Local Planning Panel

23 May 2024 at 10.30am

MUNICIPALITY OF HUNTERS HILL

1861

ORDER OF BUSINESS

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

HUNTER'S HILL COUNCIL
LOCAL PLANNING PANEL
23 May 2024

INDEX

1 – CONFIRMATION OF MINUTES

1 Confirmation of Minutes of Local Planning Panel 2 held 28 March 2024

2 - GENERAL BUSINESS

3 - DEVELOPMENT APPLICATIONS

3.1 7-11 Ryde Road, Hunters Hill 1

COMMENCEMENT

The meeting opened at 11.10am.

IN ATTENDANCE

Peter Tomasetti SC	Chairperson
John McInerney	Expert Member
Eugene Sarich	Expert Member
Barry Buffier	Community Representative

ALSO PRESENT

Steve Kourepis	Director, Town Planning
Michael Brewer	Town Planner
Kieran Metcalfe	Strategic Planner
Sarah Jenkins	Town Planning Coordinator

APOLOGIES

No apologies were received.

DECLARATIONS OF INTEREST

The Chair called for Declarations of Interest without response.

CONFIRMATION OF MINUTES

004/24 RESOLVED on the MOTION of Peter Tomasetti SC, seconded Mr Buffier

That the Minutes of Local Planning Panel of previous Meeting held on 28/02/2024 be adopted.

GENERAL BUSINESS

2.1 REVIEW OF HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012

PROCEEDINGS IN BRIEF

Ross Williams addressed the meeting and outlined his concerns regarding whether the proposal is more than just housekeeping, lack of incorporation of community concerns, garden area and tree canopy, tree protection and conservation areas. The inclusion of FSR is a positive.
Jim Sanderson addressed the meeting and is generally supportive of the amendments. However Mr Sanderson stated that more work is required particularly on excavation and the landscaped area definition.

005/24 RESOLVED on the MOTION of Peter Tomasetti SC, seconded Mr McInerney

The Panel resolved that:

1. The LPP advises Council that it supports the attached Planning Proposal being referred to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination in accordance *with section 3.34 of the Environmental Planning and Assessment Act 1979*.

RECORD OF VOTING	
For	Against
Chairperson Mr Peter Tomasetti SC	Mr Barry Buffier
Mr Eugene Sarich	
Mr John McInerney	

DEVELOPMENT APPLICATIONS

3.1 LOT 2, NATIONAL PARK, OFF VICTORIA ROAD, GLADESVILLE

PROCEEDINGS IN BRIEF

Mr Phillip Bradley addressed the meeting and outlined his support for a swimming area but objects to the current proposal due to lack of consultation and the remediation aspects. Mr Bradley also provided some draft recommended conditions to the Panel. Mr Chris Mutton addressed the meeting and is supportive of a swim site. However, he outlined his concerns with the lack of community consultation and the resulting disadvantage in the design to users of the site. Mr Mutton also highlighted the heritage significance of the site. Mr Mutton requested the Panel to impose additional conditions which he provided in writing.

RECOMMENDATION

That:

Development Application No. 20230141 for the construction of a swim site at Lot 2 in DP 877893 and part of the bed of the Parramatta River abutting Lot 2 DP 877893, off Victoria Road, Gladesville be determined by the grant of development consent, subject to the following conditions:

Standard Conditions

GEN 0

GEN1

GEN3:

Drawing Number/ Revision	**Date**	**Drawn By**	**Title**

S00 Issue F	230328	Land and Marine Engineering Consulting	General Notes and Specification
S01 Issue F	230328	Land and Marine Engineering Consulting	Specification
S02 Issue F	230328	Land and Marine Engineering Consulting	Existing Site and Demolition Plan
S03 Issue F	230328	Land and Marine Engineering Consulting	General Arrangement
S20 Issue F	230328	Land and Marine Engineering Consulting	Sections
S30 Issue F	230328	Land and Marine Engineering Consulting	Sections and Elevations
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S91 Issue F	230328	Land and Marine Engineering Consulting	Seawall Temporary Works

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GEN 5,6, 7

PCC0, 1 ($ 1250.00)

PCC7, 15, 20, 21, 32, 67

PCW0, 1, 2, 3, 4, 5, 6

CON0, 1, 2, 4, 5, 11,70, 71,

POC0, 1, 2, 22, 24

Other specific conditions:

<u>Vegetation Management Plan</u>

Prior to the issue of a Construction Certificate, a Vegetation Management Plan shall be prepared by a suitably qualified professional for the development site. This plan should address weed control and landscape revegetation. Further local indigenous plantings are recommended to improve habitat connectivity as well as using a staged approach to weed removal to protect weed habitat used by small passerine birds.

Aboriginal Objects- general measures and unexpected finds

Aboriginal objects are protected under the NPW Act regardless if they are registered on AHIMS or not. If suspected Aboriginal objects, such as stone artefacts are located during future works, works must cease in the affected area and an archaeologist called in to assess the finds. If the finds are found to be Aboriginal objects, Heritage NSW must be notified under section 89A of the NPW Act. Appropriate management and avoidance or approval under a section 90 AHIP should then be sought if Aboriginal objects are to be moved or harmed.

In the extremely unlikely event that human remains are found, works should immediately cease, and the NSW Police should be contacted. If the remains are suspected to be Aboriginal, Heritage NSW may also be contacted at this time to assist in determining appropriate management.

European Cultural Heritage

- Contractors working on the site should be given a brief heritage induction and be made aware of their obligations in regard to the statutory requirement for the work in compliance with the Bedlam Bay Archaeological and Cultural Landscape Management Plan.
- Historical materials recovered should be reused where possible.
- The sandstone retaining wall should be stabilised/ or reconstructed to ensure suitable location for fastening the swimming net and as recommended by the Bedlam Bay Archaeological and Cultural Landscape Management Plan.

Unexpected finds procedure

An ‘unexpected heritage find’ can be defined as any unanticipated archaeological discovery, that has not been previously assessed or is not covered by an existing approval under the Heritage Act 1977 not been previously assessed or is not covered by an existing approval under the Heritage Act 1977 (Heritage Act) or National Parks and Wildlife Act 1974 (NPW Act). These discoveries are categorised as either:

- Aboriginal objects (archaeological remains i.e.: stone tools),
- Historic (non-Aboriginal) heritage items (archaeological remains (i.e. artefacts) or movable objects),
- Human skeletal remains.

Should any unexpected historical archaeology be uncovered during any future excavation works, the following procedure must be adhered to:

- Stop all work in the immediate area of the item and notify the Project Manager.
- Establish a ‘no-go zone’ around the item. Use high visibility fencing, where

practical. Inform all site personnel about the no-go zone.

- No work is to be undertaken within this zone until further investigations are completed.
- Engage a suitably qualified and experienced Archaeologist to assess the finds.
- The Heritage Council must be notified if the finds are of local or state significance. Additional approvals will be required before works can recommence on site.
- If the item is assessed as not a 'relic', a 'heritage item' or an 'Aboriginal object' by the Archaeologist, work can proceed with advice provided in writing.

General Safeguards

The General Safeguards identified in Section 4 of the Statement of Environmental Effects shall be incorporated into any documentation required by this consent (such as a plan of management) where they do not conflict with any other statutory requirement or condition of this consent. Prior to the issue of a construction certificate, the applicant shall provide the PCA with a document demonstrating how these measures have been incorporated.

The following specific Conditions imposed by the National Parks and Wildlife Services:

- *No access, construction or ancillary works are permitted to land reserved under the NSW National Parks and Wildlife Act 1974 as the Parramatta River Regional Park (as Lot 2 DP877893 or Lot 876 DP811359) under this consent.*
- *Access to Parramatta River Regional Park is only permitted where it is authorised by, or under the NSW National Parks and Wildlife Act 1974. The applicant is to request access via the NPWS Manager, North Western Sydney Area via npws.northwesternsydney@environment.nsw.gov.au.*
- *No works to the sandstone seawall (retaining wall), stone steps and any ancillary construction (including demolition) is permitted under this consent if those works will directly, or indirectly affect elements on the Parramatta River Regional Park above the mean high water mark. These works can only commence once the Review of Environmental Factors: Bedlam Bay Swimming Enclosure, prepared by Ecological Australia Pty Ltd has been finalised, determined and authorised under the NSW National Parks and Wildlife Act 1974.*
- *A site-specific Construction Environment Management Plan (CEMP) must be prepared and approved prior to commencing construction works. The CEMP is to ensure sufficient environmental safeguards and measures are in place to avoid access, or damage to the Parramatta River Regional Park, ensuring the project interface is adequately managed. Consultation with the NSW National Parks and Wildlife Service is mandatory during the preparation of the CEMP as the adjoining land manager, refer to the NPWS Manager, North Western Sydney Area via npws.northwesternsydney@environment.nsw.gov.au.*
- *The CEMP shall cover, but is not limited to:*
    a. *application of hygiene protocols to minimise, and limit risk of propagule and pathogen dispersal in accordance with the Saving our Species 'Hygiene Guidelines for Wildlife' (as https://www.environment.nsw.gov.au/research-*

and-publications/publications%20search/hygiene-guidelines.

b. *ensure clear demarcation of the regional park gazetted boundary is in place at all times, during demolition, construction or any other works to limit the risk of encroachment, unless permitted or authorised by, or under the NSW National Parks and Wildlife Act 1974.*

c. *regional park interface protection with the application of the Australian Standard 4970-2009 - Protection of trees on development sites and the establishment of Tree Protection Zones (TPZ) to conserve native vegetation1 on the Parramatta River Regional Park, above the mean high tide mark. No clearing2 is permitted on the regional park under this consent.*

d. *adequate erosion and sediment controls are to be in place for works posed in the intertidal zone on the interface with the regional park, to prevent damage during access to, demolition of and construction.*

e. *clear protocols are to be provided in the event of unexpected finds involving Aboriginal objects, and heritage items (and relics) which includes notification to Enviroline 131555, includes steps covering the immediate cessation of all works and securing of the site. Steps and triggers alerting Heritage NSW and any other relevant agencies (with provision of contact details), including the NPWS Manager, North Western Sydney Area via npws.northwesternsydney@environment.nsw.gov.au if the Aboriginal objects, heritage items are unearthed on the interface of the regional park, or are objects or items form a continuation of values which extend onto the Parramatta River Regional Park.*

f. *clear protocols around the archiving, management, recording (including data storage) reuse or relocation of heritage values (items and relics) proposed to be modified, or those extracted, or unearthed during construction or cleaning of the river or seafloor. The protocols are to cover seawall reconstruction, and any sandstone blocks, shelter or wooden elements forming part of the former bathing precinct. As the bathing precinct (above mean high water mark) and evidence of the 1860s bathing structures retains a high significance under the Parramatta River Regional Park Plan of Management3 (NPWS 2015).*

- *A site-specific Foreshore Operational Management Plan (FOMP) is to be prepared with NSW National Parks and Wildlife Service as a key stakeholder, refer to the NPWS Manager, North Western Sydney Area via npws.northwesternsydney@environment.nsw.gov.au.*
- *The FOMP shall cover, but is not limited to:*

a. *foreshore management protocols, between NSW National Parks and Wildlife Service, Hunters Hill Council and Transport for NSW (Maritime) around the maintenance, monitoring, cleaning, and clearing of rubbish and marine debris to ensure appropriate management of the enclosure and its immediate surrounds occurs.*

b. *monitoring framework around visitor use, including access and parking, post installation of the swimming enclosure to ensure the activation of the site as a recreational opportunity is managed and localised issues, constraints or any*

damage to or degradation of regional park values are managed.

c. *signage installation (location, design, content etc) and its management in accordance with actions stated in the SEE, include authorisation requirements under the NSW National Parks and Wildlife Act 1974 or Regulation.*

d. *heritage management protocols associated with the heritage items removed during construction and seafloor cleaning and their reuse, cultural landscape enhancement and interpretation. Include consultation with NSW National Parks and Wildlife Service and authorisation requirements under the NSW National Parks and Wildlife Act 1974 or Regulation if these are to be established on the Parramatta River Regional Park.*

The following General Terms of Approval to be imposed by DPI Fisheries, pursuant to s.4.47(3) of the Environmental Planning and Assessment Act 1979:

1. *Environmental safeguards (silt curtains, booms etc.) are to be used during construction to ensure that there is no escape of turbid plumes into the aquatic environment. Turbid plumes have the potential to smother aquatic vegetation and have a deleterious effect on benthic organisms;*

2. *The proponent must apply for and obtain a Part 7 permit for harm marine vegetation under the FM Act from DPI Fisheries prior to any works on site. Permit application forms are available from the DPI Fisheries website at: https://www.dpi.nsw.gov.au/fishing/habitat/help/permit; and*

3. *Prior to works commencing, the proponent must prepare a comprehensive monitoring program for assessing the health of the seagrass bed in relation to potential ongoing impacts. The monitoring program must be agreed to by DPI Fisheries and include negotiated mitigation measures and offset strategies in the event that any damage to the seagrass beds can be attributed to the ongoing activities. "*

A MOTION was moved by Mr John McInerney seconded by Mr Barry Buffier that:

The matter be deferred for further Council consideration of the location of the net in the western end of the sector. In addition, a risk assessment is to be undertaken of the project.

RECORD OF VOTING	
For	Against
Mr John McInerney	Mr Peter Tomasetti SC
Mr Barry Buffier	Mr Eugene Sarich

Mr Tomasetti SC applied his casting vote as chairperson.

The MOTION was NOT CARRIED.

An AMENDMENT was moved by Mr Eugene Sarich that:

An additional condition be added to the recommendation in the report, being:

That provision be made for a historic interpretation sign for the public understanding of the heritage significance of the site.

RECORD OF VOTING	
For	Against
Mr Peter Tomasetti SC	Mr John McInerney
Mr Eugene Sarich	Mr Barry Buffier

Mr Tomasetti SC applied his casting vote as chairperson.

The AMENDMENT was CARRIED.

006/24 RESOLVED on the MOTION of Mr Tomasetti SC, seconded Mr Sarich

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		Engineering Consulting	Works

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aquatic environment. Turbid plumes have the potential to smother aquatic vegetation and have a deleterious effect on benthic organisms;

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Additional Condition imposed by LPP
That provision be made for a historic interpretation sign for the public understanding of the heritage significance of the site.

RECORD OF VOTING	
For	Against
Mr Peter Tomasetti SC	Mr John McInerney
Mr Eugene Sarich	Mr Barry Buffier

Mr Tomasetti SC applied his casting vote as chairperson.

The MOTION was CARRIED.

The meeting closed at 1.10pm.

ITEM NO	:	3.1
SUBJECT	:	7-11 RYDE ROAD, 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	:	MICHAEL BREWER
DEVELOPMENT APPLICATION NO		20230164
PROPOSAL		DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT COMPRISING OF A RESIDENTIAL FLAT BUILDING CONTAINING 8 UNITS AND MULTI-DWELLING HOUSING PROVIDING 5 TOWNHOUSE DWELLINGS ERECTED OVER SINGLE LEVEL BASEMENT PARKING UPON LAND AT 7-11 RYDE ROAD, HUNTERS HILL. THE PROPOSAL ALSO INCLUDES THE CONSOLIDATION OF THE SUBJECT ALLOTMENTS INTO A SINGLE DEVELOPMENT SITE.
APPLICANT		ANNABEL TURNER, MINTO PLANNING
OWNER		TOMMADO INVESTMENTS PTY LTD & JWR818 PTY LTD & JMJ CO INVEST PTY LTD & GANAPATHY PTY LTD
DATE LODGED		8 JANUARY 2024

Ref:702105

1. SUMMARY

Reason for Report

The application is reported to the Local Planning Panel as a result of the number of submissions received by Council to the proposal.

Key Issues

The assessment of the proposal has identified these potential impacts as being grouped generally into the following:

- Impacts on the Heritage Conservation Area.
- Bulk, scale and external appearance as well as compatibility with the streetscape.

- Impacts on residential amenity.

Submissions

A total of ten (10) submissions were received in response to the public notification of the proposal. Key issues raised in the submissions relate to:

- Inadequate Site Analysis and consideration of the location of open spaces and living areas on adjoining properties.
- Non-compliances with *HHLEP 2012:* aims, height, FSR and interpretation of Clause 4.4A.
- Non-compliances with *HHDCP 2013*: objectives, controls for the Ryde Road Precinct, landscaped area, built form and facades, general character, rear boundary setbacks.
- Excessive height, bulk and scale, inadequate setbacks and incompatibility with existing streetscape and garden character.
- Lack of adequate landscaping and failure to provide sufficient detail in the drawings.
- Traffic and parking: insufficient parking, impact on morning peak hour, impacts on traffic flows during construction.
- Noise generated by the proposal and associated traffic.
- Potential for damage to adjoining properties during demolition and construction.
- Loss of vegetation and mature tree canopies.
- Loss of privacy with the rear townhouses having a direct view into the bedroom, living areas and garden of No. 17 Ryde Road and properties in Avenue Road adjoining the Site.
- Overshadowing of adjoining properties, including the living areas and garden of No. 17 Ryde Road.
- Management of asbestos during demolition.
- The proposal does not provide for a future right of way for the intended redevelopment of No. 5 Ryde Road, which was included in the consent for the previous residential development over 7-9 Ryde Road.
- Lack of adequate information regarding contamination, compliance with SEPP Housing 2021, waste management.

Comments from Council's internal departments and the Conservation Advisory Panel are as follows:

- <u>Tree and Landscape Consultant:</u> Raises concerns regarding the adequacy and size/ volume of the proposed landscaping beds, the impact of the proposed works on a significant Hills

Weeping Fig and overall adequacy of the submitted landscape plans.

- Conservation Advisory Panel: The proposal shows similar flaws to a previous development with respect to the compatibility with the streetscape, impact on adjoining properties, inadequate setbacks to provide significant plantings, potential impact on a significant Blue Gum tree which has landmark significance, lack of detail in the external materials and colours, unacceptable impact in terms of the external appearance and location of private open spaces along Ryde Road, with likely treatments affecting the streetscape.
- Heritage Advisor: No specific objections raised to the proposal, however notes that the original windows, doors, fireplaces/surrounds/mantles within the three dwellings to be demolished must be salvaged. Additionally, it has been noted that the present planning controls provide for the irrevocable change to the character of this part of the conservation area through the replacement of the existing low scale housing with higher density development. Furthermore, it was noted that the impact on the heritage items located to the rear of the subject site would be acceptable on the basis that the rear setback was sufficient to provide space for large trees to the satisfaction of Council's landscape architects.
- Development Engineer: Raises a number of concerns, noting that the stormwater concept plan is missing consistent/ complete information relating to the BASIX commitments, rainwater reuse (schematics), collection and storage details, access to the OSD tank, connection and drainage of the basement; the proposal will result in unacceptable and continuous sub-surface seepage onto the public road drainage system; vehicular egress from the Site and provision of a median to prevent right turns; adequacy of the size of parking spaces and compliance with AS/NZS 2890.1:2004; use of stacked car parking; lack of dedicated disabled parking spaces; and the provision of an inter-allotment drainage easement to facilitate the future drainage needs of the properties behind the Site.
- Sustainability and Waste Coordinator: Raises a number of concerns regarding the internal layout of the development with respect to the Basement Bin storage area, ground floor temporary Bin Holding Area, bulky waste storage area and the bin carting path.

Recommendation

The application is recommended for refusal.

2. DESCRIPTION OF SITE AND LOCALITY

The proposal relates to land legally described as Lots 2, 3 and 4 in DP 7691 and known as Nos. 7, 9 and 11 Ryde Road, respectively.

The combined site has a total site area of 1,963.55m^2 with a total frontage of 36.57m to Ryde Road and a depth of approximately 54m. This is comprised as follows:

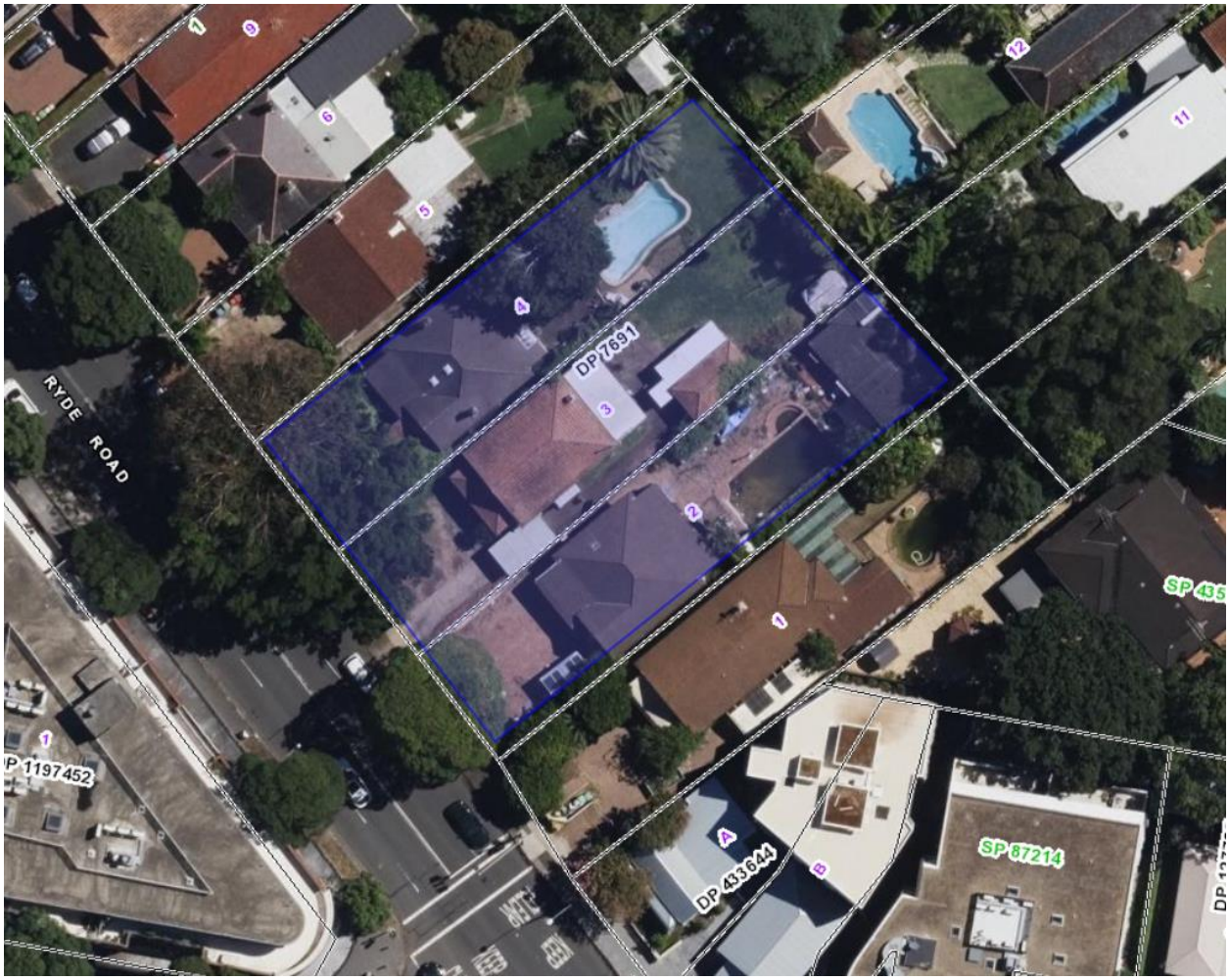
- 7 Ryde Road: has a site area of 663.9m^2 with a maximum width of approximately

12.19m and a maximum depth of 55.49m.

- 9 Ryde Road: has a site area of 651.3m^2 with a maximum width of approximately 12.19m and a maximum depth of 54.38m.
- 11 Ryde Road: has a site area of 630.6m^2 with a maximum width of approximately 12.192m and a maximum depth of 53.25m.

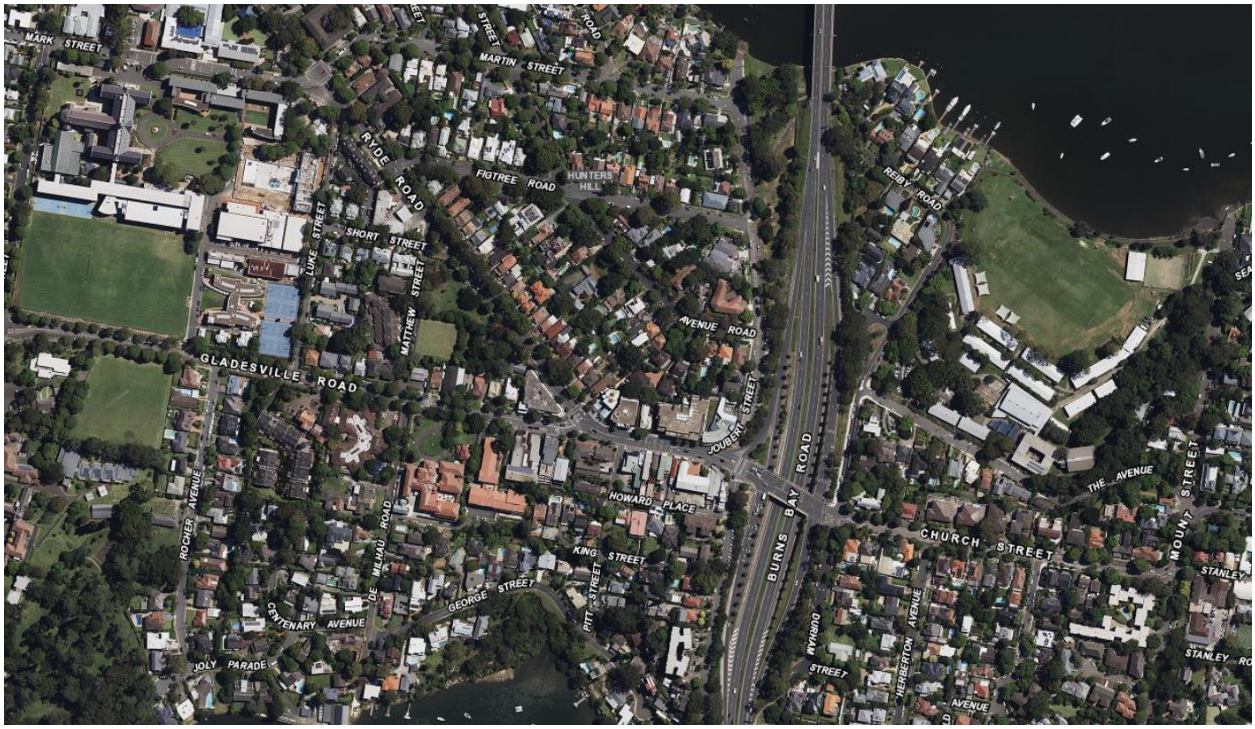
The Site lies within a band of land zoned R3 – Medium Density Residential which sits to the west of Fig Tree Park and the Hunters Hill town centre. Buildings on the northern side of this section of Ryde Road are generally detached dwellings of one and two storeys in height. The Hunters Hill town centre, which is zoned E1 – Local Centre contains buildings that are generally 2-3 storeys in height. The land to the rear of the site is zoned R2 – Low Density Residential and supports detached dwelling houses.

FIGURE 1 – SITE PLAN



(SOURCE: SIX MAPS 2024)

FIGURE 2 – LOCALITY PLAN



(SOURCE: SIX MAPS 2024)

3. DESCRIPTION OF PROPOSAL

The application proposes to undertake the following:

- Demolish all existing structures on the three allotments.
- Construction of a residential development comprising of a residential flat building containing 8 units and multi-dwelling housing providing for 5 townhouse dwellings erected over single level of basement parking.
- Consolidation of the allotments.

Further details of the proposal are as follows:

BASEMENT:

The proposed basement is to be accessed from Ryde Road via a double width driveway, which narrows down to a single width entry point into the basement. This configuration on the architectural drawings however differs to the Landscape Concept Plan, which shows a separate in and out crossing, with a waiting bay located in the entry lane to provide priority for existing vehicles. The plans also indicate a roller shutter is to be installed across the car park entry point for security purposes although no intercom/ entry fob has been detailed. The basement configuration includes the following:

- A services room, accessible toilet bike rack and hydrant room with stair access to ground level above.

- A bulk waste storage room and waste storage room.
- A passenger lift to the ground floor above.
- A second pedestrian staircase to the ground floor above.
- An access corridor leading to a second services room.
- Three (3) visitor car parking spaces
- Eight (8) open resident parking spaces in a tandem arrangement with resident storage area.
- Six (6) small areas designated as “B.Store” (assuming these are storage areas for bulky items).
- Five (5) enclosures containing a car parking space, small passenger lift to the ground and first floor of a townhouse above, additional small areas designated as “B.Store” and a sink. Each of these enclosures appear to provide access via a door and a roller shutter, however this is not adequately documented.
- A row of seven (7) resident and one (1) visitor parking spaces lie in from of the five enclosures, serving as de facto “tandem” parking spaces.

Access from the basement also appears to be controlled via a system of traffic lights. The original basement plans included a notation that a future connection was anticipated with the adjoining No. 5 Ryde Road, however an amended basement plan received by Council on xxx May 2024 indicates that this is no longer anticipated.

ABOVE GROUND:

Above ground, the development is essentially comprised of two buildings – a three storey building containing five (5) townhouses (multi-dwelling housing) at the rear of the property, with a three storey residential flat building containing eight (8) apartments occupying the front of the Site. Each of the townhouses and the ground floor units are provided with individual courtyards with the central communal area providing pedestrian access to each building.

Pedestrian access around the Site includes two pathways comprised of spaced stepping stones/ pavers (according to the architectural drawings) or decorative crushed granite according to the landscape plans on either side of the property, a central staircase from the basement connected to a large central paved area and main lobby adjacent to the basement driveway. A roofed temporary bin store is also located centrally within the communal area.

According to the landscape concept plan, the communal area will largely be comprised of a series of planter boxes (which also act as the OSD) and pots. Four recycled brick benches are located within the communal area, however there are no other communal facilities or spaces to allow residents to congregate and socialize.

THE RESIDENTIAL FLAT BUILDING:

This building sits astride the basement carpark driveway with the main pedestrian lobby and lift and a two bedroom apartment (G08) on the ground floor with apartments G06 and G07, both containing two bedrooms located on the northwestern side of the central stairwell. The apartments range in size from 76m^2 (G07) to 86m^2 (G08). Each apartment has access to a ground level courtyard on either side of the units.

The first floor consists of apartments 101 (2 bedrooms), 102 (1 bedroom) and 114 (3 bedroom), which range in size from 79m^2, 61m^2 and 114m^2, respectively. All apartments are connected to the central stairwell and lift via an unenclosed walkway.

The second floor contains two x 3 bedroom apartments (201) and 202), which have a floor area of 136m^2 and 114m^2, respectively. All apartments above ground level are provided with balconies to both front and rear elevations.

THE MULTIDWELLING HOUSING:

Unlike the apartments in the residential flat building, the multi-dwelling housing contains five (5) dwellings described as “2 bedrooms +flex”, split across three levels. The layout of each dwelling is as follows:

<u>Ground</u>:

- Entry, toilet and storage cupboards.
- Stairs and elevator to upper levels.
- Kitchen and combined laundry/ pantry.
- Living/ dining room
- Ground floor rear courtyard.

<u>First Floor</u>:

- Bedroom 2 and storage cupboard.
- Stairs to upper and lower levels and elevator to lower levels.
- Bathroom.
- “Flexible room” – depicted as a lounge room and study area with internal void to floor below.

<u>Second Floor</u>:

- Master Bedroom with ensuite and WIR.
- Stairs to lower levels.
- Balcony.

Refer to submitted plans in Attachment 3.

FIGURE 3 – SITE PLAN

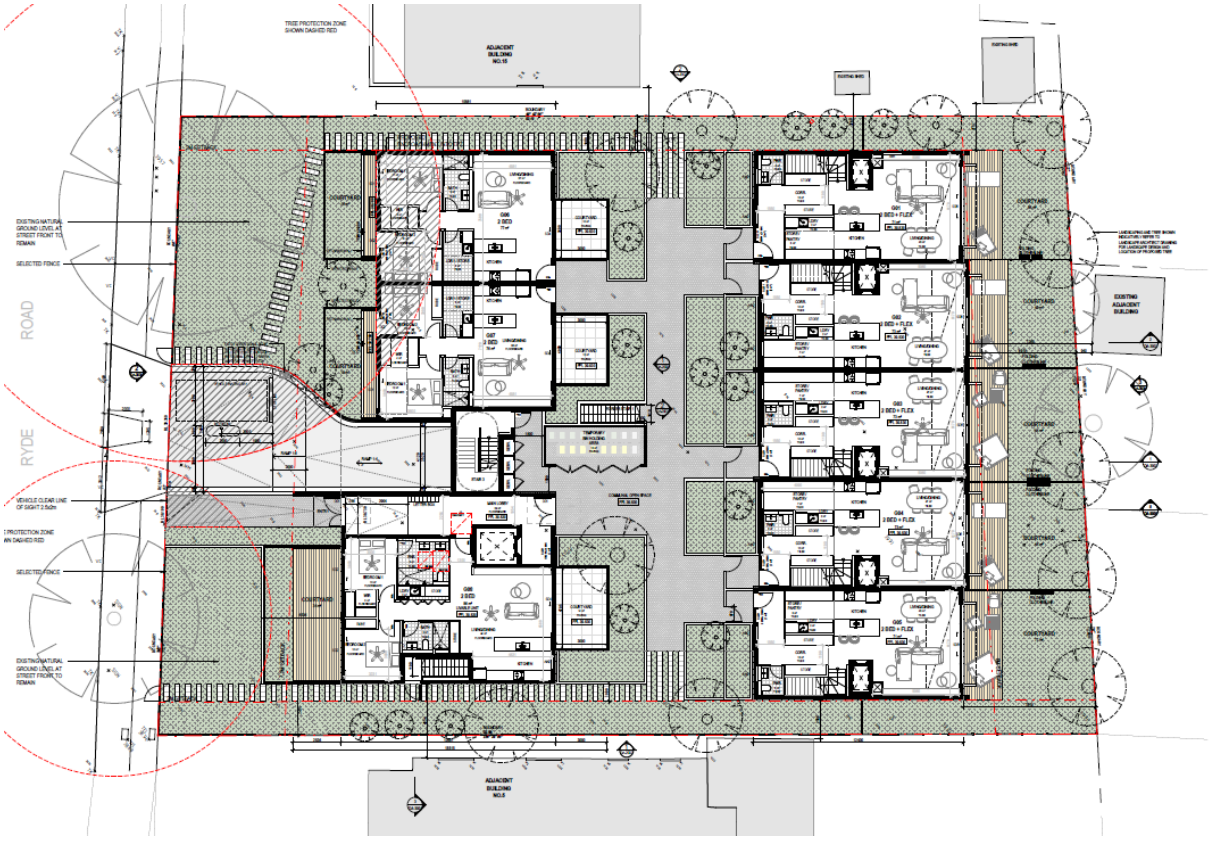


FIGURE 4 – LANDSCAPE CONCEPT

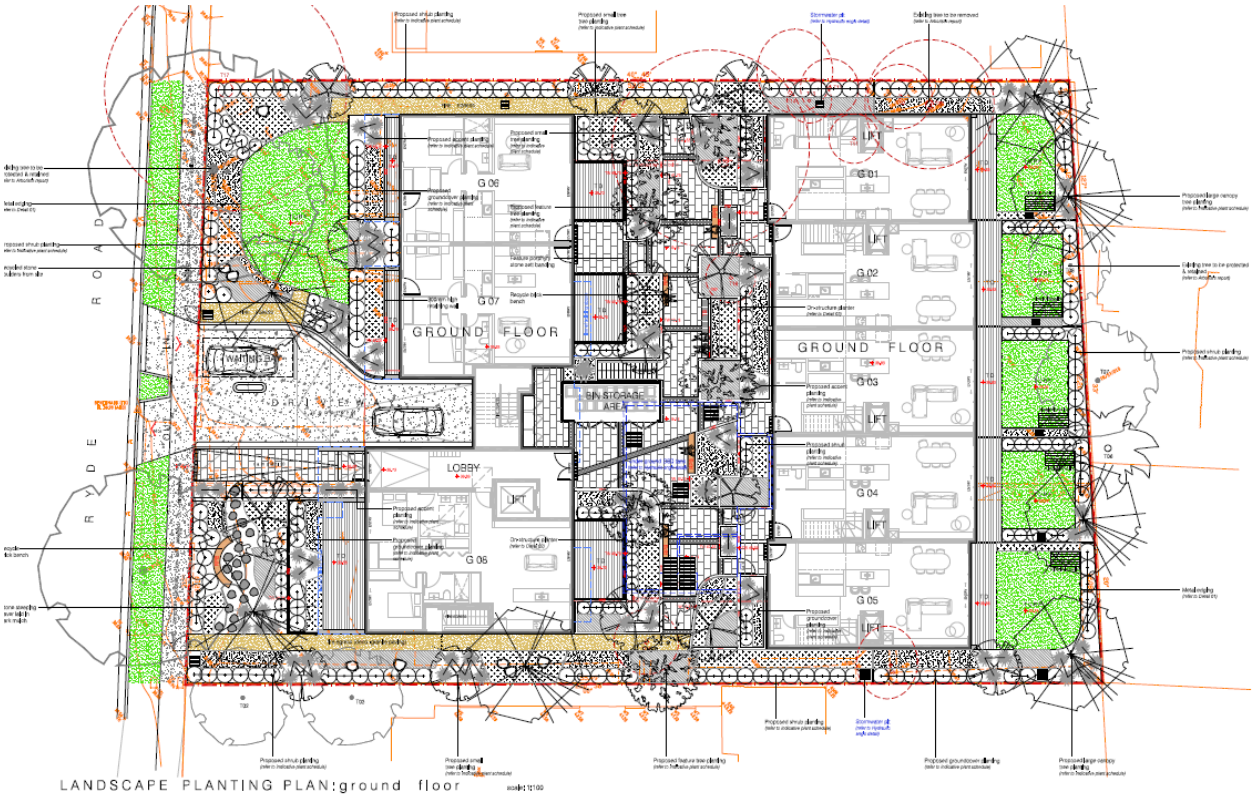


FIGURE 5 – BASEMENT (AMENDED)

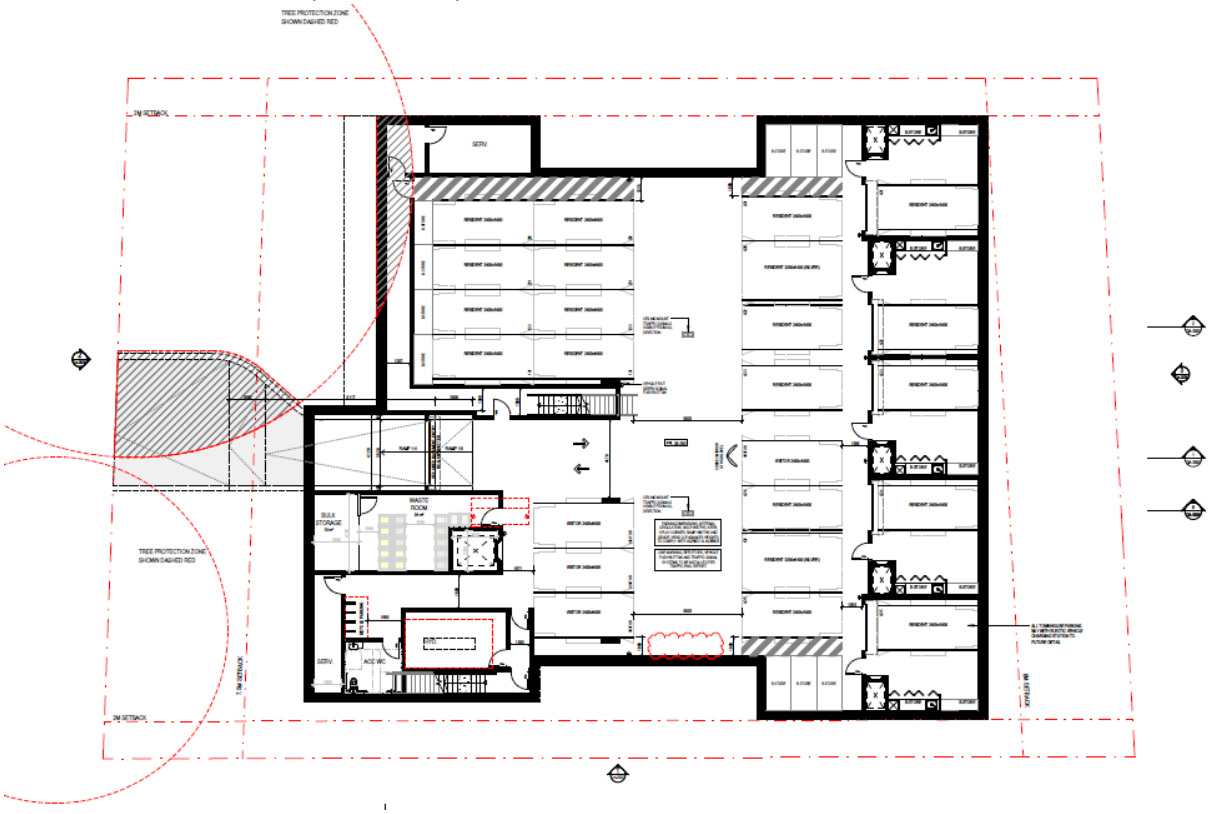
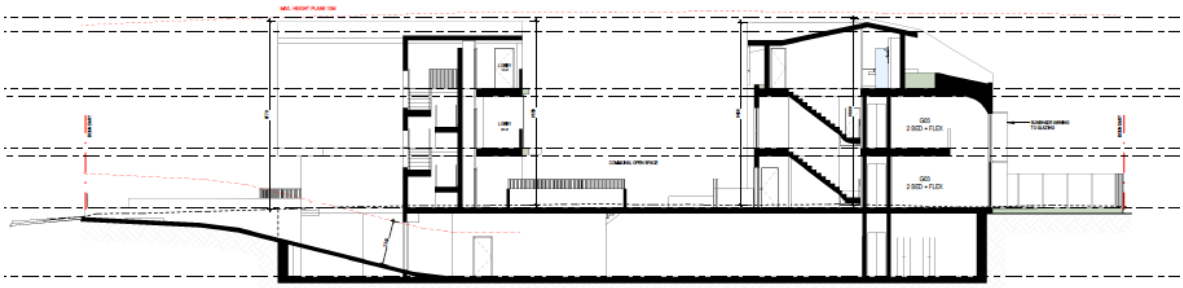


FIGURE 6 – SECTIONS



4. RELEVANT BACKGROUND

On 26 February 2018, Council approved DA 2017/1109 to demolish the existing dwellings on Nos. 7 and 9 Ryde Road and to construct a residential flat building with nine (9) units over two storeys plus attic and 1 ½ levels of basement parking as a 'deferred commencement'.

