



Development Control Unit

16 April 2024 at 2pm



ORDER OF BUSINESS

Attendance, Apologies,
Declarations of Interests

- 1 Confirmation of Minutes
- 2 Development Applications

**HUNTER'S HILL COUNCIL
DEVELOPMENT CONTROL UNIT
16 April 2024**

INDEX

1 – CONFIRMATION OF MINUTES

- 1 Confirmation of Minutes of Development Control Unit 2 held 19 March 2024

2 - DEVELOPMENT APPLICATIONS

- | | | |
|-----|--------------------------------------|-----|
| 2.1 | 2pm 25 Madeline Street, Hunters Hill | 1 |
| 2.2 | 2.30pm 9 Werambie Street, Woolwich | 45 |
| 2.3 | 3pm 5 Elgin Street, Woolwich | 108 |

3 - PRELIMINARY APPLICATIONS

IN ATTENDANCE

Steve Kourepis	Director, Town Planning
Shahram Mehdizadgan	Senior Executive Town Planner
Rean Lourens	Consultant Development Assessment Officer

ALSO PRESENT

Sarah Jenkins	Town Planning Coordinator
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DEVELOPMENT APPLICATIONS**2.1 2 MARGARET STREET, WOOLWICH****PROCEEDINGS IN BRIEF**

Daniel Sutton (Precision Planning)
Darren and Amanda (owners)
Ian Black (2A Margaret St)
Beverley Bennett (2A Margaret St)
Joe Paterson (builder)

Beverley Bennett addressed the DCU and outlined her concerns with the changes to solar panels (in the original DA) and the lack of access to the landscaping plan.
Ian Black addressed the DCU and reiterated concerns with the solar panels, privacy, the replacement of the Lilly Pilly and landscaping.

RESOLVED on the MOTION of Steve Kourepis, seconded Shahram Mehdizadgan

That pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979, that Development Application DA2021/1244-1 for the proposed modifications to the approved development at 2 Margaret Street, Woolwich, be approved subject to the following conditions:

Conditions to be amended:**Condition 2:**

The development must be carried out in accordance with the following drawings and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Drawing Number	Drawn By	Plan Dated
Cover Page, Proj #256, Dwg 1B	Precision Planning	13/12/2023
Site, Site Analysis and Location Plan, Proj #256, Dwg 2B	Precision Planning	13/12/2023
Existing Floor Plan, Proj #256, Dwg 3B	Precision Planning	13/12/2023

Existing Attic Floor Plan and Roof Detail, Proj #256, Dwg 4B	Precision Planning	13/12/2023
Proposed Ground Floor Plan, Proj #256, Dwg 5B	Precision Planning	13/12/2023
Proposed Attic Floor Plan and roof Detail, Proj #256, Dwg 6B	Precision Planning	13/12/2023
North East and South West Elevations, Proj #256, Dwg 7B	Precision Planning	13/12/2023
North West, South East Elevations and Concept Perspective, Proj #256, Dwg 8B	Precision Planning	13/12/2023
Section 1-1, 2-2, Proj #256, Dwg 9B	Precision Planning	13/12/2023
Section 3-3, 4-4, Proj #256, Dwg 10B	Precision Planning	13/12/2023
Section 5-5, 6-6, 7-7, 8-8, Proj #256, Dwg 11B	Precision Planning	13/12/2023
Erosion, Sedimentation Control and Waste Management Plan, Proj #256, Dwg 13B	Precision Planning	13/12/2023
Tree Protection Plan, Proj #256, Dwg 14B	Precision Planning	13/12/2023
Detailed Glazing Schedule, Proj #256, Dwg 15B	Precision Planning	13/12/2023
Arborist Statement	Hugh The Arborist	28/09/2023

Condition 11:

Under Clause 97A(3) of the Environmental Planning and Assessment Regulation 2000, it is a condition of this development consent that all the commitments listed in BASIX Certificate No A427666_04 for the development are fulfilled. Plans and specifications 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 building plans and specifications submitted and referenced fully satisfy the requirement of this condition.

Condition 27:

A Project Arborist (AQF Level 5) shall be engaged prior to commencement of work to provide arboricultural supervision on-site and monitor compliance with these Conditions of Consent.

Tree Protection

a)

Tree No/ Location	Species	TPZ (m)
Tree 6	<i>Robinia pseudoacacia</i>	4.2m
Tree 7	<i>Jacaranda mimosifolia</i>	7.4m

The trees listed above in (a) shall be retained and protected in accordance with the Arboricultural Impact Assessment (prepared by Hugh The Arborist, Revision 2, dated 4 June 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

New conditions:

New Condition 1:

All trees detailed in the table below are approved for removal.

Tree Number	Species	Location
Tree 1	<i>Acmena smithii</i> (Lilly Pilly)	Eastern side setback.

The tree removal works must be carried out by a qualified Arborist (min AQF Level 3) and in accordance with SafeWork's Code of Practice - Amenity Tree Industry. The tree removal works must be undertaken without damaging adjacent trees.

In the event that wildlife is found during the course of tree removal works, work must stop until a trained wildlife handler attends the site or the animal relocates itself, unless in the event of an emergency.

All other trees covered by Council's tree management controls must be retained.

New Condition 2:

The following new trees must be installed prior to the issuing of the Occupation Certificate:

No of Trees	Species	Location	Minimum container size at purchase
1	<i>Acmena smithii</i> (Lilly Pilly)	Within the eastern setback of the subject site.	75L

The following measures must be adhered to:

- New trees must be grown in accordance with the AS2303 Australian Standard Tree stock for landscape use 2018 and meet the requirements of this standard at the time of planting.
- New trees must be planted in natural ground with adequate soil volume. Planter boxes will not be accepted for tree planting.
- New trees must be appropriately located away from existing buildings and structures.
- New landscape plantings must be maintained in a healthy condition for an establishment period of two (2) years. Maintenance includes watering, weeding, pest and disease control and any other operations required to maintain the plantings in a healthy condition.
- Tree maintenance must be implemented and complied with immediately following the tree planting, and until the trees reach a minimum height of 5m.
- If the newly planted trees fail to establish or do not reach a height of 5m, they must be replaced with trees of comparable qualities and container size of 75 litres.
- The conditions of this consent will apply to all replacement trees, including the maintenance and reporting which re-starts at each replanting event.

2.2 10.30AM 1 EUTHELLA AVENUE, HUNTERS HILL

PROCEEDINGS IN BRIEF

Stephen Kerr (Gyde)
Marcus and Simone Bristow
Todd Neal (on behalf of 2 Euthella Ave)
Teresa Wang (owner of 2 Euthella)

The initial application was considered by the DCU on 19 December 2023. A site visit was conducted after height poles were erected. The DCU members viewed the impacts of the proposal from the adjoining neighbours property. Rean Lourens, the assessment officer, also viewed the height poles.

Todd Neal addressed the DCU on behalf of 2 Euthella and expressed remaining concerns with view impacts. Also expressed concern with the location of the height poles. In addition, Todd outlined his concern that the north elevation RL of 14.92 is not reflected by the height poles.

Stephen Kerr addressed the DCU in support of the application.
 Teresa Wang addressed the DCU regarding the accuracy of the height poles and RLs.
 Clarification of the height poles is to be provided by the applicant via a registered surveyor.
 Final decision is still outstanding as at 11 April 2024.

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, Site Map, 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, Proj. 2017 Euthella 1, Rev P1	Smart Design Studio	20/03/2023
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(13368415) 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	<i>Ficus rubiginosa</i> Port Jackson Fig	10.1
Tree 3	<i>Avicennia marina</i> 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 <i>Camellia</i> spp. Camellia	Rear of site	
Tree 4 <i>Syzygium</i> spp. Lilly Pilly	Southern side boundary	
Tree 5 <i>Syzygium</i> spp. Lilly Pilly	Southern side boundary	

CON51 CON52 CON53 CON54 CON55 CON56 CON58 CON59 CON60 CON67

POC0 POC1 POC2 POC4 POC8

POC7

- ☐ Landscape Plans
(prepared by Tarn Design Ecology, dwg no XX.EA.101, 102, 203 dated 29.09.2022)

POC10

- ☐ Arboricultural Impact Assessment Report
(prepared by McArdle Arboricultural Consultancy, 21.10.2022)

POC14 POC18 POC21 POC23 POC24 POC25 POC28 POC60 POC61

POC70

Stormwater	In-Line Hydraulic Services	Stormwater Drainage Concept Plan, revision P2, dated 14/10/22	22232 HDA01, HDA02, HDA03, HDA04, HDA05, HDA06, HDA07
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POC73 POC75

ITEM NO	: 2.1
SUBJECT	: 2PM 25 MADELINE STREET, 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	: SHAHRAM MEHDIZADGAN
DEVELOPMENT APPLICATION NO	20240004
PROPOSAL	ALTERATIONS AND ADDITIONS TO EXISTING DWELLING.
APPLICANT	GEORGE VAVDINOS
OWNER	MR G VAVDINOS & MS E A TRINGAS
DATE LODGED	29 JANUARY 2024

Ref:691468

INTRODUCTION

Reasons for Report

The proposal was notified on 2 February 2024 for a period of ten (10) working days, during which four (4) submissions were received.

As the application attracted more than one (1) submission, authority to determine the application is delegated to the Development Control Unit (DCU).

REPORT

1. SUMMARY

Recommendation

The application is recommended for approval subject to conditions.

2. DESCRIPTION OF PROPOSAL

The subject application seeks consent for alterations to the existing heritage cottage and the demolition of the newer additions. The proposal includes the construction of a new addition to the rear of the site that will include the following:

Ground Floor: living areas, dining, kitchen, double garage, laundry plus external cabana and pool.

First Floor: 3 beds, ensuites and a nursery.

3. DESCRIPTION OF SITE AND LOCALITY

The subject site is known as No.25 Madeline Street, Hunters Hill, located south of Madeline Street.

The site is generally rectangular in shape with an area of 938.46m² and a frontage of approximately 17.7m to Madeline Street. The site slopes away from the road frontage, with the site levels falling from 34.22m AHD in the northwest to 31.18m AHD along the south-eastern boundary.

The site currently contains a single storey heritage listed dwelling known as 'Mrs Quirk's Cottage'. The original cottage contains two (2) bedrooms, a dining room and kitchen. More recent additions include a verandah, bathroom, and detached laundry. The site also contains a two (2) space carport to the east of the heritage cottage.

The rear of the site contains a small shed, clothes drying area and 11 trees. A sewer main crosses the rear of the site approximately 18m from the rear boundary.

The area is included in the Hunters Hill HCA C1 ("The Peninsula") Heritage Conservation Area and the surrounding area contains several heritage items, including the following items in the vicinity of the subject site:

- I208 – House known as 'Ricarda' at 17 Madeline Street
- I466 – House at 19 Madeline Street
- I110 – House at 5 Ernest Street
- I211 – House known as 'Bathurst' at 23 Madeline Street
- I213 – House and stables at 26 Madeline Street
- I214 – House known as 'Myall' at 27 Madeline Street
- I215 – House known as 'Braemer' at 29 Madeline Street
- I216 – House known as 'Clevedon' at 31 Madeline Street

A number of heritage listed items are also located to the south along Alexandra Street.

4. PROPERTY HISTORY

On 1 December 2022, Development Application No.2022/0220 was lodged with Council for alterations and a two storey additions with a basement level to the rear of existing dwelling including inground pool, cabana, fencing, tree removal, tree planting and landscaping and associated drainage.

On 24 August 2023, this application was refused by the Local Planning Panel.

5. STATUTORY CONTROLS

Relevant Statutory Instruments

Environmental Planning and Assessment Act, 1979
HHLEP 2012

Zone:	R2
Conservation Area:	Yes
River Front Area:	No
SEPP (Biodiversity and Conservation) 2021:	Yes
SEPP (Resilience and Hazards) 2021:	Yes
SEPP (Basix: Building Sustainability Index) 2004:	Yes
Development Control Plan 2013:	Yes
Listed Heritage item:	Yes
Vicinity of Heritage Item:	Various. As stated in the property description.

6. POLICY CONTROLS

Hunters Hill Local Environmental Plan 2012
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
Hunters Hill Consolidated Development Control Plan 2013

7. REFERRALS

7.1 External Approval Bodies

Not applicable.

7.2 Health & Building

The application was referred to Council's Environmental Health and Building Surveyor. No issues were raised with the proposed development being able to comply with the NCC and BCA.

7.3 Heritage

The area is included in the Hunters Hill HCA C1 ("The Peninsula") Heritage Conservation Area and the surrounding area contains several heritage items, including the following items in the vicinity of the subject site:

- I208 – House known as 'Ricarda' at 17 Madeline Street
- I466 – House at 19 Madeline Street
- I110 – House at 5 Ernest Street
- I211 – House known as 'Bathurst' at 23 Madeline Street

- I213 – House and stables at 26 Madeline Street
- I214 – House known as ‘Myall’ at 27 Madeline Street
- I215 – House known as ‘Braemer’ at 29 Madeline Street
- I216 – House known as ‘Clevedon’ at 31 Madeline Street

A number of heritage listed items are also located to the south along Alexandra Street.

On 20 March 2024, the subject application was referred to the Conservation Advisory Panel (CAP) for review. The comments are as follows:

*Attendees George Vavdinos and Erika Tringas, property owners
John Rose, Project Director TKD Architects
Albert Cadero, Project Architect*

Comments The proposal is generally supported by the Panel however there are a number of concerns.

- *The vertical brick tiled wall cladding of the first floor should have narrow joints and the mortar should match the colour of the bricks.*
- *The proposed long skylight in the roof of the existing cottage should not be continuous but relate to the rooms below.*
- *The driveway should not be a large expanse but be wheel strips or broken by landscaping.*

RECOMMENDATION

That the Panel advise its comments to the Director Town Planning for consideration in the assessment of the development application.

Ms Helen Temple Berry returned to the meeting

The above comments will be imposed as special conditions.

7.4 Works & Services

The subject application was referred to Council’s Development Engineer who provided the following comments:

Stormwater Management

- 1. The site catchment generally drains towards the Lane Cove River.*
- 2. The fall of the land is generally towards the rear boundary.*
- 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. However, the following stormwater management requirements are triggered:*
 - *Water Conservation*
 - *Control Stormwater Pollution*
- 5. Design guidelines for the above are given in Hunters Hill Council’s Sustainable Water Parts I, Part II and Part III, technical guidelines.*

6. The architectural plans have been revised deleting the basement amongst other changes and hence the amended BASIX Certificate and stormwater drawings have been submitted.
7. A revised BASIX Certificate indicates that a rainwater re-use system with a minimum volume of 2,165.63L, to be collected from a minimum roof area of 140sqm, is required. It is noted that the rainwater volume has increased again.
8. Rainwater harvesting shall comply with Sydney Water Guidelines for rainwater harvesting.
9. A second revision of the Stormwater Drainage Concept Plan (SDCP), prepared by Capital Engineering Consultants, has been submitted, in support of this Application.
10. Stormwater collected from the roof areas are proposed to be collected by the rainwater harvesting tank.
11. A small portion of the site, generally from 'low lying' areas, are proposed to be routed to an absorption trench at the rear. Generally, a geotechnical report would be required to confirm infiltration rates of the soils suitability for on-site disposal. However, as the area to be collected is relatively small, the absorption system design may be accepted.
12. Overflows from the swimming pool is to be directed into the sewer system. This requirement can be conditioned.
13. Basement floor area is deleted and therefore subsurface drainage and pump-out is not required.

Traffic/Parking/Access

1. The proposed development includes a new driveway across the verge.
2. The existing layback is proposed to be utilised. This layback will need to be reconstructed.
3. The width of the verge is narrow and the installation of a footpath in the verge is not possible.

RECOMMENDATIONS:

The proposed development can be approved subject to the following conditions:

Standard

BCC3 (Construction Certificate, Certifier)

BCC5 (Construction Certificate, Certifier)

BCC7 (Construction Certificate, \$5,000)

BCC12 (A472435_03)

BCC14

BCC20

BBW10 (Certifier)

DBW3

Monday – Friday 7:00am to 5:00pm

Saturdays 8:00am to 1:00pm

Sundays and Public Holidays No activities permitted

DBW19

BOC16

BOC18

Stormwater	Capital Engineering Consultants	Stormwater Concept Plan, revision F, dated 01/12/23	SW001, SW020, SW021, SW030
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Special**Special Condition 1 – Vehicular Access**

The existing sections of driveway and layback, which will be made redundant shall be removed and replaced with standard 150mm high kerb and gutter and the footway reinstated to Council's satisfaction.

All details or references to the above are to be included on the architectural drawings and engineering plans for the driveway construction. Details shall be amended to indicate the above requirements within the road reserve/footway, prior to the release of the Construction Certificate.

Special Condition 2 – Approvals

Council approvals must be obtained in relation to all works which are located externally from the site within the road reserve/public place, in accordance with the requirements of the Roads Act 1993. These approvals include Driveways, Public Space Occupations, Work Zones, Stand Plant and Road Closures. The relevant application forms and details of the proposed works are to be submitted to and approved by Council prior to commencing any works within the road reserve/public place.

It is also noted that all works within the road reserve/public place must be carried out to the satisfaction of Council. Relevant Council assessment and inspection fees, as specified in Council's adopted Fees and Charges Policy, are required to be paid to Council prior to commencement of the works.

7.5 Parks & Landscape

The application was referred to Council's Landscape Advisor who provided the following comments:

The following documentation/plans have been received and reviewed:

- *Landscape Plan
(prepared by Paul Schrivener, dwg no 1-5 Issue K, dated 06.12.2023)*
- *Arboricultural Comment on Amended Development Layout: 25 Madeline Street, Hunters Hill (DA2022/0220) (prepared by Tree Wise Men, dated 01.06.2023)*
- *Addendum Letter to Arboricultural Impact Assessment (2750AIA) Reflecting Revised DA Plans: 25 Madeline Street, Hunters Hill (DA 2022/0220) (prepared by Tree Wise Men, dated 09.12.2023)*
- *Architectural Plans*

(prepared by TKD Architects, dwg no AR DA 0000 AR DA 0100 AR DA 0101 AR DA 0102 AR DA 0500 AR DA 0501 AR DA 0600 AR DA 1000 AR DA 1110 AR DA 1120 AR DA 1400 AR DA 1401 AR DA 2000 AR DA 2001 AR DA 2002 AR DA 2003 AR DA 3000 AR DA 3001 AR DA 3400 AR DA 3401 AR DA 8200 AR DA 8201 AR DA 8202, dated 14.12.2023)

- **Submissions**

(prepared by Helen Temple, dated 16.02.2024, Donald Holdsworth, 19 June 2023, Robert Allan, dated 16 February 2024, James Wright, dated 16 February 2024)

Tree Management

The Arboricultural Impact Assessment (prepared by Tree Wise Men, dated 11.10.2022) has been amended to address the impact of the modified design on the subject site trees. The revised layout responds to the refusal of DA 2022/0220.

The Addendum outlines that none of the changes alter the trees to be retained or removed from the refused submission. The Addendum states that the deletion of the Basement level and Garage may reduce long-term impacts on retained trees through reduced impacts on groundwater. The Addendum states that the increase on soft landscape area within the TPZ of Tree 5 would be a benefit.

The Arboricultural Impact Assessment (prepared by Tree Wise Men, dated 11.10.2022) addressed the impact of the proposal on fourteen (14) trees located onsite and/or neighbouring sites. Seven (7) trees (Trees 1, 5, 8, 10, 12, 13 and 14) are to be retained given acceptable TPZ encroachments and seven (7) trees (Trees 2, 3, 4, 6, 7, 9 and 11) are to be removed due to unacceptable construction related SRZ and/or TPZ encroachments.

The trees are discussed in detail below:

Tree 1, Japanese Maple, Acer palmatum is located in the front of the site. The Report outlines that Tree 1 would survive the 15% encroachment associated with the stormwater installation as hand digging and retention of roots greater than 50mmØ is to be undertaken. There is ample deep soil land contiguous with the tree to allow for compensatory root growth post-development if required. The works are considered acceptable conditional to AQF Level 5 Arborist supervision for all works within TPZ areas.

Tree 5, Broad-leaved Paperbark, Melaleuca quinquenervia is located in the rear of the site. The Report outlines that Tree 5 would survive the 27% encroachment associated with the Basement (15%) and elevated Terrace (12%). The Terrace at RL32.50 and associated stairs are at or above existing ground lines avoiding root impacts. The Report outlines that the encroachment is acceptable given there is

ample deep soil land contiguous with the tree to allow of compensatory root growth post-development if required. Tree 5 would benefit from the proposed removal of Trees 3, 4, 6 and 7 given overlapping TPZs. Roots from Tree 5 are likely to be located within the existing sewer trench which is to be left undisturbed. The works are considered acceptable conditional to AQF Level 5 Arborist supervision for all works within TPZ areas.

Tree 6: Red Flowering Gum, Corymbia ficifolia is a 4 metre tall specimen located in the rear of the site. Tree 6 is proposed for removal due to the stairs down from the Outdoor Terrace and the minor cut for the proposed lawn at RL 31.50. In addition, the proposed charged stormwater pipe to the street and the stormwater pits and absorption trench are partially within the TPZ.

Tree 7: Taiwan Cherry, Prunus campanulata is a 3 metre tall, 3 metre wide, semi-mature tree proposed to be removed due to the minor cut for the proposed lawn and stormwater adsorption trench within the TPZ. As Tree 7 is under 4m in height, Tree 7 is not covered under the provisions of Council tree management control.

Submissions from Robert Allan dated 16 February 2024 have been reviewed relating to the removal of Tree 6 and Tree 7.

Tree 6 is a small specimen with low landscape value. It is noted that the Landscape Plan includes adequate advanced-sized replacement trees. With consideration to the small size of Tree 6, removal and replacement is considered acceptable.

Tree 7 is under 4m in height and not covered under the provisions of Council tree management control.

Tree 8, Saucer Magnolia, Magnolia x soulangeana is located in the rear of the site. The Report outlines that Tree 8 would survive the 20% encroachment associated with some localised soil grading to RL31.500 and stormwater inlet pit. The Report outlines that there is ample deep soil land contiguous with the tree to allow for compensatory root growth post-development if required. The Report recommends that the stormwater works are to be hand dug with retention of roots >50mmØ. The works are considered acceptable conditional to AQF Level 5 Arborist supervision for all works within TPZ areas.

Tree 10, Illawarra Flame Tree, Brachychiton acerifolius is located in the rear of the site. The Report outlines that Tree 10 would survive the 21% encroachment associated with the Cabana building. The Report outlines that there is ample deep soil land contiguous with the tree to allow for compensatory root growth post-development if required. The Report recommends that soil levels beyond the Cabana

footprint are to be retained unchanged. The Report states that Tree 10 would benefit from the proposed removal of Trees 9 and 11 given overlapping TPZs. The works are considered acceptable conditional to AQF Level 5 Arborist supervision for all works within TPZ areas.

Tree 12, Coast Banksia, Banksia integrifolia is located in the rear of the site. The Report outlines that Tree 12 would survive the 14% encroachment associated with the Cabana building. The Report outlines there is ample deepsoil land contiguous with the tree to allow for compensatory root growth post-development if required. The Report recommends that the soil levels beyond the Cabana footprint be retained unchanged. The works are considered acceptable conditional to AQF Level 5 Arborist supervision for all works within TPZ areas.

Tree 13, Sweet Viburnum, Viburnum odoratissimum is located in the rear of the site. The Report outlines that Tree 13 would survive the minor 5% encroachment associated with localised soil grading for lawn at RL31.500. This tree species is generally regarded as highly tolerant of root disturbance. The works are considered acceptable conditional to AQF Level 5 Arborist supervision for all works within TPZ areas.

Tree 14, Blueberry Ash, Elaeocarpus reticulatus is located in the rear of the site. The Report outlines that Tree 14 would survive the minor 4% encroachment associated with the Basement excavation. There is ample deepsoil land contiguous with the tree to allow for compensatory root growth post development if required. The works are considered acceptable conditional to AQF Level 5 Arborist supervision for all works within TPZ areas.

Tree 2, Broad-leaved Paperbark, Melaleuca quinquenervia is located in the front of the site. Tree 2 is a 15m specimen assessed with good vigour and fair condition. Tree 2 has been proposed for removal due to excavation works associated with proposed Car Lift and Driveway Ramp within its Structural Root Zone (SRZ). In addition, the walling and Driveway Ramp coincide with the base of Tree 2. The Report outlines that the excavation would impact the stability of the tree and predispose the tree to topple.

Submissions from Helen Temple, dated 16.02.2024, Donald Holdsworth, 19 June 2023 have been reviewed in relation to Tree 2.

The Report outlines that Tree 2 has a notable lean to the south and may have had some root disturbances associated with the recently completed development at No. 27 Madeline Street.

During the site inspection (dated 13 March 2024) it was noted that Tree 2 has been heavily underpruned with the first branch being at approximately half the tree height.

The Report states that there is a co-dominant branch junction with included bark at approximately 8 metres above ground level. The Report outlines that 'such branch junctions are more likely to split than single trunks or wide angled branch junctions free of included bark.'

With consideration to the health and compromised structural condition Tree 2 removal and replacement is considered acceptable. It is noted from the Landscape Plan that advanced-sized replacement planting has been proposed within the front of the site to compensate for the impact of removal.

Tree 4 Coast Banksia, Banksia integrifolia is located in the rear of the site. Tree 4 is proposed for removal due to a SRZ encroachment from proposed Ground Floor. Tree 4 has been assessed with good vigour and poor condition. Tree 4 is noted to have a severe trunk lean to the south. With consideration to the health and structural condition and low landscape value Tree 4 removal and replacement is considered acceptable.

Tree 9, Lemon-scented Gum, Corymbia citriodora is located in the rear of the site. Tree 9 is a 17m specimen with fair vigour and poor health. Tree 9 is proposed for removal given the major (45%) TPZ encroachment associated with the Swimming Pool. The Report outlines that Tree 9 has poor condition and a Short (5-15 years) ULE given the significant basal defect on the southern side of the trunk. The defect appears to be associated by the soil pathogen Honey Fungus, Armillaria luteobubalina and has caused a 50%-60% ringbarking of the tree.

Submission prepared by Helen Temple, dated 16.02.2024 and Donald Holdsworth, 19 June 2023 have been reviewed in relation to the removal of Tree 9.

The most recent assessment of Tree 9 (Addendum Letter to Arboricultural Impact Assessment, dated 9 December 2023) outlines that the 'the basal defect is significant representing 50-60% ringbarking of the tree. The wound will decay rapidly given its age. There is a new outbreak of the infection on the eastern side of the trunk at ground level confirming the infection is still active. The tree is predisposed to fracture at near ground level. The tree may die before the trunk fractures.'

With consideration to the poor health and structural condition of Tree 9 removal and replacement is considered acceptable and recommended irrespective of the DA.

Tree 11 NSW Christmas Bush, Ceratopetalum gummiferum is located in the rear of the site. Tree 11 has been assessed with poor vigour and fair condition.

A submission (prepared by Helen Temple, dated 16.02.2024) has been reviewed in relation to the removal of Tree 11.

With consideration to the health and structural condition of Tree 11 and low landscape value removal and replacement is considered acceptable.

Note: it is noted that 75L trees have been proposed as replacement stock. To compensate for tree removal over a shorter timeframe 150L stock should be used.

Recommendations

*Council's Tree and Landscape Consultant has determined that the development proposal is satisfactory in terms of **tree preservation and landscaping**, subject to compliance with the following Conditions of Consent.*

Conditions

GEN1

- *Landscape Plan
(prepared by Paul Schrivener, dwg no 1-5 Issue K, dated 06.12.2023)*

GEN8

1. *All trees detailed in the table below are approved for removal.*

Tree Number	Species	Location
2	Broad-leaved Paperbark, <i>Melaleuca quinquenervia</i>	Front of site
4	Coast Banksia, <i>Banksia integrifolia</i>	Rear of site
6	Red-flowering Gum, <i>Corymbia ficifolia</i>	Rear of site
9	Lemon-scented Gum, <i>Corymbia citriodora</i>	Rear of site
11	NSW Christmas Bush, <i>Ceratopetalum gummiferum</i>	Rear of site

2. 3. 4.

GEN9

1.

No of Trees	Species	Location	Minimum container size at purchase
1	<i>Acer palmatum</i>	Landscape Plan (prepared by Paul Schrivener, dwg no 1-5 Issue K, dated 06.12.2023)	75L
7	<i>Elaeocarpus eumundii</i>	As above	45L
1	<i>Glochidion ferdinandii</i>	As above	150L
1	<i>Melaleuca quinquenervia</i>	As above	150L
3	<i>Pyrus calleryana</i> 'Capital'	As above	150L

2. – 8.

BCC4

The Landscape Plan (prepared by Paul Schrivener, dwg no 1-5 Issue K, dated 06.12.2023) should be amended to show the following trees as 150L stock:

- *Glochidion ferdinandii*
- *Melaleuca quinquenervia*
- *Pyrus calleryana* 'Capital'

BBW3

PRINCIPAL CERTIFIER

DBW11

- *Arboricultural Comment on Amended Development Layout: 25 Madeline Street, Hunters Hill (DA2022/0220) (prepared by Tree Wise Men, dated 01.06.2023)*
- *Addendum Letter to Arboricultural Impact Assessment (2750AIA) Reflecting Revised DA Plans: 25 Madeline Street, Hunters Hill (DA 2022/0220) (prepared by Tree Wise Men, dated 09.12.2023)*
- *Arboricultural Impact Assessment (prepared by Tree Wise Men, dated 11.10.2022)*

DBW33

BOC1

Before the issue of an occupation certificate.

BOC27

8. ENVIRONMENTAL ASSESSMENT UNDER S4.15

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

9. STATE INSTRUMENTS / LEGISLATION

9.1 State Environmental Planning Policies (SEPPs)

9.1.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Council's Landscape Advisor has assessed the proposal and recommended conditions of consent to address Chapter 2 Vegetation in non-rural areas of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

Chapter 10 Sydney Harbour Catchment of the Biodiversity and Conservation SEPP 2021 also applies to the site. However, the site is not located within an area of Critical Habitat or Wetlands Protection Area, and is not identified as a Heritage Item, Strategic Foreshore Site, or as a Special Purpose site on the Sydney Harbour Catchment maps. The subject site does not fall within the Foreshores and Waterways Area on the map.

9.1.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Contamination of Land

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

Clause 4.6(1) of the RH SEPP states that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated; if the land is contaminated, it is satisfied that the land is suitable in its contaminated state; or if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out.

The subject site has predominately been used for residential purposes for a number of years, with the subject proposal consistent with the residential nature of the site and being minor works proposed only.

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 satisfies the requirements of RH SEPP with the proposed development considered to be satisfactory.

9.1.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 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 development is neither a traffic generating development, nor will it affect any electricity transmission or distribution network and as such the Transport and Infrastructure SEPP does not apply.

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

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the proposed development. BASIX certificates have been submitted as part of the development application with the requirements 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.

9.2 Regional Environmental Plans (REPs) – Deemed SEPPs

Not applicable.

9.3 Other Legislation

Not Applicable.

10. HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

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

The proposal is permissible with consent under Zone R2 and complies with the relevant statutory controls of *Hunters Hill Local Environmental Plan 2012*.

10.2 Statutory Compliance Table

The following table illustrates whether or not the proposed development complies with the relevant statutory controls of HHLEP 2012.

Compliance with Current Statutory Controls	Proposed	Control	Compliance
HEIGHT	6.87m	8.5 m	Yes
LANDSCAPED AREA	52%	50%	Yes

Clause 2.3 – Zone Objectives and Land Use Table

The subject site is zoned R2 Low Density Residential zone under the provisions of HHLEP 2012.

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 considered that the proposed alterations and additions are consistent with the zone objectives as the proposal is consistent with the heritage character of the area. Therefore, it is considered that the proposed development would satisfy the zone objectives.

Clause 2.7 – Demolition Requires Development Consent

The proposal involves the partial demolition of the existing dwelling and development consent is therefore required for these works.

Clause 4.3 – Height of Buildings

The height of the proposal is 6.87m in height and therefore complies with the 8.5m height limit as prescribed by Clause 4.3 of the HHLEP 2012.

Clause 4.4 – Floor Space Ratio

The floor space ratio for the site under the HHLEP provisions is 0.5:1.

As the proposal is compliant with both the height limit and landscape requirement, the floor space ratio does not apply to the proposal.

Clause 5.10 – Heritage Conservation

The objectives of the clause are as follows:

- (a) *to conserve the environmental heritage of Hunters Hill,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The application was referred to the Conservation Advisory Panel for review on 20 March 2024. The Panel generally supported the proposal, subject to a minor changes, that have been imposed as special conditions.

Clause 6.9 – Landscaped Area for Dwelling Houses and Secondary Dwellings

The proposed landscaped area of 52% would be equal to the 50% minimum permissible landscaped area as prescribed by the *Hunters Hill Local Environmental Plan 2012*.

11. DRAFT AMENDMENTS TO STATUTORY CONTROLS

No relevant draft amendments pertaining to this application.

12. DEVELOPMENT CONTROL PLANS (DCPS)

CONTROL	REQUIRED/ PERMISSIBLE	PROPOSED	COMPLIANCE
HEIGHT			
Ridge	8.5m	6.87m	Yes
External walls	7.2m	6.37m	Yes
Landscaped Area	50% minimum	52%	Yes
BOUNDARY SETBACKS			
<u>Dwelling house</u>			
Front	5.4m (Predom. Building line)	5.0m (Existing)	No change
Rear	6.0m	2.4m (Cabana)	No
Western boundary	1.5m	21.64 (Building)	Yes
		0.135m (Existing)	No change
Eastern boundary	1.5m	0.8m	No

Part 2.2 – Planning Policy – All Development

The proposal complies with the relevant objectives, design parameters and preferred design elements under Part 2 and 3 of the Hunters Hill Consolidated Development Control Plan 2013.

Part 2.2 – Character

The HHDCP 2013 provides specific provisions to ensure development maintains the character and amenity of Council area.

An assessment against these provisions are provided below:

<i>Provision</i>	<i>Comment</i>
<i>Desired natural character and scenic quality:</i>	
<i>In general, existing site features which contribute to existing natural character or scenic quality should be conserved and enhanced, and new building forms should not visually dominate river front areas or foreshore areas which are defined by the Hunters Hill LEP 2012.</i>	Complies. The proposal will upgrade the internal landscaped areas and add landscaping.
<i>Desired streetscape character:</i>	
<i>In general, proposed developments should maintain and enhance the character of existing streetscapes which contribute to identity and history of the Hunters Hill Municipality.</i>	Complies. In its comments, CAP stated that it considered the proposal to be generally supportable, subject to conditioning. It is therefore considered that the proposal is consistent with the existing streetscape.
<i>In general, proposed residential developments should demonstrate reasonable compatibility with the predominant pattern of existing dwellings or buildings in the surrounding neighbourhood.</i>	
<i>Proposed commercial developments should demonstrate reasonable compatibility with predominant patterns of existing buildings nearby.</i>	N/A
<i>Desired residential landscape character:</i>	
<i>In general, existing character of residential localities should be maintained and enhanced by providing landscaped areas around each building or paved area.</i>	Complies. The proposed tree removal will not alter the character of the area significantly. Vegetation removal is mainly proposed within the rear of the site.
<i>Desired character of buildings and architecture:</i>	
<i>In general, the form and architectural character of development proposals should be compatible with existing traditional buildings which were constructed in this Municipality between the mid-Nineteenth Century and the early-to-mid Twentieth Century (including residential, commercial and civic buildings).</i>	Complies. As stated previously, CAP stated that it generally supported the proposal, subject to conditioning. It is considered that the proposal is consistent with the existing character of the site and adjoining development. It is therefore considered that the proposal is consistent with the existing buildings in the area.

It is therefore concluded that the proposal is consistent with both the desired streetscape and building character of the area.

Part 2.4 – Heritage Conservation

A detailed discussion regarding Heritage Conservation has been provided previously in the report. It was concluded that the application is supported subject to conditioning.

Part 3.3 – Dwelling Houses

Height

The proposed development complies with the maximum proposed building height provided in the HHLEP 2012. The proposal also complies with the wall height provision of 7.2m provided by the HHDCP 2013.

Setbacks

The proposal does not comply with the HHDCP 2013 setback provisions along the eastern and western side boundaries, and the rear boundary.

The non-compliance with the western boundary side setback is currently 0.135m, which does not comply with the required 1.5m. It is however noted the non-compliance has existed since the original construction of the heritage listed cottage. The new addition complies with the required side setback.

The non-compliance with the eastern side boundary setback is 0.8m, which does not comply with the required 1.5m. It is however noted the non-compliance is with the single storey double garage. Under Part 3.3.3 of the DCP there are concessions and exceptions to the setback provisions, in regards to single storey low use structures, non-habitable structure, such as garages and carports. In this instance the setback and the location of the proposed garage is considered to be acceptable.

The proposed cabana in the rear of the site is also non-compliant with the 6.0m rear setback requirement. It is noted that the HHDCP 2013 provides for single storey development to be located within the rear setback, as long as it does not occupy 33% of the length of the rear boundary and exceed a wall height of 2.4m, which the proposed cabana would comply with these requirements. It is considered that the cabana will not have a significant impact on the neighbouring development.

Landscaping

The landscaping provision complies with the required 50% site coverage of the HHLEP 2012.

Part 3.5 – Residential Amenity

Solar access

The shadow diagrams indicate that at 9am mid winter, the shadows are cast to the south-west of the subject site and onto the adjoining property at No.3 and 5 Ernest Street. The shadowing would affect less than 33% of the recreational open space of the sites.

