#### **Quality Certification**

#### Assessment of a Dual Occupancy (attached), Single Dwelling House, Alterations & Additions to a Dwelling House and ancillary development

BC No:	BC2013/0003
Date Plans Rec'd	17 January 2013
Address:	29 Vimiera Road, Eastwood
Proposal:	Building Certificate for unauthorised building works to existing dwelling including a first floor addition, extensions to the rear of the dwelling and demolition.
Constraints Identified:	Nil

#### **COMPLIANCE CHECK**

RYDE LEP 2010	PROPOSAL	COMPLIANCE
4.3(2) Height		
9.5m overall	6.83m	Yes
4.4(2) & 4.4A(1) FSR		
• 0.5:1	0.25:1	Yes

DCP 2010	PROPOSED	COMPLIANCE
Part 3.3 – Dwelling Houses and	Dual Occupancy (attached)	
Desired Future Character		
Development is to be consistent with the desired future character of the low density residential areas.	The proposed development is considered not to be consistent with the desired future character of the low density residential area due to the design and siting of the alterations and additions, particularly the box shaped first floor addition extending towards the northern boundary.	No
Dwelling Houses		
<ul> <li>To have a landscaped setting which includes significant deep soil areas at front and rear.</li> </ul>	No change proposed to front or rear gardens.	Yes
<ul> <li>Maximum 2 storeys.</li> <li>Dwellings to address street</li> </ul>	Part 1, part 2 storeys. Original dwelling is considered to present to Vimiera Street. New building works are orientated towards Vimiera Street however present a significant bulk and	Yes Yes/No

## Environment<sup>2</sup> Er Planning

DCP 2010	PROPOSED	COMPLIANCE
<ul> <li>Garage/carports not visually prominent features.</li> </ul>	scale to the streetscape. Existing detached garage demolished. New carport created as a result of the raised floor added as part of the building works.	Yes
Alterations and Additions		
<ul> <li>Design of finished building appears as integrated whole.</li> </ul>	Design of the alterations and additions/building works do not appear as an integrated whole and do not compliment the original dwelling. Design, form, scale and materiality are all considered to inappropriate given the design style of the existing dwelling house.	No
<ul> <li>Development to improve amenity and liveability of dwelling and site.</li> </ul>	The alterations and additions/building works will improve the liability and amenity of the site through increasing the floor space and	Yes
Public Domain Amenity		
<ul> <li>Streetscape</li> <li>Front doors and windows are to face the street. Side entries to be clearly apparent.</li> </ul>	No change proposed to front doors. New windows have been installed as part of the building works which face the street.	Yes
- Single storey entrance porticos.	No change proposed to the	Yes
- Articulated street facades.	entrance portico The building works present a new street façade that has no articulation. It is considered this adds significantly to the overall bulk and scale of the dwelling and creates an inconsistent streetscape character. See Photograph 1 in Attachment attached to this report.	No
<ul> <li>Corner buildings to address both frontages</li> </ul>	Not on corner	N/A
<ul> <li>Public Views and Vistas</li> <li>A view corridor is to be provided along at least one side allotment boundary where</li> </ul>	No water views	N/A