A section 4.55 modification to delete one condition and reposition the Schedule 1 conditions was approved to form an 'outright' consent on 24 October 2018 by the DCU. A Construction Certificate has never been issued for this particular development however.

Subsequently, Council approved DA2019-1043 for a medium density development containing nine (9) dwellings with basement car park over Nos. 7 and 9 Ryde Road. Originally a Deferred Commencement Consent was issued on 6 May 2020 with a fully operational consent duly granted on 13 April 2021.

The subject DA was lodged on 2 January 2023 with public notification occurring in accordance with Council's policy for a period of 30 days, between 17 January and 16 February 2024.

The author of this report has inspected the site and surrounds and declares that there is no conflict of interest in assessing this application.

5. STATUTORY CONTROLS

Relevant Statutory Instruments

Environmental Planning and Assessment Act, 1979

Hunters Hill LEP 2012 Zone:	R3 – Medium Density Residential
SEPP (Biodiversity and Conservation) 2021:	Yes
SEPP (Resilience and Hazards) 2021:	Yes
Conservation Area:	Yes
River Front Area:	No
Foreshore building line/area:	No
Listed Heritage Item:	No
Contributory Building:	No
Vicinity of Heritage Item:	Yes

Other Relevant Statutory Provisions

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) No

- Matters of National Environmental Significance present No
- Referral to DCCEEW No

NSW Biodiversity Conservation Act 2016 (BC Act)	No
High Biodiversity Values	No
Plant Community Types present	No
Threatened Species Habitat impacted	No

6. POLICY CONTROLS

Hunters Hill Consolidated Development Control Plan 2013

7. REFERRALS

7.1 Internal Referral*s*

Tree and Landscape Consultant:

Council's Tree and Landscape Consultant has reviewed the proposal and raises several concerns with respect to:

- The impact of the proposed palisade fence along the street frontage on Tree 18 (*Ficus microcarpa var. hillii* (Hills Weeping Fig)), as well as the metal landscape edging, which is excluded from consideration by the submitted arboricultural impact assessment.
- Tree 18 is currently under assessment by Council's consultants for inclusion on Council's Significant Tree Register.
- The submitted Landscape Plan is only indicative and lacks specific details detail regarding species location, plant size, soil volume and depth (particularly over the basement structure), nor does it demonstrate that the minimum standards for on-structure planting contained in the Apartment Design Guide have been achieved.

Heritage Advisor:

Council's Heritage Advisor has reviewed the proposal and provided the following comments:

Heritage Status

In relation to Hunters Hill Local Environmental Plan 2012 the subject site is:

- *not a heritage item*
- *within a heritage conservation area - Hunters Hill HCA C1 ("The Peninsula')*
- *within the immediate vicinity of several heritage items*
    - *3 Ryde Road – House, item no. I475*
    - *12 Avenue Road – House, item no. I65*
    - *20 Avenue Road – House "Cressy", formerly "Lennah", item no. I66*

    …

Comments

Demolition of the existing houses at 7 and 9 Ryde Road has been previously approved (DA2019-1043). The HIS submitted provides an assessment of significance for 11 Ryde Road and notes its lack of integrity, as well as the lack of significant landscape elements. The HIS states: No. 11 Ryde Road makes some contribution to the Conservation Area because it was erected during the Federation period, one of the key periods of development in Hunters Hill. Its contribution to the Conservation Area has, however, been considerably diminished by the alterations that have been made to the front elevation, which is also partially concealed by a carport. These changes include the enclosure of the front verandah, the painting of the once face brickwork and the replacement of the original roof covering with cement tiles. The contribution that this dwelling once made to the streetscape has been further diminished by the changes made to dwellings within its immediate setting and by the existing approval for the demolition of Nos. 7 and 9 Ryde Road. This assessment is accepted and no objection is raised to the demolition of the existing structures subject to a condition requiring the salvage of original windows, doors, fireplaces/surrounds/mantles and the offer of these to an architectural salvage company.

The proposed new development responds to planning controls that provide for existing low scale housing to be replaced with higher density development in recognition of the location of the site within Hunters Hill village. These planning controls provide for the irrevocable change to the character of this part of the conservation area and the proposal is in keeping with the character of nearby new development approved under the controls. This makes the impact on the setting of the heritage item at 3 Ryde Road acceptable subject to the new development satisfying Council's development controls for the area. (As these controls establish the desired future character.)

The impact of the proposal on the heritage items located to the rear of the subject site is acceptable subject to the rear setback being sufficient to provide space for large trees, the canopies of which will soften the built form as they grow. Council's landscape architects must recommend and condition a tree species as this is not specifically stated on the landscape plan.

The existing large tree in the front garden is noted as to be "protected and retained" on the landscape drawings. This is supported. A condition requiring the protection of the street tree is recommended.

Conservation Advisory Panel:

The Conservation Advisory Panel considered the proposal at its meeting on 21 February 2024. The Panel Minutes recorded the following comments:

- *The proposal is similar to the previous and therefore the Panel has similar concerns to those raised previously.*
- *The proposal does not match the rhythm of the street or fit in with the*

streetscape.

- *The asymmetrical gables don't fit in. A more visually sedate façade design is recommended.*
- *Impact on neighbours behind is a concern due to the lack of rear setback. More large trees should be planted in the deep soil area at the rear.*
- *There is a grave concern about the impact on the Blue gum, a landmark tree important to the area and potentially older than the Fig tree. More information is required in the arborist's report. The borer infestation could be treated. The tree deserves a better classification.*
- *The proposed materials to be used is not clear. Are solid bricks proposed or brick slips/tiles proposed. This needs to be clarified as solid bricks must be used rather than brick slips/tiles as tiles would result in walls having a character not compatible with the area.*
- *Private open space located between the proposed building and Ryde Road is likely to result in high hedges or walls that could impact the streetscape. This should be considered.*
- *The strange diagonal stairs on the rake will be visually obtrusive.*
- *The gable screen beings set at a different pitch to the roof above is visually awkward.*
- *Extensive use of cfc sheeting is not in keeping with the solid masonry character of the conservation area.*
- *There appear to be some odd details eg guttering at the corner.*
- *The previous comments made by CAP in relation to the proposed development remain relevant.*
- *The proposal is not supported by CAP.*

RECOMMENDATION

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

Development Engineer:

Council's Consultant Development Engineer has reviewed the proposal and raises the following concerns:

Stormwater Management

"…

6. There is a BASIX Certificate, submitted with the Application, which requires a central

rainwater tank of minimum 6,000L to be collected from a roof area of 343sqm.

7. *There is a Stormwater Concept Plan, prepared by Telford Civil, submitted in support of this Application.*

8. *Regarding the Stormwater Concept Plan (SCP), the following advice is provided:*

- *The BASIX Certificate requires minimum 6,000L of rainwater for re-use. The SCP does not include any rainwater facility for re-use.*
- *Therefore a minimum 6,000L rainwater system is to be provided for the site in accordance with BASIX Certificate requirements.*
- *A schematic diagram showing the rainwater re-use is to be added to the SCP. The schematic is to include the following:-*
- *The net storage volume in the tank (excluding the 'sludge' volume)*
- *First flush device/s on all inlets going into the rainwater tank.*
- *The inlet and outlet pipes feeding into the rainwater re-use system*
- *Connections from roof areas only*
- *Diversion switch or 'top-up' from the potable mains water supply*
- *Signage noting "rainwater – not for human consumption"*
- *Connection to washing machine/s, toilet/s, and/or external tap/s, etc., as per BASIX Certificate requirements.*
- *Please confirm that all access points into the On-site Stormwater Detention (OSD) system are located in common areas and not in private courtyards and are externally accessible outside of buildings and obstructions.*
- *Access into the OSD tank must be unimpeded for external personnel to carry out routine inspections and maintenance. This includes for Council officers.*
- *Rising main from sump and pump-out pit in the basement is not shown to be drained into the OSD tank. Rising main from the basement pit must go into the OSD tank.*
- *The basement area is quite large and it is possible that there will be substantial subsurface water which will be collected by the basement holding sump. The collected seepage water will be discharged to the kerb in Ryde Road which will result in the constant flow of seepage water in the road shoulders. As there is also no concrete gutter, the asphalt pavement will be degraded by the constant flow of seepage water. Therefore, seepage water collected by the basement sump must be taken to an underground public stormwater drainage system to avoid the constant flow of seepage water degrading the road pavement. The seepage water from the basement must be piped to the*

nearest underground drainage system in Ryde Road. Alternatively, the seepage water is to go to an absorption system and captured/disposed of on the site. It is noted that there is a property further downstream (No. 58 Gladesville Road) which has a basement carpark and there is seepage water that is frequently pumped to the kerb, with the stormwater pit is approximately 5m from the driveway. Constant flow of seepage water over a long distance in the gutter before it is captured by a drainage pit would not be acceptable.

Traffic/Parking/Access

1. *…*
2. *The proposed development will only permit 'left in/left out' given the potential traffic encountered and conflict on Ryde Road, right turning movements are not encouraged. The proposed signage to prevent such movements is not adequate. To ensure compliance with this manoeuvring, the Traffic Report is to be revised to show how right turn movements can be affectively and physically be prevented. It may be necessary to install a concrete median island on Ryde Road to prevent vehicles making right turn movements. Detailed design of this median is to be provided to show that this can be constructed to prevent such right turn movements.*
3. *It is noted that the minimum parking dimensions are 2.4m wide x 5.4m long. These dimensions are for unobstructed parking spaces. Please confirm compliance with AS/NZS 2890.:2004 Section 5.2, Figure 5.1 distance away from columns and Figure 5.2 minimum widths of bays in proximity to obstructions.*
4. *Stacked parking arrangements are not encouraged. The Traffic Report is to be revised to include more information regarding the allocation of parking spaces to each unit or townhouse to ensure that stacked parking spaces are allocated only to the same unit or townhouse. The allocation of stacked parking spaces to separate property owners will not be acceptable.*
5. *Wheel stops will need to be installed on the visitor parking bays and on some resident parking bays adjacent to entry points and near pedestrian paths to prevent vehicles parking outside of the designated parking bay and obstructing access paths and doorways.*
6. *Amend the drawings to read "All parking bays are compliant with AS/NZS 2890.1:2004". The Traffic Engineer shall provide certification as such.*
7. *The proposed carpark does not fully comply with AS/NZS 2890.6, as stated on the plan. Although the proposed height clearance is 2.3, there are no dedicated parking spaces for persons with a disability.*

Consolidation of Land

…

4. The properties behind the existing allotments all fall towards Ryde Road. Consideration shall be made for the creation of formal drainage easements to allow the properties behind No 7 – 11 Ryde Road opportunity to drain their site in the future. Stormwater inter-allotment drainage easements are to be considered on the consolidated lot.

RECOMMENDATIONS:

The issuing of a development consent is not recommended until the matters as raised above in Stormwater Management, Traffic/Parking/Access and Consolidation of Land has been satisfactory addressed.

Waste and Sustainability Officer:

Council's Waste and Sustainability Officer has reviewed the proposal and raises the following concerns:

- *The proposed location of the basement bin storage area is (on average) 20m from the kerbside.*
- *The bin room is to be redesigned to show:*
  - *Aisles between bins need to be not less than 1700mm wide*
  - *Clearance of 300mm between bins*
  - *All doorways at least 1700mm wide*
  - *Location of tap and drain*
- *The Temporary Bin Holding Area (ground floor) is not required and should be removed.*
- *The doorway of the bulky waste storage areas needs to be widened to a minimum of 1700mm and the room should be redesigned to move the doorway to the wall leading to the driveway to enable more convenient transfer of materials to the kerbside by the Caretaker. Sliding doors would make this layout more practical and safer for any passing vehicles.*
- *The 1:4 and 1:8 ramp gradients on the driveway designated as the bin carting path are too steep for bin carting. Maximum gradient should be 1:14 for safe carting of bins.*

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. Where a provision is not relevant to the proposal, it has been omitted from this report.

9. STATE INSTRUMENTS / LEGISLATION

9.1 State Environmental Planning Policies (SEPPs)

The following SEPPs are relevant to this development and apply to the proposal:

SEPP (Biodiversity and Conservation) 2021

The SEPP applies however the submitted Statement of Environmental Effects omits any assessment of the proposal against the provisions.

On 21 November 2022, Chapters 7-12 of the SEPP were repealed, leaving only Chapter 2 - Vegetation in Non-rural Areas and Chapter 6 – Water Catchments, relevant to the proposal. The following assessment is provided in Table 1 below:

TABLE 1 – SEPP (Biodiversity and Conservation) 2021 Assessment:

SEPP (Biodiversity and Conservation) 2021 (BC SEPP)		
RELEVANT PROVISION	**COMMENT:**	**COMPLIANCE:**
Chapter 2 – Vegetation in Non-Rural Areas Part 2.2 – Clearing Vegetation in Non-Rural Areas		
Section 2.6	Applies – 19 existing trees affected by the proposal, including those on adjoining properties and within the road reserve. The proposal has not adequately demonstrated that there is sufficient merit to remove the nominated trees. Refer to comments from: • Council's Tree and Landscape Consultant. • The Conservation Advisory Panel.	YES ☐ NO ☒
Chapter 6 – Water Catchments Part 6.2 – Development in Regulated Catchments		
Division 2 – Controls on Development Generally	The Site is located within the Sydney Harbour Catchment. The applicant has failed to demonstrate that the proposal is satisfactory having regard to the relevant matters, as discussed in Tables 2-4 below.	YES ☐ NO ☒

Division 3 – Controls on Development In Specific Areas	<u>Land Within 100m of Natural Waterbody</u> The Site is not within 100m of the nearest waterbody, this being the Lane Cove River	YES ☐ NO ☐ NA ☒
	<u>Riverine Scenic Areas</u> The Site is not within a designated Riverine Scenic Area.	YES ☐ NO ☐ N/A ☒

TABLE 2 – Clause 6.6 – Water Quality

Criteria	Comment
(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following:	
(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway.	The proposal has not demonstrated this can be achieved.
(b) whether the development will have an adverse impact on water flow in a natural waterbody.	Although unlikely, given the distance from a water body, the proposal has not demonstrated that it will not adversely affect flows within the Lane Cove River or Sydney Harbour.
(c) whether the development will increase the amount of stormwater run-off from a site.	The proposal will result in an increase in impervious areas. Council's Development Engineer has raised concerns regarding the submitted stormwater drainage details, noting that there would be a constant discharge of subsurface water from the basement level to the kerb, which is not acceptable.
(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse	Council's Development Engineer has raised concerns regarding the submitted stormwater drainage details.
(e) the impact of the development on the level and quality of the water table	The proposal has not provided any assessment in this regard.

Criteria	Comment
(f) the cumulative environmental impact of the development on the regulated catchment	The proposal has not provided any assessment in this regard.
(g) whether the development makes adequate provision to protect the quality and quantity of ground water	The proposal has not provided any assessment in this regard.
(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures:	
(a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial	Council's Development Engineer has raised concerns regarding the submitted stormwater drainage details and the application has not adequately demonstrated the matters in the assessment above have been considered. The Panel cannot be satisfied that water quality and flows are acceptable.
(b) the impact on water flow in a natural waterbody will be minimised	As above.

TABLE 3 – Clause 6.7 – Aquatic Ecology

Criteria	Comment
(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following:	
(a) whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation	Council's Tree and Landscape Consultant has raised several concerns with respect to Tree 18, which is pending inclusion on Council's Significant Tree Register.
(b) whether the development involves the clearing of riparian vegetation	No riparian vegetation is to be cleared as part of the proposal.

Criteria	Comment
and, if so, whether the development will require— (i) a controlled activity approval under the Water Management Act 2000, or (ii) a permit under the Fisheries Management Act 1994	
(c) whether the development will minimise or avoid— (i) the erosion of land abutting a natural waterbody, or (ii) the sedimentation of a natural waterbody	Erosion control measures can be implemented by way of conditions of approval to minimise any potential impacts.
(d) whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area	No wetlands present.
(e) whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology	Adequate measures can be implemented by way of conditions of approval to minimise any potential impacts.
(f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.	The Site does not adjoin a natural waterbody.
(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following:	
(a) the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or	The CAP have noted that the retention of a significant Blue Gum tree has not been adequately addressed from a heritage context.

Criteria	Comment
vegetation will be kept to the minimum necessary for the carrying out of the development	
(b) the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves	The proposal is not anticipated to affect any aquatic reserves, however the application and it's supporting documentation do not demonstrate this.
(c) if a controlled activity approval under the Water Management Act 2000 or a permit under the Fisheries Management Act 1994 is required in relation to the clearing of riparian vegetation—the approval or permit has been obtained	N/A – A Controlled Activity Approval is not required.
(d) the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised	N/A
(e) the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised	N/A

TABLE 4 – Clause 6.9 – Recreation and Public Access

Criteria	Comment
(1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider:	
(a) the likely impact of the development on recreational land uses in the regulated catchment	The proposal will not affect any recreational landuses.

Criteria	Comment
(b) whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation.	N/A – the Site does not adjoin the foreshore.
(2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following:	
(a) the development will maintain or improve public access to and from natural waterbodies for recreational purposes, including fishing, swimming and boating, without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation	The proposal does not prevent access to any waterway.
(b) new or existing points of public access between natural waterbodies and the site of the development will be stable and safe	N/A
(c) if land forming part of the foreshore of a natural waterbody will be made available for public access as a result of the development but is not in public ownership—public access to and use of the land will be safeguarded.	N/A

SEPP (Resilience and Hazards) 2021 (R & H SEPP)

Chapter 4 – Remediation 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 R&H SEPP states that a consent authority must not grant consent unless it has considered whether the land is contaminated and if so, that the land is suitable for its intended use (or will be suitable following remediation).

Clause 4.6(2) of the R&H SEPP states that a consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned in accordance with the contaminated land guidelines. The applicant has not submitted any such assessment and given the age of the existing dwellings and outbuildings, there is a high likelihood of both lead-based paint being used (and degrading onto the soil from weathering), soil-based lead from vehicle emissions (being adjacent a busy road) and asbestos-containing materials within the structures.

Accordingly, the Panel cannot be certain that the proposal satisfies the requirements of the SEPP. In the event that these substances are found to be present on the Site (and in the soil) remediation may require the excavation of soil, which could jeopardise the health of the retained trees.

SEPP (Sustainable Buildings) 2021 (SB SEPP)

On 1 October 2023, SEPP BASIX was repealed by State Environmental Planning Policy (Sustainable Buildings) 2022 (SB SEPP). The SEPP applies and the proposal is deemed to be BASIX Development as defined in Schedule 7. The submitted Statement of Environmental Effects omits any assessment of the proposal against the relevant provisions, although it is acknowledged that the SEE addresses the relevant provisions of the former SEPP.

Chapter 2 and Schedule 1 provide the energy and water consumption and thermal performance standards to be achieved for residential development. A BASIX Certificate has not been provided for the proposal, demonstrating that the requisite standards have been met.

SEPP (Housing) 2021 (The Housing SEPP)

On 14 December 2023, State Environmental Planning Policy No 65 — Design Quality of Residential Apartment Development (SEPP 65) was repealed with a new Chapter 4 inserted into the Housing SEPP. Subsequent amendments to the SEPP meant that any Development Application lodged after 14 December 2023 must address Chapter 4 of the Housing SEPP, which includes addressing the design quality principles in Schedule 9 of the SEPP.

The submitted Statement of Environmental Effects omits any assessment of the proposal against the relevant provisions, instead referring to a Design Verification Statement provided under separate cover. The SEE submits that the Design Verification Statement indicates compliance and therefore, in the opinion of the author, the proposal complied with the

Apartment Design Guideline and thus satisfied the (repealed) SEPP.

Notwithstanding this, the relevant provisions of the Housing SEPP are addressed below.

Chapter 4 – Design of Residential Apartment Development

Clause 144 states that the SEPP applies to both Residential Flat Buildings but also other residential accommodation types (including multi-dwelling housing) where:

(a) the development consists of any of the following—

(i) the erection of a new building,

(ii) the substantial redevelopment or the substantial refurbishment of an existing building,

(iii) the conversion of an existing building, and

(b) the building concerned is at least 3 or more storeys (not including underground car parking storeys) and

(c) the building concerned contains at least 4 or more dwellings.

The proposal is for the erection of building containing a mixed use development with a residential component consisting of at least 3 storeys above existing ground level and more than four dwellings and accordingly, the provisions apply.

Design Review:

Hunters Hill does not have any applicable design review panel and accordingly, referral is not required under Clause 145. Clause 147 does however require the Consent Authority to consider:

(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,

(b) the Apartment Design Guide

Consideration of these matters is provided in Table 5 and 6 below. Note is made that the Design Verification Statement does not confirm how the development addresses the objectives in Parts 3 and 4 of the Apartment Design Guide, as required by Clause 29(2)(ii) of the Environmental Planning and Assessment Regulation 2021. It also fails to address a large number of the Design Principles, largely because it responded to the former SEPP 65 provisions, which had been repealed before the DA was lodged.

TABLE 5 – DESIGN PRINCIPLES REVIEW

1 Context and neighbourhood character		
(1) Good design responds and contributes to its context, which is the key natural and built features of an area, their relationship and the character they create when combined and also includes social, economic, health and environmental conditions.	No	No - refers to planning controls and not the surrounding context.
(2) Responding to context involves identifying the desirable elements of an area's existing or future character.	No	No – simply refers to planning controls and the area as "undergoing transformation".
(3) Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.	No	Does not identify any qualities or identity of the area.
(4) Consideration of local context is important for all sites, including sites in the following areas— **(a) established areas,** **(b) areas undergoing change,** **(c) areas identified for change.**	No	No – no discussion.
2 Built form and scale		
(1) Good design achieves a scale, bulk and height	Partly	No – vague and unsubstantiated statements.

appropriate to the existing or desired future character of the street and surrounding buildings.		
(2) Good design also achieves an appropriate built form for a site and the building's purpose in terms of the following— **(a) building alignments and proportions,** **(b) building type,** **(c) building articulation,** **(d) the manipulation of building elements.**	No	No -no discussion.
(3) Appropriate built form— **(a) defines the public domain, and** **(b) contributes to the character of streetscapes and parks, including their views and vistas, and** **(c) provides internal amenity and outlook.**	No	No -no discussion.
3 Density		
(1) Good design achieves a high level of amenity for residents and each apartment, resulting in	No	No - simply refers to proximity to the town centre

a density appropriate to the site and its context.		
(2) Appropriate densities are consistent with the area's existing or projected population.	No	No -no discussion.
(3) Appropriate densities are sustained by the following— **(a) existing or proposed infrastructure,** **(b) public transport,** **(c) access to jobs,** **(d) community facilities,** **(e) the environment.**	No	No -no discussion.
4 Sustainability		
(1) Good design combines positive environmental, social and economic outcomes.	No	No -no discussion.
(2) Good sustainable design includes— **(a) use of natural cross ventilation and sunlight for the amenity and liveability of residents, and** **(b) passive thermal design for ventilation, heating and cooling, which reduces reliance**	Yes	Yes

on technology and operation costs.		
(3) Good sustainable design also includes the following— **(a) recycling and reuse of materials and waste,** **(b) use of sustainable materials,** **(c) deep soil zones for groundwater recharge and vegetation.**	No	No -no discussion.
5 Landscape		
(1) Good design recognises that landscape and buildings operate together as an integrated and sustainable system, resulting in development with good amenity.	No	No -no discussion. Refers to plants being selected for windy coastal locations, which the Site is not.
(2) A positive image and contextual fit of well designed development is achieved by contributing to the landscape character of the streetscape and neighbourhood.	No	No -no discussion.
(3) Good landscape design enhances the development's environmental performance by retaining positive natural features that	No	No -no discussion.

contribute to the following— **(a) the local context,** **(b) co-ordinating water and soil management,** **(c) solar access,** **(d) micro-climate,** **(e) tree canopy,** **(f) habitat values,** **(g) preserving green networks.**		
(4) Good landscape design optimises the following— **(a) usability,** **(b) privacy and opportunities for social interaction,** **(c) equitable access,** **(d) respect for neighbours' amenity.**	No	No -no discussion.
(5) Good landscape design provides for practical establishment and long term management.	No	No -no discussion.
6 Amenity		
(1) Good design positively influences internal and external amenity for residents and neighbours.	Partly	No
(2) Good amenity contributes to positive	No	No -no discussion.

living environments and resident well-being.		
(3) Good amenity combines the following— **(a) appropriate room dimensions and shapes,** **(b) access to sunlight,** **(c) natural ventilation,** **(d) outlook,** **(e) visual and acoustic privacy,** **(f) storage,** **(g) indoor and outdoor space,** **(h) efficient layouts and service areas,** **(i) ease of access for all age groups and degrees of mobility.**	Partly	No
7 Safety		
(1) Good design optimises safety and security within the development and the public domain.	No	No – not based on the outcome of a CPTED assessment
(2) Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose.	Partly	No – plans are inconsistent regarding side access paths.

(3) Opportunities to maximise passive surveillance of public and communal areas promote safety.	Partly	No – Ground floor bedrooms overlook entrances and the street, not habitable rooms.
(4) A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.	Partly	No – unsubstantiated statements.
8 Housing diversity and social interaction		
(1) Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.	Partly	No – unsubstantiated statements.
(2) Well designed residential apartment development responds to social context by providing housing and facilities to suit the existing and future social mix.	No	No -no discussion.
(3) Good design involves practical and flexible features, including— **(a) different types of communal spaces for a broad range of people, and**	No	No -no discussion.

(b) opportunities for social interaction among residents.		
9 Aesthetics		
(1) Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.	No	No -no discussion.
(2) Good design uses a variety of materials, colours and textures.	Yes	Yes but no specific details
(3) The visual appearance of well designed residential apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.	No	No -no discussion.

TABLE 6: ADG COMPLIANCE

PART 2 – DEVELOPING THE CONTROLS			
2C - Building Height	10m	9.8m	Yes – Not addressed by the applicant's submission. Addressed in the

			LEP assessment above.
2D - FSR	0.8:1 maximum	0.792:1 – however not all GFA has been accounted for so likely non-compliance.	No – Not addressed by the applicant's submission. Addressed in the LEP assessment above.
2E - Building depth	12m – 18m	>12m	Yes – Not addressed by the applicant's submission.
2F - Building Separation	Up to 4 Storeys: 6-12m: • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms	Various	No. Distances between habitable rooms/ balconies Unit 103 and G05 for example are 11.8m and G08 and Ground floor G05 approximately 8.7m.
PART 3 – SITING THE DEVELOPMENT			
3A-1 – Site Analysis	Prepared as per Site Analysis Checklist	Site analysis performed	No demonstration that the checklist has ever been addressed.
3D1 - Communal open space	25% (490.89m²) of the Site area, Minimum dimension of 3m 1,963.55m²	Application states 696m² provided however majority of this is the front setback, side setback of the front building and the planter boxes in between the two	No. Numerical criteria met however the space is poorly designed in terms of CPTED and only provides 4 bench seats. Minimum

		buildings. No accessible large areas allowing for passive/ active recreation or people to congregate.	dimension not adhered to. No other facilities or large, open areas in a centralized and private area. Space consists of planter boxes or paving or the front setback.
3D1 - Solar access to Communal open space	50% direct sunlight to the principle useable part of the communal open space for at least 2 hours between 9am and 3pm on June 21	Less than 2 hours generally. Front setback is inappropriate as the principle useable open space.	No.
3E - Deep soil zones	7% (137.45m²) of Site area with minimum dimensions of 6m. Minimum soil volumes as per Table 2 and dimensions for sites over 1500m^2 as per Fig. 3E.2	803m^2 Minimum dimensions not achieved.	No. Calculation includes planter boxes and paved areas as well as spaces with dimensions less than 6m. Consolidated area does not demonstrate minimum dimensions. not demonstrate a Although Deep Soil Zones are identified, all fail to achieve the minimum dimensions and some are encumbered by stormwater drainage infrastructure and/ or retaining walls.

3F – Visual Privacy	Separation Distances - Up to 4 Storeys: 6m – Habitable rooms and balconies 3m – Non-habitable rooms	Minimum 11m.	Yes
3J – Bicycle and Car Parking	Design Criteria does not apply – HHDCP applies as the default: <u>Residential Flat Buildings/ Shop Top Housing:</u> 1 space per 1 BR 1.2 spaces per 2 BR 1.6 spaces per 3+BR 1 x Visitor/ 4 units (rounded to nearest whole space)	Refer to discussion re parking. Complies.	Yes
PART 4 – DESIGNING THE BUILDING			
4A - Solar access	>2 hours to living areas and private open space of 70% dwellings between 9:00am – 3:00pm on 21 June	70% (9 units) receive >2 hours of solar access	Yes
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Only 2 apartments have no direct solar access.	Yes
4B - Natural ventilation	>60% of apartments Unit Depth does not exceed 18m	All except one unit is cross-ventilated All units comply	Yes Yes

4C – Ceiling Heights	Habitable rooms – 2.7m min. Non-habitable rooms – 2.4m min.	All units comply	Yes but no specific dimensions provided allowing for false ceilings
4D - Min. apartment size	1 bed ≥ $50m^2$ 2 bed ≥ $70m^2$ 3 bed ≥ $90m^2$	All units comply	Yes
	Habitable rooms to have windows with min. area of 10% of floor area	All units comply	Yes
	Habitable room depths are 2.5 x ceiling height	All units comply	Yes
	Open plan layouts – Kitchen max. 8m from window	All units comply	Yes
	Minimum bedroom and living room dimensions as per 4D-3	All units comply	Yes
4E -Min. private open space (POS)	1 bed ≥ $8m^2$ 2 bed ≥ $10m^2$ 3 bed ≥ $12m^2$ Min. depth 2m	All units comply	Yes
4F - Common circulation and spaces	Maximum of 8 units off a circulation core on a single level.	Max. 3 units off a circulation core	Yes
4G - Storage	1 bed ≥ $6m^3$ 2 bed ≥ $8m^3$	All apartments contain the required amount of storage	Yes

	3 bed ≥ 10m³		

Part 4 – Application of Design Principles

Hunters Hill does not have any applicable design review panel. Notwithstanding this, the proposal is still subject to evaluation against the design quality principles provided in Schedule 1 of the SEPP, as demonstrated in the assessment contained in this report.

Clause 148 also stipulates that with respect to design criteria, where a development satisfies the following matters, consent must not be refused because of those matters:

(a) Car parking for the building that is equal to or greater than the quantum specified in Part 3J of the Apartment Design Guide.

(b) The internal area of each apartment is equal to or greater than the minimum specified in Part 4D of the Apartment Design Guide.

(c) The ceiling heights are equal to or greater than the minimum specified in Part 4C of the Apartment Design Guide.

Having regard to these matters, in summary, the proposal:

(a) Provides sufficient car parking in accordance with Part 3J of the Apartment Design Guide, which in this instance defers to the applicable DCP controls.

(b) The internal area of each apartment satisfies Part 4D of the Apartment Design Guide.

(c) The ceiling heights satisfies Part 4C of the Apartment Design Guide.

Clause 149 of the SEPP provides that with respect to the objectives, design criteria and design guidance set out in Parts 3 and 4 of the Apartment Design Guide, the following matters prevail over any controls in the applicable DCP:

(a) visual privacy,

(b) solar and daylight access,

(c) common circulation and spaces,

(d) apartment size and layout,

(e) ceiling heights,

(f) private open space and balconies,

(g) natural ventilation,

(h) storage

9.2 Other Legislation

Not Applicable.

9.3 HUNTERS HILL LOCAL ENVIRONMENTAL PLAN 2012 (HHLEP)

Clause 1.2 – Aims of Plan

Having regard to the particular aims of the HHLEP, the proposal as amended is considered to be inconsistent with the following:

(a) to maintain and enhance the character and identity of established neighbourhoods in Hunters Hill by regulating the use and development of land.

Comment:

The proposal does not result in an acceptable streetscape and the loss of significant vegetation, coupled with a poorly detailed landscape proposal and inadequate setbacks do not promote, maintain or enhance the character and identity of Hunters Hill. The proposal lacks adequate visual permeability and communal open space and pedestrian access and exhibits a scale and massing that does not transition well to the adjoining low density housing. The proposal also fails to demonstrate appropriate landscaping can be provided.

(c) to conserve Aboriginal heritage and European heritage that influence the character and identity of the municipality.

Comment:

Council's Heritage Advisor has not raised any objections to the impact on the setting of the heritage item at 3 Ryde Road, subject to satisfying the applicable development controls for the area. Likewise, Council's Heritage Advisor has not raised any objections to the impact of the proposal on the heritage items located to the rear of the Site, subject to the rear setback being sufficient to provide space for large trees. As noted above, Council's Tree and Landscape Advisor has raised concerns with the proposed landscaping. Furthermore, this assessment demonstrates that the proposal does not satisfy the applicable planning controls.

Additionally, the Conservation Advisory Panel has raised concerns relating to the compatibility with the streetscape, the asymmetrical roof form, impacts on adjoining properties due to non-compliant/ inadequate setbacks, lack of clarity in the proposed materials and colour schemes and the relationship between the street and front setback.

(d) to accommodate a range of housing that will maintain the garden suburb character of the municipality, while responding to the needs of a growing population and changing demographics.

Comment:

The proposal results in a form of residential accommodation that while permissible, is not an appropriate design outcome for the Site, it's context or constraints.

(i) to promote high standards of urban and architectural design quality.

Comment:

The proposal is not considered to achieve this objective given the failure to adhere to the required setbacks, provide functional communal open space and provide an acceptable landscaped setting.

Clause 1.4 – Definitions

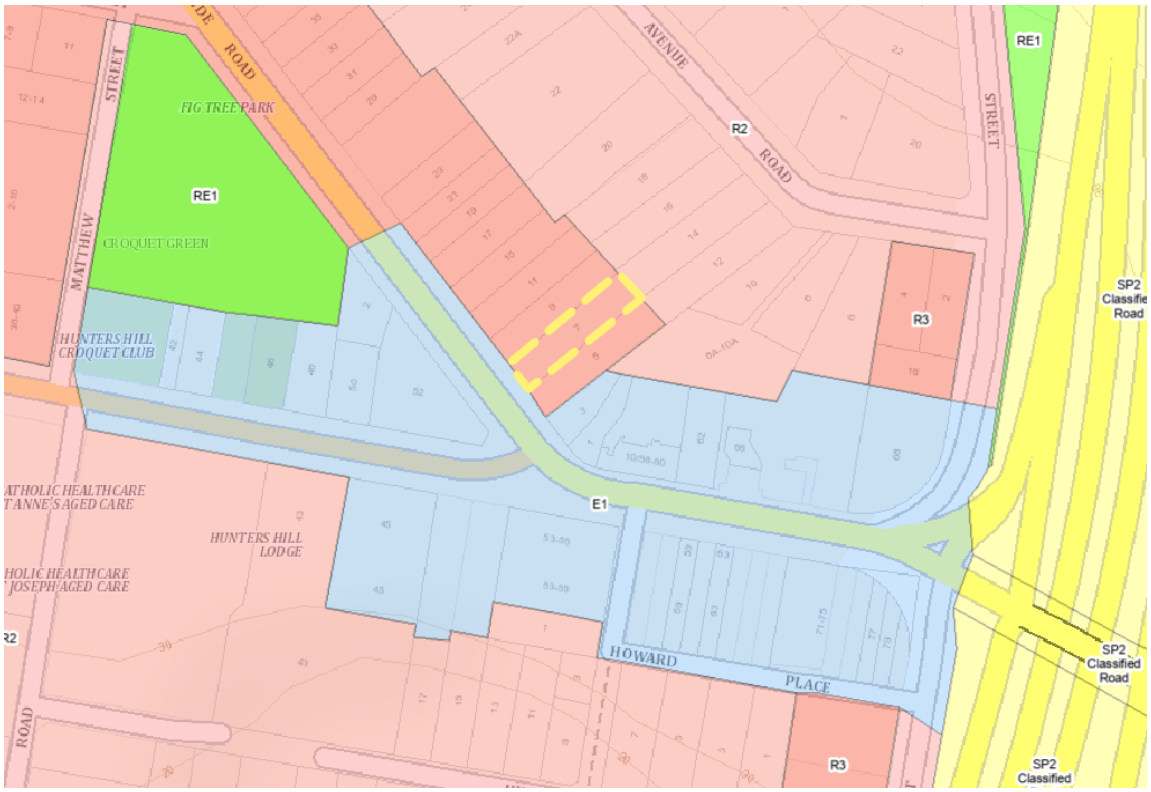
The proposal involves the demolition of existing structures and construction of a mixed use development containing a residential flat building and multi-dwelling housing, connected by a basement garage. The residential components are defined as follows:

> ***residential flat building*** *means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.*
>
> ***multi dwelling housing*** *means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.*

Clause 2.2 – Zoning of land

The subject site is zoned E1 Local Centre according to the Hunters Hill Local Environmental Plan 2012 (HHLEP) – Refer to **Figure 8** below.

FIGURE 8 – ZONING MAP EXTRACT



With respect to the objectives of the R3 Medium Density Residential zone, the proposal is inconsistent with the following:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To ensure that development is compatible with the character and heritage of the locality.*
- *To provide for levels of amenity that are reasonable for a medium density residential environment.*

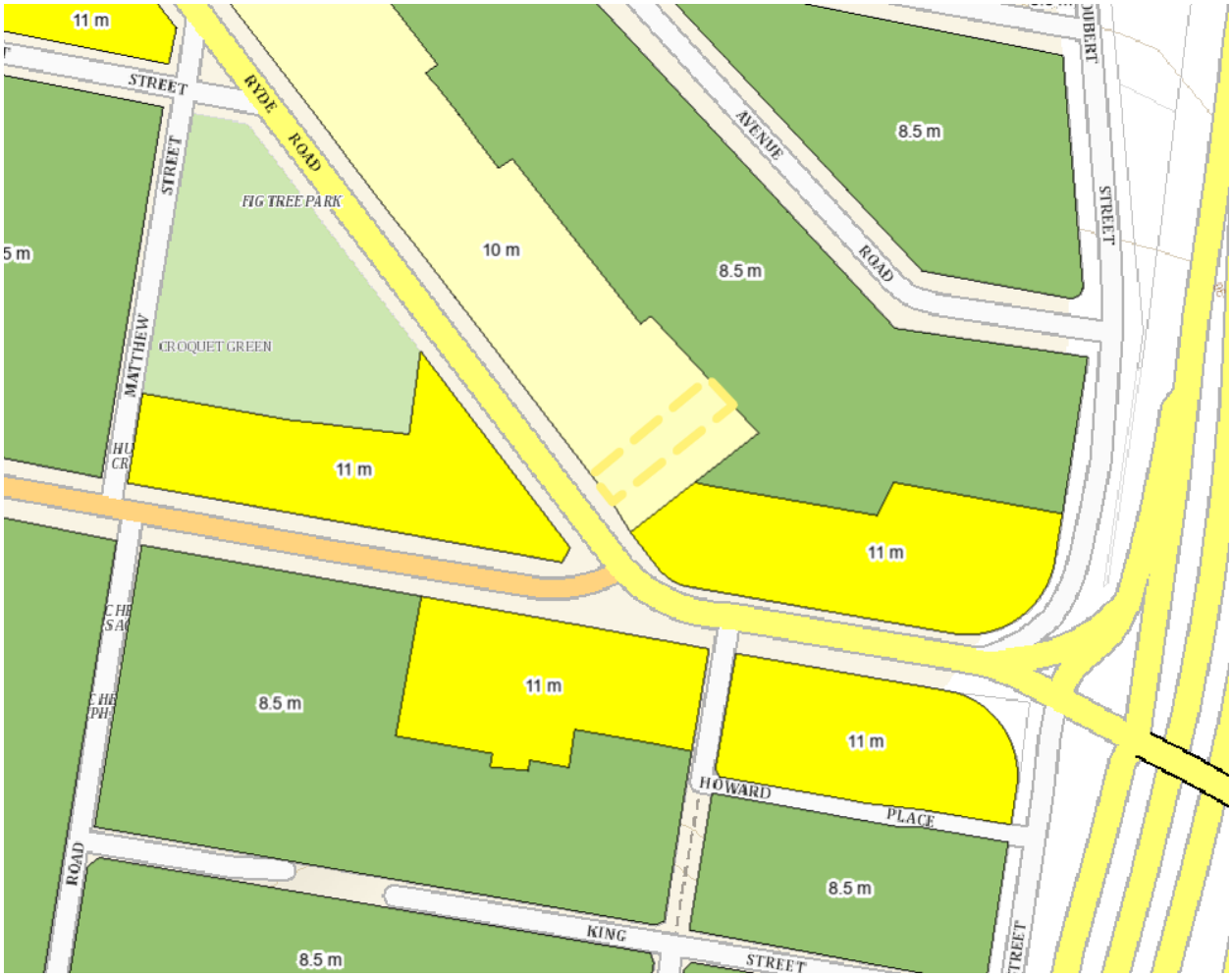
Statutory Compliance Table

Table 8 illustrates whether or not the proposed development complies with the relevant statutory controls of Hunters Hill Local Environmental Plan No.2012.