The shadow diagrams indicate that at 12 noon mid winter the shadows are cast to the south of the subject site and onto the adjoining properties, being No.3 Ernest Street. The shadowing would affect less than 33% of the recreational open space of the site.

The shadow diagrams indicate that at 3pm mid winter there would be shadows cast south-east within the subject site and onto the adjoining properties, being No.3 Ernest Street and 27 Madeline Street. The shadowing would affect less than 33% of the recreational open space of the sites.

The proposal would comply with the general requirements and objectives stipulated under Part 3.5.2 of the *Development Control Plan 2013*, as the proposal would not allow for reasonable access to sunlight to adjoining buildings and their recreational open space.

Visual / Acoustic Privacy

It is considered that the proposal will not have any significant visual or acoustic impact on the surrounding development.

View sharing

The proposal will not compromise view sharing.

Part 5.3 – Car Parking & Vehicle Access

The proposal complies with the HHDCP 2013 provisions as no additional parking is required.

Part 5.5 – Sedimentation & Erosion Control

Appropriate measures can be implemented to limit impacts from the earthworks on surrounding development during construction.

Part 5.6 – Stormwater Management

The development has been assessed by Council's Development Engineers and the proposed stormwater measures have been supported.

Part 5.7 – Waste Management

The proposal will result in minimal waste products that can be safely disposed.

12.2 Other DCPs, Codes and Policies

- Hunter's Hill Council Section 7.12 Local Infrastructure Contribution Plan 2020.

13. THE LIKELY IMPACTS OF THE DEVELOPMENT

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.

14. SUBMISSIONS

The proposed development was notified in accordance with Council's *Consolidated Development Control Plan 2013* for a period of ten (10) days on the 2 February 2024. Within the specified time period four (4) submissions were received. The submissions are discussed in detail below:

NOTIFICATION REQUIRED	YES
NUMBER NOTIFIED	11
SUBMISSIONS RECEIVED Name & Address of Respondents	SUMMARY OF SUBMISSIONS
Donald C. Holdsworth 23 Madeline Street, Hunters Hill	<ul style="list-style-type: none"> • Opposed to the removal of trees T2 and T9
James Wright 27 Madeline Street, Hunters Hill	<ul style="list-style-type: none"> • Privacy impacts as a result of removal of trees • Reduced setbacks as a result of removal of trees • Overshadowing • No traffic management plan submitted considering the street access being narrow • Heritage impacts
Robert Allan 22 Madeline Street Hunters Hill	<ul style="list-style-type: none"> • Opposed to the removal of trees T6 and T7 • Request for parking restrictions in Madeline Street to be introduced during the proposed works
Helen Temple 26 Madeline Street Hunters Hill	<ul style="list-style-type: none"> • Opposed to the removal of trees T2, T9 and T11 • Heritage impacts

Donald C. Holdsworth
23 Madeline Street,
Hunters Hill

- Opposed to the removal of trees T2 and T9

Comment: Council's Landscape Advisor provided the following comments:

Tree 2, Broad-leaved Paperbark, Melaleuca quinquenervia is located in the front of the site. Tree 2 is a 15m specimen assessed with good vigour and fair condition. Tree 2 has been proposed for removal due to excavation works associated with proposed Car Lift and Driveway Ramp within its Structural Root Zone (SRZ). In addition, the walling and Driveway Ramp coincide with the base of Tree 2. The Report outlines that the excavation would impact the stability of the tree and predispose the tree to topple.

Submission from Donald Holdsworth has been reviewed in relation to Tree 2.

The Report outlines that Tree 2 has a notable lean to the south and may have had some root disturbances associated with the recently completed development at No. 27 Madeline Street.

During the site inspection (dated 13 March 2024) it was noted that Tree 2 has been heavily underpruned with the first branch being at approximately half the tree height.

The Report states that there is a co-dominant branch junction with included bark at approximately 8 metres above ground level. The Report outlines that 'such branch junctions are more likely to split than single trunks or wide angled branch junctions free of included bark.'

With consideration to the health and compromised structural condition Tree 2 removal and replacement is considered acceptable. It is noted from the Landscape Plan that advanced-sized replacement planting has been proposed within the front of the site to compensate for the impact of removal.

Submission prepared by Donald Holdsworth, 19 June 2023 has been reviewed in relation to the removal of Tree 9.

The most recent assessment of Tree 9 (Addendum Letter to Arboricultural Impact Assessment, dated 9 December 2023) outlines that the 'the basal defect is significant representing 50-60% ringbarking of the tree. The wound will decay rapidly given its age. There is a new outbreak of the infection on the eastern side of the trunk at ground level confirming the infection is still active. The tree is predisposed to fracture at near ground level. The tree may die before the trunk fractures.'

With consideration to the poor health and structural condition of Tree 9 removal and replacement is considered acceptable and recommended irrespective of the DA.

James Wright
27 Madeline Street,
Hunters Hill

- **Privacy impacts as a result of removal of trees**
- **Reduced setbacks as a result of removal of trees**

Comment: Refer to comments provided by Council's Landscape Advisor under Part 7.5 of this report. Council's Landscape Advisor considered the proposal to be satisfactory, subject to conditioning.

Also refer to Setbacks - Part 3.3.3 of DCP 2013, under Part 12 of this report, as follows:

The proposal does not comply with the HHDCP 2013 setback provisions along the eastern and western side boundaries, and the rear boundary.

The non-compliance with the western boundary side setback is currently 0.135m, which does not comply with the required 1.5m. It is however noted the non-compliance has existed since the original construction of the heritage listed cottage. The new addition complies with the required side setback.

The non-compliance with the eastern side boundary setback is 0.8m, which does not comply with the required 1.5m. It is however noted the non-compliance is with the single storey double garage. Under Part 3.3.3 of the DCP there are concessions and exceptions to the setback provisions, in regards to single storey low use structures, non-habitable structure, such as garages and carports. In this instance the setback and the location of the proposed garage is considered to be acceptable.

The proposed cabana in the rear of the site is also non-compliant with the 6.0m rear setback requirement. It is noted that the HHDCP 2013 provides for single storey development to be located within the rear setback, as long as it does not occupy 33% of the length of the rear boundary and exceed a wall height of 2.4m, which the proposed cabana would comply with these requirements. It is considered that the cabana will not have a significant impact on the neighbouring development.

- **Overshadowing**

Comment: The shadow diagrams indicate that at 9am mid winter, the shadows are cast to the south-west of the subject site and onto the adjoining property at No.3 and 5 Ernest Street. The shadowing would affect less than 33% of the recreational open space of the sites.

The shadow diagrams indicate that at 12 noon mid winter the shadows are cast to the south of the subject site and onto the adjoining properties, being No.3 Ernest Street. The shadowing would affect less than 33% of the recreational open space of the site.

The shadow diagrams indicate that at 3pm mid winter there would be shadows cast south-east within the subject site and onto the adjoining properties, being No.3 Ernest Street and 27 Madeline Street. The shadowing would affect less than 33% of the recreational open space of the sites.

The proposal would comply with the general requirements and objectives stipulated under Part 3.5.2 of the *Development Control Plan 2013*, as the proposal would not allow for reasonable access to sunlight to adjoining buildings and their recreational open space.

- **No traffic management plan submitted considering the street access being narrow**

Comment: Standard conditions and a special condition will be imposed as follows:

Special Condition – Approvals

Council approvals must be obtained in relation to all works which are located externally from the site within the road reserve/public place, in accordance with the requirements of the Roads Act 1993. These approvals include Driveways, Public Space Occupations, Work Zones, Stand Plant and Road Closures. The relevant application forms and details of the proposed works are to be submitted to and approved by Council prior to commencing any works within the road reserve/public place.

It is also noted that all works within the road reserve/public place must be carried out to the satisfaction of Council. Relevant Council assessment and inspection fees, as specified in Council's adopted Fees and Charges Policy, are required to be paid to Council prior to commencement of the works.

- **Heritage impacts**

Comments: On 20 March 2024, the subject application was referred to the Conservation Advisory Panel (CAP) for review. The comments are as follows:

*Attendees George Vavdinos and Erika Tringas, property owners
 John Rose, Project Director TKD Architects
 Albert Cadero, Project Architect*

Comments The proposal is generally supported by the Panel however there are a number of concerns.

- *The vertical brick tiled wall cladding of the first floor should have narrow joints and the mortar should match the colour of the bricks.*
- *The proposed long skylight in the roof of the existing cottage should not be continuous but relate to the rooms below.*
- *The driveway should not be a large expanse but be wheel strips or broken by landscaping.*

RECOMMENDATION

That the Panel advise its comments to the Director Town Planning for consideration in the assessment of the development application.

Ms Helen Temple Berry returned to the meeting

The above comments will be imposed as special conditions.

Robert Allan
22 Madeline Street
Hunters Hill

- **Opposed to the removal of tree T6 and T7**

Comment: The subject application was referred to Council's Landscape Advisor who provided the following comments:

Tree 6: Red Flowering Gum, Corymbia ficifolia is a 4 metre tall specimen located in the rear of the site. Tree 6 is proposed for removal due to the stairs down from the Outdoor Terrace and the minor cut for the proposed lawn at RL 31.50. In addition, the proposed charged stormwater pipe to the street and the stormwater pits and absorption trench are partially within the TPZ.

Tree 7: Taiwan Cherry, Prunus campanulata is a 3 metre tall, 3 metre wide, semi-mature tree proposed to be removed due to the minor cut for the proposed lawn and stormwater adsorption trench within the TPZ. As Tree 7 is under 4m in height, Tree 7 is not covered under the provisions of Council tree management control.

Submissions from Robert Allan dated 16 February 2024 have been reviewed relating to the removal of Tree 6 and Tree 7.

Tree 6 is a small specimen with low landscape value. It is noted that the Landscape Plan includes adequate advanced-sized replacement trees. With consideration to the small size of Tree 6, removal and replacement is considered acceptable.

Tree 7 is under 4m in height and not covered under the provisions of Council tree management control.

- **Request for parking restrictions in Madeline Street to be introduced during the proposed works**

Comment: Standard conditions and a special condition will be imposed as follows:

Special Condition – Approvals

Council approvals must be obtained in relation to all works which are located externally from the site within the road reserve/public place, in accordance with the requirements of the Roads Act 1993. These approvals include Driveways, Public Space Occupations, Work Zones, Stand Plant and

Road Closures. The relevant application forms and details of the proposed works are to be submitted to and approved by Council prior to commencing any works within the road reserve/public place.

It is also noted that all works within the road reserve/public place must be carried out to the satisfaction of Council. Relevant Council assessment and inspection fees, as specified in Council's adopted Fees and Charges Policy, are required to be paid to Council prior to commencement of the works.

**Helen Temple
26 Madeline Street
Hunters Hill**

- **Opposed to the removal of trees T2, T9 and T11**

Tree 2, Broad-leaved Paperbark, Melaleuca quinquenervia is located in the front of the site. Tree 2 is a 15m specimen assessed with good vigour and fair condition. Tree 2 has been proposed for removal due to excavation works associated with proposed Car Lift and Driveway Ramp within its Structural Root Zone (SRZ). In addition, the walling and Driveway Ramp coincide with the base of Tree 2. The Report outlines that the excavation would impact the stability of the tree and predispose the tree to topple.

Submissions from Helen Temple, dated 16.02.2024, has been reviewed in relation to Tree 2.

The Report outlines that Tree 2 has a notable lean to the south and may have had some root disturbances associated with the recently completed development at No. 27 Madeline Street.

During the site inspection (dated 13 March 2024) it was noted that Tree 2 has been heavily underpruned with the first branch being at approximately half the tree height.

The Report states that there is a co-dominant branch junction with included bark at approximately 8 metres above ground level. The Report outlines that 'such branch junctions are more likely to split than single trunks or wide angled branch junctions free of included bark.'

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Submission prepared by Helen Temple, dated 16 February 2024 has been reviewed in relation to the removal of Tree 9.

The most recent assessment of Tree 9 (Addendum Letter to Arboricultural Impact Assessment, dated 9 December 2023) outlines that the ‘the basal defect is significant representing 50-60% ringbarking of the tree. The wound will decay rapidly given its age. There is a new outbreak of the infection on the eastern side of the trunk at ground level confirming the infection is still active. The tree is predisposed to fracture at near ground level. The tree may die before the trunk fractures.’

With consideration to the poor health and structural condition of Tree 9 removal and replacement is considered acceptable and recommended irrespective of the DA.

Tree 11 NSW Christmas Bush, Ceratopetalum gummiferum is located in the rear of the site. Tree 11 has been assessed with poor vigour and fair condition.

A submission (prepared by Helen Temple, dated 16 February 2024) has been reviewed in relation to the removal of Tree 11.

With consideration to the health and structural condition of Tree 11 and low landscape value removal and replacement is considered acceptable.

Note: it is noted that 75L trees have been proposed as replacement stock. To compensate for tree removal over a shorter timeframe 150L stock should be used.

- **Heritage impacts**

Comments: On 20 March 2024, the subject application was referred to the Conservation Advisory Panel (CAP) for review. The comments are as follows:

*Attendees George Vavdinos and Erika Tringas, property owners
 John Rose, Project Director TKD Architects
 Albert Cadero, Project Architect*

Comments The proposal is generally supported by the Panel however there are a number of concerns.

- *The vertical brick tiled wall cladding of the first floor should have narrow joints and the mortar should match the colour of the bricks.*
- *The proposed long skylight in the roof of the existing cottage should not be continuous but relate to the rooms below.*
- *The driveway should not be a large expanse but be wheel strips or broken by landscaping.*

RECOMMENDATION

That the Panel advise its comments to the Director Town Planning for consideration in the assessment of the development application.

Ms Helen Temple Berry returned to the meeting

The above comments will be imposed as special conditions.

RECOMMENDATION

That pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, that Development Application No.2024/0004 for alterations and additions to the rear of existing dwelling including inground pool, cabana, fencing, tree removal, tree planting and landscaping and associated drainage at No.25 Madeline Street, Hunters Hill, be approved subject to the following conditions:

Drawing Number	Drawn By	Plan Dated
Site Plan, drawing AR DA 0100, revision D	TKD Architects	15.02.24
Ground Floor Plan, drawing AR DA 2000, revision C	TKD Architects	14.12.23
Proposed First Floor Plan, drawing AR DA 2001, revision C	TKD Architects	14.12.23
Elevations Sheet 01, drawing AR DA 0101, revision D	TKD Architects	15.02.24
Elevations Sheet 02, drawing AR DA 0102, revision D	TKD Architects	15.02.24
Sections Sheet 01, drawing AR DA 3400, revision C	TKD Architects	14.12.23
Materials and Finishes, drawing AR DA 3500, revision C	TKD Architects	14.12.23
Landscape Plan, sheet 1 of 5 and 2 of 5, issue K	Paul Scrivener	06.12.23

Special Heritage Conditions

Prior to the issue of the Construction Certificate, the following amendments are to be made:

- The vertical brick tiled wall cladding of the first floor should have narrow joints and the mortar should match the colour of the bricks.
- The proposed long skylight in the roof of the existing cottage should not be continuous but relate to the rooms below.
- The driveway should not be a large expanse but be wheel strips or broken by landscaping.

Amended plans reflecting the above changes are to be submitted to the satisfaction of the Principle Certifying Authority.

Special Engineering Conditions

Vehicular Access

The existing sections of driveway and layback, which will be made redundant shall be removed and replaced with standard 150mm high kerb and gutter and the footway reinstated to Council’s satisfaction.

All details or references to the above are to be included on the architectural drawings and engineering plans for the driveway construction. Details shall be amended to indicate the above requirements within the road reserve/footway, prior to the release of the Construction Certificate.

Approvals

Council approvals must be obtained in relation to all works which are located externally from the site within the road reserve/public place, in accordance with the requirements of the Roads Act 1993. These approvals include Driveways, Public Space Occupations, Work Zones, Stand Plant and Road Closures. The relevant application forms and details of the proposed works are to be submitted to and approved by Council prior to commencing any works within the road reserve/public place.

It is also noted that all works within the road reserve/public place must be carried out to the satisfaction of Council. Relevant Council assessment and inspection fees, as specified in Council's adopted Fees and Charges Policy, are required to be paid to Council prior to commencement of the works.

Standard Conditions

GEN1 GEN2 BCC3 (Construction Certificate, Certifier) BCC5 (Construction Certificate, Certifier) BCC7 (Construction Certificate, \$5,000) BCC11 BCC12 (A472435_03) BCC14 BCC17 BCC20 BBW5 BBW6 BBW7 BBW8 BBW9 BBW10 (Certifier) DBW3 (Monday – Friday 7:00am to 5:00pm, Saturdays 8:00am to 1:00pm Sundays and Public Holidays No activities permitted) DBW5 DBW7 DBW8 DBW13 DBW14 DBW17 DW18 DBW19 DBW20 DBW21 DBW22 DBW33 BOC7 BOC9 BOC10 BOC11 BOC16 BOC21 BOC25 BOC27

BOC18

Stormwater	Capital Engineering Consultants	Stormwater Concept Plan, revision F, dated 01/12/23	SW001, SW020, SW021, SW030
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GEN8

- 1. All trees detailed in the table below are approved for removal.

Tree Number	Species	Location
2	Broad-leaved Paperbark, <i>Melaleuca quinquenervia</i>	Front of site
4	Coast Banksia, <i>Banksia integrifolia</i>	Rear of site
6	Red-flowering Gum, <i>Corymbia ficifolia</i>	Rear of site
9	Lemon-scented Gum, <i>Corymbia citriodora</i>	Rear of site
11	NSW Christmas Bush, <i>Ceratopetalum gummiferum</i>	Rear of site

2. 3. 4.

GEN9

1.

No of Trees	Species	Location	Minimum container size at purchase
1	<i>Acer palmatum</i>	Landscape Plan (prepared by Paul Schrivener, dwg no 1-5 Issue K, dated 06.12.2023)	75L
7	<i>Elaeocarpus eumundii</i>	As above	45L
1	<i>Glochidion ferdinandii</i>	As above	150L
1	<i>Melaleuca quinquenervia</i>	As above	150L
3	<i>Pyrus calleryana</i> 'Capital'	As above	150L

2. – 8.

BCC4

The Landscape Plan (prepared by Paul Schrivener, dwg no 1-5 Issue K, dated 06.12.2023) should be amended to show the following trees as 150L stock:

- *Glochidion ferdinandii*
- *Melaleuca quinquenervia*
- *Pyrus calleryana* 'Capital'

BBW3

PRINCIPAL CERTIFIER

DBW11

- Arboricultural Comment on Amended Development Layout: 25 Madeline Street, Hunters Hill (DA2022/0220) (prepared by Tree Wise Men, dated 01.06.2023)
- Addendum Letter to Arboricultural Impact Assessment (2750AIA) Reflecting Revised DA Plans: 25 Madeline Street, Hunters Hill (DA 2022/0220) (prepared by Tree Wise Men, dated 09.12.2023)
- Arboricultural Impact Assessment (prepared by Tree Wise Men, dated 11.10.2022)

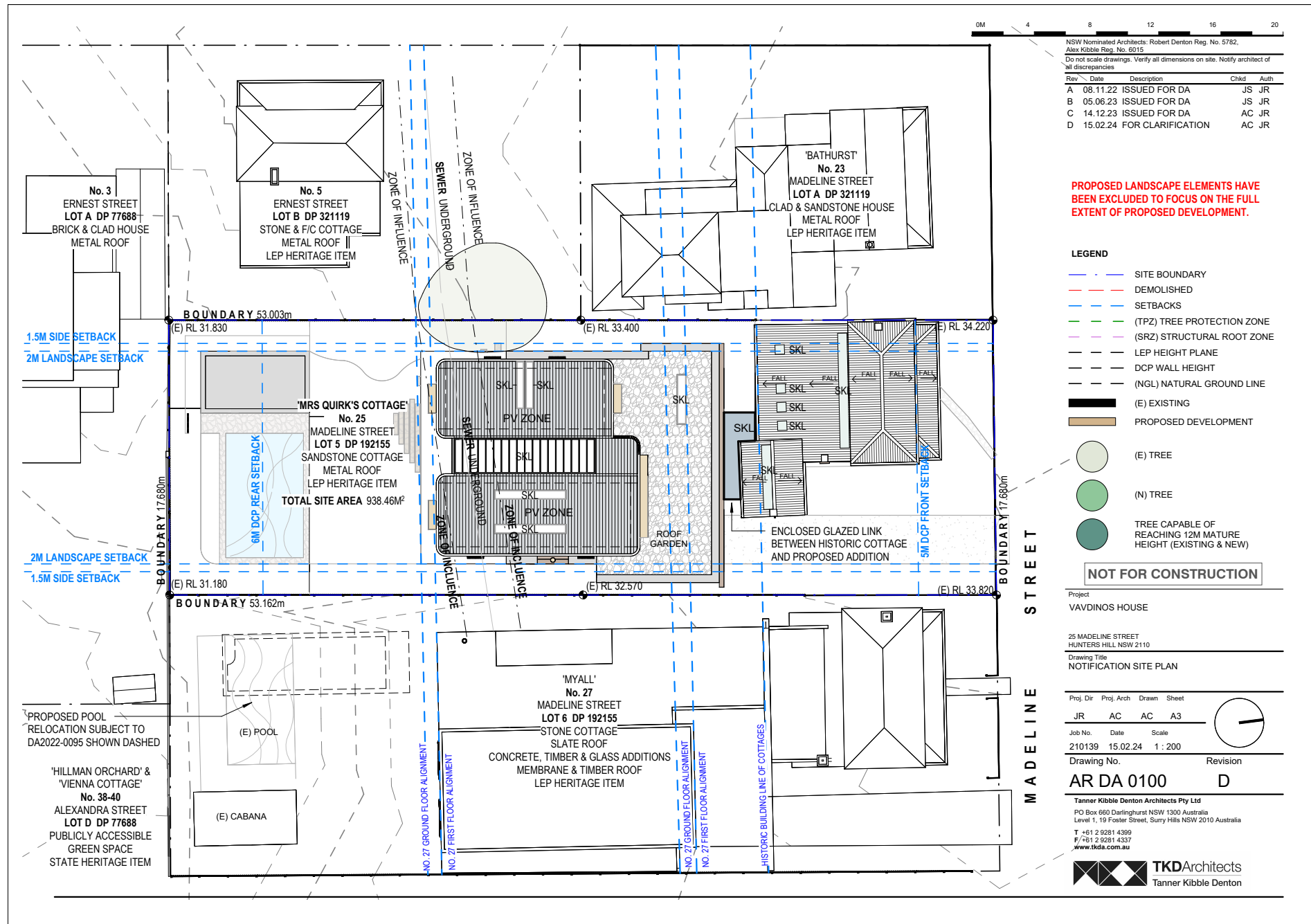
BOC1

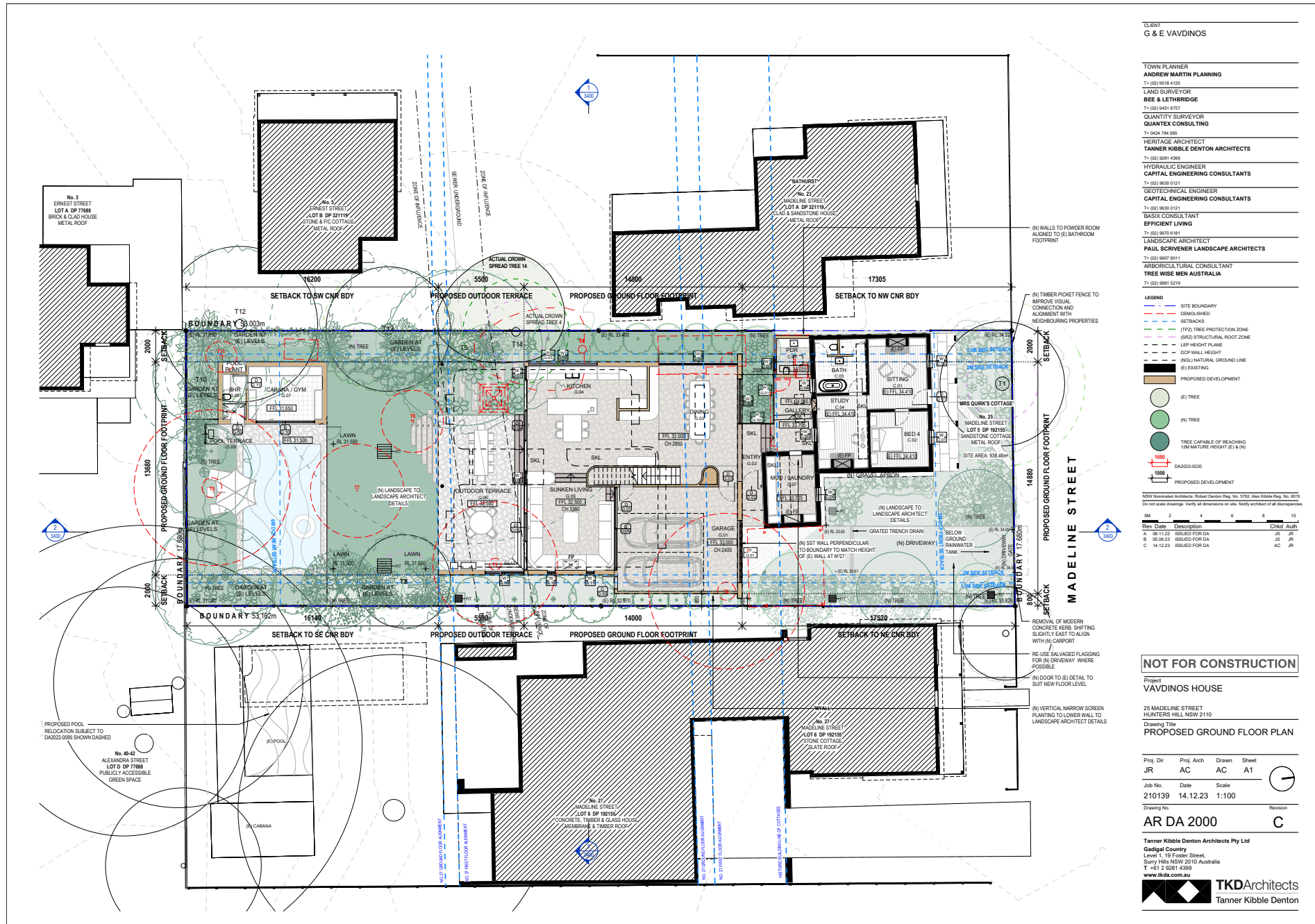
Before the issue of an occupation certificate.

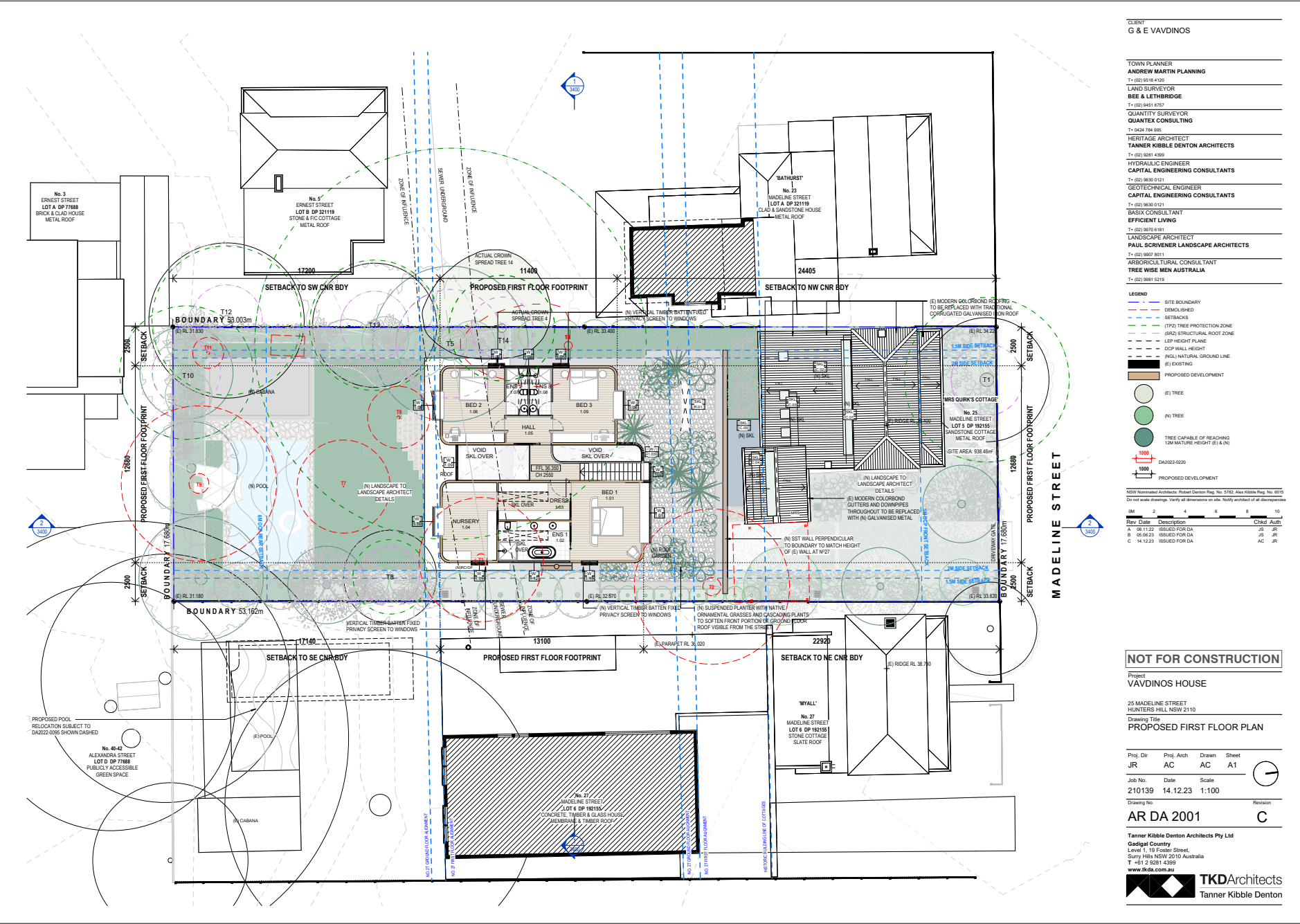
ATTACHMENTS

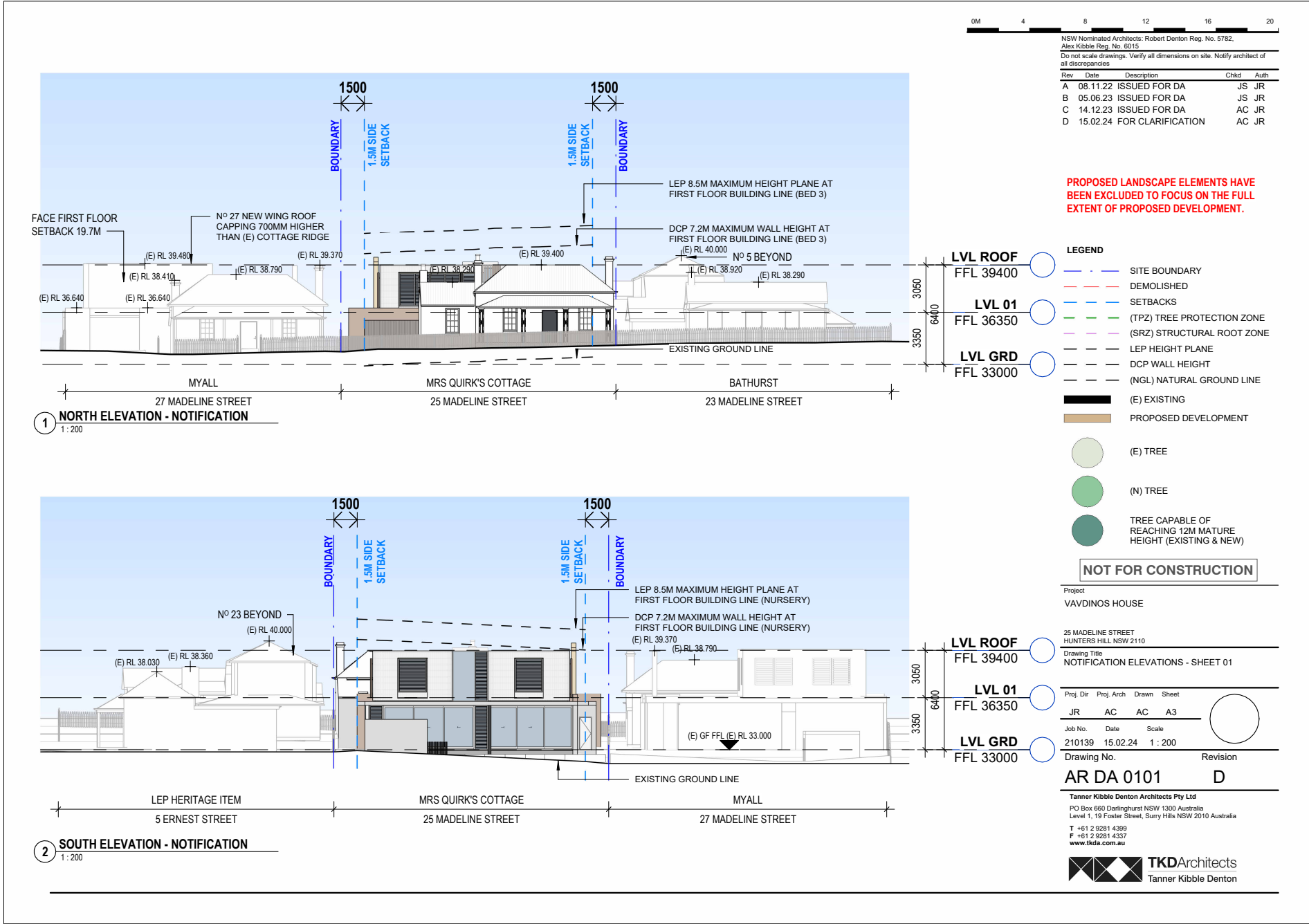
1. Map [↓](#)
2. Plans [↓](#)
3. Submissions [↓](#)

