactorily comply with the relevant requirements of the RH SEPP.

Chapter 4 – Contamination of Land

Chapter 4 – Remediation of Land under the provisions of *State Environmental Planning Policy (Resilience and Hazards) 2021* (RH SEPP) aims to provide a Statewide planning approach for the remediation of contaminated land.

Clause 4.6(2) of the RH SEPP states that a consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned in accordance with the contaminated land guidelines. The subject site has predominately been used for residential purposes for several years, with the proposed modification consistent with the residential nature of the site.

Given the minimal contamination risk, a preliminary investigation report is not required to be submitted. It is further considered that the proposed use would not be adversely affected by contamination and should be supported by Council.

In conclusion, the proposal modifications still satisfy the requirements of RH SEPP with the proposed development considered to be satisfactory.

8.1.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP) aims to facilitate effective delivery of infrastructure across the State. This SEPP applies to the State and therefore applies to the subject site.

The proposed modifications would not alter the site in such a way that it would impact upon any requirements of the TI SEPP and as such is considered to comply with the relevant requirements of the TI SEPP satisfactorily.

8.1.4 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: Basix) 2004 applies to the proposed development. New Basix certificates have been submitted as part of the development application with the proposed modifications still meeting the targets for water, thermal and energy commitments. In addition, all requirements as detailed within the Basix certificate that are required to be detailed on the plans at the development application stage have been noted on the plans. It is further anticipated that a condition of development consent would also require the proposal to be constructed in accordance with the Basix requirements.

8.2 Regional Environmental Plans (REPs) – Deemed SEPPs

Not applicable.

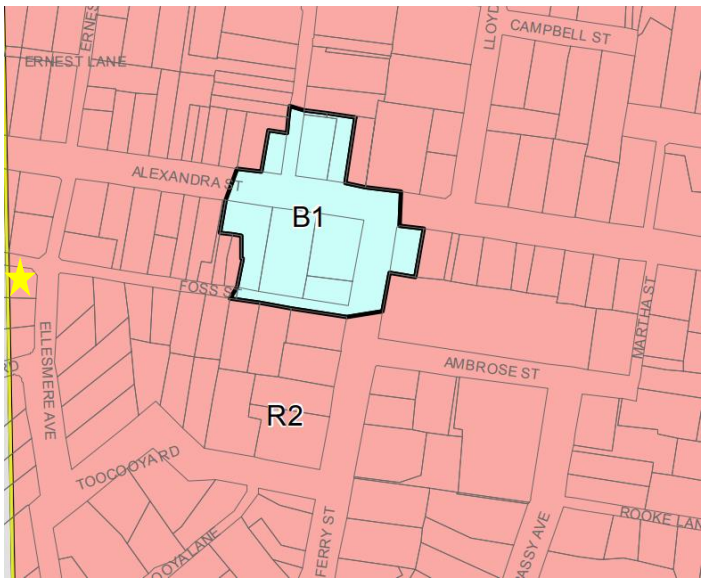
8.3 Other Legislation

Not applicable.

9. HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

9.1 Aims and Objectives of Hunters Hill Local Environmental Plan 2012 and Zone

The subject site is zoned R2 Low Density Residential zone under the provisions of *Hunters Hill Local Environmental Plan 2012* as shown below:



Source: NSW Legislation website

The objectives of the R2 Low Density Residential zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maintain the identity of Hunters Hill by ensuring that new buildings are compatible with the garden suburb character and heritage values that distinguish the low density localities.*
- *To provide for high levels of amenity that are consistent with a low density residential environment.*

It is a requirement of the HHLEP that the proposed development have regard to the objectives of the zone. It is considered that the proposal provides for the housing needs of the community. Therefore, it is considered that the proposal would satisfy the objectives of the zone.

9.2 Statutory Compliance Table

The following table illustrates whether the proposed modifications comply with the relevant statutory controls of *Hunters Hill Local Environmental Plan 2012*.

Statutory Controls	Proposed	Control	Compliance
Clause 4.3: Height	No change to the existing height	8.5m	N/A
Clause 4.4: Floor Space Ratio	No change to the floor area of the dwelling	0.5:1 Despite this FSR, if a dwelling complies with Clause 4.3 and Clause 6.9, there is no maximum floor space ratio for that dwelling	N/A
Clause 5.10 Heritage Conservation	The site is within a heritage conservation area and does not contain a heritage item The site is not within the vicinity of several heritage items A Heritage Impact Statement was submitted with Council's Heritage raising issues that have been addressed with amended plans A heritage conservation plan is not required	Development consent is required Heritage management document may be required May require the submission of a heritage conservation plan	Yes
Clause 6.1 Acid Sulfate Soils	No change to original conditions of consent relating to Acid Sulfate Soils	Class 5	N/A
Clause 6.2 Earthworks	No earthworks additional to that as originally approved are required	Ensure earthworks will not have a detrimental impact on environmental functions, neighbouring uses and cultural or heritage items	N/A

Statutory Controls	Proposed	Control	Compliance
Clause 6.3 Stormwater Management	Amended stormwater plans submitted	Designed to maximise the use of water permeable surfaces Includes, if practical, on-site stormwater retention Avoids any significant adverse impacts on adjoining properties, native bushland and receiving waters	Yes
Clause 6.9 Landscaped area for dwelling houses and secondary dwellings	Landscape area will increase slightly to 54%	54%	Yes

9.3 Other Special Clauses / Development Standards

Not applicable.

10. DRAFT AMENDMENTS TO STATUTORY CONTROLS

No relevant draft amendments pertaining to this application.

11. DEVELOPMENT CONTROL PLAN

Hunters Hill Consolidated Development Control Plan 2013 applies to the proposed development specifically Part 3 – Residential Developments and Part 5 – General Controls. An assessment against the relevant development controls is provided further in this report.

11.1 Compliance Table Residential Development Control Plan 2013

Statutory Controls	Proposed	Control	Complies
Height	No change to height of dwelling as previously approved	As per HHLEP 8.5m Not more than 2 storeys Height of external walls should not be more than 7.2m	Yes

Setbacks	No change to the setbacks as previously approved	Front setback should be the average of adjoining dwellings Side setbacks should be 1.5m Secondary street setbacks should not be less than the side or rear boundary setbacks that apply Side boundary setbacks should be staggered Rear setbacks should be 6m	Yes
Landscaped Areas	Increases to 54%	50%	Yes
Fences	No change to existing fencing	Front fence: 1.2m Side and rear fences: 1.8m Not impact upon sight lines Provide access for public utility installations	No
Solar Access	Proposed modifications do not change the existing solar access provided	Living areas to be orientated to the north The principal living room of any existing adjoining dwelling shall receive a minimum of 3 hours of sunshine between 9:00am and 3:00pm If the principal living room of an existing adjoining dwelling currently receives less than this standard, development should not reduce current solar access The development will not overshadow more than one third of an existing private open space which currently has sunshine between 9:00am and 3:00pm Where adjoining development relies on solar access for heating or cooling systems, existing solar access should be preserved	N/A
Visual Privacy	Proposed modifications do not change existing screening as approved or	Provide reasonable separation between the windows of habitable	Yes

	provide new windows that would have an adverse overlooking impact	rooms and/or balconies in adjacent dwellings Prevent direct cross viewing between dwellings by orienting windows of habitable rooms and balconies in a proposed dwelling to face away from the windows of any habitable room, or a balcony, or a courtyard in an adjoining dwelling Prevent direct cross viewing between dwellings by screening or offsetting windows to habitable rooms, or balconies, or courtyards in adjoining dwellings Privacy screening for windows may be achieved by translucent or obscured glass, or by window sills that are elevated at least 1600mm above floor level Privacy screening for private open spaces and windows may be achieved by courtyard walls, fences or screen panels	
Acoustic Privacy	Proposed modifications do not impact on any acoustic issues.	Rooms which are sensitive to noise such as bedrooms should be located away from noise sources Bedrooms should not be located adjacent to living rooms or garages that belong to another dwelling Balconies and related building elements should be located and designed to minimise the penetration of noise into any dwelling Dwellings that would be located close to high noise source such as a busy road or airport flight path should be protected by appropriate shielding or by an appropriate layout which protects noise sensitive rooms Layout and construction of new dwellings should conform to	Yes

		relevant guidelines for noise and sound transmission	
View Sharing	Proposed modifications would not impact views that other developments may currently be afforded	Views that are significant features should be protected or shared New developments should not unduly obstruct views that are available from any street, public place or reserve New developments should promote view sharing by minimising the loss of existing views for adjoining or nearby properties while providing views from the proposed development itself. In situations where existing views would be affected, development applications must clearly demonstrate the extent of likely impacts: (i) Applicants should erect templates that indicate the height and/or form of the proposed development, with the accuracy of templates certified by a registered surveyor. (ii) Development applications should include illustrations of the proposed development which are montaged over eye-level photographs that are taken from affected properties.	Yes

Planning Policy –All Development

The proposal achieves compliance with all the relevant objectives, design parameters and preferred design elements under Part 3 and Part 5 of the *Consolidated Development Control Plan 2013.*

Heritage Conservation Areas

The proposed modification still complies with the relevant objectives under Part 2 of *Hunters Hill Consolidated Development Control Plan 2013.*

11.2 Other DCPs, Codes and Policies

Not applicable.

12. THE LIKELY IMPACTS OF THE DEVELOPMENT

The proposed modifications will not unreasonably impact upon the amenity of the adjoining properties and the existing streetscape within Ellesmere Avenue. As stated within the body of this report, the proposal satisfies the objectives of the *Hunters Hill Consolidated Development Control Plan 2013* and *Hunters Hill Local Environmental Plan 2012*.

There would be no significant adverse impact upon the natural and built environment within the vicinity of the subject site as a result of the proposed modification.

Social and economic impacts on the locality would be acceptable as a result of the proposed works. The site is considered to be suitable for the development.

13. SUBMISSIONS

The proposed development was notified in accordance with Council's *Consolidated Development Control Plan 2013* from 24 May 2023 until 23 June 2023. During this time, nine submissions objecting to the proposal was received. The following issues were raised:

- Privacy including changes to windows on the first floor
- External material changes
- Proposed lift will increase the roof height
- Overshadowing
- Adverse heritage impacts

The proposed modifications were amended to reduce the size of the windows on the first floor to maintain the size of the windows to what was originally approved. The external material modifications were assessed by Council's Heritage Officer with the amended plans addressing the issues. The proposed lift and modifications do not alter the height beyond the LEP maximum building height requirements and therefore still complies with no adverse overshadowing impacts proposed.

CONCLUSION

The proposed modifications are considered to be acceptable and would not have any unreasonable impacts upon the adjoining properties. The proposal has been assessed in terms of the public interest and following compliance with the relevant development standards and objectives in *Hunters Hill Development Control Plan 2013* and *Hunters Hill Local Environmental Plan 2012*. Subject to conditioning, the application is considered acceptable.

FINANCIAL IMPACT ASSESSMENT

There is no direct financial impact on Council's adopted budget as a result of this report.

ENVIRONMENTAL IMPACT ASSESSMENT

There is no direct environmental impact on Council arising from Council's consideration of this matter.

SOCIAL IMPACT ASSESSMENT

There is no direct social impact on Council arising from Council's consideration of this matter.

RISK ASSESSMENT

There are no direct or indirect risks impacting on Council arising from Council's consideration of this matter.

HUNTERS HILL LOCAL STRATEGIC PLANNING STATEMENT

This matter relates to ensuring that heritage and conservation of the area is respected, preserved and enhanced including the preservation of the character, views to and from the Municipality, and the preservation of the tree canopy.

RECOMMENDATION

That Development Application 2019/1034-1 for the modifications to the internal floor layout, addition of a lift and changes to windows and fencing be approved and that Condition No.2 be modified to include the following plans:

Drawing Number	**Drawn By**	**Plan Dated**
Title Page, A000, Revision E	Katris Architects Pty Ltd	24.08.23
Basement Floor Plan with Notes, A001, Revision E	Katris Architects Pty Ltd	24.08.23
Ground Floor Plan with Notes, A002, Revision E	Katris Architects Pty Ltd	24.08.23
First Floor Plan with notes, A003, Revision E	Katris Architects Pty Ltd	24.08.23
Roof Plan, A004, Revision E	Katris Architects Pty Ltd	24.08.23
Elevations, A005. Revision E	Katris Architects Pty Ltd	24.08.23
Section/Streetscape, A006, Revision E	Katris Architects Pty Ltd	24.08.23
Driveway Profile, A007, Revision E	Katris Architects Pty Ltd	24.08.23
Area Calculations, A008, Revision E	Katris Architects Pty Ltd	24.08.23
Materials and Finishes, A009, Revision E	Katris Architects Pty Ltd	24.08.23

Additional conditions to be added:

BCC3 (Construction Certificate, Principal Certifier)

BCC4
(a) The silt arrestor pit on sheet no. 104 of the Stormwater Management Plan (SMP), prepared by C & S Engineering Services, is to have a 200mm deep sediment trap below the invert of the outlet pipe. The SMP is to be revised to include the sediment trap.