# Environment<sup>3</sup>Er Planning

DCP 2010	PROPOSED	COMPLIANCE
there is an existing or potential		
view to the water from the		
street. Landscaping is not to		
restrict views.		
<ul> <li>Garages/carports and</li> </ul>		
outbuildings are not to be		
located within view corridor if		
they obstruct view.		
<ul> <li>Fence 70% open where height</li> </ul>		
is >900mm		
Pedestrian & Vehicle Safety		
<ul> <li>Car parking located to</li> </ul>	New car parking spaces are	Yes
accommodate sightlines to	considered to allow for	
footpath & road.	sightlines to the footpath and road.	
- Fencing that blocks sight line is	No change proposed to front	N/A
to be splayed.	fencing.	
Site Configuration		Γ
Deep Soil Areas		
- 35% of site area min.	No change to deep soil areas.	Yes
<ul> <li>Min 8x8m deep soil area in backyard.</li> </ul>	As above.	Yes
<ul> <li>Front yard to have deep soil</li> </ul>	As above.	Yes
area (only hard paved area to		
be driveway, pedestrian path		
and garden walls).		
Topography & Excavation		
Within building footprint:		Yes
<ul> <li>Max cut: 1.2m</li> </ul>	No cut or fill undertaken as	Yes
	part of the alterations and	
	additions.	
– Max fill: 900mm		Yes
Outside building footprint:		
- Max cut: 900mm		Yes
- Max fill: 500mm		Yes
- No fill between side of building	As above.	Yes
and boundary or close to rear		
boundary <ul> <li>Max ht retaining wall 900mm</li> </ul>	No retaining walls as part of	Yes
- wax ni retaining wall 90011111	the alterations and additions.	162
Floor Space Ratio		
- Ground floor	165.24m <sup>2</sup>	
- First floor	87.12m <sup>2</sup>	
- Outbuildings (incl covered	9m <sup>2</sup>	
pergolas, sheds etc)	-	
- Total (Gross Floor Area)	291.36m <sup>2</sup>	
- Less 36m <sup>2</sup> (double) <b>or</b> 18m <sup>2</sup>	255.36m <sup>2</sup>	

## Environment<sup>4</sup> Er Planning

DCP 2010	PROPOSED	COMPLIANCE
(single) allowance for parking <b>FSR (max 0.5:1)</b>	0.25:1	Yes
Note: Excludes wall thicknesses, lifts/stairs; basement storage/vehicle access/garbage area; terraces/balconies with walls <1.4m; void areas.		
Height		
<ul> <li>2 storeys maximum (storey) incl basement elevated greater than 1.2m above EGL).</li> </ul>		Yes
<ul> <li>1 storey maximum above attached garage incl semi- basement or at-grade garages.</li> <li>Wall plate (Ceiling Height)</li> </ul>		Yes
<ul> <li>7.5m max above FGL or</li> <li>8m max to top of parapet.</li> </ul>	TOW RL: 69.33 FGL below (lowest point): RL:65.73	Yes
NB: TOW = Top of Wall EGL = Existing Ground Level FGL = Finished Ground Level	TOW Height (max)= 3.6	
- 9.5m Overall Height	Max point of dwelling RL:70.63 EGL below ridge (lowest	
NB: EGL – Existing ground Level	point) RL: 63.80 Overall Height (max)= 6.83m	
<ul> <li>Habitable rooms to have 2.4m floor to ceiling height (min).</li> </ul>	2.8m min room height	Yes
Setbacks		
Side     Single storey dwelling	I	Yes
<ul> <li>Single storey dwelling</li> <li>900mm to wall, includes balconies etc.</li> </ul>	Council has advised that site inspections revealed the side setbacks comply with relevant DCP controls.	Yes
• First floor addition		
<ul> <li>1500mm to wall, includes balconies etc.</li> </ul>	Council has advised that site inspections revealed the side setbacks comply with relevant DCP controls.	Yes
<ul> <li>Front</li> <li>6m to façade (generally)</li> </ul>	The building works are setback from the boundary	Yes