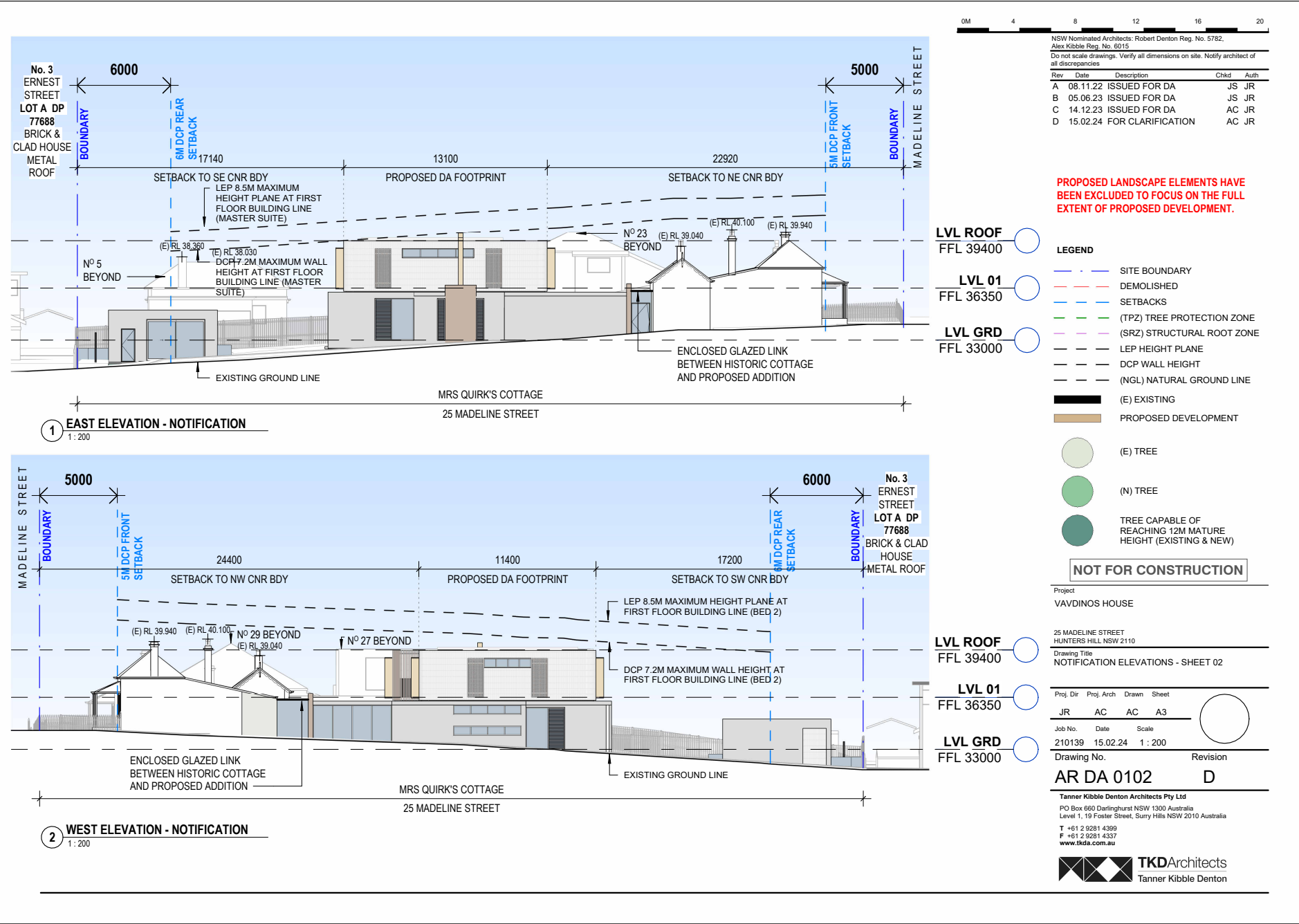


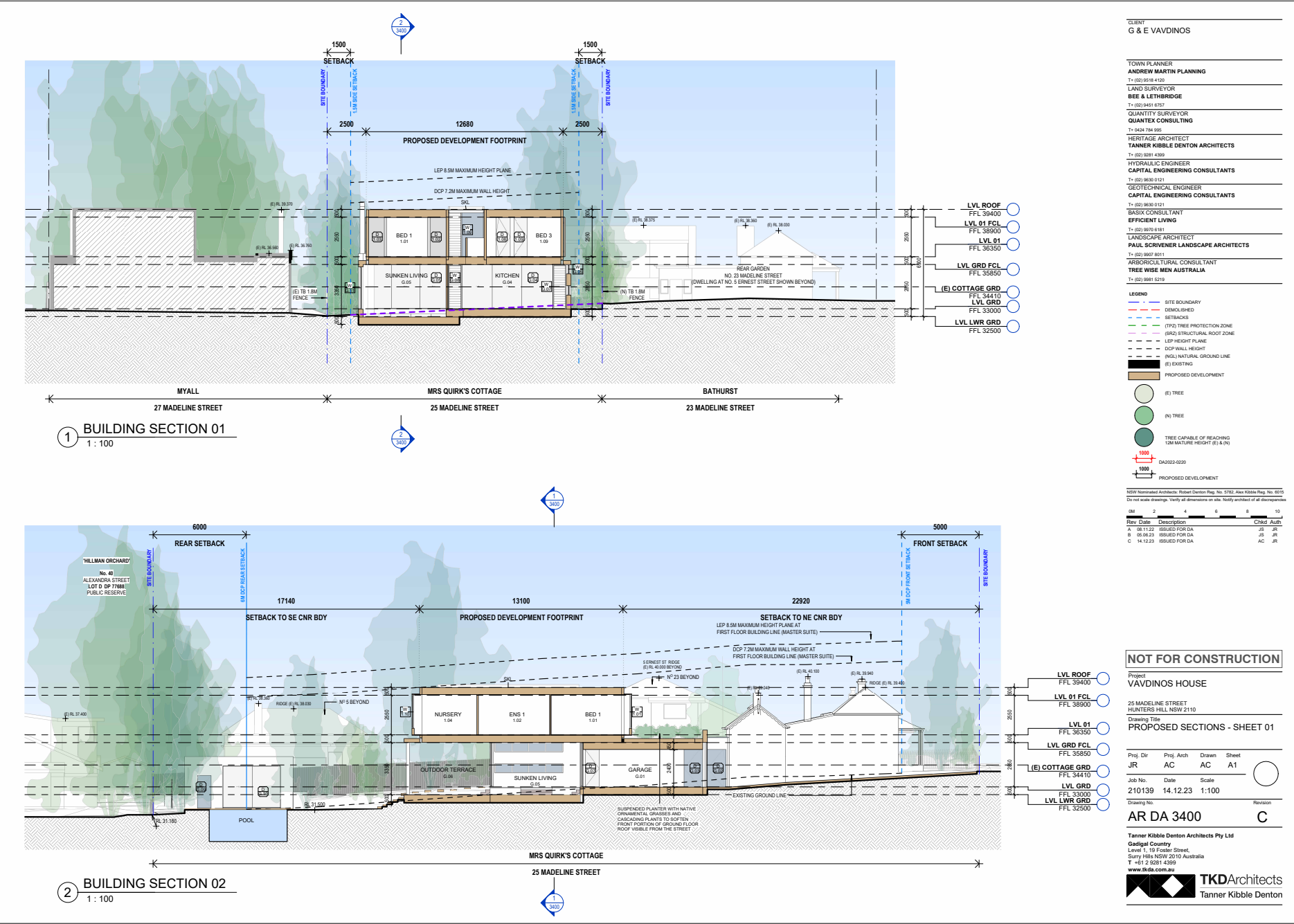












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G & E VAVDINOS

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(N) GALVANISED STANDING SEAM METAL ROOF AND RAINWATER GOODS TO ADDITION



(N) GALVANISED CORRUGATED METAL ROOF & RAINWATER GOODS TO (E) COTTAGE



(N) ALUMINIUM WALL BALCONY FRAMES AND EXTERNAL DOOR AND WINDOW FRAMES TO ADDITION



(N) BRICK CLADDING TO FIRST FLOOR WALLS - LIGHT - MEDIUM COLOUR



(N) STONE FLOOR PAVING (EXTERNAL)



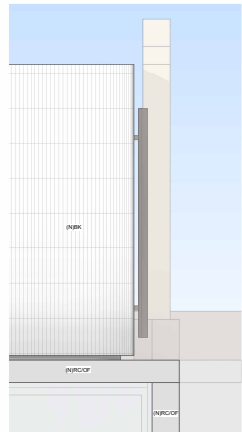
(N) METAL GROUND FLOOR COLUMNS AND FIRST FLOOR BALUSTRADES



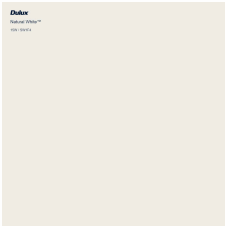
1 NORTH ELEVATION



2 SOUTH ELEVATION



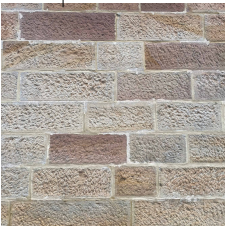
3 SOUTH ELEVATION CALLOUT



(N) PAINT FINISH TO (E) DOOR AND WINDOW FRAMES, FRONT VERANDAH COLUMNS AND FASCIA WHITE SUCH AS DULUX NATURAL WHITE



(N) TIMBER BATTEN PICKET FENCE AND GATES (IMAGE PROFILE PRECEDENT ONLY - FINISH TO BE BROWN STAIN TO MATCH ADDITION)



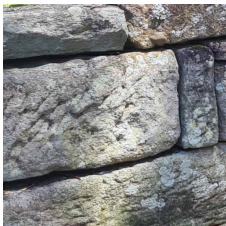
(E) SANDSTONE WALLS TO COTTAGE



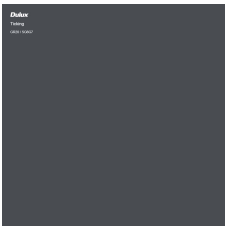
(N) OFF FORM CONCRETE GROUND FLOOR WALLS AND SHADE CANOPY



(N) GLASS POOL FENCE



(E) REMNANT SANDSTONE FRONT FENCE TO BE SALVAGED FOR RE-USE IN LANDSCAPE



(N) PAINT FINISH TO (E) DOOR DARK GREY SUCH AS DULUX TICKING

NSW Registered Architect: Robert Denton Reg. No. 57762, Alex Kibble Reg. No. 60715
Do not scale drawings. Verify all dimensions on site. Notify architect of all discrepancies.

Rev	Date	Description	Chd	Auth
A	08.11.22	ISSUED FOR DA	JB	JR
B	05.08.23	ISSUED FOR DA	JB	JR
C	14.12.23	ISSUED FOR DA	AC	JR

NOT FOR CONSTRUCTION

Project
VAVDINOS HOUSE

25 MADELINE STREET
HUNTERS HILL NSW 2110

Drawing Title
MATERIALS AND FINISHES

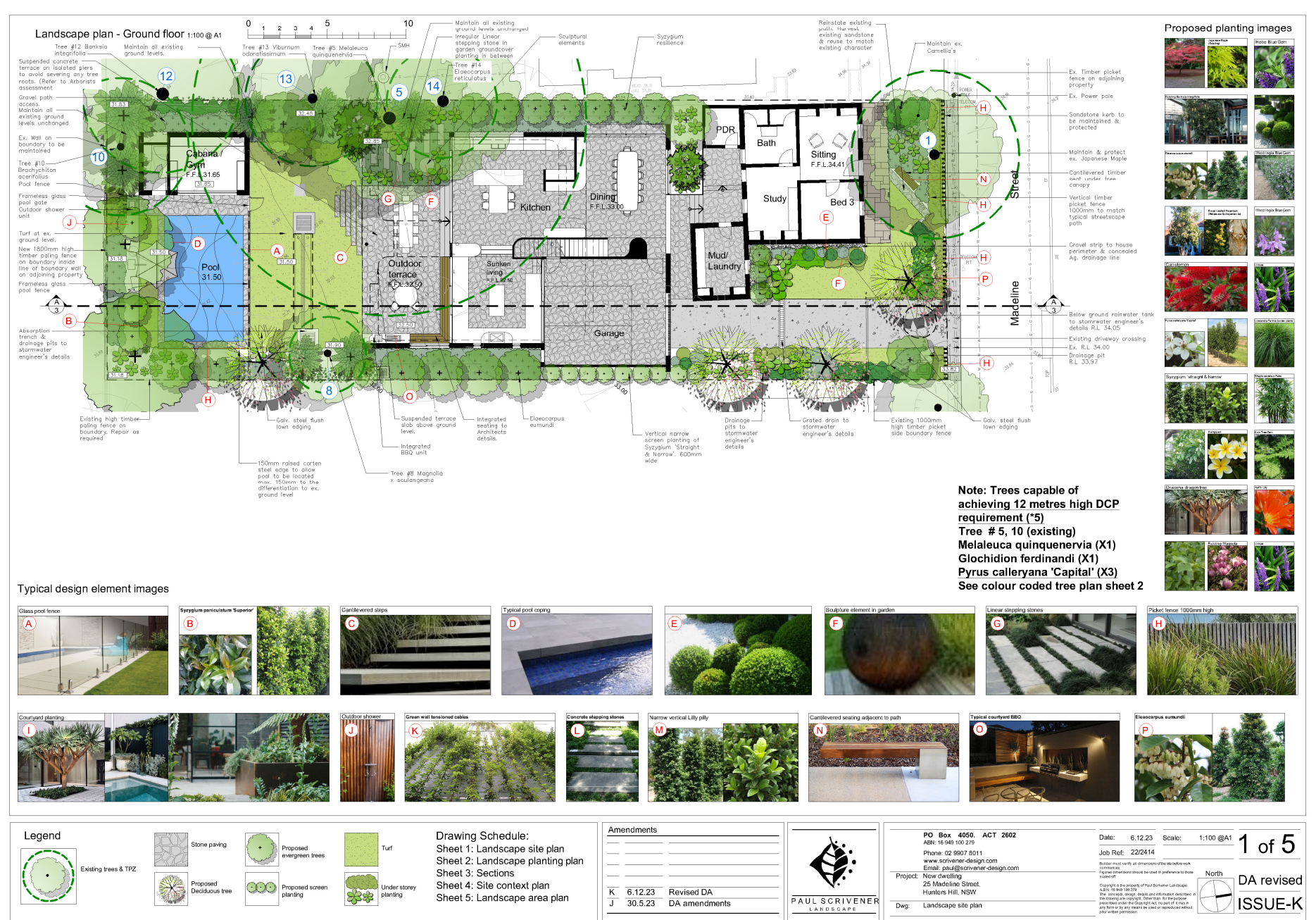
Proj. Dir	Proj. Arch	Drawn	Sheet
JR	AC	AC	A1
Job No.	Date	Scale	
210139	14.12.23	1:100	

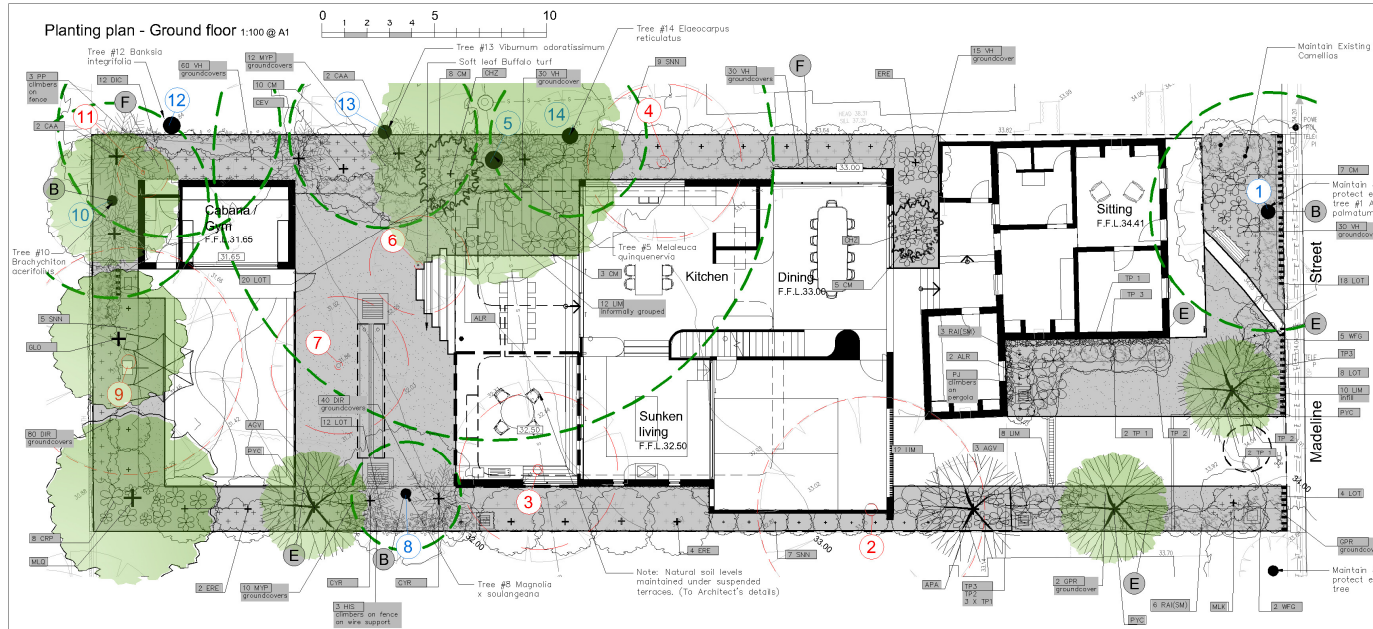
Drawing No.
AR DA 3500



Tanner Kibble Denton Architects Pty Ltd
Gadigal Country
Level 1, 19 Foster Street,
Sunny Hills NSW 2010 Australia
T +61 2 9281 4399
www.tkd.com.au

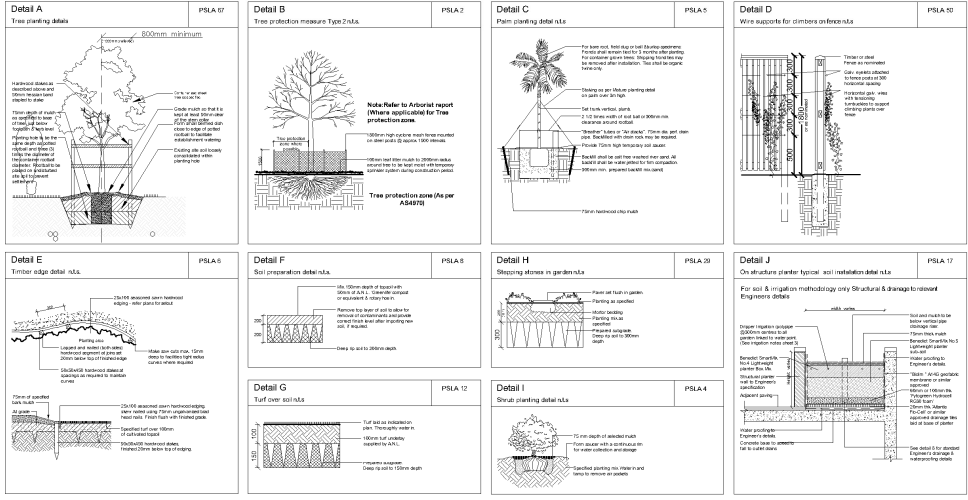






General installation notes

- Site preparation**
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried out using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or arming where necessary. Trees shall not be removed or topped unless specifically written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing tree. Do not stockpile soil, rubble or other debris cleaned from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.
- Soil preparation**
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborists report. Where planting is to occur in existing soil profiles ensure soil conditions and compact work into the top 200mm profile. To comply with AS 4454:1989.
- New plantings**
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in contained deep soil or over slab planters and so forth). All shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under terraces and solar access.
- Planter wall waterproofing**
All slab areas to be waterproofed and 'Adams' drainage call installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural, drainage and installation details whatsoever for wall construction. All raised gardens to have the following notes:
 - Benedictus Smart Mix no. 4, Lightweight Planter Mix (or approved equivalent) min. 400-500mm depth. To comply with AS 4419 and AS 3743
 - All planter boxes are to have automatic dripline irrigation system.
 - Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane behind external walls.
- Mulching**
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454
- Fertiliser**
All planting areas to be fertilised with 9 month NPK slow release fertiliser.
- Staking**
To those plants indicated on the planting schedule provide hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterproofing installation
- Turfing**
Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. Soft Leaf Buffalo turf
- Structural**
All structural details whatsoever to Engineer's details.



Planting schedule Ground and first floor

Symbol	Botanical name	Common name	Cont. size	Soaking	Mature height	No req.
Trees						
APA	Acer palmatum	Japanese Maple (var. atropurpureum garden tree)	75L	3-60x40x100	5-7 DM	1
BBE	Banksia integrifolia	White Banksia	45L	8-10 DM	8-10 DM	1
GLD	Gordonia floribunda	Cheese Tree (medium size tree)	75L	3-60x40x100	6-12 DM	1
ALD	Albizia julibrissin	Flax Lily (Flax Lily tree) (medium size tree)	75L	3-60x40x100	12-15 DM	1
PTC	Pyraea calyculata 'cupifol'	Castalja	75L	3-60x40x100	10-12 DM	3
Shrubs / small feature trees						
CEV	Callistemon citrinus 'Redbark'	Endeavour Crimson Bottlebrush (medium size tree)	300mm	nil	2-3 DM	6
DM	Dryandra laurifolia 'Dorset'	Shore Mistle (medium size tree)	300mm	nil	1 DM	9
MLV	Melaleuca quinquenervia	Cheese Tree (medium size tree)	300mm	2-60x40x100	3-4 DM	1
3M	3M	3M	300mm	hedge to height	3-5 DM	21
WFS	Wisteria frutescens 'Grey Box'	Wisteria (medium size tree)	300mm	hedge to height	0.3-0.4 M	7
Standards / Topiary plants						
TP1	TP1	TP1	200mm	nil	0.25-0.30 M	6
TP2	TP2	TP2	200mm	nil	0.35-0.50 M	3
TP3	TP3	TP3	250mm	nil	0.5-0.7 M	3
Ferns / Palms / Succulents						
ASV	Asplenium nidus	Century plant (medium size tree)	200mm	nil	0.5 M	6
ALP	Alseodaphne laurifolia	Shore Mistle (medium size tree)	300mm	nil	1 DM	6
CA	Cycas australis	Tree Fern (medium size tree)	300mm	nil	2-4 DM	1
CH	Chamaecrista nuttallii	Bankia Palm (medium size tree)	300mm	nil	1-1.2 M	2
CYS	Cycas australis	Tree Fern (medium size tree)	300mm	nil	1-5-2.5 M	2
ASV	Asplenium nidus	Century plant (medium size tree)	200mm	nil	0.5 M	6
ALP	Alseodaphne laurifolia	Shore Mistle (medium size tree)	300mm	nil	1 DM	6
CA	Cycas australis	Tree Fern (medium size tree)	300mm	nil	2-4 DM	1
CH	Chamaecrista nuttallii	Bankia Palm (medium size tree)	300mm	nil	1-1.2 M	2
CYS	Cycas australis	Tree Fern (medium size tree)	300mm	nil	1-5-2.5 M	2
Groundcover / Climbers						
CO1	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.15 M	3
CO2	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	100mm	nil	0.1 M	100
CO3	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	100mm	nil	0.1 M	100
CO4	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	100mm	nil	0.1 M	100
CO5	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	100mm	nil	0.1 M	100
CO6	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	100mm	nil	0.1 M	100
CO7	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	100mm	nil	0.1 M	100
CO8	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	100mm	nil	0.1 M	100
CO9	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	100mm	nil	0.1 M	100
CO10	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	100mm	nil	0.1 M	100
Ornamental grasses / clumping plants						
CO1	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.5 M	33
CO2	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.5 M	33
CO3	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.5 M	33
CO4	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.5 M	33
CO5	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.5 M	33
CO6	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.5 M	33
CO7	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.5 M	33
CO8	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.5 M	33
CO9	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.5 M	33
CO10	Cassia glabra 'Cassia 10'	Cassia 10' (medium size tree)	200mm	nil	0.5 M	33

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL raised planters over slab areas only as noted on individual sheets 1-3.

Water supply tap hosecocks and water supply conduit to be coordinated by Hydraulic and Structural Engineer's details. Dripine supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements:

Generally Supply an automatic drip line irrigation system. To include all piping to submersible either PVC line and/or class 12 pressure pipe or low density, rubber modified polypropylene realisation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backflow valve: An approved backflow prevention valve is to be located at the primary water source for on up valves to water meter (where applicable).

Ensure rain sensor is installed for common area garden zones connected to automatic timer system.

Root inhibiting system: Dripine to be 'Netem' Techline AS X/R drip tubing or approved equivalent.

Automatic Controller: For all common area landscape areas provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation area plan on sheet. Battery timer to isolate planter boxes to private terraces.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should allow sufficient standards to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to ensure, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS).

Amendments

K 6.12.23

J 30.5.23

Revised DA

DA amendments

PO Box 4050, ACT 2602

ABN: 16 949 169 279

Phone: 02 9607 8011

www.scrivener-design.com

Email: paul@scrivener-design.com

Project: New dwelling

26 Macdonell Street, Hunters Hill, NSW

Dwg: Planting Plan / Details

Date: 6.12.23

Scale: 1:100 @ A1

Job Ref: 222414

2 of 5

DA revised

ISSUE-K

Item 2.1

Attachment 2

Page 40

Sarah Jenkins

From: Helen Temple
Sent: Friday, 16 February 2024 4:12 PM
To: Customer Service
Subject: Comment DA 20240004 25 Madeline street Hunters Hill

Dear Planning Staff

I note that the proposal for a large underground basement has been deleted and the design for the second story bedroom wings has been reduced in size and proximity to the original cottage buildings. These are very positive changes.

I have 2 further observations:

1.

This once beautiful garden will lose many trees. I believe that at least the three largest trees 2, 9 and 11 be retained. This would require some repositioning of elements but retain the canopies, shade and character of the site. As our city heats rapidly, maintaining existing mature trees is an imperative of councils and landowners.

2.

Significant design improvements are acknowledged. However, the proposal still has a large footprint which impacts the site, original cottage and significantly, on its historic neighbours. The Madeline streetscape is particularly picturesque and evocative of early Hunters Hill. It is a focus for historic walking tours. This character needs to be considered in evaluating the proposal in its context.

Thank you for the opportunity to respond to this revised proposal for 25 Madeline Street Hunters Hill.

sincerely
Helen Temple

Donald C. Holdsworth
MA Engineering, Cantab

Customer Service
DA Applications
Hunters Hill Council

Subject: DA 20240004 – 25 Madeline Street, Hunters Hill

19 June 2023

I regret to have to write again in objection to the amended DA for 25 Madeline Street, Hunters Hill. The amended plan is a significant improvement on the previous attempts but still fall short in one respect.

Mature tree removal: Two significant mature trees are proposed removed; they are:

T2. – Previously the DA said this had to be removed to allow ramp access to an underground car park. That car park has been removed from the current DA but the tree removal remains. A house footprint that was less square and more rectangular that better matches the block shape would eliminate the need to remove tree T2. In a previous letter I demonstrated that T2 which does lean, but at an angle that has not changed in 12 years.



T9. – “Would not survive the major TPZ excavation associated with the swimming pool” according to page 3 of the same Arborist Report. I had previously pointed out that moving the pool a metre or two nearer to the house would eliminate the need to destroy this fine old tree while leaving plenty of open grass lawn. The position of the pool remains unchanged in the amended DA.

I submit this proposal should not be approved without an amendment to reserve these trees.

Sincere Regards,

Donald C Holdsworth

Donald C Holdsworth
Owner, 23 Madeline Street
Hunters Hill

23 Madeline Street, Hunters Hill, NSW 2110, AUSTRALIA

Sarah Jenkins

From: Robert Allan
Sent: Friday, 16 February 2024 4:13 PM
To: Customer Service
Subject: DA20240004 - 25 Madeline Street

Dear HHC,

I would like to make the following comments regarding the removal of trees. It appears to me that the justifications for removing trees numbers 6 and 7 are weak. The Arborist's Report states that they cannot be seen from the street and that their retention values are both "B" (could be retained).

Additionally, Tree 6 is in the way of proposed stairs down from the outdoor terrace and Tree 7 is in the way of a proposed lawn and a proposed storm water pit. Perhaps a more skillful architect could have designed around these two healthy trees.

I would also like to make a request for parking restrictions in Madeline Street to be introduced during these works. Our driveway is directly opposite number 25, it is narrow and it is difficult to negotiate with vehicles parked normally along the street. When there are extra parked vehicles spaced tightly and right up to the ramp of our driveway, as there will be when numerous tradesmen are on site, it becomes almost impossible to enter or exit our front gate. A marked 2 metre space on either side of the driveway ramp would be a very practical solution to this ongoing problem.

Yours sincerely,

Robert Allan,

22 Madeline Street.

Sarah Jenkins

From: James Wright
Sent: Friday, 16 February 2024 1:46 PM
To: Planning Admin
Subject: Objection to Development application DA20240004 at 25 Madeline Street, Hunters Hill NSW 2110

Dear General Manager,

I write to oppose the proposed DA submission as per above at 25 Madeline Street Hunters Hill which sits on a historic site.

As this is the third submission for an extensive development on the property consideration still needs to be given to reject the development as it still stands.

With the removal of the sublevel basement significant native trees can now remain on the property without . The application still has these being removed which not only provides privacy to the neighbouring property but this also allows for a setback from the boundary line. Mixed with the new proposed garden & landscaping plans the removal of native species & replanting of new trees is strongly opposed.

Due to the size of the build on the second level the lack of light shown in the plans onto our property at 27 Madeline Street is of concern as this build will severely impact natural sunlight entering into our property. If the build was a mirror of our property with the second story being reduced & pushed to the northern side of the property more light would be allowed into our property.

With the narrow access to the street no traffic management plan has been considered or provided as the build will have significant impacts on all neighbouring properties. This needs to be added and considered to the local area as already developments at 17 Ady Street are having huge implications with owners on Madeline street with lack of access to our properties.

The property still does not fit within the historical aspects of the existing dwelling & does not complement the property, surrounding properties are the historical nature of Hunters Hill.

James Wright

General Manager Commercial NSW | Qube Logistics & Infrastructure

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ITEM NO	: 2.2
SUBJECT	: 2.30PM 9 WERAMBIE STREET, WOOLWICH
STRATEGIC OUTCOME	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED
ACTION	: DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	: REAN LOURENS
DEVELOPMENT APPLICATION NO	20220187
PROPOSAL	DEMOLITION OF EXISTING STRUCTURES ON THE SITE, CONSTRUCTION OF A NEW SINGLE DWELLING, WITH BASEMENT CAR PARKING, SWIMMING POOL, BOAT SHED AND LANDSCAPING.
APPLICANT	MARK ARMSTRONG
OWNER	MR G E & MRS B CHARBEL
DATE LODGED	6 DECEMBER 2022

Ref:692822

1. DESCRIPTION OF PROPOSAL

The proposed development is for the demolition of existing structures including a dwelling house, garage, swimming pool and tree removal on the site and the construction of a new single dwelling with basement car parking, swimming pool, boat shed and landscaping works. The new proposed dwelling will contain the following:

Level 1 will contain a tunnel that leads to the foreshore.

Level 2 will contain a living and dining room, kitchen, butler's pantry, laundry, music room, theatre, two (2) bathrooms, cellar, staircase, lift, courtyard and balcony.

Level 3 will contain four (4) bedrooms, four (4) bathrooms, an office, coat room, staircase, lift, courtyard and balcony

Level 4 will contain two (2) bedrooms, two (2) bathrooms, and a staircase.

Other works will include a new staircase along the eastern boundary and lower levels of the rear POS area, a new driveway crossover, a car lift for access to the basement garage, a swimming pool, boatshed, and landscaping.

2. DESCRIPTION OF SITE AND LOCALITY

The proposed development is located at 9 Werambie Street, Woolwich on Lot A DP832954 in an R2 Low Density Residential zone.

The site is irregular in shape, covering a total area of 1,389.2m². The site has a front (southern) boundary of 15.24m along Werambie Street and a rear (northern) boundary of 23.06m that directly adjoins Lane Cover River. The site has a significant fall from the street frontage to the Lane Cover River.

The existing building comprises of a two-three storey masonry dwelling with hipped and flat roof forms. The dwelling was originally constructed in the mid-1900s and has undergone multiple alterations.

Surrounding dwellings include large lots with dwellings ranging from Victorian and Federation periods to modern infill.

The site itself is not heritage listed, however is located in Hunters Hill Conservation Area No. 2 'The Peninsula' and is in the proximity to a number of heritage listed dwelling at 7 Werambie Street.

3. PROPERTY HISTORY

No previous applications have been registered against the property.

4. REFERRALS

4.1 External Approval Bodies

Not Applicable.

4.2 Internal Referrals

Heritage

The proposed development was referred to both the Councils Heritage Consultants and Conservation Advisory Panel who advised by memo that the development could not be supported until the following concerns have been addressed:

- 1. The tunnel should not come straight out but locate the door at the side. The tunnel exist should not be centered on the rock face as this gives it greater prominence. The opening through the rockface must be more natural in appearance.*

The applicant amended the design to set the entrance doorway within the proposed tunnel and slanted the entrance to hide the entrance when viewed directly from the waterfront. The tunnel entrance has also been amended to provide a more natural opening.

2. *The stair proposed for the rock face should be sandstone that blends into the rockface rather than a steel stair. Given the extent of proposed excavation sandstone can be quarried on site.*

The applicant deleted the metal staircase and instead proposed the use of the existing stone staircase.

3. *The river pool should not be filled, however timber boards could be used to provide 'ground space'. Consideration should be given to retaining part of the pool uncovered.*

The applicant agreed to reduce the size of the deck and relocated the boatshed inline with the heritage comments.

4. *The slope of the roof is too shallow, the roof needs to be made steeper. The half gable roof ends are entry level roof are bit compatible with the character of the area. The roof design requires further consideration and amendment.*

The applicant agreed to increase the roof pitch to meet the 8.5m height limit.

5. *The height of the leading parts of the side walls is excessive and must be reduced. This should be done in a way that modulates and reduces the building bulk. The large blank walls of the eastern and western façades must be enlivened.*

The site visit confirmed that the existing and proposed wall heights will remain similar. The wall heights meet the 7.2m HHDCP requirement.

6. *The proposal presents an almost blank façade to the street and does not engage appropriately with the streetscape. The louvres across the large window must be removed. The materiality of the blank walls needs to be carefully considered. Fine scale detail is needed. Reconsideration of the fenestration pattern is needed.*

It is considered that, as the development is setback at least 15m from the frontage and is located lower than the road level, the elements along the road frontage will not be readily viewed from the frontage. It is therefore considered that the design is appropriate in this instance.

7. *Fine grain architectural detail should be incorporated into the revised design of all the facades.*

An accurate / amended materials schedule must be provided and is considered appropriate in this instance.

8. *The extent of glazing on the river front, northern, façade is excessive. A revised façade design is required to address this issue.*

The applicant revised the design to remove glazing elements from the upper level.

9. *The proposed replacement of the existing front fence provides the opportunity to have a front garden that contributes to the streetscape and forms the interface between the*

public and private domain. A stone wall is acceptable, however it must have a maximum height of 1.2 metres.

The applicant amended the design to clearly show materials and height. The fence will be constructed of sandstone with a maximum height of 1.2m.

Public Works and Infrastructure

The proposed development was referred to the Councils Engineering Consultant who advised by memo that the development could not be supported as not sufficient information was provided to show that the stormwater drainage and access to the site complies with Council requirement.

The applicant provided additional information that addressed these issues. On referral, the application was supported subject to conditions of consent.

Parks and Landscape

The application was referred to Councils Tree Consultants who advised by memo that there are no objections to the development and the application was supported subject to conditions of consent.

5. ASSESSMENT UNDER S.4.15

5.1 State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy (Resilience and Hazards) 2021

The site has historically been used as a residential dwelling and it is unlikely to contain any contaminants that would preclude ongoing residential use. Conditions of consent has been included to ensure any contamination that is found during demolition and construction is dealt with appropriately.

SEPP (Building Sustainability Index: BASIX) 2004

The policy applies for the proposed development and a BASIX Certificate has been lodged.

SEPP (Biodiversity and Conservation) 2021

Chapter 10 applies to the proposed development as it is located within the Sydney Harbour Catchment and mapped as a Foreshore Building Area/Line and a River Front Area. It is considered that the proposed development satisfies the aims of Chapter 10 of the SEPP as the proposed building works will be conducted in an environmentally responsible matter. The proposed building form has been designed to blend seamlessly into the surrounding area and will be accompanied by extensive landscaping to soften the visual impacts of the site from the Lane Cove River.

The majority of the works will occur outside the Foreshore Building Line with the exception of the construction of a small boat shed comprising of 10m². Such development is

considered acceptable as the shed will provide further amenity to the site and no work will occur below the mean high-water mark.

5.2 Regional Environmental Plans

Not Applicable.

5.3 Hunters Hill Local Environmental Plan 2012 (HHLEP)

Statutory Compliance Table

The following table illustrates whether or not the proposed development complies with the relevant statutory controls of *Hunters Hill Local Environmental Plan 2012*.

COMPLIANCE WITH CURRENT STATUTORY CONTROLS	PROPOSED	CONTROL	COMPLIANCE
MAXIMUM HEIGHT	8.5m	8.5m	Yes
WALL HEIGHT	7.5m	7.2m	No
STOREYS	3 storey	2 storey	No
LANDSCAPE AREA	60.3%	60%	Yes
FLOOR SPACE RATIO	N/A	0.5:1	N/A

Clause 2.3 – 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 HHLEP.

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.*

The proposed development is consistent with the R2 Low Density Residential Zone under the HHLEP and is compliant.

Clause 2.7 – Demolition Requires Development Consent

The application proposes the demolition of the existing dwelling and associated structures. Development consent is therefore required for these works under HHLEP

Clause 4.3 – Height of Buildings

The maximum building height of the site is 8.5m and the proposed development is therefore compliant with this requirement.

It is considered that the proposal is consistent with the control objectives as the areas that include a third storey component is either or only. The applicant also revised the original design to push the upper levels back, away from the rear boundary, thereby limiting the perceived bulk of the development when viewed from the waterfront.

It is considered that the three storey component along the southern façade is acceptable as:

- Some areas containing a third storey component is located below natural ground level
- The proposed areas above the natural ground level involves only minor parts of the design; and
- The design has been amended to allow for articulation on the upper levels to limit impacts on the adjoining development and views from the waterfront.

Clause 4.4 – Floor Space Ratio (FSR)

The maximum floor space ratio for a building on the site is 0.5:1. However, as the development complies with the building height and landscaping controls, no maximum FSR is required for the proposed dwelling.

Clause 5.10 – Heritage Conservation

The site is located within Hunters Hill Conservation Area No. 2 'The Peninsula' and is in the proximity to a number of heritage listed properties such as No. 7 Werambie Street (No. 347 under the HHLEP), being a house known as Wonga and Fairhaven.

A number of heritage concerns have been raised in relation to the proposed development which have been assessed within section 4.2 of this report. These were addressed and the proposal can be supported subject to conditions of consent.

Clause 6.1 – Acid Sulfate Soils

The site is mapped as containing Class 5 Acid Sulfate Soils. However, as the site has a longstanding history of residential use, it is unlikely to contain any contaminants that would preclude ongoing residential use.

Clause 6.2 – Earthworks

The proposed development will result in significant earthworks due to the excavation of three primary areas. A condition of consent has been included to require a bulk earthworks plan, construction management plan and dilapidation reports to be undertaken on the adjoining properties prior to commencement of any works.

Clause 6.3 – Stormwater Management

The proposed development will require the installation of new stormwater management system. A stormwater management plan has been supplied however a number of concerns have been raised by Councils Development Engineer which have been assessed in section 4.3 of this report.

Clause 6.6 – Limited Development on Foreshore Area

The subject site has a defined Foreshore Building Line of 10m. The majority of the works will occur outside the Foreshore Building Line with the exception of the construction of a small boat shed comprising of 10m². Such development is considered acceptable as the shed will provide further amenity to the site and no work will occur below the mean high-water mark.

It is noted that the proposed works for the boatshed will occur adjacent to the heritage listed site at 7 Werambie Street. However as mentioned above, the building will remain consistent in bulk, scale and design with the surrounding area ensuring no adverse visual impacts is therefore expected.

Clause 6.7 – Development on River Front Areas

The site is located within a River Front Area. It is considered that the proposed development will be in keeping with this clause as it has been designed to enhance the character of the waterway. The dwelling and associated works will be consistent with the bulk, scale and design of the surrounding development and will ensure the protection of any heritage, historical, environmental, or scenic qualities that exist on site.