BCC5 (Construction Certificate, Principal Certifier)
BCC7 (Construction Certificate, $5,000)
BCC12 (1000630S_03)
BBW10

DBW3
Monday – Friday 7:00am to 5:00pm
Saturdays 8:00am to 1:00pm
Sundays and Public Holidays No activities permitted

DBW1
DBW24
BOC8 (Occupation Certificate)
BOC16

BOC18

Stormwater	C & S Engineering Services	Stormwater Management Plan, revisions F, G and I dated 21/08/23	000, 101, 102, 103, 104

All other existing conditions are to remain as originally approved.

ATTACHMENTS

1. Map ⇩
2. Plans ⇩
3. Submissions ⇩

ALEXANDRA ST
ALEXANDRA ST
STANLEY RD
FOSS ST
ELLESMERE AVE
WOODWARD RD
LYNDHURST CR
FERRY ST
Garibaldi, 37

DETAILED LIST OF PROPOSED SECTION 4.56 CHANGES

Basement
- Mechanical plant room has been relocated adjacent to its approved location on the northern boundary.
- The approved mechanical plant room is now being proposed as the elec / com / data room.
- The approved electrical meter room is now being proposed as the bin room.
- Proposed new lift and provision of wheel chair access turning area adjacent to the lift, located on the northern boundary.
- Increased basement width from 5100mm to 5500mm.

Ground Floor
- A minor adjustment to the floor levels of the landing
- Provision of a new lift.
- The rear patio width has been decreased.
- Minor internal reconfigurations of the rear ground floor due to the introduction of two new bedrooms on the nothern boundary.
- The southern external wall of the laundry has been made in line with the remaining approved facade. A new shower has been proposed in this location. The stairs accessing the laundry has been removed.

First Floor
- Minor internal reconfigurations of the first floor due to the relocation of the master bedroom to the eastern boundary. The approved master bedroom has been made into a media area, located on the western boundary.
- Provision of a new lift.
- New windows along the southern facade.
- New window on the western facade of the media area.

Roof
- Revised pitching point levels that reflect the court imposed condition

DETAILED LIST OF PROPOSED SECTION 4.56 CHANGES AS PER REQUEST FOR FURTHER INFORMATION, DATED 09.08.2023

Basement
- Proposed sandstone cladding has been removed and replaced with Dulux "Evening Haze"
- Material M6 is to be amended to Dulux "Evening Haze"
- Existing gutter bridge to be removed and replaced with a standard concrete layback for the new proposed driveway
- Driveway profile to comply with AS/NZS 2890.1:2004.
- Driveway across the verge to fall towards the street gutter with a minimum 1% fall.
- Minor driveway adjustments to the gradient of the driveway ramp.
- Metal bronze garage door has been removed and replaced with a painted timber panel lift door with Dulux "Evening Haze" or similar.

Ground Floor
- Rainwater tank volume increased from 3000L to 3500L
- 1800mm high privacy screen at southern side of the rear patio
- Proposed sandstone cladding has been removed and replaced with Dulux "Evening Haze"
- Material M6 is to be amended to Dulux "Evening Haze"

First Floor
- Window W14, located on the southern facade, has been reduced in height from 1070mm to 943mm. The sill height has been increased to 1457mm. The window has been amended from a sliding window to an awning window.
- Window W15, located on the southern facade, has been reduced in width from 3250mm to 1000mm and reduced in height from 1270mm to 1200mm. The sill height has been increased to 1200mm. The window has been amended from a sliding window to an awning window.
- Window W16, located on the western facade, has been reduced in width from 3370mm to 1800mm and reduced in height from 1270 to 1070mm. The sill height has been increased to 1200mm. The window has been amended from an awning window to a double hung window.
- Window W17, located on the southern facade, has been reduced in height from 1070mm to 943mm. The sill height has increased to 1457mm.
- Window W19, located in the dormer roof, has been removed.
- Window W21, located on the southern facade, has been increased in height from 686mm to 816mm. The window has been amended from a sliding window to an awning window.

Roof
- Removal of metal roof finish and replaced with a tiled roof to be Monier "Marseille Florance Red".
- Rear western roof, located over the patio, has been made to have a steeper pitch from 10.5 degrees to 15 degrees as per the Monier roof tiles specifications and requirements.
- Removal of dormer roof.
- Downpipes, gutters and fascias to be amended from Dulux "Monument" to Dulux "Evening Haze".

BASIX COMMITMENTS NOTES

REFER TO APPROVED BASIX REPORT

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	5 star
Alternative water source	Individual rainwater tank to collect run off from at least 117 m² of roof area - Tank size min 3000 litres			
	The applicant must connect the rainwater tank to:			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	-	-
ENERGY	*Hot water system:* Gas Instantaneous with a performance of 6 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Laundry ventilation system: Natural ventilation only			
	Cooling system: 3 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed area (zoned)			
	Heating system: 3 Phase air-conditioning EER 3.0 - 3.5 in at least 1 living/bed area (zoned)			
	Natural lighting: As per BASIX Artificial lighting: As per BASIX			
	Must install a gas cooktop and electric oven. Must install fixed outdoor clothes drying line as part of the development. Must install an indoor or sheltered clothes drying line as part of the development.			

NatHERS summary for 14 Ellesmere Avenue HUNTERS HILL NSW 2110		
Building Elements	**Material**	**Detail**
External walls	Concrete	-
	Cavity Brick	-
Internal walls	Concrete	-
	Single brick	-
	Plasterboard on studs	-
Ceilings	Plasterboard	R4.0 ceilings adjacent to roof space (Except Basement) R2.5 basement ceilings to floor above
Floors	Concrete	R2.5 under suspended floors to outside
Roof	Colorbond (Medium)	55mm anticon blanket
	Concrete (Medium)	-

Windows/doors			
Windows	Glass & frame type	U and SHGC values	Details
ALM-002-01	Aluminium framed single clear	U value: 6.70 and SHGC 0.70	Sliding windows – W1 x 2 Basement
ALM-005-03	Aluminium framed double high solar gain low e argon fill	U value: 4.10 and SHGC 0.47	Awning windows, Entry doors and French doors
ALM-006-03	Aluminium framed double high solar gain low e argon fill	U value: 4.10 and SHGC 0.52	Fixed, sliding and double hung windows and sliding doors
DEL-Generic-02A	Aluminium framed double glazed clear	U value: 4.20 and SHGC 0.72	Skylights
U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 10% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.			
Lighting: This dwelling has been rated with non-ventilated LED downlights as per NatHERS certificate.			
Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA Volume Two.			
Note: If metal frames are used, a thermal break is required as per Section 3.12.1.1 – NSW Variation of the BCA Volume Two			
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.			
Note: Self-closing damper to bath, ensuite and laundry exhaust fans.			

SITE INFORMATION	
SITE AREA:	553.9m²
STREET ADDRESS:	14 ELLESMERE AVENUE, HUNTERS HILL
LOT NUMBER:	3
DP NUMBER:	DP 28180
EXISTING AREAS	
EXISTING LANDSCAPED AREA:	387 m² (69.8%)
EXISTING GROUND FLOOR:	150 m²
TOTAL EXISTING GROSS FLOOR AREA:	150 m²
EXISTING FLOOR SPACE RATIO (FSR):	0.27:1
PROPOSED AREAS	
PROPOSED LANDSCAPED AREA:	299.35m² (54%)
PROPOSED GROUND FLOOR:	174.61m²
PROPOSED FIRST FLOOR:	105.48m²
PROPOSED GROSS FLOOR AREA:	280.09m²
PROPOSED FLOOR SPACE RATIO (FSR):	0.50.5:1

ABBREVIATIONS

- E. RL 00.00 = EXISTING RIDGE LEVEL AS PER SURVEY DATED 16.09.2021 BY C.M.S SURVEYORS
- E. FFL 00.00 = EXISTING FINISH FLOOR LEVEL AS PER SURVEY DATED 16.09.2021 BY C.M.S SURVEYORS
- — — = DEMOLISED
- fw = DENOTES FLOOR WASTES AS PER THE NCC 2019 VOL 1. DRAINAGE FLANGES/PUDDLE FLANGES MUST BE INSTALLED TO ALL FLOOR WASTES DURING THE WATERPROOFING STAGES. REFER TO ARCH SPEC AND MANUFACTURERS REQ'S.
- FD = OUTDOOR FLOOR DRAINS FOR PLANTERBOX'S TO STORMWATER AND HYDRAULIC ENGS DETAILS. ALL PIPES CONNECTED TO THESE DRAINAGE POINTS MUST COMPLY WITH MINIMUM VEHICLE HEAD CLEARANCES AS PER AS2890 FOR THE BASEMENT CARPARKING UNDER.
- S = DENOTES HARD WIRED SMOKE ALARM'S SMOKE-ALARMS WILL BE INSTALLED IN ACCORDANCE WITH THE NCC 2019 VOL 1 AND AS 3786-2014.
- RWT = DENOTES RAIN WATER TANK TO STORMWATER AND HYDRAULIC ENGS DETAILS
- DP = DENOTES DOWN PIPES TO STORMWATER AND HYDRAULIC ENGS DETAILS

DRAWING SCHEDULE

SHEET	DRAWING TITLE	ISSUE
A000	TITLE PAGE	E
A001	BASEMENT FLOOR PLAN WITH NOTES	E
A002	GROUND FLOOR PLAN WITH NOTES	E
A003	FIRST FLOOR PLAN WITH NOTES	E
A004	ROOF PLAN	E
A005	ELEVATIONS	E
A006	SECTION / STREETSCAPE	E
A007	DRIVEWAY PROFILE	E
A008	AREA CALCULATIONS	E
A009	MATERIALS & FINISHES	E

IMPORTANT NOTE
THESE DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION CERTIFICATE APPLICATION PURPOSES ONLY. THEY ARE NOT ISSUED FOR CONSTRUCTION OR CONSTRUCTION CERTIFICATE OR FOR THE PURPOSES OF PRICING BY ANY CONTRACTOR

SECTION 4.56 SUBMISSION

FOR:

14 Ellesmere Avenue, Hunters Hill

Date: 24.08.2023

CLIENT

Mr Li Wang

ISSUE E

Katris architects pty ltd

level 1, 3-5 burwood road, concord 2137 nsw
po box 703 burwood 1805 nsw
p 02 9744 5421
www.katris.com.au
info@katris.com.au

ISSUE FOR S4.56 SUBMISSION ONLY

CLOUDED AREAS IN RED INDICATE THE MODIFICATIONS

NOTE: WINDOWS
THE CONTRACTOR IS TO SELECT & SOURCE SELECTED WINDOW TYPES. REFER TO THE ARCHITECTURAL SPECIFICATION, THE BASIX CERTIFICATE & WINDOWDOOR SCHEDULE & THE MATERIALS & FINISHES SCHEDULE.