TABLE 8: LEP COMPLIANCE

COMPLIANCE WITH CURRENT STATUTORY CONTROLS	**CONTROL**	**PROPOSED**	**COMPLIANCE**
MINIMUM LOT SIZE: – RESIDENTIAL FLAT BUILDING – MULTIDWELLING HOUSING (Min. 1800m^2 combined)	900 m^2 900 m^2 (1,800 m^2)	1,963.55 m^2 by calculation 1,945.8 m^2 by dedication	Yes
HEIGHT (See Figure 9)	10 m	9.8 m	Yes
FLOOR SPACE RATIO (See Figure 10) AREA 2 (Allows up to 0.8:1 where the site area for a residential flat building exceeds1000m^2)	0.6:1	0.792:1	Yes
STREET FRONTAGE	18 m	36.572 m	Yes

FIGURE 9 –HEIGHT MAP



Clause 4.3 – Height of Buildings

The Site is mapped as having a maximum height of buildings of 10m. The proposal indicates a maximum height of 9.8m. Council's records indicate that DA2019-1043 for the 3 storey townhouses on Nos. 7-9 Ryde Road was approved with a maximum building height of 9.8m 14m.

Notwithstanding that, Subclause (1) (b) states that an objective of the Height of Buildings Control is to maintain the character and identity of Hunters Hill by limiting the scale of buildings to a maximum of two storeys in heritage conservation areas. Both proposed buildings are proposed to be three storeys. The SEE contends that because the proposal satisfies the numerical control and the two storey limit is an objective, not a development standard, it ought not be given any weight. Further, the SEE argues that there are already other examples within the streetscape at 61 and 71 Ryde Road (some 380m and 490m to the northwest).

The arguments submitted by the applicant are not deemed to have sufficient weight to warrant relaxing this control, at least for the majority. Potentially, a section of the southeastern corner of the development could support a third storey to help transition from the height of the town centre along Ryde Road. Maintaining the number of storeys at two however is not inconsistent

with seeking to ensure development respects the character of the area and achieves appropriate amenity outcomes for adjoining low density development. Furthermore, the developments cited as justification for the departure are not within a Heritage Conservation Zone, where a more careful approach to built form is necessary, even though they are on land zoned R3 Medium Density.

Clause 4.4 – Floor Space Ratio

The Site prescribed FSR for the Site is 0.6:1, however Clause 4.4A(2) of the HHLEP states that the maximum FSR for a residential flat building within "Area 2" is 0.8:1.

The application states that the proposal results in an FSR of 0.792:1, however upon review of the FSR calculations and drawings it is evident that some areas have been omitted from the calculations. These include:

- Areas within the basement that fall outside the definition of gross floor area (see blue shaded areas on Figure 11 below).
- The basement toilet.
- Motor bike parking spaces.
- Car parking spaces over and above the number required to be provided (equates to 8 car parking spaces).
- The ground floor of the Stair 3 within the Residential Flat Building.
- The ground floor lift well of all six elevators.
- A small space adjacent to the ensuite and bedroom one of unit 201 that is not denoted as a service duct or space.

FIGURE 10 – FSR MAP

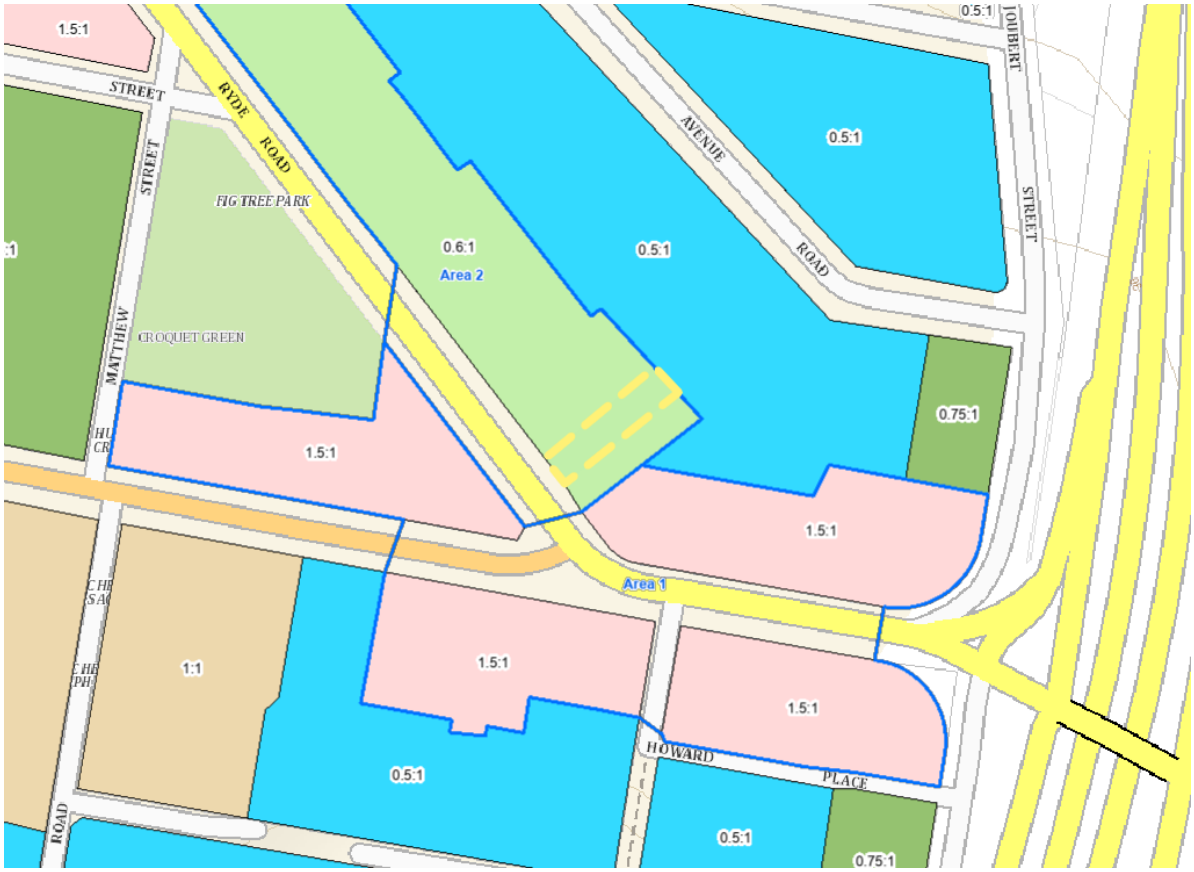
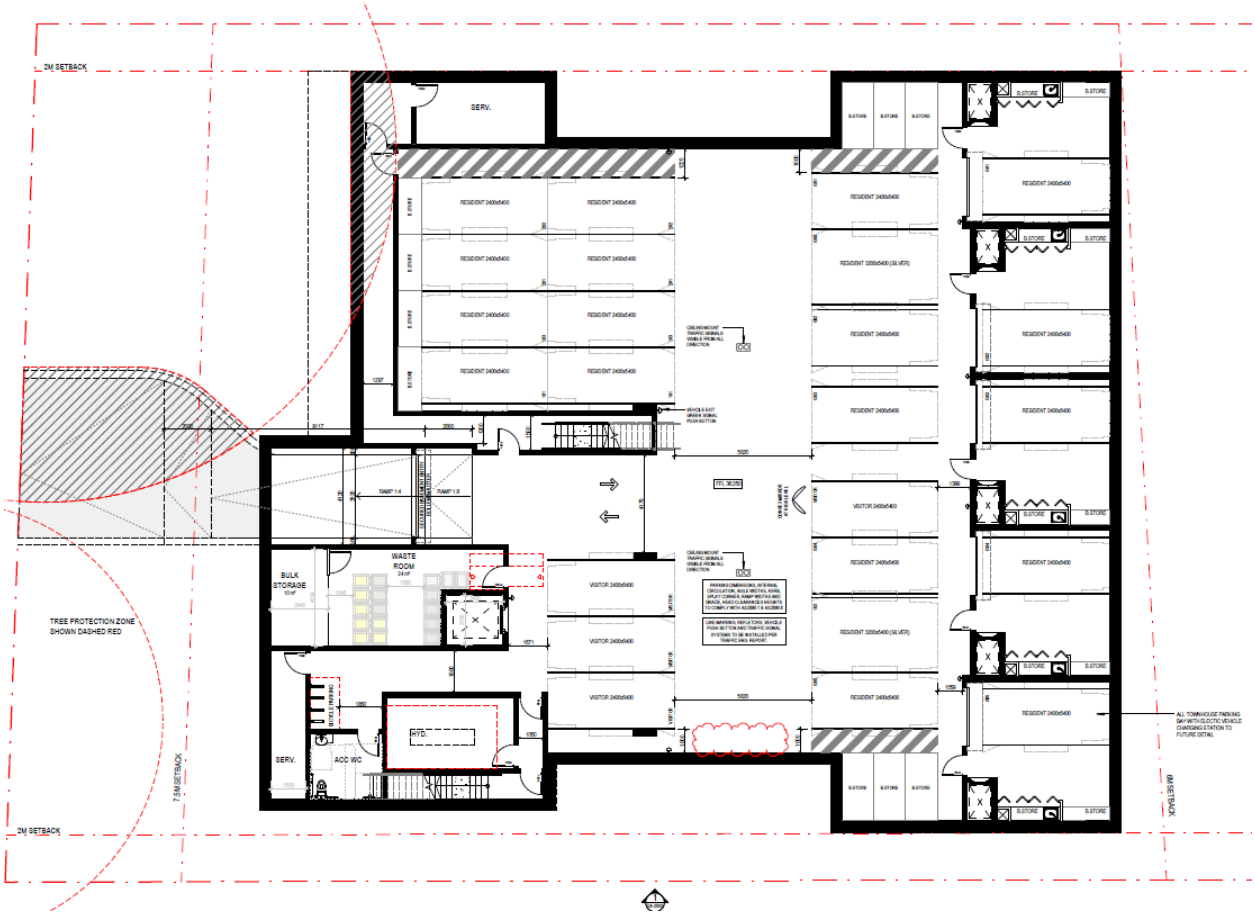


FIGURE 11 – AREAS OMITTED FROM BASEMENT FSR CALCULATIONS



Further, it appears that the FSR has been derived from an assumed Site Area of 1,963.55m^2 (based on calculations and not by a registered Survey), which is slightly larger than the Site Area of 1,945.8 m^2 legally dedicated on the Title of the land. By applying the dedicated Site Area, the maximum FSR of 0.8:1 would translate into a GFA of 1541.1m^2, as opposed to 1,945.8 m^2. Refer to Table 9 below.

TABLE 9 – GFA DISCREPANCY

	By Dedication	**By Calculation**
Site Area	1,945.8 m^2	1,963.55m^2
Max. FSR 0.8:1 = GFA	1,556.64 m^2	1,570.84 m^2
Proposed FSR 0.792:1 = GFA	1,541.07 m^2	1,555.14 m^2
Difference	15.57m^2	15.7m^2

Although the difference between the figures is only a matter of some 15m^2, given the extensive areas in the basement that have not been accurately captured, the cumulative impact has not been addressed. The lack of adequate dimensions on the architectural plans mean that an accurate calculation of these areas cannot be provided, however, given the proposed GFA is almost at the maximum, it is highly likely that the development standard has been exceeded. Given the applicant has not provided a Clause 4.6 submission, the Panel does not have the ability to grant approval to the application.

Clause 5.10 – Heritage

As noted previously, the Site is not a Heritage Item but it is located in close proximity to several Items of local heritage significance and is within the Hunters Hill Conservation Area No. 2- The Peninsula and the Fig Tree Subdivision Landscape Conservation Area.

Council's Heritage Advisor has noted that no objections are raised to the proposal on the basis that the proposal satisfies the applicable planning controls. As demonstrated in this assessment, the proposal fails to satisfy a number of key planning requirements and in the context of the advisor's comments, it could not be considered to have a satisfactory outcome in terms of meeting the objectives of the HHLEP with respect to conserving the European heritage values that influence the character and identity of the municipality.

Clause 6.1 – Acid Sulfate Soils

While the Site is within Class 5 Soils, it is approximately 325m to land within Class 2 – quite contrary to the statement made in the SEE. Pursuant to Clause 6.1(2), where works are within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on

adjacent Class 1, 2, 3 or 4 land, consent must not be granted unless an acid sulfate soils management plan has been prepared in accordance with the Acid Sulfate Soils Manual and submitted. The application is not supported by any level of assessment to establish if the excavation of the basement is likely to affect the watertable or require an acid sulfate soils management plan. Accordingly, the Panel does not have the ability to approve the proposal.

Clause 6.2 – Earthworks

Subclause (3) requires the consent authority to consider the following matters with respect to earthworks:

(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,

(b) the effect of the development on the likely future use or redevelopment of the land,

(c) the quality of the fill or the soil to be excavated, or both,

(d) the effect of the development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,

(f) the likelihood of disturbing relics,

(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,

(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The submitted geotechnical assessment does not address all of the matters above and the SEE fails to provide any quantification of the proposal. Accordingly, the Panel cannot be satisfied that Clause 6.2 has been adequately addressed. This is particularly in terms of construction management, the movement and use of heavy rock-breaking equipment and the potential impacts on the locality during construction, which have not been taken into account.

10. DRAFT AMENDMENTS TO STATUTORY CONTROLS

No relevant draft amendments pertaining to this application.

11. HUNTERS HILL CONSOLIDATED DEVELOPMENT CONTROL PLAN 2013 (HHDCP)

The Hunters Hill Consolidated Development Control Plan 2013 (HHDCP) provides discrete and relevant controls for both residential flat buildings and multi-dwelling hosuing. The provisions are tempered somewhat by the relevant provisions of the Housing SEPP and the ADG. The assessment below only addresses those provisions within the HHDCP that are not superseded by a higher order planning Instrument.

TABLE 8: HHDCP NUMERICAL CONTROL SUMMARY (INCLUDES RYDE ROAD CONTROLS)

Item	Control	Proposed	Compliance
Building Height	10m maximum	9.8m	See LEP Assessment above
Setbacks: Front (Ryde Road) – Ground Floor	Average of adjoining development – increased to 6.5m for Ryde Road Precinct	7.5m	Yes
Side – Multi-dwelling housing:	1.5m or 1/3rd wall height	2m both sides,	No - NE side of townhouses fails to achieve the required setback of 3.22m while the NW side of townhouse fails to comply with the 2.89m setback.
Side – RFB:	1.5m or ½ wall height (4.55m both sides,	2m both sides	No - The proposal fails to achieve the required 4.55m side setbacks.
Rear Setback: Ground Floor	Minimum of 6m	Generally 6m but several sunshades encroach	Generally yes.
Rear Setback: First Floor and above	Minimum of 10m	Min. 6m	No
Landscaped Area	40% of Site area, Min. dimension 2m	Has not been quantified by the applicant.	No – unable to quantify compliance.
Built Form and Facades – facing rear boundary	Buildings should step in height as per the setback controls.	3 storeys – no stepped appearance.	No – as per previous discussion.

Item	Control	Proposed	Compliance
	No building plane to exceed 9m in width. Should not have windows/ balconies/ terraces that overlook properties in Avenue Road. Utilise devices for visual interest.		Each plane or module does not exceed 6.44m. Upper level contained bedrooms with 2.5m deep balconies within the 10m setback. Devices for visual interest not employed.

The remaining provisions of the HHDCP are addressed in Table 9 below:

TABLE 9: HHDCP RESIDENTIAL AMENITY

3.5 – Residential Amenity	**3.5.2 - Solar Access:** • Reasonable solar access – at least 3 hours Midwinter to lower ground floor habitable rooms on subject site – satisfies ADG requirements. • Reasonable solar access – at least 3 hours Midwinter 50% POS on subject site – satisfies ADG requirements. • Reasonable solar access – 3 hours Midwinter 50% POS and living rooms of neighbours. Adjoining properties to NW and NE are not affected by overshadowing.	YES ☒ NO ☐ N/A ☐
	3.5.3 – Privacy: Adequate? YES ☐ NO ☒ Upper levels of rear townhouses encroach the rear setback and have potential for overlooking. Can elements be conditioned?	YES ☐ NO ☒ N/A ☐

	YES ☒ NO ☐	
	3.5.4 – Acoustic Privacy: Adequate? YES ☐ NO ☒ No details of location of A/C units or other noise-generating plant. No acoustic assessment provided. Can elements be conditioned? YES ☒ NO ☐	YES ☐ NO ☒ N/A ☐
	3.5.5 – View Sharing The Site does not enjoy any significant views, nor will it impact any vies.	YES ☒ NO ☐ N/A ☐

12. OTHER DCPS, CODES AND POLICIES

Not applicable.

13. THE LIKELY IMPACTS OF THE DEVELOPMENT

The proposal has been assessed against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, the Hunters Hill Local Environmental Plan 2012, Hunters Hill Consolidated Development Control Plan 2013 and applicable State Environmental Planning Policies and associated guidelines.

As demonstrated in this assessment, the proposal's core failure lies in the inability meet the relevant building envelope controls or provide sufficient information to demonstrate compliance. The proposal fails to satisfy the Design Quality Principles and provisions of the relevant SEPPs. The proposal also fails to respond the surrounding built environment or the significance of its location within a Heritage Conservation Area.

Having regard to the detailed assessment provided above, it is not necessary again retrace the proposal's non-compliances in order to demonstrate the adverse impacts such a substandard development will have on the natural and built environments. On the basis of this assessment, the Panel as the Consent Authority cannot be satisfied that the proposal would achieve any sound planning outcomes, or meet its statutory obligations.

14. SUBMISSIONS

The proposed development was notified in accordance with Council's Consolidated Development Control Plan 2013 for a period of thirty (30) days, between 17 January and 16 February 2024. Ten (10) submission were received by Council (refer to submissions in Attachment 2). Key issues

raised in the submissions relate to the following matters with relevant responses provided in the table below:

TABLE 10 - SUBMISSIONS

ISSUE	RESPONSE:
Inadequate Site Analysis and consideration of the location of open spaces and living areas on adjoining properties.	The Siting of the development, the proposed setbacks and failure to address a number of statutory provisions indicates that the proposal did not understand the surrounding context.
Non-compliances with HHLEP 2012: aims, height, FSR and interpretation of Clause 4.4A.	Refer to discussion above.
Non-compliances with HHDCP 2013: objectives, controls for the Ryde Road Precinct, landscaped area, built form and facades, general character, rear boundary setbacks.	Refer to discussion above.
Excessive height, bulk and scale, inadequate setbacks and incompatibility with existing streetscape and garden character.	Refer to discussion above.
Lack of adequate landscaping and failure to provide sufficient detail in the drawings.	Refer to discussion above.
Traffic and parking: insufficient parking, impact on morning peak hour, impacts on traffic flows during construction.	Refer to discussion above. Council's Development Engineer has raised concerns regarding the adequacy of the car park and the application is not supported by a Construction Management plan.
Noise generated by the proposal and associated traffic.	The proposal is not anticipated to generate significant noise beyond what would be anticipated in a location such as this.
Potential for damage to adjoining properties during demolition and construction.	In the event that the application is approved, Council's standard conditions requiring a dilapidation Report can be included.
Loss of vegetation and mature tree canopies.	Refer to discussion above.

ISSUE	RESPONSE:
Loss of privacy with the rear townhouses having a direct view into the bedroom, living areas and garden of No. 17 Ryde Road and properties in Avenue Road adjoining the Site.	Refer to discussion above.
Overshadowing of adjoining properties, including the living areas and garden of No. 17 Ryde Road.	The proposal will not overshadow 17 Ryde Road or properties in The Avenue Road, as these properties are generally to the north of the Site.
Management of asbestos during demolition.	In the event that the application is approved, the management of asbestos-containing materials can be dealt with via Council's standard conditions.
The proposal does not provide for a future right of way for the intended redevelopment of No. 5 Ryde Road, which was included in the consent for the previous residential development over 7-9 Ryde Road.	This issue was bought up in relation to DA2019/1043 where Council determined that No. 5 Ryde Road would become an isolated site. In the event that the Panel is of a mind to approve the development a similar ROW would need to be implemented.
Lack of adequate information regarding contamination, compliance with SEPP Housing 2021, waste management.	Refer to discussion above.

15. SUITABILITY OF THE SITE (S. 4.15(1)(C))

The proposal has not demonstrated the Site and its surrounding context and constraints have been adequately taken into account and therefore suitable for the proposed development. Multiple non-compliances, amenity impacts and lack of adequate information mean that the proposal is considered to have adverse impacts on the Site and its surrounds, leading to an adverse impact on the existing and desired future character of the immediate locality.

16. FINANCIAL IMPACT ASSESSMENT

There is a risk that the applicant may choose to exercise their right to appeal any decision of Council in the NSW Land and Environment Court. Consequently, Council would be required to defend its decision in Court, should this situation arise, resulting the need to potentially funding such a defense. In any event, Council's operating budget provides some allowance for legal activities in the course of exercising its statutory functions.

17. ENVIRONMENTAL IMPACT ASSESSMENT

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

18. SOCIAL IMPACT ASSESSMENT

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

19. RISK ASSESSMENT

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

CONCLUSION

The proposal has been assessed in terms of the public interest and having regard to the relevant development standards and objectives in the applicable State Environmental Planning Policies and is deemed to be unsatisfactory. The proposal fails to provide significant information and fails to actually demonstrate compliance with a range of statutory and design-related criteria.

The proposal will cause significant adverse impacts on the character, streetscape and amenity of the surrounding area and is inconsistent with the values of the Heritage Conservation Area.

Approval is not recommended.

RECOMMENDATION

That Development Application No. 20230164 for the demolition of existing structures and construction of a residential development comprising of a residential flat building containing 8 units and multi-dwelling housing providing 5 townhouse dwellings erected over single level basement parking at 7-11 Ryde Road Hunters Hill be refused for the following reasons.

1. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it does not satisfy the applicable provisions of Chapter 2 – Vegetation in Non-rural Areas of State Environmental Planning Policy (Biodiversity and Conservation) 2021 in that it does not:
   (a) protect the biodiversity values of trees and other vegetation in non-rural areas of the State.
   (b) preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.
2. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it does not satisfy the applicable provisions of Chapter 6 - Water Catchments of State Environmental Planning Policy (Biodiversity and Conservation) 2021 in that it does not demonstrate the proposal will satisfy the relevant provisions relating to development in a regulated catchment having regard to the matters to be considered and satisfied in Part 6.2, Sections 6.6 and 6.7.
3. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(i) of the

Environmental Planning and Assessment Act 1979 as it does not satisfy the applicable provisions of Chapter 4- Remediation of Land of State Environmental Planning Policy (Resilience and Hazards.) 2021 in that it does not demonstrate whether the Site is contaminated or suitable for its intended use.

4. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it does not satisfy the applicable provisions of Chapter 2- Standards for Residential Development of State Environmental Planning Policy (Sustainable Buildings.) 2022.
5. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it does not satisfy the applicable provisions of Cl. 4 – Design of Residential Apartment Development of State Environmental Planning Policy (Housing) 2021 in that it does not adequately demonstrate the proposal achieves the design quality principles contained in Schedule 9 or satisfies the Apartment Design Guide.
6. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it is incompatible with the general character and amenity of the surrounding locality, which does not satisfy the following specific aims of the Hunters Hill Local Environmental Plan 2012:
   (a) to maintain and enhance the character and identity of established neighbourhoods in Hunters Hill by regulating the use and development of land,

   (c) to conserve Aboriginal heritage and European heritage that influence the character and identity of the municipality,

   (d) to accommodate a range of housing that will maintain the garden suburb character of the municipality, while responding to the needs of a growing population and changing demographics.

   (i) to promote high standards of urban and architectural design quality.
7. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it is inconsistent with the following objectives for the R3 – Medium Density Zone:

   - *To provide for the housing needs of the community within a medium density residential environment.*

   - *To ensure that development is compatible with the character and heritage of the locality.*

   - *To provide for levels of amenity that are reasonable for a medium density residential environment.*
8. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it fails to demonstrate compliance

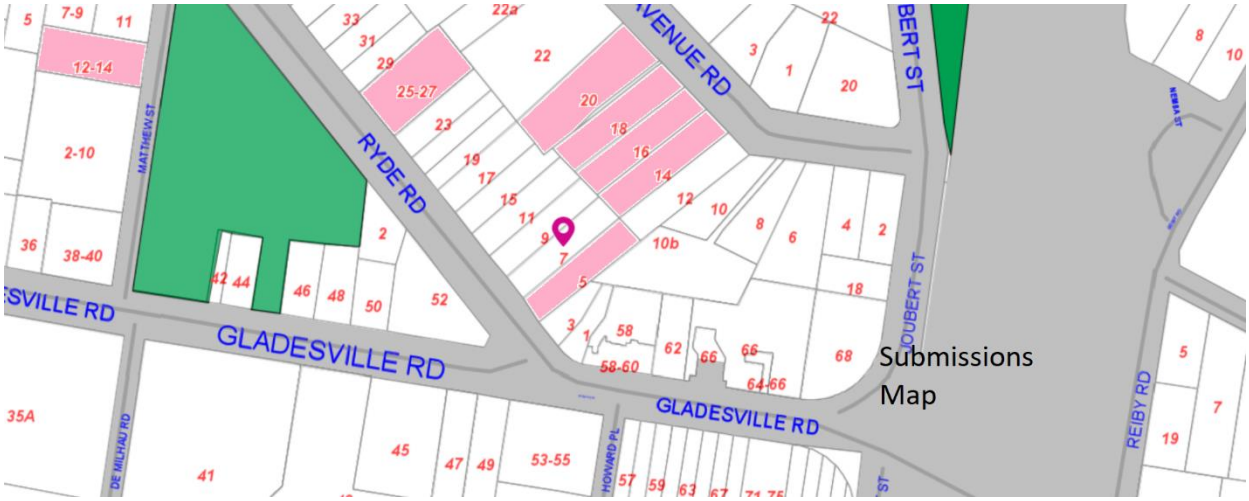
with Hunters Hill Local Environmental Plan 2012 with respect to Clause 5.10 – Heritage Conservation as the proposal will have an unacceptable adverse impact on the surrounding Heritage Items and the character of the surrounding Heritage Conservation Area.

9. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it fails to demonstrate compliance with Hunters Hill Local Environmental Plan 2012 with respect to Clause 6.1 – Acid Sulfate Soils in that it fails to provide an acid sulfate soils management plan.
10. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 as it fails to demonstrate compliance with Hunters Hill Local Environmental Plan 2012 with respect to Clause 6.2 – Earthworks in that it fails to provide sufficient information in order for the Consent Authority to be satisfied that the proposal will not have an adverse effect on the soils and groundwater flows of the surrounding area.
11. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as it fails to demonstrate the following strategic objectives of the Hunters Hill Development Control Plan 2013 will be achieved:
    - To maintain and enhance the character and identity of established neighbourhoods in the Hunters Hill Municipality.
    - To maintain and enhance biodiversity values by conserving natural features and scenic qualities that distinguish this Municipality.
    - To conserve identified heritage values that influence the character and identity of this Municipality.
    - To specify services that are necessary for each development, which include car parking and water cycle management.
12. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as it fails to demonstrate compliance with the provisions of the Hunters Hill Development Control Plan 2013 with respect to the following matters:
    - Section 2.2.2 Aims and Objectives insofar as the proposal having an unsatisfactory outcome on the character and amenity of the heritage conservation area.
    - Section 2.2.3 Existing Character insofar as the proposal having an unsatisfactory outcome on the existing character and amenity of the heritage conservation area.
    - Section 2.2.4 Desired Character insofar as the proposal having an unsatisfactory outcome on the desired future character and amenity of the heritage conservation area.
    - Section 3.4 Multi-Unit Residential insofar as the proposal does not comply with the relevant side and rear setbacks, landscaped area or number of storeys.
    - Section 3.5 – Residential Amenity insofar as the proposal does not ensure adequate privacy to adjoining properties.

13. The proposed development does not satisfy the provisions of Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as it fails to demonstrate the relevant provisions of the Hunters Hill Consolidated Development Control Plan will be achieved, having regard to Development within the Ryde Road Precinct.
14. The proposed development does not satisfy the provisions of Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 as the impacts on the values of the adjacent heritage items and conservation areas have not been adequately addressed in the design of the proposal, particularly relating to height, bulk, scale, setbacks, landscaping and separation distances.
15. The proposed development does not satisfy the provisions of Section 4.15(1)(c) in that the supporting documentation has not demonstrated the site is suitable the intended development given the failure to address and comply with the applicable statutory and policy controls intended to ensure development is designed, located and operated in a manner that does not adversely affect the amenity of the surrounding residential environment.
16. The proposed development does not satisfy the provisions of Section 4.15(1)(e) approval of a development that does not achieve good planning outcomes is contrary to the public interest, given the circumstances of the case.

ATTACHMENTS

1. Map ⇩
2. Submissions ⇩
3. Plans ⇩


Submissions Map
RYDE RD
GLADESVILLE RD
GLADESVILLE RD
MATTHEW ST
DE MILHAU RD
HOWARD PL
DOUBERT ST
REIBY RD
KIBBA ST

HUNTER'S HILL COUNCIL
15 FEB 2024
RECEIVED

Unit 5
25-27 Ryde Road
Hunters Hill. 2110

15 February 2024

Hunters Hill Council
22 Alexandra Street
Hunters Hill. 2110

Dear Sir/Madam

Development Application No. DA20230164

We wish to lodge our submission objecting to this development at 7-11 Ryde Road, Hunters Hill.

Firstly, it is hard to believe that there are only three trees "worthy of preservation and should be retained as a priority" on these properties, and on the pedestrian verge.

The car parking arrangement for this development seems inadequate and will lead to more on-street parking. Also, the egress from the site will be problematic during morning peak hours.

In the reports provided to Council there is no mention of ingress or egress during the demolition and construction period. We trust Council will police the heavy vehicle activity to the site, particularly during the morning peak period.

Finally, during the demolition of the three houses there is no mention of special arrangements for safe removal and disposal of **asbestos**, which undoubtedly is present in buildings of this vintage.

Yours faithfully

Jan and Peter Kadar

Sarah Jenkins

From: Nirmal Taluja
Sent: Tuesday, 6 February 2024 3:55 PM
To: Customer Service
Subject: OBJECTION SUBMISSION OF FA20230164

I strongly object this DA provided there is a right of way for me to have the construction of three SENIORS units and storage for my place at 5 RYDE RD HUNTERS HILL
I need right of way to be able to do my construction in future
Please see the previous DA and standing orders from the council that 7-11 Ryde Rd Hunters hill would be required to give RIGHT OF WAY FOR OUR DEVELOPMENT IN FUTURE
Please I reserve my rights and need your support to do a Icon development of 5 Ryde Rd Hunters Hill
Please let me know if I can meet you or discuss
Thanks a lot
Dr n TALUJA
DIRECTOR OF VISION MEDICAL AND HEALTH PTY LTD
OWNER OF 5 RYDE RD HUNTERS HILL
PHONE ME

Sarah Jenkins

From: Maureen Flowers
Sent: Saturday, 17 February 2024 8:51 AM
To: Customer Service
Subject: DA20230164 7-11 Ryde Road

Dear Council
I am writing to confirm my objection to the oversized development at 7-11 Ryde Road. This development does not appear to be in accordance with the standards in the Local Environment Plan, in terms of height and floor space ratio and particularly in the under allocation of the correct percentage for landscaping. It is also completely unacceptable for 2 huge mature trees to be felled, in addition to others being removed. Planting new saplings does not make up for the loss of mature tree canopy and this is outrageous when Hunters Hill has been identified as one of the main councils guilty of allowing the removal of trees, mostly in individual gardens. The design needs to be modified and reduced in bulk and size.
Thank you
Maureen Flowers
Hunters Hill

1

Hunters Hill Council

DA20230164 7-11 Ryde Road Hunters Hill

I wish to express my concerns with the development of 7-11 Ryde Road Hunters Hill.

The artist impression doesn't truly reflect the architectural drawings. The size and bulk are of particular concern to me. The floor space ratio does not appear to have been adhered to and these large boxes overwhelm the site. If the top level of the town houses were set back or perhaps there were only 4 instead of 5 spread over the 3 blocks with only 2 levels, the development would be more acceptable and have more street appeal. The whole complex is very crowded and overpowering.

The LEP landscaping rule for 50% green landscaping has not been adhered to and it's also tragic that the native large Eucalyptus and Liquid Amber trees will be removed. As Hunters Hill has now lost 3.29% of our mature tree canopy over the last 4 years and experts are telling us that the felling of trees in private garden is the main cause, this is a community loss and should not be approved. So valuable to our environment and vital to combating the extra pollution from cars and heat that this new development will add to our suburb.

Louise & James Simpson
25 Ryde Road
Hunters Hill

.

Vinay Ranjan and Sania Singh
Owners of 17 Ryde Road, Hunters Hill 2110 NSW

Re: Objection to Proposed Development Application DA20230164

To whom it may concern,

We are the current owner-occupiers at 17 Ryde Road, Hunters Hill a neighbouring single-storey dwelling to the proposed development at 7-11 Ryde Road and are writing to express our concerns. While we understand the housing needs of the community, we have concerns about the development in its current form and the impact it will have on our property and quality of life.

We specifically wish to raise two objections:

1) Privacy: The proposed building height of 9.725m will encroach upon our privacy and the privacy of other adjacent single-story residential dwellings. Based on the diagrams provided, we believe the rear townhouses will have an unobstructed view directly into our main bedroom, living space and garden (as highlighted in the floorplan below). This intrusion on our privacy raises concerns about our security and comfort within our own home.

We recommend altering the layout such that the rear townhouses do not have a view into neighbouring properties and retaining additional tree canopy on the western boundary of the property (i.e. the boundary between 11 and 15 Ryde Road 15 Ryde Road) to provide additional privacy. The current proposal sees the removal of trees T9, T10, T11, T12, T13, T14, T15 all of which provide privacy for residential properties to the west of the development (i.e 15, 17, 19 Ryde Road).

Image 1: 17 Ryde Road Floor Plan

OFFICIAL

Image 2 – 17 Ryde Road, Hunters Hill, 2110

2) Sunlight blockage and shadows: The development in its current form will result in the obstruction of sunlight to our property and other neighbouring properties. We dispute the shadow diagrams provided in the Development Application as they do not adequately depict how the height of the buildings will impact neighbouring properties including 17 Ryde Road. Most of the neighbouring properties have been cut off from the shadow diagram. Our living, dining and bedroom 1 shown in the floor plan all have floor to ceiling glass windows facing towards the North East capturing morning and daytime sun. The natural light that currently illuminates our living spaces is vital to our daily activities and overall enjoyment, and any reduction would be detrimental to our physical wellbeing and the value of our home.

We strongly urge you to reconsider the proposed development plans and take measures to address the concerns raised. It is crucial that any development in our neighbourhood respects the rights and well-being of existing homeowners and maintains the character of the community.

I appreciate your attention to this matter and look forward to a resolution that addresses our concerns satisfactorily. Please feel free to contact me if you require any further information or clarification regarding my objections. Thank you for your time and consideration.

Sincerely,

Vinay Ranjan and Sania Singh

OFFICIAL

Grahame and Deborah Anschau
20 Avenue Road
Hunters Hill
NSW 2110

Hunter's Hill Council

22 Alexandra St

Hunter's Hill

Mr Steve Kourepis

Re : DA20230164 – Submission for proposed development at 7 – 11 Ryde Rd, Hunter's Hill

Dear Mr Kourepis,

We are writing to you regarding the proposed development of this site which will adversely affect our home. The development application is for a multi flat / townhouse development which is of a scale completely unsuitable to this area. We will be severely impacted and would like to voice our concerns as follows.

Loss of Privacy

This development will be up to 10 metres high which will tower above the individual, mostly single level homes on Avenue Rd. The North and North Eastern windows of the proposed development will provide uninterrupted views into our now private backyard and swimming pool area where our daughters regularly swim and sunbathe. Additionally, anybody on the first or second floor of these proposed flats and townhouses will be able to look directly into the living rooms at the rear of our home.

Loss of Amenity

If this development is approved then we will suffer a major loss of amenity due to multiple overlooking flats and townhouses. As these flats and townhouses are not adequately set back from the boundary with Avenue Rd properties there will be a significant increase in noise and lights at night time. We will also lose a significant feeling of space when we look from the rear of our home in the direction of Figtree Park.

Our understanding is that Council has an obligation to maintain our amenity as described in the Hunter's Hill Local Environment Plan ensuring that new buildings are compatible with the garden suburb character and heritage values that distinguish the low – density localities. We would strongly disagree that this proposed development achieves the above in any way, shape or form. Surely Council is required to maintain the existing properties amenity!

To summarise our concerns we are disappointed that such a high development so close to our rear boundary is proposed which will be detrimental to our home in regard to loss of our rear private space and pool area , increased noise , reduced outlook and the negative impact on our current property value.

Grahame and Deborah Anschau
20 Avenue Road
Hunters Hill
NSW 2110

What is proposed will lead to a loss of enjoyment of our property.

Excavation and Potential Pool Damage

The rear area directly behind our house contains a concrete pool and paved areas which we are concerned could be damaged during the excavation process. Therefore we see it as essential that Council insist that the Developer carry out a " dilapidation report" prior to commencement of any excavation and again at completion of civil works . Any damage sustained during this process would have to be rectified by the developer.

Setbacks

Looking at the plans it does not appear that sufficient Setback have been allowed for a development of this massive scale. Where R3 meets R2 properties sufficient Setback is essential to protect the amenity of current dwellings.

Size and Bulk of proposed Development

Generally, the size and bulk of the proposed development is not consistent with the character and heritage values of the adjacent residential properties, being mostly single level dwellings. What is proposed will dominate the Streetscape and is completely out of step with what is the oldest Garden Suburb in Australia.

Congestion on Ryde Rd and Lack of Parking

As you are aware Ryde Rd is already overused and very congested particularly during peak hour traffic periods. The addition of this very large number of flats and townhouses and their cars will simply add to the congestion, lack of parking, noise and traffic.

Please confirm receipt of the Letter of Objection and keep us updated on the proposed development.

Regards,

Grahame and Deborah Anschau

Sarah Jenkins

From: Bruce Threlfo
Sent: Wednesday, 14 February 2024 12:48 PM
To: Customer Service
Subject: DA 2023/164 for 7-11 Ryde Rd

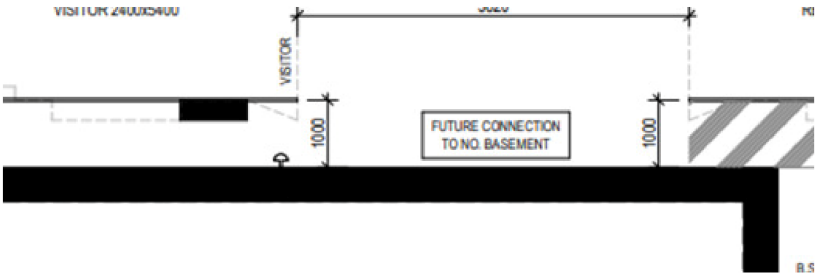
Dear Council
This is a submission on behalf of Dr Nirmal Taluga.
She is the director of VISION MEDICAL AND HEALTH PTY LTD, the owner of the property at 5 RYDE RD HUNTERS HILL.
In 2020, Council granted a deferred consent to DA/2019/1043 for a residential flat development at 7-9 Ryde Rd. The consent included the condition below.