Clause 6.9 – Landscaped Areas

The site requires a minimum landscaped area of 60% for sites adjoining Parramatta River and Lane Cove River. The proposed development will provide a total landscaped area of 60.3%, therefore meeting the landscape requirements.

5.4 Draft Amendments to Statutory Controls

No relevant draft amendments pertaining to this application.

5.5 Hunters Hill Development Control Plan 2013

Part 2.2 – Planning Policy – All Development

The objectives of Planning Policy, All Development are:

- *Conserve and enhance character and environmental identity of the hunters Hill Municipality by the appropriate use and development of land, existing buildings and structures.*

- *Maintain and enhance qualities of existing buildings and structures, tree covered streetscapes and scenically prominent landscape settings which are important elements of this Municipality's heritage, scenic quality and environmental identity.*
- *Complement provisions of the Hunters Hill LEP 2012 to ensure that future development does not detract form existing character of landscape settings, streetscapes. Residential gardens and buildings which contribute to this Municipality's heritage, scenic quality and environmental identity.*

The proposed development meets all requirements under Clause 2.3 of the HHLEP and is considered consistent with the DCP objectives.

Part 2.3 – Trees and Vegetation

The proposed development will require the removal of several trees within the site. A landscape management plan was provided as part of the application which identified multiple concerns regarding the new proposed landscaping. It is recommended that the current landscape plans be amended to offer more appropriate landscaping for the site before the application can be approved.

Part 2.4 – Heritage Conservation

The site is located within an HCA and adjoins a Heritage listed property. A number of heritage concerns have been raised in relation to the proposed development which have been assessed within section 4.2 of this report.

Part 3.3 – Dwelling Houses

Part 3.3.2 – Height

The proposed dwelling complies with the maximum building height of 8.5m.

A non-compliance in the required wall height exists. The proposal includes a section of wall that extends to 7.5m, which is 300mm higher than the 7.2m requirement. It is noted that the dwelling will vary in height across the site due to the natural slope of the land. The proposed dwelling will be consistent with the size, scale and bulk of the surrounding area and provide visual interest to the locality.

It is considered that this will result in only minor impacts on the local amenity and is therefore acceptable in this instance.

Part 3.3.3 – Setbacks

The proposal does not comply with the required front setback. However, as the surrounding developments do not maintain a consistent building line and the proposed setback of the dwelling is more than 16m, which is setback further then the existing dwelling, the proposed development is considered acceptable.

The proposed dwelling will maintain a 2m side boundary setback on each level with the exception of the level 4 corner ensuite of bedroom 3 which will be 1.5m, which still maintains an adequate setback. The rear setback will be well over 6m from the waterfront which is therefore compliant.

Part 3.3.4 – Landscaped Areas

The proposed development will provide adequate hard and soft landscaping. It is noted that the proposed landscape plan is not compliant and is recommended to be amended to offer more appropriate landscaping for the site before the application can be approved.

Part 3.5 – Residential Amenity

Part 3.5.2 – Solar Access

The proposed development will result in a minor increase of shadowing on adjoining sites which is considered acceptable.

Part 3.5.3 – Visual Privacy

The proposed dwelling has been designed to ensure limited visual privacy concerns arise as the large glazed areas are located within hallways and staircases. However, the double storey glazed areas and balconies have the opportunity to result in privacy impacts on the adjoining buildings.

The applicant will therefore be required to provide privacy screening on the upper levels of the double storey glazed elements and any balconies with openings to the side boundaries.

Part 3.5.4 – Acoustic Privacy

No acoustic concerns have been identified as a result of the proposed development.

Part 3.5.5 – View Sharing

The proposed development will potentially alter views from the properties along the eastern boundary of the subject site. It is noted that a submission received from the owners at 4/13 Werambie Street identified issues with the potential impact on views.

The NSW Land and Environment Court established specific planning principle in respect to the assessment of view impacts resulting from new developments. The specific provisions are provided in *Tenacity Consulting v Warringah Council* (2004) NSWLEC 140.

It is noted that members of the Development Control Unit (DCU) undertook a site visit on 30 January 2024 to gain a better understanding of the potential impacts. The applicant also installed height poles along the eastern elevation of the proposed building.

The four steps and the guidance provided by the Court in this case is undertaken in four (4) steps:

Step One – Assessment of the views to be affected.

The views that will be impacted are not of iconic views such as the Opera House or the Harbour Bridge, which are highly valued.

The sites along the northern frontage of the adjoining development currently have partial views of the Lane Cove River, which again is less valued than uninterrupted water views.

Step Two – Consideration from what part of the property the views are obtained

Step 2 of the assessment states consideration must be given to the part of the affected development the view loss will occur. It is stated that the views from the front setback and those gained from a sitting position is difficult to protect.

It is understood that the upper level views are within living areas.

Step Three – Assessment of the extent of the impact

Step 3 of the assessment should be done for the whole of the property, not just for the view that is affected.

It is considered that the views from the building to the north will not be altered. Views towards the east maybe impacted on, however it is noted that the proposed development has moved further to the north. Although it is approximately 1.6m higher than the existing development, it is considered that the relocation of the upper level may increase views directly to the west, while potentially impacting on views to the north west. It is therefore considered that the proposal will a moderate impact on views.

Step Four – Assessment of the reasonableness of the proposal that is causing the impact

Step 4 states that development that complies with all planning controls would be considered more reasonable than one that breaches them. The proposal complies with the HHLEP height control of 8.5m.

It is considered that the proposal will not have devastating impacts on view loss, when considering the tenacity principles and Councils view sharing principles. The proposal will, at parts, impede some water views, however will not impact or impede any iconic views or provide any devastating impacts. The impact will therefore be acceptable as it will have minimal impacts on views.

From the discussion above, it is concluded that the view loss resulting from the new development is acceptable in this instance.

Part 5.3 – Car Parking and Vehicle Access

The proposed development will provide three (3) onsite car parking spaces via a basement which is compliant with the DCP provisions. In relation to vehicle access, a number of concerns have been raised which are addressed in section 4.3 of this report, however Council's engineering section reviewed the amended design and found that the access was acceptable.

Part 5.4 – Sediment and Erosion Control

It is considered that the appropriate conditions of consent will be imposed to ensure control measures are implemented during the construction process.

Part 5.6 – Stormwater Management

A stormwater management plan was submitted and multiple concerns have been raised by Councils Development Engineer which have been assessed in section 4.3 of this report.

Part 5.7 – Waste Management

The proposed development will result in a substantial production of waste as a result of the demolition and construction phases. A waste management plan will be required detailing how any waste produced will be managed and disposed of.

6. The Likely Impacts of The Development

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.

7. ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

The proposed development was notified in accordance with Council's *Consolidated Development Control Plan 2013* for a period of 14 days from 19 October to 25 November 2022 and during that period a total of four (4) submissions were received.

NOTIFICATION REQUIRED	YES
NUMBER NOTIFIED	16
SUBMISSIONS RECEIVED Mr Owen Radke (prepared by iObject) 7 Werambie Street, Woolwich	
CONCERNS RAISED	COMMENT
The design, scale, and bulk of the proposed dwelling is not sympathetic to the heritage character. - Floor to ceiling windows	It is considered that the amended design scaled back the upper levels that provided a reduction in the perceived bulk of the proposal.

<ul style="list-style-type: none"> - Plain western wall - Flat roof - Cantilever pergola at the front and rear boundary - Proposed materials - Extensive massing (no breakup of walls) 	<p>The walls along the side boundaries are articulated by windows and glazed elements.</p> <p>The new dwelling was reviewed by Council's Heritage officer and found to be generally in keeping with the character of the area.</p>
Application does not properly reference the heritage values of No.7 Werambie Street.	The new dwelling was reviewed by Council's Heritage officer and found to be generally in keeping with the character of the area.
The design, scale, and bulk of the proposed dwelling is not sympathetic to the garden suburb or riverfront areas.	It is considered that the proposal is not inconsistent with the heritage of the surrounding development.
Visual privacy concerns regarding the floor to ceiling windows located along the western elevation, looking directly into No.7 Werambie Street's private open space.	<p>The areas that contain double storey glazed elements are setback between 3.6m and 7.1m from the western boundary. The design also includes landscaping within the setback that will limit privacy issues.</p> <p>However, the concern is noted, and the applicant will be required to add privacy screens on the upper level of each double storey glazed area along the western boundary.</p> <p>The design is therefore considered acceptable in this instance.</p>
Siting and layout of the rear top floor balcony will create acoustic privacy concerns regarding the adjacent bedroom and living room of No.7 Werambie Street.	<p>The rear top floor balcony adjoins a bedroom which is not expected to create significant acoustic concerns as it is setback 4.5m from the bedroom.</p> <p>The balcony will also be provided with a privacy screening that will help to reduce any potential acoustic or visual privacy concerns.</p>
SUBMISSIONS RECEIVED Vivienne Koroglu 7 Werambie Street, Woolwich	
Angophora Costata (Sydney Red Gum) will remove the north easterly panoramic views from No.7 Werambie Street's ground and second floor living areas.	<p>Concerns were raised regarding the impact on existing views. The species does not typically attain heights as expressed in the submission. Nonetheless, Council's Landscape Consultant supports the use of a smaller species. The two (2) Angophora costata should be replaced with two (2) Glochidion ferdinandi (Cheese Tree). A condition of consent was included in the consent to provide an amended landscape</p>

	plan that provides for the alternative tree species.
Backhousia Myrtifolia (Grey Myrtle) has the potential to grow to large and high for the space available, resulting in a tall screen and possible encroachment on the boundary.	Concerns were raised regarding the mature size of the species. The Submission requests a smaller hedging species along the western side boundary. Council's Landscape Consultant supports the use of a smaller species. The Backhousia myrtifolia should be replaced with the same quantity of Syzygium 'Aussie Compact'.
Bartlettina Sordida (Large Mist Flowers) is on the verge of being declared invasive.	Concerns were raised regarding the invasive nature of the species. The species is not considered a weed in the Sydney region. Council's Landscape Consultant supports its use in a residential setting.
Acmenasmithii Sublime (Lilly Pilly) will overreach on the waterfront preventing natural drainage and direct sunlight.	Concerns were raised regarding the mature size of the species. Council's Landscape Consultant supports the use of a smaller species. The Acmena smithii 'Sublime' should be replaced with the same quantity of Syzygium 'Aussie Compact'.
The proposed planting location of the Banksia Integrifolia (Coastal Banksia) is too close to the western boundary.	Concerns were raised regarding the mature size of the species. The species typically attains a mature height of 10m in a suburban setting. The species would make a valuable contribution to streetscape amenity and is considered suitable for use in the proposed location.
The proposed planting location of the Casuarina Glauca (Swamp trees) has the potential to affect north easterly views of No.7 Werambie Street and is also on the verge of being declared invasive.	Concerns were raised regarding the invasive nature of the species. Casuarina glauca is endemic to the Hunters Hill area. Hunters Hill Council supports the planting of the species. With mature heights of 7-8m the species is considered suitable for use in the proposed location.
SUBMISSIONS RECEIVED Vera McElrow / Andrew O'Connell 4/13 Wermabie Street, Woolwich	
Loss of views to the northwest due to height and scale of development	The view loss resulting from the proposal was considered earlier in the report and is considered appropriate in this instance.
The development appears to be in exceedance of the overall (8.5m) and wall height (7.2m) provisions of the HHLEP and HHDCP.	The proposal complies with the HHLEP 8.5m height requirement. The non-compliance with the 7.2m wall height control of the HHDCP was discussed earlier in the report.
The development represents over development of the site.	It is considered that, as the development complies with the height and landscaped

	areas controls of the HHLEP, it is not considered overdevelopment of the site.
SUBMISSIONS RECEIVED	
Andrew Curtin 4 Werambie Street, Woolwich	
Lack of parking during construction	The proponent will be required to provide a Construction Management Plan prior to the commencement of works. This will include measures to control contractor vehicles.

8. CONCLUSION

It is considered that the proposed demolition and construction works are consistent with the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979.

9. RISK ASSESSMENT

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

10. HUNTERS HILL 2030

The proposed development will not affect the overall area of Hunters Hill and upholds the relevant aims and objectives of Hunters Hill 2030.

RECOMMENDATION

Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, Development Application 2022/0187 for the demolition of existing structures and construction of a new dwelling with basement carparking, swimming pool, boat shed and landscaping at 9 Werambie Street, Woolwich be approved subject to the following conditions:

GEN0 GEN1

GEN3

Drawing Number	Drawn By	Plan Dated
Site Plan, Dwg. DA-01, Rev B	ARC Architects	28/07/2023
Boat Shed, Dwg DA-03, Rev C	ARC Architects	27/11/2023
Level 1 – Lower Level, Dwg DA-04, Rev C	ARC Architects	27/11/2023
Level 2 – Living Level, Dwg DA-05, Rev C	ARC Architects	27/11/2023
Level 3 – Entry Level, Dwg DA-06, Rev C	ARC Architects	27/11/2023
Level 4 – Upper Level, Dwg DA-07, Rev C	ARC Architects	27/11/2023
Roof, Dwg DA-08, Rev C	ARC Architects	27/11/2023
Elevations, Dwg DA-09, Rev C	ARC Architects	27/11/2023
East Elevation, Dwg DA-10, Rev C	ARC Architects	27/11/2023
West Elevation, Dwg DA-11, Rev C	ARC Architects	27/11/2023
Street Elevation, Dwg DA-12, Rev C	ARC Architects	27/11/2023

Sections, Dwg DA-13, Rev C

ARC Architects

27/11/2023

GEN5 GEN6 GEN7 GEN15 GEN20 GEN21

GEN(SP)

Privacy screens of a height no less than 1800mm are to be provided to:

- the upper level of all double storey glazed elements along the eastern and western boundaries; and
- within the side setbacks of any balconies that have opening to the side boundaries.

PCC0 PCC1(\$11,374) PCC3(\$2,285) PCC5(\$45,497) PCC11 PCC12(1331004S) PCC15 PCC16 PCC17
 PCC18 PCC20 PCC21 PCC32 PCC40 PCC41 PCC43 PCC46 PCC48 PCC54 (7, 11 & 13 Werambie
 Street, Woolwich) PCC58 PCC59
 PCC65 PCC73 PCC75 PCC76

PCC34 Amended Landscape Plan

The landscape plan (prepared by Contour Landscape Architecture, dwg no C1-3, dated 19 September 2022) must be amended as follows to provide an appropriate landscaped setting:

- The tree species schedule must be amended to provide the following replacement species:

Tree Species identified on landscape plans	Replacement species
<i>Angophora costata</i> (Smooth-barked Apple)	<i>Glochidion ferdinandi</i> (Cheese Tree)
<i>Backhousia myrtifolia</i> (Grey Myrtle)	<i>Syzygium</i> (Aussie Compact)
<i>Acmena smithii</i> 'Sublime (Lilly Pilly)	<i>Syzygium</i> (Aussie Compact)

An amended landscaped plan 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.

PCC(SP)

Before the issue of a construction certificate or before site work commences, a construction site management plan must be prepared, and provided to the Certifier. The plan must include the following matters:

- The location and materials for protective fencing and hoardings on the perimeter of the site;
- Provisions for public safety;
- Pedestrian and vehicular site access points and construction activity zones;
- Details of construction traffic management including:
 - Proposed truck size and movements to and from the site;
 - Estimated frequency of truck movements;
 - Measures to ensure pedestrian safety near the site;

- iv) Swept path to be provided demonstrating entry and exit from site. Plans to take into consideration parked cars, kerbs, trees etc and
- v) A certificate of currency of 20mil to be included with the CTMP
- e) Details of bulk earthworks to be carried out;
- f) The location of site storage areas and sheds;
- g) The equipment used to carry out works;
- h) The location of a garbage container with a tight-fitting lid;
- i) Dust, noise and vibration control measures;
- j) The location of temporary toilets;
- k) The protective measures for the preservation of trees on-site and in adjoining public areas including measures in accordance with:
 - i) AS 4970 – Protection of trees on development sites;
 - ii) An applicable Development Control Plan;
 - iii) An arborist's report approved as part of this consent.

A copy of the construction site management plan must be kept on-site at all times while work is being carried out.

PCC(SP)

Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents:

- (a) The SMP, prepared by Hyten Engineering, is to be amended with the trench drain across the garage increased to minimum 200mm width.

PCW0 PCW1 PCW2 PCW3 PCW4 PCW5 PCW6 PCW14

PCW (SP)

a)

Tree No/ Location	Species	TPZ (m)
Tree 1	<i>Angophora costata</i> (Sydney Red Gum)	7.2
Tree 2	<i>Angophora costata</i> (Sydney Red Gum)	4.1
Tree 4	<i>Ulmus parvifolia</i> (Chinese Elm)	4.8
Tree 4	<i>Angophora costata</i> (Sydney Red Gum)	5.5

- The trees listed above in (a) shall be retained and protected in accordance with the Arboricultural Impact Assessment (prepared by Advanced Tree Consulting, dated 6 September 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

PCW(SP)

Before any site work commences, the Certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book) (as amended from time to time).

CSI0 CSI1 CSI3

DEM0 DEM1 DEM3 DEM4 DEM5 DEM6 DEM7 DEM8 DEM9 DEM11 DEM12 DEM13 DEM20
DEM21 DEM22 DEM23 DEM24 DEM25

CON0 CON1 CON2 CON3 CON4 CON5 CON8 CON9 CON11 CON14 CON16 CON17 CON27 CON28
CON41 CON42 CON43 CON44 CON45 CON47
CON50

Tree	Location	Comments
Tree 3 <i>Jacaranda mimosifolia</i> (Jacaranda)	Front of site	

CON51 CON52 CON53 CON55 CON58 CON59 CON67

CON (SP)

While site work is being carried out:

- a) the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times, and
- b) a copy of these plans must be kept on site at all times and made available to council officers upon request.

POC0 POC1 POC2 POC4 POC8

POC7

- Landscape Plan

(prepared by Contour Landscape Architecture, dwg no C1-3, dated 19 September 2022)

POC10

- Arboricultural Impact Assessment

(prepared by Advanced Tree Consulting, dated 6 September 2022)

POC14 POC21 POC23 POC24 POC25 POC28 POC60 POC61 POC62 POC75

POC (SP)

The Stormwater Management Plan must be prepared to Council's satisfaction and the works completed prior to the issue of the full Occupation Certificate in accordance with:

Stormwater	Hyten Engineering	Stormwater Management Plan, revision A, dated 01/09/22	22H446 SW00, SW01, SW02, SW03
		Stormwater Statement, dated 26/07/23	22H446.SW.SS1

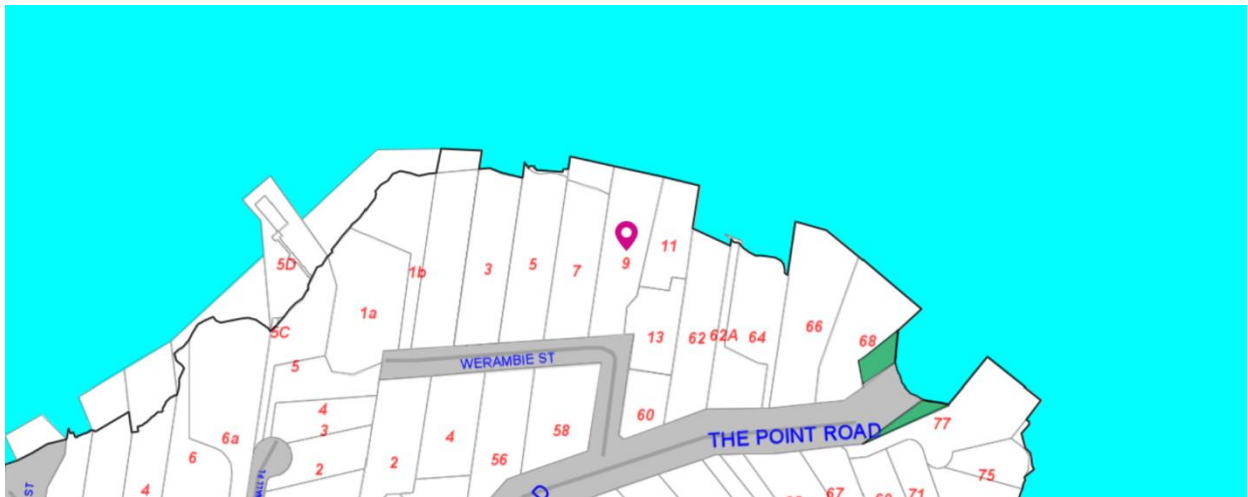
Making provisions for:

- (a) All new roofed and paved areas.
- (b) Stormwater disposal methods for existing roofed areas.
- (c) Discharge points beyond the property for any stormwater that cannot be absorbed or re-used.
- (d) Use of grey water for irrigation of site landscaping and planted areas in accordance with the requirements of the relevant state legislation.

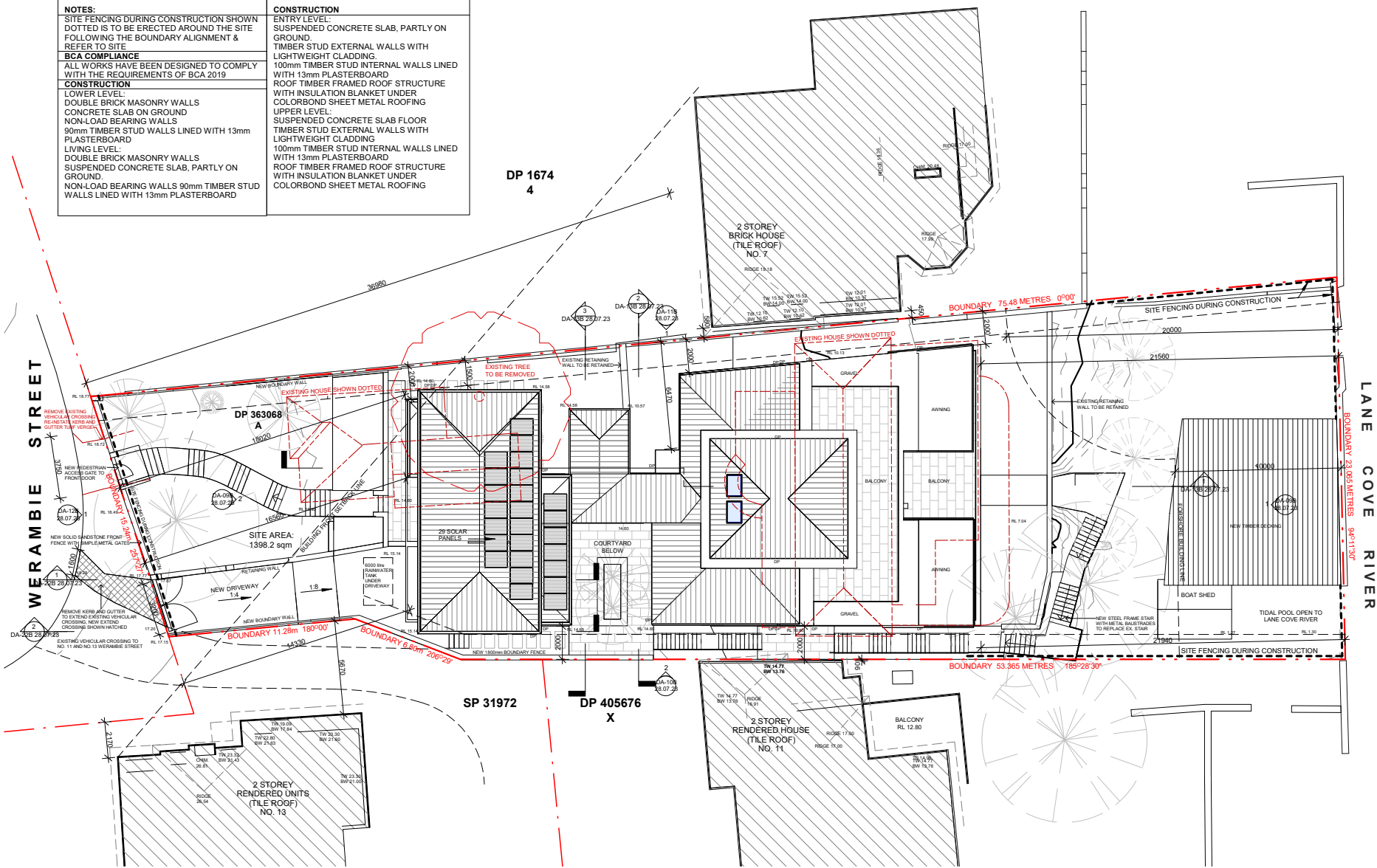
The Stormwater Management Plan is to include controls that demonstrate that the proposed measures are satisfactory to handle the relevant design storm event.

ATTACHMENTS

- 1. Map [↓](#)
- 2. Plans [↓](#)
- 3. Submissions to original plans [↓](#)



NOTES:	CONSTRUCTION
SITE FENCING DURING CONSTRUCTION SHOWN DOTTED IS TO BE ERECTED AROUND THE SITE FOLLOWING THE BOUNDARY ALIGNMENT & REFER TO SITE	ENTRY LEVEL: SUSPENDED CONCRETE SLAB, PARTLY ON GROUND. TIMBER STUD EXTERNAL WALLS WITH LIGHTWEIGHT CLADDING. 100mm TIMBER STUD INTERNAL WALLS LINED WITH 13mm PLASTERBOARD ROOF TIMBER FRAMED ROOF STRUCTURE WITH INSULATION BLANKET UNDER COLORBOND SHEET METAL ROOFING
BCA COMPLIANCE	UPPER LEVEL: SUSPENDED CONCRETE SLAB FLOOR TIMBER STUD EXTERNAL WALLS WITH LIGHTWEIGHT CLADDING 100mm TIMBER STUD INTERNAL WALLS LINED WITH 13mm PLASTERBOARD ROOF TIMBER FRAMED ROOF STRUCTURE WITH INSULATION BLANKET UNDER COLORBOND SHEET METAL ROOFING
ALL WORKS HAVE BEEN DESIGNED TO COMPLY WITH THE REQUIREMENTS OF BCA 2019	
CONSTRUCTION	
LOWER LEVEL: DOUBLE BRICK MASONRY WALLS CONCRETE SLAB ON GROUND NON-LOAD BEARING WALLS 90mm TIMBER STUD WALLS LINED WITH 13mm PLASTERBOARD	
LIVING LEVEL: DOUBLE BRICK MASONRY WALLS SUSPENDED CONCRETE SLAB, PARTLY ON GROUND. NON-LOAD BEARING WALLS 90mm TIMBER STUD WALLS LINED WITH 13mm PLASTERBOARD	



CHARBEL RESIDENCE

9 WERAMBIE STREET
WOOLWICH
NSW 2110

CLIENT: **BRENDA & GUS CHARBEL**

SITE PLAN

DA-01B 28.07.23
SCALE: 1 : 200 (A3)
DATE: 28.07.23
DRAWN: KH

NOMINATED ARCHITECT : MARK ARMSTRONG
REGISTRATION NO : 5235
REVISION: ENTRY PATH AND ACCESS
TUNNEL AMENDED

DP: 363068 LOT: A

Architecture Planning Urban Design
Level 7 90 Pitt Street Sydney NSW 2000
TEL (02) 92230280 FAX (02) 9223 0283
mail@arcarchitects.com.au

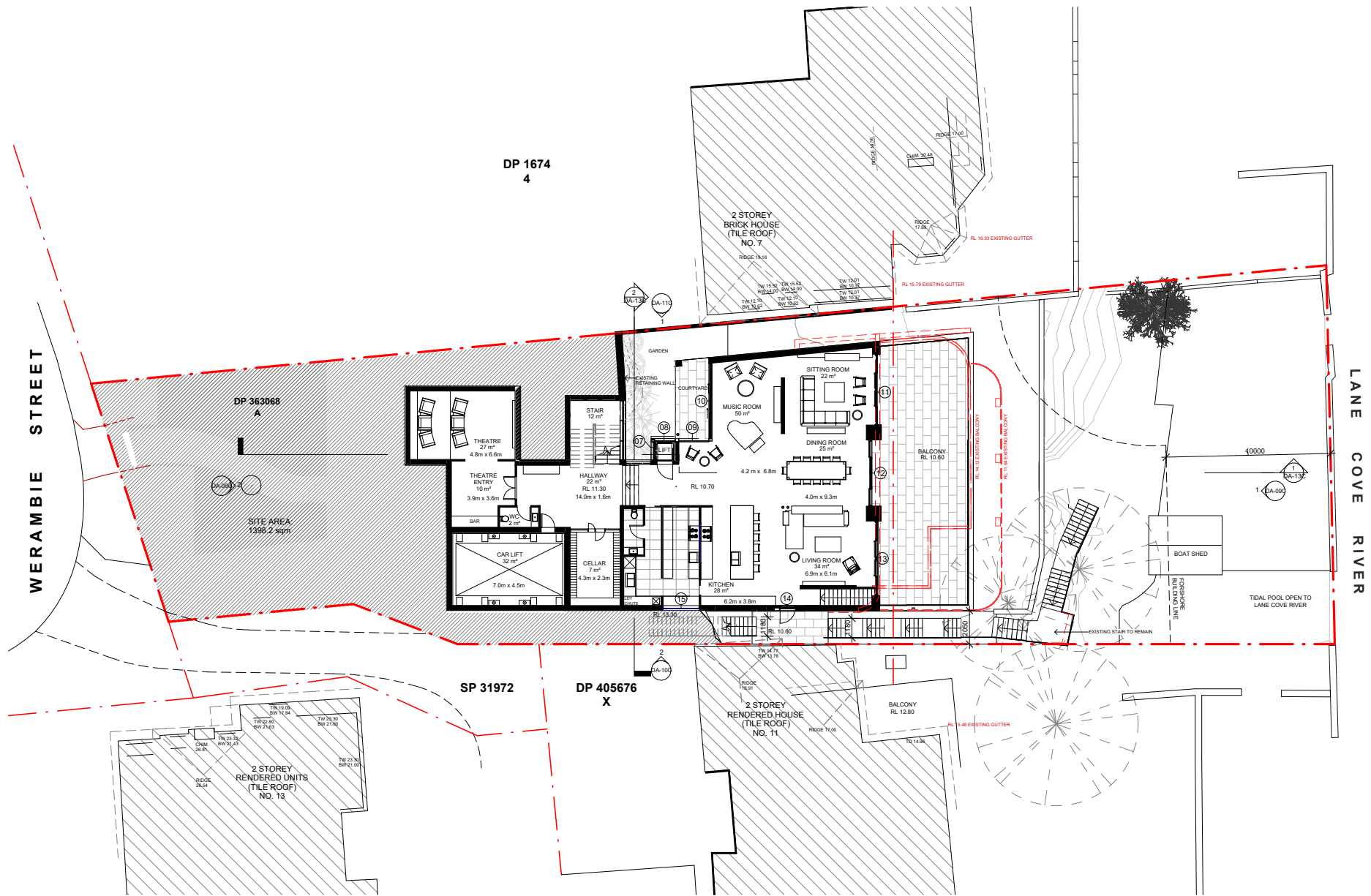




CLIENT: **BRENDA & GUS CHARBEL**

DP: 363068 LOT : A



**CHARBEL RESIDENCE**

9 WERAMBIE STREET
WOOLWICH
NSW 2110

CLIENT:

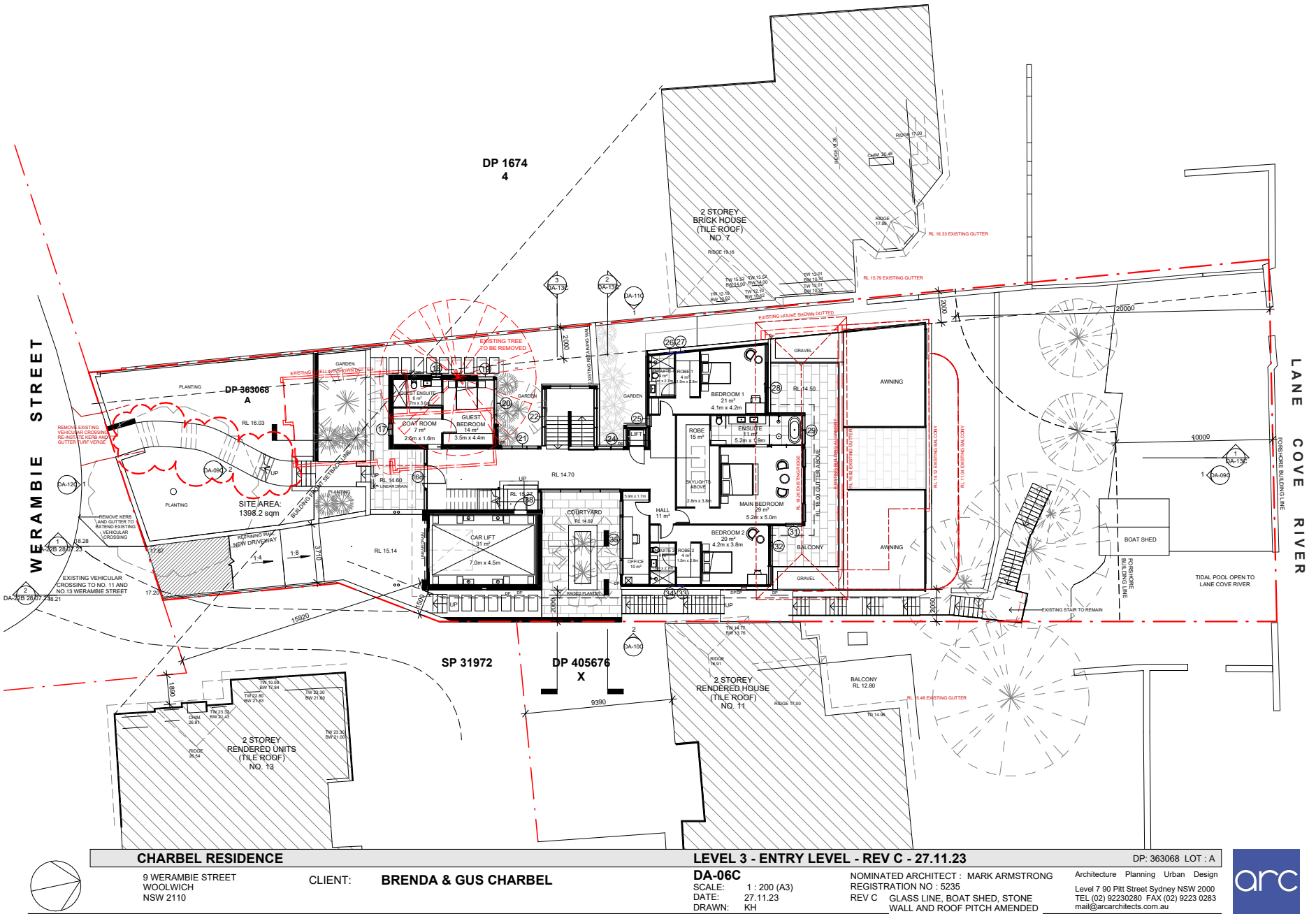
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DRAWN: KH

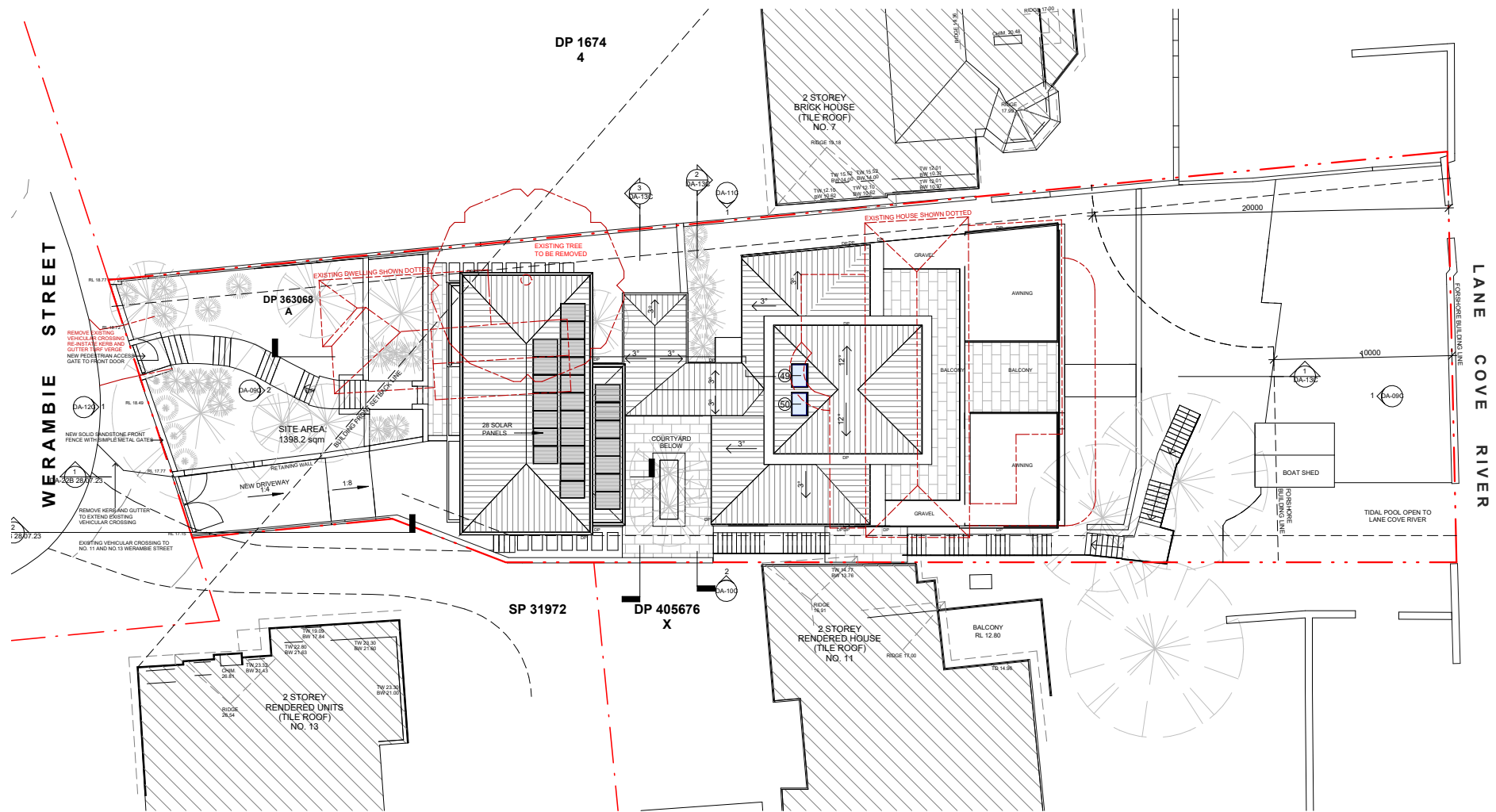
NOMINATED ARCHITECT : MARK ARMSTRONG
REGISTRATION NO : 5235
REV C GLASS LINE, BOAT SHED, STONE
WALL AND ROOF PITCH AMENDED

