

**Item 1**
**6 Shackel Avenue Gladesville - LDA2021/0278**
**Alterations & additions to existing residential dwelling**
**Report prepared by:** Consultant Town Planner

**Report approved by:** Senior Coordinator - Development Assessment  
 Manager - Development Assessment  
 Director - City Planning and Environment

**City of Ryde  
Local Planning Panel Report**

<b>DA Number</b>	LDA2021/0278
<b>Site Address</b>	6 Shackel Avenue, Gladesville NSW 2111 Lot 19 DP 10340
<b>Zoning</b>	R2 Low Density Residential
<b>Proposal</b>	Alterations and additions to existing residential dwelling.
<b>Property Owners</b>	Roumany Gadalla
<b>Applicant</b>	Roumany Gadalla
<b>Report Author</b>	Brendon Clendenning, Consultant Planner
<b>Lodgement Date</b>	16 August 2021
<b>Notification No. of Submissions</b>	Three (3) submissions received, all objecting to the proposed development.
<b>Cost of Works</b>	\$1,731,000.00
<b>Reason for Referral to LPP</b>	<b>Departure from development standards</b> – contravention of the height of buildings and floor space ratio development standards by more than 10% - <i>Schedule 1, Part 3 of Local Planning Panels Direction</i>
<b>Recommendation</b>	<b>Refusal</b>
<b>Attachments</b>	<b>Attachment 1</b> – Ryde DCP Compliance Table <b>Attachment 2</b> – Sydney Foreshores DCP Compliance Table <b>Attachment 3</b> – Building Application No. 1075/86 – plans and approval <b>Attachment 4</b> – Plans submitted with the LDA

## 1. Executive Summary

The subject development application (LDA2021/0278) at 6 Shackel Avenue, Gladesville (Lot 19 DP 10340) seeks alterations and additions to a single dwelling.

In accordance with the *Environmental Planning and Assessment Act 1979*, Section 9.1 – Directions by the Minister, this application is reported to the Ryde Local Planning Panel for determination as it proposes a departure from two development standards, with each departure being in excess of 10%.

The departures relate to Clause 4.3 Height of buildings and Clause 4.4 Floor space ratio (FSR). The Clause 4.6 written variation requests to the building height and FSR development standards indicate that the variations are appropriate, on account of the building already exceeding these standards, and that the proposed further variation to these standards will not be visually noticeable, will not impact view sharing capabilities or cause additional overshadowing to neighbouring properties.

The assessment has concluded that the position within the clause 4.6 written variation requests is not supported, given the existing dwelling is currently discordant in the locality and the proposal would seek to further increase its size. The clause 4.6 written variation fails to demonstrate that there are adequate environmental planning grounds to vary the development standards.

It is noted a number of the issues raised in this report were previously identified in a Request for Information (RFI) letter dated 12 November 2021, and that these issues remain unresolved despite detailed feedback given within the RFI. Required information has not been provided, including a geotechnical report, acid sulfate soils management plan and updated BASIX certificate.

The application was advertised in accordance with the provisions of the Community Participation Plan, and 3 submissions were received that objected to the proposed development. Some of these issues were resolved by the submission of an amended design, which included the deletion to an addition towards Shackel Avenue.

The proposal has been assessed in accordance with the relevant environmental planning instruments and local provisions in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The subject site is not deemed to be suitable for the proposed development, and the subject application is recommended for refusal.

## 2. The Site & Locality

The site is legally described as Lot 19 within DP 10340 and is known as No.6 Shackel Avenue, Gladesville. The allotment is generally rectangular, aside from the angled southern boundary which follows the harbour shoreline and is located on the southern side of Shackel Avenue. The allotment has an area of 682.9m<sup>2</sup>, and a street frontage of 16.46m to Shackel Avenue.

The subject site experiences a significant fall of approximately 7.93m from the northern street frontage (RL 9.44) to the southern rear boundary (RL 1.51).

The area and dimensions of the site is shown below (note that the submitted survey does not provide the southern boundary length that adjoins Sydney Harbour):

<b>6 Shackel Avenue</b>	
Northern Boundary (Street Frontage)	16.46m
Eastern Boundary	45.47m
Western Boundary	37.74m
Site Area	682.9m <sup>2</sup>

The subject site is zoned R2 Low Density Residential under the *Ryde Local Environmental Plan 2014* (RLEP 2014), as shown in **Figure 1** and is located within an existing low density residential area, as seen in **Figure 2**. The site presently accommodates a four (4) storey rendered dwelling with a tile roof (**Figure 3**). Due to the slope of the site, only the upper two levels sit entirely above the level of Shackel Avenue, with the lower levels located primarily beneath the street level, although three of the levels are visible from Shackel Avenue. The upper level is partly contained within the roof form which pitches away from Shackel Avenue, but habitable areas are visible from oblique views along Shackel Avenue. An integrated double car garage is located across the majority of the street façade, and is accessed from a double driveway, with an additional paved driveway also located along the western boundary, and consequently almost the entirety of the street frontage is occupied by vehicular crossings.



**Figure 1:** Zoning map of the subject site and immediate locality



**Figure 2:** Aerial photograph of the subject site (outlined in orange) and the surrounding locality



**Figure 3:** Existing dwelling on site subject to the proposed alterations and additions

Adjoining to the west is No. 8 Shackel Avenue which comprises of a multi-level rendered dwelling that appears as a double storey dwelling from the public domain (**Figure 4**), but three (3) storeys from the rear. Adjoining to the east of the subject site is No. 4 Shackel Avenue which comprises of a multi-level rendered dwelling that appears as a single storey from the public domain, with the street frontage primarily occupied by garages, and with a total of three (3) storeys from the rear (**Figure 5**). The dwellings on the southern side of Shackel Avenue all comprise of multi-level dwellings that appear primarily as single or double storeys from the public domain.

Located to the north, across Shackel Avenue, is Nos. 3 & 5 Shackel Avenue which each contain triple storey rendered dwellings with integrated garages (**Figure 6**). To the south, the site has a water frontage to the adjoining Parramatta River and views are available from properties on both sides of Shackel Avenue, with views from the higher dwellings on the northern side of Shackel Avenue available over the dwellings on the southern side.

Minimal landscaping and tree coverage is present in the surrounding locality, with the topography falling southwards towards the waterfront. On street parking is available on both sides of Shackel Avenue, although is limited in some parts due to the locations of wide vehicular crossings.





**Figure 4:** Adjoining dwelling situated at 8 Shackel Avenue, as viewed from Shackel Avenue



**Figure 5:** Adjoining dwelling situated at 4 Shackel Avenue, as viewed from Shackel Avenue



**Figure 6:** Dwellings situated at 3 Shackel Av (right) & 5 Shackel Av (left), as viewed from Shackel Avenue

### 3. The Proposal

The application proposes alterations and additions to an existing residential dwelling at 6 Shackel Avenue, Gladesville. The alterations and additions are outlined below:

#### Sub Ground-Floor

- Internal wall demolition.
- Addition of a powder room within marked existing subfloor.
- Increase in the width and reduction in the length of the bar area and gym (marked as an existing “covered outdoor area”).
- Addition of an outdoor alfresco area, facing the waterfront.
- Reconfigure window layout.

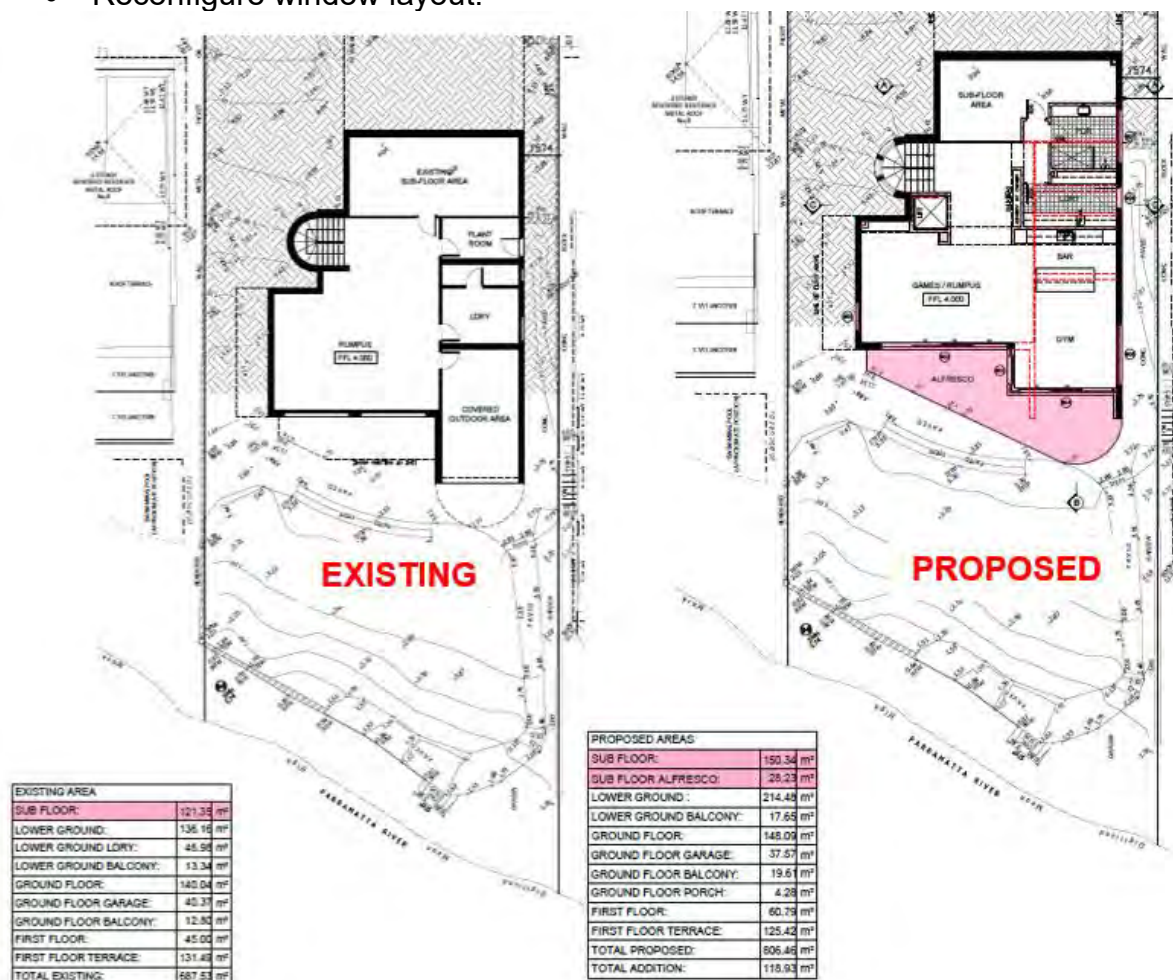


Figure 7: Proposed floor plan changes to subfloor level

#### Lower Ground Floor

- Internal wall demolition.
- Alteration of bedroom layout.
- Repurpose of the undercroft area into floor space.
- Alterations to existing sub-floor area to create habitable floor space for a bedroom with ensuite.
- Extend the balcony area forward towards the southern edge of the building.
- Extend the corner of bedroom 1 into the existing balcony area.
- Reconfigure window layout.





Figure 8: Proposed floor plan changes to lower ground floor level

## Ground Floor

- Internal wall demolition.
- Alteration of floor layout to create an open plan living, dining and kitchen area.
- Enclosure and relocation of the front door.
- Extension of the balcony area, resulting in a reduction in gross floor area in this location.
- Reconfigure window layout, including new living room window visible from Shackel Avenue.



Figure 9: Proposed floor plan changes to ground floor level

First Floor

- Increase in floor space to the first floor, via the extension of the southern building elevation.
- Repurpose first floor into a study/library.
- Alterations to the external terrace including a BBQ area, the area of the terrace will be slightly reduced due to the increase in size of the study/library.
- The proposal includes the addition of a new roof.

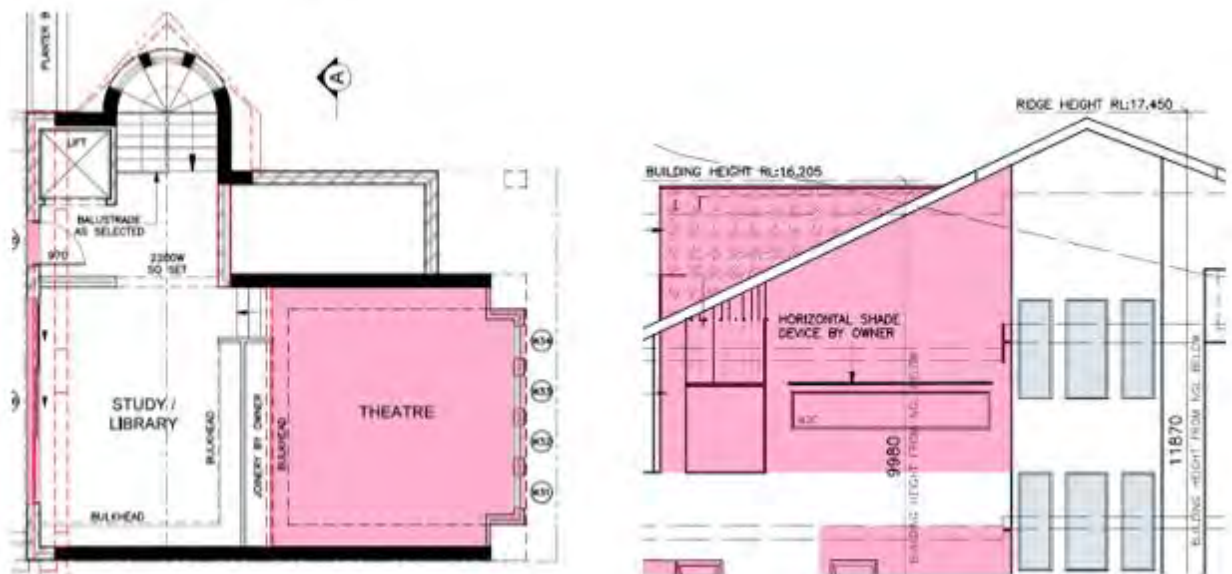


Figure 10: Proposed floor plan changes to first floor level



Note that a new lift is also proposed to connect at each level, and this requires the extension of the associated adjoining wall.

The proposal had initially sought an extension forward of the front first floor roof form. This element was deleted in order to respond to concerns raised within Council's letter to the applicant. The front first floor addition featured a new theatre room and four windows facing towards the street. Plan extracts showing the deleted addition are shown below.