Part A No.12. An appropriate easement or right-of-carriageway of a certain form and up to a given ceiling height being created through the basement car park of the subject site to give the owners of No.5 Ryde Road the legal right to provide vehicular access from a future basement carpark on that site through to Ryde Road via the subject site. A strip of land 1 metre wide adjacent to the eastern boundary of the subject site is to be created by subdivision and transferred to Council free of charge to enable vehicular access from No.5 Ryde Road through the basement and driveway of Nos.7-9 Ryde Road and to burden successors in Title of the subject land. The creation of this form of legal document is to be lodged with the Land Titles Office prior to the release of an 'outright' consent and stamped approved plans. The cost of such survey and legal work is to be carried by the applicant in this case.

On her behalf I request that a similar condition be included in any consent for DA 2023/164.
I note that the Traffic Report by Stanbury Traffic Planning includes the following under taking.

> The development is proposed to be serviced by a single level of basement parking containing 24 car spaces and four bicycle spaces.
>
> Further to the above, future vehicular connectivity is proposed to be facilitated to the adjacent 5 Ryde Road via the basement parking area, should that site be redeveloped in the future.

There is also a notation on the basement plan, but the number 5 is omotted.



Bruce Threlfo

6 Porter Ave

1

Marrickville 2024
TOWN PLANNING CONSULTANT

Mrs Linda Jones
16 Avenue Rd
Hunters Hill NSW 2110.
16th February 2024

RE: SUBMISSION PROPOSED DEVELOPMENT AT 7 RYDE RD HUNTERS HILL NSW 2110.

RE: DA20230164 – 7 RYDE ROAD, HUNTERS HILL 2110

To: Council Submissions

I'm writing to you regarding the proposed development, being the owner of one of the directly affected properties of this development application. Our rear property boundary adjoins this development.

In reviewing the submission, I found;

- Insufficient information has been provided in the submission to determine and appreciate the impact on our property ie;
  - Total lot size of the development and therefore what setbacks are required under R3 zonings and local council LEP's.
  - Gross floor plan area of the development
  - Built-upon areas
  - Landscaping area at the rear of the building agistment.
  - Drainage plans
- The landscape plans that have been provided do not include detail along the rear boundary of the proposal. There is no detail regarding the proposed planting along this boundary.
- Note that our existing rear boundary fencing makes up part of our current compliant swimming pool installation and this fence will need to be maintained during the construction and complete of any works.
- Generally, the size and bulk of the proposed development is not consistent with the character and heritage values of the adjacent and surrounding residential properties, being mostly single level, some with second story additions placed forward on their lots providing rear private open spaces.

- Noting that this development is located in an R3 zoning with a maximum height of 10m the development proposed contravenes/exceeds' the current R3 zonings requirement for two story developments.
- With the proposal including 5 units within close '6m' proximity to our existing rear boundary and private space it is expected that at times we will experience a significant increase in noise both from the inhabitants and reflected noise from overflying aircraft reflecting off the rear face of the proposal.
- The development doesn't seem to comply with the R3 zoning requirements, minimums rear boundary offsets for height.

>1,500m2	0m-4.5m	10m rear offset
>1,500m2	>4.5m	15m rear offset

Privacy and Amenity

- The proposed setback does not seem to be compliant with R3 zoning for lots > 1500m
- Currently the proposed development would result in a significant loss of privacy to our primary private outdoor space.
- We have a large terrace area and concrete swimming pool installation adjoining the northern boundary of this proposal. We feel that the current proposed setback at ground level of 6m is inadequate and will significantly reduce our current privacy in this space. This situation would be similar if not identical for my adjoining neighbouring properties.
- The rear 6m offset with the inclusion of a 2m garden along the back boundary provides only 4m of private space of the units which would not be in keeping the current amenity of the area and that the current 10m offset should be maintained under R3 zoning.
- As the rear units are proposed as 3 bedroom dwellings so it can be assumed that these five units will likely be families living in these adjacent to our rear boundary and therefore we will experience a significant increase in noise and activity very close to our private outdoor space. Currently this space is not overshadowed by any dwellings, the nearest being some 30m from this space.

2

Additional Notes

1. The proposed development will involve significant excavation of the car parking area into the local sandstone strata as per the geo report provided. Our concern during this process is that our existing assets on the boundary of this development proposal could be adversely affected. These include our pool cabana, in ground concrete swimming pool and tiled surrounds, pool filter equipment and other infrastructure including electrical supplies and gas lines. Therefore, we would like council to stipulate in the Development Application that a 'dilapidation report' be undertaken by the developer prior to the commencement of construction and again at completion of civil works. Any damage sustained during this process needs to be rectified by the developer.

2. As our properties rear boundary lies on the demarcation between R2 and R3 zonings we believe this development as currently proposed could cause a significant detrimental impact on the bordering properties zoned R2 in regard to maintaining the identity of Hunters Hill. Council being required to ensure that any new buildings are compatible with the garden suburb character and heritage values that distinguish the surrounding low density localities and ensure a high level of amenity are maintained.

3. To this end with such future development's council should consider a more substantial boundary requirement when managing the interface between two different 'Land Use Zonings'. Solid double brick or concrete boundary fences would alleviate some future concerns regarding privacy and noise related problems for the existing residents whose properties will be adversely affected by any multi story proposal.

As more information becomes available on the development we assume that we will be able to provide more detailed submissions to council that would be considered when council reviews and determines on the proposed development.

SINCERELY,

LINDA JONES
16 AVENUE RD
HUNTERS HILL

3

andrewmartin PLANNING

14 February 2024

General Manager
Hunters Hill Council
PO Box 21
Hunters Hills NSW 2110

council@huntershills.nsw.gov.au

RE: Objection to Development Application 2023/0164, 7-11 Ryde Road, Hunters Hill

On behalf of the owners of No 14 Avenue Road, Hunters Hill we wish to lodge an objection to DA 2023/0164. The DA lodged with Council on 8 January 2024, seeks approval for the:

> *demolition of existing structures and construction of residential development comprising of a residential flat building containing 8 units and multi-dwelling housing providing 5 townhouse dwellings erected over single level basement parking upon land at 7-11 Ryde Road, Hunters Hill. The proposal also includes the consolidation of the subject allotments into a single development site.*

Our clients object to the design and layout of the rear townhouses, particularly the rear areas which face the Avenue Road properties. The proposal fails to satisfy the HHDCP objective and controls for development in the Ryde Road Precinct.

The proposal is unacceptable given that the rear upper-level balconies are within 10m of the rear boundary; the balconies are unscreened; there is a lack of adequate rear fencing for privacy (visual and acoustic); and other more generalised issues with the DA application details. Each matter/concern is outlined below.

The environmental planning issues raised in this objection create an unacceptable environmental impact on our clients' properties in a form that could be addressed via the submission of revised plans. This applies to the amenity related matters. The broader development design issues, particularly the landscaped area, are significant and may be resolved by improved site planning /landscape augmentation. In the event suitable revised plans are not forthcoming (which are to be renotified) then the application should be refused as the impacts are excessive and arise from poor design. Approval of the current proposal would set an undesirable precedence for future similar development.

Given that the issues raised impact directly on our client's property we request that any revised proposal or amendments to the current proposal be notified to our clients for further review and comment.

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The primary concerns are summarised as:

- DA Plan set does not include existing building structures and location of private open space (POS) of 14 Avenue Road – there are amenity impacts on POS that will impact the enjoyment of our client's property;
- S3.4.7 HHDCP 2013 - does not achieve the objective requiring minimisation of amenity impacts upon adjoining properties in relation to overlooking and visual impact;
- Opaque glass as privacy measure
- Rear Setbacks and resultant adverse amenity impacts
- Rear dividing fence – height and construction
- Rear Landscaping – species, function and amenity
- Landscaped Area Calculation – erroneous, inconsistent and inadequate
- DCP non-compliance – Built Forms and Facades
- Excessive overshadowing – review and landscaping
- Floor Space Ratio compliance – clause 4.4A interpretation
- Insufficient DA Information

We now deal with each of the objections/concerns as raised:

1. DA Plan set

The DA Plan set fails to include the buildings, structures, swimming pool and private open spaces of No. 14 Avenue Road. Photos below show those areas of the property that should be acknowledged and amenity impacts addressed by the application. The site analysis plan does not achieve the minimum requirement for a site analysis plan and therefore the assessment that followed is flawed.

Of note is that the current dividing fence is colorbond, 1.8m high backing onto an exisitng single storey brick building. The development removes the brick building, opening up the whole of the back yard of No. 14 to significant loss of privacy and amenity compared to the current situation. Our clients accept the medium density zoning of the Ryde Road precinct and acknowedge the precincts eventual development However, the amenity impacts can be addressed in more detail than currently proposed in the DA plan set and certain measures can be put in place in any development approval that will ensure the general enjoyment of our client's property will continue, largely undisturbed over time. Our clients site is in the Conservation Area and a more sensitive and measured proposal is required to deal with this sensitive interface.

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Figure 1:

Site Analysis Plan – extract showing structures, Pos and swimming pool not considered by the proposal (not to scale)

Figure 2:

Guest accommodation at rear of No. 14 Avenue Road with subject development site behind.

Figure 3:

Rear fence and brick outbuilding immediately behind fence – at least 3m high – provides privacy to rear of No 14.

Figure 4:

Marked up photo showing existing rear fence is only 1.8m high, colorbond. It will not provide ongoing privacy (visual or acoustic) to either townhouse occupants or rear yard of No. 14.
A colorbond fence is not an attractive backdrop for the courtyards, add no benefit to the residents of either property.
A 2.1m min, masonry fence would minimise amenity issues.

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2. Section 3.4.7 Hunters Hill DCP 2013

S3.4.7 applies specifically to the R3 zone along Ryde Road, north of the Hunters Hill Village. The strategic objectives for the development of this area include:

> *"(d) Minimise amenity impacts upon adjoining properties, particularly in relation to overlooking and visual privacy.*
> *(e) Provide satisfactory landscaping as an element of each development."*

These objectives are repeated in the Setbacks and Landscaped Areas subsections.

The proposal fails to satisfy these objectives and the related controls in this section of the DCP. The reasons are discussed below.

3. First floor level opaque glass

It is acknowledged that the opaque glass shown on the photomontages and other images in the DA plan set will serve to provide a level of privacy to the rear while providing for sunlight penetration into the townhouses. If Council is of a mind to approve the development the installation of the opaque glass to minimise amenity impacts needs to be reinforced via conditions of consent. This will ensure they are included in any Construction Certificate documentation, inspected and certified prior to occupation.

4. Rear setbacks

The DCP rear setback controls require a minimum 6m ground floor level and a minimum 10m first floor (second storey) setback.

The proposal does not comply with the 10m first floor control and combined with unscreened upper level balconies, the proposal fails to achieve the amenity objectives specified for this precinct.

The rear setback of the external walls of the upper floor levels of the five townhouses vary from 6.0m (north) to 7.8m (south). All are non-compliant. Each townhouse has an upper level balcony facing the rear boundary – towards the POS area of our client's property. These are not POS balconies off primary living areas and should be removed from the plans. Elevated balconies in Hunters Hill LGA are not characteristic of the area and all POS is typically gained at ground level particularly where the sites are level like the subject site. The balconies provide little functionality to the internal rooms at that level and yet, if used by occupants will adversley impact on the privacy of the Avenue Road properties. The offending balconies are within the 10m DCP control, close to the rear boundary and elevated to the extent that they overlook the rear yard and into the swimming pool and play areas of our client's property.

If Council is not of a mind to require removed of the balconies, an alternative would be to require, the installation of screens on the outer edges of the balconies (to a height of 1.8m off the balcony floor level). This would minimise overlooking and ensure privacy for future occupants and Avenue Road residents while not totally blocking sun penetration to those habitable rooms.

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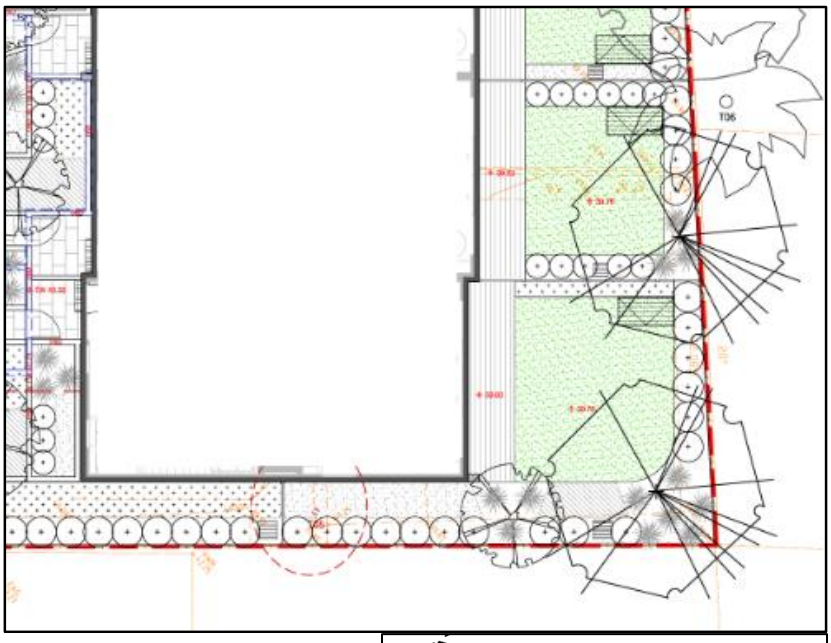
The current upper level setback and balconies will allow direct overlooking into No. 14 Avenue Road where the primary open space is location at the rear of the property. Our client has young children that play outdoors in that area and they should be able to enjoy their home without the imposition of overlooking and loss of privacy from multiple neighbouring dwellings.

5. Rear Dividing Fence

The proposal also provides for a 1.8m rear dividing fence. Given the only POS areas (courtyards) for each townhouse backs directly onto the Avenue Road properties, the rear boundary fences should be at least 2.1m high and constructed of solid masonry materials (brick or similar). Such a fence would benefit the outdoor design of the townhouse courtyards by providing a solid backdrop to decorate or plant out while increasing visual and acoustic privacy to the POS area of the Avenue Road properties. Some examples include:

6. Rear Landscaping

The DA plan set and images also indicate and show a number of trees that are proposed to be planted within the rear setback of the townhouses. However, apart from the images, and a general schedule of trees to choose from, the planting scheme and schedule lacks detail to be assured that the chosen trees will be appropriate for the site, not impose over the rear boundary, provide amenity for future occupants and Avenue Road residents and comply with Council's desired plant list for Hunters Hill. Again, the level of detail provided is insufficient for the DA. Council should require advanced plantings with any consent condition and require a bond to ensure trees reach maturity. Being located in POS, not communal areas it is questionable that future occupants will keep the initial plants.



Proposed large canopy tree planting
(refer to indicative plant schedule)

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PROPOSED INDICATIVE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT
TREES			
Acmena smithii	Lillypilly	75L	12m
Angophora costata	Smooth-barked Apple	75L	15m
Brachychiton acerifolius	Illawarra Flame Tree	75L	15m
Eucalyptus haemastoma	Scribbly Gum	75L	15m
Eucalyptus tereticornis	Forest Red Gum	75L	18m
Fraxinus 'Raywood'	Claret Ash	75L	7m
Hymenosporum flavum	Native Frangipani	75L	6m
Jacaranda mimosifolia	Jacaranda	75L	12m
Lagerstroemia indica	Crepe Myrtle	75L	6m
Pyrus calleryana 'Chanticleer'	Calleryana Pear	75L	12m
Tristaniopsis laurina	Water Gum	75L	8m

Landscape Areas: Control (d) states that:

> *"(d) Rear setbacks should incorporate evergreen screen plantings that can reach a minimum mature height of 8 metres in order to protect the privacy of residential properties which are located immediately to the north of this precinct."*

The only trees listed that fits the images provided needs to be less than 10m high (ie the height of the roof), straight trunk, narrow canopy with non-invasive roots. There are only or two species that may fit that specification.

As outlined previously the DA plan images, the landscape plans and the plant schedue do not provide sufficient information regarding the trees or indeed the shrubs proposed to be used within the courtyards. Compliance cannot therefore be established and satisfaction of the intent and objectives of the DCP provisions is questionable given the lack of information in the application.

Amended plans should be requested by Council and provided to adjoining property owners to review and comment.

7. Landscaped Area Calculation

The DCP requires developments in the Ryde Road Precinct to provide a minimum of 40% of the site area as landscaped area. The DCP states:

> (b) Calculation of *landscaped area* should not include any land that has a length or a width less than 2 metres.

And,

> **Note.** *Landscaped area* is defined by the *Hunters Hill LEP 2012*, and does not include any planted area which is constructed above a basement or a storey below.

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The HHLEP 2012 dictionary definition is:

> *landscaped area means a part of a site used for growing plants, grasses and trees, but does* ***not include any building, structure or hard paved area*** *<our emphasis in bold>.*

Combined with the Note above, all pathways, terraces, paved areas and areas over the basement are to be excluded from the landscaped area calculation. Only soft landscaped areas (larger than 2m x 2m are included).

The DCP control equates to:

Site area: 1963.55m²
40% equates to 785.42m² (to be provided as per HHLEP landscaped area definition)

The SEE (page 13) and Landscape Area Calculaiton plan (sheet 30 of 31) state:

SEE total landscaped area: 803m² or 40.9%

Landscaped Area Calculation plan: 806.76m² or 41.1% (based on a breakdown of hard and soft landscaped areas), as below:

PROPOSED LANDSCAPE AREA CALCULATION		
Total Site Area	1,963.55m2	
	reg/min/max	proposed
Landscape area	785.42m2/40% min.	806.76m2/41.1%
Soft landscape area	523.61m2/26.7%/min	634.14m2/32.3%
Hard (cl 6.9(4) HHELP)	261.81m2/13.3%/max	172.80m2/8.8%
Soft landscdape area over basement car park		121.43m2/6.2%

The two documents are inconsistent.

The landscaped calculation plan (sheet 30) breaks up the total landscaped area into soft and hard landscaped areas by adopting clause 6.9(4) of the HHLEP. However, this clause of the LEP (a statutory planning instrument) only applies to dwelling houses and secondary dwellings, not this development category. It is not available for the proposed residential flat building and multi dwelling housing development. It is not applicable.

On this basis, only the soft landscape area listed on Sheet 30 can be adopted, and only where those areas have a width <u>and</u> length of at least 2m.

The <u>maximum</u> landscaped area provided is therefore only 634.14m² or 32.3%.

That is a non-compliance of 151.28m² (and likely to increase once areas not meeting the 2m x 2m criteria are excluded).

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Either way, this is a large breach of the DCP control and one that is not addressed by or justified by the development. Even if additional justification is provided by the applicant we ask that council refuse the development on this basis alone. As mentioend the site has a sensitve interface with the heritage conservaiton area and regardless the character of Hunters Hill relies on dense front, side and rear landscaping where buildings sit within a garden setting.

8. DCP - Built Form & Facades

The DCP states:

> *"(e) Facades that face a rear boundary:*
> *(iii) Should not incorporate windows, balconies or terraces that would directly overlook existing residential properties in Avenue Road.*
> *(iv) Should incorporate details that provide visual interest, such as sun shades and some degree of variation for materials and finishes."*

All five of the rear townhouses have habitable rooms on each level that have large window openings and courtyards and balconies that face Avenue Road properties. Our clients directly adjoin two of the townhouses and will be overlooked by at least one other dwelling. As stated in point 1.1 above, the balconies are unscreened, the opaque glass treatment needs to be conditioned in any development consent issued to ensure they are installed and the rear boundary fence should be of solid masonry construction, 2.1m high. In combination these measures go to addressing overlooking, visual and acoustic privacy concerns for our clients however we request that Council require deletion of the upper level baconies.

The amenity, safety and enjoyment of their rear POS area and swimming pool is of paramount importance to our client. They are longstanding residents of the area, with young children, and they should be able to be able to feel safe and secure in their own home. Likewise future occupants of the townhouse should also be able to enjoy their courtyard space as it is the only POS area available to them. The DCP explicitly discourages such impacts on properties along the Avenue so there is an expectation that Council will adhere to the precinct objectives and controls in relation to amenity and privacy.

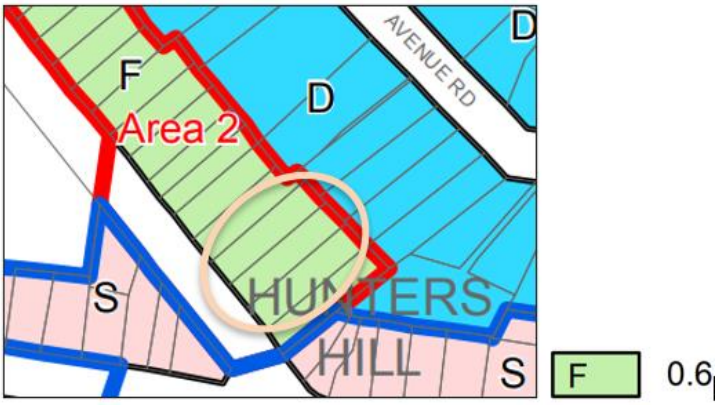
9. Overshadowing - review and landscaping

We request Council review the diagrams submitted and ensure that the proposed development complies.

While shadow diagrams are not required to account for proposed large canopy trees as part of future shadows being cast over the rear boundary, we request that consideration be given to the plant/tree selection such that all trees are deciduous to provide ample sunlight mid-winter but not sprawling canopies that will overhang the rear boundary at maturity. Our clients rear POS area immediately adjacent the dividing boundary is a turfed area that is used by their children as a play area. If in constant shadow, turf will not grow or thrive and be a constant issue ongoing issue.

10. Floor Space Ratio – clause 4.4A interpretation

A question is raised as to the compliance of the floor space ratio of the proposed development. The site is mapped in an area where the FSR is 0.6:1. It is also mapped in "Area 2" where clause 4.4A of the HHLEP applies.



Clause 4.4A, in relation to Area 2 states:

> ***4.4A Exception to floor space ratios for certain land in the Hunters Hill Village***
>
> *(2) The maximum floor space ratio for a residential flat building on land identified as "Area 2" on the Floor Space Ratio Map that has a site area of 1,000 square metres or more is 0.8:1.*

The development comprises a combination of a residential flat building and multi-dwelling housing on one block of land. The applicable FSR is therefore a combination of 0.8:1 and 0.6:1.

The SEE (page 13) states that the FSR is 0.792:1, assuming that the applicable FSR is 0.8:1 and the development is fully compliant.

We request that Council fully review the interpretation of this development standard as it applies to this proposal and should it be found that the FSR exceeds the relevant FSR for the site then refuse the DA based on the FSR breach. Again the issue of precedent in this matter is very strong as any approval would be seen as setting a new standard for the LGA and probably degrading Council's current standards and policies.

11. Insufficient DA Information

1. The SEE addresses site contamination. No preliminary site investigation (contamination) report is submitted citing that it is 'unlikely' to be contaminated. Given the proposed excavation of the basement level there is no evidence submitted that Council can rely on to approve the DA.

2. The SEE cites SEPP 65 and a Design Verification Statement. At the time the DA was lodged with Council (January 2024), this is now SEPP Housing 2021. No report has not been made publicly available. Compliance with Chapter 4 Design of Residential apartment development cannot be reviewed.

3. The full suite of DA plans and reports (the DA package as uploaded to the Planning Portal) should be made publicly available for comment.

4. The publicly available information does not include the waste management plan – yet the SEE states that Council will be engaged to collect waste from the site. With 13 residential dwellings, how is this to be achieved? Kerbside pickup?

5. Stormwater drainage plans are not available for review. Antidotal local knowledge of the area reports that overland flow in high rain episodes results in stormwater flows from the existing properties into the rear of properties on Avenue Road due to the slope across the length of the site. Will site works seek to build up the rear of the development site to drain to Ryde Road. No plans are publicly available to review this matter.

6. No dilapidation report is available for review. It is understood that the precinct is underlain by rock. With extensive excavation required for the basement level, what measures are to be adopted to ensure the integrity of structures near the rear boundary of our client's property.

Summary

The subject application comprises a large infill development over three residential properties, within a R3 zone. The application is for the construction of 13 dwellings (residential flat building and five townhouses (multi-dwelling housing).

Notwithstanding the design and layout of the rear townhouses, as submitted, will result in significant adverse impacts on our client's property. The matters in relation to amenity could be addressed by amendments to the DA plan set, however other broader matters raised are more complex for the overall development.

We request that, on behalf of our clients, that the application be amended to remove the rear balconies as they give rise to adverse impacts; are surplus to the needs of the development; and are out of character in Hunters Hill. Should Council not support their removal, then we request that they be screened, with suitable privacy screens installed to maximise privacy and amenity between properties, thereby addressing the environmental planning issues of residential amenity that the DCP requires to be addressed by development in this precinct.

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We also request that should amended plans be submitted that our client be given the opportunity to review and comment should the applicant seek to modify the application. All correspondence to be issued to No 14 Avenue Road, Hunters Hill.

Deb McKenzie
Planning Consultant
Andrew Martin Planning

Lauree Simmons

18 Avenue Rd

Hunters Hill NSW 2110.

RE: DA20230164 – 7 RYDE ROAD, HUNTERS HILL 2110

To whom it may concern

We have owned 18 Avenue Rd for some 38 years now, well before anyone thought that the houses behind us could be rezoned to accommodate medium density housing and thus accordingly, we find this proposal to be completely out of character with our surrounding Hunters Hill neighborhood. This proposed development adjoins our rear property boundary.

We have reviewed the submission and found that the proposed building is extremely close to our rear fence and the plans supplied indicate the proposed building to be up to a height of 10m in some places and only 6m from our rear boundary. This will impact our property greatly as far as our views across the neighborhood, the lovely neighbouring trees and sunlight during the summer afternoons and evenings.

Our backyard and the rear of our house is quite open so therefore anyone on the first or second level of these units will have a full uninterrupted view into our backyard and living areas. This rear area directly behind our house includes a pool and surrounding paved area which we are also concerned that it may be damaged by the developer during construction. Please also note that our rear boundary fence currently servers as a pool fence and makes up part of our pool fencing structure.

Our understanding is that council are under an obligation to maintain our amenity as described in the Hunters Hill Local Environmental Plan ensuring that new buildings are compatible with the garden suburb character and heritage values that distinguish the low-density localities. We would strongly disagree that this proposed development achieves the above in any way shape or form. Surely council are required to maintain the existing properties amenity!

To summaries our concerns we are disappointed that such a high building so close to our boundary with rear facing windows could be built so close to our property boundary which would be so detrimental to our current property in regard to the loss of our rear private space, increased noise, reduced outlook and the impact on current property value.

We look forward to additional information as the development progresses through council.

Regards

Laureee Simmons Date:

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ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum gisen house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.
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AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A3	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
NOT TO SCALE	
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	COVER PAGE
PROJECT NUMBER	30244
DRAWN BY:	PH
CHECKED BY:	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-0000
ISSUE	A2

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A2	22.11.23	DA SUBMISSION

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: PERSPECTIVE	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0001	ISSUE: A2

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A2	22.11.23	DA SUBMISSION

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: PERSPECTIVE	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0002	ISSUE: A2

TOWNHOUSE COURTYARD
NTS

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PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: PERSPECTIVE	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0003	ISSUE: A2

TOWNHOUSE SECTIONAL PERSPECTIVE
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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: PERSPECTIVE	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0004	ISSUE: A2

CALCULATIONS

SITE DETAILS
7-11 RYDE RD, HUNTERS HILL

SP
Lot 2 DP7691
Lot 3 DP7691
Lot 4 DP7691

SITE AREA
1963.55m² by calculation
1945.80m² by deed

COMPLIANCE

CATEGORY	REQUIREMENT		PROPOSAL	
Zoning	R3 Medium Density Residential		-	
FSR	0.8:1 = 1570.84m² Max.		-	
Max Height	10m		3 Storeys	
Communal Open Space (ADG)	491 m²	25%	696 m²	35.4%
Landscaping (DCP)	785 m²	40%	803 m²	40.9%
Deep Soil (ADG)	137 m²	7%	803 m²	40.9%
Parking Rates Apartments & Townhouse	One bedroom 1.0 per dwelling (1) Two bedroom 1.2 per dwelling (10.8) Three plus bedroom 1.6 per dwelling (4.8) (REQ. 16.6 Total)		Total 24 Spaces provided 10 spaces for apartment 10 spaces for townhouse	
Visitors	0.25 per dwelling (REQ. 3.25 Total)		4 spaces provided	
Bicycle (resident) Bicycle (visitors)	0.2-0.3 space per unit 0.05-0.1 space per unit		4 bicycle parking	
Solar Access	ADG 70% of units, 8 Units		75% , 6 of 8 RFB Units	
Natural Ventilation	ADG 60% of units, 8 Units		87% , 7 of 8 RFB Units	

GROSS FLOOR AREA

LOCATION	UNIT TYPE	AREA
101	2 BED	79 m²
102	1 BED	61 m²
103	3 BED	114 m²
201	3 BED	136 m²
202	3 BED	114 m²
G01	2 BED + FLEX	155 m²
G02	2 BED + FLEX	158 m²
G03	2 BED + FLEX	158 m²
G04	2 BED + FLEX	158 m²
G05	2 BED + FLEX	155 m²
G06	2 BED	77 m²
G07	2 BED	76 m²
G08	2 BED	86 m²
MAIN LOBBY	-	29 m²
TOTAL		1555 m²

UNIT BREAKDOWN

UNIT TYPE	QTY	COMMENT
1 BED	1	RFB
2 BED	4	RFB
2 BED + FLEX	5	TOWNHOUSE
3 BED	3	RFB
TOTAL	13	

PRIVATE OPEN SPACE

LOCATION	UNIT TYPE	AREA
101	2 BED	13 m²
102	1 BED	13 m²
103	3 BED	30 m²
201	3 BED	41 m²
202	3 BED	30 m²
G01	2 BED + FLEX	71 m²
G02	2 BED + FLEX	48 m²
G03	2 BED + FLEX	52 m²
G04	2 BED + FLEX	52 m²
G05	2 BED + FLEX	85 m²
G06	2 BED	28 m²
G07	2 BED	30 m²
G08	2 BED	48 m²

DA DRAWING LIST

DRAWING No.	DRAWING NAME	REV. No.
DA-0000	COVER PAGE	A2
DA-0001	PERSPECTIVE	A2
DA-0002	PERSPECTIVE	A2
DA-0003	PERSPECTIVE	A2
DA-0004	PERSPECTIVE	A2
DA-0010	CALCULATIONS	A2
DA-0011	DEMOLITION PLAN	A2
DA-0020	SITE ANALYSIS	A2
DA-0021	SITE ANALYSIS	A2
DA-0022	SITE ANALYSIS	A2
DA-0023	STREETSCAPE ANALYSIS	A2
DA-0024	STREETSCAPE ANALYSIS	A2
DA-0031	LANDSCAPE ZONES	A2
DA-0050	BASIX COMMITMENTS	A2
DA-0100	SITE PLAN	A2
DA-0999	BASEMENT FLOOR PLAN	A2
DA-1000	GROUND FLOOR PLAN	A2
DA-1001	LEVEL 1 - FLOOR PLAN	A2
DA-1002	LEVEL 2 - FLOOR PLAN	A2
DA-1003	ROOF PLAN	A2
DA-2001	ELEVATIONS - SHEET 1	A2
DA-2002	ELEVATIONS - SHEET 2	A2
DA-2003	ELEVATIONS - SHEET 3	A2
DA-3001	SECTIONS	A2
DA-3002	SECTIONS	A2
DA-4030	MAX. HEIGHT PLANE	A2
DA-4050	MATERIAL SCHEDULE	A2
DA-4051	STREETSCAPE & MATERIAL SCHEDULE SHEET 1	A2
DA-4052	STREETSCAPE & MATERIAL SCHEDULE SHEET 2	A2
DA-4053	STREETSCAPE & MATERIAL SCHEDULE SHEET 3	A2
DA-4061	DOOR/ WINDOW SCHEDULE	A2
DA-5001	SHADOW DIAGRAMS-WINTER SOLSTICE	A2
DA-5002	SHADOW DIAGRAMS-WINTER SOLSTICE	A2
DA-5010	SOLAR ACCESS DIAGRAMS	A2
DA-5011	SOLAR ACCESS DIAGRAMS	A2
DA-5100	CROSS VENTILATION DIAGRAMS	A2
DA-5200	FSR DIAGRAM	A2

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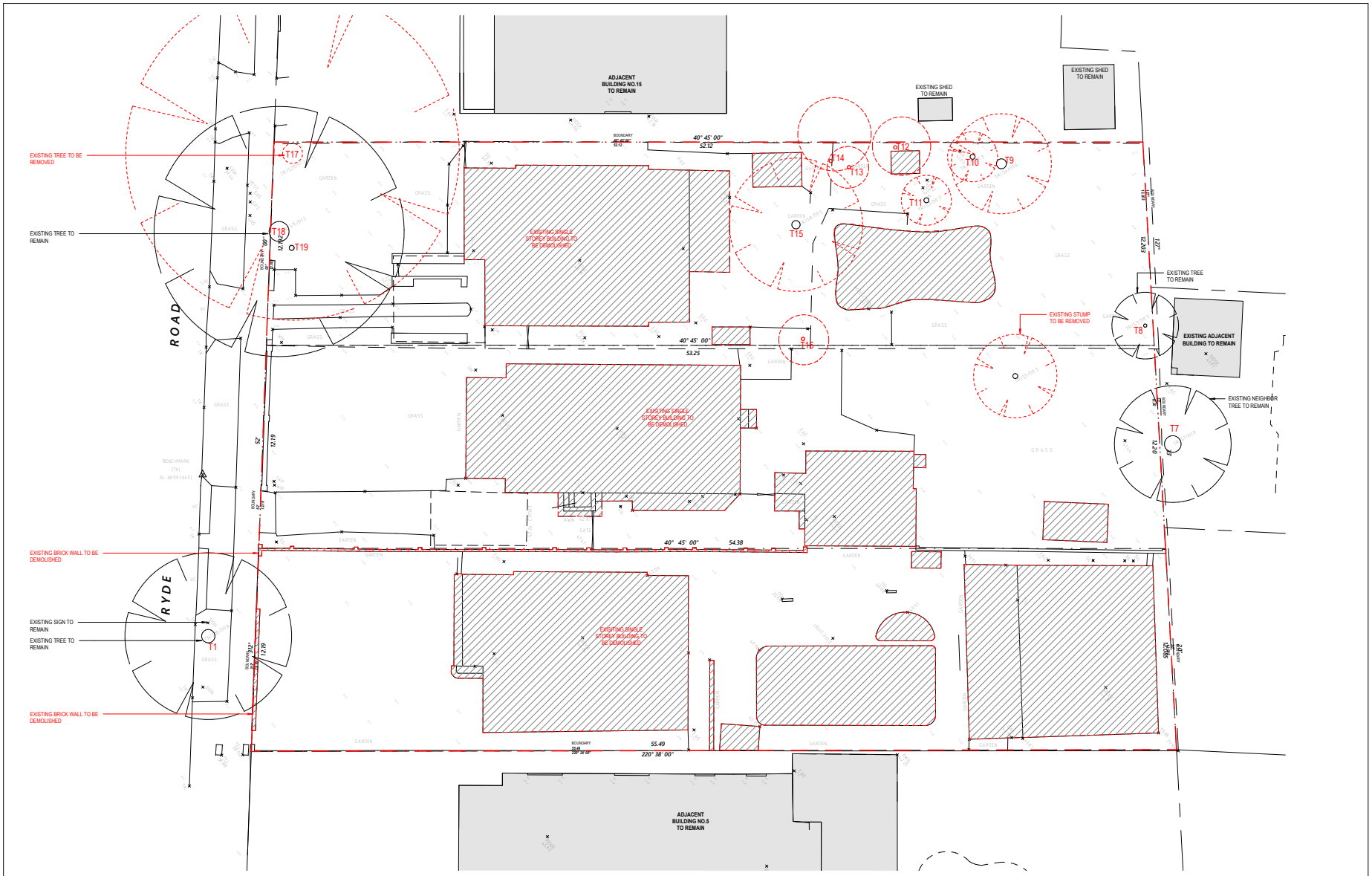
AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: CALCULATIONS	
FOR DEVELOPMENT APPLICATION **NOT TO BE USED DURING CONSTRUCTION**	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH CHECKED BY: PH ISSUED FOR: DA DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0010	ISSUE: A2



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AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A3	04.09.23	FOR CAP
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING
FOR DEVELOPMENT APPLICATION
NOT TO BE USED DURING CONSTRUCTION
SCALE: 1 : 100 @ A1 (0 1000 2000 3000 4000 5000 mm 1:100)

ADDRESS: 7-11 RYDE RD, HUNTERS HILL
CLIENT: HENRY RENNER
LOCAL COUNCIL: HUNTERS HILL COUNCIL

DRAWING: DEMOLITION PLAN
PROJECT NUMBER: 30244
DRAWN BY: PH
CHECKED BY: PH
ISSUED FOR: DA
DATE: 22.11.23
DRAWING NUMBER: DA-0011
ISSUE: A2

SITE ANALYSIS - LOCATION
NTS

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A	24.07.23	FOR PRE-DA
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A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: SITE ANALYSIS	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0020	ISSUE: A2

SITE ANALYSIS - CONTEXTUAL
NTS

SITE ANALYSIS - ZONING
NTS

LEGEND - SITE ANALSIS

- DISTRICT VIEWS
- NOISE SOURCE
- PREVAILING WARM EASTERLY WINDS IN SPRING/SUMMER
- PREVAILING WARM WESTERLY WINDS IN SPRING/SUMMER
- DISTANCE TO PUBLIC TRANSPORT
- ENTRY - (P) PEDESTRIAN (V) VEHICLE
- EXISTING BUILDING - No. OF STOREYS
- PROPOSED DEVELOPMENT SITE
- EXISTING BUILDING

LEGEND - LAND ZONING

- LOW DENSITY ZONE - R2
- MEDIUM DENSITY ZONE - R3
- HIGH DENSITY ZONE - R4
- PUBLIC RECREATION ZONE - RE1
- INFRASTRUCTURE ZONE - SP2
- SITE LOCATION

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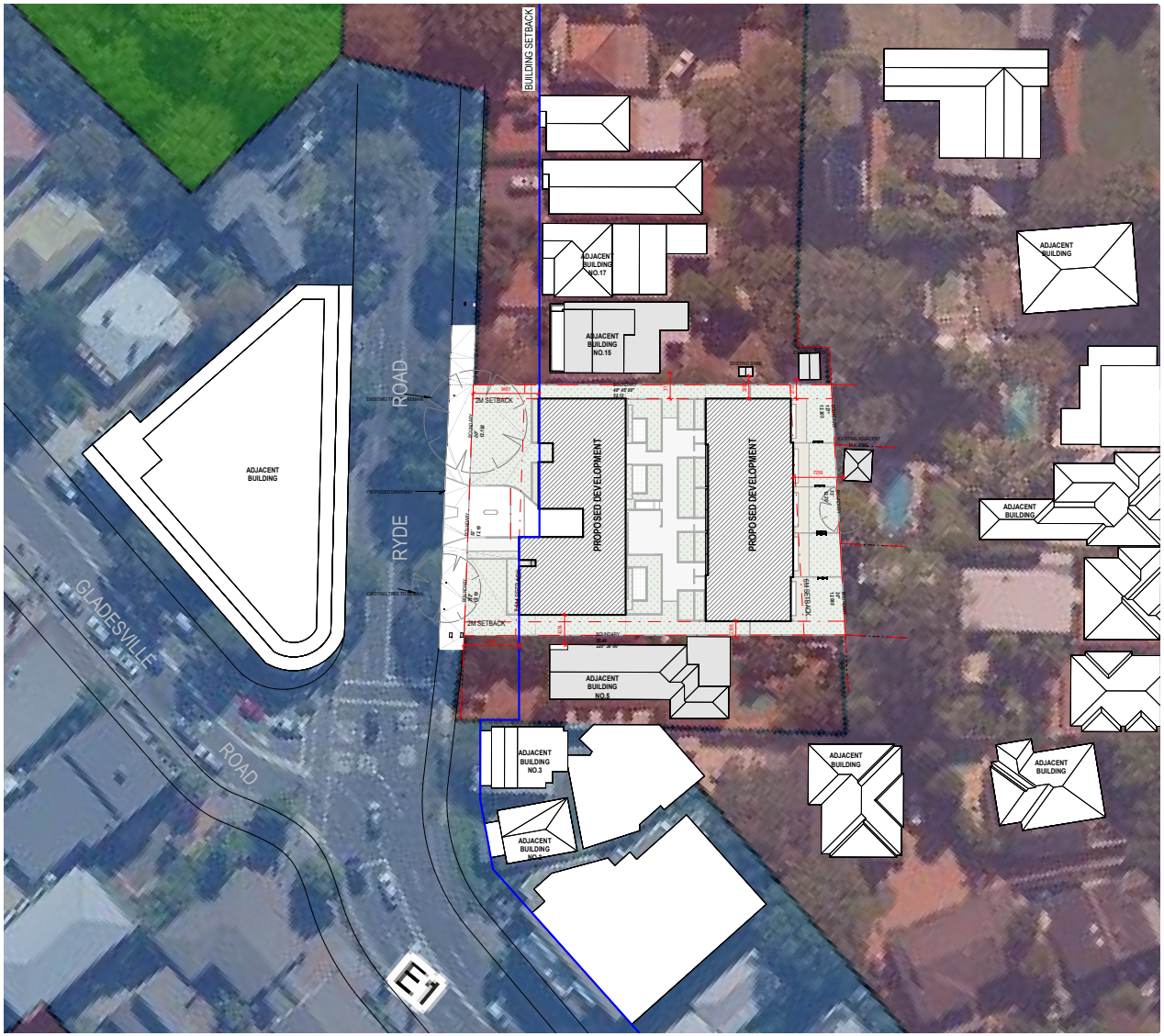
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: SITE ANALYSIS	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH CHECKED BY: PH ISSUED FOR: DA DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0021	ISSUE: A2