DP: 363068 LOT : A
Architecture Planning Urban Design
Level 7 90 Pitt Street Sydney NSW 2000
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**CHARBEL RESIDENCE**

9 WERAMBIE STREET
WOOLWICH
NSW 2110

CLIENT: **BRENDA & GUS CHARBEL**

ROOF - REV C - 27.11.23**DA-08C**

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DATE: 27.11.23
DRAWN: KH

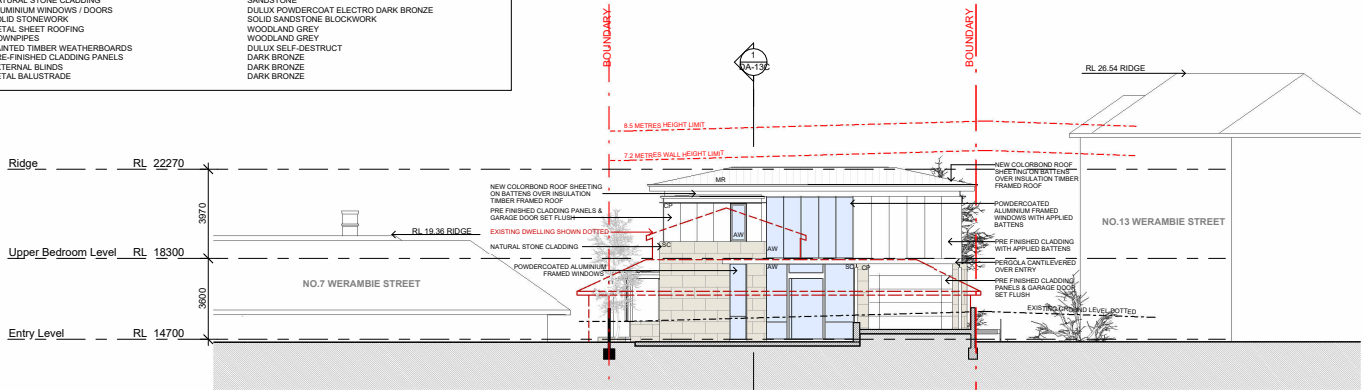
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REGISTRATION NO : 5235
REV C GLASS LINE, BOAT SHED, STONE
WALL AND ROOF PITCH AMENDED

Architecture Planning Urban Design
Level 7 90 Pitt Street Sydney NSW 2000
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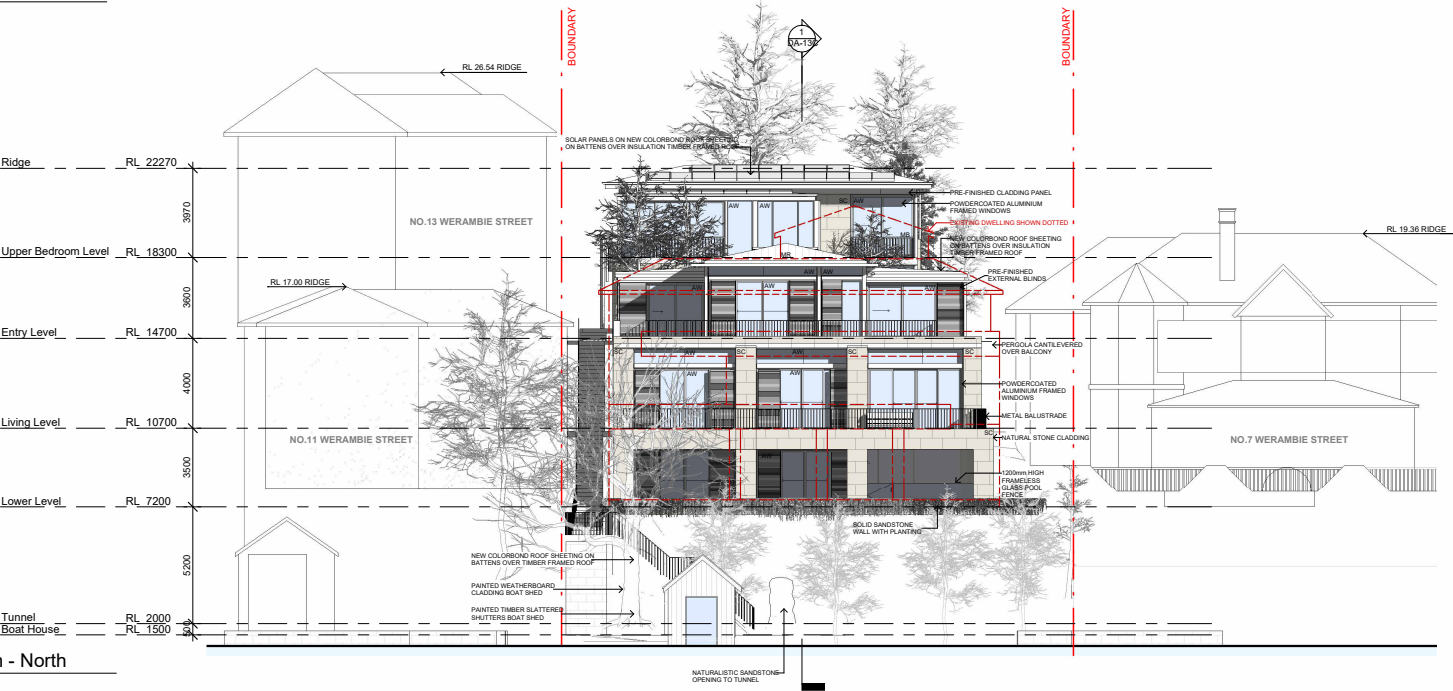
DP: 363068 LOT : A



LEGEND	
SC	NATURAL STONE CLADDING
AW	ALUMINIUM WINDOWS / DOORS
SS	SOLID STONEWORK
MR	METAL SHEET ROOFING
DP	DOWNPIPES
TC	PAINTED TIMBER WEATHERBOARDS
CP	PRE-FINISHED CLADDING PANELS
EB	EXTERNAL BLINDS
MB	METAL BALUSTRADE
SANDSTONE	DULUX POWDERCOAT ELECTRO DARK BRONZE
SOLID SANDSTONE BLOCKWORK	WOODLAND GREY
WOODLAND GREY	DULUX SELF-DESTRUCT
DULUX SELF-DESTRUCT	DARK BRONZE
DARK BRONZE	DARK BRONZE



2 Elevation - South
1 : 200



1 Elevation - North
1 : 200

CHARBEL RESIDENCE

9 WERAMBIE STREET
WOOLWICH
NSW 2110

CLIENT: **BRENDA & GUS CHARBEL**

ELEVATIONS - REV C - 27.11.23

DA-09C

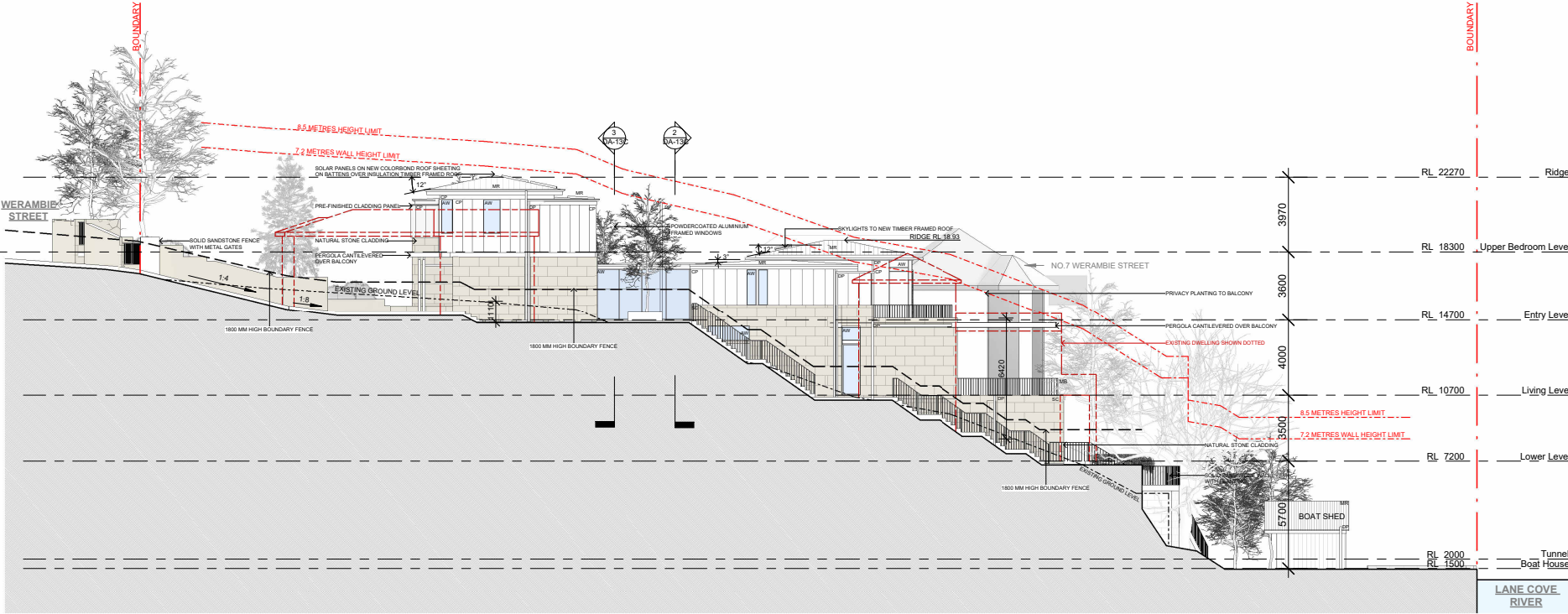
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DATE: 27.11.23
DRAWN: KH

NOMINATED ARCHITECT : MARK ARMSTRONG
REGISTRATION NO : 5235
REV C GLASS LINE, BOAT SHED, STONE
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DP: 363068 LOT: A



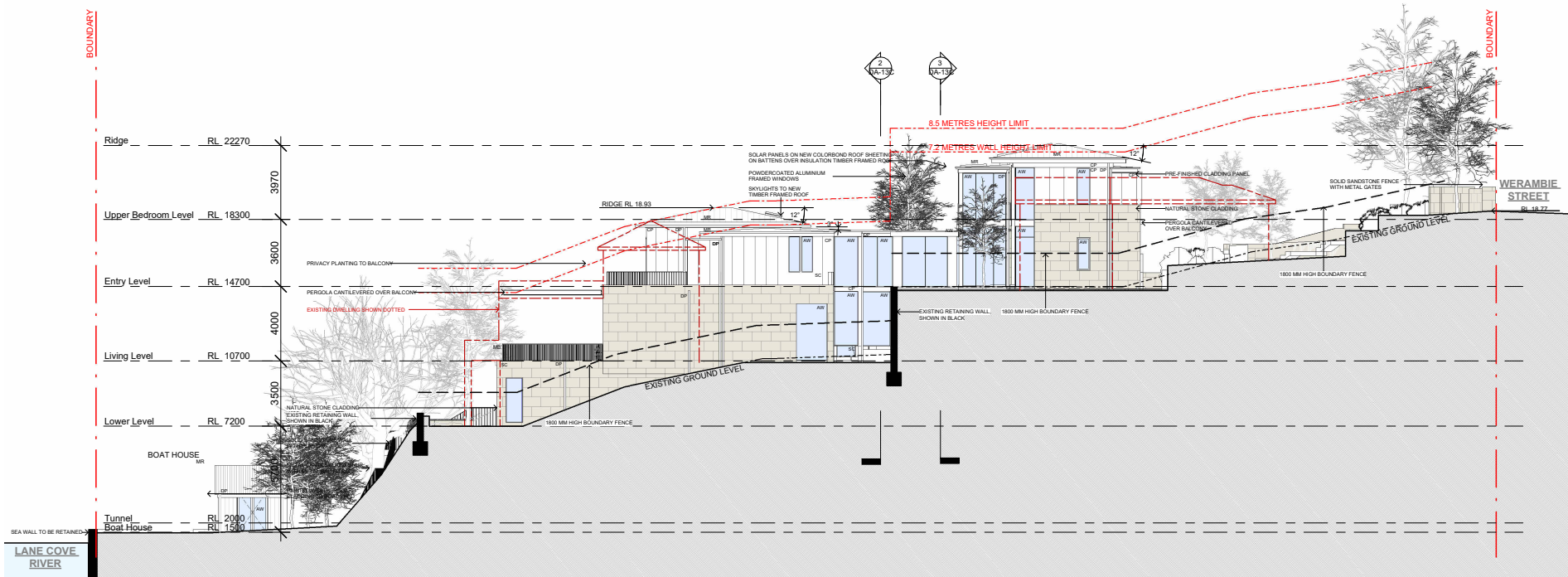


② Elevation - East
1 : 200

LEGEND	
SC	NATURAL STONE CLADDING
AW	ALUMINIUM WINDOWS / DOORS
SS	SOLID STONEMASONRY
MR	METAL SHEET ROOFING
DP	DOWNPIPES
TC	PAINTED TIMBER WEATHERBOARDS
CP	PRE-FINISHED CLADDING PANELS
EB	EXTERNAL BLINDS
MB	METAL BALUSTRADE
SANDSTONE	DULUX POWDERCOAT ELECTRO DARK BRONZE
SOLID SANDSTONE BLOCKWORK	WOODLAND GREY
WOODLAND GREY	DULUX SELF-DESTRUCT
DARK BRONZE	DARK BRONZE
DARK BRONZE	DARK BRONZE

CHARBEL RESIDENCE		EAST ELEVATION REV C - 27.11.23		DP: 363068 LOT : A
9 WERAMBIE STREET WOOLWICH NSW 2110	CLIENT: BRENDA & GUS CHARBEL	DA-10C SCALE: 1 : 200 (A3) DATE: 27.11.23 DRAWN: KH	NOMINATED ARCHITECT : MARK ARMSTRONG REGISTRATION NO : 5235 REV C GLASS LINE, BOAT SHED, STONE WALL AND ROOF PITCH AMENDED	Architecture Planning Urban Design Level 7 90 Pitt Street Sydney NSW 2000 TEL (02) 92230280 FAX (02) 9223 0283 mail@arcarchitects.com.au





① Elevation - West
1 : 200

LEGEND	
SC	NATURAL STONE CLADDING
AW	ALUMINUM WINDOWS / DOORS
SS	SOLID STONEWORK
MR	METAL SHEET ROOFING
DP	DOWNPIPES
TC	PAINTED TIMBER WEATHERBOARDS
CP	PRE-FINISHED CLADDING PANELS
EB	EXTERNAL BLINDS
MB	METAL BALUSTRADE
SANDSTONE	DULUX POWDERCOAT ELECTRO DARK BRONZE
SOLID SANDSTONE BLOCKWORK	WOODLAND GREY
WOODLAND GREY	DULUX SELF-DESTRUCT
DARK BRONZE	DARK BRONZE
DARK BRONZE	DARK BRONZE

CHARBEL RESIDENCE

9 WERAMBIE STREET
WOOLWICH
NSW 2110

CLIENT: **BRENDA & GUS CHARBEL**

WEST ELEVATION - REV C - 27.11.23

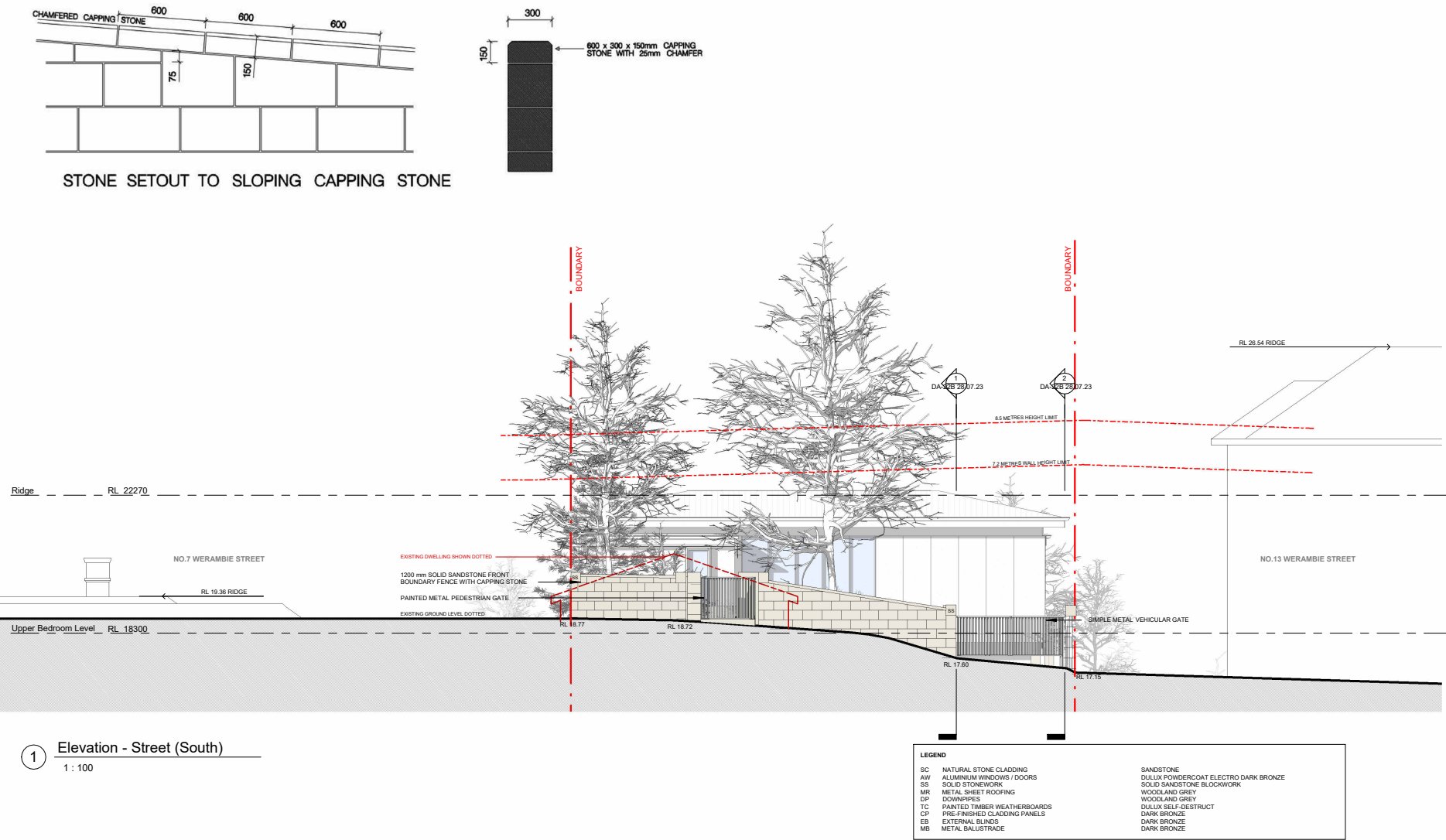
DA-11C
SCALE: 1 : 200 (A3)
DATE: 27.11.23
DRAWN: KH

NOMINATED ARCHITECT : MARK ARMSTRONG
REGISTRATION NO : 5235
REV C GLASS LINE, BOAT SHED, STONE
WALL AND ROOF PITCH AMENDED

DP: 363068 LOT : A

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mail@arcarchitects.com.au





1 Elevation - Street (South)
1 : 100

CHARBEL RESIDENCE

9 WERAMBIE STREET
WOOLWICH
NSW 2110

CLIENT: **BRENDA & GUS CHARBEL**

STREET ELEVATION - REV C - 27.11.23

DA-12C

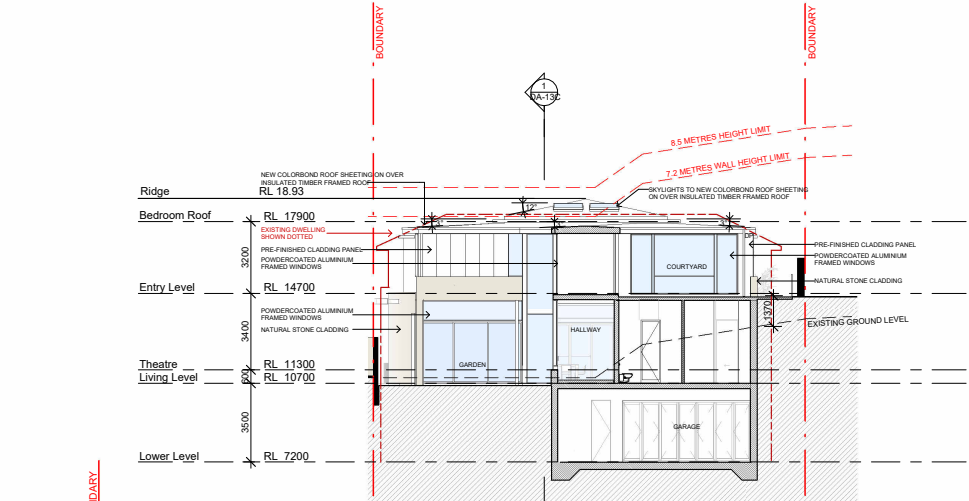
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DATE: 27.11.23
DRAWN: KH

NOMINATED ARCHITECT : MARK ARMSTRONG
REGISTRATION NO : 5235
REV C GLASS LINE, BOAT SHED, STONE
WALL AND ROOF PITCH AMENDED

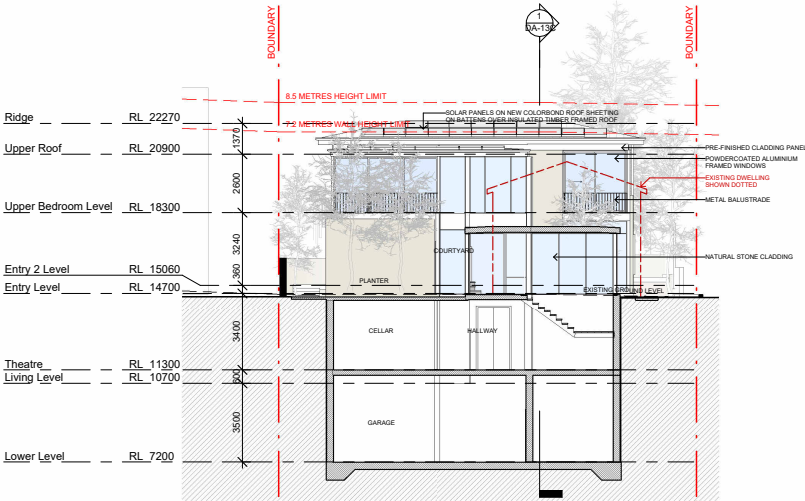
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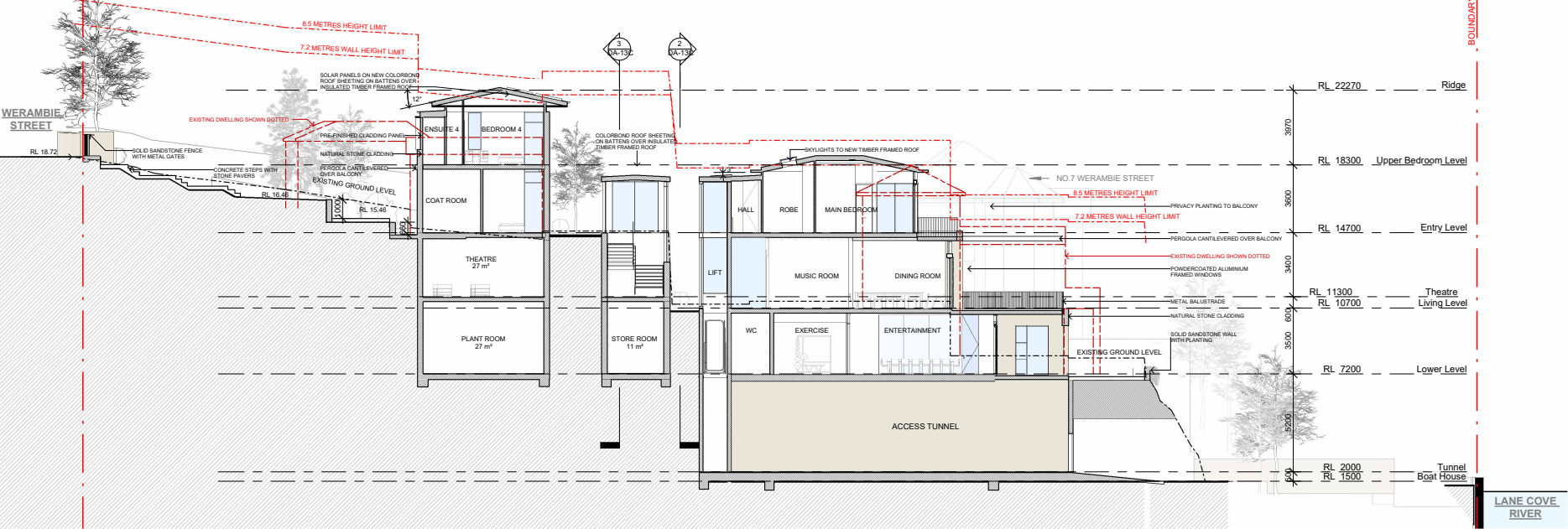




2 Cross-Section 1
1 : 200



3 Cross-Section 2
1 : 200



CHARBEL RESIDENCE

9 WERAMBIE STREET
WOOLWICH
NSW 2110

CLIENT: **BRENDA & GUS CHARBEL**

SECTIONS - REV C - 27.11.23

DA-13C
SCALE: 1 : 200 (A3)
DATE: 27.11.23
DRAWN: KH

NOMINATED ARCHITECT : MARK ARMSTRONG
REGISTRATION NO : 5235
REV C GLASS LINE, BOAT SHED, STONE
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Hub Customs House
Level 3, 31 Alfred Street
SYDNEY NSW 2000

ACN: 660 623 692

Ref: OBJ11 PO(S) Werambie St 9

9th December 2022

The General Manager
C/O: Ms Alisha TEPE
Hunters Hill Council
PO Box 21
HUNTERS HILL, NSW, 2110

RE: Principal Objection – DA20220187, No. 9 Werambie St, WOOLWICH

Dear Alisha,

Thank you for the opportunity to submit a planning submission concerning **DA20220187** at **No. 9 Werambie Street, Woolwich**. I note the DA proposes to demolish existing structures on site and construct a new single dwelling, with basement car parking, swimming pool, boat shed and landscaping works within a Heritage Conservation Area (HCA).

This planning submission has been prepared on behalf of my Client, **Mr Owen Radke**, of **No. 7 Werambie Street**, located adjacent to the west of the subject site.



Preliminary evaluation against relevant state and local planning controls found numerous issues that will likely lead to negative impacts upon my Clients' amenity. This formal objection thus provides detailed commentary based on the following planning grounds:

1. Heritage Conservation
2. Character
3. Riverfront
4. Visual Privacy
5. Good Design

Principal Objection: DA20220187

Submission Details

DA Address:	No. 9 Werambie St, WOOLWICH
Client:	Mr Owen Radke No. 7 Werambie St, WOOLWICH
Title	Principal Objection
DA description:	Demolition of existing structures on the site, and construction of a new single dwelling, with basement car parking, swimming pool, boat shed and landscaping.

1. Heritage Conservation

LEP 5.10 HERITAGE CONSERVATION / DCP 2.4 HERITAGE CONSERVATION

Relevant objectives associated with LEP Part 5.10 are as follows:

- (a) to conserve the environmental heritage of Hunters Hill,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

Under Subclause 5.10(4) of Hunters Hill LEP 2013, Council is required to consider the effect of the proposed development on a heritage conservation area (HCA). The subject site is in fact located within the *Hunters Hill Conservation Area No 1 - The Peninsula (C2)* (the HCA), hence this consideration applies. The following locally-listed heritage items are located nearby:

- No. 5 Werambie St
- No. 7 Werambie St (adjacent to subject site)
- No. 62 The Point Rd
- No. 58 The Point Rd
- No. 55-57 The Point Rd

Under DCP Section 2.4.6, assessment procedures for proposed development within a HCA are stipulated accordingly:

- (a) Proposed redevelopment within a heritage conservation area or in proximity to a heritage item or a heritage conservation area requires a heritage impact statement which documents the following:*
 - i. Significance of the item or area that would be affected; and*
 - ii. Evaluates the likely impact of the proposed development in relation to significance of the item or area that would be affected; and*
 - iii. Techniques which would minimise impacts.*
- (b) All development proposals that would affect a heritage item or a heritage conservation area (including any property that is located near a heritage item or a heritage conservation area) must provide detailed responses to matters for consideration and principles which are specified by the Hunters Hill LEP 2012 and this Plan.*

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Figure 1: No. 7 Werambie Street – riverfront façade (Source: iObject 2022)

DCP 2.4.5 (b) stipulates that proposed works should neither destroy nor detract from qualities which are influenced by elements of the area's existing character, including:

- (i) Streetscape character and amenity.*
- (ii) Topography and established gardens.*
- (iii) Buildings with pitched roofs.*
- (iv) Facades which incorporate a high proportion of wall-to-window area.*
- (v) Windows and doors that have vertical proportions.*
- (vi) Building colour schemes which do not clash with established garden settings.*

Examination of the applicant's architectural plans indicates the design fails to incorporate significant design elements evident within the local heritage fabric, and will likely detract from the heritage values of No.7's and surrounding heritage items' Federation era values.

Contrary to claims by the Applicant's HIS, the proposal will in fact present as an overly prominent within its surround heritage and conservation area setting. Rather than incorporating significant design elements from the local heritage fabric at No. 7, it appears the design will instead compete with heritage values adjacent. For example:

- Proposed floor-to-ceiling windows along the western side elevation not matching the scale and proportions of that adjacent.
- Vast unarticulated/unbroken western wall to the rear side elevation.
- Flat roof forms, opposing pitched roof forms adjacent.
- Cantilever pergola at rear (modern and tectonically illogical form, inconsistent with federation forms). This form is also indicated for the front entranceway in drawing no. DA-21, which generally does not appear within the streetscape.
- Certain materials proposed (metal sheet roofing and oversized aluminium windows with bronze batten screens) are inconsistent with surrounding heritage items.

The Architect's use of sandstone is nevertheless commended, although not in the rough stone form emblematic of No. 7's foundation stonework.

DCP 2.4.3 requires any proposed development to demonstrate that it would neither *destroy nor detract from qualities which make the heritage item and its setting significant or detract from qualities which make the HCA significant*. However, there is little evidence to suggest the proposal fulfils this requirement, nor other DCP and LEP controls in this regard. The design is considered unsympathetic, as it does not adequately reference the design of nearby heritage items in terms of form, proportion and design. The new dwelling will likely visually dominate Werambie Street, detracting from the major Heritage Items at No. 5 and No. 7 Werambie Street – in addition to those previously-listed heritage items along The Point Road. The form of the proposed neither sufficiently reference features of these Items.



Figure 2: No.s 55-57 The Point Rd – street frontage (Source: iObject 2022)

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Finally, several mistakes seem to occur in the HIS, including repeatedly omitting No. 7 in its heritage evaluation. For example, Section 7 of the report examines the effect of works on heritage items in the vicinity of the site – citing one heritage item (No. 5), however leaving out the immediately-adjacent heritage item (No. 7). On the other hand, corrections requiring attention in the SEE include references to the RFB at No. 3 Werambie Street as containing twenty-six (26) units. It is believed that No. 3 only contains 11 Strata Units.

Proposed Solutions:

- Re-work the design to complement the heritage values adjacent, per LEP and DCP heritage controls.
- The HIS should be amended in light of issues raised, including adding its evaluation of heritage impacts upon No. 7.

2.Character

DCP 2.2 CHARACTER

DCP Chapter 2.2 has the following aims and objectives:

- (a) Conserve and enhance character and environmental identity of the Hunters Hill Municipality by the appropriate use and development of land, existing buildings and structures.*
- (b) Maintain and enhance qualities of existing buildings and structures, tree covered streetscapes and scenically prominent landscape settings which are important elements of this Municipality's heritage, scenic quality and environmental identity.*
- (c) Complement provisions of the Hunters Hill LEP 2012 to ensure that future development does not detract from existing character of landscape settings, streetscapes, residential gardens and buildings which contribute to this Municipality's heritage, scenic quality and environmental identity .*



Figure 3: Streetscape Sample (Source: iObject 2022)



Figure 4: Streetscape Sample (Source: iObject 2022)

Subsection 2.2.4 offers detailed controls relating to the desired future character of the area. Notably, elements such as the window design, roof type, and layout fail to meet the strict design requirement set by these DCP controls. An exposé of the deficiencies inherent in the design, evaluated against these controls are discussed below:

Massing

In contravention of Control (a) of DCP 2.2.4, the proposal does little to incorporate articulation like the existing traditional residential buildings nearby. Notably, the alignment of the western exterior walls are long and continuous in sections without incorporating any visible break or stepping. Vast floor-to-ceiling glass walls also do not help to alleviate the massing problems evident in the design.

Architecture

Control (d) of DCP 2.2.4 requires the character of development proposals be compatible with existing traditional buildings (circa mid-Nineteenth Century and the early-to-mid Twentieth Century). Numerous design elements indicate the proposal is out-of-character with surrounding traditional buildings (e.g. sharp rectangular forms, aluminium-framed windows with vertical battens, flat roof, and floor-to-ceiling windows), leading to a severe appearance - in opposition to nearby heritage buildings. This superficial critique is cause enough for Council's Heritage Officer to further examine the application on heritage / HCA character grounds.



Figure 5: Existing boundary treatment between No. 7 and the subject site, as viewed from Riverfront (Source: iObject 2022)

Roofs

In the subject case, roofs should be pitched, as required by Control (a) of DCP 2.2.4. However, a flat roof form has been adopted instead, upsetting the predominant forms evident in existing traditional residential buildings nearby. The Control further stipulates that the pitch of the principal roof form needs to be identical with neighbouring or nearby buildings, given the site is located within a HCA. This clearly does not occur.

Gardens

The siting and form of proposed developments does not demonstrate very high levels of compatibility with established patterns of gardens and buildings, as required by Control (b) of this DCP Subsection. The 'Garden suburbs' ideal, where existing residential buildings range from the mid-Nineteenth Century through to the early-to-mid Twentieth Century could be applied to this part of the HCA, given its emblematic features being present within the surrounding streetscape. Unfortunately, the possibility of a broad front garden setting, so well displayed by the benchmark set by No. 7 adjacent, seems to have been overlooked in the design process.

In summary, the proposed composition will result in a severe built form which is out-of-step with the surrounding historic building design and garden settings.

Solution: Redesign of the proposal's roof forms, architecture, gardens and the arrangement of massing, in order to protect the importance of the adjacent heritage items and HCA, in line with the pattern found within the immediate streetscape.

3. Riverfront

LEP 6.7 DEVELOPMENT ON RIVER FRONT AREAS / SEPP (BIODIVERSITY AND CONSERVATION) 2021 – CHAPTER 10 - SYDNEY HARBOUR CATCHMENT

This clause applies to the subject site, being land identified as "River Front Area" under LEP

6.7. The objectives of this clause are as follows:

- (a) to identify river front areas that have particular scenic value when viewed from waterways and adjacent foreshore areas,*
- (b) to ensure that development in these areas minimises visual impacts by appropriate siting and design of buildings together with the conservation of existing trees,*
- (c) to maintain existing views and vistas towards waterways from public places.*

Under Subclause (3), development consent must not be granted for development on land to which this clause applies unless Council is satisfied any historic, cultural, architectural, natural or aesthetic significance of the land on which the development is to be carried out, and of surrounding land, will be maintained. Similar to critiques already made about the proposed design, design flaws will cause the building to also visually dominate the river front areas or foreshore areas.

The SEE claims the proposed new building is designed to be 'subservient in bulk and scale to the adjoining heritage listed residence (No. 7 Werambie) and therefore does not overpower the older residence'. The design however does not seek to maintain, protect or enhance the visual quality of this section to the Harbour foreshore – as it should.