IMPORTANT NOTES
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE WINDOW & DOOR SIZES AND CONFIRM ALL NUMBERS, SIZES AND QUANTITIES PRIOR TO PLACING THE ORDER FOR ANY AND/OR ALL OF THESE WINDOWS AND DOORS. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECTS. ALL GLAZING MUST COMPLY WITH THE APPROVED BASIX AND AREA CERTIFICATES AND THE INFORMATION SHOWN BELOW. NO WINDOW AND DOOR HARDWARE IS INDICATED ON THESE DRAWINGS AND ALL HARDWARE MUST BE DISCUSSED AND SCHEDULED IN DIRECT CONSULTATION WITH THE OWNERS. ALL WINDOWS AND SLIDING DOORS ARE TO COMPLY WITH CLAUSE 3.9.2.5 PROTECTION OF OPENABLE WINDOWS IN THE NATIONAL CONSTRUCTION CODE (BUILDING CODE OF AUSTRALIA)

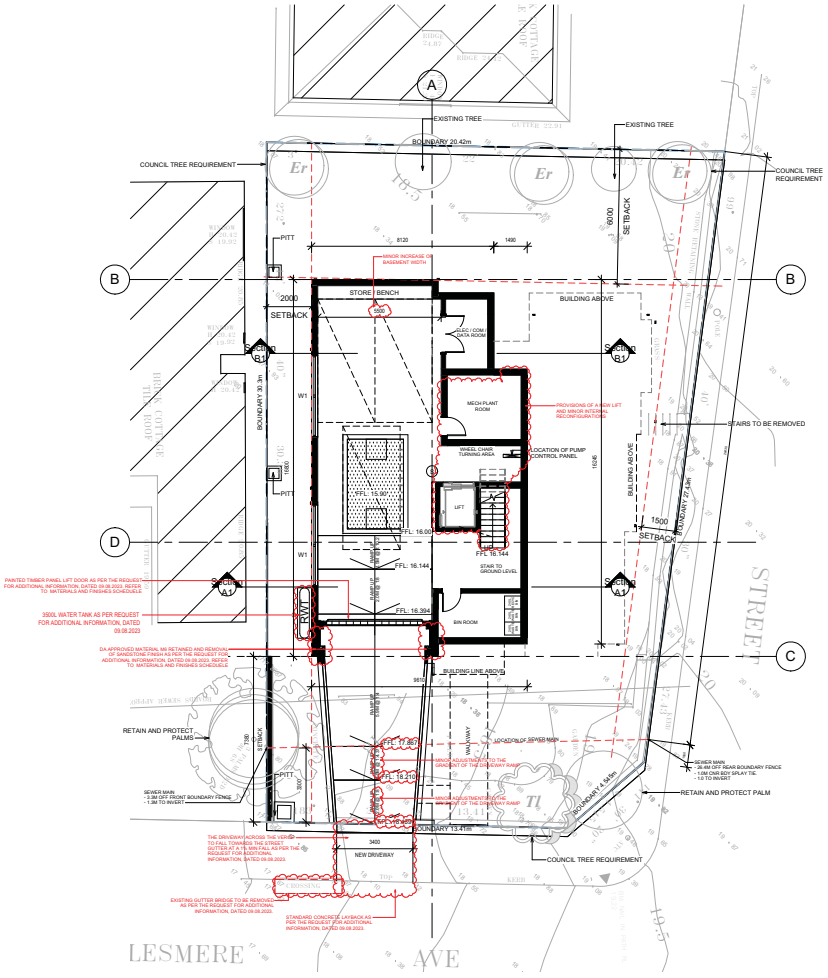
SPECIAL NOTE A
ALL WINDOW AND DOOR DIMENSIONS ARE TO BE DETERMINED ON SITE PRIOR TO THEIR ORDERING. THE CONTRACTOR IS TO CONFIRM THE FLOOR TO CEILING HEIGHTS OF EACH ROOM INCLUDING THE ALLOWANCES FOR THE AIR CONDITIONING REQUIREMENTS AND ALL FALSE CEILINGS PRIOR TO THE CONSTRUCTION OF WINDOW AND GLAZED DOOR OPENINGS.

WINDOW SCHEDULE

WINDOW NO.	WIDTH (MM)	HEIGHT (MM)	TYPE	AMOUNT	LOCATION
W1	3900	400	SLIDING WINDOW	2	BASEMENT
W2	850	1270	DOUBLE HUNG WINDOW	1	GROUND FLOOR - STUDY / GUEST ROOM, KITCHEN, DINING
W3	770	650	SLIDING WINDOW	1	GROUND FLOOR - STUDY / GUEST ROOM ENSUITE
W4	3450	1756	SLIDING WINDOW	1	GROUND FLOOR - LIVING ROOM
W5	830	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - LIVING ROOM
W6	830	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BEDROOM 2 / BEDROOM 3
W7	2760	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BEDROOM 1
W8	830	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BATHROOM, FAMILY ROOM
W9	610	1270	DOUBLE HUNG WINDOW	6	GROUND FLOOR - GUEST/STUDY, FAMILY ROOM, MASTER BED
W10	550	1270	AWNING WINDOW	1	GROUND FLOOR - WINDOW AROUND DOOR
W11	2400	430	FIXED WINDOW	1	GROUND FLOOR - WINDOW ABOVE DOOR
W12	1800	1200	DOUBLE HUNG WINDOW	1	GROUND FLOOR - STUDY / GUEST ROOM
W13	610	1800	FIXED WINDOW	1	FIRST FLOOR - VOID
W14	1300	815	AWNING WINDOW	2	FIRST FLOOR - HALLWAY OUTSIDE LIFT & BATHROOM
W15	1800	1800	AWNING WINDOW	1	FIRST FLOOR - STUDY
W16	1800	1070	DOUBLE HUNG WINDOW	1	FIRST FLOOR - STUDY
W17	610	1070	FIXED WINDOW	1	FIRST FLOOR - STUDY
W18	1800	1070	DOUBLE HUNG WINDOW	1	FIRST FLOOR - MASTER BEDROOM, MASTER BEDROOM ENSUITE
W19	3917 (MIN WIDTH)	2000 (MIN HEIGHT)	FIXED WINDOW	1	1ST FLOOR - LIVING ROOM - SEE NOTE C
W20	710	895	SKYLIGHT WINDOW	1	BEDROOM 4 W.I.R & ENSUITE
W21	1320	610	AWNING WINDOW	1	FIRST FLOOR - VOID

DOOR SCHEDULE

DOOR NO.	WIDTH (MM)	HEIGHT (MM)	TYPE	AMOUNT	
D1	3000	2270	GLAZED 300TM DOOR	1	FRONT ENTRY DOOR
D2	1800	2270	GLAZED DOUBLE SWING DOOR	2	FAMILY ROOM, MASTER BEDROOM
D3	850	2270	TIMBER FRAMED SWING DOOR	10	REFER TO FLOOR PLANS
D4	2040 (2 x 820)	2100	DOUBLE TIMBER FRAMED SWING DOOR	1	BASEMENT - LIFT ENTRY AS 1 COMBI INCLUDING DINING ROOM
D5	1800	2100	DOUBLE SWING DOOR	1	GROUND FLOOR - LIVING ROOM
D6	3000	2400	SLIDING GLAZED DOOR	1	BASEMENT ENTRY GRAVEL DOOR



1 BASEMENT GARAGE
1 : 100

ISSUE FOR S4.56 SUBMISSION ONLY
CLOUDED AREAS IN RED INDICATE THE MODIFICATIONS

ARCHITECTURAL - GENERAL NOTES
A1 All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Architect before commencement of any work
A2 The Builder/subcontractor will be held responsible for any construction details which have not been approved by the Architect.
A3 In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the Architect before proceeding further with any work.
A4 The Builder/Subcontractor will be held responsible for the watertightness of the whole building for a minimum period of two years after the date of practical completion.
A5 It is the contractor's responsibility to have all Architectural & Structural documentation, including all site instructions any any details issued during the course of construction, approved by the relevant authorities including the local Council & the Water Board before work may be proceeded with.
A6 All construction, control joints and expansion joints in the wall, floors, & other locations shall be in strict accordance with Architectural and/or Structural Engineering details. Nojoints or breakes other than specified, are allowed without written permission from the Architect and/or Engineer.
A7 Measurements for the fabrication of secondary components such as, windows, doors,internal frames, structural steel components and the like, are not to be taken from thesedocuments. Measurements must be taken on site to suit the work as constructed.
A8 All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer, and those details from part of the total specification.
A9 All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.
A10 No construction work shall commence until a site survey has been completed. This work must be performed by a registered Surveyor.
A11 Foundation set-out, is to be performed by the Surveyor mentioned in A10' and recovery pegs must be protected during construction.
A12 All timber work is to comply with the requirements of the 'Light Timber Framing Code' S.A.A. Codes and Structural Engineer's details and specification.
A13 All drawings, specifications and documentation, including the Architectural and Structural Engineering, are retained by this office. Written authority is required for any reproduction.
A14 All Architectural documentation to be read in conjunction with the Structural Engineer's details and specification.
A15 Comply with the 'Hazardous materials' clause of the specification
IMPORTANT NOTE
It is the Tenderers & Contractor's responsibility to check that all Architectural, Structural and all other job related documentation's have been recieved before tendering and/or construction may commence. Should there be any doubt to the availability of such document's the Architect should be notified before further details be needed, the tenderer and/or Contractor shall obtain such details before signing of contract documents. Failure to adhere to these conditions, the Tenderer and/or Contractor nullifies any right or claim for extras, due to interpretation of documentation, and the Architect's &/or Engineer's direction shall be carried out at no extra cost.

DRAWN	DATE	ISSUE	AMENDMENT
CT	27.09.2022	A	PRELIMINARY S4.56 SUBMISSION
CT	13.10.2022	B	PRELIMINARY S4.56 SUBMISSION
CT+KF	10.11.2022	C	PRELIMINARY S4.56 SUBMISSION
KF	28.03.2023	D	S4.56 SUBMISSION
KF	24.08.2023	E	REQUEST FOR ADDITIONAL INFORMATION - S4.56 SUBMISSION

TRUE NORTH

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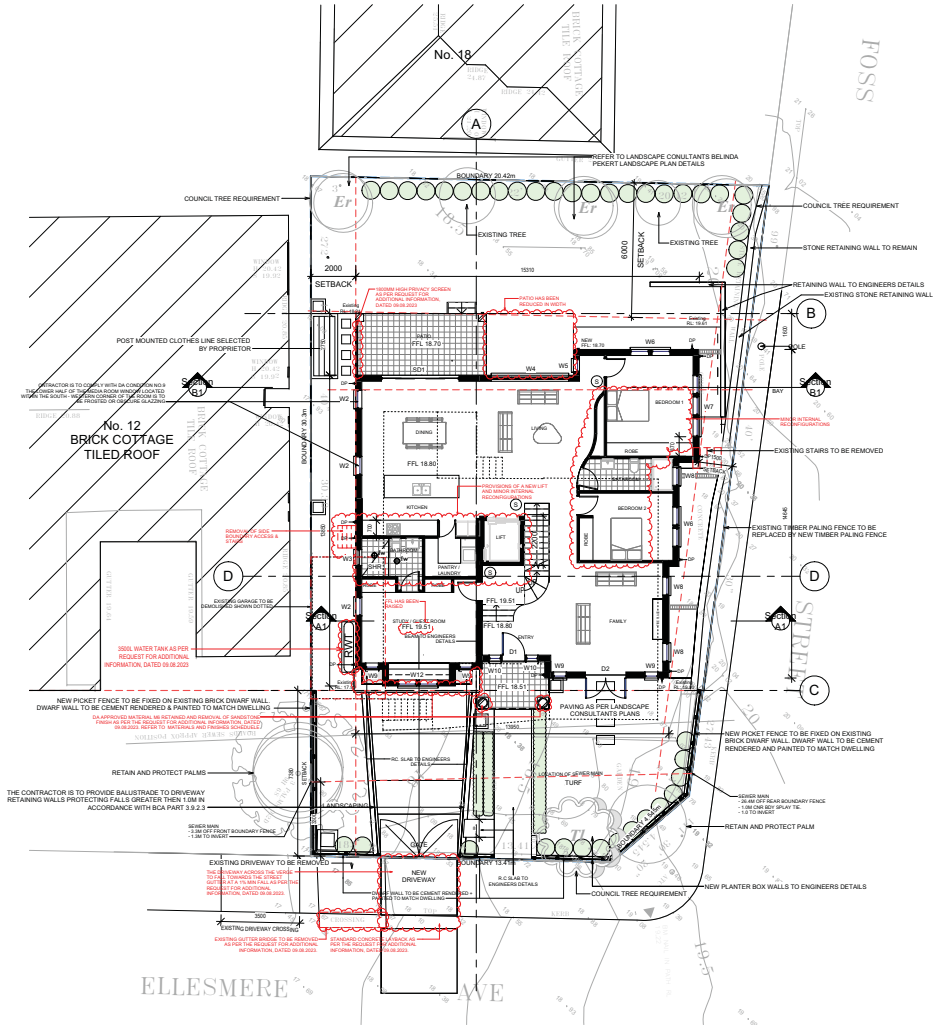
PO Box 703 Burwood 1805 NSW Australia **f** 02 9747 5046
ABN 79 001 639 970 www.katris.com.au
Nominated Architects Chris Katris (Reg 9724),Nick Katris (Reg 3878), Peter Katris (Reg 4569)