SITE ANALYSIS - BUILDING SETBACK
NTS

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A	24.07.23	FOR PRE-DA
A3	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: SITE ANALYSIS	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH CHECKED BY: PH ISSUED FOR: DA DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0022	ISSUE: A2

STREETSCAPE ANALYSIS

VIEW ALONG RYDE ROAD OF SUBJECT SITE

71 Ryde Road

- 3 storey residential flat building
- Brick finish facade
- Dark colour roof
- Hip roof form
- Balustrade to soffit glazing
- Exposed garge to street front

63 Ryde Road

- 2 storey residential flat building
- Brick finish facade
- Dark colour roof
- Hip roof form
- Floor to soffit windows
- Recessive driveway entrance

61 Ryde Road

- 3 storey residential flat building
- Brick finish facade
- Dark colour roof
- Hip roof form
- Glass balustrade
- Balustrade to soffit glazing
- Exposed garge to street front

53-55 Ryde Road

- Brick finish facade
- Dark colour roof
- Hip roof form
- Glass balustrade
- Balustrade to soffit glazing
- Exposed garge to street front

23 Ryde Road

- Single storey dwelling
- Earth colour brick finish facade
- Dark colour roof
- Pitch roof form
- Bay window to street front
- Recessive driveway

15 Ryde Road

- Single storey dwelling
- Earth colour brick finish facade
- Dark colour roof
- Pitch roof form
- porch to street front
- Recessive driveway

11 Ryde Road

- Single storey dwelling
- Light colour brick finish facade
- Dark colour roof
- Hip roof form
- Glass balustrade
- Balustrade to soffit glazing
- Exposed garge to street front

7-9 Ryde Road

- Single storey dwelling
- Brick finish facade
- Dark colour roof
- pitch roof form
- Glass balustrade
- Balustrade to soffit glazing
- Exposed garge to street front

5 Ryde Road

- Single storey dwelling
- Rendered brick finish facade
- Dark colour roof
- pitch roof form
- Porch to street front
- Balustrade to soffit glazing
- Recessive driveway

58-60 Gladesville Road

- 3 storey mixed used
- Brick and cladding finish facade
- Flat roof form
- Full height glazing on ground
- Recessive driveway entrance

Proposed 7-11 Ryde Road

- Brick and cladding finish facade
- Dark colour roof
- pitch roof form
- Timber look palisade fence
- Floor to soffit glazing
- Recessive driveway entrance

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AMENDMENTS

REV	DATE	DESCRIPTION
A2	22.11.23	DA SUBMISSION

PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
NOT TO SCALE	
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	STREETSCAPE ANALYSIS
PROJECT NUMBER	30244
DRAWN BY	PH
CHECKED BY	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-0023
ISSUE	A2

STREETSCAPE ANALYSIS

VIEW ALONG RYDE ROAD OPPOSITE OF SUBJECT SITE

54A Gladesville Road, Hunters Hill NSW 2110

- 3 storey commercial building
- Terracotta tiles
- Flat roof form
- Full height glazing on ground
- Recessive driveway entrance

40A Gladesville Rd, Hunters Hill NSW 2110

10 Ryde Road, Hunters Hill NSW 2110

- 2 storey townhouse
- Brick and Render finish
- Gable roof
- Dark colour roof

20 Ryde Road, Hunters Hill NSW 2110

- Brick face finish
- Pitch roof
- Dark colour roof
- Porch to street front
- Bay windows to street front

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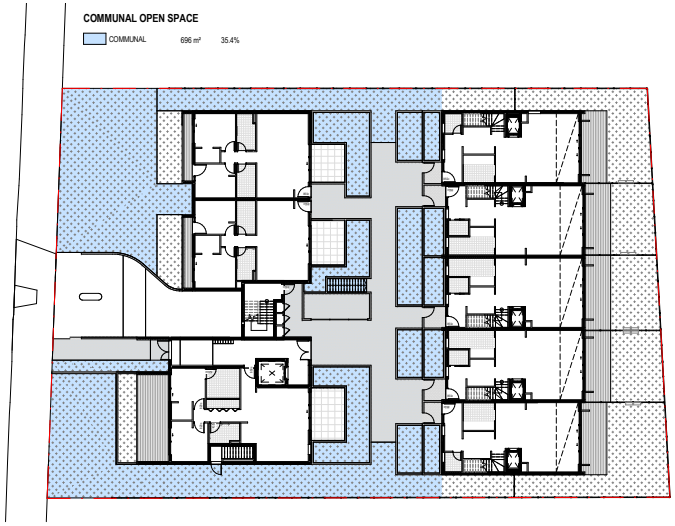
AMENDMENTS

REV	DATE	DESCRIPTION
A2	22.11.23	DA SUBMISSION

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: STREETSCAPE ANALYSIS	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0024	ISSUE: A2

COMMUNAL OPEN SPACE

COMMUNAL	696 m²	35.4%



GROUND LEVEL - COS
1 : 200

DEEP SOIL ZONE

DEEP SOIL ZONE	803 m²	40.9%

GROUND LEVEL - DEEP SOIL
1 : 200

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AMENDMENTS

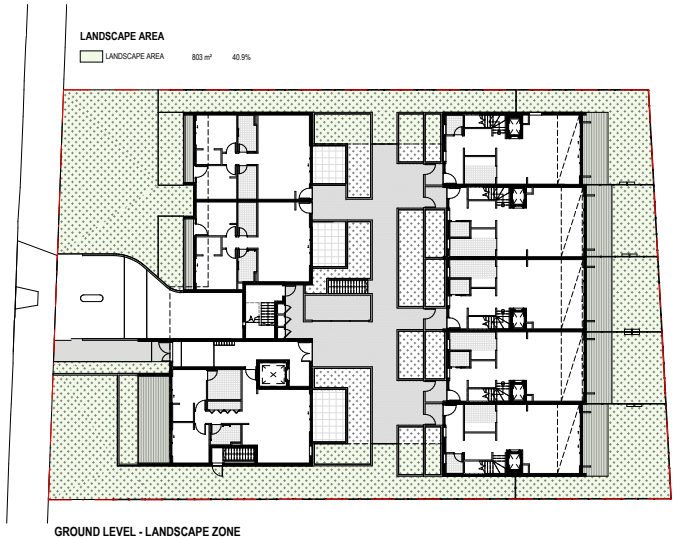
REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

TRUE NORTH

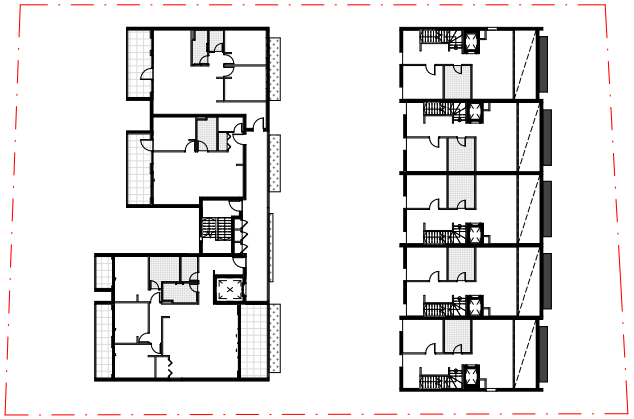
PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: SITE ZONES	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH CHECKED BY: PH ISSUED FOR: DA DATE: 22.11.23
SCALE: 1 : 200 @ A1	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0030	ISSUE: A2

LANDSCAPE AREA

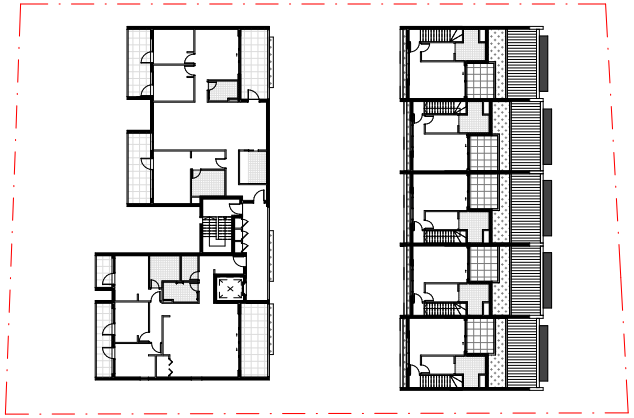
LANDSCAPE AREA	803 m²	40.9%



GROUND LEVEL - LANDSCAPE ZONE
1 : 200



LEVEL 1 - Landscape Zone
1 : 200



LEVEL 2 - Landscape Zone
1 : 200

IDA DESIGN GROUP

Nominated Architect
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NSW Architects Registration Board 5347

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NOTE: All work to be carried out in accordance with BCA, AS & Council's conditions.
© COPYRIGHT. The concept & information contained in these drawings are the copyright of Idraft Group PTY Ltd. Use or duplication in part or in full without written permission from Idraft Group Pty Ltd constitutes an infringement of copyright.
Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances. PC Items & shower sized shown on plan are inside hob dimensions shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams positions to be determined on site.
USE FIGURED DIMENSIONS ONLY, DO NOT SCALE. Finished Ground Levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage, or milling position of electrical meter to be determined on site in accordance to the correct position of front garden tap on meter .
ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: LANDSCAPE ZONES	
FOR DEVELOPMENT APPLICATION — NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
SCALE: 1 : 200 @ A1	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0031	ISSUE: A2

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - RFB

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above garage, frame: suspended concrete slab	228.1	polystyrene	none
floors above habitable rooms, frame: suspended concrete slab	483.9	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	off form concrete,frame:no frame	366.12	none	-

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 6/26

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 8/26

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 9/26

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1) (zoned)	Central heating system (No. 1) (zoned)	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	3.5 star	1.5 star	no	no

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 10/26

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:	✔	✔	✔
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
101	20.3	17.5	37.800
102	26.6	17.4	44.000
103	28	14.7	42.700
201	32.9	15.4	48.300

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 11/26

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 13/26

2. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 15/26

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Central water tank (No. 1)	See central systems	See central systems	yes	no	no	no	no
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 16/26

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
G01, G05	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1) (zoned)	Central heating system (No. 1) (zoned)	1	no
All other dwellings	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1) (zoned)	Central heating system (No. 1) (zoned)	0	no

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 17/26

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	-	-	no	yes

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	-	-	-

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:	✔	✔	✔
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 18/26

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
G01	15.6	9.7	25.300
G02	14.9	8.3	23.200
G03	15	8.2	23.200
G04	15.1	8.4	23.500
All other dwellings	20.20	9.2	29.400

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
G01, G05	1.7	-	-	68.4	no
All other dwellings	1.7	-	-	68.9	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
All dwellings	1.7	-	-	conventional slab	-	-	-	-	-	-

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3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Buildings 'Other'

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above garage, frame: suspended concrete slab	228.1	polystyrene	none
floors above habitable rooms, frame: suspended concrete slab	483.9	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
-	-	-	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	587.4	-

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(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	6000	To collect run-off from at least: - 343 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 780 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 24/26

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Central energy systems	Type	Specification
Central hot water system (No. 1)	solar – electric boosted	Solar collector area (minimum, in square metres): 40.0 Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R0.75 (~32 mm)
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): medium – COP 3.5 – 5.5
Central heating system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor + air sourced evaporator Unit efficiency medium – COP 3.5 – 5.5
Other	-	-

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 25/26

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

BASIX Department of Planning and Environment www.basix.nsw.gov.au Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1378244M Friday, 01 December 2023 page 26/26

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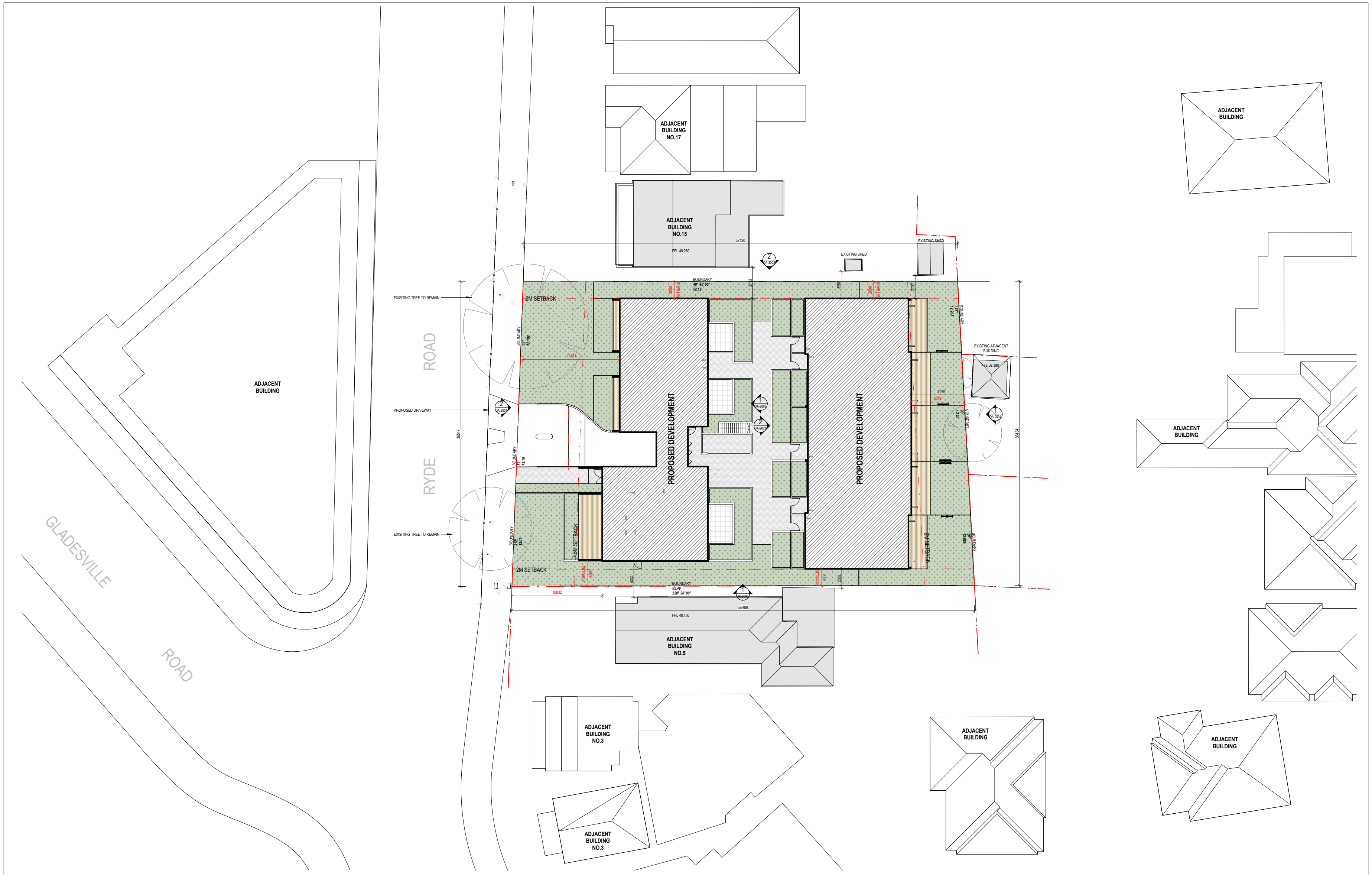
ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

AMENDMENTS		
REV	DATE	DESCRIPTION
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: BASIX COMMITMENTS
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244 DRAWN BY: PH CHECKED BY: PH ISSUED FOR: DA DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-0050 ISSUE: A2



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AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.09.23	FOR CAP
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING

FOR DEVELOPMENT APPLICATION
NOT TO BE USED DURING CONSTRUCTION

SCALE: 1 : 200 @ A1 — 0 2 4 6 8 10 m 1:200

ADDRESS: 7-11 RYDE RD, HUNTERS HILL

CLIENT: HENRY RENNER

LOCAL COUNCIL: HUNTERS HILL COUNCIL

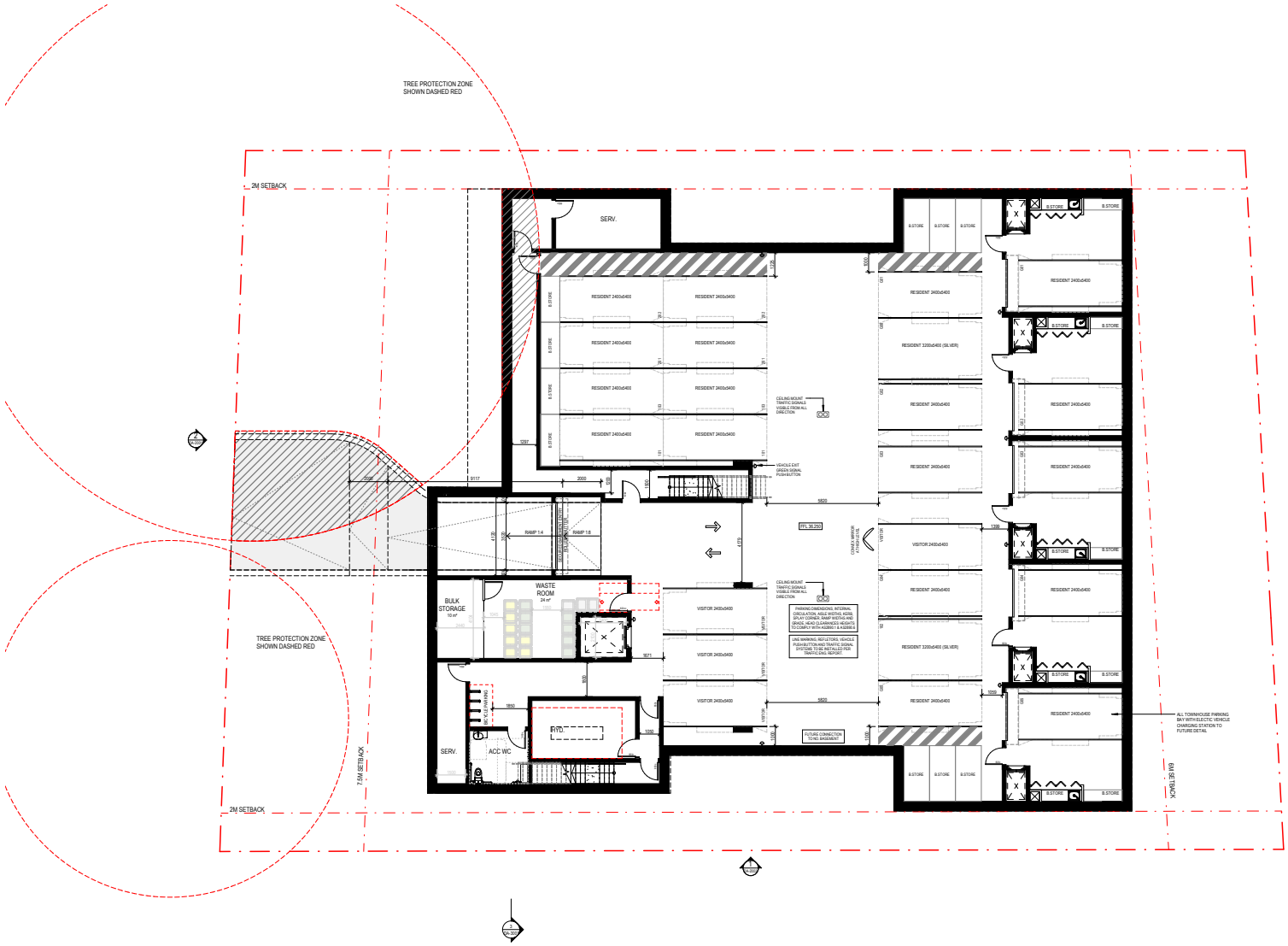
DRAWING: SITE PLAN

PROJECT NUMBER: 30244

DRAWN BY: PH
CHECKED BY: PH
ISSUED FOR: DA
DATE: 22.11.23

DRAWING NUMBER: DA-0100

ISSUE: A2



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AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING

FOR DEVELOPMENT APPLICATION
NOT TO BE USED DURING CONSTRUCTION

SCALE: 1 : 100 @ A1 (0 1000 2000 3000 4000 5000 mm, 1:100)

ADDRESS: 7-11 RYDE RD, HUNTERS HILL

CLIENT: HENRY RENNER

LOCAL COUNCIL: HUNTERS HILL COUNCIL

DRAWING: BASEMENT FLOOR PLAN

PROJECT NUMBER: 30244

DRAWN BY: PH
CHECKED BY: PH
ISSUED FOR: DA
DATE: 22.11.23

DRAWING NUMBER: DA-0999

ISSUE: A2

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AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A3	04.06.23	FOR CAP
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
SCALE	1 : 100 @ A1
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	GROUND FLOOR PLAN
PROJECT NUMBER	30244
DRAWN BY	PH
CHECKED BY	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-1000
ISSUE	A2

LEVEL
1 : 100

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AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.09.23	FOR CAP
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING

FOR DEVELOPMENT APPLICATION
NOT TO BE USED DURING CONSTRUCTION

SCALE: 1 : 100 @ A1

ADDRESS: 7-11 RYDE RD, HUNTERS HILL

CLIENT: HENRY RENNER

LOCAL COUNCIL: HUNTERS HILL COUNCIL

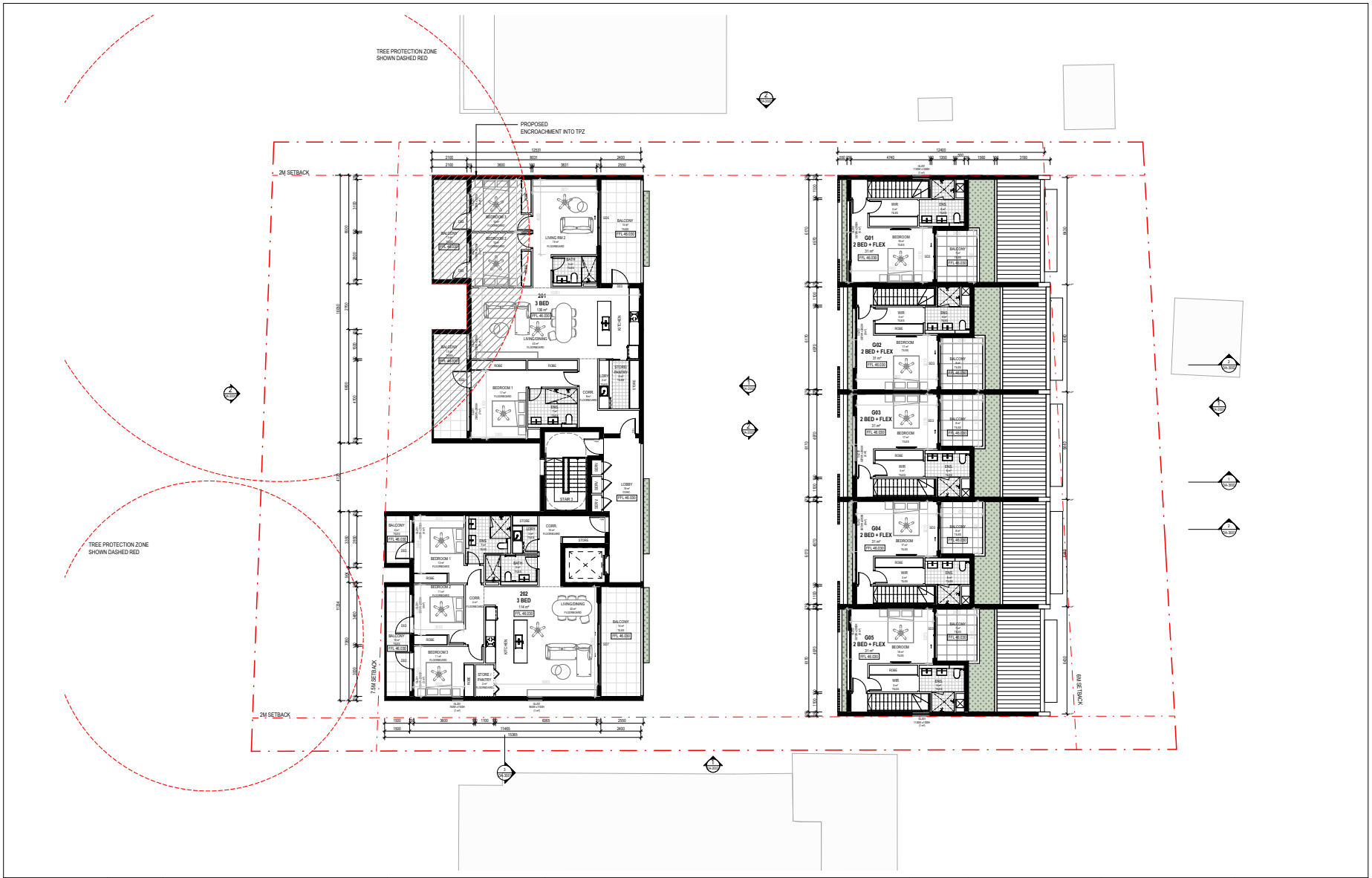
DRAWING: LEVEL 1 - FLOOR PLAN

PROJECT NUMBER: 30244

DRAWN BY: PH
CHECKED BY: PH
ISSUED FOR: DA
DATE: 22.11.23

DRAWING NUMBER: DA-1001

ISSUE: A2



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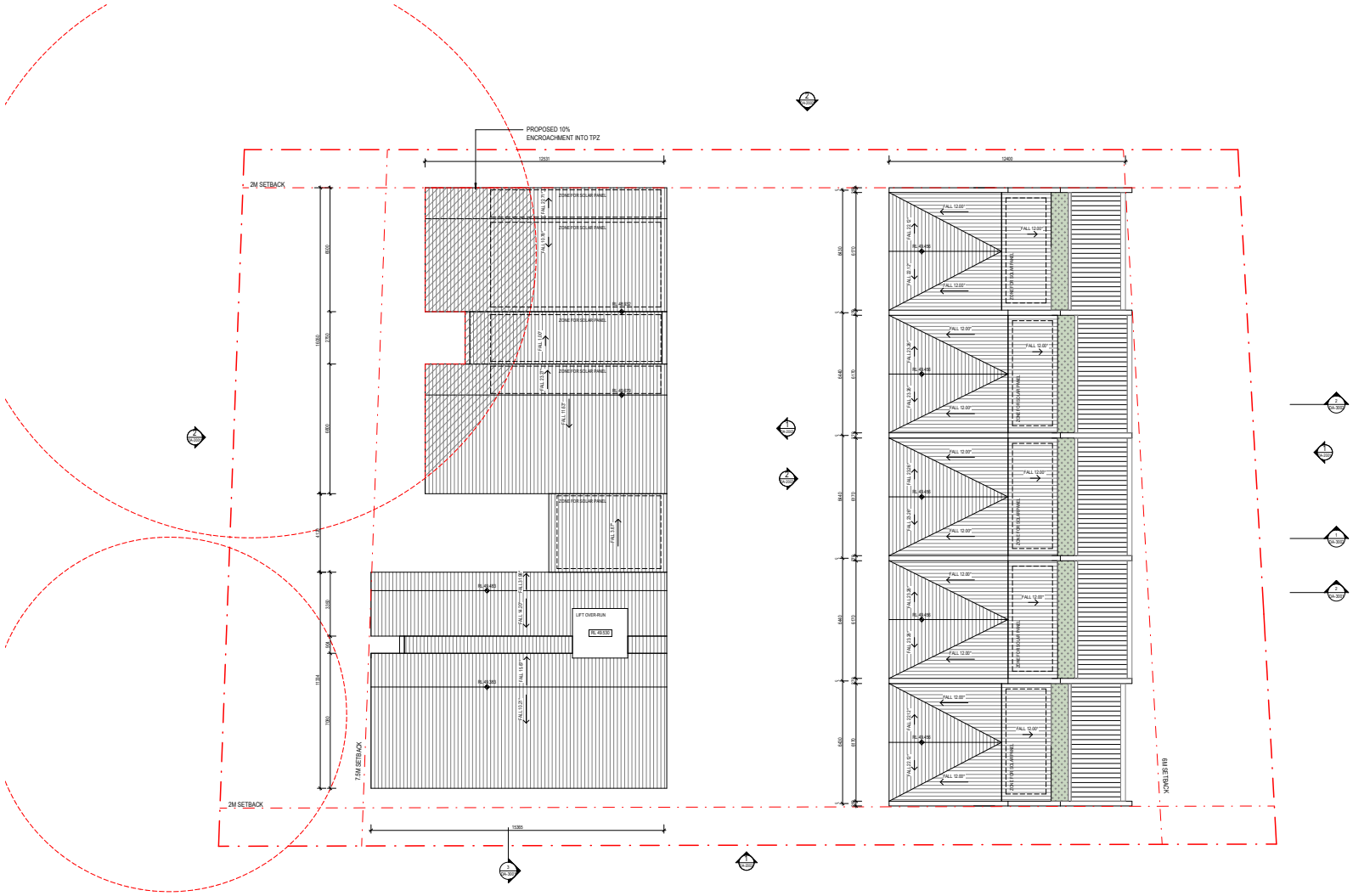
AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.09.23	FOR CIP
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
SCALE	1 : 100 @ A1
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	LEVEL 2 - FLOOR PLAN
PROJECT NUMBER	30244
DRAWN BY	PH
CHECKED BY	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-1002
ISSUE	A2



IDA DESIGN GROUP	Nominated Architect Adrian Winter NSW Architects Registration Board 5347 Unit 43 / 2 Slough Avenue, Silverwater, NSW 2128 Phone: 02 9648 8848 admin@idadesigngroup.com.au www.idadesigngroup.com.au	NOTE: All work to be carried out in accordance with BCA, AS & Council's conditions. © COPYRIGHT: The concept & information contained in these drawings are the copyright of Idraft Group PTY Ltd. Use or duplication in part or in full without written permission from Idraft Group Pty Ltd constitutes an infringement of copyright. Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances. PC Items & shower sized shown on plan are inside hob dimensions shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams positions to be determined on site. USE FIGURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground Levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage, or milling position of electrical meter to be determined on site in accordance to the correct position of front garden tap on meter . ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible. DO NOT SCALE OFF ARCHITECTURAL DRAWINGS	AMENDMENTS REV / DATE / DESCRIPTION A / 24.07.23 / FOR PRE-DA A1 / 04.09.23 / FOR CAP A2 / 22.11.23 / DA SUBMISSION	TRUE NORTH

PROJECT: MULTI UNIT DWELLING FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION SCALE: 1 : 100 @ A1	ADDRESS: 7-11 RYDE RD, HUNTERS HILL CLIENT: HENRY RENNER LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING: ROOF PLAN PROJECT NUMBER: 30244 DRAWN BY: PH CHECKED BY: PH ISSUED FOR: DA DATE: 22.11.23 DRAWING NUMBER: DA-1003	ISSUE: A2

NORTH ELEVATION
1 : 100

SOUTH ELEVATION
1 : 100

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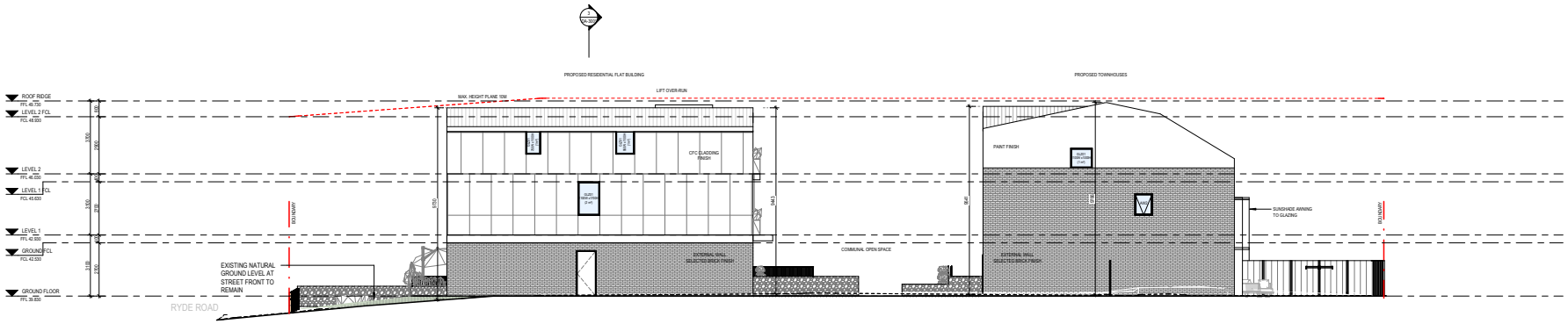
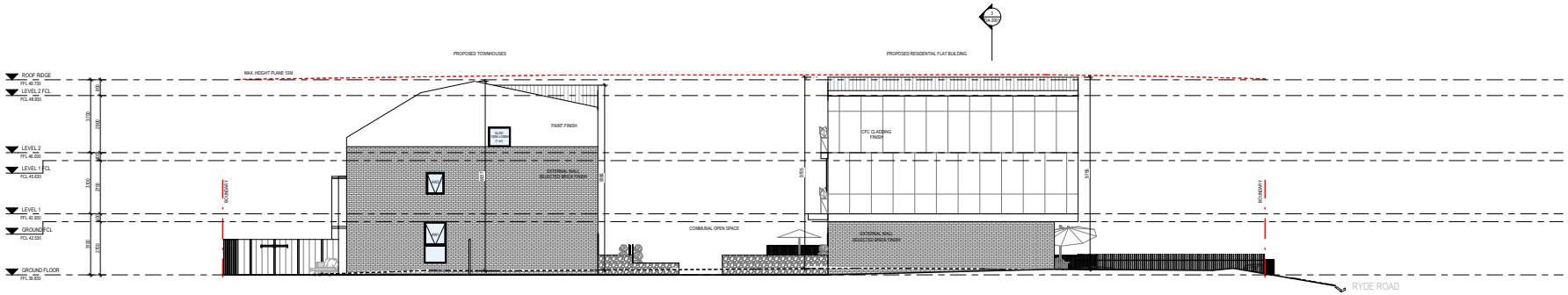
AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.09.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
SCALE	1 : 100 @ A1
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	ELEVATIONS - SHEET 1
PROJECT NUMBER	30244
DRAWN BY	PH
CHECKED BY	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-2001
ISSUE	A2



EAST ELEVATION
1 : 100



WEST ELEVATION
1 : 100

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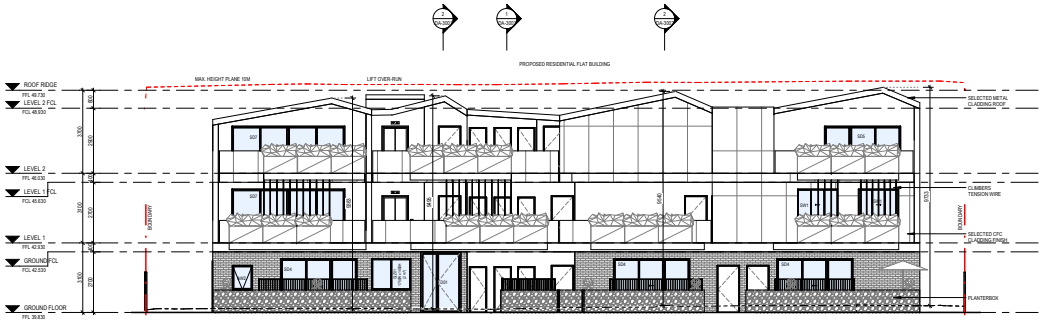
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

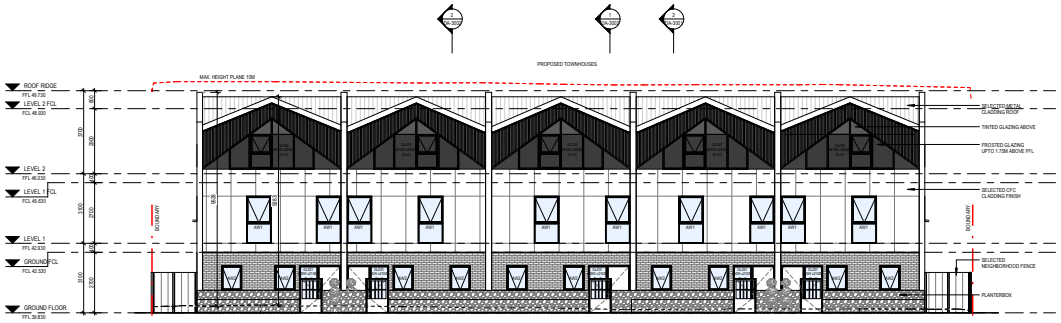
AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: ELEVATIONS - SHEET 2	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
SCALE: 1 : 100 @ A1 (0 1000 2000 3000 4000 5000 1:100)	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-2002	ISSUE: A2



INTERNAL ELEVATION 1
1 : 100



INTERNAL ELEVATION 2
1 : 100

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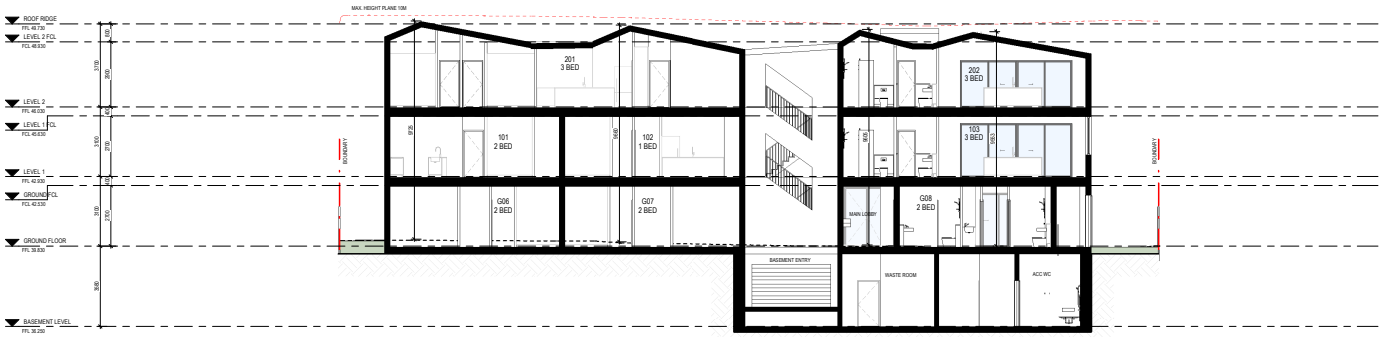
AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.09.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
SCALE	1 : 100 @ A1
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	ELEVATIONS - SHEET 3
PROJECT NUMBER	30244
DRAWN BY	PH
CHECKED BY	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-2003
ISSUE	A2

SECTION 1 - ENTRY
1 : 100



SECTION 2
1 : 100

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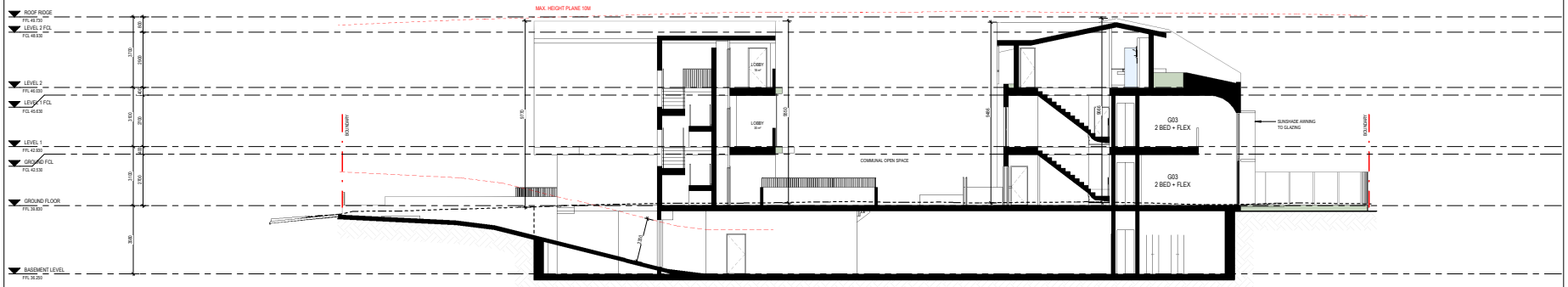
REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: SECTIONS	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH CHECKED BY: PH ISSUED FOR: DA DATE: 22.11.23
SCALE: 1 : 100 @ A1 (0 1000 2000 3000 4000 5000 1:100)	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-3001	ISSUE: A2