Figure 6: River frontage No. 7 - view across Lane Cover River (Source: iObject 2022)



Figure 7: River frontage No. 7 - view across Lane Cover River (Source: iObject 2022)

There is very little (if any) design attempts to utilise existing elements within adjacent heritage items and thereby respect their significance. The effect being a contemporary tiered mega-structure that does not preserve natural rock features associated with the foreshore. It will thus appear out-of-place and in opposition to No. 7 when viewed from Lane Cover River and will negatively impact the aesthetic significance of this section of Werambie Street when viewed from the south or across the River.

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Notably, objectives and relevant provisions of the SEPP Chapter - Sydney Harbour Catchment have not been met, particularly in relation to maintaining, protecting, or enhancing the visual quality of this section to the Harbour foreshore. The historic/architectural/aesthetic significance of the land on which the development is to be carried out, and of surrounding land thus will not be maintained under the current proposal.

Furthermore, the LEP Control requires any existing views towards waterways from public roads and reserves must not be obstructed. However, existing views towards Lane Cove River from public roads may be obstructed by the proposed design.

Solution: That amended plans be submitted, considering concerns raised in relation to visual and historic foreshore impacts.

4. Visual Privacy

DCP 3.5.3 VISUAL PRIVACY

The Objective in relation to privacy, per DCP 3.5.3 is to limit overlooking into neighbouring dwellings and private open spaces. Due to the layout of the site, No. 7's riverfront open space is not considered 'private', due to its exposure to the river front. To define the principal private open space (PPOS), we must look to the front garden – its larger size and more usable configuration with a landscaped setting makes it more suitable for private enjoyment, and hence the dwelling's PPOS.

The proposed new floor-to-ceiling windows along western side elevation are located directly adjacent to No. 7's PPOS – which will significantly impinge upon the private enjoyment this space. DCP Control (f) stipulates that privacy screening for private open spaces may be achieved by using courtyard walls, fences or screen panels, distance

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separation or changes in level. However, given the serious imperfections with the design, noting these windows as one of them in other sections of this submission, reform of the proposed design per heritage and character comment (e.g. minimising the width and size of these windows so they are more individuated) would be the first priority in addressing this privacy concern.



Figure 8: Front PPOS of No. 7 - view towards dwelling (Source: iObject 2022)



Figure 9: Front PPOS of No. 7 - view towards street (Source: iObject 2022)

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In addition, the siting and layout of the rear top floor balcony will likely cause incursions to the privacy of adjacent bedroom and living room windows of No. 7. The proposed new rear balcony is of significant size, which is considered to be of excessive scale, providing greater opportunity for outdoor parties that will invariably lead to noise complaints. The new elevated POS poses a risk to neighbouring acoustic privacy, owing to its proximity to habitable rooms. It is also noted that potential line of sight occurs overlooking into these rooms.

The size of the elevated entertainment space, both in terms of length and depth is considered unwarranted, given sufficient open space exists at ground to accommodate a large entertainment space for this purpose – with lesser impact.

Compounded by the likely introduction of a BBQ and/or music, the proposed height and size of the balcony will have a detrimental impact on acoustic privacy, and therefore does not comply with DCP 4C.4 in this regard.

Solutions: Reduce the width and depth of the proposed top floor rear balcony, along with appropriate screening devices.

5. Good Design

BETTER PLACED (GA NSW)

The absence of good design has been identified in relation to The NSW Government Architect's (GA NSW) 'Better Placed' Policy. This establishes a baseline of what is expected to achieve good design in NSW. For example, Objective 7 stipulates that for a building to have a 'better look and feel', the design should be engaging, inviting and attractive. The proposed design contains multiple defects when measured against these benchmarks, including in relation to bulk, arrangement, fenestration, forms, and modulation.



Guidelines

The NSW Government Architect's (GA NSW) 'Better Placed' Policy establishes a baseline of what is expected to achieve good design, across all projects in NSW. Objective 7 of Better Placed stipulates that for a building to have a 'better look and feel', the design should be engaging, inviting and attractive. The proposed design does not meet these benchmarks, with a general absence of good design. Thus, a detailed examination of the design against these guidelines is warranted. In promoting a 'high bar of architectural excellence', Better Placed provides clarity in relation to what is meant by 'good design', stating:

Good design creates useable, user- friendly, enjoyable and attractive places and spaces, which continue to provide value and benefits to people, the place and the natural environment over extended periods. Good design brings benefits socially, environmentally and economically, and builds on these benefits over time – it adds value.

In further examining the design quality of the proposal, Better Placed will further clarify concepts relating to aesthetics laid out under Subsection 2.2.3 of the DCP, which outlines features that influence existing character in the Hunters Hill Municipality – providing a background to desired character. For example, buildings and architecture Control (d) seeks to highlight how built form and architecture has been influenced by the relevant period of development, which has a visible impact upon construction and architectural style, the size and scale of buildings, the forms of roofs and exterior walls, and the architectural embellishment of exteriors. This DCP Subsection further notes that in the Hunters Hill Municipality:

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...existing buildings which date from the mid-Nineteenth Century through to the early-to-mid Twentieth Century are valued highly for their contribution to European and architectural heritages, and these buildings are widely considered to provide design cues for the desired scale and architectural character of future development.

Objective 7 of Better Placed stipulates that for a building to have a 'better look and feel', the design should be engaging, inviting and attractive. In the case of the proposed design, the general absence of good design creates a built form that will be disengaged from its context, uninviting and unattractive. Such a building design may be short-lived, due to its inability to create an integrated architectural composition that will be attractive to future occupants.

Design Evaluation

The proposed design in question however seems not to consider the surrounding context to of generally Federation Era detached dwelling design, along with generous gardens offering ample curtilage. Instead, the DA offers a contemporary building style that seems disharmonious to the existing neighbourhood character, attempting to introduce new voices into the coherent design assemblage.

When viewed from the main street frontage as well as the river frontage, the new dwelling will appear somewhat visually obtrusive, jarring and unwelcoming. Many of these design issues have already been raised within this Submission.



Figure 10: Proposed front entranceway (Source: Hunters Hill Council 2022)

Proposed Solutions: Re-work the design in line with Better Placed design principles, particularly taking into consideration critiques in relation to heritage and character.

Conclusion

Based on the above preliminary evaluation of **DA20220187**, the proposal as it stands does not merit approval in my professional opinion. Significant non-compliances occur that require addressing in relation to heritage conservation, character, riverfront protection, privacy and good design.

I look forward to having a discussion on the proposal's planning impacts when the time comes. For any questions in relation to this Principal Objection, please feel free to phone me on: 0431 141 707 or email: matthew@iobject.com.au.

Yours sincerely,



Matthew Powell

BPlan (UNSW), RPIA (No. 79157)

PRINCIPAL TOWN PLANNER



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19

Sarah Jenkins

From: Vivienne Koroglu [REDACTED]
Sent: Friday, 9 December 2022 4:06 PM
To: Customer Service
Subject: DA20220187 - 9 Werambie Street, Woolwich
Attachments: Planting diagram DA20220187.png; Plant Schedule DA20220187.png; DA20220187
_Comments and Objections to Landscape Plan.docx

Mr Chris Young
Acting Director
Development and Regulatory Services
Hunters Hill Council

Dear Mr Young

Please find attached Comments and Objections to Landscape Plan in the above DA.

Please contact me should you require clarification of any information provided: Mobile: [REDACTED]

Thank you.

With best wishes
Vivienne Koroglu

Comments and Objections to Landscape Plan in DA20220187

Hunters Hill is renowned for its desirability in uninterrupted shared views and the conservation of heritage characteristics and its gardens. In this respect, we wish to draw attention to some of the proposed plantings which have significant drawbacks, and/or potentially undesirable attributes in nature and size. These will over time negatively impact No 7 as well as obstructing and blocking river views to the North-East.

1. Angophora costata (Sydney red gum) Ref 1 on diagram

DA Designated height 15m, designated spread 10m
Potentially grows 25 to 30m or more in height, spread 10 to 15m

This variety of eucalyptus can grow to enormous heights and the proposed planting on the waterfront in full sun will provide absolute ideal conditions for maximum growth.

One only need observe the eucalyptus between No 11 and No 9 at over 20m high, also on the western side of No7 (located in property No5) this gum would be around 40m tall. See Picture in DA page 113.

It will seriously diminish No 7's view currently enjoyed to the north-east towards Greenwich/Bay Street wharf. Such limitations are clearly apparent from the Artist impression refer to DA Page 113.

https://en.wikipedia.org/wiki/Angophora_costata

<https://www.gardeningwithangus.com.au/angophora-costata-sydney-red-gum/>

Objection: This tree even at the designated height of 15m will destroy the current panoramic north-easterly views from No 7's ground and second floor living areas. At 20m it will be higher than No7's ridge line. Undoubtedly there are different and attractive plantings available that with an absolute maximum height of around 7m would preserve the views for both properties.

Examples demonstrate how massive these trees can become:



Angophora Costata

2. *Backhousia myrtifolia* (Grey Myrtle) Ref 2 on diagram

DA designated height 3m, spread 1.5m.

This proposed planting on the western boundary lies directly between the two residences at a length of over 30m. Below is one of many references indicating it provides dense shade and if not maintained can reach up to 30m high and 10m wide. As I am unable to source any images of this plant as a hedge, I cannot envisage how it will look.

As the distance between the proposed dwelling and the boundary is only 2m (as stated in the DA Side Boundary Setbacks P38), this planting with a designated spread of 1.5m could overwhelm that space very quickly.

<https://resources.austplants.com.au/plant/backhousia-myrtifolia/>

<https://sown.com.au/backhousia-myrtifolia-myrtaceae-grey-myrtle/>

<https://www.alamy.com/grey-myrtle-backhousia-myrtifolia-in-the-royal-botanic-garden-sydney-image243785587.html>

Objection: This is potentially a plant that could grow too large and too high for the space available, with only 2m between the dwelling and the boundary and planted within the boundary not “on” the boundary, the designated spread and density (21 potting rate of plants over 30m) would eventually encroach well beyond the boundary. This will result in a very tall screen rather than a hedge. The designated hedge height should be 2.5m even if maintained will diminish light and view to the ground floor of No 7.

The Trees (Disputes Between Neighbours) Act 2006, also known as the Tree Act ie Hedge height maximum is 2.5m.



3. Bartlettina sordida (large mist flower) Ref 3 on diagram



DA designated height 2m, spread 2m

Native to Mexico and other parts of South America, typically grows to height to 3m, width 2.5m.

Classified a weed in NZ. Recorded as noxious weed in parts of Australia as has escaped cultivation reference Dept of Food and Agriculture Western Australia Ref Co-operative Research Centre (CRC) for Weed Management Systems Australia P.R Randell, University of Adelaide.

Currently being monitored by Qld Agriculture and Fisheries Dept as to it naturalising and becoming a weed in Queensland. "Many experts believe *Bartlettinasordida* will naturalise in Australia and become a weed as it has in New Zealand. For this reason, many growers are no longer propagating this plant." Refence below.

https://www.gardensonline.com.au/gardenshed/plantfinder/show_1262.aspx

https://en.m.wikipedia.org/wiki/Bartlettina_sordida

Objection: This may be an attractive plant however given it appears to be on the verge of being declared invasive, perhaps consideration be given to an alternative and less problematic option.

4. *Acmenasmithii* 'Sublime' (Lilly Pilly) Ref No 4on diagram

DA Designated height 2.7m, designated spread 2m
Heights of 5m to 8m are common with a 2m spread

<https://www.specialitytrees.com.au/trees/acmena-smithii-sublime-dow30-pbr-b2t03>

<https://www.ecoorganicgarden.com.au/gardening-tips/how-to-grow-lilly-pillies/>

Objection: With a designated height of 2.7m and width of 2m this would seem an overreach particularly on the waterfront where ideal conditions of natural drainage and direct sunlight will provide for excessive growth. Our current experience with similar fence line plantings is that over time they breach the boundary and where a fence in place is damaged or pushed over.



5. *Banksia integrifolia* (coastal banksia) Ref No 5 on diagram

DA Designated height 12m, designated spread 6m
Growth expectation 10-25m height

https://en.m.wikipedia.org/wiki/Banksia_integrifolia

Objection: Potential growth height of 25m in height with proposed planting very close to the western boundary is of primary concern.



Tree on headland at Manly

6. *Casuarina glauca* (swamp tree) Ref 6 on diagram

Designated Height 8m, designated spread 7m

Can grow to 20 to 30m in ideal conditions (from the natural drainage which exists on the waterfront).

Although a native to Australia, the *Casuarina glauca*, Swamp she-oak, has become naturalised beyond its native range and regarded as potential or minor environmental weeds in some regions. Designated as invasive in WA and in SA the *Natural Resources Management Act 2004* prohibits sale and movement within some areas of SA.

Unfortunately, because of its rampant suckering nature, there is no barrier to this species establishing a large population and can form dense stands of trees. The problems with these trees have been documented for quite some time, and include:
(‘*Casuarina glauca*’ *Flora of Australia* Online. Department of the Environment and Heritage, Australian Government).

“A significant inconvenience in urban settings is that its roots can invade underground water and sewer pipe if these are within 15m of the tree (Bourke, Don. “Casuarinas” *Burke’s Backyard: Fact sheets*. CTC Productions. Retrieved 11 May 2016)

Suckers have been recorded to surface over 30m away from the parent tree.

The proposed planting will be within 15m from the main sewer line servicing waterfront properties.

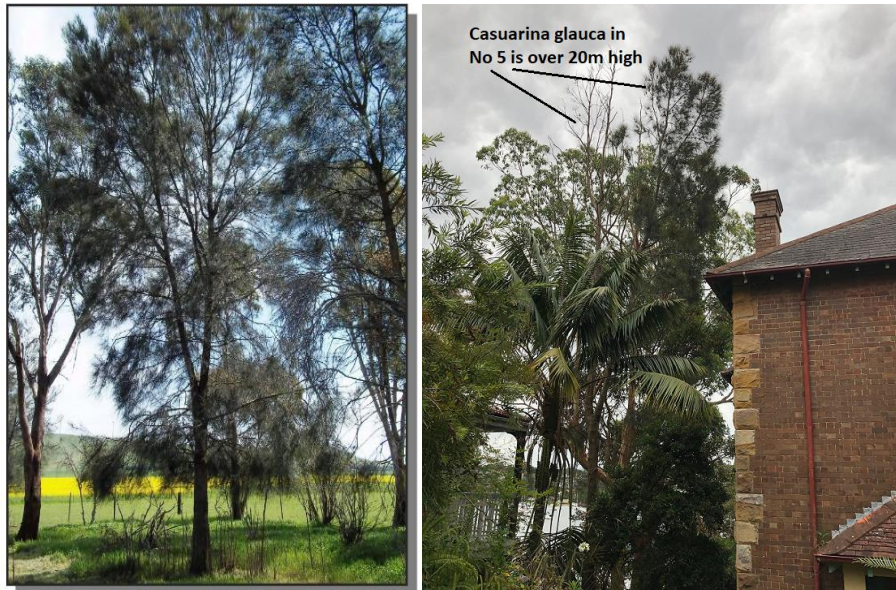
“Species of the Australian native pine, the Casuarinas, have become invasive weeds in parts of the USA....CSIRO and the United States Department of Agriculture are working together to control the spread of Australian pine in the United States of America (“Biological control of Australian native *Casuarina* species in the USA” *Commonwealth Scientific and Industrial Research Organisation*. 16 May 2007 Archived from the original on 5 June 2011. Retrieved 16 September 2010).

We have firsthand experience of this tree due to a planting in No 5 (see picture) that has all the negative attributes as listed above, the invasive root system has sent up suckers currently over 20m away into No 7.

https://en.m.wikipedia.org/wiki/Casuarina_glauca

https://pir.sa.gov.au/_data/assets/pdf_file/0018/240057/swamp_oak_fsheets.pdf

Objection: Current planting location has the potential to affect North-Easterly views for No 7. However, it is also the invasive nature of this tree we have serious concerns.



Boundary Structures

We note in the Landscape Plan “Prep by Builder is “BUILDER SHALL REMOVE ALL EXISTING CONCRETE PATHWAYS, FENCES, FOOTINGS, WALLS, ETC. NOT NOTATED TO BE RETAINED”.

We are unable to find what is proposed to be retained or replaced in relation boundary walls and fences, in fact no fences have been described or proposed. The boundary between No 9 and No 7 comprises of various structures including retaining walls, stone walls and heritage stone and timber fence. We are unable to identify these in the DA.

Unidentified Tree

Large tree in South-West corner at street level is not identified.

In Summary

Boundary plants, trees and shrubs once established cannot be easily remedied. They can be intrusive to the neighbour often planted too close to the boundary for their size and spread, and in turn become a point of grievance giving rise to ongoing neighbour disputes.

A usual response is, the owners will keep plantings trimmed or pruned to maintain size and views etc however, many situations may start with an amicable agreement but deteriorate at a later date. We experienced this exact scenario with the previous owner of No 9. After his wife passed away, height and size pruning in all instances were no longer maintained. The result is there are current plantings, not on our property, that have grown in height and width that obstruct shared views and have damaged fences.

Prevention and avoidance of potential problems by choosing and locating plantings that will not give rise to disputes and disagreements in the first place is a preferable strategy in order to maintain harmonious relationships between neighbours.

As initially expressed Hunters Hill is renowned for its desirability of uninterrupted shared views and the conservation of heritage characteristics and its gardens. It is our aspiration and goal that this standard be maintained for the benefit of all.

Additional attachments:

DA20220187 – Planting diagram

DA20220187 – Planting schedule

Plans 9 Werambie St.pdf - Adobe Acrobat Reader (32-bit)

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Home Tools 2020 07 July.pdf

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Plans 9 Werambie S...

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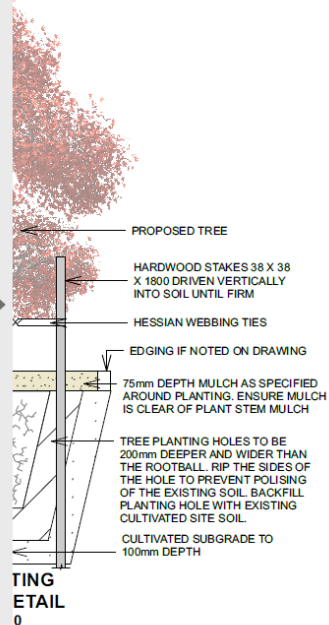
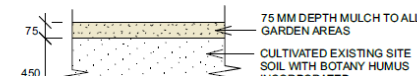
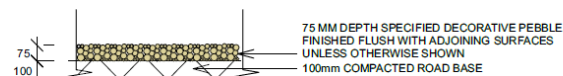
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Item No

PLANT SCHEDULE

Item No	Botanic Name	Common Name	Quantity	Pot Size	Designed Spread	Designed Height
	Acer palmatum 'Katsura'	Japanese Maple	2	45lt	3000	3000
4	Acmena smithii 'Sublime'	Lillypilly 'Sublime'	26	300mm	2000	2700
1	Angophora costata	Sydney Red Gum	2	45lt	10000	15000
	Arthropodium cirratum	Renga Renga Lily	63	200mm	600	600
2	Backhousia myrtifolia	Grey Myrtle, Lancewood	26	300mm	1500	3000
5	Banksia integrifolia	Coastal Banksia	1	45lt	6000	12000
3	Bartlettia sordida	Large Mist Flower	3	200mm	2000	2000
	Carissa 'Emerald Star'	Natal Plum	20	200mm	750	750
	Carpobrotus rossii 'White Hot'	Piaface	7	140mm	600	400
6	Casuarina glauca	Swamp oak	1	45lt	7000	8000
	Cissus rhombifolia	Grape Ivy	58	140mm	200	400
	Correa alba	White Correa	18	200mm	1500	1500
	Corymbia eximia	Yellow Bloodwood	1	45lt	8000	12000
	Crassula 'Blue Bird'	Jade Plant	26	200mm	1000	1000
	Dietes iridioides	African Iris	10	200mm	800	800
	Doryanthes excelsa	Gynea Lily	3	200mm	1500	1500
	Howea forsteriana	Kentia Palm	2	45 litre	4000	12000
	Liriope 'Just Right'	Lily Turf	34	140mm	500	500
	Lomandra longifolia	Mat-rush	9	140mm	1000	1000
	Miscanthus sinensis	Japanese Silver Grass	2	200mm	1500	2500
	Nolina nelsonii	Blue Nolina	9	200mm	1000	2000
	Pimelea linifolia	Slender Rice Flower	47	200mm	1000	1200
	Pittosporum 'Miss Muffet'	Pittosporum 'Miss Muffet'	12	200mm	1000	1000
	Poa labillardieri 'Eskdale'	Tussock Grass	12	140mm	900	700
	Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	8	200mm	1000	1000
	Rosmarinus prostrata	Trailing Rosemary	15	140mm	1000	500
	Senecio serpens	Chalk Sticks	12	140mm	600	300
	Strobilanthes gossypinus	Persian Shield	13	200mm	1000	1000
	Viola hederaceae	Native Violets	27	140mm	400	300
	Westringia 'Jervis Gem'	Coastal Rosemary	19	320mm	1000	1000

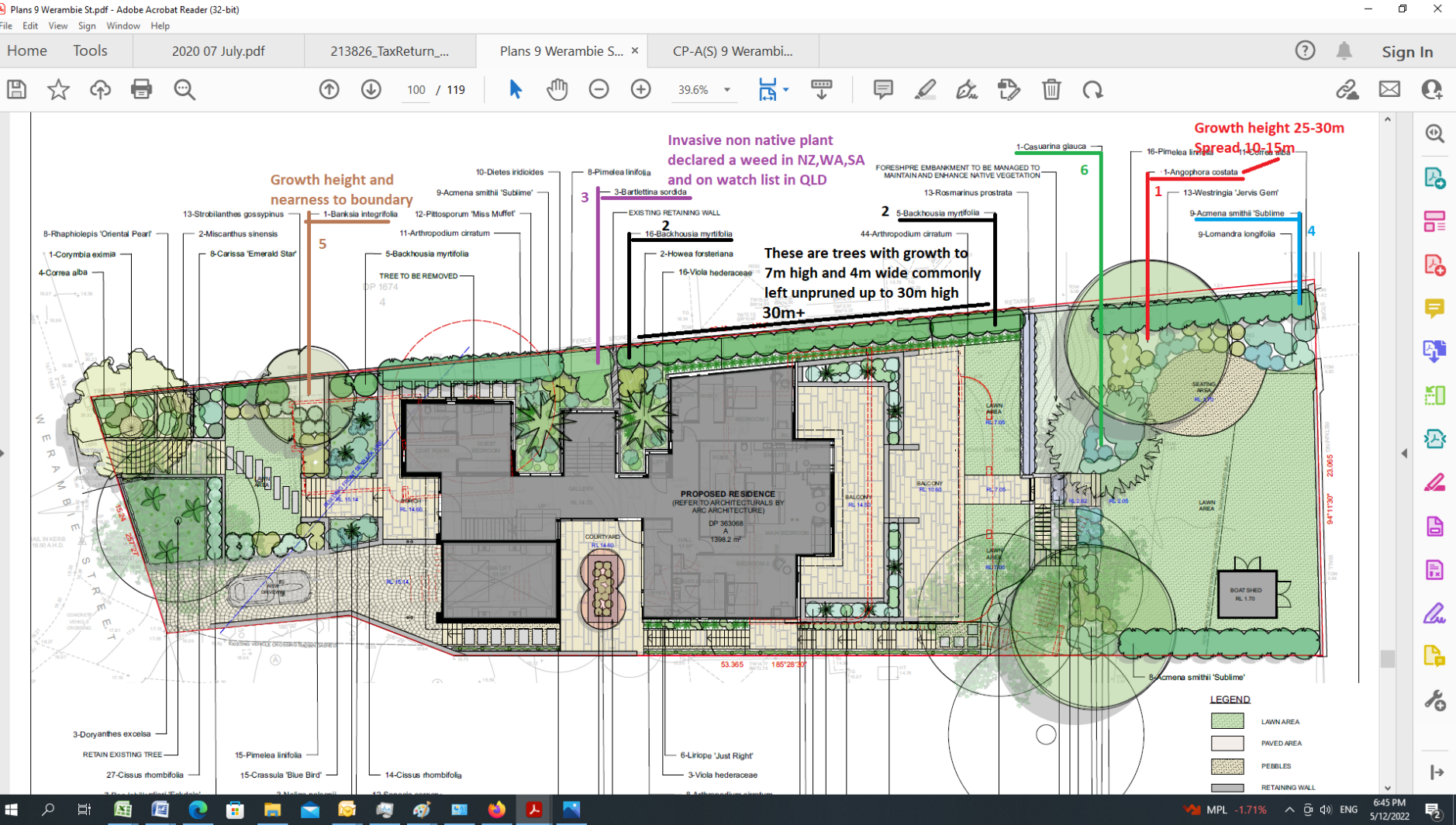
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Sarah Jenkins

From: Vera McElroy [REDACTED]
Sent: Thursday, 10 November 2022 4:53 PM
To: Customer Service
Subject: Objection to 9 Werambie St, Woolwich DA 2022187

To whom it may concern,

We are the owners of 4/13 Werrambie St, Woolwich. Myself and my husband have viewed the plans submitted to council for No 9 Werambie St, Woolwich DA 2022187.

- 1: We object on the grounds of, loss of views to the northwest and to the height and scale of the development.
- 2: A detailed viewing of the drawings was taken ,we can't reconcile the level of the new proposal when compared to the survey levels, the proposal appears to be 2-3 metres higher than permissible height limits of, 7.2 max wall height and max 8.5 max overall height from deemed existing natural ground.
- 3: The departure from the height controls will ultimately contribute to significant impacts with the loss of views. The bulk and scale of the development with overshadowing landscaping ,impacts on the streetscape and the overall scale of the development when viewed from the Lane Cove River will have a negative impact.
- 4: Woolwich has a sensitive urban/ suburban heritage fabric ,we feel this house is being over developed for the area and site.

It would also be good to view height poles on the site for all residences to view.

Regards

Vera McElroy & Andrew O'Connell

The General Manager
Hunters Hill Council
Alexandra Street
Hunters Hill NSW 2110



2nd November 2022

Re DA2022018 9 Werambie Street Woolwich NSW 2110

Dear General Manager,

In regard to DA approval for 9 Werambie Street, I would like to make the following submission.

- Lack of parking in Werambie Street is an ongoing issue for the residents. The trend for the residents to have multiple cars per household continues with the 11 units at 3 Werambie Street being an example. The street often has no parking available for residents.
- The major renovation of 1A Werambie Street a while ago saw building contractors often take a park that obstructed a driveway. They also often parked in front of garbage bins stopping them being emptied. One contractor would be asked to move only for another to turn up and park illegally again. At the end of that particular period of construction, council erected no parking signs Tuesday 6:00am – 1:00pm. Visitors to the street still frequently ignore these signs and stop garbage bins being emptied.

I would like council to consider approval for this DA to be contingent on no parking of contractor vehicles in Werambie street. There is plenty of parking available in The Point Road which is very wide and has parking available particularly around 7:00 am which is before those wanting to catch a ferry arrive by car.

This building project is by far the biggest building project undertaken in Werambie Street in the last 25 years that I have been a resident. The corner location with no space available on either side of the road for deliveries will automatically mean congestion in the street even without the many contractors who will be on site at any one time. Some degree of relief will be gained if contractors are not allowed to park in Werambie Street.

Yours sincerely



Andrew Curtin
4 Werambie Street
Woolwich NSW 2110

ITEM NO	: 2.3
SUBJECT	: 3PM 5 ELGIN STREET, WOOLWICH
STRATEGIC OUTCOME	: DEVELOPMENT APPLICATION, REGULATION AND MONITORING SERVICES ARE STREAMLINED
ACTION	: DEVELOPMENT APPLICATIONS (DAS) ARE PROCESSED IN ACCORDANCE WITH SERVICE STANDARDS
REPORTING OFFICER	: REAN LOURENS
DEVELOPMENT APPLICATION NO	20230140
PROPOSAL	DEMOLITION OF REAR GABLE ROOF, EXISTING POOL AND POOL ENCLOSURE, CONSTRUCTION OF NEW SKILLION ROOF, POOL, CABANA AND LANDSCAPING WORKS. VARIOUS MINOR ALTERATIONS.
APPLICANT	RAYMOND FUNG
OWNER	MR M & MRS L GUPTA & MR T & MRS A NAYYAR
DATE LODGED	1 NOVEMBER 2023

Ref:692873

1. DESCRIPTION OF PROPOSAL

The proposed development is for the minor internal and external alterations and additions to an existing dwelling. A detailed list of the proposed works are found below:

- Demolition of the existing pool enclosure and pool; and construction of a new pool and spa with a seating area, roof cover, cabana, and pool pump enclosure.
- Demolition of the gable roof over the rear bedroom to be replaced with a metal skillion roof.
- Demolition of the roof over the first floor terrace; and to be reframed off the existing main roof and rebuilt to be at the same slope of the existing but at a lower height.
- Removal of the central pier in the garage doorway and the replacement of the two single garage doors with a double garage door.
- Replacement of privacy screens on the first floor terrace with frosted glass screen at the same height.
- Replacement of all existing windows, doors, and balcony balustrades with new.
- Construction of a new timber framed awning and tiled landing at the entry.
- Various minor internal structural works, bathroom renovation and joinery renovation.
- New landscaping works including the re-paving of the existing driveway and installation of a rainwater tank.

2. DESCRIPTION OF SITE AND LOCALITY

The site is located at 5 Elgin Street, Woolwich, on Lot 2 DP 922941, and is located in an R2 Low Density Residential zone.

The site is rectangular in shape with a frontage of 16.76m along Elgin Street, eastern and western boundary of 30.48m. The site covers a total area of 510.96m².

The site is located within Hunters Hill Conservation Area No. 2 'The Peninsula' Significance: Local and a River Front Area.

The site contains an existing two storey rendered brick dwelling, with an enclosed swimming pool and attached garage.

The site is surrounded by a mixture of dwellings sizes and styles.

3. PROPERTY HISTORY

Not applicable.

4. REFERRALS

4.1 External Approval Bodies

Not applicable.

4.2 Public Works and Infrastructure

The proposed development was referred to the Councils Engineering consultant who advised by memo that there are no objections to the development and conditions of consent have been provided.

4.3 Heritage

The proposed development was referred to the Councils Heritage consultant who advised by memo outlining the following concerns:

1. Insufficient information has been provided to assess the application:
 - Materials, finishes and colours are required for every proposed new element. This is currently not the case. A coloured version of each elevation is required in order to see the exact disposition of colours.
 - The ceiling lining of the proposed new roof has not been provided and will be readily visible from the street.
 - Insufficient information has been provided to properly understand the appearance of the proposed entry awning. Detail drawings are required.
 - The appearance of the roof over the large front balcony has been insufficiently described. Detailed drawings are required.

- All new work must be coloured e.g. the proposed new doors to the existing dining, the proposed new balustrades and windows/doors, etc.

Comment:

The proponent has updated the existing architectural plans to detail the proposed changes. The updated plans have been submitted with this application.

2. The existing glazed balustrades to the sides of the large front balcony/terrace appear not to have been approved. Given this, the proposed addition of privacy film to the glass balustrade is not acceptable. Glass balustrades are not in keeping with the character of the HCA. The approved balustrades must be reinstated or an alternative sympathetic balustrade.

Comment:

The proposed work to the side balustrades located on the first-floor terrace have been removed from the scope of the DA.

3. The proposed replacement of the heavy metal privacy screen with a privacy screen comprised of frosted glass panels is not acceptable as glass balustrades are not in keeping with the character of the HCA.

Comment:

It is considered that the proposed replacement of the metal privacy screen with frosted glass panels along the first-floor terrace would positively impact on the HCA. The proposed glass panels will substantially lessen the visual impacts of the existing white screens, reducing the visual weight of the property.

From a heritage management perspective, any action that renders the existing building less heavy and solid when viewed from the street should be supported.

It is also noted that the surrounding development consists of a mixture of building sizes and designs with only three (3) dwellings considered to contribute to the HCA.

4. The garage door must be painted the same colour as the adjacent wall colour, or similar.

Comment:

The garage door will be painted a similar colour to the adjacent wall.

4.4 Parks and Landscape

The proposed development was referred to the Councils Landscape consultant who advised by memo that there are no objections to the development and conditions of consent have been provided.

5. ASSESSMENT UNDER S.4.15

5.1 State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy (Resilience and Hazards) 2021

The policy applies for the proposed development as its located in a Class 5 Acid Sulfate Soil area however, as the site has a longstanding history of residential use, it is unlikely to contain any contaminants that would preclude ongoing residential use.

State Environmental Planning Policy (Sustainable Buildings) 2022

The policy applies for the proposed development and a BASIX Certificate () has been lodged in support of the application.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 applies to the proposed development as it is located within a mapped River Front Area. However, the subject site is significantly setback from any river front/waterway and precautions will be taken during construction.

5.2 Regional Environmental Plans

Not Applicable.

5.3 Hunters Hill Local Environmental Plan 2012 (HHLEP)**Statutory Compliance Table**

The following table illustrates whether or not the proposed development complies with the relevant statutory controls of *Hunters Hill Local Environmental Plan 2012*.

COMPLIANCE WITH CURRENT STATUTORY CONTROLS	PROPOSED	CONTROL	COMPLIANCE
HEIGHT	10m 7.2m	8.5m 7.2m	NO (Existing) NO (Existing)
STOREYS	2 storey	2 storey	YES
LANDSCAPED AREA	56.6%	50%	YES
FLOOR SPACE RATIO	N/A	0.5:1	N/A

Clause 2.3 – 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 HHLEP 2012.

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.*

The proposed development is generally in keeping with the aims and objectives of the R2 Low Density Residential zone under the HHLEP 2012 and is compliant.

Clause 2.7 – Demolition Requires Development Consent

The proposed development is seeking consent for the demolition of the existing pool enclosure and pool, gable roof, and first floor terrace roof on the subject site.

Clause 4.3 – Height of Buildings

The maximum building height of the site is 8.5m. The existing dwelling height is 10m which does not comply with the height requirements. No changes to the existing height are proposed and all works will be less than the maximum dwelling height.

Clause 4.4 – Floor Space Ratio

The maximum FSR of the site is 0.5:1. The existing FSR is 0.74:1 which does not comply with the FSR requirements. The proposed development will result in a reduction of the FSR to 0.63:1 which is considered reasonable given the scope of works.

Clause 4.6 – Exceptions to Development Standards

The proposed development does not comply with the building height, landscaping, and FSR requirements listed under the HHLEP 2012. However, as these non-compliances are existing it is therefore considered that the proposed development is acceptable.

It is noted that the proposed development will positively contribute to the site and include an increase in landscaping, reduction of FSR and will not alter the existing building height.

Clause 5.10 – Heritage Conservation

The site is located within Hunters Hill Heritage Conservation Area No. 2 ‘The Peninsula’ Significance: Local under the HHLEP 2012. The proposed development was referred to the Hunters Hill Heritage Consultant who advised by memo outlining some concerns. These concerns have been listed and addressed previously within this report and found to be acceptable.

Clause 6.1 – Acid Sulfate Soils

The site is located within a Class 5 Acid Sulfate Soil area. However, as the site has a longstanding history of residential use, it is unlikely to contain any contaminants that would preclude to ongoing residential use.

Clause 6.2 – Earthworks

The proposed development will involve considerable earthworks through cut and fill of the existing and proposed swimming pool. The application was referred to the Councils Engineering consultant who assessed all relevant sections under this clause and found the development to be suitable. Conditions of consent have also been provided and precautions will be taken during construction to avoid any adverse impacts on the site and surrounding sites.

Clause 6.3 – Stormwater Management

The proposed development will include the installation of stormwater infrastructure during construction and adequate permeable surfaces will be available.

Clause 6.7 – Development on River Front Areas

The proposed development has been designed to ensure that no views or items of significance will be impacted. The proposed development will blend in with the surrounding area and positively contribute to the locality.

Clause 6.9 – Landscaped Area

The minimum landscaped area of the site is 50%. However, under subclause 4 of clause 6.9, it states:

‘Despite subclause (2), the minimum landscaped area may be reduced by not more than 33% for the purpose of accommodating a pathway, a patio, a terrace, or a pool (if the pool has an area of less than 40 square metres), but only if the proposed development would be consistent with the objectives of this clause.’

As the proposed development will include the installation of a swimming pool and footpath, the required landscaped area may be reduced to 33%. The existing landscaped area of the site is 29.3% which is non-compliant with the requirements. However, the proposed development will provide for an increased landscaped area, resulting in a total of 33.6% which is consistent with the requirements under this clause. It is therefore considered that the proposed development is acceptable.

5.4 Hunters Hill Development Control Plan 2013 (HHDCP)

Part 2.2 – Planning Policy – All Development

The objectives of Planning Policy, All Development are:

- *Conserve and enhance character and environmental identity of the hunters Hill Municipality by the appropriate use and development of land, existing buildings and structures.*

- *Maintain and enhance qualities of existing buildings and structures, tree covered streetscapes and scenically prominent landscape settings which are important elements of this Municipality's heritage, scenic quality and environmental identity.*
- *Complement provisions of the Hunters Hill LEP 2012 to ensure that future development does not detract from existing character of landscape settings, streetscapes. Residential gardens and buildings which contribute to this Municipality's heritage, scenic quality and environmental identity.*

The proposed development is generally compliant with the requirements under *Clause 2.3* of the HHLEP 2012 and the HHDCP 2013.