**Figure 11:** Extract of first floor plan (left) and west elevation (right) showing the theatre room that was originally proposed but has now been deleted from the amended plans



**Figure 12:** Extract of front elevation (Shackel Avenue) showing the theatre room that was originally proposed but has now been deleted from the amended plans

#### 4. Background

16 August 2021	The DA was lodged with Council.
18 August – 8 September 2021	The application was notified in accordance with the Ryde Community Participation Plan, during which three (3) submissions objecting to the application were received.
21 October 2021	A site inspection was undertaken by Council. At the time of the inspection, COVID-19 practices were in place and only the external areas of the site were available for inspection. Internal areas of the dwelling, including the subfloor areas, could not be inspected and therefore the assessment of this application has been based on an external site visit only and the information provided from the applicant.
12 November 2021	<p>An RFI was sent to the applicant as the application was determined to be unsatisfactory, with the letter raising the following concerns:</p> <ul style="list-style-type: none"> <li>• The proposal did not correctly or clearly identify the building height or floor space ratio variation to the development standard. Furthermore, insufficient justification was provided to demonstrate that there are environmental planning grounds for the contravention of the development standards, and/or that compliance is unreasonable or unnecessary.</li> <li>• Architectural Plans provided did not clearly indicate the site boundaries, cut and fill proposed, gross floor area (GFA) plans, sections, elevations and other missing details.</li> <li>• Privacy concerns relating to the amended window locations on the east and west of the dwelling.</li> <li>• A Landscape Plan was not submitted with the DA.</li> <li>• The provided shadow diagrams were lacking detail and not satisfactory.</li> <li>• A photomontage from Shackel Avenue, as well as from the waterway was requested to better understand the bulk and scale of the proposal.</li> <li>• Consideration of the <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> was requested as it had not previously been considered.</li> <li>• Structural and Geotechnical concerns.</li> <li>• A response to the concerns raised by the submissions relating to potential view loss.</li> </ul>
26 November 2021	Online video meeting held between the applicant and Council assessment staff, including the consulting

	<p>planner, who advised that the variations to development standards would not be supported given the issues within the letter, but that a further opportunity would be granted to better address issues associated with the variations.</p>
<p>11 February 2022</p>	
<p>A response to Council's RFI was received on 11 February 2022, after being allowed additional time to address the raised matters. A breakdown of the information provided in response to what was requested is provided below.</p>	
<b>Issue raised in 12 November letter</b>	<b>Applicant's response</b>
<p>The proposal does not correctly or clearly identify the building height or FSR variation to the development standard. Furthermore, insufficient evidence was provided to demonstrate that there are environmental planning grounds for the contravention of the development standards, and/or that compliance is unreasonable or unnecessary.</p>	<p>Amended Clause 4.6 variation justifications were submitted.</p>
<p>Architectural Plans provided did not clearly indicate the site boundaries, cut and fill proposed, GFA Plans, sections, elevations, privacy screening, and other missing details.</p>	<p>Amended architectural plans which addressed the plan deficiencies, and provided privacy screening.</p>
<p>Privacy concerns relating to the amended window locations on the east and west of the dwelling.</p>	<p>In response to the submissions, obscure glazing or high sill windows are utilised.</p>
<p>A Landscape Plan was not submitted with the DA.</p>	<p>The response to RFI letter outlines:</p> <p><i>As discussed with Council officers (26 November 2021), as there are negligible changes to the building footprint and existing landscaping, it was agreed a landscape plan was not required.</i></p>
<p>The provided shadow diagrams were lacking detail and not satisfactory.</p>	<p>Amended shadow diagrams were provided.</p>
<p>A photomontage from Shackel Avenue, as well as from the waterway was requested to better understand the bulk and scale of the proposal.</p>	<p>A photomontage from the waterway has been submitted. A photomontage was not provided for the development as viewed from Shackel Avenue as the applicant does not consider this to be necessary on account of the deletion of the previously proposed changes to the front roof form.</p>



Consideration to the <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> was requested as it had not previously been considered.	Clause 29 of Schedule 2 of the <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> has been repealed. However, this SEPP has now been included within chapter 10 of <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP)</i> . Although, no assessment against the BC SEPP was provided.
Structural and Geotechnical concerns.	The applicant indicated that there is no excavation proposed. Therefore, no cut and fill plans are required. However, from the plans provided it is clear that there is further excavation proposed, which is discussed in further detail below.
A response to the concerns raised by the submissions relating to potential view loss.	In response to the submissions, obscure glazing or high sill windows are utilised. The upper addition to the dwelling was also deleted.

Given many of the issues outlined within the RFI remained evident in the current design, and the initial opportunity afforded to address the issues above, no further request for information was sent to the applicant.

## 5. Planning Assessment

### 5.1 State Environmental Planning Instruments

#### **State Environmental Planning Policy (Resilience and Hazards) 2021**

Clause 4.6 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) requires Council to consider whether the site is contaminated, and if so whether it is suitable for the proposed development purpose.

The subject site has been historically used for residential purposes. As such, it is unlikely to contain any contamination and further investigation is not warranted in this case.

#### **State Environmental Planning Policy BASIX**

A BASIX Certificate (A418573 dated 2 June 2021) has been submitted with the DA. The BASIX commitments have been included on the architectural plans. However, no updated BASIX Certificate was provided with the amended plans as required by section 37 (4)(a) of the *Environmental Planning and Assessment Regulations 2021* (the Regulations). Given the changes proposed within the amended plans, the BASIX Certificate issued on 2 June 2021 is no longer applicable to the proposal.

**State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP)**

The objective of Part 2 of this policy is to protect the biodiversity values of trees and other vegetation and to preserve the amenity of the area through the preservation of trees and other vegetation.

No tree removal is included as part of this application. However, if approval is recommended by the panel, Council's Landscape Architect has recommended a condition requiring that an arborist is required on site should stormwater pipes affect the root zone of existing trees in the event the application was recommended for approval.

Chapter 10 Sydney Harbour Catchment applies to the subject site, the aims of this chapter are to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.

It should be noted that the provisions of the now repealed *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (deemed SEPP) were recently incorporated into the BC SEPP. The Council RFI sought further commentary on the now repealed *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (deemed SEPP), which is now contained within Chapter 10 of the BC SEPP, noting that:

*"This requires not only a consideration of the visual and environmental impacts of the development, but also on whether the development requires referral to the Foreshores and Waterways Advisory Committee as may be required by clause 29 and schedule 2 of this policy".*

The following response was provided within the response to RFI letter:

*"The proposal has no effect on water quality, public access to the foreshore, aquatic vegetation or the scenic quality of the harbour.*

*Clause 29 and Schedule 2 of the deemed SEPP have been repealed".*

As indicated above, the requirements of Clause 29 and Schedule 2 were repealed prior to the deemed SEPP itself being repealed. However, other relevant clauses such as clause 10.23 (being the former clause 25 of the deemed SEPP) were not repealed, and the requirement to address this provision was alluded to within the RFI.

Clause 10.23 Foreshore and Waterways Scenic Quality, requires a consent authority to consider whether the scale, form, design and siting of any building is based on:

- (i) the land on which it is to be erected, and
- (ii) the adjoining land, and
- (iii) the likely future character of the locality,

and that the development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries. This provision has not been addressed in any application documentation, particularly in relation to the variations to development standards and the excessive scale of the existing dwelling and the proposed visual impacts when viewed from the harbour. Having regard to adjoining land, and the likely future character of the locality, the assessment concludes that the scale and form of the building is not appropriate, noting the various non-compliances described throughout this report.

## 5.2 Ryde Local Environmental Plan 2014 (RLEP 2014)

The subject site is zoned R2 Low Density Residential under the provisions of RLEP 2014. The existing use as a dwelling house is not proposed to change, with alterations and additions proposed.

The following table provides a summary of the key provisions that apply to the proposal:

Clause	Proposal	Compliance
<b>4.3 Height of Buildings</b>		
9.5m	<p>The maximum height of the proposed development is 13.34m.</p> <p>Roof Ridge RL (material changes): 13.34m (40.42%)</p> <p>First floor balustrade change (not marked): 11.65m (22.63%)</p> <p>Extension of first floor to the south: 12.25m (28.95%)</p> <p>Lift extension (not shown and not able to be measured)</p> <p>Refer to discussion below.</p>	<b>No</b>
<b>4.4 Floor Space Ratio</b>		
0.5:1 (341.45m <sup>2</sup> )	<p>Existing FSR: 0.63:1 (431.61m<sup>2</sup>)</p> <p>Proposed FSR: 0.77:1. (527m<sup>2</sup>)</p> <p>This results in a maximum 54.34% variation.</p> <p>Refer to discussion below.</p>	<b>No</b>
<b>4.6 Exceptions to development standards</b>		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,</p> <p>(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.</p>	<p>The written Clause 4.6 variations are discussed below.</p>	<b>Provided; not supported</b>



<b>5.10 Heritage Conservation</b>		
<p>(1) The objectives of this clause are as follows—</p> <p>(a) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views,</p> <p>(c) To conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</p>	<p>The subject site does not contain an item of environmental heritage and is not located within a heritage conservation area. The nearest heritage item is Item 4 (houses) which is located approximately 120m north-east of the site and located at 23-31 Amiens Street.</p> <p>Considering the distance to the nearest heritage item, the proposal is considered unlikely to impact on the heritage significance of that item.</p>	Yes
<b>6.1 Acid Sulfate Soils</b>		
<p>(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.</p>	<p>The subject site is affected by Class 5 acid sulfate soils. There is insufficient information to confirm if the proposal complies with this clause given the site's proximity to, and potential to lower, the watertable.</p>	No
<b>6.2 Earthworks</b>		
<p>(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p>	<p>The proposed extension into the subfloor requires earthworks and external excavation. The applicant was requested to detail the full extent of cut and fill, but the response letter provided outlines that <i>"there is no excavation proposed. The additional volume of floorspace at the Lower Ground Floor Level is created by utilising an existing undercroft area"</i>.</p> <p>This is discussed in further detail below.</p>	No
<b>6.4 Stormwater Management</b>		
<p>(1) The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.</p>	<p>The proposed stormwater management plan has been reviewed by Council's Senior Engineer and deemed acceptable should the application be recommended for approval.</p>	Yes
<b>6.5 Limited Development on Foreshore Area</b>		
<p>(1) The objective of this clause is to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.</p>	<p>The proposal does not seek any building works within the foreshore area or impacts upon public access to the foreshore. No issues have been raised from Council's Senior Development Engineer in relation to drainage impacts on the waterway.</p>	Yes


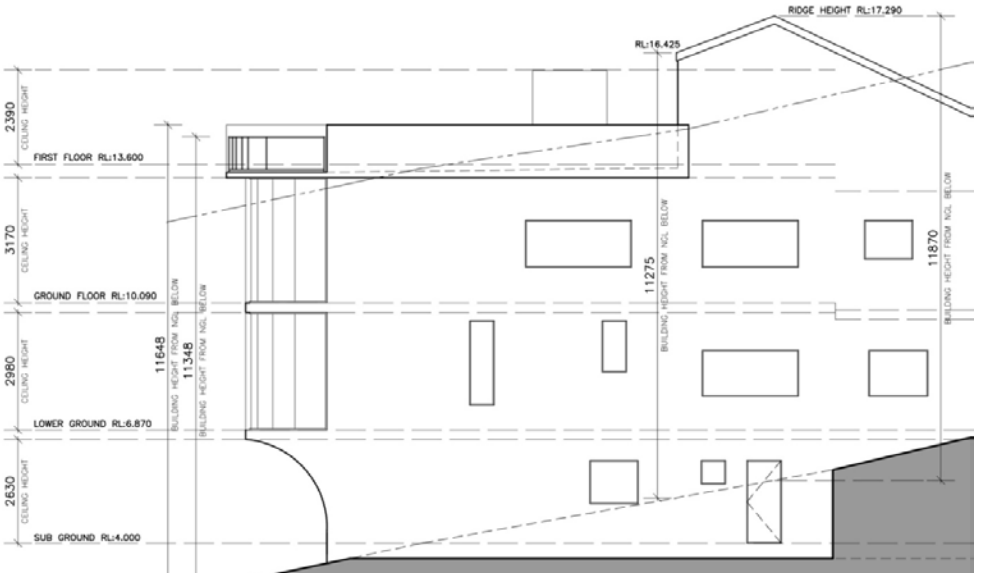
### Clause 2.3 – Zone Objectives

Refer to discussion in relation to clause 4.6.

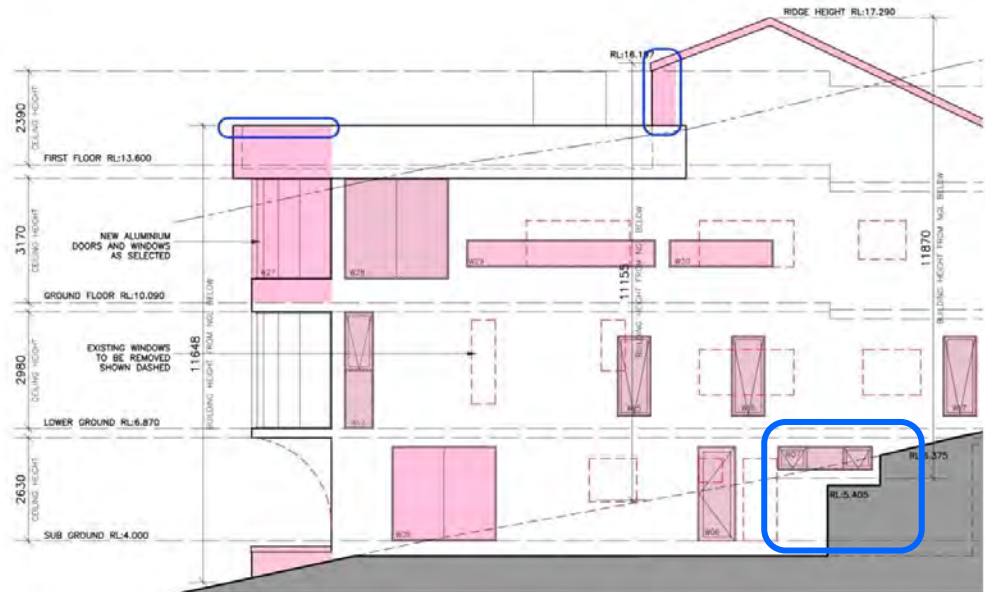
Clause 4.3 – Height of Buildings

Clause 4.3 (2) of RLEP 2014 provides that the maximum height of any building must not exceed 9.5m. The maximum height of the existing development is 13.34m, being from the roof ridge (RL17.29) to the sub ground floor level (RL 3.95).

The additions proposed will not exceed the established maximum building height of the dwelling, however, a 300mm increase in the height of an existing balustrade level, and a proposed 600mm elongation of the building at the First Floor Level will require these building elements to exceed the prescribed 9.5 metre building height when projected as a plane from ground level (existing). Within the table below, the additions to the building are highlighted through a comparison between the plans approved within Building Application No. 1075/86, and the proposal:

<p><b>Approved Plans Eastern Elevation</b></p>	
<p><b>Existing Plans Eastern Elevation</b></p>	

**Proposed Plans  
Eastern  
Elevation**



The proposal seeks a 300mm increase in the height of an existing first floor terrace balustrade level, and a proposed 600mm elongation of the building at the First Floor Level, both as marked in blue above. The height measurements have been made from ground levels that may have existed before the dwelling was constructed (1980s), rather than the excavated levels now evident on site.

