

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 <ul style="list-style-type: none"> • 9.5m overall 	6.83m	Yes
4.4(2) & 4.4A(1) FSR <ul style="list-style-type: none"> • 0.5:1 	0.25:1	Yes

DCP 2010	PROPOSED	COMPLIANCE
<i>Part 3.3 – Dwelling Houses and Dual Occupancy (attached)</i>		
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 style="list-style-type: none"> - To have a landscaped setting which includes significant deep soil areas at front and rear. - Maximum 2 storeys. - Dwellings to address street 	No change proposed to front or rear gardens. 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 Yes/No

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DCP 2010	PROPOSED	COMPLIANCE
<ul style="list-style-type: none"> - Garage/carports not visually prominent features. 	<p>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.</p>	Yes
Alterations and Additions		
<ul style="list-style-type: none"> - Design of finished building appears as integrated whole. 	<p>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.</p>	No
<ul style="list-style-type: none"> - Development to improve amenity and liveability of dwelling and site. 	<p>The alterations and additions/building works will improve the liability and amenity of the site through increasing the floor space and</p>	Yes
Public Domain Amenity		
<ul style="list-style-type: none"> • Streetscape - Front doors and windows are to face the street. Side entries to be clearly apparent. 	<p>No change proposed to front doors. New windows have been installed as part of the building works which face the street.</p>	Yes
<ul style="list-style-type: none"> - Single storey entrance porticos. 	<p>No change proposed to the entrance portico</p>	Yes
<ul style="list-style-type: none"> - Articulated street facades. 	<p>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.</p>	No
<ul style="list-style-type: none"> - Corner buildings to address both frontages 	<p>Not on corner</p>	N/A
<ul style="list-style-type: none"> • Public Views and Vistas - A view corridor is to be provided along at least one side allotment boundary where 	<p>No water views</p>	N/A

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DCP 2010	PROPOSED	COMPLIANCE
<p>(single) allowance for parking FSR (max 0.5:1)</p> <p>Note: Excludes wall thicknesses, lifts/stairs; basement storage/vehicle access/garbage area; terraces/balconies with walls <1.4m; void areas.</p>	0.25:1	Yes
Height		
<ul style="list-style-type: none"> - 2 storeys maximum (storey) incl basement elevated greater than 1.2m above EGL). - 1 storey maximum above attached garage incl semi-basement or at-grade garages. <p>Wall plate (Ceiling Height)</p> <ul style="list-style-type: none"> - 7.5m max above FGL or - 8m max to top of parapet. <p>NB: <i>TOW = Top of Wall</i> <i>EGL = Existing Ground Level</i> <i>FGL = Finished Ground Level</i></p> <ul style="list-style-type: none"> - 9.5m Overall Height <p><i>NB: EGL – Existing ground Level</i></p>	<p>TOW RL: 69.33 FGL below (lowest point): RL:65.73 TOW Height (max)= 3.6</p> <p>Max point of dwelling RL:70.63 EGL below ridge (lowest point) RL: 63.80 Overall Height (max)= 6.83m</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
- Habitable rooms to have 2.4m floor to ceiling height (min).	2.8m min room height	Yes
Setbacks		
<ul style="list-style-type: none"> • Side <ul style="list-style-type: none"> ○ Single storey dwelling 	<ul style="list-style-type: none"> - 900mm to wall, includes balconies etc. 	<p>Council has advised that site inspections revealed the side setbacks comply with relevant DCP controls.</p> <p style="text-align: center;">Yes Yes</p>
<ul style="list-style-type: none"> ○ First floor addition 	<ul style="list-style-type: none"> - 1500mm to wall, includes balconies etc. 	<p>Council has advised that site inspections revealed the side setbacks comply with relevant DCP controls.</p> <p style="text-align: center;">Yes</p>
<ul style="list-style-type: none"> • Front 	<ul style="list-style-type: none"> - 6m to façade (generally) 	<p>The building works are setback from the boundary</p> <p style="text-align: center;">Yes</p>

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DCP 2010	PROPOSED	COMPLIANCE
<ul style="list-style-type: none"> - Garage setback 1m from the dwelling facade - Wall above is to align with outside face of garage below. - Front setback free of ancillary elements e.g. RWT,A/C • Rear - 8m to rear of dwelling OR 25% of the length of the site, whichever is greater. 	<p>approximately 9.5m Existing garage demolished. No garage proposed as part of the building works.</p> <p>As above.</p> <p>No ancillary elements as part of the building works.</p> <p>Building works are setback a minimum 8.5m from the rear boundary.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
Car Parking & Access		
<ul style="list-style-type: none"> • General - Dwelling: 2 spaces max, 1 space min. - Where possible access off secondary street frontages or laneways is preferable. - Max 6m wide or 50% of frontage, whichever is less. - Behind building façade. • Garages • Carports - Sides 1/3 open (definition in BCA) - Design and materials compatible with dwelling. • Parking Space Sizes (AS) Double garages: 5.4m w (min) - Internal length: 5.4m (min) • Driveways - Extent of driveways minimised 	<p>1 space proposed.</p> <p>No change to access.</p> <p>Width of entry to the carport is calculated at 3.5m. Behind facade Existing garage demolished as part of the building works.</p> <p>All sides of the new carport are open with the exception of the side adjoining the dwelling.</p> <p>Description: New carport has been created as result of the raised first floor wing to the north eastern side of the dwelling. See photograph 1 in Attachment below.</p> <p style="text-align: center;">9.2m 10.72m</p> <p>No change to driveway hardstand area as part of the building works.</p>	<p>Yes</p> <p>N/A</p> <p>Yes</p> <p>Yes N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes Yes</p> <p>N/A</p>
Landscaping		
<ul style="list-style-type: none"> • Trees & Landscaping 	<p>No changes to any trees or landscaping as part of the building works</p>	<p>N/A</p>