Part 2.3 – Trees & Vegetation

The proposed development will involve the removal of three (3) hedge plants less than 3m in height located along the western side boundary. The proposal provides a new landscape plan which will involve new planting throughout the site which will soften the visual impacts of the dwelling.

Part 2.4 – Heritage Conservation

The site is located within Hunters Hill Heritage Conservation Area No. 2 'The Peninsula' Significance: Local under the HHLEP 2012. The proposed development was referred to the Hunters Hill Heritage Consultant who advised by memo outlining some concerns. These concerns have been listed and addressed previously within this report and found to be acceptable.

Part 3.3 – Dwelling Houses

The existing dwelling is considered relatively excessive in size and bulk. The proposed development will not alter its building form. It is noted that the proposed development will help to soften the built form by providing a reduced first floor terrace roof and replacement of existing privacy screening with glass panels along the front boundary terrace. These changes are considered acceptable.

The proposed development will not alter the existing setbacks.

The proposed development will provide a total landscaped area of 56.6% which is compliant with clause 6.9 of the HHLEP 2012.

Part 3.5 – Residential Amenity

The proposed development is not expected to result in any adverse visual, acoustic, overshadowing or view sharing concerns. Screens and frosted glass will be utilized throughout the site to prevent potential privacy concerns.

Part 3.6 – Garages & Carports

The proposed development will not alter the existing garage location and form but will include minor alterations including the demolition of an internal pier, replacement of two (2) existing garage doors with one (1) and repainting of exterior.

Part 5.3 – Car Parking & Vehicle Access

The proposed development will not alter the existing car parking and vehicle access provisions.

Part 5.4 – Sediment & Erosion Control

The proposed development will involve considerable earthworks for the cut and fill of the existing and proposed swimming pool. It is considered that the appropriate conditions of consent will be imposed to ensure control measures are implemented during the construction process.

Part 5.5 – Stormwater Management

The proposed development will provide the required stormwater infrastructure and ensure adequate permeable surfaces are available.

Part 5.7 – Waste Management

It is considered that the appropriate conditions of consent will be imposed to ensure control measures are implemented during the construction process.

5.5 Draft Amendments to Statutory Controls

Not applicable.

6. THE LIKELY IMPACTS OF THE DEVELOPMENT

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.

7. ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

In accordance with the Council's Consolidated Development Control Plan the proposed development was notified for a period of 14 days. The proposed development underwent two

(2) notification periods with the first ending 21 November 2023. Three (3) submissions were received during this period.

The amended design was also notified until 7 March 2024, with only two(2) submissions received during this period.

All concerns raised in the submissions are addressed below.

NOTIFICATION REQUIRED	YES
NUMBER NOTIFIED	22
SUBMISSIONS RECEIVED	
Mr SB Dive and Mrs MJ Dive 7 Elgin Street, Woolwich	
CONCERNS RAISED	COMMENT
Non-compliance with height, scale, and landscape controls.	<p>The existing dwelling is non-compliant with the HHLEP height controls. It should be noted that the landscaping provision is currently approximately 60%, which is compliant with Council's requirements.</p> <p>The floor space ratio requirement is therefore not applicable to the proposal as the height will not be altered and the landscaped areas still comply with the relevant controls.</p> <p>It is therefore considered that the proposed amendments are acceptable as it will not result in additional impacts from a building height or landscape amenity perspective.</p>
Privacy concerns of proposed glass balustrades.	<p>Amended architectural plans have been provided, showing that all proposed glass balustrades to the front on the building will be frosted to maintain privacy for the existing dwelling and surrounding properties. However the side balustrade on the front balcony is proposed to remain unchanged.</p> <p>As the proposed changes will make this a more attractive area to congregate, it is considered that the imposition of a requirement to provide frosted glass along the eastern and western extents of the balcony is justified. A condition of consent has been included to this effect.</p>
Privacy / amenity issues resulting from changes to the eastern balcony	The proposal does not include changes to the size of the balcony or glazing. It is therefore

	<p>considered that the proposed changes will not add to amenity issues.</p> <p>Further, the smaller door opening (in place of the current bifold doors) will provide reduce the acoustic impacts stated in the submission.</p>
Relocation of the water tank.	The relocation of the water tank will be adequacy screened by vegetation and will not be visible from the street. It is further considered that the tank will also not have a significant impact on the amenity of neighbouring properties.
Vegetation removal.	The proposed vegetation removal is considered acceptable and will involve the planting of new trees and vegetation throughout the property which will provide adequate privacy screening. It is therefore considered acceptable.
SUBMISSIONS RECEIVED Mr A Di Giovanni & Ms S Chen 14A Alfred Street, Woolwich	
CONCERNS RAISED	COMMENT
Overshadowing concerns from proposed cabana.	The proposed development will not result in increased overshadowing on adjoining properties. All additional overshadowing will be limited to the development site.
Acoustic concerns from proposed cabana.	The proposed cabana is unlikely to result in an increase of acoustic concerns. The cabana will be located near the existing pool/entertainment area set to be demolished and conditions of consent will also be included as part of the development to manage noise levels associated with the pool pump and equipment.
Property does not comply with FSR requirements.	The proposal will not result in an increase the floor space of the proposal and, as stated previously, the floor space ration provision is considered to not apply to the proposal.
Height of proposed trees impacting sunlight and rain gutters.	A condition of consent has been included to provide an amended landscape plan to Council prior to the issue of a Construction Certificate that will require the applicant to amend the landscape plan to provide trees no higher than 4m along the rear boundary of the site.

Issues associated with stormwater runoff	The proposal was assessed by Council's engineering section and found to be adequate for the proposal development.
SUBMISSIONS RECEIVED	
Doug Tucker 16 Alfred Street, Woolwich	
CONCERNS RAISED	COMMENT
Clarification of proposed trees.	As stated above, an amended landscape design will be provided to Council prior to the commencement of construction.
Insufficient overshadowing diagrams provided.	The proposed development will not result in increased overshadowing on adjoining properties. All additional overshadowing will be limited to the development site. Pursuant of the HHDCP 2013, development applications are only required to provide overshadowing diagrams during the winter solstice (June).
Clarification of Window 4 on the upper level.	The proposed changes will result in a louvred window on the upper level. The window is located a significant distance from the rear boundary and will not result in any privacy or amenity issues.
Location and acoustic concerns of the pool pump and filter equipment.	The location of the pool pump and pool equipment will be significantly setback from 16 Alfred Street. Conditions of consent will also be included as part of the development to manage noise levels.

8. CONCLUSION

It is considered that the proposed works for the alterations and additions to an existing dwelling are consistent with the provisions of sections section 4.15(1) of the EP&A Act 1979.

9. RISK ASSESSMENT

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

10. 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. The proposed development is considered suitable for the site and will uphold the aims and objectives listed above.

RECOMMENDATION

Pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, Development Application No. 2023/0140 at 5 Elgin Street, Woolwich be approved subject to the following conditions:

CONDITIONS OF CONSENT

GEN0 GEN1

GEN3

Drawing Number	Drawn By	Plan Dated
Ground Floor Demolition Plan, Dwg. A1.15, Rev 3	Peg & Ray Architects	18/10/2023
First Floor Demolition Plan, Dwg. A1.16, Rev 3	Peg & Ray Architects	18/10/2023
Attic Demolition Plan, Dwg. A1.17, Rev 3	Peg & Ray Architects	18/10/2023
Existing Elevations, Dwg. A1.20, Rev 3	Peg & Ray Architects	18/10/2023
Existing Elevations, Dwg. A1.21, Rev 3	Peg & Ray Architects	18/10/2023
Ground Floor Plan, Dwg. A2.01, Rev 3	Peg & Ray Architects	18/10/2023
First Floor Plan, Dwg. A2.02, Rev 3	Peg & Ray Architects	18/10/2023
Attic Floor Plan, Dwg. A2.03, Rev 3	Peg & Ray Architects	18/10/2023
Elevations, Dwg. A3.01, Rev 4	Peg & Ray Architects	14/12/2023
Elevations, Dwg. A3.02, Rev 4	Peg & Ray Architects	14/12/2023
Sections, Dwg. A4.01, Rev 3	Peg & Ray Architects	18/10/2023
External Finishes, Dwg. A5.02, Rev 3	Peg & Ray Architects	14/12/2023
External Finished, Dwg. A5.03, Rev 1	Peg & Ray Architects	14/12/2023
External Finished, Dwg. A5.04, Rev 1	Peg & Ray Architects	14/12/2023
Elevation Details, Dwg. A5.05, Rev 1	Peg & Ray Architects	14/12/2023
Landscape Plan, Dwg. L-01, Rev C	Mahony Group	10/12/2023

GEN5, GEN6, GEN7

GEN(SP)

- The following new trees must be installed prior to the issuing of the Occupation Certificate.

No of Trees	Species	Location	Minimum container size at purchase
3	Oleaceae	As per the Landscape Plan (prepared by Mahony Group, dwg no L-01, dated 24.10.2023)	100L
3	Elaeocarpus eumundii	As above	45L

- New trees must be grown in accordance with the AS2303 Australian Standard Tree stock for landscape use 2018 and meet the requirements of this standard at the time of planting.

3. New trees must be planted in natural ground with adequate soil volume. Planter boxes will not be accepted for tree planting.
4. New trees must be appropriately located away from existing buildings and structures.
5. New landscape plantings must be maintained in a healthy condition for an establishment period of two (2) years. Maintenance includes watering, weeding, pest and disease control and any other operations required to maintain the plantings in a healthy condition.
6. Tree maintenance must be implemented and complied with immediately following the tree planting, and until the trees reach a minimum height of 5m.
7. If the newly planted trees fail to establish or do not reach a height of 5m, they must be replaced with trees of comparable qualities and container size of [insert] litres.
8. The conditions of this consent will apply to all replacement trees, including the maintenance and reporting which re-starts at each replanting event.

PCC0, PCC1, PCC2(\$1,075), PCC3(\$2,515), PCC5(\$4,301),

PCC10

The following privacy devices are to be provided:

- (a) Frosted glass or privacy screens shall be attached to the entire glass balustrades on the eastern and western sides of the balcony along the road frontage with Elgin Street.

Note: louvers are required to be fixed at angle to avoid overlooking of neighbouring properties.

Plans and specifications 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 building plans and specifications submitted, referenced fully satisfy the requirement of this condition.

PCC11, PCC12(A1372546_01), PCC16, PCC18, PCC20, PCC21, PCC32,

PCC34

The landscape plan (prepared by Mahogany Group, dated 10/12/2023) must be amended as follows to provide an appropriate landscaped setting:

- (a) The three (3) x *Oleaceae* trees must be replaced by appropriate species that will reach a maximum mature height of no higher than 4m.

An amended landscaped plan 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.

PCC40, PCC73 PCC76

PCC(SP)

A qualified plumber is to assess the existing absorption trench system and verify that it is in good working order and can dispose of the stormwater being collected by it effectively.

The plumber is to issue a Compliance Certificate certifying this and which is to be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

PCW0, PCW1, PCW2, PCW3, PCW4, PCW15

CSI0, CSI1, CSI3

DEM0, DEM1, DEM3, DEM4, DEM6, DEM7, DEM8, DEM9, DEM10, DEM11, DEM12

CON0, CON1, CON2, CON4, CON5, CON11, CON13, CON14, CON17, CON23, CON28, CON41, CON42, CON43, CON44, CON45, CON47

POC0, POC1, POC4, POC7, POC8, POC11, POC24, POC28

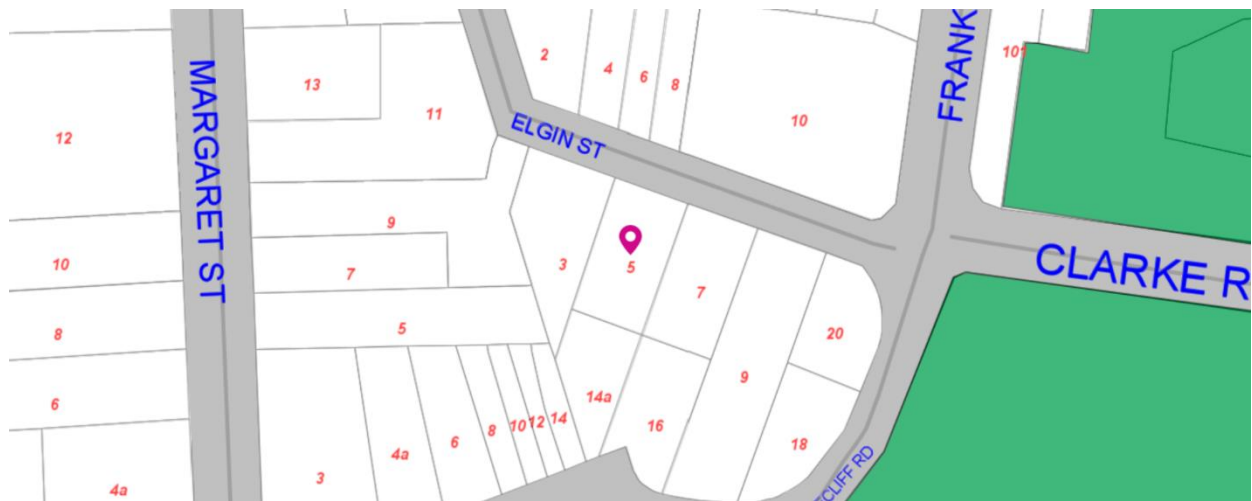
POC70

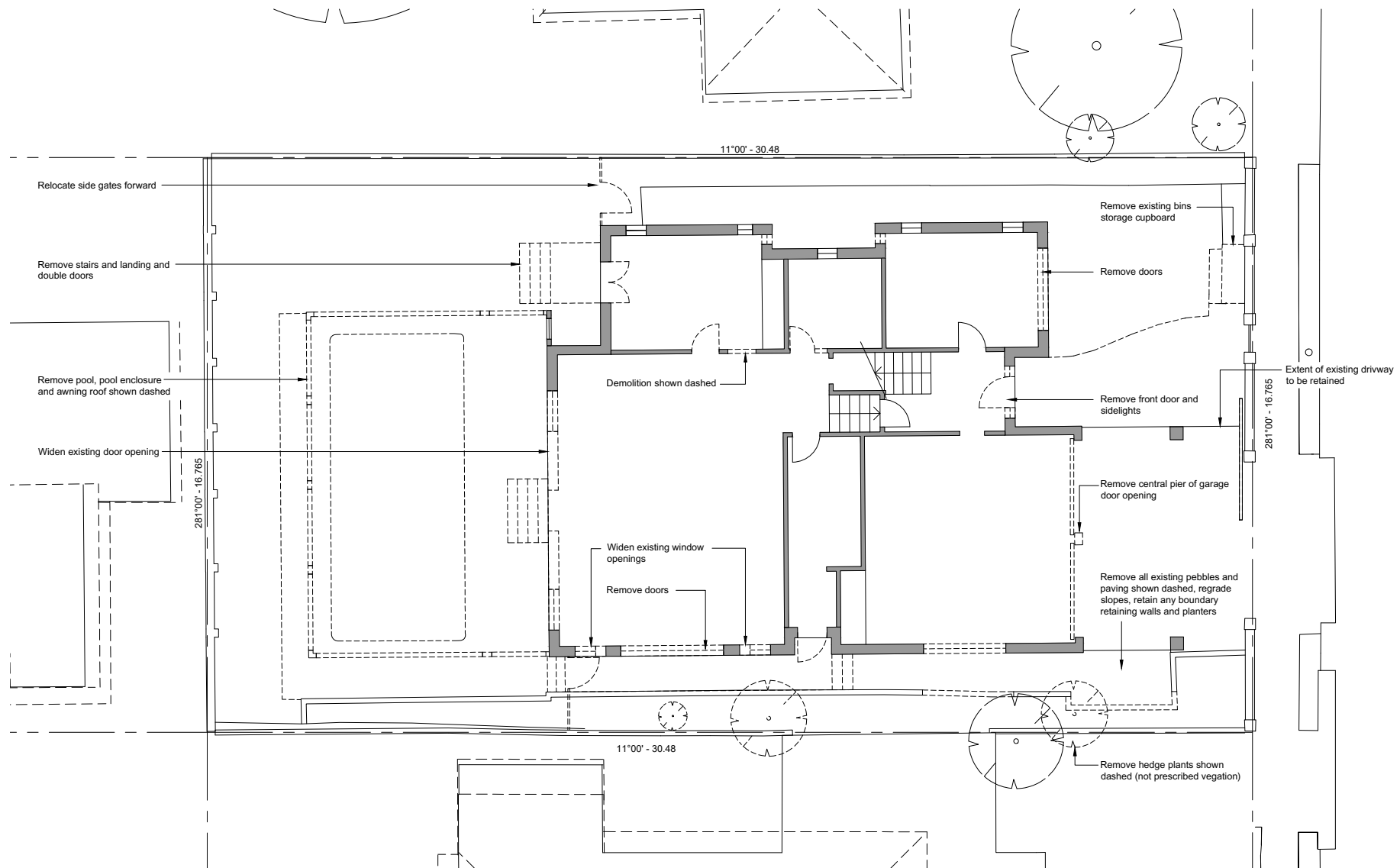
Stormwater	PAC Consulting	Stormwater Management Plan, revision 1, dated 16/05/23	SW-00, SW-01, SW-02, SW-03
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POC75

ATTACHMENTS

1. Map [↓](#)
2. Plans [↓](#)
3. Submissions (original) [↓](#)
4. Submission (amended plans) [↓](#)





Notes

- Demolition to be carried out in accordance with AS2601-2001 *The Demolition of Structures*.
- Run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on the land surrounding the development must be implemented by:
 - (i) diverting uncontaminated run-off around cleared or disturbed areas, and
 - (ii) erecting a silt fence to prevent debris escaping into drainage systems and waterways, and
 - (iii) preventing tracking of sediment by vehicles onto roads, and
 - (iv) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot

FOR APPROVAL

5 Elgin Street
Ground Floor Demolition Plan

3	18.10.23	Issued for DA	RF
2	12.10.23	For review	RF
1	06.10.23	For review	RF
Revision	Date	Description	Initial

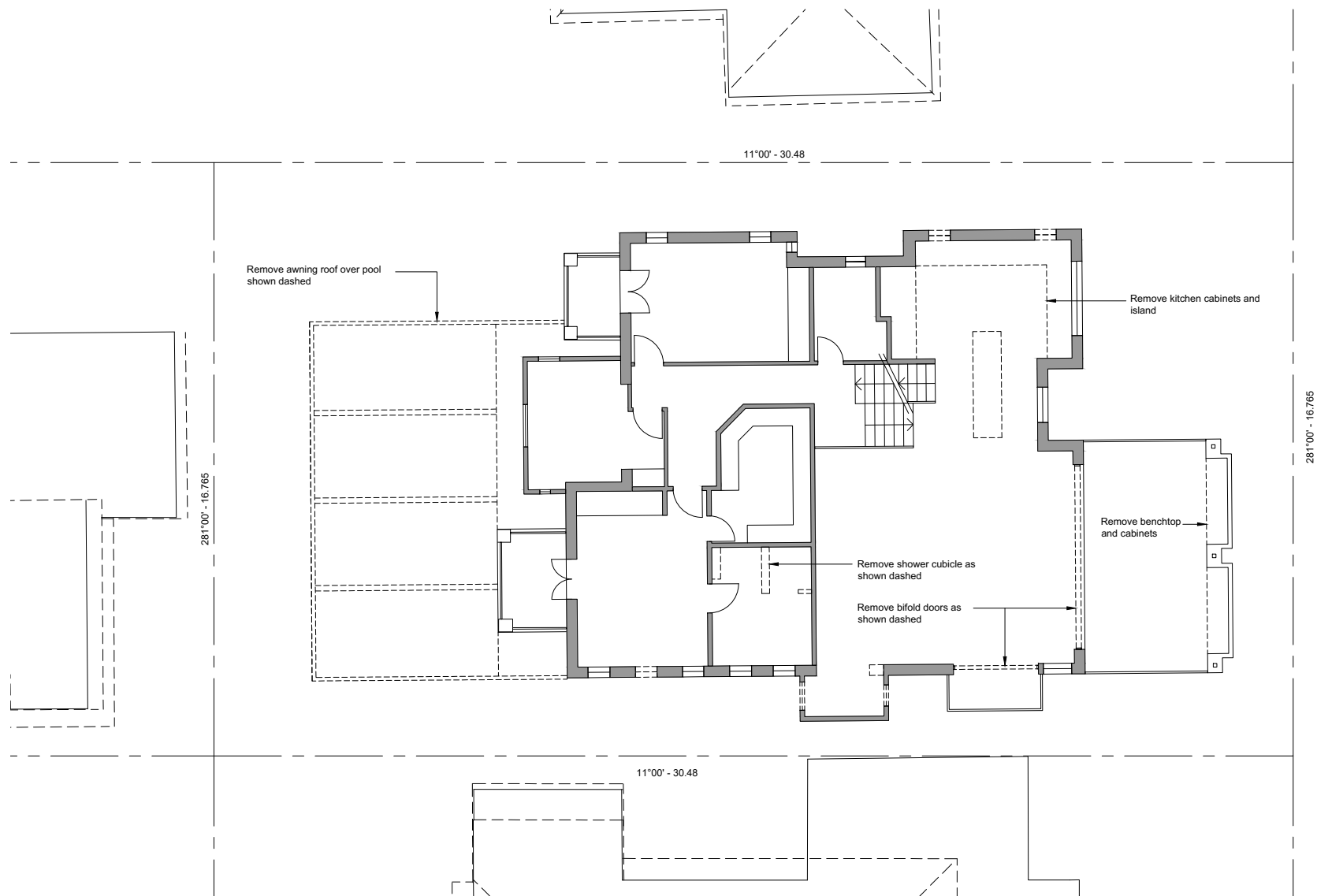
Check all dimensions and site conditions prior to commencement of any work, the purchase or setting of any materials, fittings, plant, services or equipment and the preparation of any drawings and/or the fabrication of any components.
Do not scale drawings - refer to figure dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
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Scale	1:100 @ A3
Drawn	RF
Status	Development Application
Plot Date	18.10.23
Plot File	
Drawing No.	A1.15
(Revision)	3

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NSW Architect Registration 8512



Notes

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- Run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on the land surrounding the development must be implemented by:
 - (i) diverting uncontaminated run-off around cleared or disturbed areas, and
 - (ii) erecting a silt fence to prevent debris escaping into drainage systems and waterways, and preventing tracking of sediment by vehicles onto roads, and
 - (iv) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot

FOR APPROVAL

5 Elgin Street
First Floor Demolition Plan

3	18.10.23	Issued for DA	RF
2	12.10.23	For review	RF
1	06.10.23	For review	RF
Revision	Date	Description	Initial

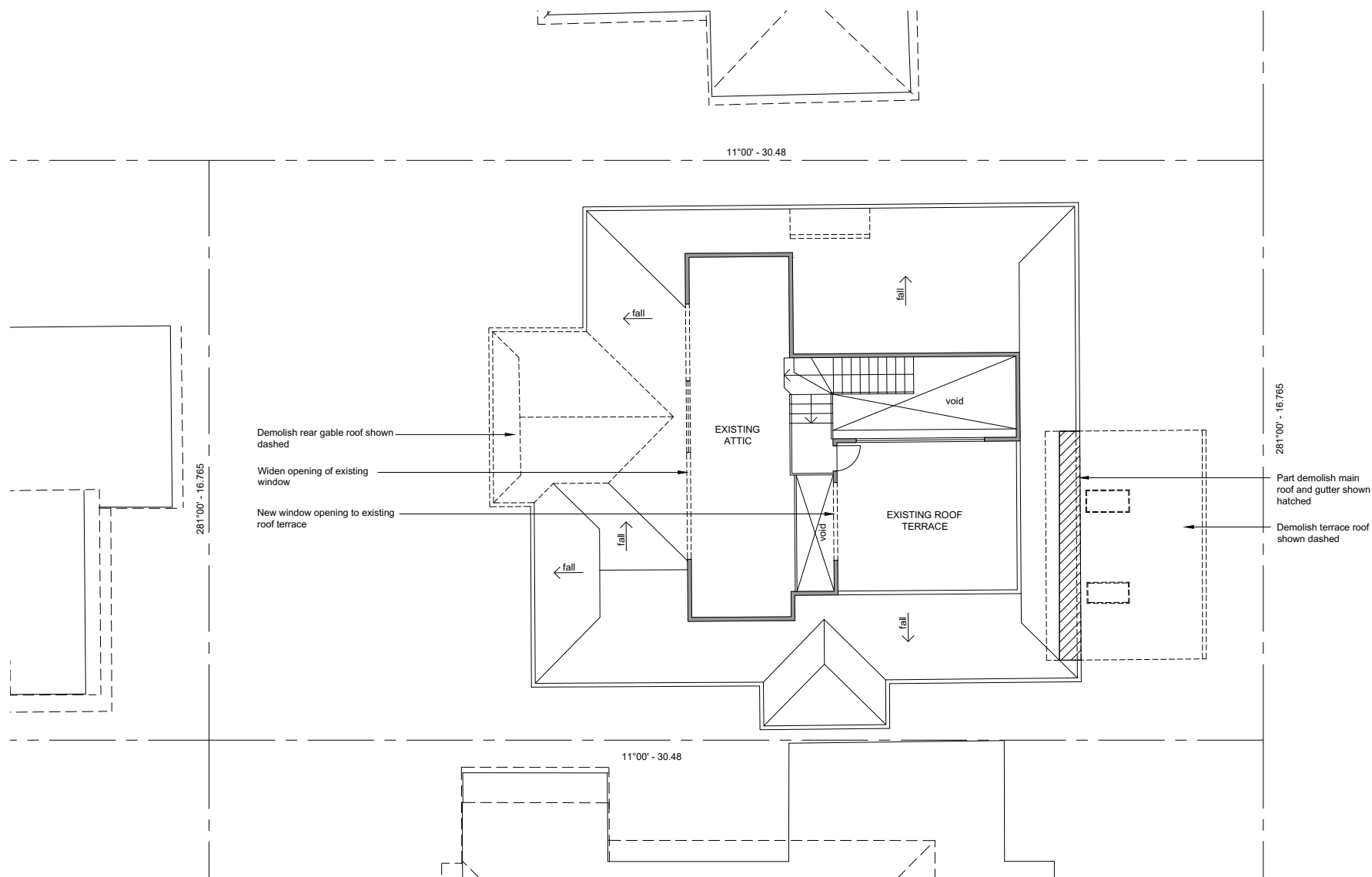
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Scale	1:100 @ A3
Drawn	RF
Status	Development Application
Plot Date	18.10.23
Plot File	
Drawing No.	A1.16
[Revision]	3

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- Run-off and erosion controls to prevent soil erosion, water pollution or the discharge of loose sediment on the land surrounding the development must be implemented by:
 - (i) diverting uncontaminated run-off around cleared or disturbed areas, and
 - (ii) erecting a silt fence to prevent debris escaping into drainage systems and waterways, and
 - (iii) preventing tracking of sediment by vehicles onto roads, and
 - (iv) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot

FOR APPROVAL

5 Elgin Street
Attic Demolition Plan

3	18.10.23	Issued for DA
2	12.10.23	For review
1	06.10.23	For review
Revision	Date	Description

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Scale	1:100 @ A3
Drawn	RF
Status	Development Application
Plot Date	18.10.23
Plot File	
Drawing No.	A1.17
[Revision]	3

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5 Elgin Street
Existing Elevations

3	18.10.23	Issued for DA
2	12.10.23	For review
1	06.10.23	For review
Revision	Date	Description

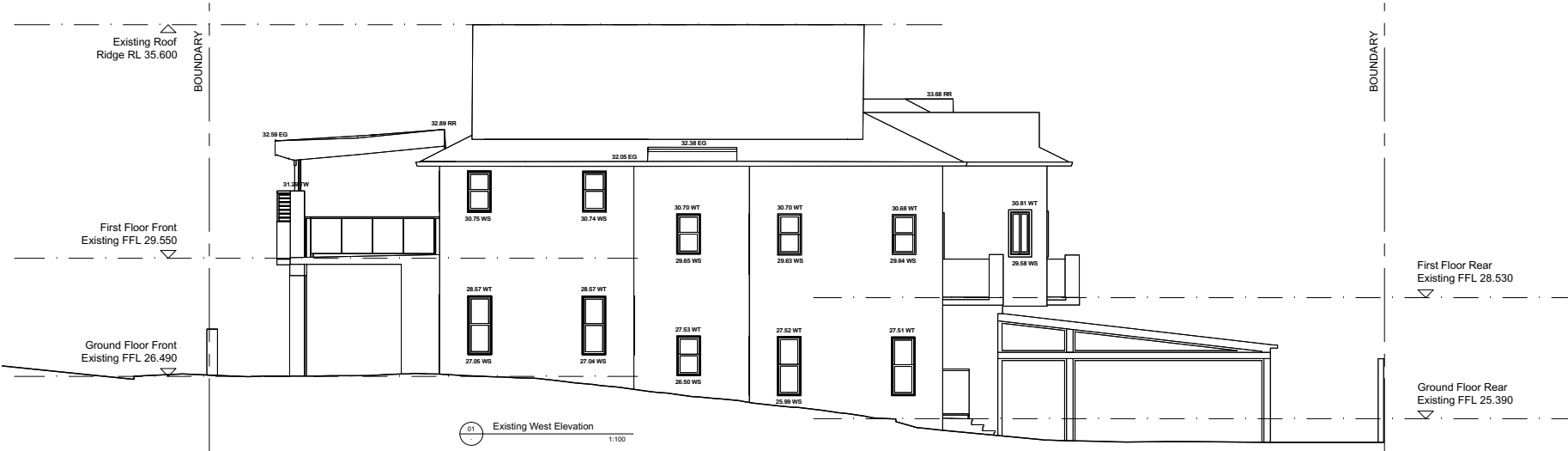
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Scale	1:100 @ A3
Drawn	RF
Status	Development Application
Plot Date	18.10.23
Plot File	
Drawing No.	A1.20
[Revision]	3

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5 Elgin Street
Existing Elevations

3	18.10.23	Issued for DA RF
2	12.10.23	For review RF
1	06.10.23	For review RF
Revision	Date	Description Initial

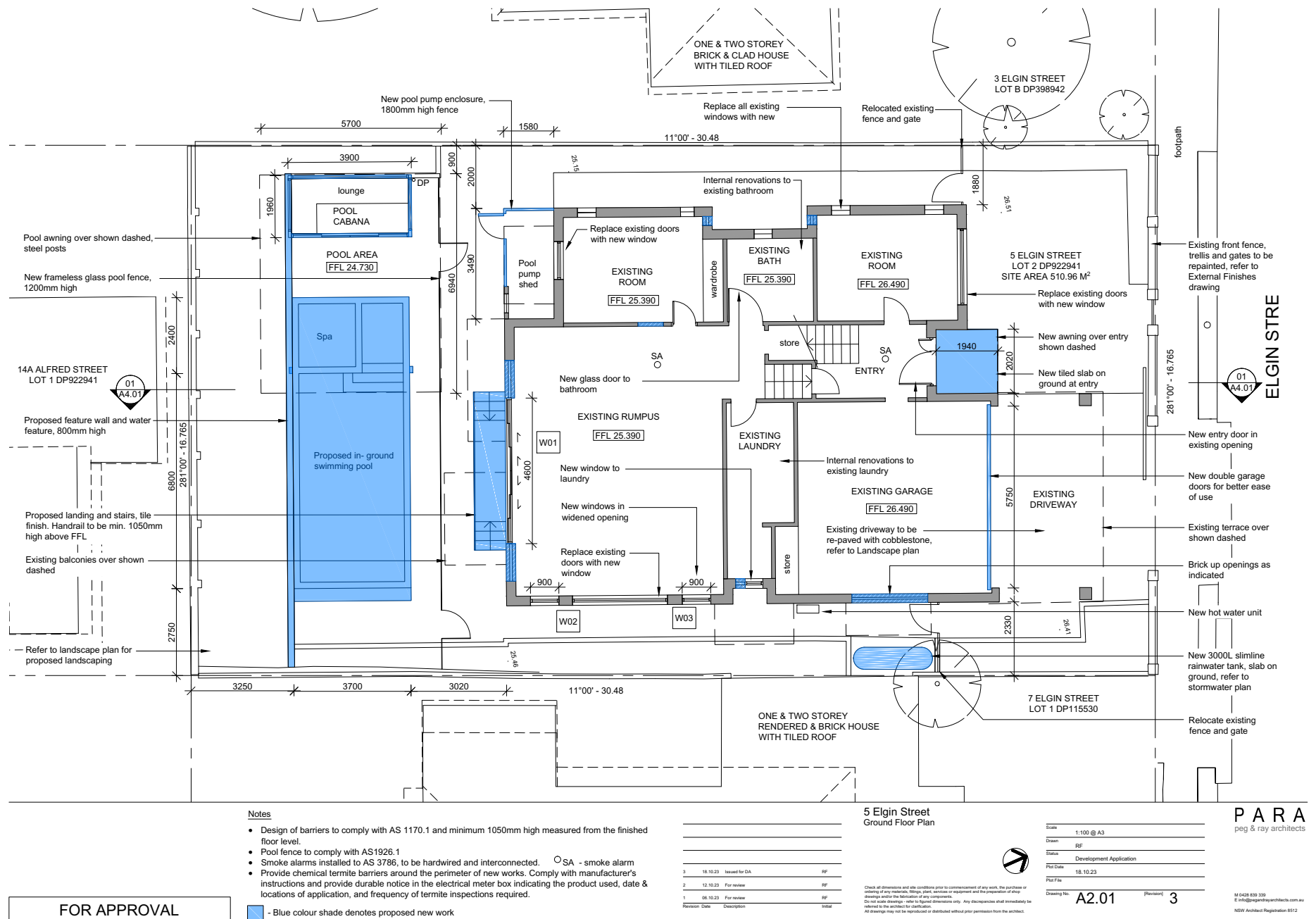
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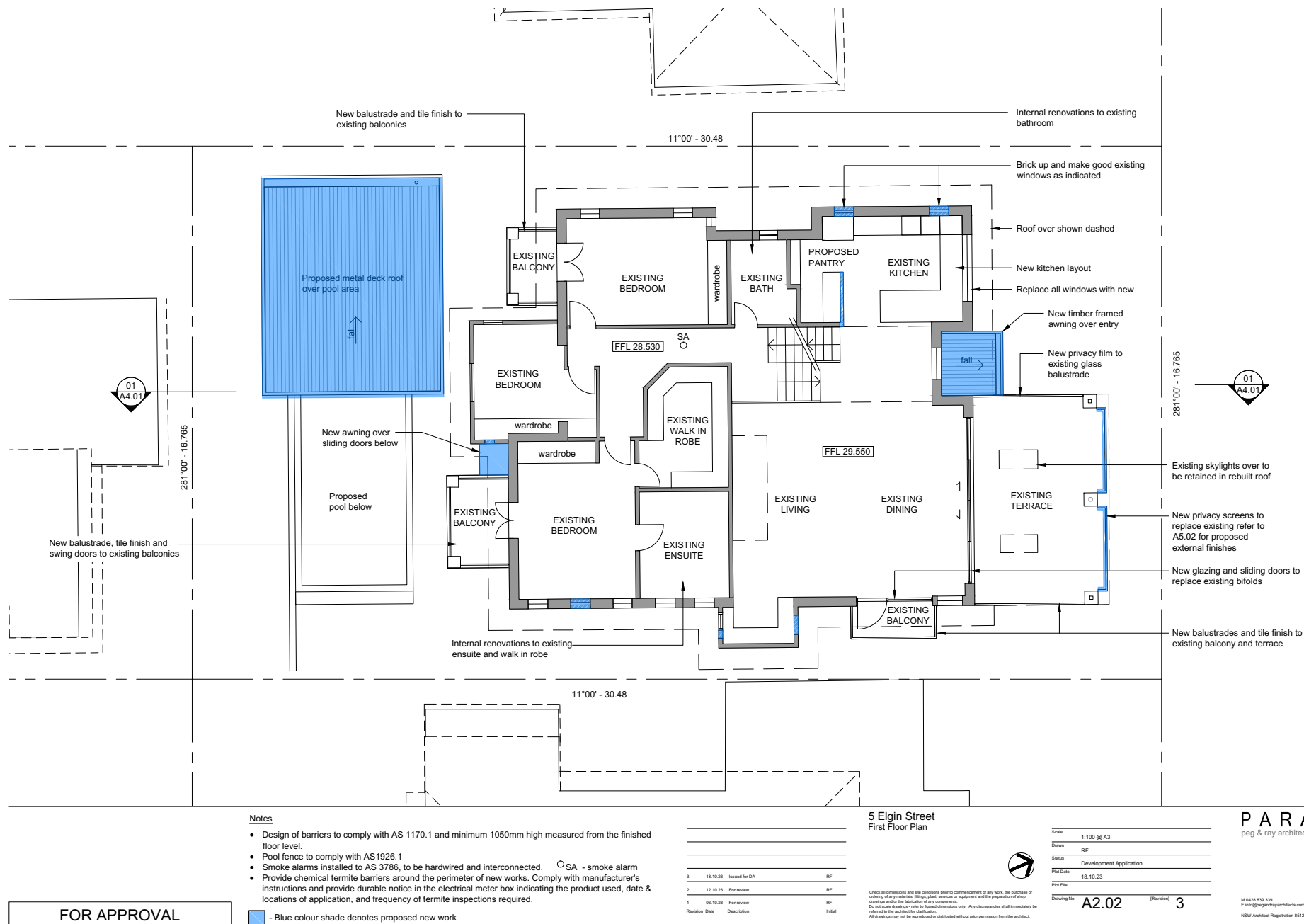
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Drawn	RF
Status	Development Application
Plot Date	18.10.23
Plot File	
Drawing No.	A1.21
[Revision]	3