The proposal also seeks to further cut into the eastern aspect of the site to allow for a window at the subfloor, which would increase the overall height of the building, but would not increase the height of buildings as measured by the development standard, given that “ground level (existing)” would be unchanged by this aspect. The definition of building height and ground level (existing) as per RLEP 2014, has been provided below for reference:

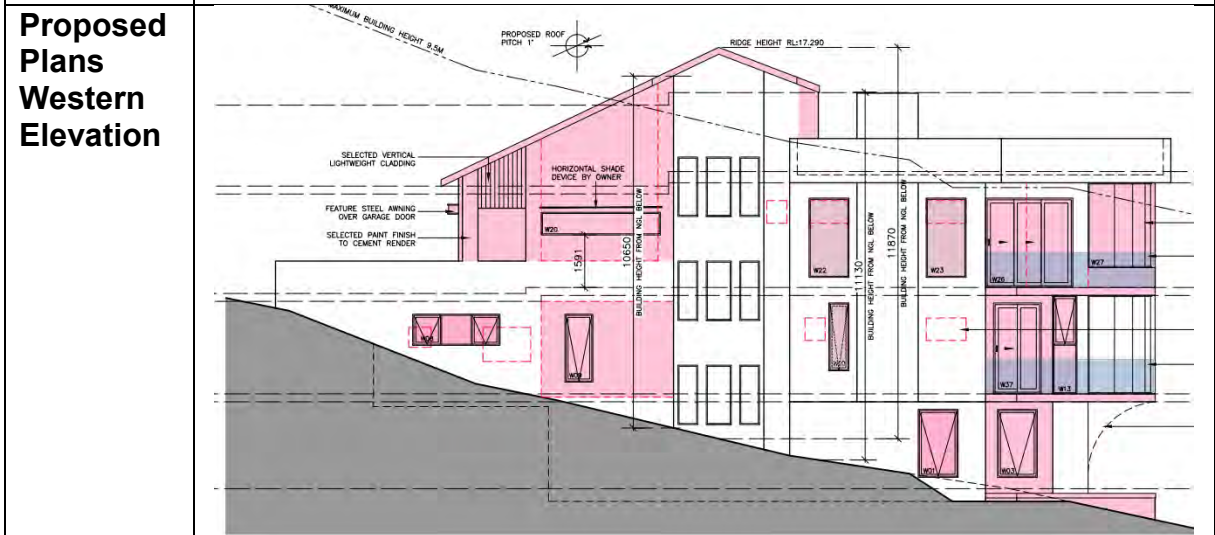
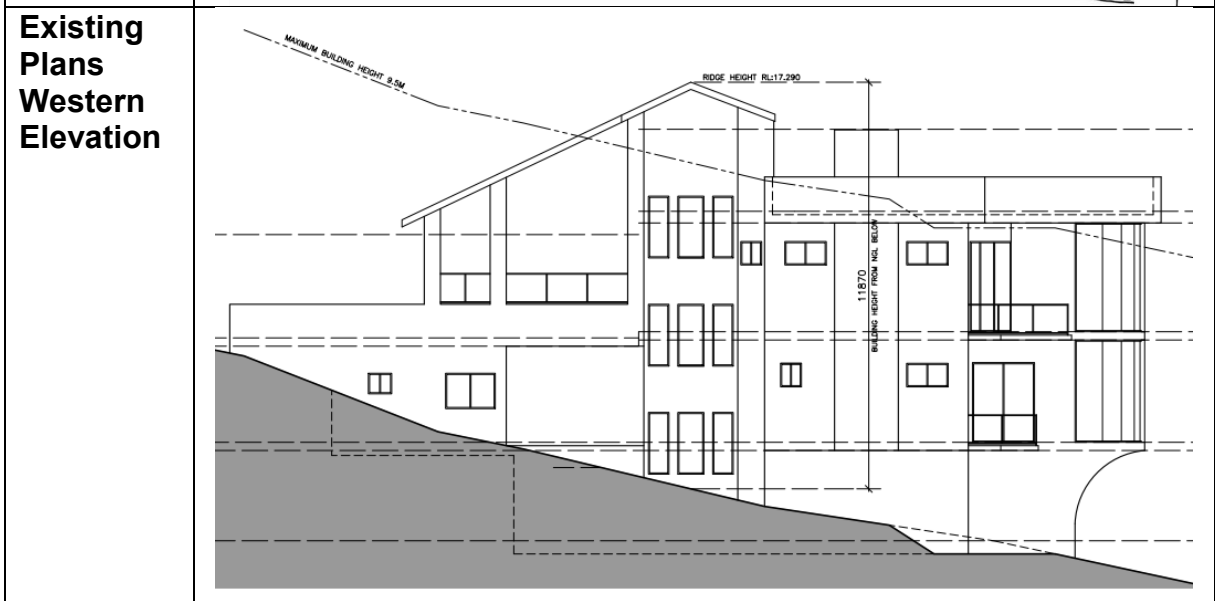
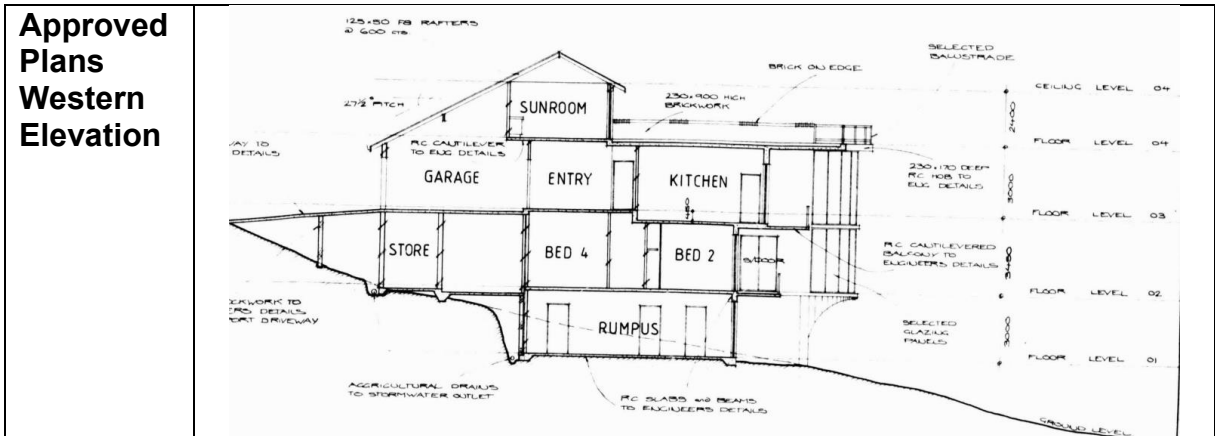
***building height (or height of building) means—***

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

*including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

***ground level (existing) means the existing level of a site at any point.***





The above plans illustrate that further excavation is required under the building and at the western portion of the site to accommodate the subfloor. The additions will also create a continuous building height measured at 10.65m although “ground level (existing)” would be unchanged by this aspect.

The proposal also includes the addition of a lift to all floors; however, the plans do not illustrate if there will be a resultant lift overrun. The Statement of Environmental Effects

and response to RFI letter does not comment on the provision of a lift overrun. Should a lift overrun be required as part of any approval given, a condition would be recommended to indicate that an overrun is not part of this application as it is not identified within the plans provided.

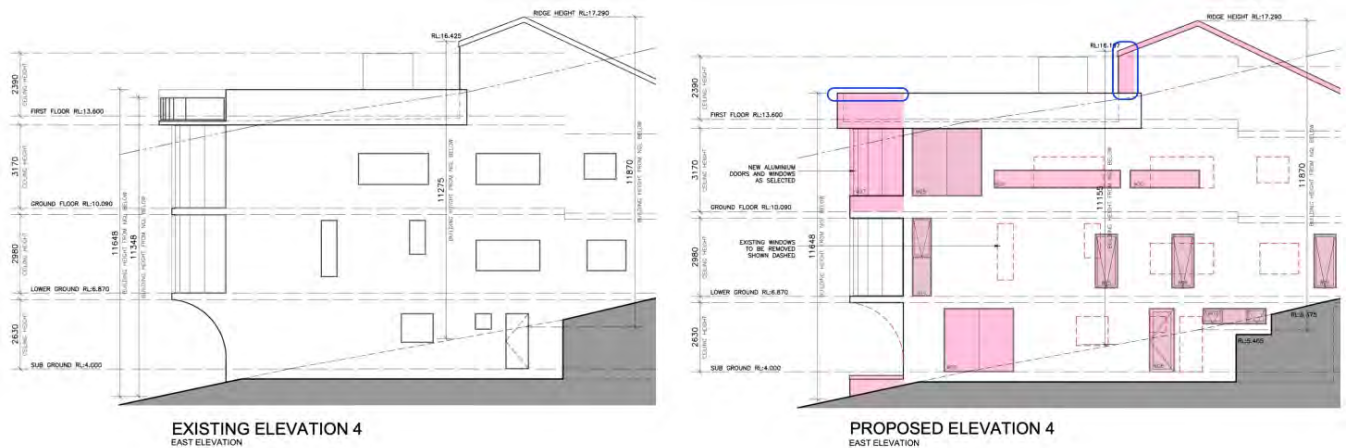
In summary, the proposal seeks to increase the height of an existing balustrade level to 300mm resulting in a maximum building height of 11.65m measured at that aspect. The increase to the first floor results in a maximum building height of 12.25m. The proposal also seeks to replace the roof tiles with metal sheeting, which has an unchanged RL 17.290, resulting in a maximum building height of 13.34m. The percentage variations to the development standard are summarised in the table below:

<b>Aspect of building</b>	<b>Maximum building height</b>	<b>Variation to development standard</b>
Roof of dwelling (material changes)	13.34m	40.42%
First floor balustrade change (not marked)	11.65m	22.63%
Extension of first floor to the south	12.25m	28.95%
Lift extension (not shown and not able to be measured)	Unclear	Unclear

The applicant provided an amended Clause 4.6 written request to reflect the proposed changes within the development. The justification within the written request itself was relatively brief when compared with the floor space ratio justification. The entirety of the Clause 4.6 written request is reproduced below, and the reasons in support of the variation are contained within the final three paragraphs.

*“The alterations and additions proposed will not exceed the established maximum building height, however, a 300mm increase in the height of an existing balustrade level, and a proposed 600mm elongation of the building at the First Floor Level will mean these building elements exceed the prescribed 9.5 metre building height when projected as a plane from ground level (existing)”.*

*“The alterations and additions include changes to the First Floor Level balustrade (from glazing to brick) to improve BCA performance and safety, and elongation of the First Floor Level by 600mm to accommodate lift access throughout the building. The proposed modifications to the balustrade materials and composition locally increases building height by 300mm to 11.648 metres, representing only a 3.4% increase to the existing building height in this location, but represents a 22.6% variation to the development standard (see Figures 2 & 3 over page).*



FIGURES 2 & 3

Comparison of existing (left) and proposed (right) eastern building elevation, illustrating the negligible nature of increases to the building's height (extract from Architectural Plans).

*The change to the building materials, solidity and height simply matches the established balustrade materials upon the existing eastern and western elevations, and so comprises 'infill' development only and is not visually intrusive to neighbouring properties, or from the street. The elongation of the First Floor Level by 600mm is generally contained within the built form, by simply extending the pitch of the existing roof to the south (noting new roof sheeting is proposed as part of this application).*

*Existing improvements upon the site comprise a four storey dwelling, similar in bulk, scale and form to other dwellings along the foreshore (see site photograph at Figure 4 over page). The alterations and additions provide reconfigured and expanded living and amenities for the owners of the site, including lift access across the 4 levels. A degree of flexibility is sought in the circumstances as the building height breach is limited to a very small portion of the site, is not readily visible from Shackel Avenue, and as the visual impact is negligible in nature when viewed from the Parramatta River (see photomontage image at Figure 5). There is no change to the upper ridge or maximum building height of the existing approved development. The breach to building height is local in nature only, as coloured in pink and highlighted in blue on the elevation above.*

*The non-compliance with building height is not visually intrusive, will not impact views, and will not cause additional overshadowing to any adjoining properties. The proposed non-compliance to the building height represents a better design outcome, greatly enhancing the amenity of future residents”.*





**Figure 13:** Photo of existing dwelling viewed from the south, taken from Figure 4 from Clause 4.6 Variation Request for building height.



**Figure 14:** Photomontage of development viewed from the south, taken from Figure 5 from Clause 4.6 Variation Request for building height. Note that this does not show the widening of Bedroom 1 on the Lower Ground Floor plan.

Moreover, the proposal seeks to provide a sub-floor area; whilst this does not add to the height of the development as defined by the Dictionary definition within RLEP 2014, the additional subfloor area will require additional cut and excavation upon the site to an existing four storey building as viewed from the waterway and from the adjoining dwellings. This will result in a continuous building elevation of 11.4m when viewed from the east.

Considering the above, the assessment concludes that the applicant's written request has not adequately addressed the matters required to be demonstrated by subclause (3), and the proposed development is not in the public interest and is therefore a reason for refusal. Refer also to further consolidated discussion in relation to clause 4.6 contained further below.

An assessment against the objectives of Clause 4.3 height of buildings of RLEP 2014 is provided below.

<i>Objectives of Clause 4.3 Height of buildings</i>	
(a) To ensure that street frontages of development are in proportion with and in keeping with the character of nearby development,	The additional height proposed for the dwelling is not directly visible from Shackel Avenue. However, the additional height is visible from Parramatta River and the dwellings along the southern side of Shackel Avenue.
(b) to minimise overshadowing and to ensure that development is generally compatible with or improves the appearance of the area,	There is limited additional overshadowing created as a result of the proposed development. Nevertheless, the additional height is not considered to be compatible with the streetscape or improve the appearance of the area.
(c) to encourage a consolidation pattern and sustainable integrated land use and transport development around key public transport infrastructure,	Not applicable.
(d) to minimise the impact of development on the amenity of surrounding properties,	The additions to the building will not cause any disruption to views. However, the dwelling as viewed from neighbouring properties will appear as a four storey dwelling that does not respect the topography of the site and is not compatible with the locality.
(e) to emphasise road frontages along road corridors.	Not applicable.

Based on the above assessment, the additional height proposed to the building and supporting documentation does not satisfy subclause (4)(a) of Clause 4.6 of RLEP 2014.

#### Clause 4.4 – Floor Space Ratio

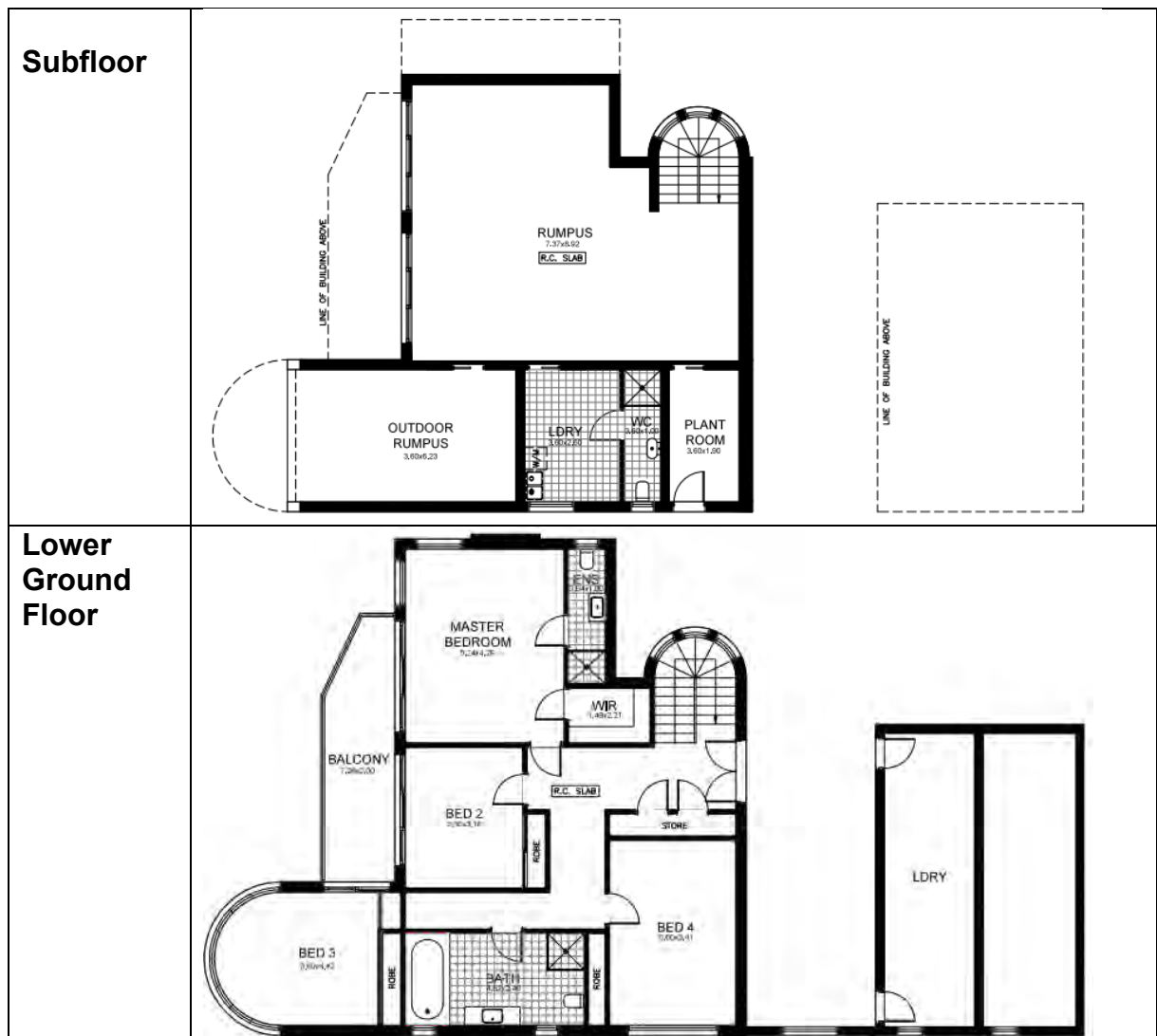
Clause 4.4(2) of RLEP 2014 provides that the maximum floor space ratio (FSR) for buildings on the subject site is not to exceed 0.5:1 or 341.45m<sup>2</sup>. The applicant submitted a Clause 4.6 written request to support this variation to the development standard which indicates that the existing dwelling has a gross floor area (GFA) of "0.57:1 (386.8m<sup>2</sup>), and proposes alterations and additions to create an additional GFA of 66m<sup>2</sup>, largely contained within the existing building envelope, resulting in a FSR of



0.66:1 (452.8m<sup>2</sup>). The proposal seeks a 17% increase in existing GFA” (excerpt from page 8 of the amended Clause 4.6 Written Request).