# Environment<sup>5</sup> Er Planning

DCP 2010	PROPOSED	COMPLIANCE
	approximately 9.5m	
- Garage setback 1m from the	Existing garage demolished.	Yes
dwelling facade	No garage proposed as part	
	of the building works.	
<ul> <li>Wall above is to align with</li> </ul>	As above.	Yes
outside face of garage below.		
- Front setback free of ancillary	No ancillary elements as part	Yes
elements e.g. RWT,A/C	of the building works.	
• Rear	Ũ	
- 8m to rear of dwelling <b>OR</b> 25%	Building works are setback a	Yes
of the length of the site,	minimum 8.5m from the rear	
whichever is greater.	boundary.	
Car Parking & Access		I
General		
- Dwelling: 2 spaces max, 1	1 space proposed.	Yes
space min.		
- Where possible access off	No change to access.	N/A
secondary street frontages or		1.077
laneways is preferable.		
- Max 6m wide or 50% of	Width of entry to the carport	Yes
frontage, whichever is less.	is calculated at 3.5m.	100
<ul> <li>Behind building façade.</li> </ul>	Behind facade	Yes
Garages	Existing garage demolished	N/A
• Carages	as part of the building works.	1 1/7 (
Carports	as part of the building works.	
- Sides 1/3 open (definition in	All sides of the new carport	Yes
BCA)	are open with the exception	163
DOA)	of the side adjoining the	
	dwelling.	
- Design and materials	Description: New carport has	Yes
compatible with dwelling.	been created as result of the	163
compatible with dwelling.	raised first floor wing to the	
	north eastern side of the	
	dwelling. See photograph 1 in	
	Attachment below.	
Parking Space Sizes (AS)	Attachment below.	
• Parking Space Sizes (AS) Double garages: 5.4m w (min)	9.2m	Yes
	10.72m	Yes
- Internal length: 5.4m (min)	10.72111	162
Driveways      Evtent of drivewaya minimized	No obongo to drivoway	N1/A
- Extent of driveways minimised	No change to driveway	N/A
	hardstand area as part of the	
Londoconing	building works.	
Landscaping		N 1 / A
Trees & Landscaping	No changes to any trees or	N/A
	landscaping as part of the	
	building works	

# Environment<sup>6</sup>Er Planning

DCP 2010	PROPOSED	COMPLIANCE
Dwelling Amenity		
<ul> <li>Daylight and Sunlight Access</li> </ul>		
<ul> <li>Living areas to face north where orientation makes this possible.</li> </ul>	New rumpus and living rooms created as part of the building works have a northerly orientation.	Yes
<ul> <li>Increase side setback for side living areas (4m preferred) where north is the side boundary.</li> </ul>	Northern side setback has been reduced from approximately 10.5m to 1.5m as result of the building works.	No
<ul> <li><u>Subject Dwelling</u>:</li> <li>Subject dwelling north facing windows are to receive at least 3 hrs of sunlight to a portion of their surface between 9am and 3pm on June 21.</li> </ul>	According to the shadow diagrams submitted the subject dwelling will receive at least 3hrs of sunlight to a portion of their surface between 9am and 3pm on June 21.	Yes
<ul> <li>Private Open space of subject dwelling is to receive at least 2 hours sunlight between 9am and 3pm on June 21.</li> </ul>	According to the shadow diagrams submitted the subject dwellings private open space will receive at least 2 hours sunlight between 9am and 3pm on June 21.	Yes
Neighbouring properties are to		
<ul> <li>receive:</li> <li>2 hours sunlight to at least 50% of adjoining principal ground level open space between 9am and 3pm on June 21.</li> </ul>	According to the shadow diagrams submitted, the neighbouring properties adjoining principal ground level open space will receive as least 2 hours sunlight to at least 50% of its area between 9am and 3pm on June 21.	Yes
<ul> <li>At least 3 hours sunlight to a portion of the surface of north facing adjoining living area windows between 9am and 3pm on June 21.</li> </ul>	According to the shadow diagrams submitted, the neighbouring property at 27 Vimiera Road will not receive the minimum 3 hours sunlight to a portion of their adjoining north facing windows between 9am and 3pm on June 21. It is unclear from the survey whether these are living room windows however	No