SECTION 3 - DRIVEWAY RAMP
1 : 100

SECTION 4
1 : 100

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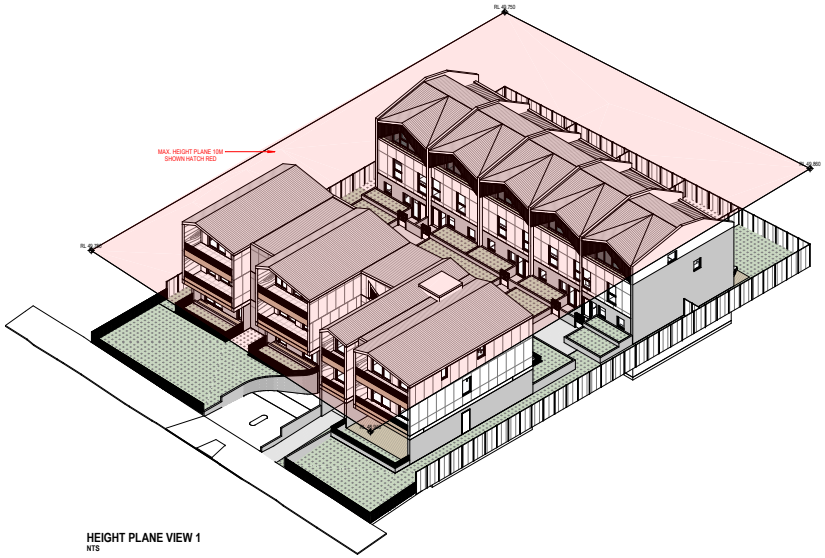
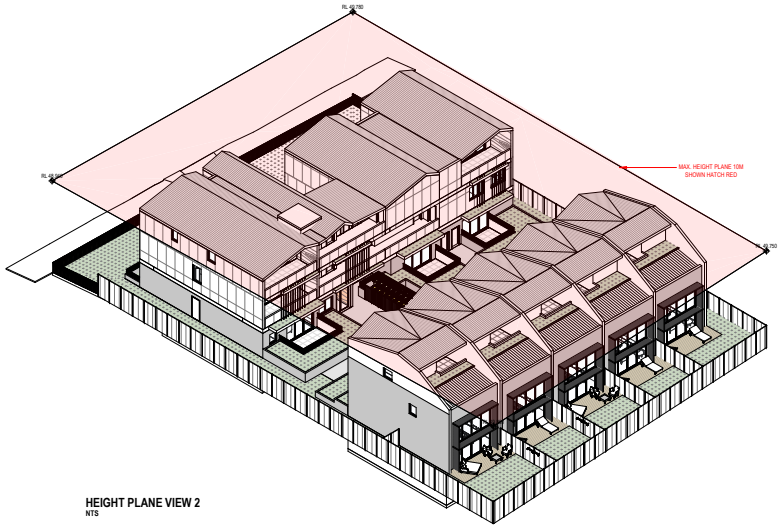
AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A1	04.09.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
SCALE	1 : 100 @ A1
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	SECTIONS
PROJECT NUMBER	30244
DRAWN BY	PH
CHECKED BY	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-3002
ISSUE	A2



HEIGHT PLANE VIEW 1
NTS



HEIGHT PLANE VIEW 2
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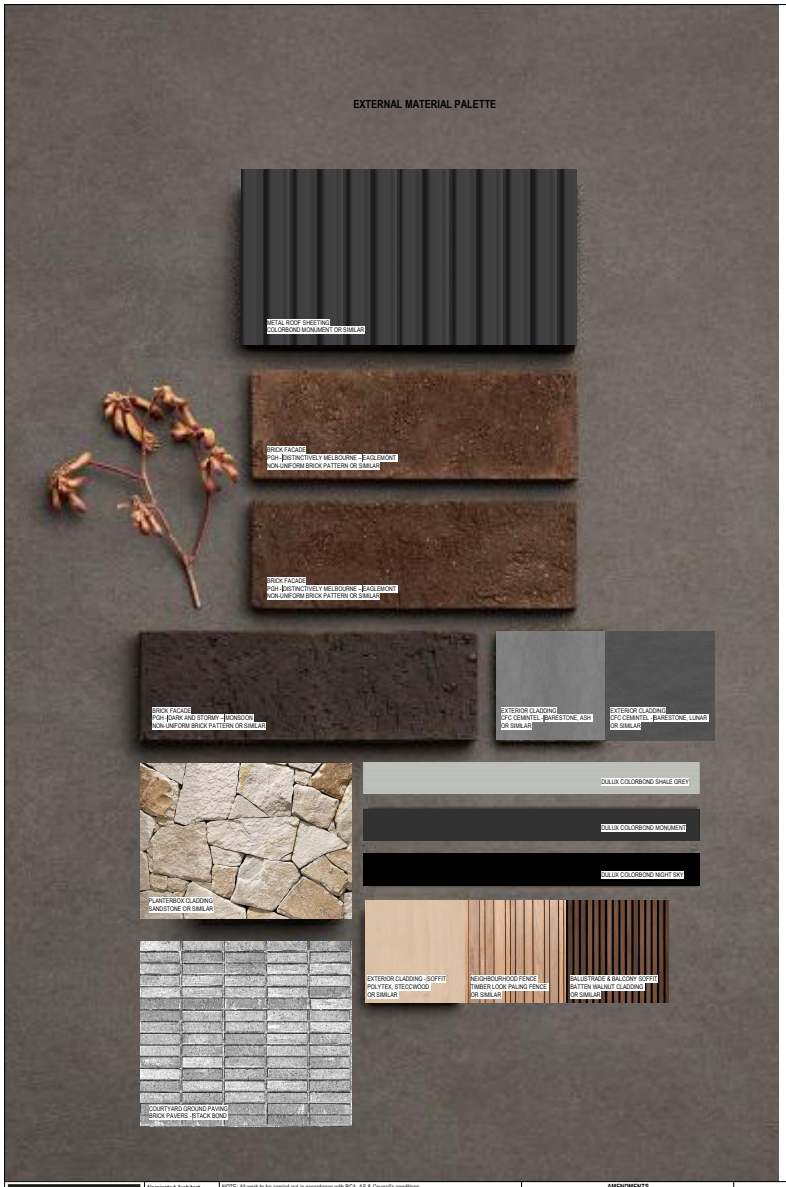
AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A3	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

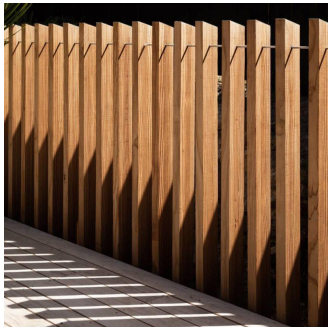
PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: MAX. HEIGHT PLANE	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-4030	ISSUE: A2

EXTERNAL MATERIAL PALETTE

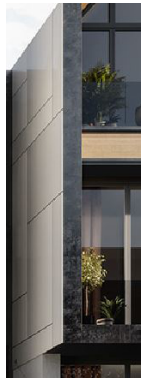


CONCEPT IMAGES

ROOF STRUCTURE - PITCH ROOF



STREET FENCE
TIMBER LOOK PALISADE FENCE OR SIMILAR



WALL FINISH - CFC PANEL

ALUMINIUM DOOR AND WINDOW FRAME POWDERCOAT
FINISH - MONUMENT

FENCING - COURTYARD FENCING, PLANTERBOX WALL WITH ALUMINIUM
BALUSTRADE OR SIMILAR

VEGITATION - PLANTERS, HANGERS INSIDE COURTYARD SPACE

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A	24.07.23	FOR PRE-DA
A3	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: MATERIAL SCHEDULE	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-4050	ISSUE: A2

SOUTH ELEVATION - STREET FRONT
NTS

NEIGHBOR HOOD FENCE REMOVED FOR CLARITY

NORTH ELEVATION
NTS

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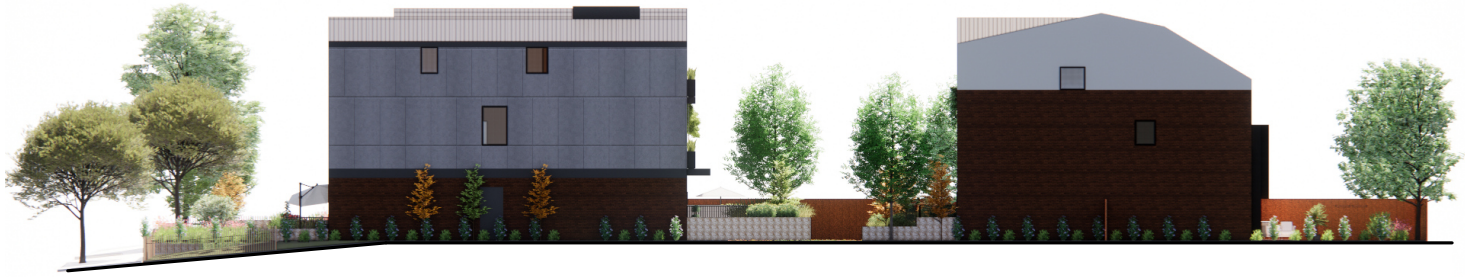
REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A3	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
NOT TO SCALE	
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	STREETSCAPE & MATERIAL SCHEDULE SHEET 1
PROJECT NUMBER	30244
DRAWN BY	PH
CHECKED BY	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-4051
ISSUE	A2

NEIGHBOR HOOD FENCE REMOVED FOR CLARITY

WEST ELEVATION
NTS



NEIGHBOR HOOD FENCE REMOVED FOR CLARITY

EAST ELEVATION
NTS

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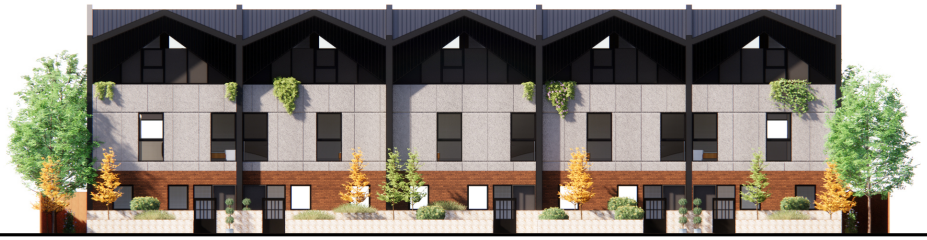
A	24.07.23	FOR PRE-DA
A1	04.08.23	FOR CAP
A2	22.11.23	DA SUBMISSION

PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
NOT TO SCALE	
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	STREETSCAPE & MATERIAL SCHEDULE SHEET 2
PROJECT NUMBER	30244
DRAWING NUMBER	DA-4052
ISSUE	A2
DRAWN BY:	PH
CHECKED BY:	PH
ISSUED FOR	DA
DATE	22.11.23



INTERNAL ELEVATION - TOWN HOUSE
NTS

INTERNAL ELEVATION 1 - RFB
NTS

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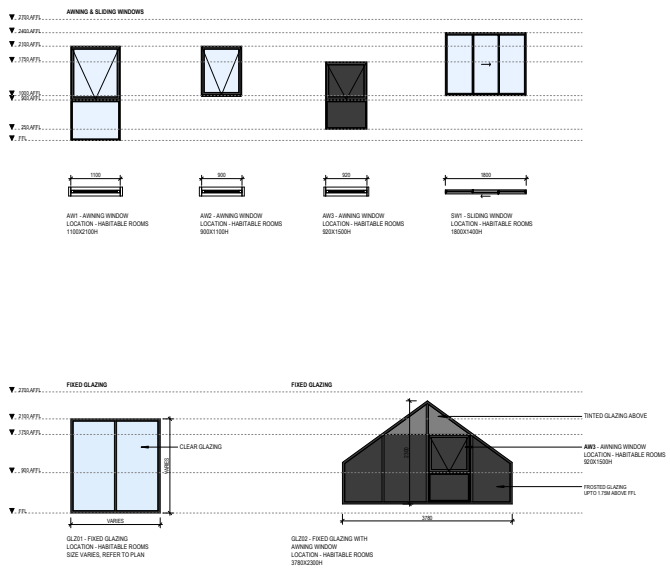
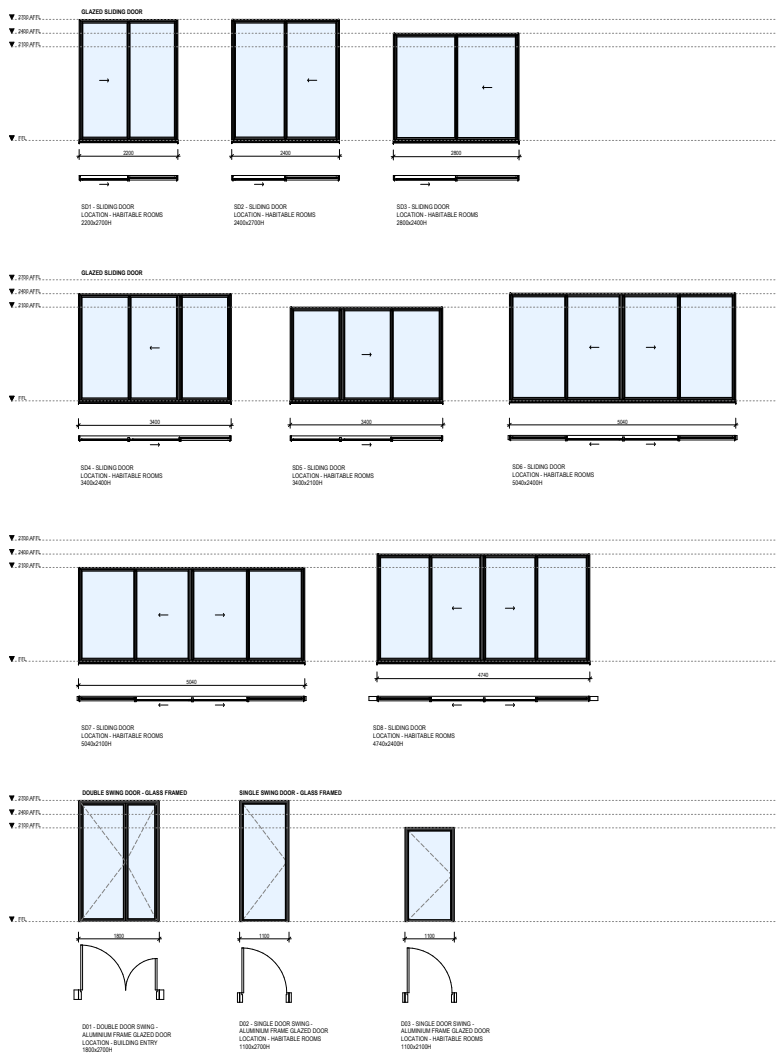
A2	22.11.23	DA SUBMISSION

PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
NOT TO SCALE	
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	STREETSCAPE & MATERIAL SCHEDULE SHEET 3
PROJECT NUMBER	30244
DRAWN BY	PH
CHECKED BY	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-4053
ISSUE	A2





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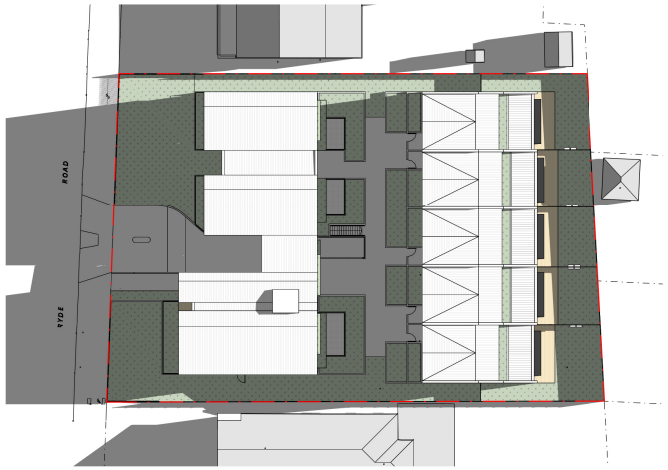
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

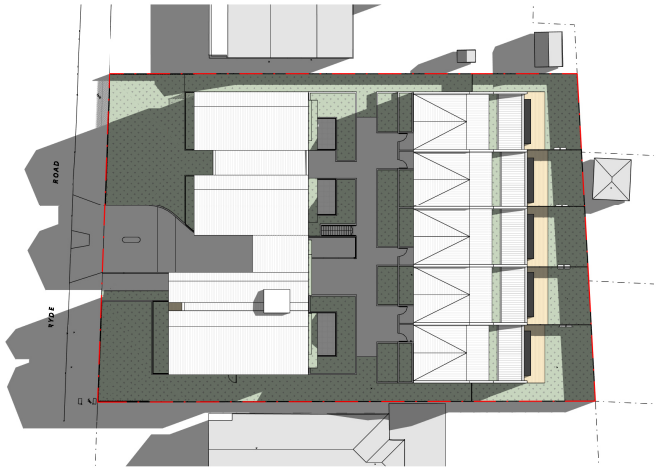
AMENDMENTS

REV	DATE	DESCRIPTION
A2	22.11.23	DA SUBMISSION

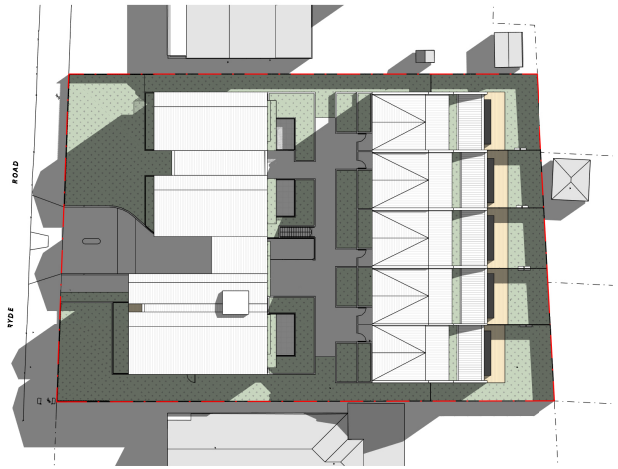
PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
SCALE	1 : 50 @ A1
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	DOOR/ WINDOW SCHEDULE
PROJECT NUMBER	30244
DRAWN BY	PH
CHECKED BY	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-4901
ISSUE	A2



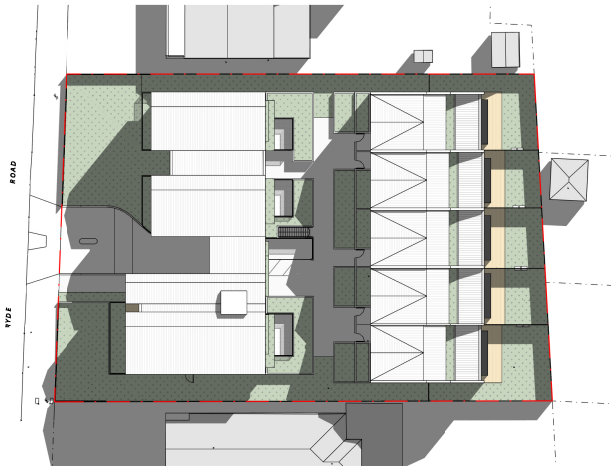
9SHADOW DIAGRAMS-JUNE 21ST-9AM
1 : 250



9SHADOW DIAGRAMS-JUNE 21ST-10AM
1 : 250



9SHADOW DIAGRAMS-JUNE 21ST-11AM
1 : 250



SHADOW DIAGRAMS-JUNE 21ST-12PM
1 : 250

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AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A3	04.09.23	FOR CAP
A2	22.11.23	DA SUBMISSION

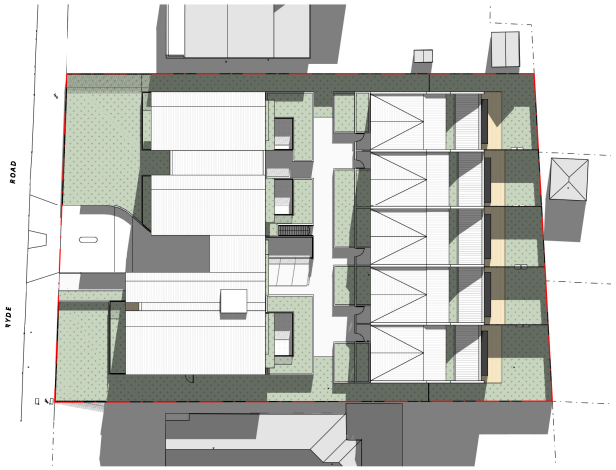
TRUE NORTH

PROJECT: MULTI UNIT DWELLING
FOR DEVELOPMENT APPLICATION
NOT TO BE USED DURING CONSTRUCTION
SCALE: 1 : 250 @ A1 (0 2.5 5 7.5 10 12.5 1:250)

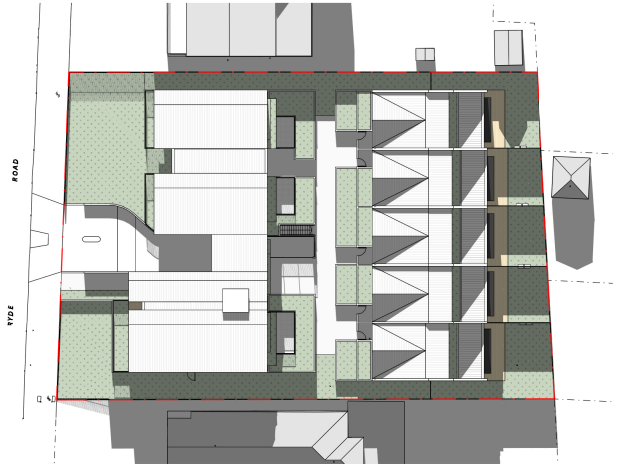
ADDRESS: 7-11 RYDE RD, HUNTERS HILL
CLIENT: HENRY RENNER
LOCAL COUNCIL: HUNTERS HILL COUNCIL

DRAWING: SHADOW DIAGRAMS-WINTER SOLSTICE
PROJECT NUMBER: 30244
DRAWN BY: PH
CHECKED BY: PH
ISSUED FOR: DA
DATE: 22.11.23
DRAWING NUMBER: DA-5001
ISSUE: A2

SHADOW DIAGRAMS-JUNE 21ST-1PM
1 : 250



SHADOW DIAGRAMS-JUNE 21ST-2PM
1 : 250



SHADOW DIAGRAMS-JUNE 21ST-3PM
1 : 250

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DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

AMENDMENTS

REV	DATE	DESCRIPTION
A	24.07.23	FOR PRE-DA
A3	04.09.23	FOR CAP
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING

FOR DEVELOPMENT APPLICATION
NOT TO BE USED DURING CONSTRUCTION

SCALE: 1 : 250 @ A1 (0 2.5 5 7.5 10 12.5 / 1:250)

ADDRESS: 7-11 RYDE RD, HUNTERS HILL

CLIENT: HENRY RENNER

LOCAL COUNCIL: HUNTERS HILL COUNCIL

DRAWING: SHADOW DIAGRAMS-WINTER SOLSTICE

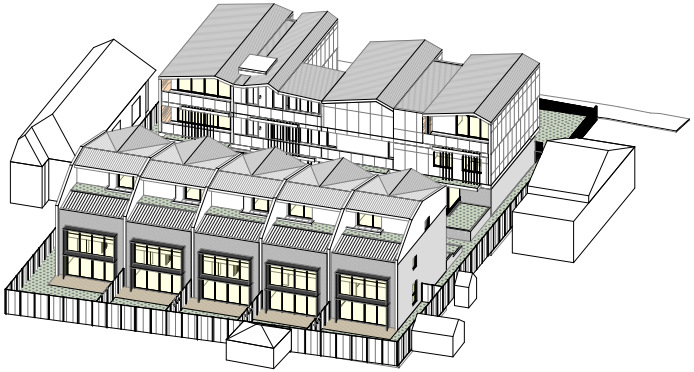
PROJECT NUMBER: 30244

DRAWN BY: PH
CHECKED BY: PH
ISSUED FOR:
DATE: 22.11.23

DRAWING NUMBER: DA-5002

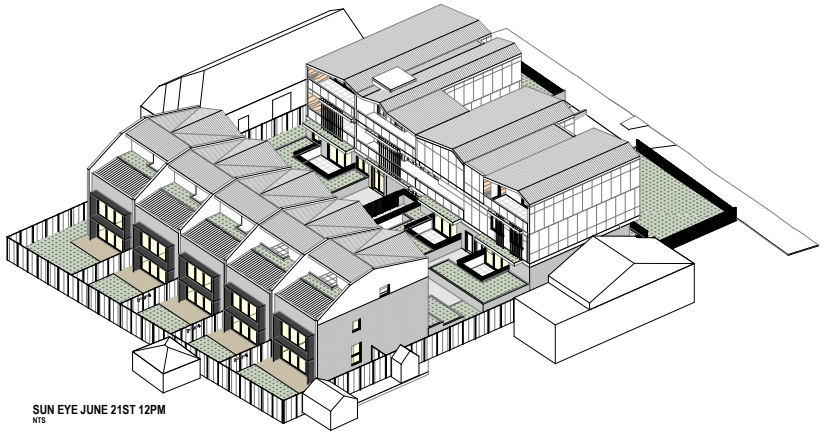
ISSUE: A2

SUN EYE JUNE 21ST 9AM
NTS



SUN EYE JUNE 21ST 10AM
NTS

SUN EYE JUNE 21ST 11AM
NTS



SUN EYE JUNE 21ST 12PM
NTS

SOLAR ACCESS NOTES

SOLAR ACCESS REQUIRED - 70%	ADG 70% of units
SOLAR ACCESS PROVIDED - 75%	75%, 6 of 8 RFB Units

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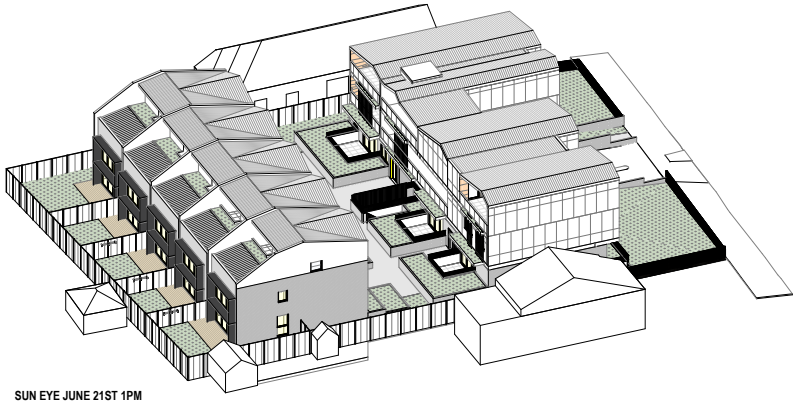
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

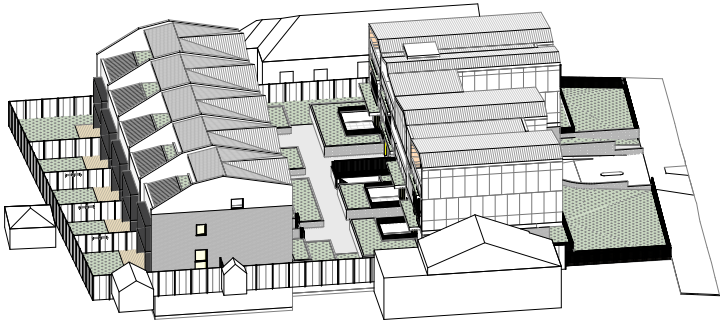
AMENDMENTS

REV	DATE	DESCRIPTION
A2	22.11.23	DA SUBMISSION

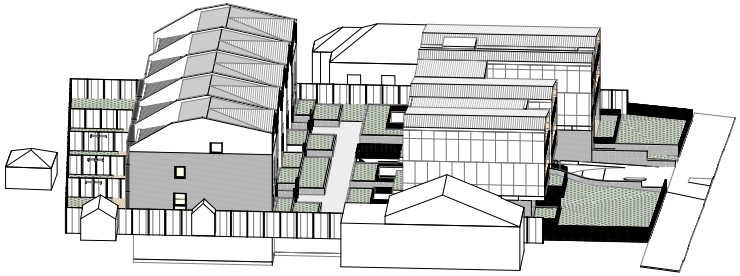
PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: SOLAR ACCESS DIAGRAMS	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-5010	ISSUE: A2



SUN EYE JUNE 21ST 1PM
NTS



SUN EYE JUNE 21ST 2PM
NTS



SUN EYE JUNE 21ST 3PM
NTS

SOLAR ACCESS NOTES

SOLAR ACCESS REQUIRED - 70%	ADG 70% of units
SOLAR ACCESS PROVIDED - 75%	75%, 6 of 8 RFB Units

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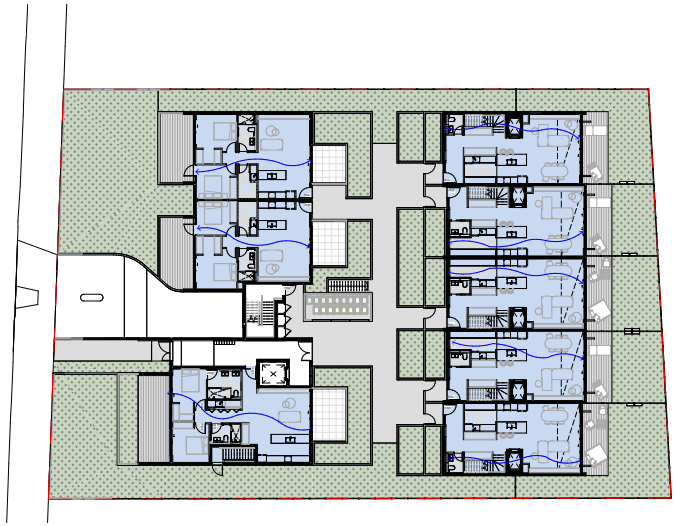
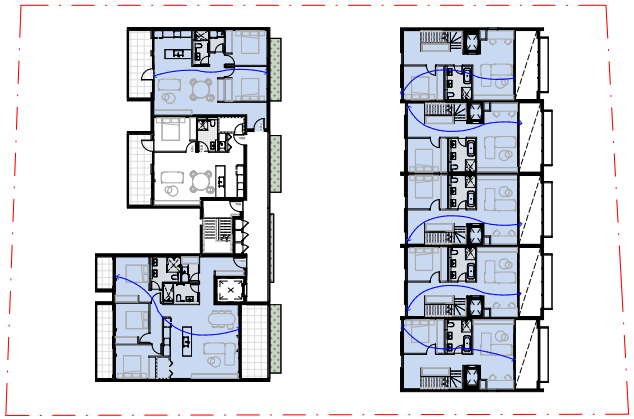
AMENDMENTS

REV	DATE	DESCRIPTION
A2	22.11.23	DA SUBMISSION

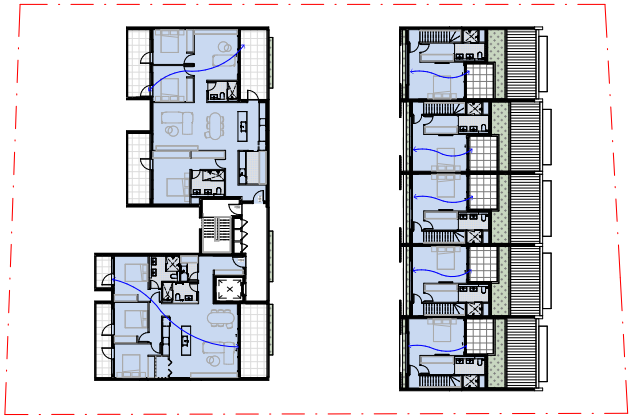
PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: SOLAR ACCESS DIAGRAMS	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH; CHECKED BY: PH; ISSUED FOR: DA; DATE: 22.11.23
NOT TO SCALE	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-5011	ISSUE: A2



CROSS VENTILATION DIAGRAM - GROUND FLOOR
1 : 200



CROSS VENTILATION DIAGRAM - LEVEL 1
1 : 200



CROSS VENTILATION DIAGRAM - LEVEL 2
1 : 200

CROSS VENTILATION LEGEND

TOTAL NUMBER OF UNITS	NATURAL CROSS VENTILATED UNITS	% REQUIRED	% PROVIDED
9	7	60%	67.0

NATURAL CROSS VENTILATED UNITS

NATURAL CROSS VENTILATED UNITS

BREEZEWAY OPEN CORRIDORS

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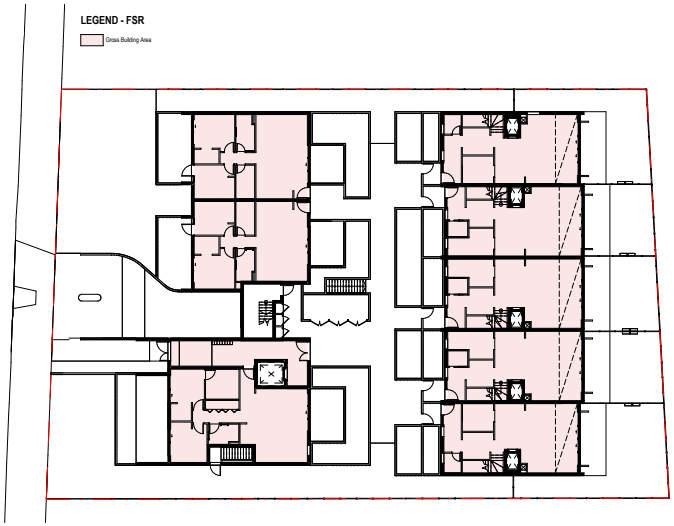
AMENDMENTS

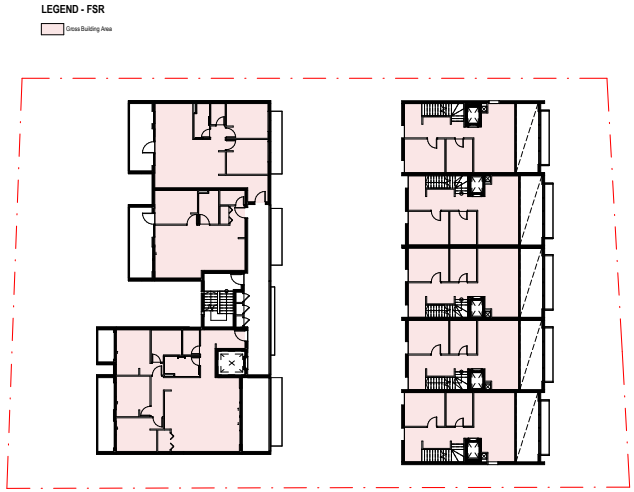
REV	DATE	DESCRIPTION
A2	22.11.23	DA SUBMISSION

TRUE NORTH

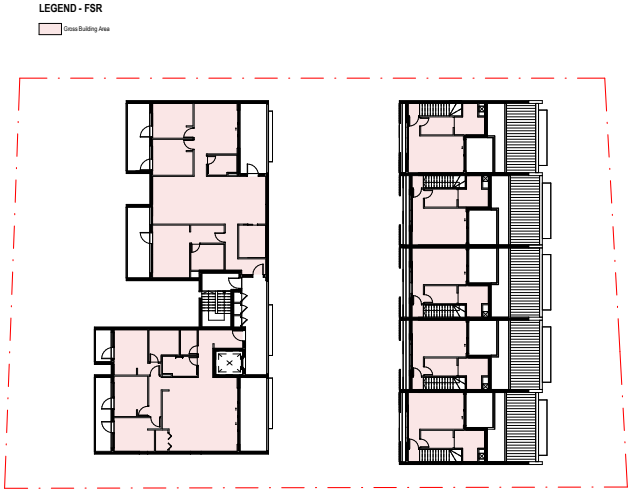
PROJECT	MULTI UNIT DWELLING
	FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION
SCALE	1 : 200 @ A1
ADDRESS	7-11 RYDE RD, HUNTERS HILL
CLIENT	HENRY RENNER
LOCAL COUNCIL	HUNTERS HILL COUNCIL
DRAWING	CROSS VENTILATION DIAGRAMS
PROJECT NUMBER	30244
DRAWN BY	PH
CHECKED BY	PH
ISSUED FOR	DA
DATE	22.11.23
DRAWING NUMBER	DA-5100
ISSUE	A2



GROUND LEVEL - GFA
1 : 200



LEVEL 1 - GFA
1 : 200



LEVEL 2 - GFA
1 : 200

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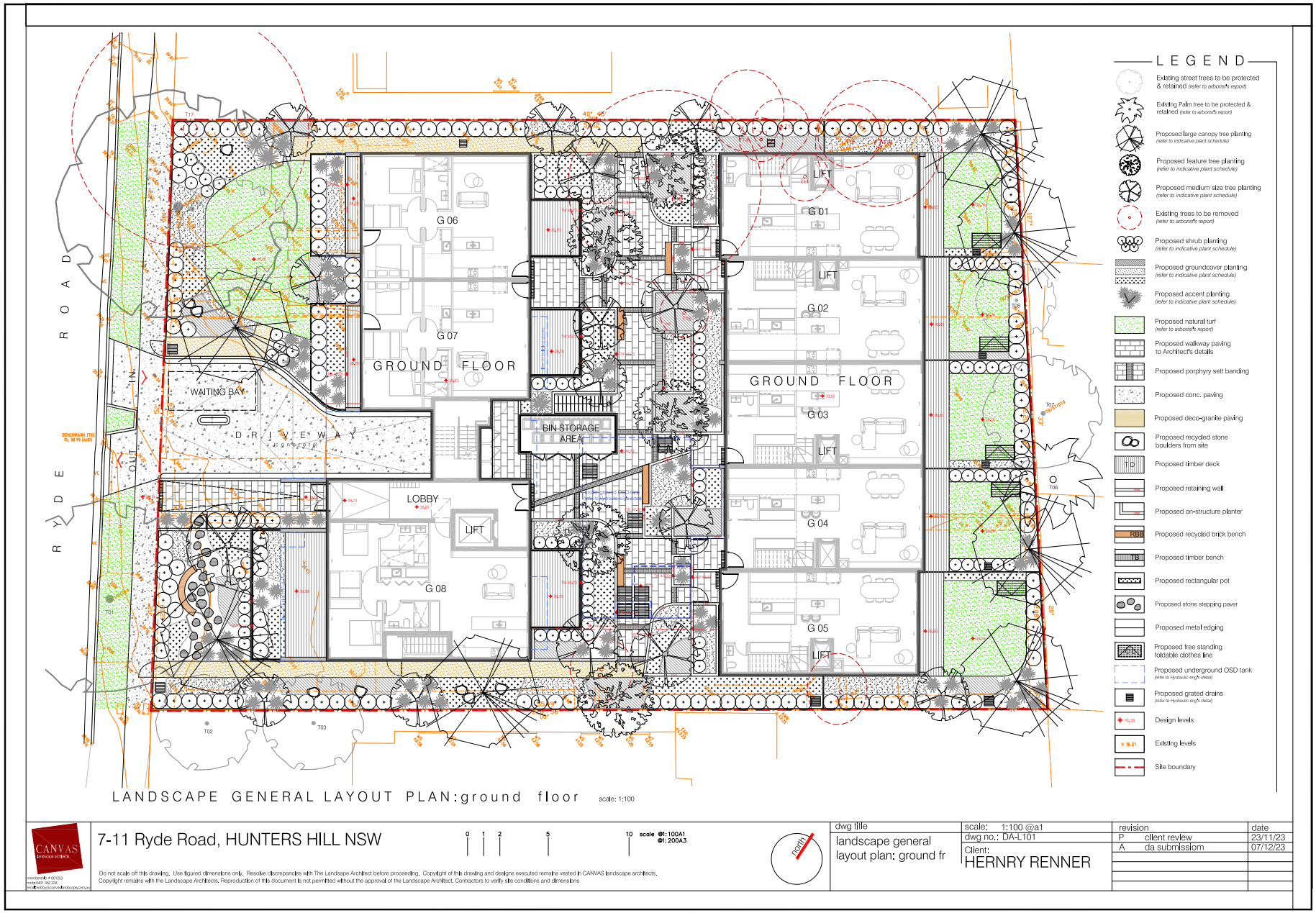
AMENDMENTS

REV	DATE	DESCRIPTION
A2	22.11.23	DA SUBMISSION

TRUE NORTH

PROJECT: MULTI UNIT DWELLING	ADDRESS: 7-11 RYDE RD, HUNTERS HILL	DRAWING: FSR DIAGRAM	
FOR DEVELOPMENT APPLICATION NOT TO BE USED DURING CONSTRUCTION	CLIENT: HENRY RENNER	PROJECT NUMBER: 30244	DRAWN BY: PH CHECKED BY: PH ISSUED FOR: DA DATE: 22.11.23
SCALE: 1 : 200 @ A1	LOCAL COUNCIL: HUNTERS HILL COUNCIL	DRAWING NUMBER: DA-5200	ISSUE: A2