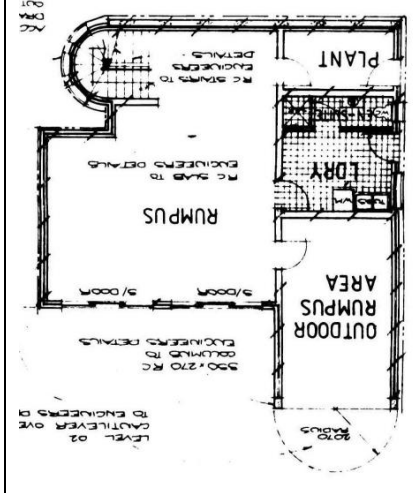
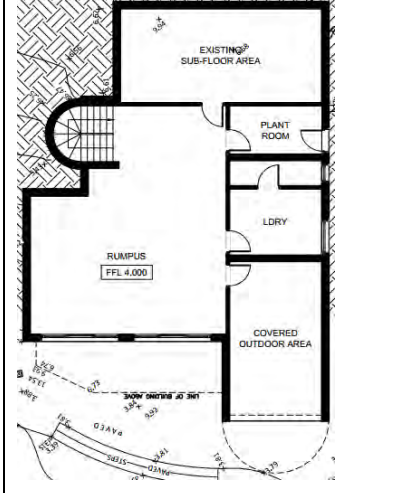
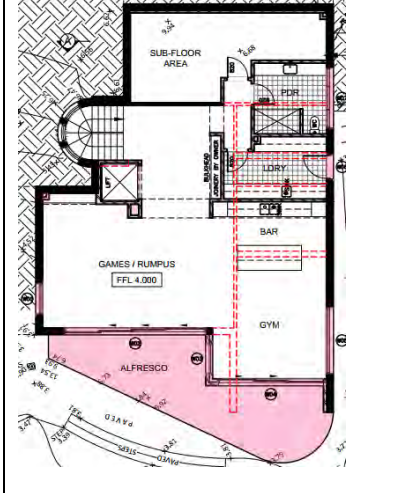
The dwelling house upon the site was approved under Building Application No. 1075/86 on 12 December 1988. The approval was signed by a senior building surveyor who undertook an inspection of the property and confirmed that the development has been built in accordance with Ordinance No. 70 and without material deviation from the approved plans that pertained to the subject approval (provided at **Attachment 3**). As the internal areas of the site were not able to be accessed by assessment staff, these plans provide a useful method of understanding the extent of the changes. There are no additional approvals from the intervening period that apply to the subject site available on Council’s records.

The original “existing” plans submitted with the application dated 26 March 2021, identified that parts of the subterranean areas associated with additions towards the north were currently inaccessible. The two images below show that the northernmost portion of each of the lower two levels is not currently accessible. However, the set of “existing plans” shown within the amended package had indicated that they were in fact accessible (this is shown within later images).

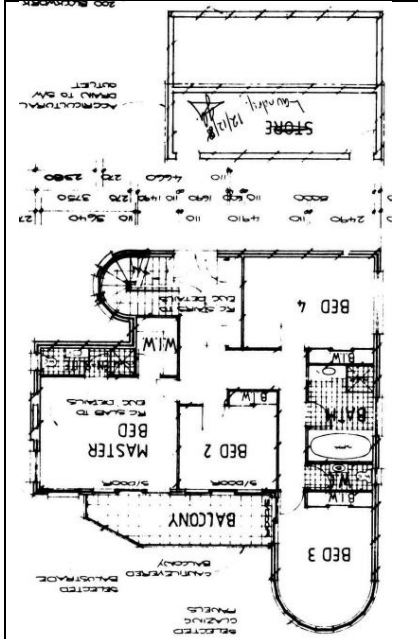
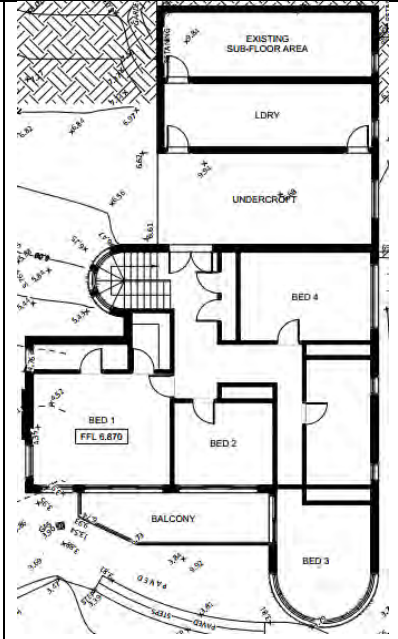
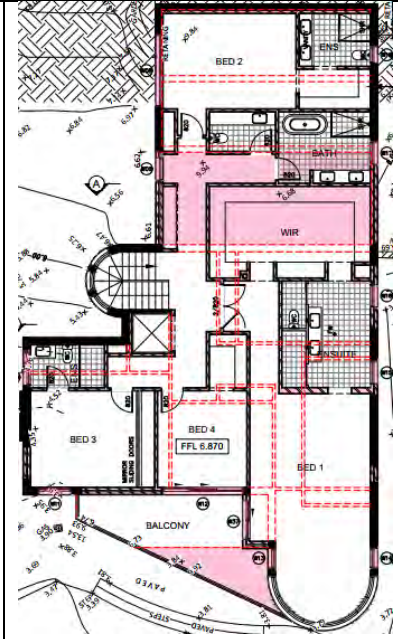


The proposed alterations and additions to the existing dwelling seek to alter the floor area of the development on each level. The comparison of the additional floor area on each floor level has been summarised below, and has been expanded upon outside of the table:

*\*Plans submitted with additional information package on 11 February 2022.*

Approved Plans	Existing Plans*	Proposed Plans*
<b>Sub-Ground Floor</b>		
		

The existing subfloor is identified on the plans but this was not part of the approved BA for the dwelling. The applicant has advised that no work such as excavation is required for this sub floor area. The proposed development seeks to build a bathroom within the subfloor area past the approved building floor plate. To facilitate this addition, some additional cut of the site is required outside of the building footprint. The approved plans indicate that the subfloor is existing, but this has not been confirmed. The proposed addition also seeks to alter the width of the rumpus and the gym area and as such, alters the appearance of the development as viewed from the waterway and from the neighbouring properties.

<b>Lower Ground Floor</b>		
		

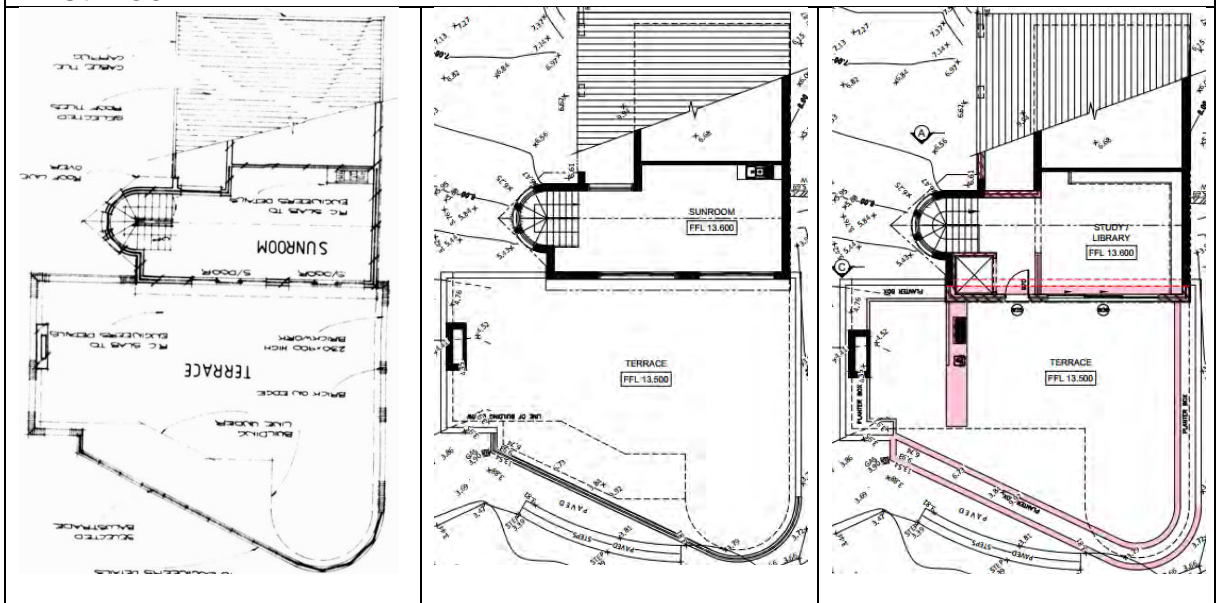
The proposed alteration and additions to this level include extending the building line of the balcony, resulting in approximately 6.5m<sup>2</sup> of additional area. Whilst this does not increase GFA, it does increase the floor plate of the building. The proposal also seeks to enclose the undercroft area of the building as highlighted in pink, which was not marked on the approved plans and is currently able to be used for pedestrian access and parking. Finally, the proposal seeks to extend bedroom 1 into an area currently used for the balcony (not coloured on the plans).

**Ground Floor**



The additions proposed on this level include the enclosure of the pedestrian entry area directly under the existing roof and next to the garage. This addition will have an area of 4.5m<sup>2</sup>. The proposal also seeks to increase the area of the existing balcony by approximately 4m<sup>2</sup>.

**First Floor**



The additions proposed seek to increase the dimensions of the room located upon the first floor. The width of the study/library area will be increased by 600mm.



In addition to the above, the proposal includes the addition of a new lift shaft from the subfloor level to the first floor level. The addition of the lift will increase the width of the building measured from the outside of the lift to the eastern face of the wall by approximately 100mm – 200mm. However, the plans provided do not clearly illustrate this change. The Clause 4.6 Written Request provided by the applicant outlines that *“the provision of lift access, provide improved accessibility throughout the dwelling (the lift requires the only increase in building bulk that extends beyond the footprint of the existing building)”*.

As demonstrated above, the proposal seeks to provide additional floor area on each level of the four storey dwelling house, however some of the additional floor area does not contribute to the calculation of gross floor area. The amended Clause 4.6 written request specifically outlines that the additional floor area within the dwelling *“is not visually intrusive...(and) the proposed non-compliance to the floor space ratio represents a better design outcome, greatly enhancing the amenity of future residents, without adversely impacting on adjoining properties, and will importantly through the provision of lift access, provide improved accessibility throughout the dwelling (the lift requires the only increase in building bulk that extends beyond the footprint of the existing building). The resultant built form is consistent with established development within the streetscape”*.

The RFI letter sent to the applicant on 12 November 2021 outlined sufficient environmental planning grounds for the variation had not been established, noting that:

*It is evident that the dwellings on the southern side of Shackel Avenue are able to take advantage of the topography of the land to provide relative tall buildings fronting the Parramatta River, typically up to three storeys in height. However, it is also evident that these dwellings are typically only single storey when viewed from Shackel Avenue. The proposal seeks to expand the four storey elements on the southern side of the dwelling, as well as provide a second storey visible from the street.*

*The clause 4.6 variation requests have not adequately considered the variations in this context, nor considered the fact that the dwelling is one of the larger dwellings on the southern side of Shackel Street. Moreover, despite the fall of the land, the existing four storey elements are not well hidden from the street, and the site frontage is dominated by driveway access points. Again, this context should be considered in demonstrating that the departure to the standards is reasonable.*

*Finally, the clause 4.6 variations fail to properly consider privacy, view loss, or solar access impacts on neighbouring development, nor does any part of the application submission consider the requirements of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.*

It should be noted that the second storey visible from the street was deleted in the amended proposal. Further, as indicated above, dwellings along the southern side of Shackel Avenue typically present as one or two storey dwellings to the street and this is offset by the larger portions at the rear of the site.

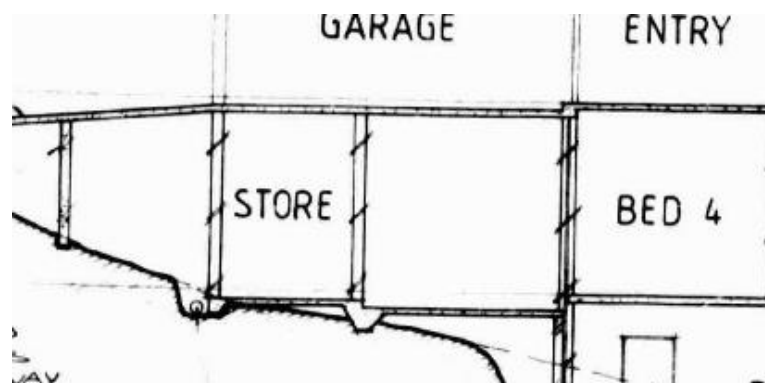
The subject dwelling sits taller than other surrounding dwellings on the southern side of Shackel Avenue, with the first floor sitting above other dwellings and creating a fourth level to this dwelling when viewed from the harbour to the south. The upper three levels are all visible from Shackel Avenue, beyond the eastern driveway. There is limited material variation or articulation provided to the dwelling, and the dwelling presents discordantly within the street, with limited landscaping provided to offset this impact.

The enclosure of the entry way and undercroft area when viewed from the Shackel Avenue streetscape will extend the three storey appearance from the street as depicted within **Figure 15**. The existing enclosure of this space exacerbates the prominence of the dwelling.



**Figure 15:** The existing dwelling as viewed from Shackel Avenue looking south towards the subject site. The red highlight demonstrates the new allocation of gross floor area.

Further, the undercroft area is currently open on each end of the building; it is shown between the store and bed 4 and would be located towards the driveway in line with the lower windows shown in the image above. The image below shows that the previously approved plans depicted no cut within that location.