PROJECT: - 14 Ellesmere Avenue, Hunters Hill
CLIENT: Mr Li Wang
TITLE: BASEMENT FLOOR PLAN WITH NOTES

DRAWN	ARCHITECT'S APPROVAL	JOB No.
KF	PK	1380/17

DATE	SCALE @ A3	SCALE @ A1	DRAWING No	ISSUE
24.08.2023	Project Status	1 : 100	A001	E



1 - Ground Level / Site Plan With Notes
1 : 100

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WINDOW SCHEDULE

WINDOW NO.	WIDTH (MM)	HEIGHT (MM)	TYPE	AMOUNT	LOCATION
W1	3960	400	SLIDING WINDOW	1	BASEMENT
W2	850	1270	DOUBLE HUNG WINDOW	5	GROUND FLOOR - STUDY / GUEST ROOM, KITCHEN, DINING
W3	770	600	SLIDING WINDOW	1	GROUND FLOOR - STUDY / GUEST ROOM ENSUITE
W4	3450	1756	SLIDING WINDOW	1	GROUND FLOOR - LIVING ROOM
W5	810	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - LIVING ROOM
W6	810	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BEDROOM 1 - BEDROOM 2
W7	2760	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BEDROOM 1
W8	810	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BATHROOM, FAMILY ROOM
W9	610	1270	DOUBLE HUNG WINDOW	6	GROUND FLOOR - GUEST/STUDY, FAMILY ROOM, MASTER BED
W10	550	1270	AWNING WINDOW	2	GROUND FLOOR - WINDOW ABOVE DOOR
W11	2400	420	FIXED SHELVES	1	GROUND FLOOR - WINDOW ABOVE DOOR
W12	1800	1270	DOUBLE HUNG WINDOW	1	GROUND FLOOR - STUDY / GUEST ROOM
W13	610	1800	FIXED WINDOW	1	FIRST FLOOR - VOID
W14	1300	825	AWNING WINDOW	2	FIRST FLOOR - HALLWAY OUTSIDE LIFT & BATHROOM
W15	1800	1800	AWNING WINDOW	1	FIRST FLOOR - STUDY
W16	610	1070	DOUBLE HUNG WINDOW	1	FIRST FLOOR - STUDY
W17	1300	1070	DOUBLE HUNG WINDOW	1	FIRST FLOOR - STUDY
W18	610	1070	DOUBLE HUNG WINDOW	1	FIRST FLOOR - MASTER BEDROOM, MASTER BEDROOM ENSUITE
W19	3017 (MIN 1500)	2000 (MIN 1000)	FIXED WINDOW	1	1ST FLOOR - LIVING ROOM - SEE NOTE D
W20	710	895	SKYLIGHT WINDOW	1	BEDROOM 2 W.I.R & ENSUITE
W21	1320	610	AWNING WINDOW	1	FIRST FLOOR - VOID

DOOR SCHEDULE

DOOR NO.	WIDTH (MM)	HEIGHT (MM)	TYPE	AMOUNT	
D1	1000	2210	GLAZED 3000M DOOR	1	FRONT ENTRY DOOR
D2	1800	2210	GLAZED DOUBLE SWING DOOR	1	FAMILY ROOM, MASTER BEDROOM
D3	850	2210	TIMBER FRAMED SWING DOOR	10	REFER TO FLOOR PLANS
D4	(640 x 830)	2100	DOUBLE TIMBER FRAMED SWING DOOR	1	BASEMENT - ELEC/TRUCK & COMBE INCATIONS/UTILITY ROOM
D5	1800	2100	TIMBER FRAMED SWING DOOR	1	GROUND FLOOR - LIVING ROOM
D6	3000	2400	GLAZED SLIDING DOOR	1	BASEMENT FRONT GARAGE DOOR

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DRAWN	DATE	ISSUE	AMENDMENT
CT	27.09.2022	A	PRELIMINARY S4.56 SUBMISSION
CT	13.10.2022	B	PRELIMINARY S4.56 SUBMISSION
CT+KF	10.11.2022	C	PRELIMINARY S4.56 SUBMISSION
KF	28.03.2023	D	S4.56 SUBMISSION
KF	24.08.2023	E	REQUEST FOR ADDITIONAL INFORMATION - S4.56 SUBMISSION

ISSUE FOR S4.56 SUBMISSION ONLY
CLOUDED AREAS IN RED INDICATE THE MODIFICATIONS

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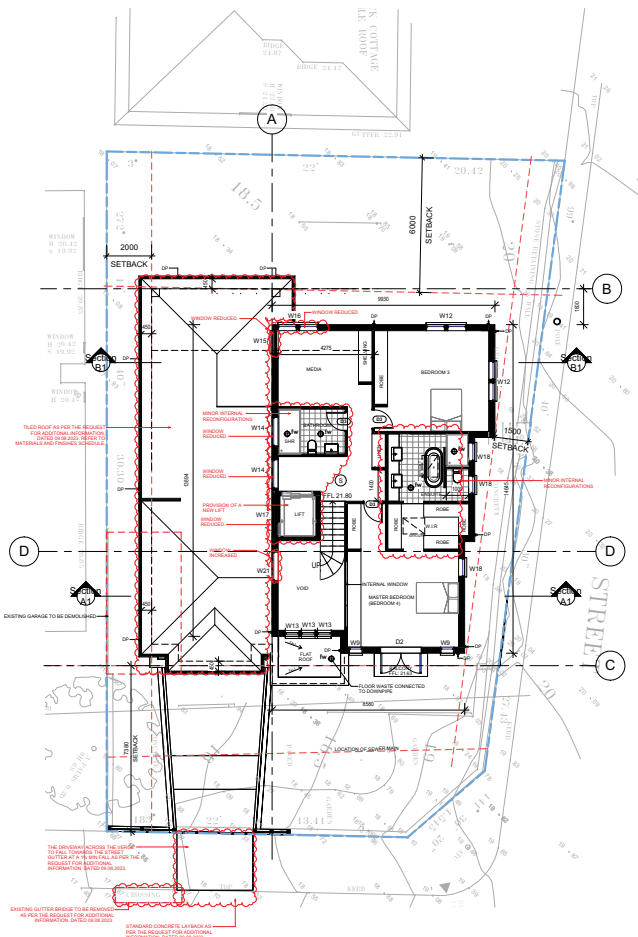
Nominated Architects Chris Katris (Reg 9724),Nick Katris (Reg 3878), Peter Katris (Reg 4569)

TRUE NORTH

PROJECT	CLIENT			
- 14 Ellesmere Avenue, Hunters Hill	Mr Li Wang			
	DRAWN KF		ARCHITECT'S APPROVAL PK	JOB No. 1380/17
TITLE GROUND FLOOR PLAN WITH NOTES	DATE 24.08.2023	SCALE @ A3 Project Status	SCALE @ A1 1 : 100	DRAWING No A002	ISSUE E



3 - Level 1
1 : 100

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WINDOW SCHEDULE

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W5	810	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - LIVING ROOM
W6	810	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BEDROOM 2
W7	2760	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BEDROOM 1
W8	810	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BATHROOM, FAMILY ROOM
W9	810	1270	DOUBLE HUNG WINDOW	6	GROUND FLOOR - GUEST/STUDY, FAMILY ROOM, MASTER BED
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W14	1300	815	AWNING WINDOW	2	FIRST FLOOR - HALLWAY OUTSIDE LIFT & BATHROOM
W15	1800	1800	AWNING WINDOW	1	FIRST FLOOR - STUDY
W16	810	1070	DOUBLE HUNG WINDOW	1	FIRST FLOOR - STUDY
W17	1300	1070	FIXED WINDOW	1	FIRST FLOOR - STUDY
W18	810	1070	DOUBLE HUNG WINDOW	3	FIRST FLOOR - MASTER BEDROOM, MASTER BEDROOM ENSUITE
W19	3017 (3017 x 3017)	2030 (2030 x 2030)	FIXED SKYLIGHT	1	1ST FLOOR - LIFT SHAFT - SEE SECTION 2
W20	710	895	SKYLIGHT WINDOW	1	BEDROOM 4 W.I.R & ENSUITE
W21	1320	815	AWNING WINDOW	1	FIRST FLOOR - VOID

DOOR SCHEDULE

DOOR NO.	WIDTH (MM)	HEIGHT (MM)	TYPE	AMOUNT	
D1	1000	2210	GLAZED 3000M DOOR	1	FRONT ENTRY DOOR
D2	1800	2210	GLAZED DOUBLE SWING DOOR	1	FAMILY ROOM, MASTER BEDROOM
D3	820	2210	TIMBER FRAMED SWING DOOR	10	REFER TO FLOOR PLANS
D4	(640 (2 x 320))	2100	DOUBLE TIMBER FRAMED SWING DOOR	1	BASEMENT - LEAD TRIPLE TO COMBE INDUSTRIES / DILLY ROOM
D5	3960	2400	SLIDING TIMBER DOOR	1	GROUND FLOOR - LIVING ROOM
D6	3960	2400	SLIDING TIMBER DOOR	1	BASEMENT - FRONT GRAVEL DOOR

ISSUE FOR S4.56 SUBMISSION ONLY

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A12 All timber work is to comply with the requirements of the 'Light Timber Framing Code' S.A.A. Codes and Structural Engineer's details and specification.
A13 All details, dimensions and specifications shown on these Architectural and Structural Engineering, are retained by this office. Written authority is required for any reproduction.
A14 All Architectural documentation to be read in conjunction with the Structural Engineer's details and specification.
A15 Comply with the 'Hazardous materials' clause of the specification
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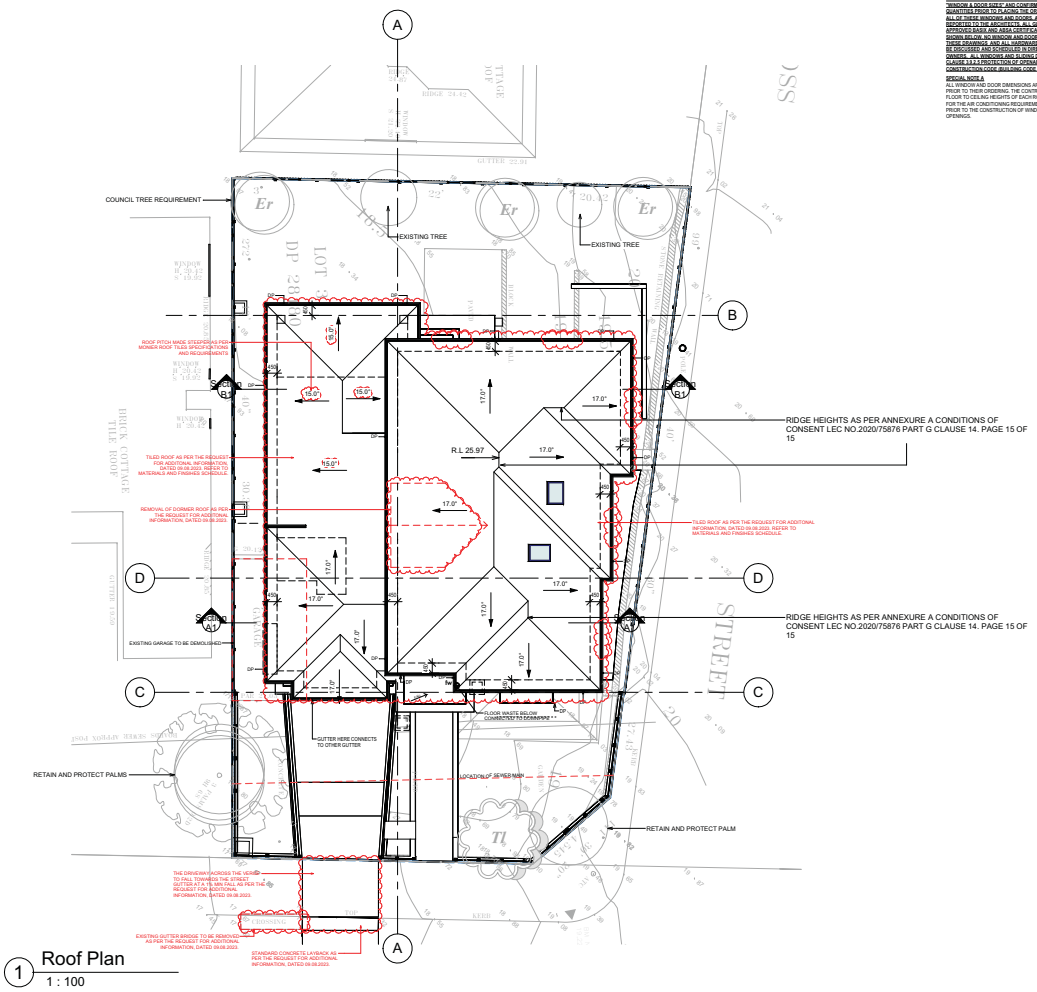
DRAWN	DATE	ISSUE	AMENDMENT
CT	27.09.2022	A	PRELIMINARY S4.56 SUBMISSION
CT	13.10.2022	B	PRELIMINARY S4.56 SUBMISSION
KF	10.11.2022	C	PRELIMINARY S4.56 SUBMISSION
KF	28.03.2023	D	S4.56 SUBMISSION
KF	24.08.2023	E	REQUEST FOR ADDITIONAL INFORMATION - S4.56 SUBMISSION