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DCP 2010	PROPOSED	COMPLIANCE
Dwelling Amenity		
<ul style="list-style-type: none"> • Daylight and Sunlight Access - Living areas to face north where orientation makes this possible. - Increase side setback for side living areas (4m preferred) where north is the side boundary. 	<p>New rumpus and living rooms created as part of the building works have a northerly orientation.</p> <p>Northern side setback has been reduced from approximately 10.5m to 1.5m as result of the building works.</p>	<p>Yes</p> <p>No</p>
<p><u>Subject Dwelling:</u></p> <ul style="list-style-type: none"> - 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. - Private Open space of subject dwelling is to receive at least 2 hours sunlight between 9am and 3pm on June 21. 	<p>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.</p> <p>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.</p>	<p>Yes</p> <p>Yes</p>
<p><u>Neighbouring properties are to receive:</u></p> <ul style="list-style-type: none"> - 2 hours sunlight to at least 50% of adjoining principal ground level open space between 9am and 3pm on June 21. - 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. 	<p>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.</p> <p>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</p>	<p>Yes</p> <p>No</p>

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DCP 2010	PROPOSED	COMPLIANCE
<ul style="list-style-type: none"> • Visual Privacy - Orientate windows of living areas, balconies and outdoor living areas to the front and rear of dwelling. - Windows of living, dining, family etc. placed so there are no close or direct views to adjoining dwelling or open space. - Side windows offset from adjoining windows. - Terraces, balconies etc. are not to overlook neighbouring dwellings/private open space. • View Sharing - The siting of development is to provide for view sharing. • Cross Ventilation - Plan layout is to optimise access to prevailing breezes and to provide for cross ventilation. 	<p>it is noted that the building works are considered not to impact these windows in terms of overshadowing due to the pitch of the existing dwelling already significantly overshadowing the subject windows.</p> <p>Windows of living areas, balconies and outdoor living areas have generally been orientated to the front and rear of dwelling.</p> <p>Windows have been generally placed so as not to allow any close or direct views to the adjoining dwellings and private open space.</p> <p>Side windows have been offset from adjoining windows.</p> <p>Balcony to the rear of the upper floor addition is not considered to overlook neighbouring dwellings /private open space.</p> <p>No views identified.</p> <p>Design layout of new building works is considered to allow for satisfactory cross ventilation.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p> <p>N/A</p> <p>Yes</p>
External Building Elements		
<ul style="list-style-type: none"> • Roof - Articulated. - 450mm eaves overhang minimum. - Not to be trafficable Terrace. - Skylights to be minimised and placed symmetrically. - Front roof plane is not to have both dormer windows and skylights. 	<p>Flat roof proposed.</p> <p>0mm overhang, flat roof proposed.</p> <p>None provided</p> <p>None proposed.</p> <p>None proposed</p>	<p>N/A</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
Fencing		

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DCP 2010	PROPOSED	COMPLIANCE
<ul style="list-style-type: none"> Front/return: 	No fencing undertaken as part of the building works.	N/A
Part 7.2 – Waste Minimisation & Management		
Submission of a Waste Management Plan	The applicant has not submitted a Waste Management	No
Part 8.2 – Stormwater Management		
<ul style="list-style-type: none"> Stormwater 		
- Drainage is to be piped in accordance with Part 8.2 – Stormwater Management.	Drainage plans submitted and referred to Development Engineer for comment.	Yes
Part 9.2 – Access for People with Disabilities		
Accessible path required from the street to the front door, where the level of land permits.	No change to accessibility.	N/A
Part 9.4 – Fencing		
<ul style="list-style-type: none"> Front & Return Fences 		
- Front and return fences that exceed 1m in height are to be 50% open.	No front or return fencing undertaken as part of the building works.	Yes
Part 9.6 – Tree Preservation		
Where the removal of tree(s) is associated with the redevelopment of a site, or a 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.	No changes to any trees or landscaping as part of the building works	N/A

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

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

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

Signature:



Date: 15 April 2013

ATTACHMENT 1 – Site Photos



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