**Figure 16:** Section of approved undercroft area, taken from approved plans



Referring to the image above, the area to the left of the 'store' is proposed to be included as GFA. This may require extra cut within the area beneath the driveway.

The changes will increase the prominence of the development from the waterway, and neighbouring property at No. 4 Shackel Avenue, as the extension into the subfloor will require further excavation external to the building footprint, in addition to any required excavation within the building footprint. The plans depict that additional cut is required for the lower ground floor window proposed beyond the retaining wall shown in **Figure 17** below.



**Figure 17:** Location of proposed cut within the eastern side passageway, noting the existing retaining walls and fencing required along the boundary.

The dwelling upon the site already has an unusual amount of cut within the side passageways. The other properties generally step progressively with the land, but the height of the subject building is directly connected with the amount of cut towards higher land at the northern end of the site. This can be seen in the photomontage submitted with the amended information (**Figure 14**).

The proposed development relies on existing cut within side passageways to extend into subfloor areas and increase the extent of cut to the north. The result is that there are some unusually tall walls visible from the water and the street (albeit below street level) and an overabundance of retaining walls, safety barriers, privacy screens and the like, including those shown within the photo above.

Application documentation indicates that there is limited further cut required due to existing subfloor areas. There is no existing door shown to the subfloor area on the approved plans, but one is shown as existing on the current plan set; there is no reference to an accessible subfloor area in the approved building application and the original plans submitted with the application. The site inspection held on 21 October

2021, was limited due to COVID-19 policies, which meant the subfloor area could not be inspected.

In addition to the above, the dwelling as viewed from the waterway already presents as a large four storey dwelling. Whilst the additions proposed to the dwelling are nominal, they alter the presentation to the waterway by increasing the floor area, and the area of the balconies, altering the width of the subfloor rooms and increasing the height of the balustrade of the rooftop balcony.

The FSR variation is not supported; refer to further consolidated discussion in relation to clause 4.6 contained further below.

### *Calculation of GFA*

The Clause 4.6 written request provided with the application has not fully accounted for the changes associated with the variation, or of the extent of the variation to the development standard, as requested within the Council RFI sent to the applicant on 12 November 2021.

The amended Clause 4.6 written request has not properly identified the GFA and FSR variation to the development standard.

Based on the case law available there are two separate ways of calculating gross floor area for the purpose of a dwelling, with the primary difference between the two methods being the complete or partial exclusion of common vertical circulation such as stairs and lifts.

In *Chami v Lane Cove Council [2015] NSWLEC 1003*, the Court held that the floor area of stairs and a lift well:

- inside of a dwelling house;
- at each habitable level; and
- which were not shared between multiple occupancies;

*were to be included in the calculation of GFA (at [273] – [280]).* Based on these findings the lift would be required to be included at all levels and the proposed development would result in a GFA of 527m<sup>2</sup> and an FSR of 0.77:1.

However, if the GFA of the dwelling is calculated based upon the findings within *Dwyer v Sutherland Shire Council [2018] NSWLEC 1543* (at [58]), the GFA of the lift would be counted once, and the GFA of the development would be 505m<sup>2</sup>, resulting in an FSR of 0.73:1.

Irrespective, from the architectural plans provided, a large area that has been excluded from the calculation of GFA is the sub-floor area (**Figure 18**). This space has a floor to ceiling height of 2.63m and constitutes GFA based upon RLEP 2014 Dictionary definition of gross floor area, reproduced below:

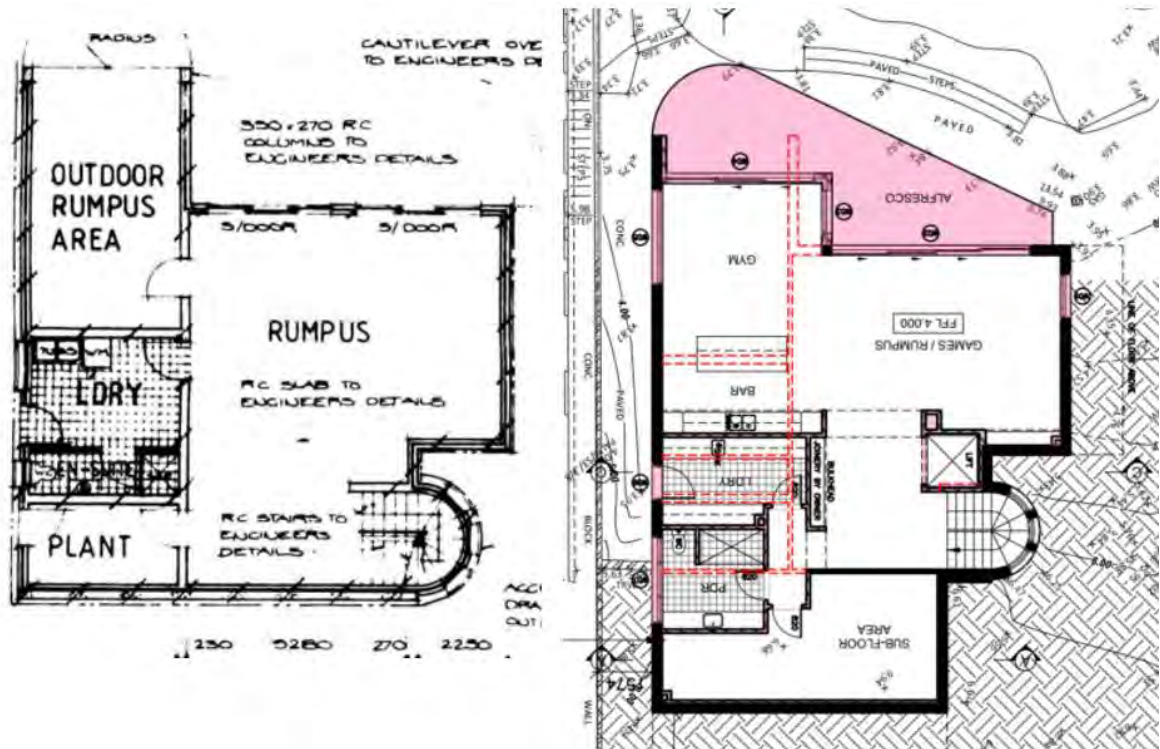
**gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

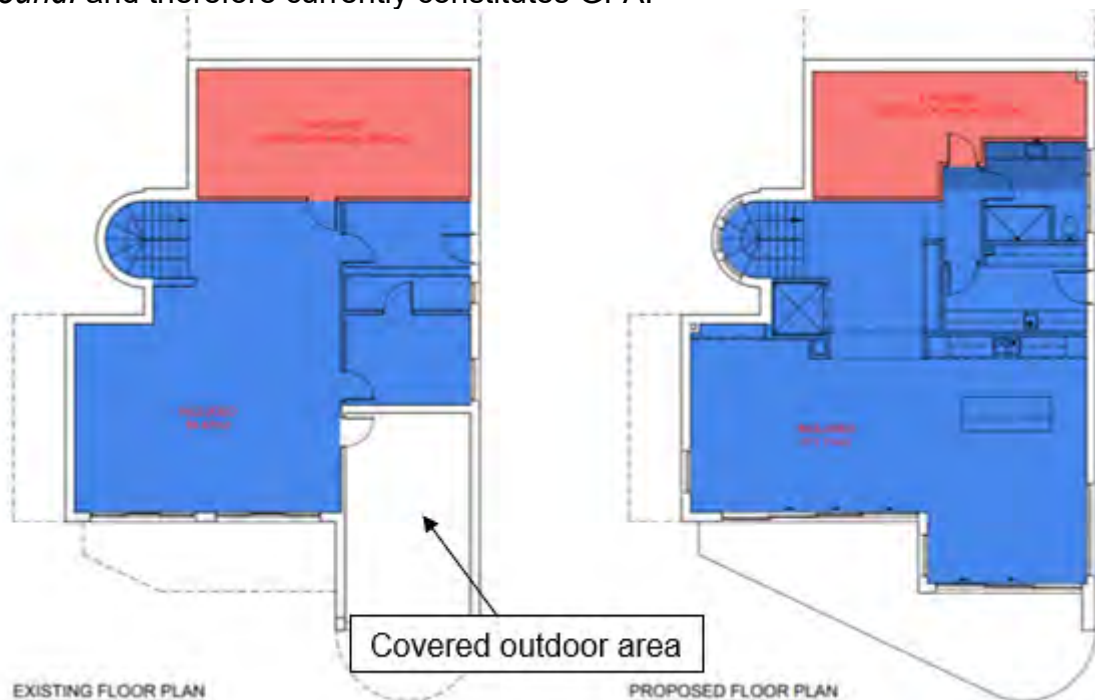
The sub-floor area is not marked for a non-habitable purpose and is provided with ceiling heights which match the remainder of this level. This area was not notated on the approval as part of the original building application, as demonstrated within the approved plans excerpted below within **Figure 18**.



**Figure 18:** Approved plan of the Sub Floor Level from last approved works to the subject site on the left (Building Application No. 1095/86), in comparison to the proposed works and submitted Architectural Plans on the right

The previously approved plans on the left show no subfloor area to the north of the approved plant room (bottom of page). However, the plan on the right indicates that the proposal seeks to expand into an existing subfloor area. The potential excavation and earthwork concerns surrounding this addition are discussed above.

In addition to the above, Sheet 3 of the plans shows the existing and proposed Sub-Ground Floor Plan and identifies a *Covered Outdoor Area* which is not included in the applicant's existing GFA Calculations. The *Covered Outdoor Area* was previously approved as a 'outdoor rumpus area' with no wall to the south. This area is currently enclosed with a fourth wall as can be seen in **Figure** and *Error! Reference source not found.* and therefore currently constitutes GFA.



**Figure 19:** Existing (left) and proposed (right) GFA Calculations listed on the Architectural Plans



**Figure 20:** The existing dwelling showing the "Outdoor Covered Area", which is internalised within the dwelling



Based upon the above, it is demonstrated that the proposal seeks a 54.34% variation to the Floor Space Ratio Standard, which is not sufficiently supported by the submitted Clause 4.6 Variation request. Therefore, the application cannot be support in its current form.

Moreover, the proposal does not satisfy the objectives of Clause 4.4 of RLEP 2014. The objectives are as follows:

Objectives of Clause 4.4	Compliance?
(a) to provide effective control over the bulk of future development,	The additional floor space adds unnecessary bulk to a development which is not in character with the streetscape as discussed above.
(b) to allow appropriate levels of development for specific areas,	The existing dwelling on site is one of the larger dwellings within Shackel Avenue and presents as four stories to the waterfront, the additions proposed will result in the dwelling also appearing as a three storey dwelling as viewed from Shackel Avenue. The dwelling upon the site has already allowed for an appropriate level of development any additional gross floor area as provided within the proposed plans are considered to be unreasonable and inappropriate for the subject site.
(c) in relation to land identified as a Centre on the Centres Map—to consolidate development and encourage sustainable development patterns around key public transport infrastructure.	Not applicable to the subject site.

The proposal does not satisfy the objectives of Clause 4.4 and is therefore recommended for refusal.

#### Clause 4.6 – Exceptions to Development Standards

As discussed above, two Clause 4.6 written requests have been provided to support the floor space ratio and building height development standard variations. The two variations have been considered against the objective of the zone below:



Objectives of R2	Compliance?
(a) <i>To provide for the housing needs of the community within a low density residential environment.</i>	The existing development is four storeys towards the rear, and although large 2 and 3 storey dwellings are not unusual in the locality, the scale of the existing building is larger than anticipated within a low density environment, or found within the immediate surrounds. The proposal seeks to increase the size of this building, and it is not compatible with this zone objective.
(b) <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	This objective is not relevant to the proposed variations.
(c) <i>To provide for a variety of housing types.</i>	The proposal does not offend this objective.

The existing dwelling upon the site is unusually large in its context, when viewed from both Shackel Avenue and the Parramatta River, and as a result does not comply with either the height of building or FSR development standards. The additions proposed to the dwelling will further increase the existing size and bulk of the dwelling from both the north and the south, as well as the extent of the departures from the development standards. The submitted shadow diagrams do not provide shadows cast by neighbouring buildings, or provide any comparison between existing and proposed shadows, and the position put forward within the justification, in relation to an absence of overshadowing impacts, has not been substantiated.

The proposed GFA that is situated within existing balcony areas is associated with further increases in the size of the balconies towards the south, which increases the floor plate of each floor, and further increases the size of the development. The existing dwelling contains limited articulation and variation in materiality when viewed from Shackel Avenue and a jarring four storey appearance viewed from Parramatta River.

The additions do not seek to counteract any of these existing issues, and instead seek to exacerbate them through the further removal of building articulation on the northern façade and an increase in the size of the building envelope. No improvements to materiality variation, or to landscaping located towards the street, are proposed to offset any of these impacts. In these respects, the amended Clause 4.6 Written Requests do not demonstrate that compliance with the development standards Clause 4.3 and Clause 4.4 is unreasonable or unnecessary in the circumstances of the case. Further, the applicant has not provided sufficient environmental planning grounds to justify contravening the development standards.

In addition, it is unclear the extent of cut required to enable the provision of further subterranean rooms located towards the northern boundary. However, it is evident that some cut is required within side passage areas, adding to the already significant level discrepancy between the side passage areas on the subject site and that on

neighbouring sites. The extension of the cut results in a consistent wall height plane, with the resultant height of the building ranging from 10.6m to 12.7m, which is substantial in the context of the appearance of the development from the harbour.

If approved, several of the proposed changes, such as the extension of GFA into the balconies and the associated increase in balcony size, the southward extension of GFA within the first floor (i.e., rooftop) terrace, the cut towards the north to enable further subterranean GFA, and the extension of the entry area into the porch, could all be extended further in a future application seeking further departures from the development standards.

Finally, in addition to all of the above, the Council RFI had outlined that the full extent of the variations must be properly understood, but many information deficiencies remain, including:

- The first floor balustrade height increases are not marked to show the full extent of the height variation associated with the balustrade.
- The extension of the building footprint around the new lift has not been included in the consideration of either the height or the FSR variation. This area is shown on the floor plans but is not able to be identified on the elevations.
- For the purposes of height calculations, ground level (existing) measurements have been made from ground levels that may have existed before the dwelling was constructed (1980s), rather than the excavated levels now evident on site.
- The maximum height of the rearwards addition to the first floor (adjacent to the roof terrace) is not marked on the plans
- The increased GFA within the lower ground floor balcony is not marked on the plans as additional floor space or notated in accordance with the plan key.
- The initial plan set did not indicate that the northern subfloor areas on the lower two levels were existing (as per the previous approval); however, within the amended set, the existing plans indicate that the subfloor had been excavated further, but no information was provided to substantiate why this change had been made.
- The approved covered area towards the rear of the lowest level (which is enclosed despite the openings shown on approved plans) has been excluded from the existing GFA calculation (this would in fact overstate the extent of the proposed increase to GFA).

The assessment concludes that the applicant's written request has not adequately addressed the matters required to be demonstrated by subclause (3) of Clause 4.6 of RLEP 2014, and the proposed development is not in the public interest because it does not meet the objectives of the R2 zone, nor of Clause 4.3 and Clause 4.4. Therefore, approval of variations pursuant to Clause 4.6 of RLEP 2014 are not supported and the application is recommended for refusal.

#### Clause 6.1 – Acid sulfate soils

The subject site is identified as containing class 5 acid sulfate soils. Given the proximity of the site to the waterfront, existing RLs and the excavation proposed on site, it is unclear whether the development will involve the disturbance of more than 1 tonne of

soil, and/or if the works are likely to lower the watertable. The applicant did not provide additional geotechnical information and therefore this matter is included within the recommendation reasons for refusal.