LANDSCAPE GENERAL LAYOUT PLAN:ground floor
scale: 1:100
RYDE ROAD
WAITING BAY
DRIVEWAY
GROUND FLOOR
G 06
G 07
G 08
LOBBY
LIFT
BIN STORAGE AREA
G 01
G 02
G 03
G 04
G 05
LEGEND
Existing street trees to be protected & retained (refer to arborist's report)
Existing Palm tree to be protected & retained (refer to arborist's report)
Proposed large canopy tree planting (refer to indicative plant schedule)
Proposed feature tree planting (refer to indicative plant schedule)
Proposed medium size tree planting (refer to indicative plant schedule)
Existing trees to be removed (refer to arborist's report)
Proposed shrub planting (refer to indicative plant schedule)
Proposed groundcover planting (refer to indicative plant schedule)
Proposed accent planting (refer to indicative plant schedule)
Proposed natural turf (refer to arborist's report)
Proposed walkway paving to Architect's details
Proposed porphyry sett banding
Proposed conc. paving
Proposed deco-granite paving
Proposed recycled stone boulders from site
Proposed timber deck
Proposed retaining wall
Proposed on-structure planter
Proposed recycled brick bench
Proposed timber bench
Proposed rectangular pot
Proposed stone stepping paver
Proposed metal edging
Proposed free standing foldable clothes line
Proposed underground OSD tank (refer to Hydraulic eng's detail)
Proposed grated drains (refer to Hydraulic eng's detail)
Design levels
Existing levels
Site boundary
CANVAS landscape architects
7-11 Ryde Road, HUNTERS HILL NSW
scale Ø1:100A1 Ø1:200A3
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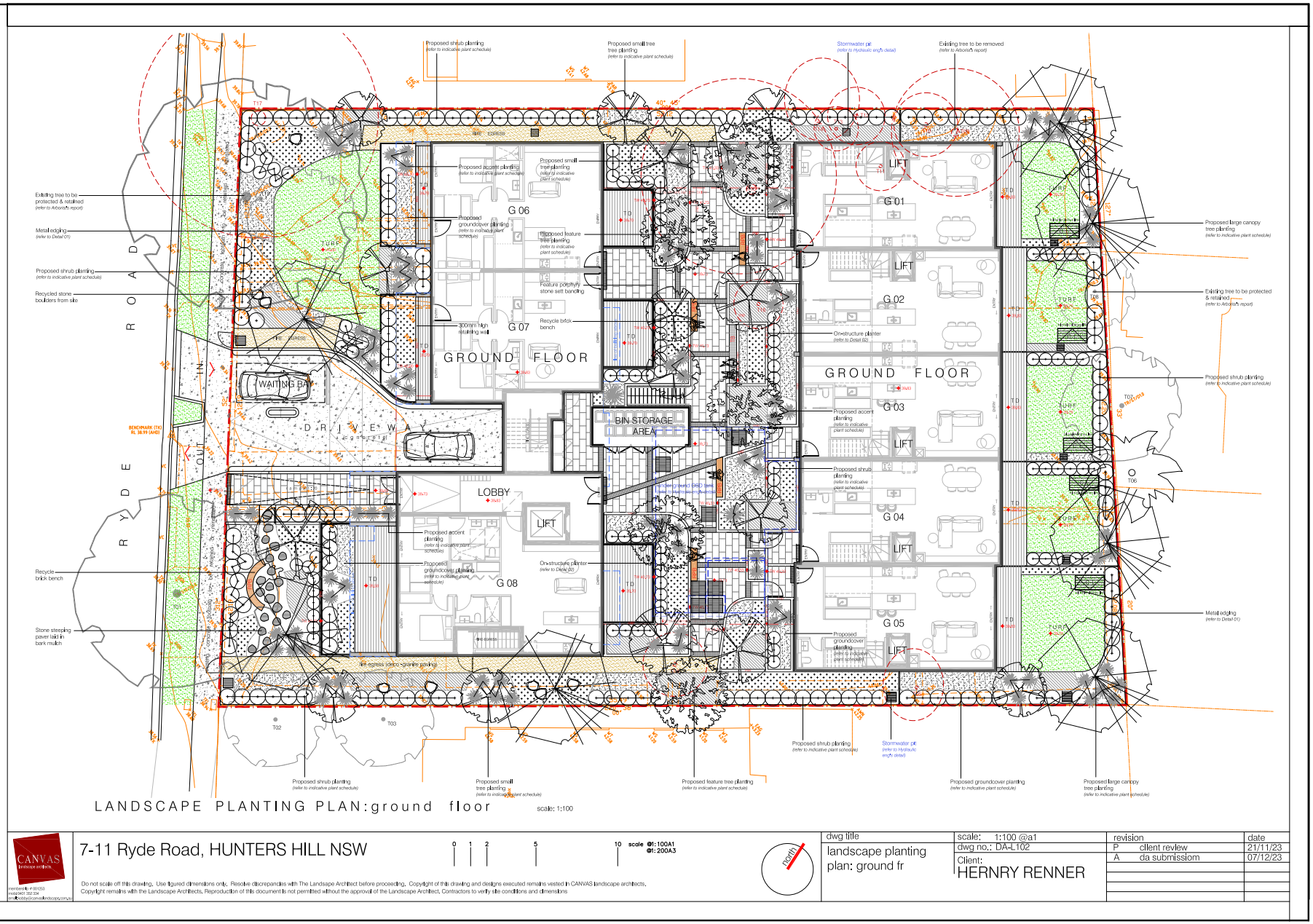
north
dwg title
landscape general layout plan: ground fr
scale: 1:100 @a1
dwg no.: DA-L101
Client:
HERNRY RENNER
revision
P client revlew 23/11/23
A da submissiom 07/12/23
date



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0 1 2 5 10 scale @1:100A1 @1:200A3

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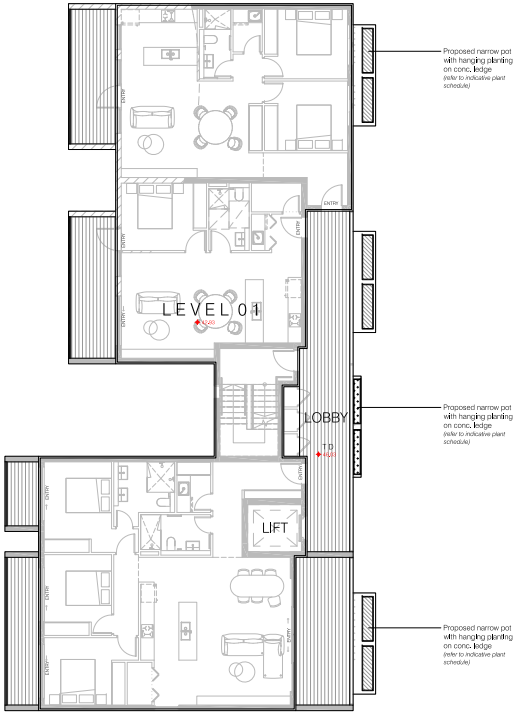
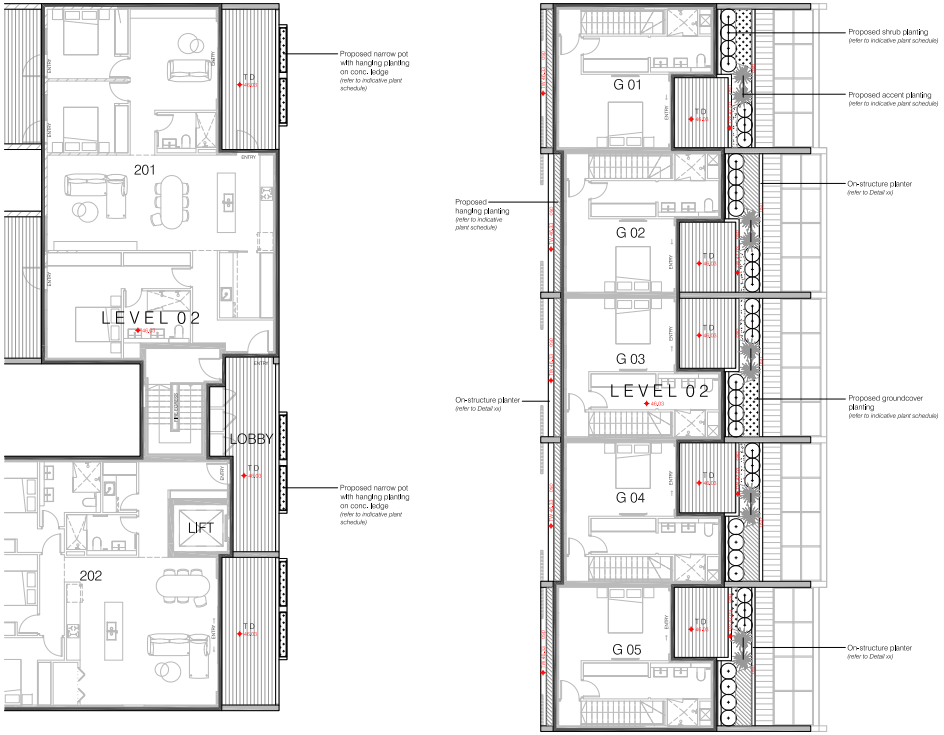
north

dwg title	scale: 1:100 @a1	revision	date
landscape planting plan: ground fr	dwg no.: DA-L102	P client revlew	21/11/23
	Client: HERNRY RENNER	A da submissiom	07/12/23



LANDSCAPE PLANTING PLAN: level 01 scale: 1:100



LANDSCAPE PLANTING PLAN: level 02 scale: 1:100

CANVAS landscape architects

member no. # 001033
mob 0401 352 334
email: bobby@canvaslandscapearchitects.com.au

7-11 Ryde Road, HUNTERS HILL NSW

0 1 2 5 10 scale @1:100A1 @1: 200A3

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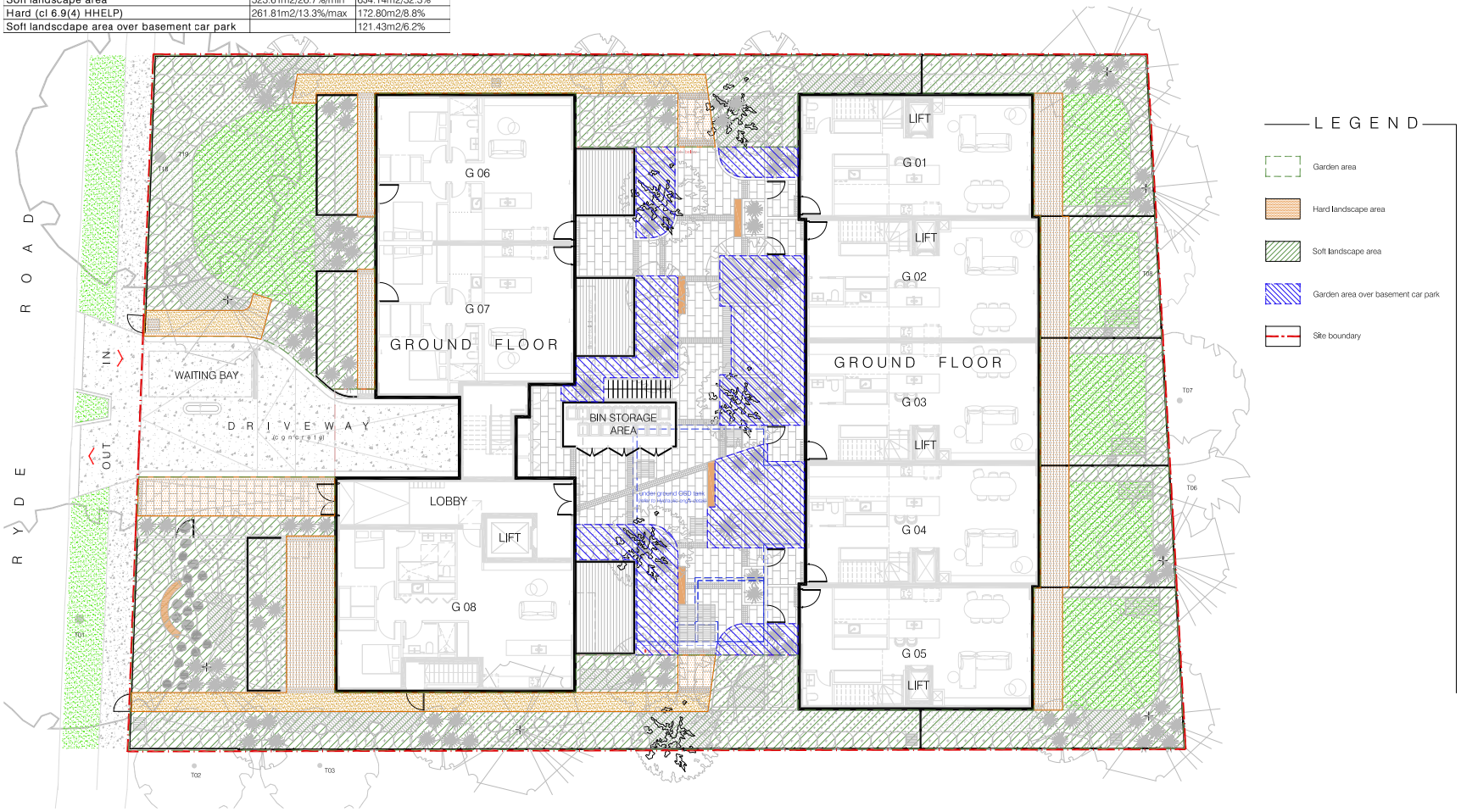
north

dwg title	scale: 1:100 @a1	revision	date
landscape concept plan: level 01 & 02	dwg no.: DA-L103	P client review	01/09/23
	Client: HERNRY RENNER	A da submissiom	07/12/23

PROPOSED LANDSCAPE AREA CALCULATION

Total Site Area	1,963.55m2	
	reg/min/max	proposed
Landscape area	785.42m2/40% min.	806.76m2/41.1%
Soft landscape area	523.61m2/26.7%/min	634.14m2/32.3%
Hard (cl 6.9(4) HHELP)	261.81m2/13.3%/max	172.80m2/8.8%
Soft landscdape area over basement car park		121.43m2/6.2%



LANDSCAPE AREA CALCULATION PLAN:ground floor scale: 1:100

CANVAS landscape architects
member of AILA 001533
mob 0403 353 334
email: bobby@canvaslandscapearchitects.com.au

7-11 Ryde Road, HUNTERS HILL NSW

0 1 2 5 10 scale @1:100A1 @1:200A3

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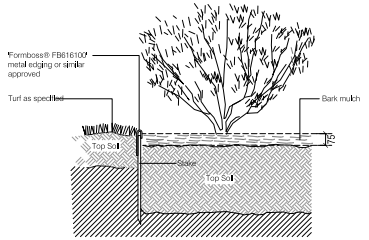
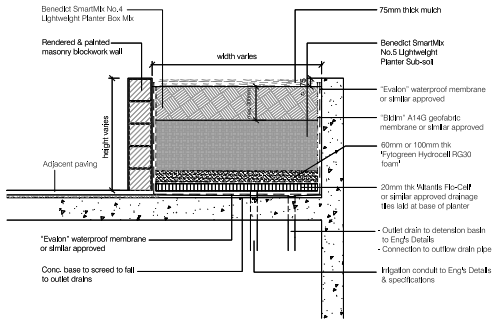
north

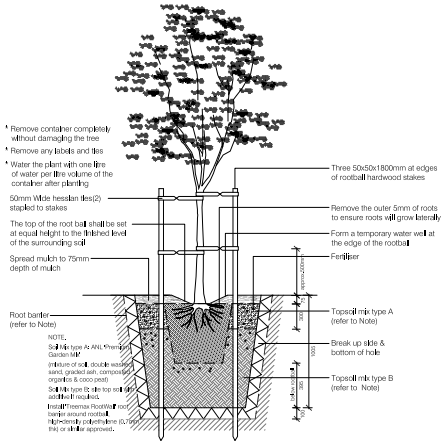
dwg title	scale: 1:100 @a1	revision	date
landscape area calculation plan: ground fr	dwg no.: DA-L104	P client revlew	23/11/23
	Client: HERNRY RENNER	A da submissiom	07/12/23



TYPICAL DETAIL 01: metal edging scale: 1:10



TYPICAL DETAIL 02: on-structure planter scale: 1:20



TYPICAL DETAIL 03: tree planting scale: 1:20

PROPOSED INDICATIVE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT
TREES			
Acmena smithii	Lillypilly	75L	12m
Angophora costata	Smooth-barked Apple	75L	15m
Brachychiton acerifolius	Illawarra Flame Tree	75L	15m
Eucalyptus haemastoma	Scribbly Gum	75L	15m
Eucalyptus tereticornis	Forest Red Gum	75L	18m
Fraxinus 'Raywood'	Claret Ash	75L	7m
Hymenosporum flavum	Native Frangipani	75L	6m
Jacaranda mimosifolia	Jacaranda	75L	12m
Lagerstroemia indica	Crepe Myrtle	75L	6m
Pyrus calleryana 'Chanticleer'	Calleryana Pear	75L	12m
Tristaniopsis laurina	Water Gum	75L	8m
SCREEN & BARRIER SHRUBS			
Acmena smithii var.minor	Dwarf Lillypilly	25L	3m
Callistemon "Great Balls of Fire"	Great Balls of Fire Bottlebrush	200mm	1.5m
Duranta 'Sheena's Gold'	Golden Dew Drop (Hedge)	25L	2m
Gardenia augusta 'Florida'	Gardenia 'Florida'	200mm	1.5m
Grevillea 'Robyn Gordon'	Robyn Gordon Grevillea	200mm	1.5m
Photinia glabra 'Rubens'	Photinia	25L	2m
Philotheca myoporoides	Wax Flower	200mm	1.5m
Syzygium australe 'Aussie Southern'	Syzygium 'Aussie Southern'	5L	3m
Viburnum odoratissimum 'Emerald Lustre'	Emerald Lustre	300mm	3m
Westringia 'Blue Heaven'	Coastal rosemary	200mm	1.5m
GROUND COVERS			
Alternanthera dentata	Ruby leaf alternanthera	150mm	0.5m
Dietes bicolor	Yellow Wild Iris	150mm	1m
Dianella caerulea 'little jess'	Flax Lily	150mm	0.6m
Dichondra repens	Kidney Weed	150mm	0.1m
Dianella revoluta 'little rev'	Black Anther Flax Lily	150mm	0.3m
Dichondra 'silver falls'	Dichondra	150mm	0.2m
Duranta 'Mini Gold'	Dwarf Golden Dew Drop	150mm	0.5m
Dianella 'Silver Streak'	Silver Streak Flax Lily	150mm	0.4m
Gazania tomentosa	Gazania	150mm	C.15m
Lomandra longifolia 'Katrinus'	Spiny-headed Mat-rush 'Katrinus'	150mm	0.7m
Ophiopogon japonicus 'Black Dragon'	Mondo Grass	150mm	0.3m
Pennisetum advena 'Rubrum'	Purple Fountain Grass	150mm	1.5m
Poa labillardieri	Tussock Grass	150mm	0.8m
Scaevola 'Purple Fanfare'	Purple Fan Flower	150mm	0.3m
Senecio serpens	Dwarf Blue Chalk Sticks	150mm	0.2m
Trachelospermum jasminoides 'tricolor'	Tricolor Jasmine	150mm	0.2m
Trachelospermum jasminoides	Chinese Star Jasmine	150mm	0.2m
Viola hederacea	Native Violet	150mm	0.1m
ACCENT PLANTS			
Agave attenuata	Century Plant	200mm	1.5m
Cordyline australis 'Cabernett'	Cordyline Cabernett	200mm	1.2m
Cordyline 'Pink Joy'	Pink Joy Cordyline	150mm	1.2m
Cordyline terminalis 'Tricolor'	Ti Plant	300mm	2m
Doryanthus excelsa	Gymea Lily	5L	2m
Phormium 'Bronze Baby'	Bronze Baby Flax	200mm	0.8m
Strelitzia reginae dwarf	Dwarf Bird-of-Paradise	200mm	0.6m
TURF GRASS			
Stenotaphrum secundatum	Sir Walter Buffalo	roll	

PROPOSED PLANTING IMAGE PALETTE

CANVAS landscape architects
member of: ... 001033
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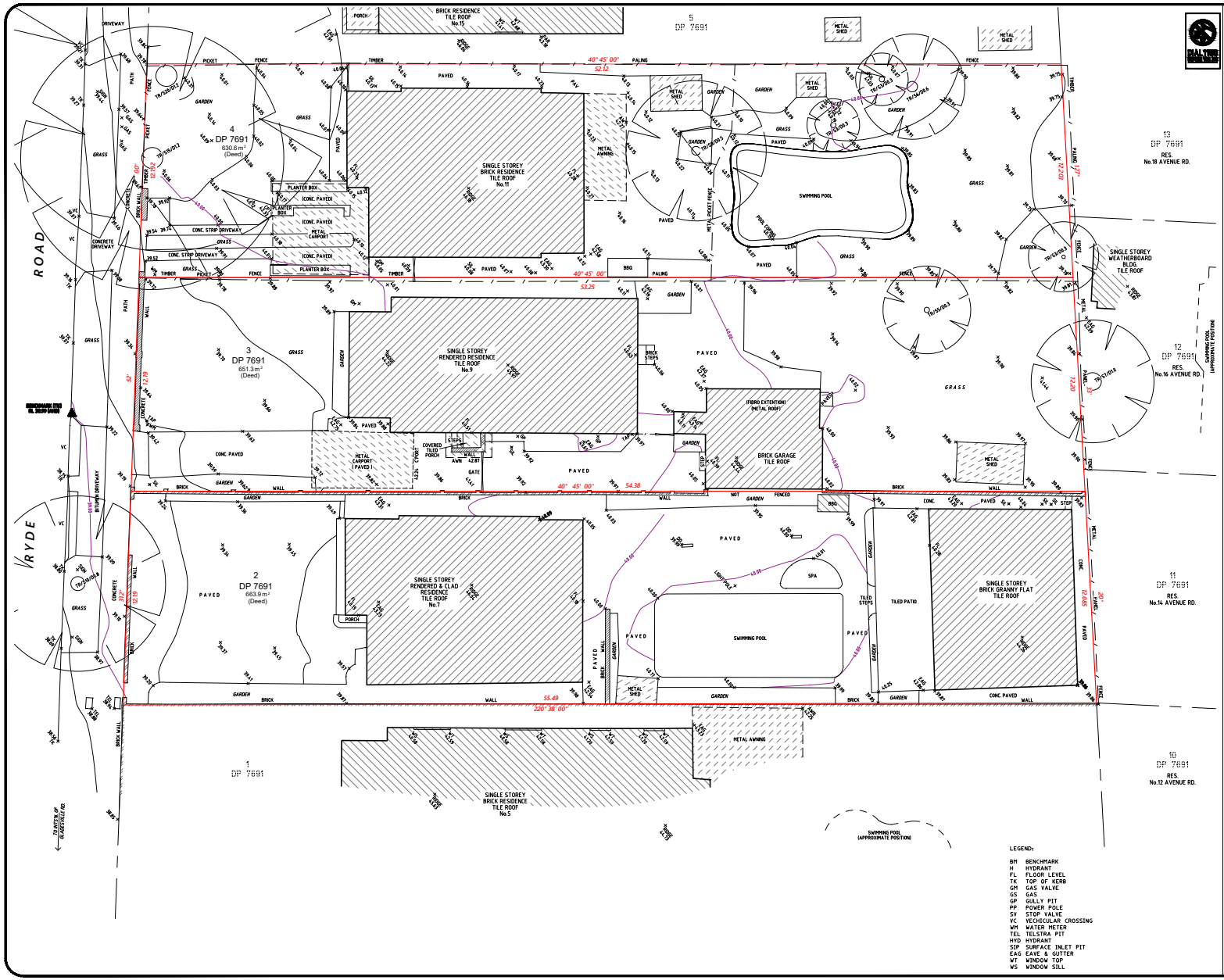
dwg title	scale: as shown @a1	revision	date
landscape typical details & indicative plant schedule	dwg no.: DA-L105	P client review	23/11/23
	Client: HERNRY RENNER	A da submissiom	07/12/23

A1



THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.

SOME SERVICES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY.

NOTE: LOCATIONS OF DOMESTIC SERVICE CROSSINGS ARE UNKNOWN.

PRIOR TO EXCAVATION THE CONTRACTOR MUST:
- NOTIFY A.G.L. ON 0419527919
- OBTAIN TELSTRA'S 'DUTY OF CARE' DOCUMENT REGARDING WORKING IN THE VICINITY OF TELSTRA PLANT.
- VERIFY CO-AXIAL/OPTIC FIBRE CABLE LOCATION

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

LEGEND:

BM BENCHMARK
H HYDRANT
FL FLOOR LEVEL
TK TOP OF KERB
GM GAS VALVE
GS GAS
GP GULLY PIT
PP POWER POLE
SV STOP VALVE
VC VECHICULAR CROSSING
WM WATER METER
TEL TELSTRA PIT
HYD HYDRANT
SIP SURFACE INLET PIT
EAG EAVE & GUTTER
WT WINDOW TOP
WS WINDOW SILL

EAST COAST POSITIONING

SURVEYORS

NORTHWEST

P.O. BOX 7388, BAULKHAM HILLS
N.S.W. 2153, Australia
Mob: 0408556914 or 0458957000
Email: info@ecpsurveyors.com.au

CLIENT/PROJECT

Ryde Hunters Hill Pty Ltd

No's. 7, 9 & 11 RYDE ROAD
HUNTERS HILL

SURVEYOR:	TH
CHECK:	TH
AUTHORISED:	MS

DETAIL SURVEY

AUTHORITY	HUNTERS HILL
PROPERTY	LOTS 2 , 3 & 4 DP 7691
LOCALITY	HUNTERS HILL
ORIGIN OF LEVELS	SS 37197 RL 37.386
DATUM	A.H.D.
DATE	17/04/2017 & 27/04/2023
DRAWN BY	TH
SHEET	1 OF 1
DRAWING No.	ECP1237.D.03
AMENDMENT	C

1 : 100 @ A1 SCALE 1: 200 @ A3
TABLE OF mm

No.	AMENDMENTS	DRAWN	DATE:
A	Drawing Issued		
B	Updated Client & North Pt.	MS	15/02/19
C	Revised Drawing Issued (No.11 Added)	MS	May 2023

FILE NAME: ECP1237.D.03

7-11 RYDE ROAD, HUNTERS HILL
PROPOSED MULTI UNIT DEVELOPMENT

STORMWATER CONCEPT PLANS

LOCALITY PLAN
N.T.S.

DRAWING INDEX

Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORWMATER CONCEPT PLAN BASEMENT FLOOR SHEET 1 OF 2
102	STORWMATER CONCEPT PLAN BASEMENT FLOOR SHEET 2 OF 2
103	STORWMATER CONCEPT PLAN GROUND FLOOR
104	ON-SITE DETENTION DETAILS AND CALCULATIONS SHEET 1 OF 2
105	ON-SITE DETENTION DETAILS AND CALCULATIONS SHEET 2 OF 2
106	CATCHMENT PLAN AND MUSIC RESULTS
107	SEDIMENT AND EROSION CONTROL PLAN
108	MISCELLANEOUS DETAILS SHEET

GENERAL NOTES

1. ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
2. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
5. PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
9. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
10. ALL DPs TO HAVE LEAF GUARDS.
11. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
12. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
13. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
14. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
15. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
16. CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
17. ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
18. THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	15/11/2023	MEA	SBF

Certification By Dr. Michel Chaaya
B.E, M.E (Res), Ph.D., F.I.E. Aust., CPEng.
Civil & Structural Engineer

Architect
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Silverwater, NSW 2128
Phone: 02 9648 8648
admin@idadesigngroup.com.au
www.idadesigngroup.com.au

Council
Hunters Hill Council
Client
HENRY RENNER

Scale

TELFORD CIVIL
DESIGN & CONSTRUCTION EXCELLENCE
Level 14, 32 Smith Street, Parramatta NSW 2150
PO BOX 3579 Parramatta 2124
Email: info@telfordcivil.com.au
Phone: 02 7809 4931
Company: Telford Consulting Pty Ltd

Project
7-11 RYDE ROAD, HUNTERS HILL
PROPOSED MULTI UNIT DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
COVER SHEET PLAN

Scale A1	Project No.	Dwg. No.	Issue
N.T.S.	23406	000	A

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

NOTE:
ALL STORMWATER DRAINAGE PIPES ARE Ø100 uPVC U.N.O.

NOTE
FOR CLEANING OPENINGS (CO) BEHIND STORAGE CAGES, ALLOW 600x600 OPENING WITHIN THE REAR MESH FOR MAINTENANCE PURPOSES.

NOTE
ALLOW FOR 600x600 ACCESS TO CLEANING OPENINGS (CO) BETWEEN WET WALLS AND ROOMS WALLS. FOR FIRE COMPARTMENTS, ACCESS HATCH TO COMPLY WITH FIRE CONSULTANT'S REQUIREMENTS.

NOTE:
REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.

LEGEND

- PROPOSED STORMWATER
- VD — Ø100mm VERTICAL DROP
- SURFACE FLOW DIRECTION
- SS — Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @ MIN 1.0% SLOPE
- CLEANING EYE (OR INSPECTION EYE)
- IO — INSPECTION OPENING
- RL 29.85 — FINISHED SURFACE LEVEL
- GRATED DRAIN
- (HD) — HEAVY DUTY
- FG — Ø150mm FLOOR GRATE

STANDARD PUMP OUT DESIGN NOTES

THE PUMP OUT SYSTEM SHALL BE DESIGN TO BE OPERATED IN THE FOLLOWING MANNER:

1 - THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
2 - A FLOAT SHALL BE PROVIDED TO ENSURE OF THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
3 - A SECOND FLOAT SHALL BE PROVIDE AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
4 - AN ALARM SYSTEM SHALL BE PROVIDE WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
5 - A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINT TO THE PUMP-OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATTA RIVER CATCHMENT TRUST OSD HANDBOOK.

DANGER
WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.
CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE "www.1100.com.au"

WARNING
PUMP OUT SYSTEM FAILURE IN BASEMENT WHEN LIGHT IS FLASHING AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE WARNING SIGN

SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT

COLOURS:
"WARNING" = RED
BORDER AND OTHER LETTERING = BLACK

DANGER
CONFINED SPACE
NO ENTRY WITHOUT CONFINED SPACE TRAINING

CONFINED SPACE DANGER SIGN

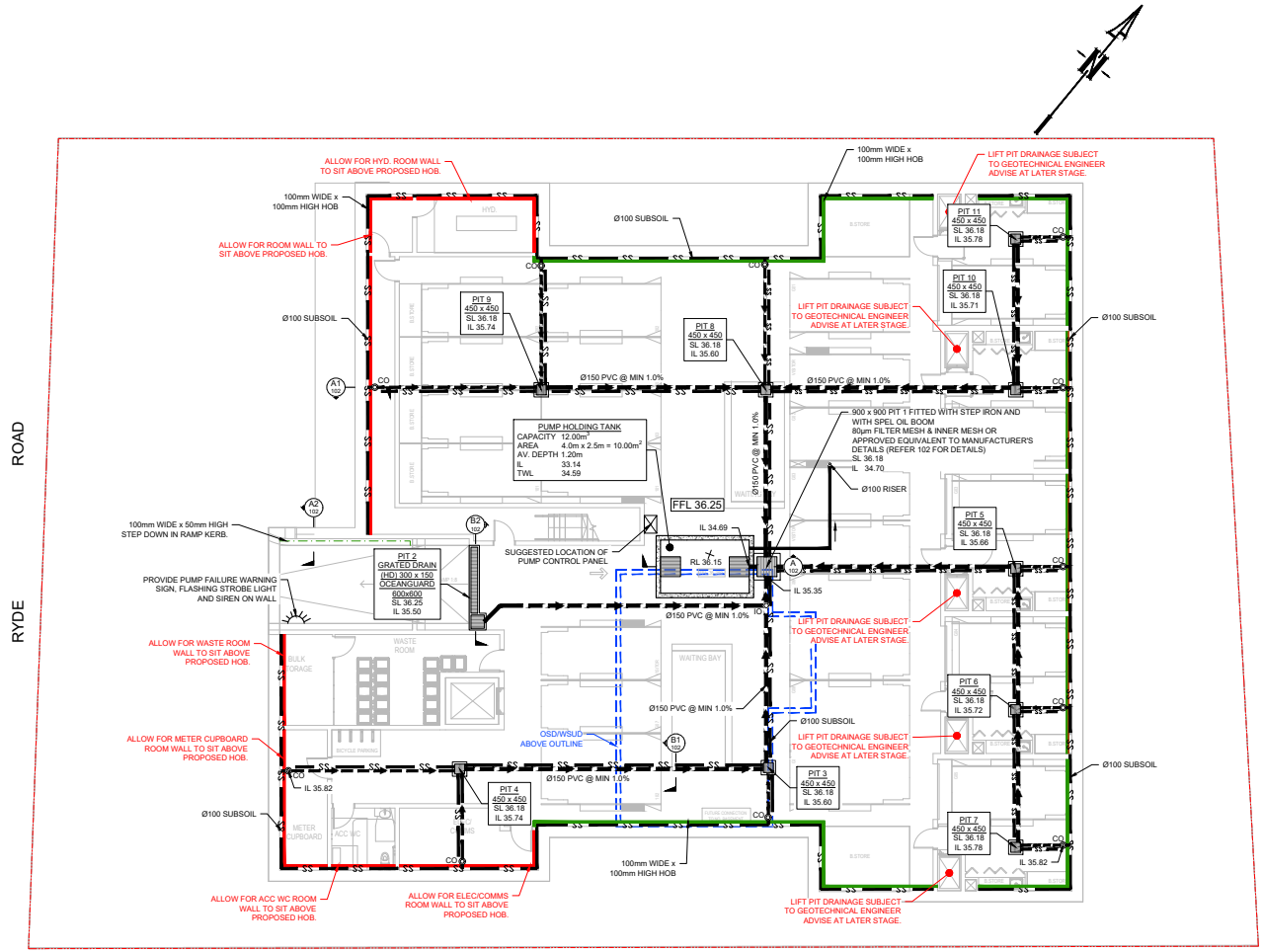
A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.

B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) -250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE

D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN

COLOURS:
"DANGER" & BACKGROUND = WHITE
ELLIPTICAL AREA = RED
RECTANGLE CONTAINING ELLIPSE = BLACK
BORDER AND OTHER LETTERING = BLACK



BASEMENT
SCALE 1:100

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	15/11/2023	MEA	SBF

Certification By Dr. Michel Chaaya B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., Civil & Structural Engineer

Architect: IDA DESIGN GROUP
Unit 43 / 2 Slough Avenue, Silverwater, NSW 2128
Phone: 02 9648 8648
admin@idadesigngroup.com.au
www.idadesigngroup.com.au

Council: Hunters Hill Council
Client: HENRY RENNER

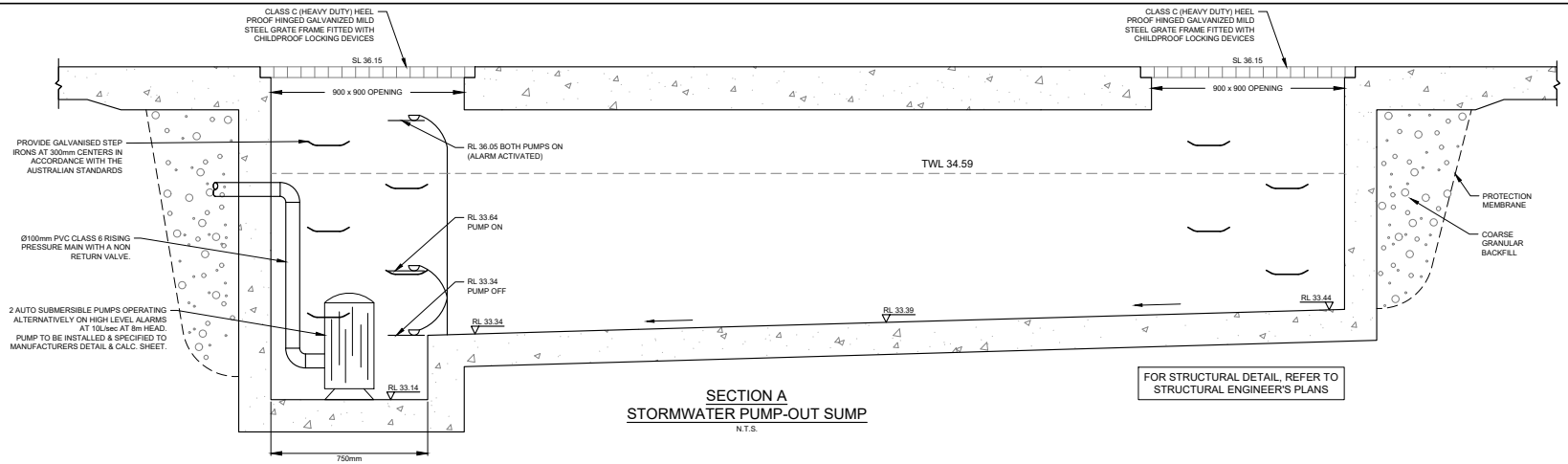
Scale: 0 2 4 6 m — SCALE 1:100 @ A1

TELFORD CIVIL — DESIGN & CONSTRUCTION EXCELLENCE
Level 14, 32 Smith Street, Parramatta NSW 2150
PO BOX 3579 Parramatta 2124
Email: info@telfordcivil.com.au
Phone: 02 7809 4931
Company: Telford Consulting Pty Ltd

Project: 7-11 RYDE ROAD, HUNTERS HILL
PROPOSED MULTI UNIT DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

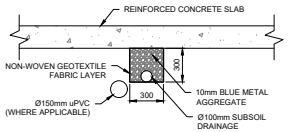
Drawing Title: STORMWATER CONCEPT PLAN BASEMENT FLOOR SHEET 1 OF 2

Scale A1	Project No.	Dwg. No.	Issue
1:100	23406	101	

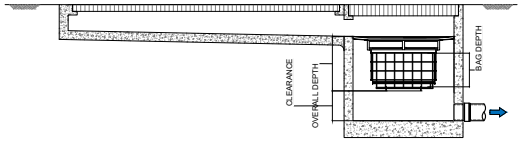


FOR STRUCTURAL DETAIL, REFER TO STRUCTURAL ENGINEER'S PLANS

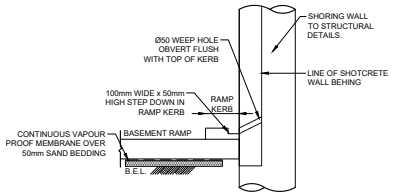
SECTION A
STORMWATER PUMP-OUT SUMP
N.T.S.



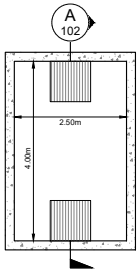
SECTION B1
N.T.S.



GRATED STRIP DRAIN CONFIGURATION
SECTION B2
N.T.S.

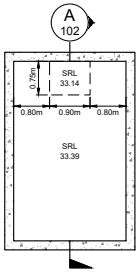


TYPICAL SPOON DRAIN DETAILS AT BASEMENT RAMP
SECTION A2
N.T.S.

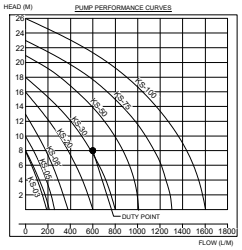


NOTE:
ALL THE AG LINES BEHIND THE BASEMENT WALLS TO BE CONNECTED TO PUMP-OUT SUMP.

PUMP-OUT SUMP DETAIL
PLAN VIEW
SCALE 1:50



PUMP-OUT SUMP DETAIL
SRL
SCALE 1:50



PUMP STORAGE VOLUME CALCULATION

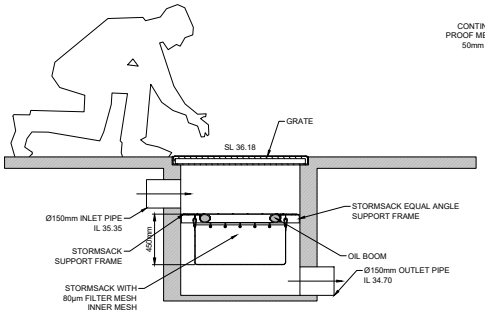
AREA DRAINING TO SUMP = 96.30 m^2

SUMP SIZE BASED ON 100 YEAR 2 HR STORM, I = 57.9 mm/hr,
Q = CIA/3600 = 1 x 57.9 x 96.30/3600 = 1.54 L/sec
VOLUME REQUIRED = 1.54x(2x60x60) = 11151L = 11.15m^3
STORAGE PROVIDED = 4.0x2.5x1.20 = 12.00m^3

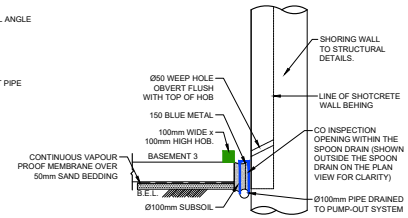
PUMP OUT RATE BASED ON 100YR 5MIN STORM, I = 254 mm/hr
(MIN RATE REQUIRED AS PER AS3500.3 IS 10L/sec)
Q = CIA/3600 = 1 x 254 x 96.30/3600 = 6.79 L/sec

DUAL KS-50 PUMP OR EQUIVALENT TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMP TO OPERATE ALTERNATIVELY ON HIGH LEVEL WITH ALARM AT 10 L/sec AT 8m HEAD.