TRUE NORTH

Katris Architects Pty Ltd
Level 1, Suite 2, 28-30 Burwood Road, Burwood NSW 2134 **p** 02 9744 5421
PO Box 703 Burwood 1805 NSW Australia **f** 02 9747 5046
ABN 79 001 639 970 www.katris.com.au
Nominated Architects Chris Katris (Reg 9724),Nick Katris (Reg 3878), Peter Katris (Reg 4569)

PROJECT	CLIENT			
- 14 Ellesmere Avenue, Hunters Hill	Mr Li Wang			
	DRAWN KF		ARCHITECT'S APPROVAL PK	JOB No. 1380/17
TITLE FIRST FLOOR PLAN WITH NOTES	DATE 24.08.2023	SCALE @ A3 Project Status	SCALE @ A1 1 : 100	DRAWING No A003 / ISSUE E



1 Roof Plan
1 : 100

NOTE: WINDOWS
THE CONTRACTOR IS TO SELECT & SOURCE SELECTED WINDOW TYPES. REFER TO THE ARCHITECTURAL SPECIFICATION, THE BASIX CERTIFICATE & WINDOWDOOR SCHEDULE & THE MATERIALS & FINISHES SCHEDULE.

IMPORTANT NOTES
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SPECIAL NOTE A
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WINDOW SCHEDULE

WINDOW NO.	WIDTH (MM)	HEIGHT (MM)	TYPE	AMOUNT	LOCATION
W1	3900	400	SLIDING WINDOW	1	BASEMENT
W2	850	1270	DOUBLE HUNG WINDOW	1	GROUND FLOOR - STUDY / GUEST ROOM, KITCHEN, DINING
W3	710	600	SLIDING WINDOW	1	GROUND FLOOR - STUDY / GUEST ROOM ENSUITE
W4	3450	1756	SLIDING WINDOW	1	GROUND FLOOR - LIVING ROOM
W5	810	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - LIVING ROOM
W6	810	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BEDROOM 3 / NURSERY / BEDROOM 3
W7	2760	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BEDROOM 1
W8	810	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BATHROOM, FAMILY ROOM
W9	610	1270	DOUBLE HUNG WINDOW	6	GROUND FLOOR - GUEST/STUDY, FAMILY ROOM, MASTER BED
W10	550	1270	AWNING WINDOW	2	GROUND FLOOR - WINDOW AROUND DOOR
W11	1400	430	FIXED SHAPE	1	GROUND FLOOR - WINDOW ABOVE DOOR
W12	2760	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - LAUNDRY / GUEST ROOM
W13	610	1800	FIXED WINDOW	1	FIRST FLOOR - VOID
W14	1300	815	AWNING WINDOW	2	FIRST FLOOR - HALLWAY OUTSIDE LIFT & BATHROOM
W15	1800	1800	AWNING WINDOW	1	FIRST FLOOR - STUDY
W16	810	1270	DOUBLE HUNG WINDOW	1	FIRST FLOOR - STUDY
W17	1300	1070	FIXED SHAPE	1	FIRST FLOOR - STUDY
W18	1300	1070	DOUBLE HUNG WINDOW	1	FIRST FLOOR - MASTER BEDROOM, MASTER BEDROOM ENSUITE
W19	3917 (MIN 1800)	2030 (MIN 1800)	FIXED	1	1ST / 2ND FLOOR - STAIRWELL
W20	710	865	SKYLIGHT WINDOW	1	BEDROOM 4 W.I.R & ENSUITE
W21	1320	815	AWNING WINDOW	1	FIRST FLOOR - VOID

DOOR SCHEDULE

DOOR NO.	WIDTH (MM)	HEIGHT (MM)	TYPE	AMOUNT	
D1	3900	2270	GLAZED 300TM DOOR	1	FRONT ENTRY DOOR
D2	1800	2270	GLAZED DOUBLE SWING DOOR	1	FAMILY ROOM, MASTER BEDROOM
D3	850	2270	TIMBER FRAMED SWING DOOR	40	REFER TO FLOOR PLANS
D4	2040 (2 x 820)	2100	DOUBLE TIMBER FRAMED SWING DOOR	1	BASEMENT - STAIRTHEAD TO COMBE INDUCTIONS / DILY ROOM
D5	3900	2400	GLAZED SLIDING DOOR	1	GROUND FLOOR - LIVING ROOM
D6	3900	2400	GLAZED SLIDING DOOR	1	BASEMENT FRONT GRAVEL DOOR

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Nominated Architects Chris Katris (Reg 9724),Nick Katris (Reg 3878), Peter Katris (Reg 4569)

TRUE NORTH

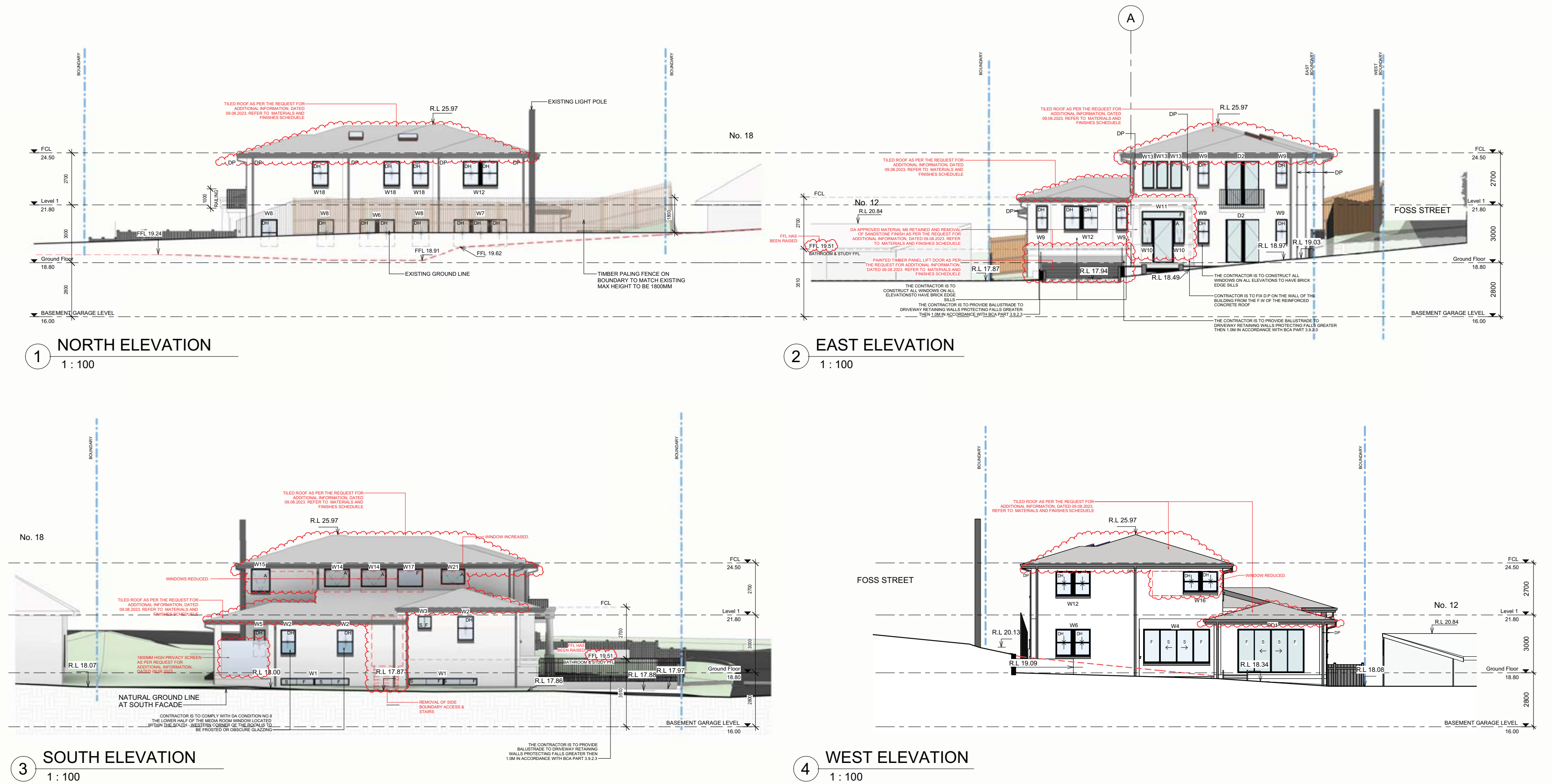
PROJECT
-
14 Ellesmere Avenue, Hunters Hill

CLIENT
Mr Li Wang

DRAWN	ARCHITECT'S APPROVAL	JOB No.
KF	PK	1380/17

DATE	SCALE @ A3	SCALE @ A1	DRAWING No	ISSUE
24.08.2023	Project Status	1 : 100	A004	E

TITLE
ROOF PLAN



WINDOW SCHEDULE					
WINDOW NO.	WIDTH (MM)	HEIGHT (MM)	TYPE	AMOUNT	LOCATION
W1	3600	400	SLIDING WINDOW	2	BASEMENT
W2	850	1270	DOUBLE HUNG WINDOW	3	GROUND FLOOR - STUDY / GUEST ROOM, KITCHEN, DINING
W3	710	650	SLIDING WINDOW	1	GROUND FLOOR - STUDY / GUEST ROOM ENSUITE
W4	3450	1756	SLIDING WINDOW	1	GROUND FLOOR - LIVING ROOM
W5	610	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - LIVING ROOM
W6	1800	1400	DOUBLE HUNG WINDOW	2	GROUND FLOOR - BEDROOM 1, BEDROOM 2
W7	2750	1400	DOUBLE HUNG WINDOW	1	GROUND FLOOR - BEDROOM 1
W8	850	1400	DOUBLE HUNG WINDOW	3	GROUND FLOOR - BATHROOM, FAMILY ROOM
W9	610	1270	DOUBLE HUNG WINDOW	6	GROUND FLOOR - GUEST/STUDY, FAMILY ROOM, MASTER BED
W10	550	1270	AWNING WINDOW	2	GROUND FLOOR - WINDOW AROUND DOOR
W11	2200	430	FIXED WINDOW	1	GROUND FLOOR - WINDOW ABOVE DOOR
W12	1800	1270	DOUBLE HUNG WINDOW	3	GROUND FLOOR - STUDY / GUEST ROOM
W13	610	1400	FIXED WINDOW	3	FIRST FLOOR - VOID
W14	1320	943	AWNING WINDOW	2	FIRST FLOOR - HALLWAY OUTSIDE LIFT & BATHROOM
W15	1000	1200	AWNING WINDOW	1	FIRST FLOOR - STUDY
W16	1800	1070	DOUBLE HUNG WINDOW	1	FIRST FLOOR - STUDY
W17	1320	1070	FIXED WINDOW	1	FIRST FLOOR - LIFT
W18	850	1270	DOUBLE HUNG WINDOW	3	FIRST FLOOR - MASTER BEDROOM, MASTER BEDROOM ENSUITE
W19	NOT APPLICABLE - REMOVED			0	LIFT OVERUN ROOF - REMOVED
W20	710	965	SKYLIGHT WINDOW	2	BEDROOM 4 W.I.R & ENSUITE
W21	1320	816	AWNING WINDOW	1	FIRST FLOOR - VOID