### Clause 6.2 – Earthworks

The applicant was asked to provide information as to the extent of the proposed cut and fill proposed with the development. As seen in **Figure 18** above, an additional room is proposed to the north of the sub floor level that requires an extensive amount of cut and excavation. The applicant response to Council's RFI stated that no excavation was proposed. The proposal can therefore not be supported without proper information as to the extent of the proposed cut that can be seen between the latest approved plans and the proposed plans in **Figure 18**.

## **5.3 Draft Environmental Planning Instruments**

There are no relevant draft Environmental Planning Instruments for consideration.

## **5.4 Development Control Plans**

### **Ryde Development Control Plan 2014 (RDCP 2014)**

The proposal is subject to the provisions of the following parts of RDCP 2014:

- Part 3.3: Dwelling Houses and Dual Occupancy
- Part 7.2: Waste Minimisation and Management
- Part 8.1: Construction Activities
- Part 8.2: Stormwater & Floodplain Management
- Part 9.3: Parking Controls

A full list of the existing and new non-compliances can be found in the Compliance Check at **Attachment 1**. Non-compliances which are a result of the proposed development and are relevant to the recommendation of refusal, are detailed below.

### Part 3.3 – Dwelling Houses and Dual Occupancy

#### *Section 2.5.1 Streetscape & 2.6.2 Topography and Excavation*

Section 2.5.1 provides objectives and controls that ensure dwellings are in character with the streetscape and add to the amenity of the locality. When viewed from Shackel Avenue, the existing building is currently characterised by limited building articulation. The dwelling features a prominent garage located forward of the building line, and an adjacent second driveway that is not shown on the previous approval for the site. The western portion of the dwelling, when viewed from Shackel Avenue, primarily contains rendered walls, with limited windows or variations, with the render being continued through to the barrier on the western side of the driveway and the planter box on the eastern side of the driveway.

The proposal seeks to reduce the building articulation further, by enclosing the lower ground floor undercroft area and extending the building entry partway into the existing porch. The proposal also seeks to raise the height of the western driveway barrier.

The design fails to respond appropriately to the following provisions:

*b. The design of front gardens is to complement and enhance streetscape character by:*

...

*ii. reflecting the character and height of fences and walls along the street, or the absence of front fences;*

*g. Facades visible from the public domain are to be well designed by:*

...

*vii. ensuring street facades are articulated to provide visual interest.*

Further to the above, Section 2.5.1 outlines that the design of the development should respond to the natural topography of the land, and Section 2.6.2 includes controls that limit cut and fill to 1.2m cut within the building footprint and 0.9m outside the building footprint. The cut associated with the northern extension of the subfloor level equates to approximately 0.97m, being the difference between the nominated existing ground level (RL 6.375) and the proposed finished floor level (RL 5.405)

With respect to cut within the building envelope, the Council RFI had sought information on the extent of the proposed cut and fill, noting that additional rooms are sought towards the north of the existing floor plate, and that the eastern side passageway is to be excavated to provide an additional window within the proposed powder room. The applicant's letter responding to Council's RFI stated that no excavation was proposed; however, this is not clear given previously approved plans did not show the extent of excavation now shown on the plans.

The proposed non-compliant cut is not a result of simply transitioning from higher ground levels at the street to lower ground levels towards the water, nor is it associated with any vertical circulation areas that might assist in stepping the building towards the rear. The non-compliances are a consequence of adding to the relatively large and non-compliant gross floor area already contained on the site. In this respect, the non-compliances are not reasonable and are not supported. There is no reasonable rationale for the non-compliances associated with any site constraint.

Moreover, approval of the subject application could facilitate further applications for further excavation to the north, both inside and outside the building footprint, provided with similar rationale to the subject application, and in that respect, approval is not in the public interest.

### *Section 2.7 Floor Space Ratio (FSR)*

Refer to discussion within section 5.2 above. The excessive non-compliance is a reason for refusal.

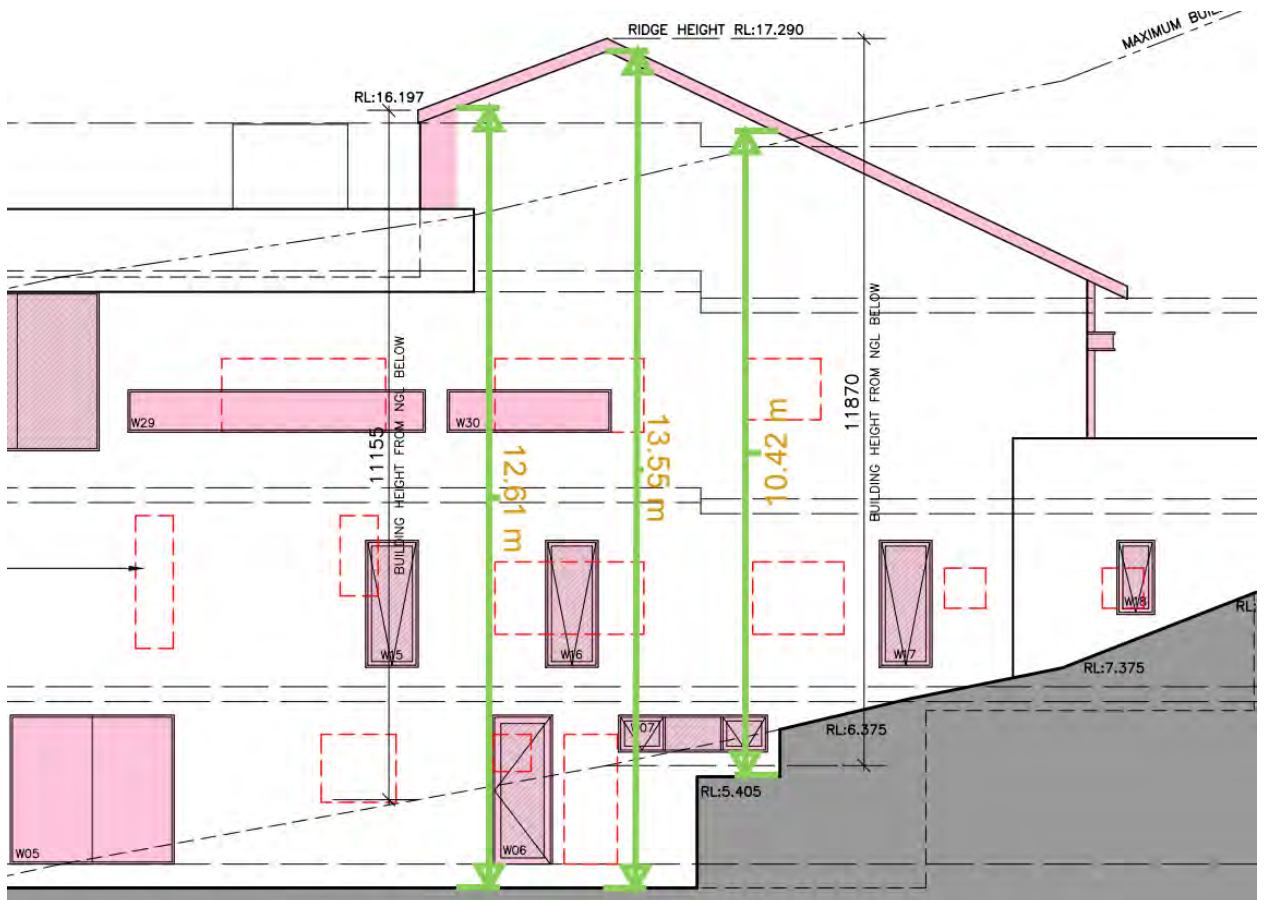


**Section 2.8.1 Building Height**

The existing development is up to four storeys in height and is provided with an existing maximum wall plate height of approximately 13.55m, and does therefore not comply with either the two storey height limit, nor the maximum wall plate height, each prescribed by Section 2.8.1. It should be noted that:

- The maximum wall plate height is prescribed as either 7.5m, measured to the underside of an eave, or 8m measured to the top of a parapet; the existing dwelling contains both roof forms, and the existing wall height exceeds both requirements.
- Unlike the height of buildings development standard (clause 4.3 of RLEP 2014), which is measured from ground level (existing), the wall plate height is measured from finished ground level.

The proposal does not seek to increase either the number of storeys or the maximum wall height. However, due to additional cut to the north, adjacent to the lowest level of the development, and an extension in a southwards direction at the uppermost level, the proposal will increase the length of the four storey portion, as well as the extent of the wall plate height non-compliance.



**Figure 21:** Extract of eastern elevation showing the existing maximum wall plate height (13.55m) and areas of further non-compliance to both the height in storeys and the wall plate height

The approximately 970mm of cut increases the wall plate height to approximately 10.42m in this location, and the rear addition to the upper floor is located at a point where the wall plate height already sits at approximately 12.61m. In both cases, the length of the four storey portion is also increased.

As with the abovementioned excavation non-compliances, the proposed height non-compliances are not a result of simply transitioning from higher ground levels at the street to lower ground levels towards the water, nor are they associated with any vertical circulation areas that might assist in stepping the building towards the rear. The non-compliances are a consequence of adding to the relatively large and non-compliant gross floor area already contained on the site. In this respect, the non-compliances are not reasonable and are not supported.

There is no reasonable rationale for the non-compliances associated with any site constraint. Approval of the subject application could facilitate further applications for further increases in building height, provided with similar rationale to the subject application, and in that respect, approval is not in the public interest.

### Section 2.8.2 Ceiling height

The proposal seeks to lower the ceiling height of the first floor study/library area to 2.39m (**Figure**) which is also accompanied by a new roof for the dwelling. This results in a non-compliant floor to ceiling height, noting that Section 2.8.2 of the RDCP 2014 requires a minimum 2.4m. Additionally, the approved ceiling height of the first floor is 2.4m. No reasoning or justification for lowering the ceiling of the first floor has been submitted. Non-compliance with the minimum floor to ceiling heights also results in a non-compliance with the minimum requirements for habitable rooms outlined within Part 3.8.2 Health and Amenity of the National Construction Code. No Building Code of Australia (BCA); a report has been provided to outline how this non-compliance will be resolved by a performance satisfy provision of the BCA.

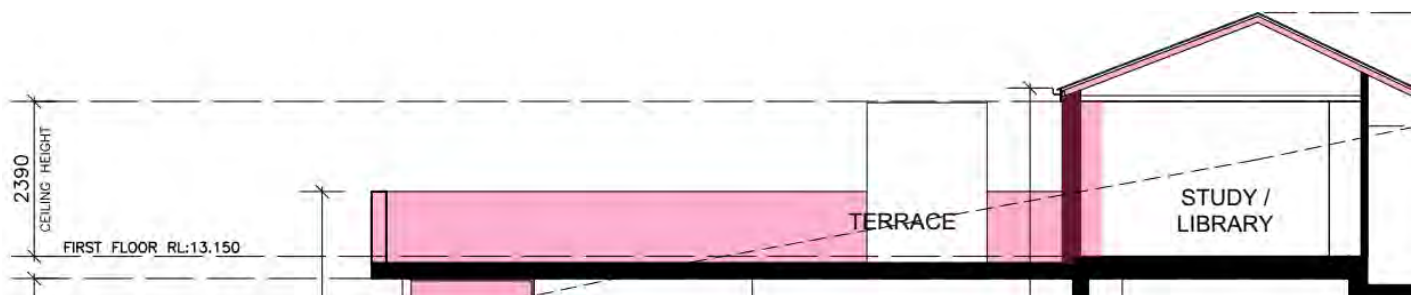


Figure 22: Architectural Plans extract showing a 2.39m ceiling height for the first floor.

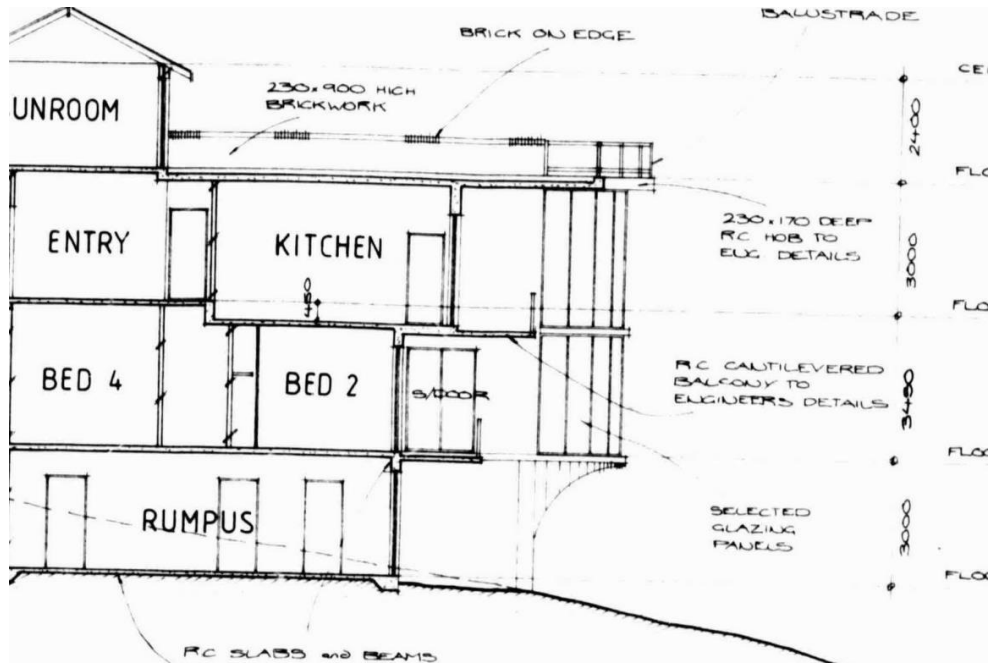


Figure 23: Approved Plans showing a 2.4m ceiling height for the first floor.

**Section 2.14.1 – Solar access**

The proposal contains numerous elements which would increase the building envelope in some way. Most of these elements would not create additional overshadowing, given they are located to the south of, and/or at a lower height than, an existing shadowing element. However, the raised balustrade height on the first floor terrace would have the potential to increase overshadowing to the subject site and neighbouring properties.

Shadow diagrams submitted with the amended proposal are shown below (hourly shadow diagrams were provided as requested within Council’s RFI, but for simplicity only 9am, 12pm, and 3pm shadow diagrams are shown below).