Type	Output		Outlet		Rated Head Capacity		Maximum Head Capacity		Weigh	Dimension		
	HP	kW	mm	inch	M	LPM	M	LPM	Kg	L(mm)	W(mm)	H(mm)
KS-03	1/3	0.25	40	1 1/2"	3	130	8	180	9	188	141	305
KS-04	1/2	0.4	50	2"	5	150	8	220	11	208	140	359
KS-05	1/2	0.4	50	2"	5	160	10	260	14	230	156	375
KS-08	1	0.75	50	2"	6	240	13	380	21	290	180	425
KS-20	2	1.5	80	3"	10	300	16	600	31	278	182	475
KS-30	3	2.2	80	3"	10	500	18	800	42	390	250	450
KS-50	5	3.7	100	4"	10	800	21	1100	48	450	240	530
KS-75	7 1/2	5.6	100	4"	15	800	23	1300	60	550	310	590
KS-100	10	7.5	150	6"	18	900	25	1600	70	550	310	610



SECTION THROUGH PIT 1 WITH STORMSACK
N.T.S.



TYPICAL SPOON DRAIN DETAILS
SECTION A1
N.T.S.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	15/11/2023	MEA	SBF

Certification By Dr. Michel Chaaya B.E, M.E. (Res), Ph.D., F.I.E. Aust., CPEng. Civil & Structural Engineer

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Scale
0 1 2 3 m
SCALE 1:50 @ A1

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Project
7-11 RYDE ROAD, HUNTERS HILL
PROPOSED MULTI UNIT DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
STORMWATER CONCEPT PLAN BASEMENT FLOOR SHEET 2 OF 2

Scale	Project No.	Dwg. No.	Issue
As Shown	23406	102	A

LEGEND

- PROPOSED STORMWATER DRAINAGE PIPE
- PROPOSED STORMWATER DRAINING TO OSD
- PROPOSED STORMWATER BYPASSING OSD
- Ø100 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- 65 — Ø65 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- 50 — Ø50 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- RWT — PROPOSED STORMWATER PIPE TO RAINWATER TANK
- SS — Ø100 SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34
- G — RISER PIPE
- DP — DOWNPIPE Ø100
- Ø50 VD — VERTICAL DROP Ø100
- VERTICAL DROP FROM SLAB
- PG — PLANTER GRATE Ø150
- FG — FLOOR GRATE Ø150
- FG — FLOOR GRATE 200x200 (ALLOW MINIMUM 1.0% FALL TO FG)
- FW — FLOOR GRATE 300x300 (ALLOW MINIMUM 1.0% FALL TO FW)
- RWO — RAINWATER OUTLET Ø260 SPS (ALLOW MINIMUM 1.0% FALL TO RWO)
- SPB — SUSPENDED PLANTER BOX RAINWATER OUTLET
- TD — AC CONDENSER TUNDISH TO MANUFACTURER'S DETAILS
- OF — Ø50mm EMERGENCY OVERFLOW SPITTERS/PIPES U.N.O.
- RWT — RAINWATER TANK
- IL 31.00 — INVERT LEVEL
- 29.65 — DESIGN SURFACE LEVEL
- 28.31 — EXISTING SURFACE LEVEL
- ExSW — EXISTING STORMWATER DRAINAGE
- ExW — EXISTING WATER MAIN
- ExS — EXISTING SEWER MAIN
- ExT — EXISTING TELESTRA
- ExE — EXISTING ELECTRICAL
- ExEU — EXISTING ELECTRICAL UNDERGROUND
- ExEO — EXISTING OVERHEAD ELECTRICAL
- ExG — EXISTING GAS
- HD — EXISTING HOUSE DRAINAGE
- ExOP — EXISTING OPTIC FIBER
- S — PROPOSED SEWER PIPE (RE-ALIGNED)
- TPZ — TREE PROTECTION ZONE (TPZ)

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

NOTE:
1. CONTRACTOR IS TO PROVIDE OVERFLOW OUTLETS & EMERGENCY OVERFLOW SPITTERS TO ALL TRAPPED AREAS.
2. DP/VD ARE Ø100 PIPES U.N.O.
3. ALL TRANSFERRING PIPES ARE SUSPENDED U.N.O.
4. BALCONIES PIPES ARE Ø50mm HDPE OR PVC CAST IN SLAB AT MIN 1.0% SLOPE.

NOTE:
ALL STORMWATER DRAINAGE PIPES ARE Ø100 PVC AT MIN 1.0% SLOPE U.N.O.

NOTE:
IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM PONDING IS ACHIEVED OVER THE FLOOR WASTES BY GRADING CATCHMENTS' SURFACES AT MINIMUM 1.0% FALL.

NOTE:
ALL UPPER LEVELS DRAINAGE SYSTEM TO BE CONNECTED TO WSUD, SUBJECT TO DETAILED DESIGN STAGE.

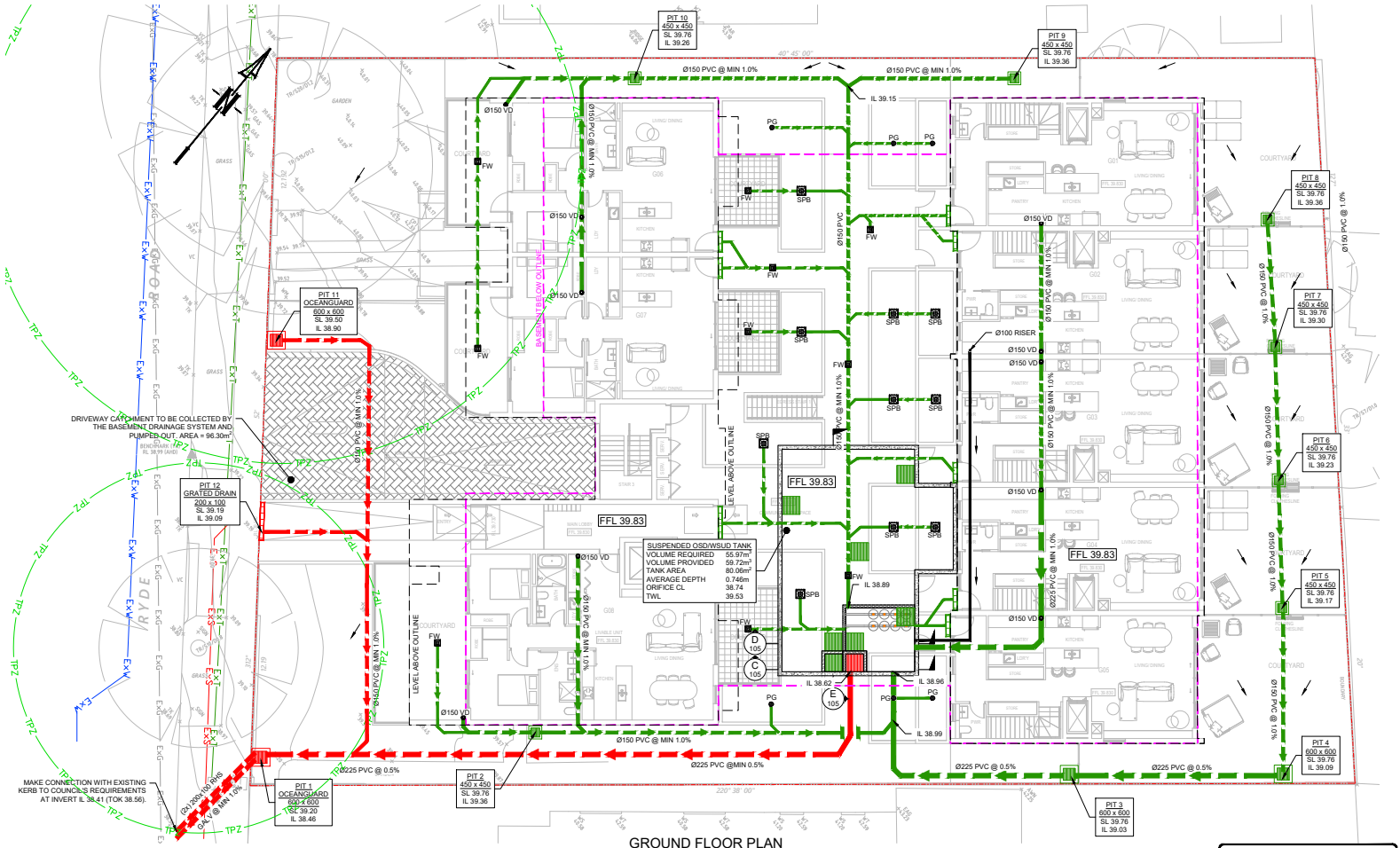
NOTE:
ALL REDUNDANT PIPELINES WITHIN FOOTPATH AREA MUST BE REMOVED AND FOOTPATH/KERB REINSTATED.

NOTE:
ALL LINEAR GRATED DRAINS TO BE 200(W) x 100(D) U.N.O.

NOTE:
ALL GRATES WITHIN FOOTWAY AREAS TO BE HEEL GUARD & BIKE SAFE.

NOTE:
PITS DEEPER THAN 1.0m TO BE FITTED WITH STEP IRONS.

NOTE:
REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.



GROUND FLOOR PLAN

SCALE 1:100

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	15/11/2023	MEA	SBF

Certification By Dr. Michel Chaaya B.E, M.E. (Res), Ph.D., F.I.E. Aust., CPEng. Civil & Structural Engineer

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Client: HENRY RENNER

Scale: 0 2 4 6 m — SCALE 1:100 @ A1

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Company: Telford Consulting Pty Ltd

Project: 7-11 RYDE ROAD, HUNTERS HILL
PROPOSED MULTI UNIT DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title: STORMWATER CONCEPT PLAN GROUND FLOOR

Scale	A1	Project No.	Dwg. No.	Issue
1:100		23406	103	

ZONE 1 OSD CALCULATIONS:

TOTAL IMPERMEABLE AREA = 1232.13m^2

FLOOD CONTROL DETENTION = 1232.13 x 3.04/100 = 37.45m^3

EROSION CONTROL DETENTION = 1232.13 x 1.2/100 = 14.78m^3

TOTAL OSD VOLUME = 37.45 x 1.1 + 14.78 = 55.97m^3

TOTAL VOLUME PROVIDED = 59.72m^3

ZONE 1 PSD CALCULATIONS:

FLOOD CONTROL PSD = 1232.13 X 1.8/100 = 22.17 L/s

EROSION CONTROL PSD = 1232.13 X 0.41/100 = 5.05 L/s

FLOOD CONTROL ORIFICE CALCULATIONS:

THE IMPERVIOUS POST-DEVELOPMENT FLOWS Q_{100} BYPASSING THE OSD ARE:
Q_{100} =1.08 L/s

THEREFORE, THE PERMITTED OSD DISCHARGE IS:
Q = 22.17 - 1.08
= 21.09 l/s

Q = C x A x (2 x g x h)$^{0.5}$

SO: A = Q / (C x sqrt(2 x g x h))
= 0.02109 / (0.61 x sqrt(2 x 9.8 x 0.79))
= 0.00878m^2

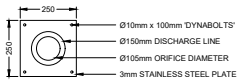
THEREFORE:
d = sqrt(4 x A / pi)
= sqrt(4 x 0.00881 / 3.14159)
= 105.7mm

EROSION CONTROL ORIFICE CALCULATIONS:

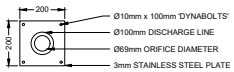
Q = C x A x (2 x g x h)$^{0.5}$

SO: A = Q / (C x sqrt(2 x g x h))
= 0.00505 / (0.61 x sqrt(2 x 9.8 x 0.25))
= 0.00374m^2

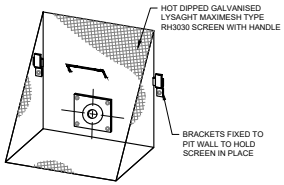
THEREFORE:
d = sqrt(4 x A / pi)
= sqrt(4 x 0.00374 / 3.14159)
= 69mm



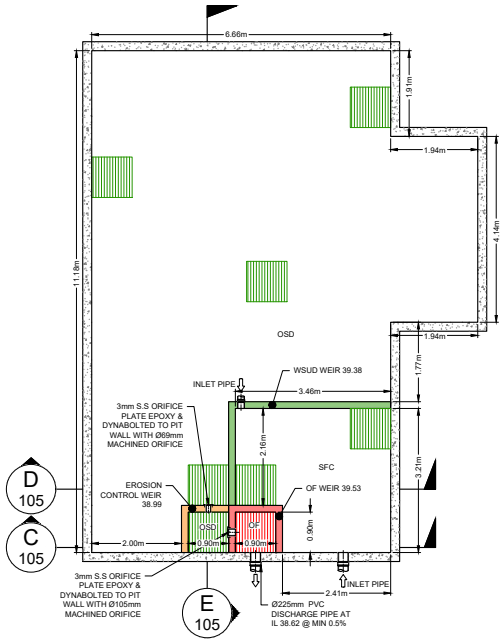
FLOOD CONTROL ORIFICE PLATE DETAIL
SCALE 1:10



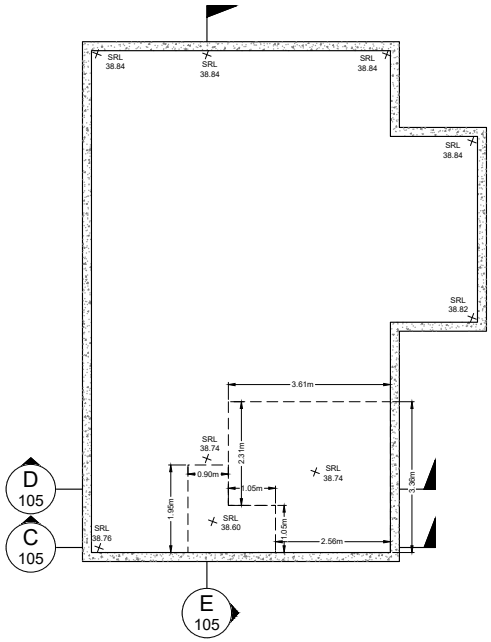
EROSION CONTROL ORIFICE PLATE DETAIL
SCALE 1:10



TRASH SCREEN DETAIL
N.T.S



SUSPENDED OSD/WSUD INTERNAL WALLS DIMENSIONS & WEIR HEIGHT
SCALE 1:50



SUSPENDED OSD/WSUD BOTTOM S.R.L.
SCALE 1:50

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	15/11/2023	MEA	SBF

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Scale: SCALE 1:10 @ A1; SCALE 1:50 @ A1

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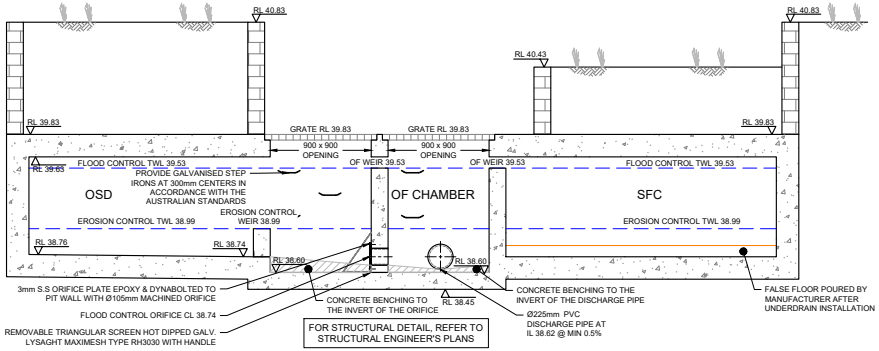
Company: Telford Consulting Pty Ltd

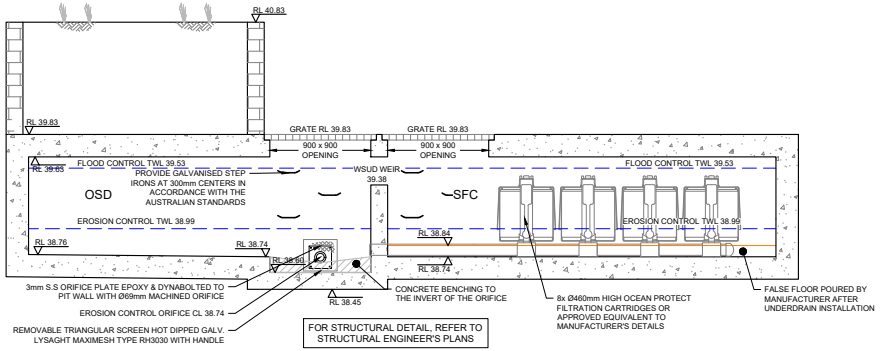
Project: 7-11 RYDE ROAD, HUNTERS HILL
PROPOSED MULTI UNIT DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title: ON-SITE DETENTION DETAILS AND CALCULATIONS SHEET 1 OF 2

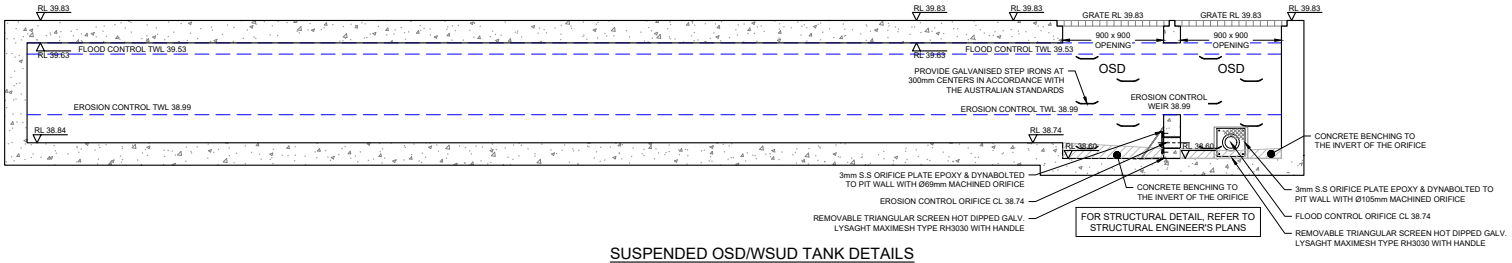
Scale - A1	Project No.	Dwg. No.	Issue
As Shown	23406	104	A



SUSPENDED OSD/WSUD TANK DETAILS
SECTION C
SCALE 1:20



SUSPENDED OSD/WSUD TANK DETAILS
SECTION D
SCALE 1:20



SUSPENDED OSD/WSUD TANK DETAILS
SECTION E
SCALE 1:20

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	15/11/2023	MEA	SBF

Certification By Dr. Michel Chaaya B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., Civil & Structural Engineer

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Scale: 0 400 800 1200 mm — SCALE 1:20 @ A1

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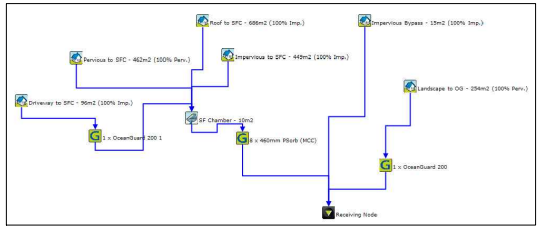
Project: 7-11 RYDE ROAD, HUNTERS HILL PROPOSED MULTI UNIT DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION

Drawing Title: ON-SITE DETENTION DETAILS AND CALCULATIONS SHEET 2 OF 2

Scale	A1	Project No.	Dwg. No.	Issue
1:20		23406	105	A



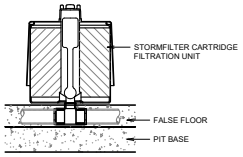
MUSIC MODEL
N.T.S.

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.473	1.473	-0.0004608
Total Suspended Solids (kg/yr)	157.2	27.57	82.46
Total Phosphorus (kg/yr)	0.3454	0.0929	73.1
Total Nitrogen (kg/yr)	3.106	1.61	48.17
Gross Pollutants (kg/yr)	30.53	0.4847	98.41

MUSIC RESULTS
N.T.S.

Facility Component Requiring Maintenance	Maintenance Activity	When Maintenance Activity Is Required	Expected Facility Performance After Maintaining	INSPECTION/MINOR MAINTENANCE (TIMES/YEAR)	MAJOR MAINTENANCE (TIMES/YEAR)
StormFilter® Cartridges and Containment Structure	Trash and Debris Removal	Floatable objects or other trash is present in the filter. Remove to avoid hindrance of filtration and eliminate unsightly debris and trash.	Permanent removal from storm system.	2 (and after major storms)	1 (except in case of a spill)
	Cartridge Replacement and Sediment Removal	1. Media has been contaminated by high levels of pollutants, such as after a spill.	1. New media is able to effectively treat stormwater.	-	-
Drainage System Piping	Flushing With Water	Drainage system is obstructed by debris or sediment.	Outflow is not restricted.	-	-

FILTRATION UNIT MAINTENANCE SCHEDULE



STORMFILTER CARTRIDGE DETAIL
N.T.S.

GENERAL NOTES:

1. INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.
2. A HIGH FLOW BYPASS ARRANGEMENT OR DISSIPATION STRUCTURE MAY BE REQUIRED TO MINIMISE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT INERTIAL FORCES ON THE CARTRIDGES.
3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
4. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
5. THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. ACCESS COVERS TO BE A MINIMUM 900 x 900 ABOVE CARTRIDGES. OH&S REGARDING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.
8. DRAWINGS NOT TO SCALE.

CATCHMENT LEGEND

TOTAL SITE AREA = 1963.33m²

ROOF AREA TO SFC = 686.39m²

IMPERVIOUS AREA TO SFC = 449.41m²

PERVIOUS AREA TO SFC = 461.91m²

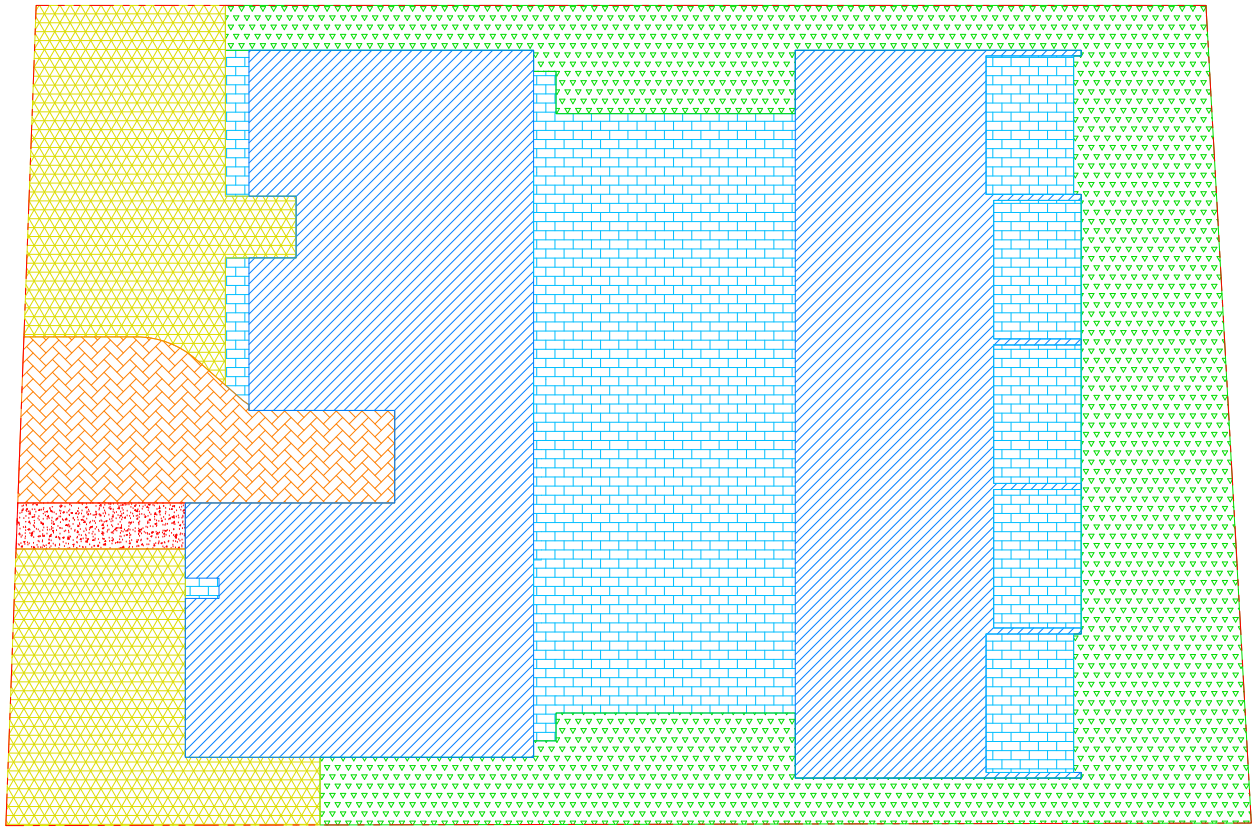
DRIVEWAY TO SFC = 96.31m²

TOTAL AREA TO SFC = 1694.02m² (86.28% OF TOTAL SITE AREA)

PERVIOUS AREA TO OG BYPASSING SFC = 253.93m²

IMPERVIOUS AREA BYPASSING SFC = 15.38m²

TOTAL BYPASS AREA = 269.31m² (5.7% IMPERVIOUS)



CATCHMENT PLAN
SCALE 1:100

NOT FOR CONSTRUCTION

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Scale: 0 2 4 6 m — SCALE 1:100 @ A1

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Project: 7-11 RYDE ROAD, HUNTERS HILL
PROPOSED MULTI UNIT DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title: CATCHMENT PLAN AND MUSIC RESULTS

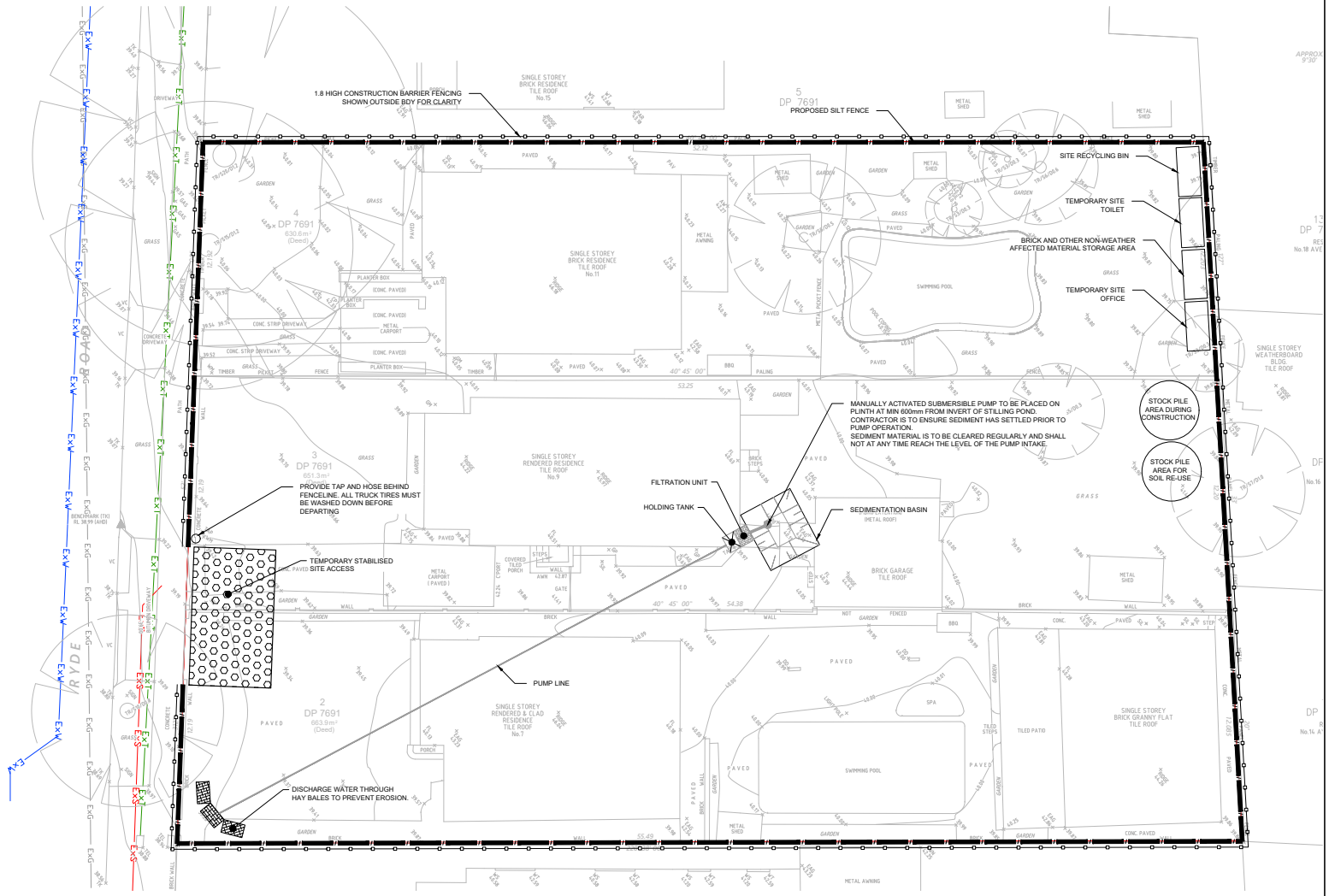
Scale A1	Project No.	Dwg. No.	Issue
As Shown	23406	106	A

LEGEND

- EXISTING STORMWATER DRAINAGE
- ExSW — EXISTING STORMWATER DRAINAGE
- ExW — EXISTING WATER MAIN
- ExS — EXISTING SEWER MAIN
- ExT — EXISTING TELESTRA
- ExE — EXISTING ELECTRICAL
- ExEU — EXISTING ELECTRICAL UNDERGROUND
- ExED — EXISTING OVERHEAD ELECTRICAL
- ExG — EXISTING GAS
- HD — EXISTING HOUSE DRAINAGE
- ExOP — EXISTING OPTIC FIBER
- S — PROPOSED SEWER PIPE (RE-ALIGNED)
- TPZ — TREE PROTECTION ZONE (TPZ)
- SRZ — STRUCTURAL ROOT ZONE (SRZ)
- 26.45 — EXISTING CONTOUR
- NS 28.31 — EXISTING SURFACE LEVEL
- EL AT DD — EARTHWORKS LEVELS
- RL AT DD — DESIGN SURFACE LEVELS
- SILT FENCE
- STABILISED SITE ACCESS
- 1.8 HIGH CONSTRUCTION BARRIER FENCING
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- 1.8 HIGH CONSTRUCTION BARRIER FENCING

SEDIMENT & EROSION NOTES:

1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE,THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.



SEDIMENT & EROSION CONTROL PLAN

SCALE 1:100

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	15/11/2023	MEA	SBF

Certification By Dr. Michel Chaaya B.E, M.E (Res), Ph.D., F.I.E. Aust., CPEng., Civil & Structural Engineer

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Council: Hunters Hill Council

Client: HENRY RENNER

Scale: 0 2 4 6 m — SCALE 1:100 @ A1

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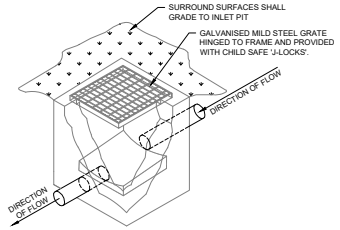
Project: 7-11 RYDE ROAD, HUNTERS HILL PROPOSED MULTI UNIT DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION

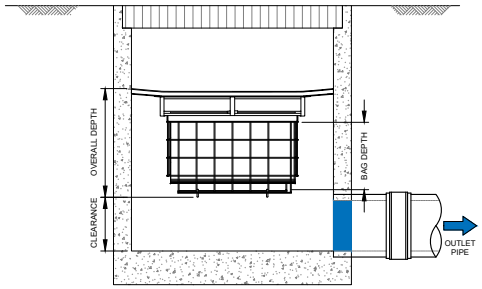
Drawing Title: SEDIMENT AND EROSION CONTROL PLAN

Scale	Project No.	Dwg. No.	Issue
1:100	23406	107	A



TYPICAL GRATED INLET PIT DETAIL

N.T.S.

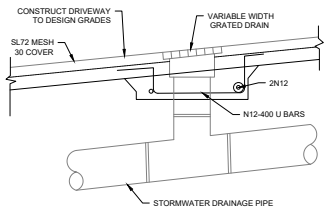


OCEANGUARD SURFACE FLOW CONFIGURATION TYPICAL DETAIL

N.T.S.

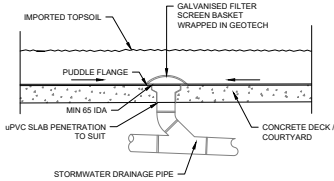
Stormwater Drainage System Maintenance Schedule

Maintenance Action	Frequency	Responsibility	Procedure
General			
Inspect roof drainage system of building and remove any debris/sludge	Six Monthly	Strata/Maintenance Contractor	Remove any leaves or debris and sludge from gutters of building and flush downpipes of building to remove any blockages. Pits downstream of downpipes to be cleaned of flushed debris.
Inspect pits and trench drains on site and remove debris/litter/sludge	Monthly or following Rain Period	Strata/Maintenance Contractor	Remove grate. Remove any debris/litter/sludge from within pits.
Inspect site for litter and floatable debris and remove	Fortnightly	Strata/Maintenance Contractor	Remove litter from site and sweep all driveway and pathways in order to remove leaves or sediments that may enter into the drainage system.
Basement Pump out			
Inspect and clean flap valve,	Six Monthly	Strata/Maintenance Contractor	Remove grate and check flap valve and pipe for blockages and clean. Check hinges for rust and test operation by moving flap to full extent.
Check hinge operation.	Annually	Strata/Maintenance Contractor	Inspect hinge and check its operation.
Check attachment of flap valve to wall pit.	Annually	Strata/Maintenance Contractor	Remove grate and ensure valve fixings are secure.
Check flap valve seal.	Six Monthly	Strata/Maintenance Contractor	Remove grate and fill pit with water, ensure flap seals against side of pit with minimal leakage.
Inspect walls for cracking or spalling.	Annually	Strata/Maintenance Contractor	Remove grate to inspect internal walls, remove vegetation to inspect external wall, repair as required.
Inspect sump and clean.	Six Monthly	Strata/Maintenance Contractor	Remove grate and clean sediment/sludge from sump.
Inspect grate for damage or blockage.	Six Monthly	Strata/Maintenance Contractor	Check both sides of grate for corrosion (particularly welds and corners); also check for damage and blockages.
Inspect outlet pipe and remove blockages	Six Monthly	Strata/Maintenance Contractor	Remove grate and flush outlet pipe to ensure it drains freely. Check for debris on upstream side of return line.
Outlets			
Inspect & remove any blockage of orifices	Six monthly	Strata/Maintenance Contractor	Remove grate & screen to inspect orifice. See plan for location of outlets
Check attachment of orifice plates to wall of chamber and/or pit (gaps less than 5 mm)	Annually	Strata/Maintenance Contractor	Remove grate and screen. Ensure plates are mounted securely, tighten fixings if required. Seal gaps as required.
Check orifice diameters are correct and retain sharp edges	Five yearly	Strata/Maintenance Contractor	Compare diameter to design (see Work-as-Executed) and ensure edge is not pitted or damaged.
Inspect screen and clean.	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screens if required to clean them.
Check attachment of screens to wall of chamber or pit	Annually	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Ensure screen fixings are secure. Repair as required.
Check screen(s) for corrosion	Annually	Strata/Maintenance Contractor	Remove grate(s) and examine screen(s) for rust or corrosion, especially at corners or welds.
Inspect walls (internal and external, if appropriate) for cracks or spalling	Annually	Strata/Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect outlet sumps & remove any sediment/sludge	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Remove sediment/sludge build-up and check orifices are clear.
Inspect grate(s) for damage or blockage	Six monthly	Strata/Maintenance Contractor	Check both sides of a grate for corrosion, (especially corners and welds) damage or blockage.
Inspect outlet pipe & remove any blockage	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Ventilate underground storage if present. Check orifices and remove any blockages in outlet pipe. Flush outlet pipe to confirm it drains freely. Check for sludge/debris on upstream side of return line.
Check step irons for corrosion	Annually	Strata/Maintenance Contractor	Remove grate. Examine step irons and repair any corrosion or damage
Check fixing of step irons is secure	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and ensure fixings are secure prior to placing weight on step iron.
Storage			
Inspect storage & remove any sediment/sludge in pit	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Remove sediment/sludge build-up.
Inspect internal walls of storage (and external, if appropriate) for cracks or spalling	Annually	Strata/Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect & remove any debris/litter/mulch etc blocking grates	Six monthly	Strata/Maintenance Contractor	Remove blockages from grate(s) and check if storage is blocked.
Inspect areas draining to the storage(s) & remove debris/mulch/litter etc likely to block screens/grates	Six monthly	Strata/Maintenance Contractor	Remove debris and floatable material likely to be carried to grates.
Compare storage volume to volume approved. (Rectify if loss > 5%)	Annually	Strata/Maintenance Contractor	Compare actual storage available with Work-as Executed plans. If volume loss is greater than 5%, arrange for reconstruction to replace the volume lost. Council to be notified of the proposal.
Inspect storages for subsidence near pits	Annually	Strata/Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages.



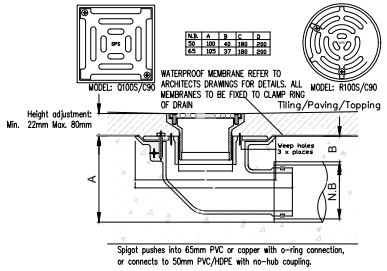
GRATED DRAIN DETAIL

N.T.S.

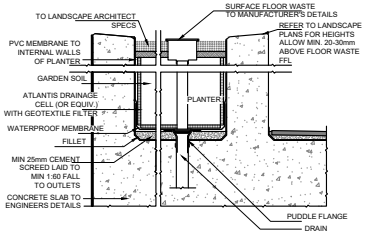


PLANTER GRATE DETAIL

N.T.S.



TYPICAL CAST IN FLOOR WASTE/RAINWATER OUTLET



TYPICAL SUSPENDED PLANTER BOX FLOOR WASTE DETAIL

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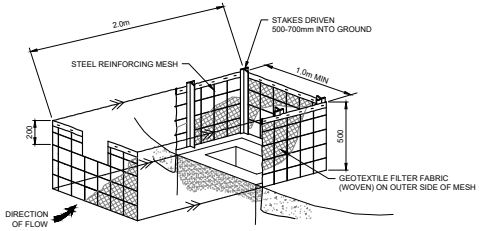

FIELD INLET SEDIMENT TRAP

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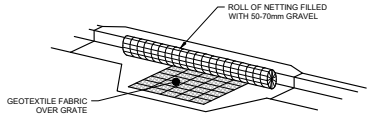
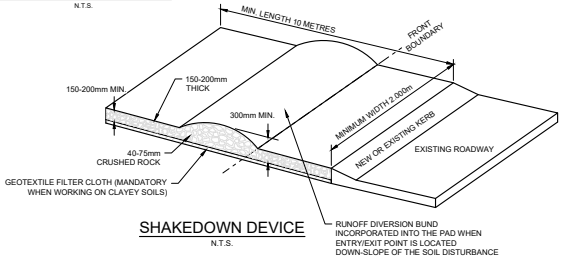


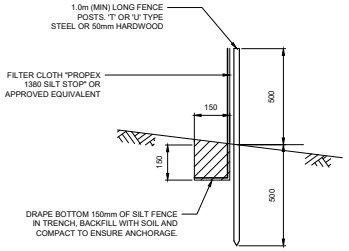
KERB INLET PROTECTION SAG GULLIES

N.T.S.



SHAKEDOWN DEVICE

N.T.S.



SILT FENCE DETAIL

N.T.S.

SILT FENCE NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE
6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON STEEP TERRAIN.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	15/11/2023	MEA	SBF

Certification By Dr. Michel Chaaya B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., Civil & Structural Engineer

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Scale

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Project: 7-11 RYDE ROAD, HUNTERS HILL PROPOSED MULTI UNIT DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION

Drawing Title: MISCELLANEOUS DETAILS SHEET

Scale A1	Project No.	Dwg. No.	Issue
N.T.S.	23406	108	A