DOOR SCHEDULE					
DOOR NO.	WIDTH (MM)	HEIGHT (MM)	TYPE	AMOUNT	
D1	1000	2270	GLAZED SWING DOOR	1	FRONT ENTRY DOOR
D2	1800	2270	GLAZED DOUBLE SWING DOOR	2	FAMILY ROOM, MASTER BEDROOM
D3	880	2270	TIMBER FRAMED SWING DOOR	10	REFER TO FLOOR PLANS
D4	1640 (2 x 820)	2100	DOUBLE TIMBER FRAMED SWING DOOR	1	BASEMENT - ELECTRICAL / COMMUNICATIONS / DATA ROOM
SD1	3450	2270	GLAZED SLIDING DOOR	1	GROUND FLOOR - DINING ROOM
GD	4190	2200	PANEL LIFT GARAGE DOOR	1	BASEMENT ENTRY GARAGE DOOR

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ISSUE FOR S4.56 SUBMISSION ONLY

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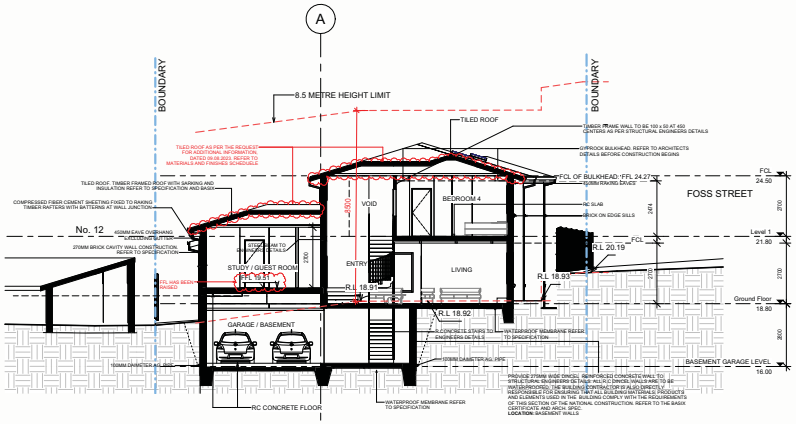
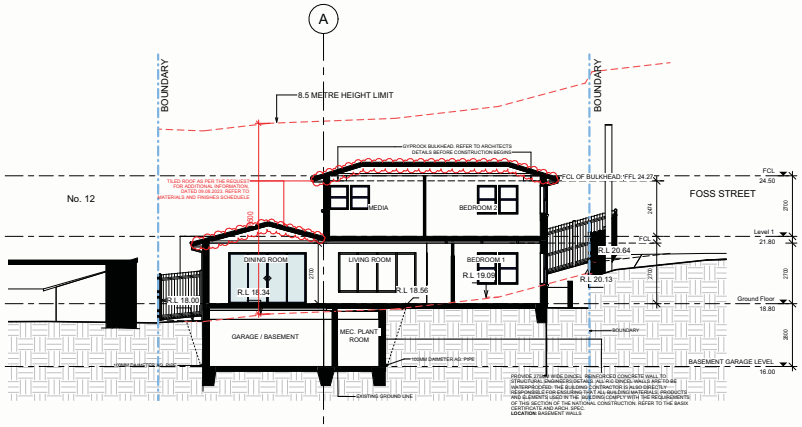
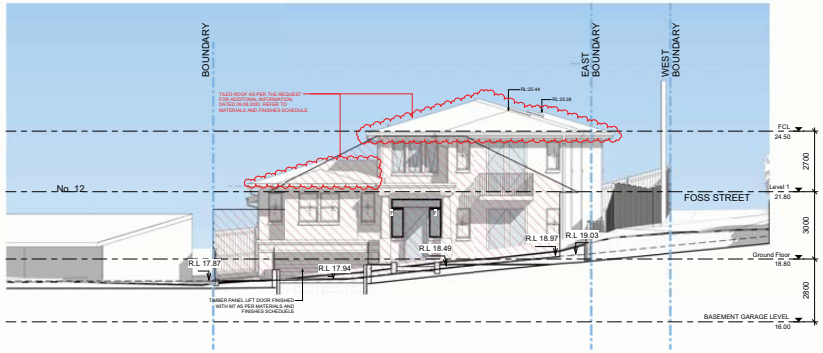
PROJECT	CLIENT		
- 14 Ellesmere Avenue, Hunters Hill	Mr Li Wang		
	DRAWN: KF	ARCHITECT'S APPROVAL: PK	JOB No.: 1380/17
TITLE: ELEVATIONS	DATE: 24.08.2023; SCALE @ A3: Project Status	SCALE @ A1: 1 : 100; DRAWING No: A005	ISSUE: E



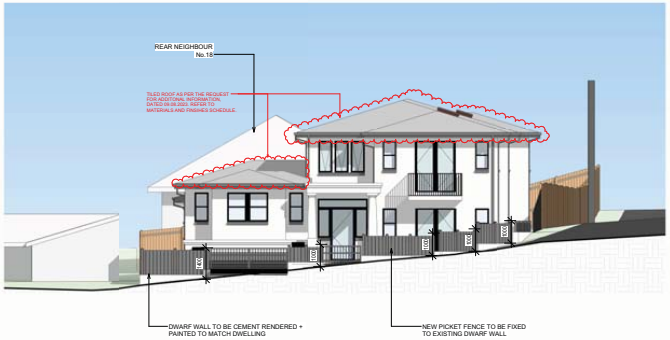
1 Section A1 With Profile Of Existing Dwelling
1 : 100



2 Section B1 With Profile Of Existing Dwelling
1 : 100



4 EAST ELEVATION - PROFILE OF EXISTING ELEVATION
1 : 100



3 STREETSCAPE (ELLESMERE AVENUE)
1 : 100

CONSTRUCTION MATERIALS

WALLS - 280mm FACE BRICK WORK EXTERNALLY
- 110mm BRICK WALLS INTERNALLY

FLOORS - ALL FLOORS TO BE REINFORCED CONCRETE

ROOF - TIMBER FRAMED ROOF WITH TILED ROOF SELECTED BY PROPRIETOR

WINDOWS & DOORS - TO BE ALUMINIUM FRAMED REFER TO MATERIAL FINISH SCHEDULES

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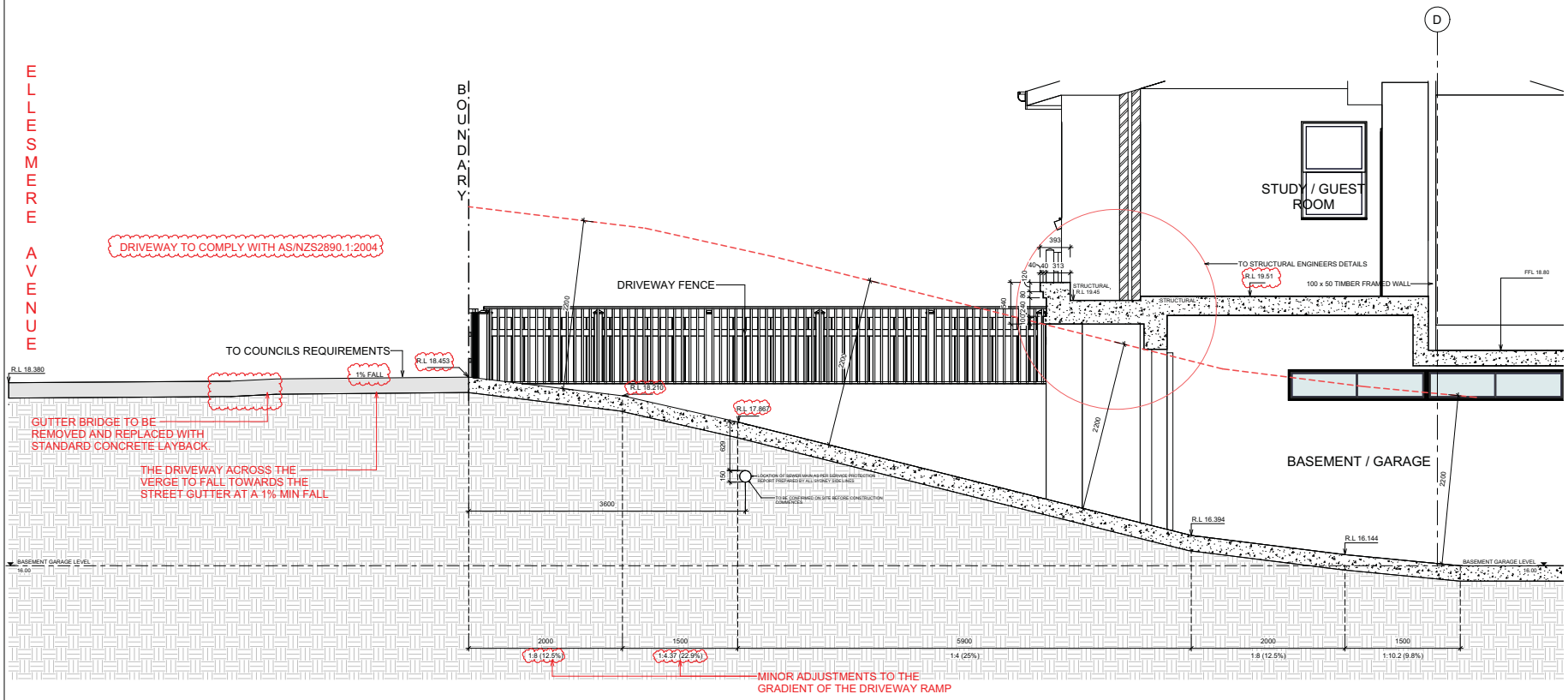
Katris Architects Pty Ltd
Level 1, Suite 2, 28-30 Burwood Road, Burwood NSW 2134 **p** 02 9744 5421
PO Box 703 Burwood 1805 NSW Australia **f** 02 9747 5046
ABN 79 001 639 970 www.katris.com.au
Nominated Architects Chris Katris (Reg 9724),Nick Katris (Reg 3878), Peter Katris (Reg 4569)

PROJECT	CLIENT			
- 14 Ellesmere Avenue, Hunters Hill	Mr Li Wang			
	DRAWN: KF	ARCHITECT'S APPROVAL: PK		JOB No.: 1380/17
TITLE: SECTION / STREETSCAPE	DATE: 24.08.2023	SCALE @ A3: 1 : 100	DRAWING No: A006	ISSUE: E
		Project Status		



1 Driveway Profile
1 : 25

ISSUE FOR S4.56 SUBMISSION ONLY

CLOUDED AREAS IN RED INDICATE THE MODIFICATIONS

ARCHITECTURAL - GENERAL NOTES

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IMPORTANT NOTE

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DRAWN	DATE	ISSUE	AMENDMENT
CT	27.09.2022	A	PRELIMINARY S4.56 SUBMISSION
CT	13.10.2022	B	PRELIMINARY S4.56 SUBMISSION
KF	10.11.2022	C	PRELIMINARY S4.56 SUBMISSION
KF	28.03.2023	D	S4.56 SUBMISSION
KF	24.08.2023	E	REQUEST FOR ADDITIONAL INFORMATION - S4.56 SUBMISSION