# Environment<sup>7</sup>Er Planning

<ul> <li>Visual Privacy</li> <li>Orientate windows of living areas, balconies and outdoor living areas halconies and outdoor living areas halconies and outdoor living areas halconies and outdoor living areas have generally been orientated to the front and rear of dwelling.</li> <li>Windows of living, dining, family etc. placed so there are no close or direct views to adjoining dwelling or open space.</li> <li>Side windows offset from adjoining windows.</li> <li>Terraces, balconies etc. are not to overlook neighbouring dwellings/private open space.</li> <li>View Sharing</li> <li>The siting of development is to provide for view sharing.</li> <li>Cross Ventilation</li> <li>Plan layout is to optimise access to prevailing brezes and to provide for cross ventilation.</li> <li>External Building Elements</li> <li>Roof</li> <li>Attoruted.</li> <li>Attoruted.</li> <li>Attoruted.</li> <li>Attoruted.</li> <li>Skylights to be minimised and placed symmetrically.</li> </ul>	DCP 2010	PROPOSED	COMPLIANCE
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- Skylights to be minimised and None proposed. Yes placed symmetrically.	-		Yes
placed symmetrically.			
		, ,	
	- Front roof plane is not to have	None proposed	Yes
both dormer windows and	-		
skylights.	skylights.		
Fencing	Fencing		

## Environment<sup>8</sup> Er Planning

DCP 2010	PROPOSED	COMPLIANCE
Front/return:	No fencing undertaken as	N/A
	part of the building works.	
Part 7.2 – Waste Minimisation &	Management	
Submission of a Waste	The applicant has not	No
Management Plan	submitted a Waste	
	Management	
Part 8.2 – Stormwater Manageme	ent	
Stormwater		
<ul> <li>Drainage is to be piped in</li> </ul>	Drainage plans submitted	Yes
accordance with Part 8.2 –	and referred to Development	
Stormwater Management.	Engineer for comment.	
Part 9.2 – Access for People with	n Disabilities	
Accessible path required from the	No change to accessibility.	N/A
street to the front door, where the		
level of land permits.		
Part 9.4 – Fencing		
<ul> <li>Front &amp; Return Fences</li> </ul>		
- Front and return fences that	No front or return fencing	Yes
exceed 1m in height are to be	undertaken as part of the	
50% open.	building works.	
Part 9.6 – Tree Preservation		
Where the removal of tree(s) is	No changes to any trees or	N/A
associated with the	landscaping as part of the	
redevelopment of a site, or a	building works	
neighbouring site, the applicant is		
required to demonstrate that an		
alternative design(s) is not		
feasible and retaining the tree(s)		
is not possible in order to provide		
adequate clearance between the		
tree(s) and the proposed building		
and the driveway.		

BASIX	PROPOSAL	COMPLIANCE
All ticked "DA plans" commitments on the BASIX Certificate are to be shown on plans (list) <b>BASIX Cert</b> A153901_02 dated 13 February 2013		Yes
• RWT 5000L	N/A	N/A
Swimming Pool	None proposed	N/A
<ul> <li>Thermal Comfort Commitments:</li> <li>Construction</li> <li>TCC – Glazing.</li> </ul>	To comply	Yes Yes
HWS Gas Instantaneous 5 star.	N/A	N/A
Natural Lighting	No bathroom or kitchen work undertaken as part of building	N/A

### Environment<sup>9</sup> & Planning

BASIX	PROPOSAL	COMPLIANCE
	works.	
- kitchen		
- bathrooms ()		
Water Target 40	N/A	N/A
Energy Target 40	N/A	N/A
Correct description of property/proposal on 1 <sup>st</sup> page of	Correct details shown	Yes
Certificate.		

DEMOLITION	PROPOSAL	COMPLIANCE
Plan showing all structures to be removed.	Plan submitted	Yes
Demolition Work Plan	No plan submitted	No
Waste Management Plan	No plan submitted	No

Summary of Issues/Non compliances:

#### Non-Compliances – Justified

• Neighbouring adjoining windows do not receive the minimum amount of required sunlight.

#### Non-Compliances - Not justified

- Development not considered to be consistent with the desired future character of the low density residential areas.
- Design of the finished building does not appear as an integrated whole.
- New front building façade presents no articulation to the street.
- No waste management/minimisation plan submitted.

#### Certification

I certify that all of the above issues have been accurately and professionally examined by me.

Name: Ben Tesoriero

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Signature:

Date: 15 April 2013

### Environment<sup>10</sup>Er Planning

#### **ATTACHMENT 1 – Site Photos**



Photograph 2 – Subject dwelling showing new street façade with minimal articulation.