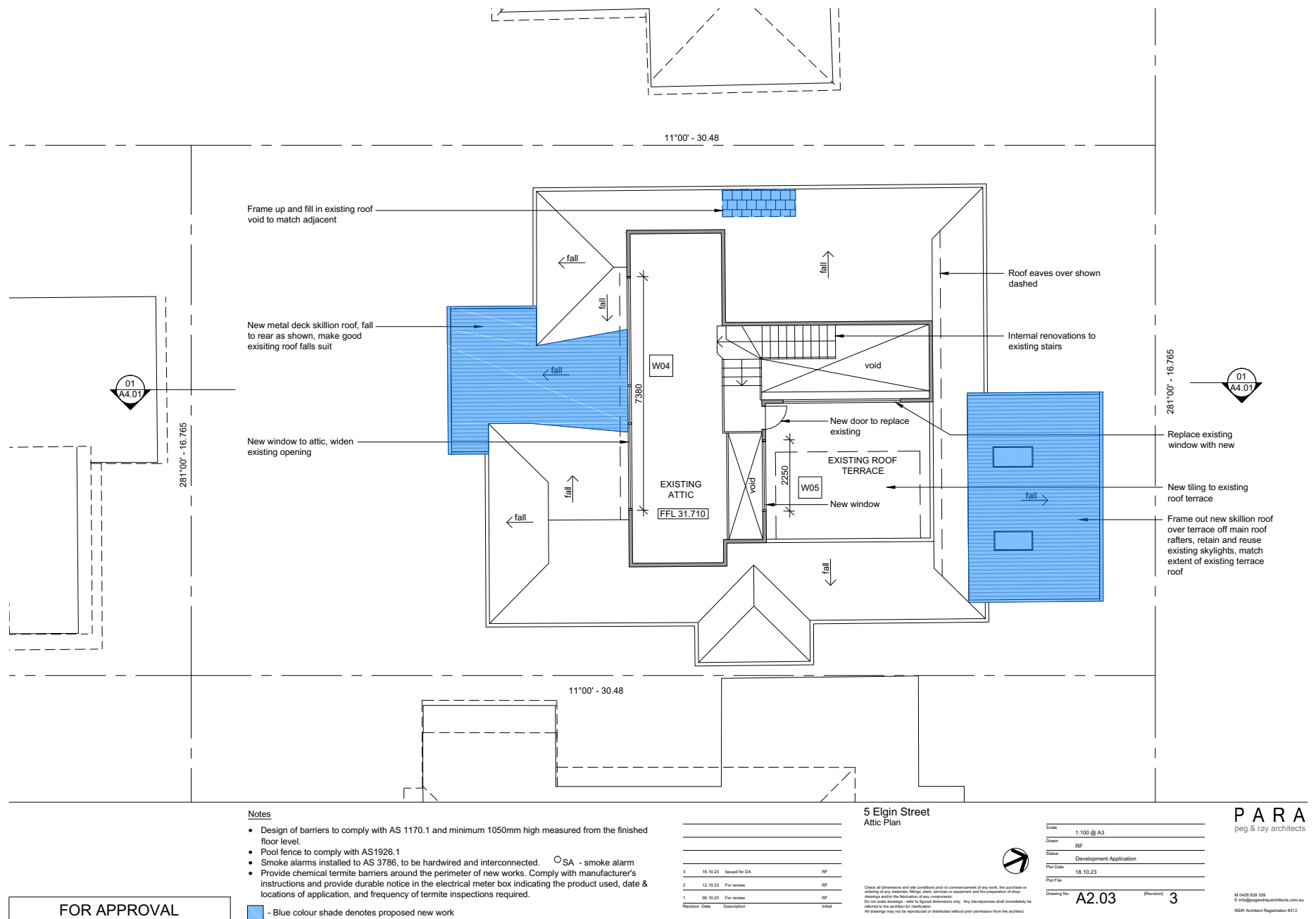
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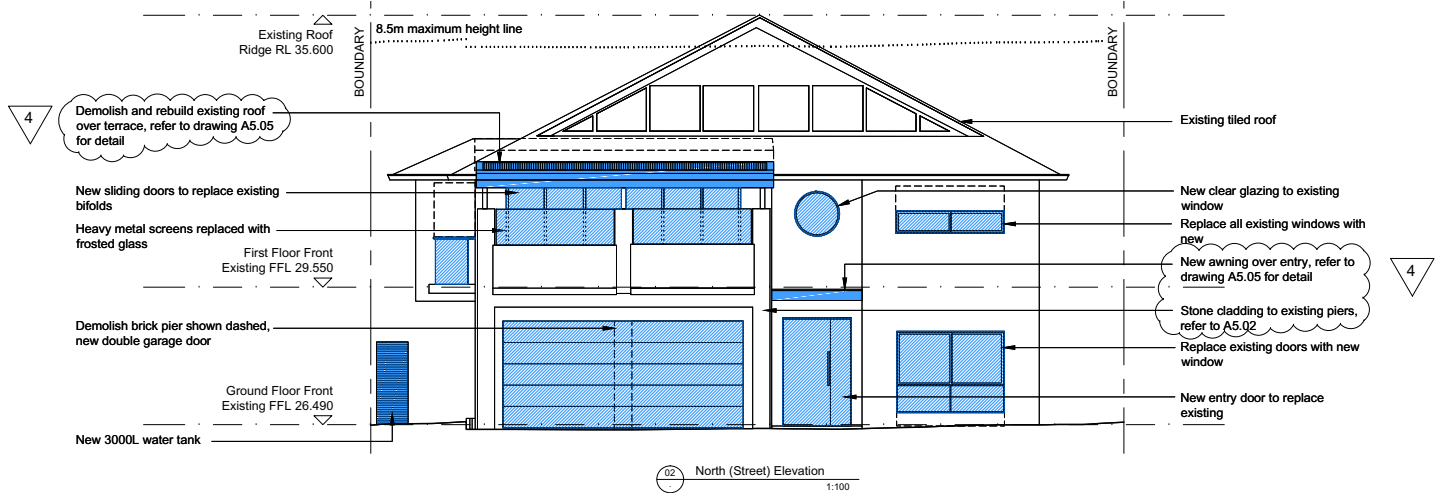
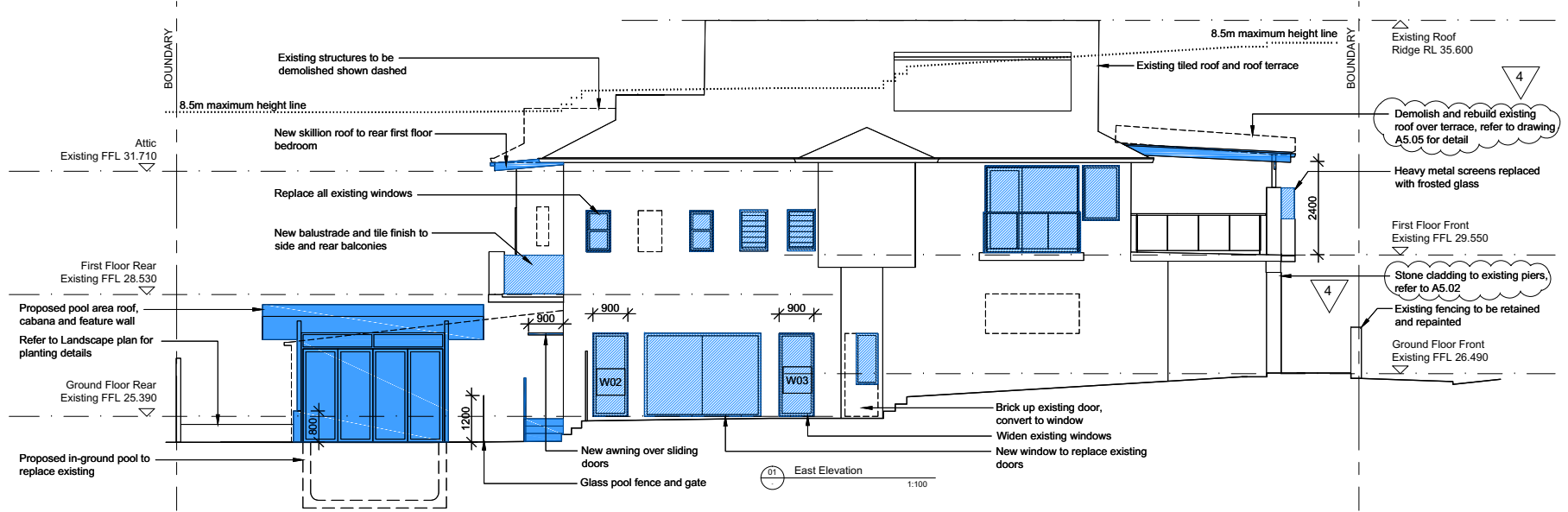
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5 Elgin Street Elevations

Revision	Date	Description	Initial
4	14.12.23	Amended for DA	RF
3	18.10.23	Issued for DA	RF
2	12.10.23	For review	RF
1	06.10.23	For review	RF

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Scale	1:100 @ A3
Drawn	RF
Status	Development Application
Plot Date	14.12.23
Plot File	
Drawing No.	A3.01
(Revision)	4

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FOR APPROVAL

5 Elgin Street
Elevations

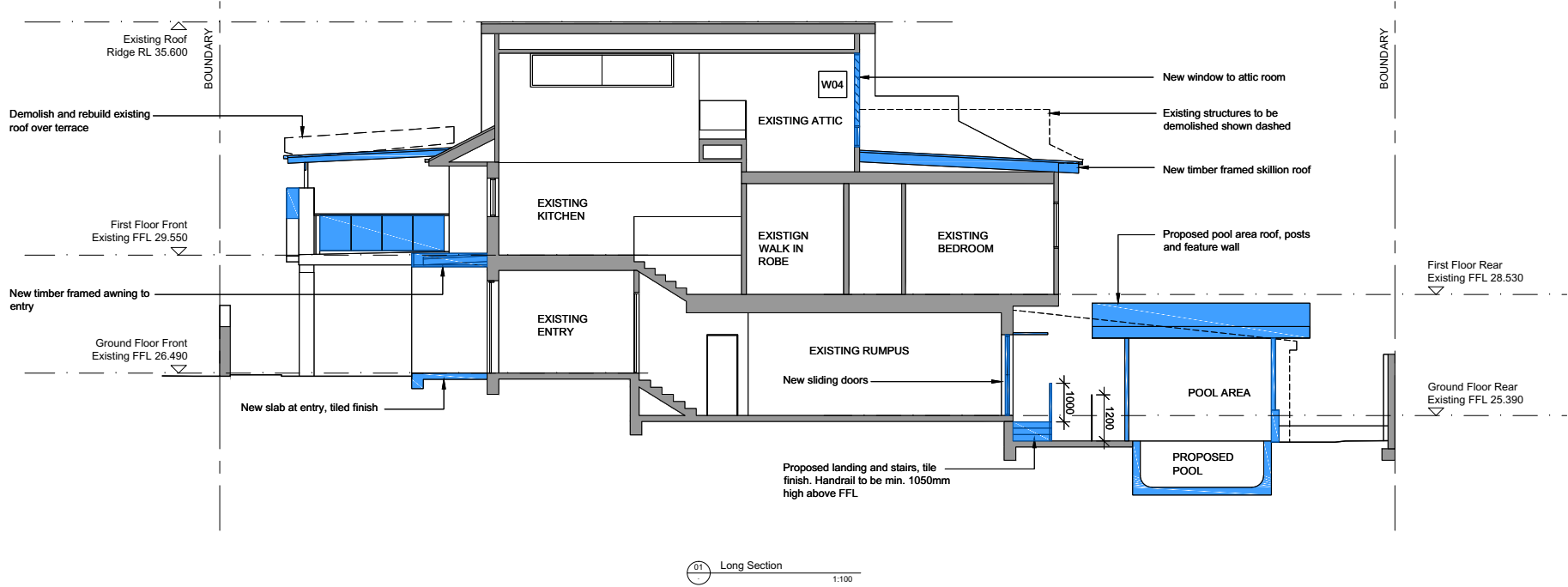
Revision	Date	Description	Initial
4	06.12.23	Amended for DA	RF
3	18.10.23	Issued for DA	RF
2	12.10.23	For review	RF
1	06.10.23	For review	RF

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Scale	1:100 @ A3
Drawn	RF
Status	Development Application
Plot Date	06.12.23
Plot File	
Drawing No.	A3.02
[Revision]	4

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FOR APPROVAL

5 Elgin Street
Sections

3	18.10.23	Issued for DA	RF
2	12.10.23	For review	RF
1	06.10.23	For review	RF
Revision	Date	Description	Initial

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Scale
1:100 @ A3

Drawn
RF

Status
Development Application

Plot Date
18.10.23

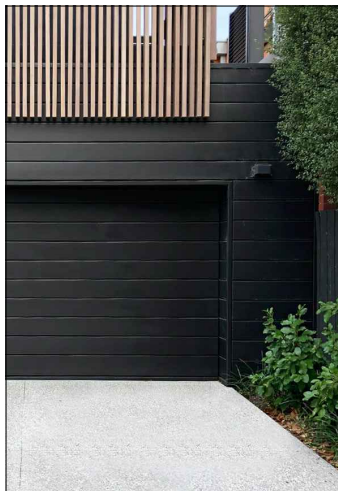
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Drawing No.
A4.01

[Revision]
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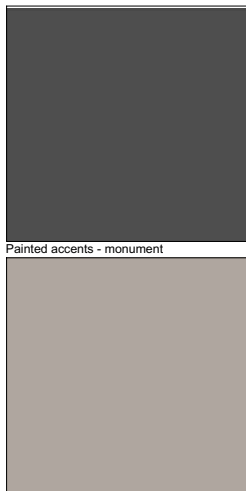
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NSW Architect Registration 8512



Garage door - similar colour to adjacent walls



Cement render to walls



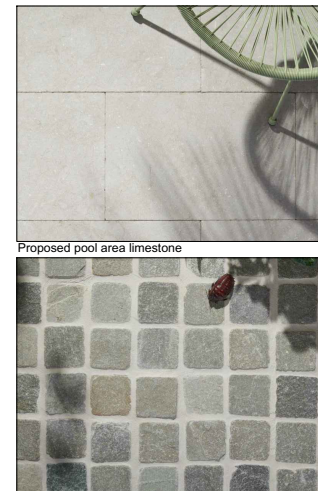
Painted render - dune



Window frames - powdercoat black



Proposed stackstone cladding to terrace piers



Proposed driveway cobblestone

Notes

- Paint colours and finishes shown on renderings and reproduced photographs are representative only. Actual colours may vary from electronic reproductions in appearance and sheen level. Refer to the actual product or colour samples specified if colour accuracy is required.

FOR APPROVAL

3	14.12.23	Amended for DA
2	18.10.23	For review
1	06.10.23	For review
Revision	Date	Description

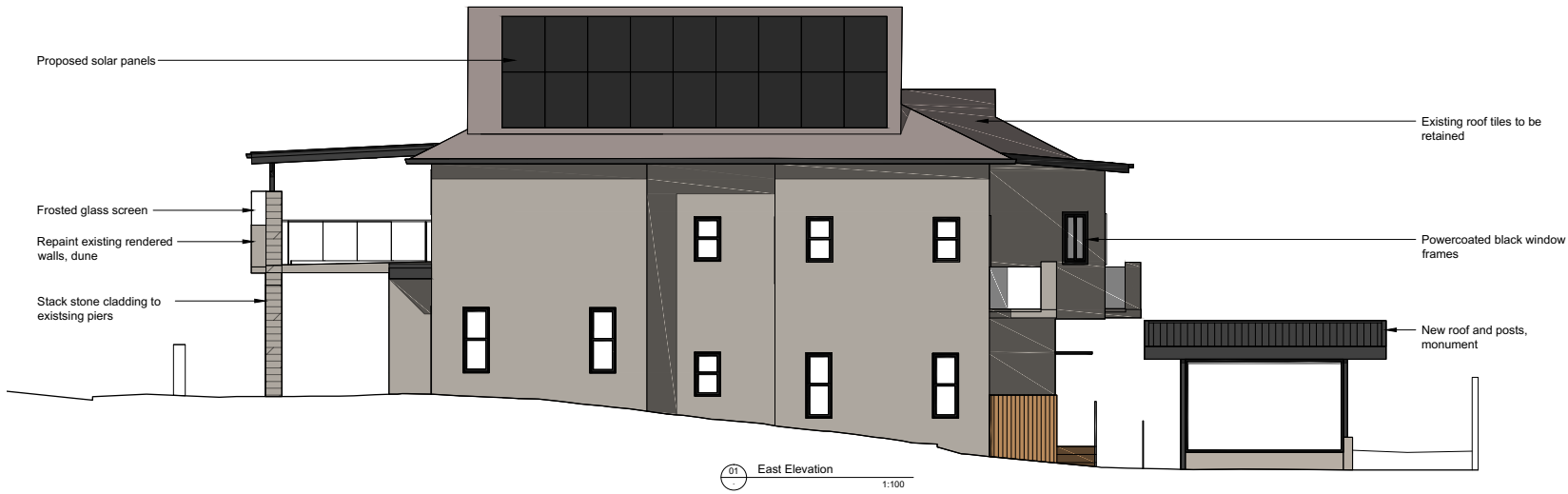
5 Elgin Street
External Finishes

Check all dimensions and site conditions prior to commencement of any work, the purchase or setting of any materials, fittings, plants, services or equipment and the preparation of any drawings and/or the fabrication of any components.
Do not scale drawings - refer to figure dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
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Scale	NTS
Drawn	RF
Status	Development Application
Plot Date	14.12.23
Plot File	
Drawing No.	A5.02
[Revision]	3

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peg & ray architects

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NSW Architect Registration 8512



Notes

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5 Elgin Street
External Finishes

Revision	Date	Description	Initial
1	14.12.23	Amended for DA	RF

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Scale	NTS
Drawn	RF
Status	Development Application
Plot Date	14.12.23
Plot File	
Drawing No.	A5.03
(Revision)	1

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FOR APPROVAL

5 Elgin Street
External Finishes

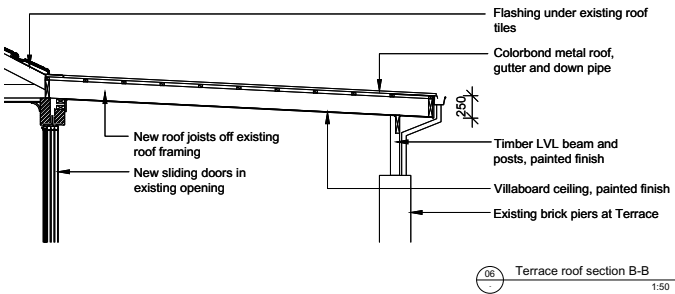
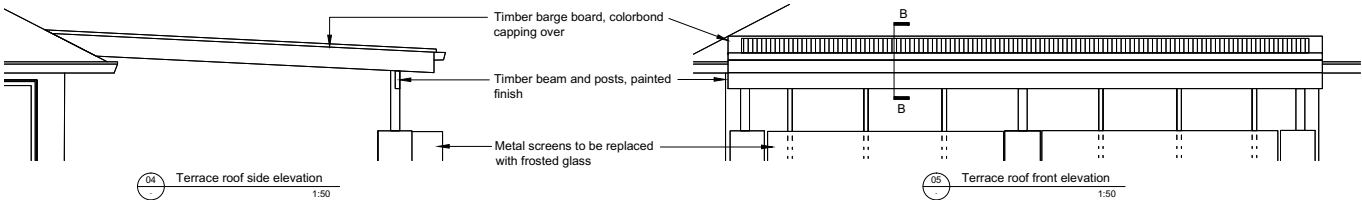
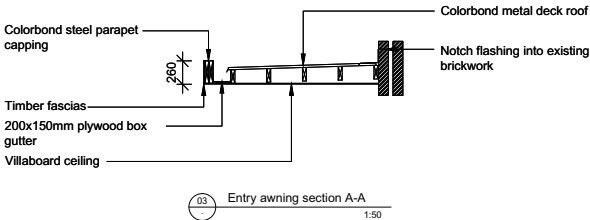
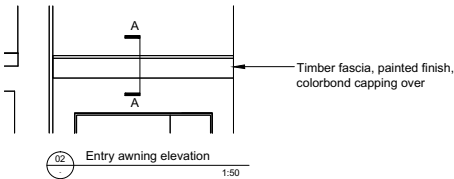
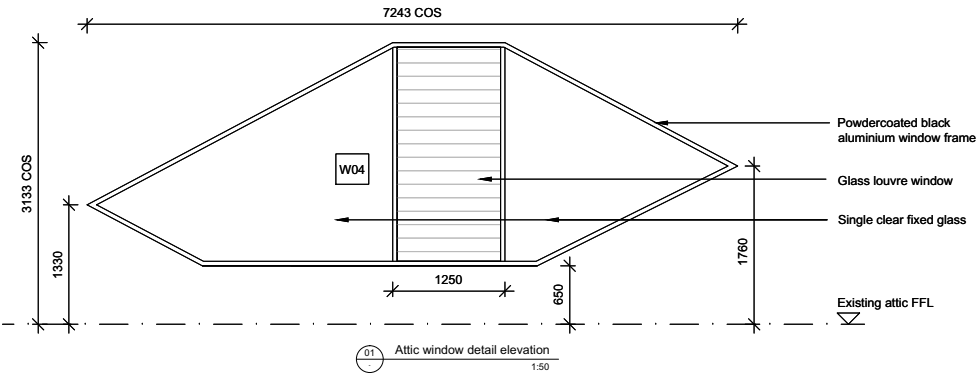
1	14.12.23	Amended for DA
Revision	Date	Description
		Initial

Check all dimensions and site conditions prior to commencement of any work, the purchase or setting of any materials, fittings, plant, services or equipment and the preparation of any drawings and/or the fabrication of any components.
On all scale drawings, refer to figure dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
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Scale	NTS
Drawn	RF
Status	Development Application
Plot Date	14.12.23
Plot File	
Drawing No.	A5.04
[Revision]	1

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5 Elgin Street
Elevation Details

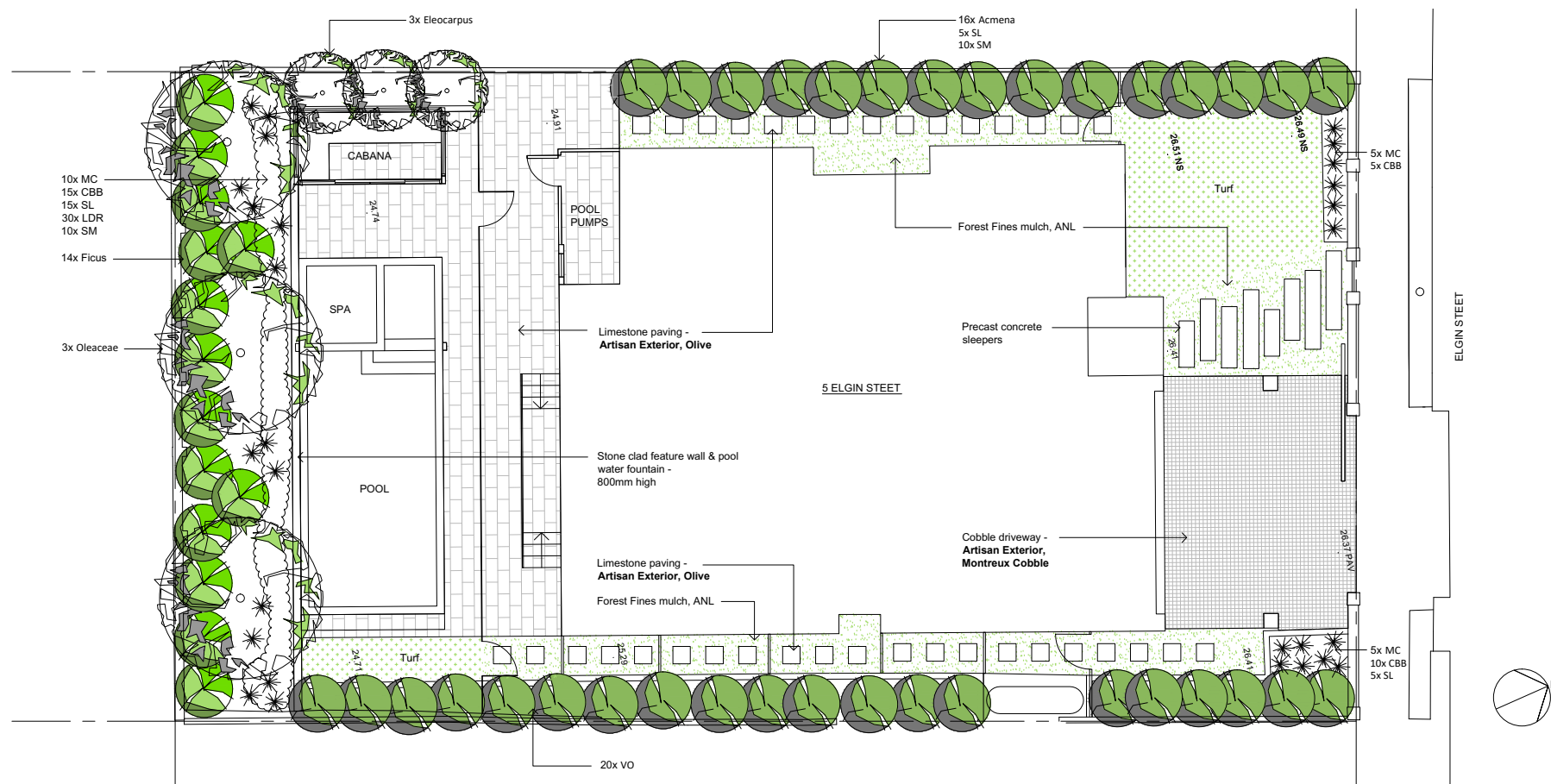
Scale	1:50 @ A3
Drawn	RF
Status	Development Application
Plot Date	14.12.23
Plot File	

Drawing No. A5.05 [Revision] 1

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FOR APPROVAL



PLANTING SCHEDULE
Botanical Name & code

PLANTING SCHEDULE			
Botanical Name & code	QTY	Pot Size	Maintained height
Trees			
Oleaceae	3	100L	7m
Eleocarpus Eumundii	3	45L	8-9m
Screen Plants / Shrubs			
Ficus Hillii Flash (Ficus)	14	45L	3-4m
Viburnum Odoratissimum (VO)	20	45L	3-4m
Acmena Smithii Minor (Acmena)	16	45L	4-6m
Groundcovers / Small Shurbs / Climbers			
Crassula Max Cook (MC)	20	200mm	0.3m
Crassula Blue Bird (CBB)	30	200mm	0.4m
Sansevereria Liberica (SL)	25	200mm	0.4m
Ligularia Dentata Reniformis (LDR)	30	200mm	0.3m
Senecio Mandraliscæ (SM)	20	200mm	0.2m

Notes:

1. Drainage to paved areas by others.
2. Extent, height and final position of all retaining walls to be determined on site, to Structural Engineer's detail.
3. Do not scale from drawings.
4. Boundary survey is required prior to the commencement of works.
5. This plan is for Development Application purposes only and is not detailed for construction
6. All dimensions, levels and boundaries are nominal.
7. Copyright - The Mahony Group



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Drawing number	Revision	Date	Project Address	Scale
L-01	C	10-12-2023	5 Elign St, Woolwich 2110	1:100 at A3

Sarah Jenkins

From: Steven Dive [REDACTED]
Sent: Wednesday, 15 November 2023 9:46 PM
To: Customer Service
Subject: DA 20230140 - 5 Elgin, Woolwich

>>

>> Dear Sir/Madam,

>

> Whilst we welcome alterations and renovation work to No 5 Elgin street to enhance it's look and character within the Hunters Hill and Woolwich conservation area and tree lined peninsular, there are a number of points we feel will be important and help rectify plans on the proposed submission

>>

>> As stated in the submission, the building does not comply with current council controls in height, scale or landscape area and is not compatible with the existing character of Hunters Hill/Woolwich.

>>

>> Key points below:

>

>> Glass Balustrades on front and side balconies: we believe there is a compliance issue with glass balustrades being used on the front balcony mainly due to privacy and also their appearance in a conservation area.

>

>> The preference is for the glass balustrades to be replaced with 'simple' palisade balustrades which provide privacy and 'blend' into the surrounds of the Hunters Hill / Woolwich character. This submission to No 5 provides the opportunity to enhance the appearance of the house and improve both privacy and character.

>

>> Should council see fit to approve the use of glass balustrades we request that ALL verandahs at No. 5 have privacy film. Please adopt a uniform approach to all verandahs.

>> Currently the glass balustrade overlooking no 7 Elgin Street and No 3 Elgin Street offers no privacy. The verandah does currently offers privacy to the residents north overlooking Elgin Street

>> The drawing also does not indicate whether the proposed glass on the eastern side of the large verandah or the glass on the smaller verandah set on the eastern boundary have the required privacy screen. In addition to the privacy film there should be a requirement to have a row of potted plants on the verandah to screen as any district or water views are still available and views are adopted from a standing not a sitting position.

The door to the Eastern verandah has also been changed from current with no door / window schedule advising the type of door. This door will open to the East and it is imperative that any door opening on that verandah without a privacy screen in place is not approved . Please note that we have designed both balustrades and doors on our home to protect both parties privacy.

>> The proposed addition of even more glass facing the street to the north is excessive. Painting the current screen in the proposed colour of the building will allow it blend in and not stand out.

>>

>> Water Tank: On the proposed plan the new water tank has been moved further north to the front of the property and will be visible from the road - the current position of the water tank is set back from the road and allows for vegetation to be visible from the road.

>

>> The water tank should remain in its current position allowing for much needed additional planting towards the front which will help blend with character and overall appearance

>>

>> Vegetation: There is a substantial lack of vegetation and it is good to see the green approach being applied in the submission. We do note that the vegetation and landscaping on the eastern side of the property includes 2 small trees (camellia and moraya) which are noted in the submission as being removed - we request these be retained due to the fact that they provide valuable privacy as well as break up the contrast of cement and abundance of glass. Tree height is also important - higher tree growth will improve appearance and provide privacy as well as add character to the house and street.

>>

>> We request that all vegetation be maintained at a suitable height as to add to the character of the home and enhance the improvements.

>>

>> Thank you for the opportunity to provide submission

Regards

Steven & Melanie Dive



Sarah Jenkins

From: [REDACTED]
Sent: Saturday, 18 November 2023 11:17 AM
To: Customer Service; [REDACTED]
Subject: Objection to DA20230140 - 5 Elgin St , Woolwich

Dear Council planner,

we would like to put forward our objections to the work and ask that we meet and discuss it , but basically we live on 14A Alfred St and the plans

- 1) The new cabana roof is way to high and will block out sun to our back yard patio
- 2) due to noise of cabana its too close to our back boundary line
- 3) the property doesn't seem to meet FSR so how could approve these work isn't clear and we would like to justified
- 4) the trees around the boarder are excessive and way too tall, growing to 12m or 7m would not only block out our sun to back rooms and back patio area and kill our grass we don't mind current wall height, we have few if any rear windows facing their pool so privacy is not an issue
- 5) the trees also will damage our roof and gutter system
- 6) We catch a lot of run off water under our house, we would ask to see plumbing works along rear wall to make sure they are sound

Thanks for taking the time to register this, we are happy to meet and don't begrudge the people living in the home to upgrade their house but we think they haven't considered the impact on us enough.

Thanks

Sarah Jenkins

From: Doug Tucker [REDACTED]
Sent: Saturday, 18 November 2023 12:51 PM
To: Customer Service
Subject: DA20230140

Submission for: DA 20230140, 5 Elgin Street

Submission by: Doug Tucker
16 Alfred Street
Woolwich
Adjoining residence to SE corner

To the HHC Assessing Officer

Please give consideration to the following concerns/comments wrt to the proposed development:

- The landscaping to the rear of the block is welcomed given the very large and imposing facade and lack of any real green contribution to the rear of the existing development. (The existing development is over DCP height and well over floor space requirements)
- The ficus hedge proposed is stated to have a mature height of 12m. The proposed height should be clarified. Something in the vicinity of 4-6m should suffice. The ficus proposed has a full, dense canopy and will not provide any filtered light. Dependent on the proposed height an alternative species could be considered. eg. Pittosporum silver sheen
- Oleaceae is a family of trees and could be anything....with further clarity required. The species and height of at least 1-2 trees should ideally be selected to obscure the existing very large facade, whilst still providing sufficient open canopy for filtered light to adjoining neighbours.
- The overshadowing diagrams provided for June do not show the extent of new overshadowing across the year. Overshadowing diagrams should be provided for all four seasons to assess the impacts of the landscaping on adjoining properties solar access.
- Further clarity is sought wrt the proposed changes to the south facing attic window, Window 4. The new window/door(?) appears full height and when combined with the new skillion roof line will impact privacy. A sectional view showing attic floor levels and lines of sight to properties to the rear should be provided.
- The location of proposed pool pump and filter equipment is not evident. Appropriate noise mitigation should be installed especially given the removal of the existing pool enclosure.
- All efforts to improve the streetscape appearance of this property are welcomed. Monument is an interesting colour choice for the accent areas given the proposed dark(?) garage door and black powder coat windows.

Regards,

Doug Tucker

[REDACTED]

Sarah Jenkins

From: Steven Dive
Sent: Monday, 4 March 2024 6:44 PM
To: Customer Service
Subject: 5 Elgin Street, Woolwich - DA 20230140

Dear Sir/Madam,

This email is in reply to the notice for proposed development / amended plans for alterations and additions to No. 5 Elgin street, Woolwich.

Whilst we welcome the proposed alterations and renovation work to No 5 Elgin street, which will enhance both the look and character of the dwelling within the conservation area, there are a number of points we feel will be important to note and take into consideration on the current submission

As stated in the submission Statement of Environmental Effects, the current building does not comply with council controls in height, scale or landscape area and is also not compatible with the existing character of Hunters Hill/Woolwich.

Key points for consideration in the proposal below:

The Use of Glass
Verandah balustrades

We believe there is a compliance issue with the current glass balustrades and with the proposal to continue with this concept, now using it on all verandahs. The balustrades especially the front balcony, offers no privacy to either neighbour, (no 3 or no 7) nor to the occupants of the home when using the verandah. Glass is 'unusual' choice of material on a home totally surrounded by houses and located in a conservation area.

The preference - considering the property is surrounded by homes on all sides and not directly overlooking water or bushland - is for the glass balustrades to be replaced with 'simple' palisade balustrades which provide some privacy and 'blend' into the surrounds of the Hunters Hill / Woolwich area. This submission for No 5 provides the opportunity to enhance the appearance of the house and improve both privacy and character.

Should council see fit to approve the use of glass balustrades we request that ALL verandahs at No. 5 incorporate some privacy in their design and adopt a uniform approach to all verandahs. This can be done by use of a privacy/frosted glass or a row of hedged potted plants on the verandah's to break up the 'look' of the abundance of glass used.

Any district or water views are still available and views are currently assessed and adopted from a standing not sitting position.

The proposed placement of frosted glass used as 'a privacy screen' facing the street to the north is excessive. Painting the current screen in the proposed colour of the building will allow it to blend in.

The adoption of a conceptual privacy screen, 'frosted glass' facing the road -or as stated in the SoEE on the front verandah Western side glass balustrade, should be incorporated into the design process for the entire house, all glass verandahs - not just the front, facing the road or the western side.

Eastern Verandah: The current bi-fold door on the Eastern verandah has been changed with no door / window schedule advising the new type of door. This door -window arrangement opens to the East and sadly lacks in providing privacy to the occupants, both from an acoustic level and also from a visual privacy perspective. The home is exposed and one can hear conversation from the internal living area clearly. The internal layout is clearly visible right through to the western windows on the far side. This proposal does not address visual or acoustic privacy from this verandah.

Water Tank: On the proposed plan the new water tank has been moved slightly further north to the front of the property and will be visible from the road - the current position of the water tank is set back from the road and will allow for vegetation to be visible from the road.

If the water tank does remain in its current position it will allow for much needed additional planting under the eastern verandah and then towards the front of the property which will help blend with character and overall appearance. Trees maintained at a 3.5 metre height on this verandah or the half way point of glass balustrade height, will soften the glass and enhance the look of the building.

Vegetation:

There is a substantial lack of vegetation currently in place and it is good to see the green approach being applied. We note that the vegetation and landscaping currently on the eastern side of the property includes 2 small trees

(camellia and Murraya) these are removed in the new submission - we request these be retained (due to the fact that they currently provide valuable privacy) and maintained at a height that breaks up the glass balustrades. More than the current maintained 1.8 metres.

We urge council to request that all new vegetation on the eastern side - Viburnum Odoratissium - be maintained at a 3.5 - 4 metre height (halfway point of the glass balustrades) - it will not only add to the proposed character of the home and enhance the improvements but also soften the glass balustrades and provide privacy to the occupants .

The design and current proposed renovation should go a long way towards correcting the visual and acoustic privacy issue's by prioritising the use of trees and plants.

Thank you for the opportunity to provide submission

Regards

Steven & Melanie Dive

Sent from my iPad