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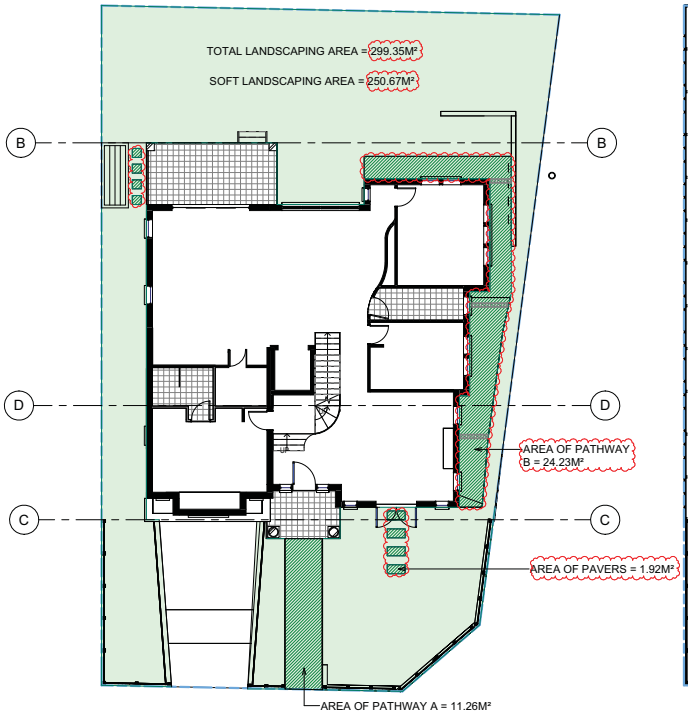
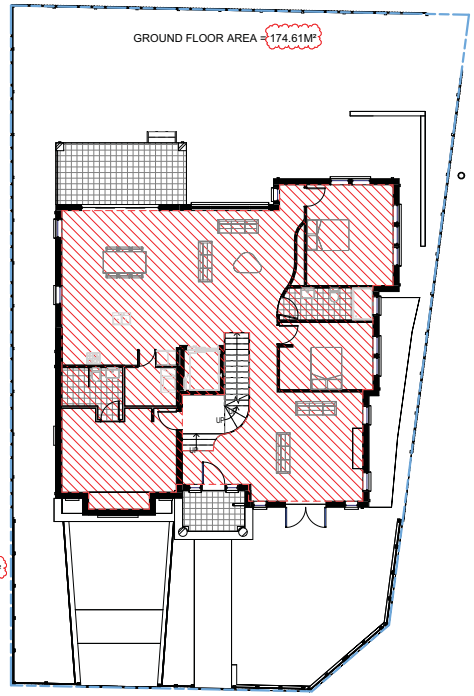
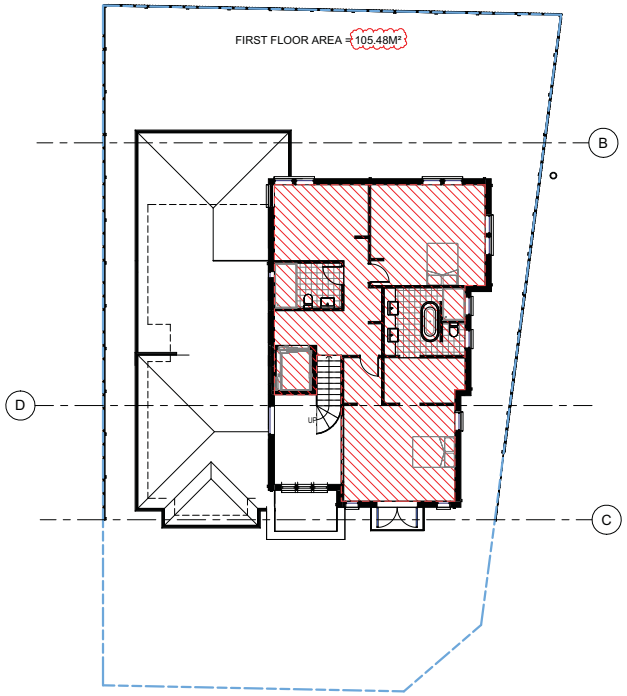
PROJECT	CLIENT			
- 14 Ellesmere Avenue, Hunters Hill	Mr Li Wang			
	DRAWN: KF	ARCHITECT'S APPROVAL: PK		JOB No.: 1380/17
TITLE: DRIVEWAY PROFILE	DATE: 24.08.2023	SCALE @ A1: 1 : 25	DRAWING No: A007	ISSUE: E



1 LANDSCAPED AREA
1 : 100



2 GFA Ground Level
1 : 100



3 GFA LEVEL 1
1 : 100

LEGEND
IMPERVIOUS AREAS (WALKWAYS & STAIRS & STEPPING STONES

AREA CALCULATIONS

SITE AREA = 553.9M²

REQUIREMENTS:

TOTAL LANDSCAPE AREA = MIN 50% X 553.9M² (SITE AREA)
= **276.95M²**

SOFT LANDSCAPE AREA = MIN 66% OF 276.95M²
= **182.78M²**

IMPERVIOUS AREA WITHIN TOTAL LANDSCAPE AREA = MAX 33% X 276.95M²
= 91.39M²

AS PER CLAUSE 4.4 (2A) THERE IS **NO MAXIMUM F.S.R**

PROPOSED:

TOTAL LANDSCAPE AREA = **299.35M² (54%)** INCREASED

SOFT LANDSCAPE AREA = MIN 66% OF 276.95M²
= **250.67M² (90.5%)** REDUCED

IMPERVIOUS AREA WITHIN TOTAL LANDSCAPE AREA = 11.26M² + 24.23M² + 1.92M²
= **37.41M² (12.5%)** INCREASED

TOTAL F.S.R = 174.61M² (GROUND FLOOR) + 105.48M² (FIRST FLOOR)
= **280.09M² (0.50.5:1)** REDUCED

ISSUE FOR S4.56 SUBMISSION ONLY

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CT	27.09.2022	A	PRELIMINARY S4.56 SUBMISSION
CT	13.10.2022	B	PRELIMINARY S4.56 SUBMISSION
KF	10.11.2022	C	PRELIMINARY S4.56 SUBMISSION
KF	28.03.2023	D	S4.56 SUBMISSION
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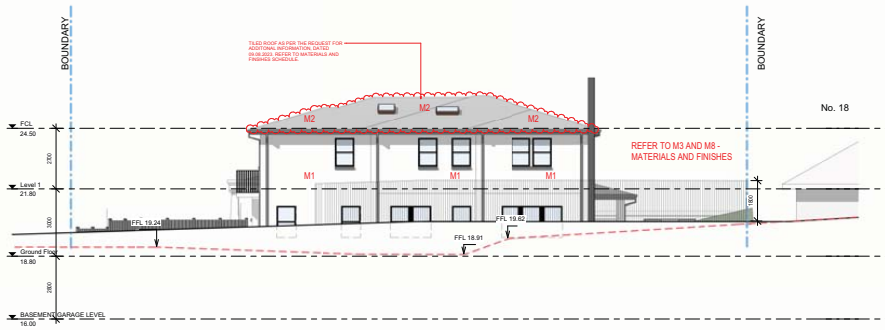
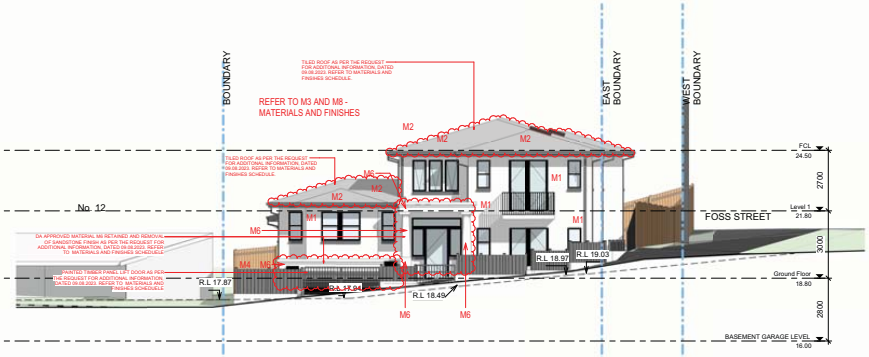
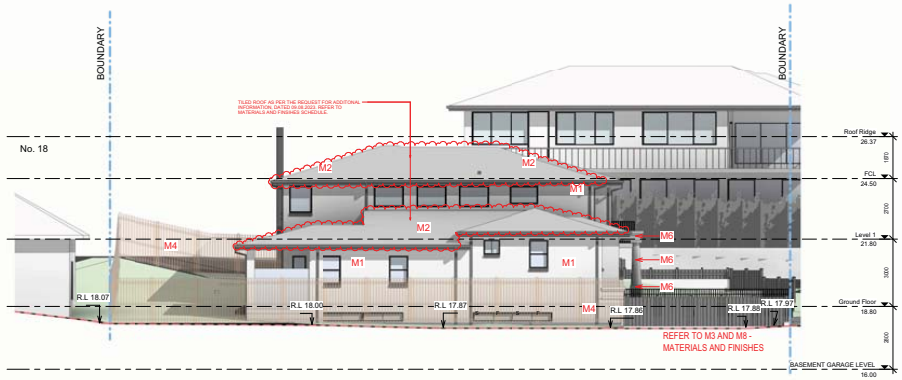
PROJECT	CLIENT			
- 14 Ellesmere Avenue, Hunters Hill	Mr Li Wang			
	DRAWN: KF	ARCHITECT'S APPROVAL: PK		JOB No.: 1380/17
TITLE: AREA CALCULATIONS	DATE: 24.08.2023	SCALE @ A1: 1 : 100	DRAWING No: A008	ISSUE: E



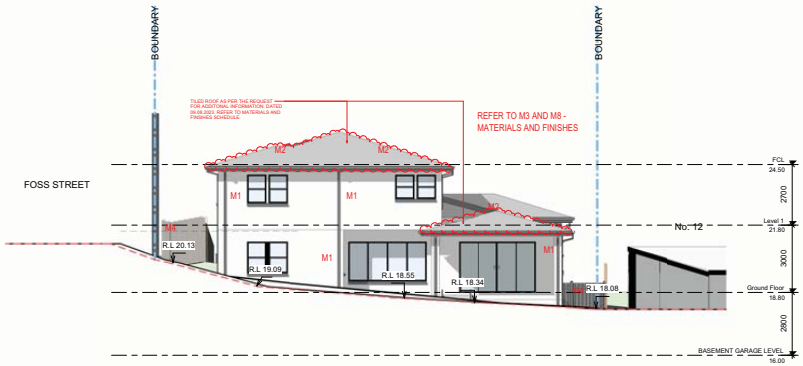
1 NORTH ELEVATION- MATERIALS AND FINISHES
1 : 100



2 EAST ELEVATION- MATERIALS AND FINISHES
1 : 100



3 SOUTH ELEVATION- MATERIALS AND FINISHES
1 : 100

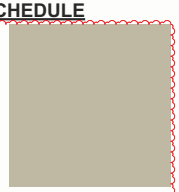


4 WEST ELEVATION- MATERIALS AND FINISHES
1 : 100

EXTERNAL MATERIALS & FINISHES SCHEDULE

M1 FACE BRICKS TO BE PGH BRICKS "GARNET" OR SIMILAR

M2 TILED ROOF TO BE MONIER "MARSEILLE FLORENCE RED" OR SIMILAR

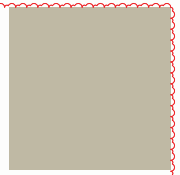


M3 GUTTERS, FASCIAS, DOWNPIPES & RAINWATER HEADS TO BE DULUX "EVENING HAZE" OR SIMILAR

M4 TIMBER PALING BOUNDARY FENCE TO MATCH EXISTING

M5 DRIVEWAY FLOORING TO BE "HIGHLAND GREY" GRANITE COBBLESTONE OR SIMILAR

M6 CEMENT RENDERED & PAINTED FINISH WITH DULUX "EVENING HAZE" OR SIMILAR



M7 PAINTED TIMBER PANEL LIFT DOOR WITH DULUX "EVENING HAZE" OR SIMILAR

M8 WINDOW AND DOOR FRAMES TO BE ALUMINIUM WITH DULUX "MONUMENT" FINISH OR SIMILAR

M9 IRON FENCE & BALUSTRADE TO BE DULUX "MONUMENT" OR SIMIALR

MINOR AMENDMENTS TO MATERIAL AND FINISHES SCHEDULE AS PER THE REQUEST FOR ADDITONAL INFORMATION, DATED 09.08.2023.

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PROJECT - 14 Ellesmere Avenue, Hunters Hill
CLIENT Mr Li Wang
DRAWN KF
ARCHITECT'S APPROVAL PK
JOB No. 1380/17
DATE 24.08.2023
SCALE @ A1 As indicated
DRAWING No A009
ISSUE E
TITLE MATERIALS & FINISHES

Suzi Wessels

From: [redacted]
Sent: Thursday, 22 June 2023 9:50 PM
To: Customer Service
Cc: [redacted]
Subject: DA20191034 - objection

I am writing to express my strong objection to the modification application in relation to DA20191034 for the property located at 14 Ellesmere Ave, Hunters Hill. As a concerned resident and stakeholder in the community, I firmly believe that the proposed modifications have significant drawbacks that would adversely affect the neighborhood's character and overall quality of life of the neighbouring properties.