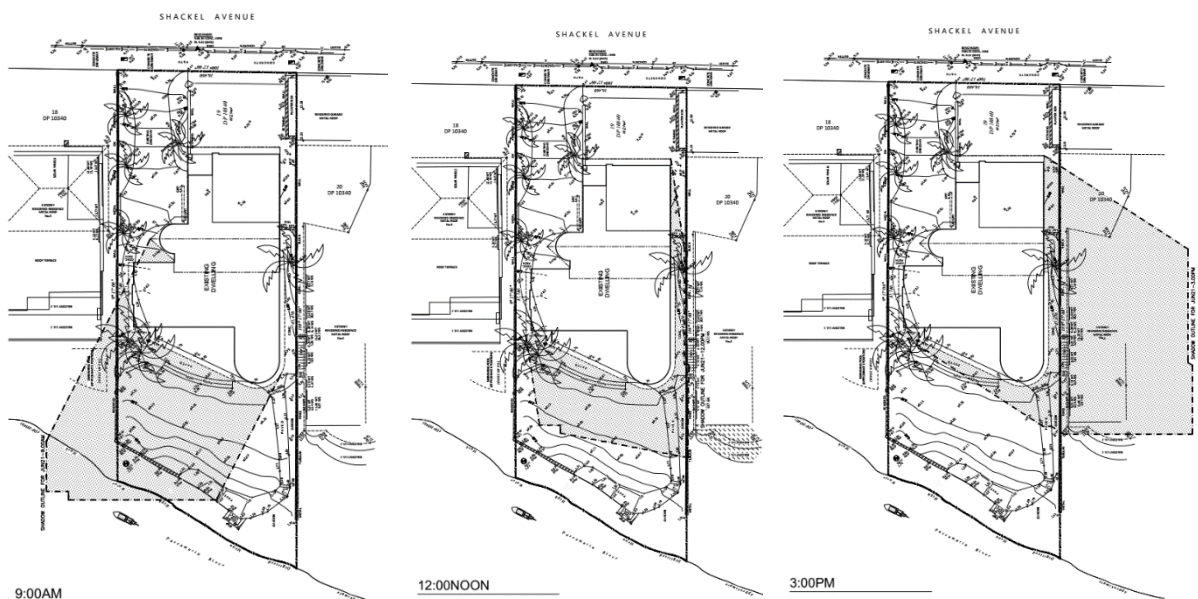


Figure 24: 9am, 12pm and 3pm shadow diagrams submitted with the proposal

The relevant controls are reproduced below:

- d) *Private open space of the subject dwelling is to receive at least two hours sunlight between 9 am and 3 pm on June 21.*
- e) *For neighbouring properties ensure:*
  - i. *sunlight to at least 50% of the principal area of ground level private open space of adjacent properties is not reduced to less than two hours between 9 am and 3 pm on June 21.*

It is noted that controls related to internal rooms of neighbouring properties would not be affected by the proposal, given living areas on neighbouring properties are provided with a southern, rather than northern, orientation.

The submitted shadow diagrams do not provide shadows cast by neighbouring buildings, or provide any comparison between existing and proposed shadows, so as to enable a proper assessment of the increased shadow impacts. This information is particularly important in the context of the requested variation to development standards, and the commentary within the provided Clause 4.6 Written Requests that indicates that the proposal will not cause additional overshadowing to adjoining properties. For these reasons, the shortfall in overshadowing information is included within the recommended reasons for refusal.

## Part 7.2 – Waste Minimisation and Management

### *2.3 All Developments*

As prescribed in Section 2.3 of Part 7.2 of the RDCP 2014, the waste storage area is to be clearly indicated on the plans and be in a suitable position for collection and storage. The submitted architectural plans do not indicate any dedicated waste storage area. It is therefore unable to be determined if the waste storage area is in a suitable location and in accordance with the controls under Section 2.3. From the site visit undertaken, the bins are stored within the undercroft are proposed to be enclosed. This non-compliance could potentially be able to be addressed by conditions of consent. However, this DA is recommended for refusal.

## Part 8.1 – Construction Activities

### *2.1.2 Erosion and Sediment Control Plan*

Substantial earthworks may be required, and no Erosion and Sediment Control Plan was submitted with the DA, as prescribed by Section 2.1.2 of Part 8.1 of RDCP 2014. and this non-compliance would be able to be addressed by conditions of consent. However, this DA is recommended for refusal.

## **5.5 Planning agreements or draft planning agreements**

The application is not the subject of any planning agreements or draft planning agreements.



## **5.6 Section 7.11 - Development Contributions Plan 2020**

No developer contributions would be payable given the proposed development does not seek new housing allotments or additional new dwellings.

## **5.7 Any matters prescribed by the regulations**

The Regulations guides the processes, plans, public consultation, impact assessment and decision made by local councils, the Department of Planning, Industry and Environment and others. The matters for consideration contained from clause 61 to clause 64 of *Environmental Planning and Assessment Regulation 2021* are of limited relevance to this application.

## **6. The Likely Impacts of the Development**

The assessment demonstrates that the proposal will have adverse impacts upon and that the variations to the development standards, as well as other non-compliances associated with the scale of the development, are not warranted and will exacerbate the existing discordancy of the dwelling when viewed from surrounding areas, including Sydney Harbour.

Finally, the following information deficiencies limit the proper understanding of the impacts associated with the development:

- No geotechnical report was provided with the application to assess the extent of the excavation on the topography on the site and the impacts upon the lowering of the water table due to the earthworks proposed on site.
- No updated BASIX Certificate was provided with the amended package and therefore it is unknown is the development can meet the minimum BASIX requirements.

## **7. Suitability of the Site for the Development**

The subject site is located amongst a low density residential area. The local context requires careful consideration to ensure that the site is suitable for the development. However, for the reasons outlined within this report, the site is unsuitable for the proposed development.

## **8. The Public Interest**

Based on the assessment contained in this report, approval of the development is not in the public interest, and this shall form a reason for refusal.

## 9. Submissions

The application was notified on 18 August – 8 September 2021 and advertised in accordance with the Ryde Community Participation Plan. In response, three submissions were received, all objecting to the proposed development.

The additional information was received by the applicant on 11 February 2022. The amended application was not renotified as the theatre addition proposed at the first floor of the development was deleted, and the amended proposal was not deemed to seek any further increase in impacts.

The objections raised in the submissions are summarised below, followed by a comment from the assessing planner:

- *The existing and proposed building height of the existing development is excessive as viewed from Shackel Avenue, as demonstrated within the provided image below.*



**Figure 25:** Photograph of subject site as viewed from Shackel Avenue

**Comment:** The existing dwelling is larger than the other dwellings along Shackel Avenue. It is acknowledged that the amended application has deleted the theatre addition proposed at the first floor which will reduce the building height at Shackel Avenue. However, the further departures from the height of buildings standard are not supported, partly due to the nature of the existing building and the fact the proposed alterations and additions will exacerbate the impact of the development on the streetscape.

- *The proposed additions will impact upon views provided to neighbouring properties along the northern side of Shackel Avenue.*

**Comment:** It is agreed that the existing dwelling is larger than the other dwellings along Shackel Avenue as illustrated within the above image. The application was amended to delete the theatre addition which would have increased view impacts associated with the uppermost level of the development. There are no anticipated adverse impacts on view loss for dwellings along the northern side of Shackel Avenue.

- *The FSR and height of the development exceeds the current development standards and there is no logical reason to further depart from the standards.*

**Comment:** Whilst the amended application has reduced the proposed FSR and building height of the development, it is agreed that the the Applicant has failed to provide sufficient environmental planning grounds to warrant further departure from these development standards.

- *The proposed development will impact upon the privacy of neighbouring dwellings.*

**Comment:** The original application did not provide details on the glazing or materials proposed to windows at the eastern and western elevations of the building which would result in potential privacy impacts for neighbouring dwellings. The amended application seeks to provide obscure glazing to windows at the eastern and western elevations of the building and therefore, potential privacy impacts have been mitigated.

- *Existing planter structure causing water damage to neighbouring property and potential for the proposal to worsen this issue.*

**Comment:** The response to RFI letter has provided the following commentary:

*“There are no changes to existing garden beds and retaining walls adjacent No. 4 Shackel Avenue proposed as part of this application and as such is not a relevant matter for consideration in the determination of this application. However, the land owners will take up this concern with neighbours and attempt to resolve this matter post issue of the development consent”.*

This matter does not affect the assessment of the application and Council’s Development Engineer has raised no issue with stormwater drainage.

- *Absence of design excellence, noting the comments made within the submitted Statement of Environmental Effects.*

**Comment:** The concluding statement within the submitted Statement of Environmental Effects notes; *“having taken into account the relevant heads of consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, the proposal is considered an appropriate development of the site, sensitively considering context, whilst promoting design excellence and urban consolidation as a suitable precedent for mixed use development in the locality”.*

Whilst there is no prescribed requirement associated with design excellence applicable to the subject site, it is agreed that the proposed development is not considered to exhibit design excellence or result in an improved planning outcome for the site for reasons outlined elsewhere.

## 10. Referrals

### Development Engineer

The proposal was referred to Council's Senior Development Engineer for comment. In the referral response issued on 1 November 2021, the following comments were provided:

- *There are no objections to the proposed development with respect to the engineering components, subject to the application of the following conditions being applied to any development consent being issued for the proposed development.*

### Landscape Architect

The proposal was referred to Council's Landscape Architect, and in comments dated 15 October 2021, who noted that required stormwater pipes may impact upon existing palms located on the western boundary, and requested the following condition:

- *Excavation for services within Tree Protection Zone (TPZ). Any excavation for services or grading/re-grading within the identified TPZs of trees to be retained shall be carried out by hand using manual hand tools. Roots greater than 25mm are not to be damaged or severed without the prior written approval of an Arborist.*

The referral responses do not add to the recommended reasons for refusal of the application.

## 11. CONCLUSION

After consideration of the development against the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the relevant statutory and policy provisions, the proposal is recommended for refusal for the following reasons:

- The proposal fails to achieve compliance with the floor space ratio development standard prescribed for the subject site, resulting in a 54.34% variation to the Floor Space Ratio Standard, which is not sufficiently supported by the submitted Clause 4.6 variation request.
- The proposal fails to achieve compliance with the height of buildings development standard prescribed for the subject site, resulting in a 40.42% variation to the Height of Buildings standard, which is not sufficiently supported by the submitted Clause 4.6 variation request.



- The proposal is inconsistent with sections 2.5.1 Streetscape, 2.6.2 Topography and Excavation of RDCP 2014 and would result in a development that is not compatible with neighbouring development.
- Insufficient information has been submitted to enable a proper assessment of the proposed overshadowing provisions contained within Section 2.14.1 Daylight and Sunlight Access.
- No amended BASIX Certificate has been submitted with the amended plans.
- The site is not suitable for the proposed development and approval of the application would not be in the public interest.

## 12. RECOMMENDATION

Pursuant to Section 4.16(1)(b) of the *Environmental Planning and Assessment Act 1979*, that the Ryde Local Planning Panel refuse LDA2021/0278 for alterations and additions to existing residential dwelling, for the following reasons:

1. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the development is inconsistent with the provisions of *Ryde Local Environmental Plan 2014* in that:
  - The proposed development does not comply with the height of buildings standard prescribed by Clause 4.3 of *Ryde Local Environmental Plan 2014*. Whilst the current dwelling already exhibits a non-compliance, the development extends existing visual impacts to neighbouring land, and the Clause 4.6 written request to vary the development standard is not adequate.
  - The proposed development does not comply with the floor space ratio standard prescribed by Clause 4.4 of *Ryde Local Environmental Plan 2014*. Whilst the current dwelling already exhibits a non-compliance, the development extends existing visual impacts to neighbouring land, and the Clause 4.6 written request to vary the development standard is not adequate.
  - There is insufficient information provided to confirm if the proposal satisfies Clause 6.1 Acid Sulfate Soils as it is unclear if the development will involve the disturbance of more than 1 tonne of soil, and/or if the works are likely to lower the watertable.
  - The proposal is inconsistent with Clause 6.2 as the proposed earthworks are unsympathetic to the natural topography of the site, resulting in unacceptable impacts on the development as viewed from the waterway and neighbouring properties.

2. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the development is inconsistent with the provisions of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 in that: No amended BASIX Certificate has been provided with the application as required by section 37 (4)(a) of the Regulations.
3. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the development is inconsistent with the provisions of clause 25 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* in that the scale, form, design and siting of the building is not compatible with the likely future character of the locality and that the development detracts from the character of the waterways.
4. The development is inconsistent with a number of provisions of the *Ryde Development Control Plan 2014*, specifically:
  - The proposed development is inconsistent with sections 2.5.1 Streetscape and 2.6.2 Topography and Excavation.
  - The proposal results in an excessive floor space area and is inconsistent with section 2.7 Floor Space Ratio.
  - The proposal seeks to extend the existing wall plate height and height in storeys non-compliances associated with Section 2.8.2 of the RDCP 2014.
  - The proposal seeks to lower the ceiling height of the first floor study/library area to 2.39m and this results in a non-compliant floor to ceiling height, short of that required by Section 2.8.2 of the RDCP 2014.
  - The waste storage area is not identified within the plans as prescribed in Section 2.3 of Part 7.2.
  - No Erosion and Sediment Control Plan was submitted with the DA, as prescribed by Section 2.1.2 of Part 8.1.
  - Insufficient information has been submitted to enable a proper assessment of the proposed overshadowing provisions contained within Section 2.14.1 Daylight and Sunlight Access.
5. The site is unsuitable for the proposed development pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*.
6. Having regard to the reasons noted above, pursuant to the provisions of Section 4.15(1)(d) and Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, approval of the development application is not in the public interest.

## **ATTACHMENTS**

- 1** Compliance Table – Ryde DCP
- 2** Compliance Table – Sydney Foreshores DCP
- 3** Building Application No. 1075/86 – plans and approval
- 4** Plans submitted with the development application

Report Prepared By:

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Report Approved By:

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**Senior Coordinator Development Assessment**

**Sandra Bailey**  
**Manager - Development Assessment**

**Liz Coad**  
**Director - City Planning and Environment**

# Attachment 1

## Compliance Check - Quality Certification

### Assessment of alterations & additions to an existing dwelling house.

DCP 2014	Proposed	Compliance
<b>Part 3.3 - Dwelling Houses and Dual Occupancy (attached)</b>		
<b>Section 1.0 Introduction</b>		
<b>Part 1.6 Site Analysis</b>		
Site analysis to be submitted.	Site Analysis prepared by Construction by Design, Revision E, Dated 26.03.2021	Yes
<b>Section 2.0 General Controls</b>		
<b>2.1 Desired Future Character</b>		
Development is to be consistent with the desired future character of the low density residential areas.	The proposal is inconsistent with the desired future character of the area.	No
<b>2.2.2 Alterations and additions to Dwelling Houses</b>		
(a) Alterations and additions designed to appear as a whole from public domain	The design of the alterations and addition will appear as a three storey dwelling with no articulation as viewed from Shackel Avenue.	Yes
(b) Alterations and additions are to improve the amenity and liveability of dwellings and sites, including practical and useable external spaces.	The proposal will improve the amenity and liveability of the dwelling.	Yes
(c) meet the controls for dwelling houses set out in section 2.2.1.	See below	Yes
<b>2.2.1 controls</b>		
(a) landscaped setting which includes significant deep soil areas at the front and rear.	No landscaping is located at the front of the dwelling, which is an existing non-compliance.	No – Existing
(b) Max 2 storeys high	Dwelling is 4 storeys high. It presents to the street as a 2 storey development, which is as existing.	No – Existing
(c) Addresses the street	Dwelling addresses Shackel Avenue	Yes
(d) Boundary between public and private space is clearly articulated	The boundary between public and private space is clearly defined	Yes
(e) Garages and carports are not to be visually prominent features	Garage is a prominent streetscape element, which is as existing.	No – Existing
(f) Dwellings are to respond appropriately to the site's constraints and opportunities as identified in the site analysis.	The alterations and additions to the dwelling do not respond to the site constraints as identified in the site analysis.	No