The following comments are made to address specific references of the Section 4.56 Modification Statement 14 Ellesmere Ave Hunters Hill ("the Property")

In general, the proposed modifications will provide for improved levels of internal dwelling amenity and improvements in building functionality of the Property all at the expense and to the detriment of the adjoining properties including 12 Ellesmere Ave ("Ellesmere" which is of architectural significance). The modifications alter the considered conditions of the NSW Land and Environment Court ("the Court") (appeal number 2020/00075876). The Court attended Ellesmere during the appeal process and specifically arrived at its judgement and conditions after considering the impact on Ellesmere.

4.2 - Ground Floor Plan
The deletion of part of the rear patio is in conjunction with the extension of the patio to the west of the property which is adjacent to the main bedroom and windows of Ellesmere thereby encroaching on the privacy of the residents. The patio extension should be deleted and privacy screening introduced.

The modified plans propose to move the rear most window on the southern side of the property to align with the atrium window of Ellesmere. The atrium windows allows solar penetration into the Northern wing of Ellesmere. There are significant privacy issues on the Ellesmere residents with the placement of this window. The window should be deleted.

4.2 - Roof Plan
The change from a tile roof to a metal roof is not in keeping with the surrounding HCA. There is a significant roof structure of the Property and it should be in keeping with the street facing roof structure of adjoining properties.

4.2 - Elevations/Ancillary Works
The substantial changes to windows along the southern and western first floor will significantly impact on the privacy of Ellesmere. Namely into the architecturally significant courtyard, rear yard and main bedroom. The significant increase in windows along the southern and western first floor should be removed.

6.1.1 - substantially the same
Based on the above examples the statements in section are inaccurate. There is an adverse amenity and privacy impact on Ellesmere. The modifications are considered material as they disregard some of the key considerations of the Court.

6.1.1. - qualitative assessment

The presentation of the Property to Ellesmere is not improved by the modifications.

6.3.1 - HH LEP 2012

Clause 5.10
Ellesmere is on the southern boundary to the Property. It is of architectural significance. It is substantially impacted by the proposed modifications.

7.1.3 - design and aesthetics

The addition of the windows on the south and western elevations will have a significant impact on the current privacy enjoyed by neighbouring properties.

7.2.3 - overshadowing, acoustic and visual privacy

The modifications will have a substantial impact on the privacy and current use of the courtyard and living room areas of Ellesmere. The addition of windows to the Southern first floor will completely ruin the aesthetic and privacy of the Ellesmere courtyard and thereby comprise the architectural integrity of the award winning design.

7.7 - Public Interest

The neighbouring properties privacy is impacted by the modifications.

Conclusion

The proposed modifications and in particular the areas outlined above are not considered acceptable and are not worthy of support by the Council.

In addition, the modification proposal confirm the disregard for their fellow neighbours. The current state the property has been maintained and the manner in which the owner has failed to respond to requests to address the behaviour of the tenants of their property, shows how little the current owner cares about the impact of the Property on the community.

Yours Sincerely

[redacted]

Suzi Wessels

From: [redacted]
Sent: Friday, 23 June 2023 5:01 PM
To: Customer Service
Subject: Re: DA20191034-1

Dear Hunters Hill Council,

I confirm receipt of correspondence from you dated 24 May 2023 in relation to DA20191034-1 at 14 Ellesmere Avenue, Hunters Hill.

I reside at [redacted] Hunters Hill.

The following details my concerns associated with this proposed development are:

1. The addition of the lift increases the height of the top roof line which then impacts the view from our amenities and the quality of enjoyment and privacy of my amenities

2. The proposed amendment reduces the quality of our amenities that are frequently used daily. The impact on privacy to the property with the proposed development allowing for them to overlook into the living area, top floor bedrooms and dining room. More the bedrooms which encroaches on our privacy massively.

3. The bulk of the building with this proposed addition is out of character with other properties in the area.

4. Loss of light and the casting of shadows onto my property as a result of this proposed development.

5. The increased roofline is noted however what is there to stop the builder going over that top roofline as per architecture plans and yet increasing and going beyond the proposed height which will then impact yet again the quality of our amenities. The builder will surely exceed the approved height as they will always take the top roofline before adding insulation, tiling etc.

Both individually and collectively the above issues will reduce the amenity and value of my property and I would like to understand the Council process to ensure that my concerns will be heard as part of the approval process.

Please confirm receipt of my correspondence and the next steps, including timing, in this proposal process.

Yours Sincerely,

[redacted]

Suzi Wessels

From: [redacted]
Sent: Sunday, 25 June 2023 7:46 PM
To: Customer Service
Subject: DA 2091 1034 Objection

DA 20191034 Objection to proposed building at 14 Ellesmere Avenue
[redacted]

I should like to comment on the proposed development of a new building to be built at 14 Ellesmere Avenue.

1. The scale of the proposed building is not commensurate with the heritage village environment which the Hunters Hill Council so proudly promotes. It will look completely out of place.

2. The building at [redacted] has in the past won an award for its design and aesthetically it will be hidden by the dominance of the proposed building at 14 Ellesmere Avenue. The Burra Charter require that buildings of significance be preserved for future understanding of Sydney's past architecture. The consequence of a large adjacent building detracts from the presentation of [redacted] and its historical significance.

3. There could be concern that the removal of material to form an underground garage will affect the foundations of any adjacent buildings both in Ellesmere Avenue and Foss Street.

1

Suzi Wessels

From: [redacted]
Sent: Friday, 23 June 2023 4:54 PM
To: Customer Service
Subject: Re: DA20191034-1

Dear Hunters Hill Council,

I received correspondence from you dated 24 May 2023 in relation to DA20191034-1 at 14 Ellesmere Avenue, Hunters Hill.

I reside at [redacted] Hunters Hill.

My concerns associated with this proposed development are:

1. Impact on privacy to my property with the proposed development allowing for overlooking into my living area, top floor bedrooms and dining room. The proposed amendment reduces the quality of my amenities that I use frequently on a daily basis.

2. The addition of the lift increases the height of the top roof line which then impacts the view from my amenities and the quality of enjoyment and privacy of my amenities

3. Loss of light and the casting of shadows onto my property as a result of this proposed development.

4. The bulk of the building with this proposed addition is out of character with other properties in the area.

5. The increased roofline is noted however what is there to stop the builder going over that top roofline as per architecture plans and yet increasing and going beyond the proposed height which will then impact yet again the quality of my amenities.

Both individually and collectively the above issues will reduce the amenity and value of my property and I would like to understand the Council process to ensure that my concerns will be heard as part of the approval process.

Please confirm receipt of my correspondence and the next steps, including timing, in this proposal process.

Yours Sincerely,

[redacted]

Suzi Wessels

From: [redacted]
Sent: Friday, 23 June 2023 5:21 PM
To: Customer Service
Subject: Objection - DA20191034

To Whom it May Concern,

I write on behalf of my family living at [redacted] in relation to the DA20191034.

As a concerned resident in the Hunters Hill community, I firmly believe that the proposed modifications have significant drawbacks that would adversely affect the neighborhood's character and overall quality of life of the neighbouring properties.

The proposed size & structure of the development is not at all in keeping with the area.

The current way in which the property is being maintained (or in this case NOT maintained) shows how little the owner cares about the impact of their property on the surrounding area. The residents on Foss/Ellesmere take great care & pride in their properties and are always working together to ensure the neibourhood maintains the character and quality of life that we all bought into.

We strongly oppose the DA20191034

Best Regards
[redacted]

Sent from Mail for Windows

1

Suzi Wessels

From: [redacted]
Sent: Friday, 23 June 2023 4:27 PM
To: Customer Service
Subject: DA20191034 - Objection.

Dear Sir/Madam,

Re: DA20191034

I write to object strongly to the above DA.
My wife and I have lived at [redacted] for 26 years.

The site was subject to a prior DA resulting in an appeal to the land and environment court.
The court attended on site and interviewed local residents.
The court made rulings specific to the local residents and their concerns. The current DA fails to acknowledge those concerns and results in an exceptionally poor outcome for all local residents but most particularly those immediately abutting 14 Ellesmere Ave.
This has very significant implications and impacts upon the [redacted]

In particular there is no regard for the heritage impacts.
The additional extensions provide for a significant encroachment upon the privacy of the adjacent properties. The altered roofing is out of keeping with the streetscape.

We request that the council consider the needs of all local residents when considering this application and as such refuse to pass this in its current form.
We are increasingly concerned with recent development applications and the impacts they are having on our beautiful garden suburb and the community spirit.

Kind regards,

[redacted]
Hunters Hill,
NSW

1

Suzi Wessels

From: [redacted]
Sent: Sunday, 25 June 2023 9:08 PM
To: Customer Service
Subject: Development Application No. DA20191034 -1

To Hunter's Hill Council

I am writing to express my objection to the modification application in relation to DA20191034 - 1 for the property located at 14 Ellesmere Ave, Hunters Hill. As a concerned resident and residential owner in [redacted] I firmly believe that the proposed modifications have significant drawbacks that would adversely affect the neighborhood's character and overall quality of life of the neighbouring properties.

My main concern is the elevation of the building which causes adverse amenity and privacy impact to neighbouring properties, particularly [redacted]. Hunters Hill, which was once awarded the Wilkinson Award for the architectural merit. I firmly believe that the development plan should be carefully considered in harmonized way to the neighbouring properties.

MY daytime contact telephone number: [redacted]

Kind regards

[redacted]

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Suzi Wessels

From: [redacted]
Sent: Friday, 23 June 2023 4:57 PM
To: Customer Service
Subject: DA Application: 14 Ellesmere Ave, Hunters Hill

To Whom It May Concern:

As a concerned resident an stakeholder in the community I firmly believe that the proposed modifications have significant drawbacks that would adversely affect the neighbourhoods character and overall quality of life for the neighbouring properties.

Furthermore, it generally concerns me that certain parts of a DA that get refused in the initial application can then be re-submitted and considered at a later variation.

Many thanks

[redacted]

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Suzi Wessels

From: [redacted]
Sent: Friday, 23 June 2023 8:42 AM
To: Customer Service
Cc: [redacted]
Subject: Objection to DA20191034- 1

Good morning,

We are a young family living in [redacted]. Due to the configuration of the corner block 14 Ellesmere Ave rests on, the backyard of this property is directly facing into our children's bedroom. We have two young children and a single storey home, exactly commensurate with every other house in our surrounding area. There are NO two storey homes in the direct vicinity- all five homes surrounding this one are SINGLE storey. They are all mid-century bungalows, the result of a subdivision of the estate of the Ellesmere (built in 1869). We all live in a tight knight community, considering the needs of those around us and the heritage conservation area that we all inhabit. This proposed modification is entirely inappropriate and entirely out of place. This will drastically decrease the quality of living experienced by all the homes in the direct vicinity and is incredibly thoughtless to the privacy and amenities of others. This developer has no regard whatsoever for any of the occupants in neighboring homes, clearly having no intention of inhabiting the property himself. Also, this is the second time we have had to endure this process, having gone through the exact same objectives with another local developer.

The excavation to allow for a lift and underground garage alone will be incredibly disruptive and detrimental to the surrounding community. Let alone the vehicular traffic and disruption required to undertake a build of this magnitude. A tin roof is entirely inappropriate for this heritage conservation area- a cheap alternative to laying tiles and the cost of acquiring them. The bulk and scale, given the surrounding one storey homes, is disproportionate. The expanding of windows will affect our privacy, already surrendered in the initial DA. Simply procedural, but the cost of works has not even been included, and certain elements of the application are incomplete. These require a revision of the proposed modifications, in order for the community to have a greater appreciation of the impacts.

[redacted] is an architectural award winning home, that requires additional consideration. The proposed modifications are outside the confines of the Land and Environment Court's ruling back in 2020.

These proposals significantly impair the privacy of neighboring residents and show a flagrant disregard for the key considerations of the Land and Environment Court. We will experience major overshadowing, and loss of Sun and privacy into our back garden- where our small children play each and every day. Our children's bedroom window is also facing the proposed back living area, which they will looking directly into. A lift and underground garage are extremely uncommon in our neighbourhood and inapproaite for a block of this magnitude.

These proposed modifications show utter disregard and disrespect for the neighbors, and how hard we fought to have the previous DA consider these issues. We also wish to add that the need for green space has also been drastically underestimated.

Thank you for your time and consideration,

[redacted]

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