DCP 2014	Proposed	Compliance
<b>2.5 Public Domain Amenity</b>		
<b>2.5.1 Streetscape</b>		
(a) Site design, building setbacks and level changes respect the existing topography.	The development has not been designed to respect the natural topography. The dwelling does not “step down” with the topography towards the water, which is a common feature in the adjoining dwellings on the south of Shackel Avenue. Additionally, extensive cut is likely required in the sub floor level and proposed outside of the building footprint.	No
(b) Front gardens to complement and enhance streetscape character	No front garden is proposed, which is as existing.	No – Existing
(c) Dwelling design is to enhance the safety and amenity of the streetscape	The building has been designed to enhance the safety and amenity of the streetscape.	Yes
(d) Carports and garages visible from the public street are to: (i) Be compatible with the building design (ii) Be setback behind the dwelling’s front elevation	The existing double garage is not proposed to change. The garage façade to the public domain will remain.	No – Existing
(e) Driveways and hard stand areas are to be minimised.	Driveway areas to remain as existing	Yes
(f) Dwellings, garages and carports are to be orientated to match the prevailing orientation of such buildings in the streetscape	Dwelling and garage match the orientation of the streetscape.	Yes
(g) Facades from the public domain are to be well designed.	The proposed façade does not promote visual interest from the public domain, and it provided with limited articulation and material variation.	No
<b>2.5.3 Pedestrian &amp; Vehicle Safety</b>		
(a) Car parking located to accommodate sightlines to footpath & road in accordance with relevant Australian Standard.	Car parking is not proposed to significantly change. Parking accommodates sightlines to the footpath and road in accordance with AS 2890.1.	Yes
(b) Fencing that blocks sight lines is to be splayed.	Fences do not block sight lines from the garage.	Yes
(c) Refer to relevant AS when designed driveways	Complies with AS2890.1.	Yes

DCP 2014	Proposed	Compliance
<b>2.6 Site Configuration</b>		
<b>2.6.1 Deep Soil Areas</b>		
<p>(a) 35% of site area min.</p> <p>(b) Deep soil area must include:            (i) Min 8x8m deep soil area in backyard.            (ii) Front garden area to be completely permeable (exception driveway, pedestrian path and garden walls).</p> <p>(d) Deep soil areas to have soft landscaping</p> <p>(e) Deep soil areas to be 100% permeable. Not covered by structures, paving or the like, or have below surface structures such as stormwater detention elements.</p>	<p>190.26m<sup>2</sup> (27.86%). The deep soil area of the site is as existing. The backyard does not include a deep soil zone of 8x8m. This is an existing non-compliance.</p> <p>DSA includes soft landscaping.</p> <p>The proposal does not consist of any hard surface structures within the DSA.</p>	<p>No – Existing</p> <p>No – Existing</p> <p>Yes</p> <p>Yes</p>
<b>2.6.2 Topography &amp; Excavation</b>		
<p>(a) Building form and siting relates to the original topography of the land and of the streetscape.</p> <p>(b) The area under the building footprint may be excavated or filled so long as:            (i) the topography of the site requires cut and/or fill in order to reasonably accommodate a dwelling            (ii) the depth of excavation is limited to 1.2m maximum            (iii) the maximum height of fill is 900mm</p> <p>(c) Areas outside the dwelling footprint may be excavated and/or filled so long as:            (i) the maximum height of retaining walls is not &gt;900mm            (ii) the depth of excavation is not &gt;900mm            (iii) the height of fill is not &gt;500mm</p>	<p>The proposed development is not consistent with the original topography of the land and of the streetscape.</p> <p>Although unclear, potential cut consists of the following:  <u>Sub Floor</u>            Existing EGL: ~6.68            Proposed FFL: 4.00            Cut – ~2.68</p> <p>This is in excess of the provision.</p> <p>No cut and fill plans have been provided.</p> <p><u>Eastern side passage</u>            Existing EGL: ~6.375            Proposed FFL: 5.405            Cut – ~970mm</p>	<p>No</p> <p>No</p> <p>No</p>

DCP 2014	Proposed	Compliance
<p>(iv) the excavation and filled areas do not have an adverse impact on the privacy of neighbours</p> <p>(v) the filled areas do not have an adverse impact on the privacy of neighbours</p> <p>(vi) the area between the adjacent side wall of the house and the side boundary is not filled</p> <p>(vii) the filled areas are not adjacent to side or rear boundaries</p> <p>(d) Fill is not allowed in areas of overland flow. Refer to Part 8.2 stormwater management</p> <p>(e) Generally the existing topography is to be retained.</p>	<p>Fill does not interfere with an overland flow path.</p> <p>The cut and fill proposed will cause an inconsistency with the existing topography.</p>	<p>N/A</p> <p>No</p>
<b>2.7 Floor Space Ratio (FSR)</b>		
<p>(a) FSR is 0.5:1 in accordance Clause 4.4</p> <p>(b) A floor area of 36m<sup>2</sup> maybe excluded when this area accommodates 2 car space. An area of 18m<sup>2</sup> may be excluded when the area accommodates 1 parking space.</p>	<p>Sub Floor – 133.31m<sup>2</sup>  Lower Ground Floor – 192.54m<sup>2</sup>  Ground Floor – 161.71m<sup>2</sup>  First Floor – 39.48m<sup>2</sup>  <hr/> 527.04m<sup>2</sup>  <hr/> 682.9m<sup>2</sup>  FSR = 0.77:1</p> <p>Or</p> <p>Sub Floor – 133.31m<sup>2</sup>  Lower Ground Floor – 184.64m<sup>2</sup>  Ground Floor – 154.58m<sup>2</sup>  First Floor – 32.48m<sup>2</sup>  <hr/> 504.91m<sup>2</sup>  <hr/> 682.9m<sup>2</sup>  FSR = 0.73:1</p> <p>The calculations exclude 34.26m<sup>2</sup> of garage area.</p>	<p>No</p> <p>Yes</p>

DCP 2014	Proposed	Compliance
<b>2.8 Height</b>		
<b>2.8.1 Building height</b>		
(a) Building heights are to be as follows: - Maximum height of 9.5 metres for dwellings and dual occupancy. - Outbuildings including garages and carports maximum height 4.5 metres.	Roof RL (highest): RL 17.29 EGL (lowest) under: RL 3.95 Height of Building = 13.34m  Various areas of non-compliance.	No – refer to assessment report
<u>Maximum wall plate</u> - 7.5m max above FGL or - 8m max to top of parapet  <i>NB:</i> <i>TOW = Top of Wall</i> <i>EGL = Existing Ground Level</i> - <i>FGL = Finished Ground Level</i>	TOW RL: 16.197 EGL below: RL 4.00 TOW Height = 12.197m  The proposal seeks additional excavation under the building envelope resulting in a maximum wall plat of 12.2m.	No
<u>Maximum number of storeys:</u> - 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	4 storeys are as existing and it appears as double storey from street and public domain.	No – Existing
<b>2.8.2 Ceiling Height</b>		
(a) Habitable rooms to have 2.4m floor to ceiling height (min).	First floor habitable rooms have a minimum of 2.39m floor to ceiling height.	No
<b>2.9 Setbacks</b>		
<b>2.9.1 Front setbacks</b>		
(a) Dwellings are generally to be set back 6m from street front boundary	Dwelling setback 7.43m.	Yes
(b) On corner sites, the setback secondary frontage minimum 2	Site is not located on a corner.	N/A
(c) Garages and carports, including semi-basement garages and attached garages, set back min 1m from façade	Existing garage is not setback behind building line.	No – Existing
(d) The front setback free of structures. The exception is car parking structures which comply with 2.11.	Front setback is free of ancillary structures such as air-conditioning units, rainwater tanks and/or the like.	Yes

DCP 2014	Proposed	Compliance
<p>(e) Attached garages, including semi-basement garages on secondary frontages not to protrude forward of the façade. The exception is garages located on battle axe allotments. These garages do not need to be setback.</p> <p>(f) The outside face of wall built above a garage aligns with the outside face of the garage wall below.</p>	<p>The site does not contain a secondary street frontage.</p> <p>The walls above the garage align with the outside face of the garage below.</p>	<p>N/A</p> <p>Yes</p>
<b>2.9.2 Side Setbacks</b>		
<p>(a) One storey dwellings setback 900mm</p> <p>(b) Two storey dwellings setback 1.5m</p> <p>(c) The second storey addition to a single storey dwelling are to be set back 1.5m</p> <p>(d) Allotments wider than they are long, one side setback</p>	<p>The side setbacks of the dwelling are 1.3m and are not proposed to change from existing.</p>	<p>No – Existing</p>
<b>2.9.3 Rear Setbacks</b>		
<p>(a) The rear setback min 25% of the site length or 8m, whichever is greater.</p> <p>(b) Allotments wider than they are long, min setback of 4m</p> <p>(c) Dwelling on battle axe allotment are to be setback the rear boundary of the front lot min of 8m. Single storey garage or outbuilding can be within setback.</p>	<p>Rear setbacks is 15.59m and complies with the 11.37m requirement.</p>	<p>Yes</p>
<b>2.11 Car Parking and Access</b>		
<b>2.11.1 Car Parking</b>		
<p>(a) Dwellings 2 spaces. Dual occ 1 space/dwg</p> <p>(b) Spaces can be enclosed or roofed.</p> <p>(c) Garages setback 1m behind front elevation.</p> <p>(d) Located forward of existing dwelling if:</p> <p>(i) there is no other suitable position</p> <p>(ii) no vehicular access to the rear of side of the site</p> <p>(iii) it is preferred that it is single car width.</p>	<p>Two (2) spaces provided.</p> <p>Lockable garage is existing.</p> <p>Existing garage is not setback behind façade.</p> <p>Garage located as existing.</p>	<p>Yes</p> <p>No – Existing</p> <p>Yes</p>



DCP 2014	Proposed	Compliance
(e) Garages doors solid. No expanded mesh doors.	The garage door is solid and does not consist of expanded mesh.	Yes
(f) Preference located off laneways, secondary street frontages.	No laneway access available.	N/A
(h) Driveways not roofed.	The driveway is not roofed.	N/A
(i) Max width 6m or 50% of the frontage whichever is less	The driveway width is unchanged.	Yes
(j) Total width garage doors not be >5.7m	Garage door is 5m wide.	Yes
(k) Driveways for battle axe enable vehicles to enter and leave in forward direction	Not applicable. Site is not on a battle-axe allotment	N/A
(l) Garage doors not be recessed more than 300mm	Garage door is not recessed by more than 300mm.	Yes
(m) Garage windows >900mm from boundaries	No garage windows proposed.	N/A
(n) Free standing garages max GFA 36m <sup>2</sup>	The garage is not free standing.	N/A
(o) Design and materials to complement dwelling	The garage is integrated into the dwelling.	Yes
(p) Setback at least 1m from façade	Garage is not setback behind building façade.	No – Existing
(q) Carports not enclosed.	No carports are proposed.	N/A
<b>2.11.2 Semi-basement Car Parking</b>		
(a) Ramps must start at least 2 m back from the street boundary. Ramps cannot be located on public land. (b) The walls of semi-basement car parks are not to extend beyond the walls of the dwelling above. (c) Semi-basement car parking can only be used where it is appropriate with regard to the topography of the site.	Semi-basement car parking is not proposed.	N/A
<b>2.12 Swimming Pools and Spas</b>		
(a) Swimming pools, fencing, gates and spas must comply with all relevant Acts. Regulations and Australian Standards.  (b) Child resistant barrier.	No swimming pools or spas are proposed.	N/A

DCP 2014	Proposed	Compliance
<ul style="list-style-type: none"> <li>(c) Wall of dwelling may form part of the barrier.</li> <li>(d) If spa is covered by a child safe structure no barrier required.</li> <li>(e) Not within front setback.</li> <li>(f) Finished coping level not &gt;500mm above adjacent ground level. Must not adversely impact on privacy of neighbours.</li> <li>(g) Setback 900mm from outside edge of coping, deck or pool surrounding including paving. Further setback to preserve existing screen planting.</li> <li>(h) Screen planting minimum width of 900mm extend for the length of the pool. Dense hedge with minimum height of 2m and minimum spacing of plants 1m.</li> <li>(i) Min 3m from trunk of trees over 5m in height.</li> <li>(j) Pool pump/filter away from neighbouring dwgs. Acoustically enclosed noise does not exceed 5dB(a) above background at boundary.</li> </ul>		
<b>2.13 Landscaping</b>		
<ul style="list-style-type: none"> <li>(a) Major trees to be retained where practical</li> <li>(b) Lots adjoining bushland, protect and retain indigenous native vegetation and use native indigenous plant spaces for a distance of 10m</li> <li>(c) Provide useful outdoor spaces</li> <li>(d) Physical connection between dwelling and external ground level</li> <li>(e) Provide landscape front garden. Hard paved areas no more than 40%.</li> </ul>	<p>No trees are proposed for removal. However, stormwater works on site may impact on existing palm trees.</p> <p>Not applicable. The Lot does not adjoin urban bushland.</p> <p>Outdoor spaces are useful for relaxation and recreation.</p> <p>Physical connection between the dwelling and external ground level is provided.</p> <p>The front setback is entirely paved. This is as existing.</p>	<p>Able to be addressed by condition</p> <p>N/A</p> <p>Yes</p> <p>Yes</p> <p>No – Existing</p>

DCP 2014	Proposed	Compliance
(f) Pathway along one side boundary connecting front to rear. Not to be blocked by ancillary structures. Not required where there is rear lane access or corner allotment.	A pathway is existing along the western side boundary	Yes
(g) Landscape elements in front garden to be compatible with scale of dwelling.	The proposal does not seek to provide add to the limited front landscaping currently provided.	No - existing
(h) Front garden at least 1 canopy tree at least 10m in height	There are three (3) existing palms within the front setback with a height of approximately 10m.	Yes
(i) Mature tree at least 15m in rear garden with the DSA.	A 15m tree is existing in the rear setback.	Yes
(j) Locate and design landscaping top increase privacy between dwellings.	No landscape changes are proposed.	N/A
(k) Hedge planting on boundary no greater than 2.7m		Yes
(l) Retaining walls and other landscape elements not to obstruct stormwater overland flow.	No retaining walls or landscape elements will impact stormwater overland flow.	Yes
(m) OSD not to be located within front setback unless it is underneath driveway	OSD is not proposed.	N/A
(n) Landscaping to include POS	The POS is not proposed to change.	N/A
(o) Designed to improve energy efficient of building and microclimate of external living areas.	The BASIX certificate has not been updated to reflect the current proposal.	No
<b>2.14 Dwelling Amenity</b>		
<b>2.14.1 Daylight and Sunlight Access</b>		
(a) Living areas are to be predominantly located to the north where possible	Existing living areas are oriented towards the south, with a new northern living room window proposed.	Yes
(b) Sites with northern side boundary to have increased setback of 4 metres is preferred.	Northern boundary is front boundary.	N/A
<u>Subject Dwelling</u>		
(c) Windows to north facing living areas of subject dwellings are to receive at	The proposed north facing window achieve at least 3hrs sunlight between 9am and 3pm on June 21.	Yes

DCP 2014	Proposed	Compliance
<p>least 3 hours of sunlight between 9am to 3pm on June 21.</p> <p>(d) Private open space is to receive at least 2 hours sunlight between 9am to 3pm on June 21.</p> <p><u>Neighbouring properties:</u></p> <p>(e) For neighbouring properties:</p> <p>(i) sunlight to 50% of principal areas of ground level POS is not reduced to less than 2 hours between 9am to 3pm on 21 June</p> <p>(ii) windows to north facing living areas to receive at least 3 hours of sunlight between 9am and 3pm on 21 June over a portion of surface, where can be reasonably maintained given orientation and topography.</p>	<p>The existing private open space does receive 2 hours of sunlight; although this solar access is primarily located towards the southern (harbour) boundary.</p> <p>The proposal will not create a significant impact to the sunlight on the adjoining POS of neighbouring dwellings. Increased shadow will be cast as a consequence of the raised balustrade height; however, the shadow diagrams do not depict differences between existing and proposed overshadowing.</p>	<p>Yes</p> <p>No</p>
<b>2.14.2 Visual Privacy</b>		
<p>(a) Orientate the windows of main living spaces (living room, dining, kitchen, family etc) to the front and rear</p> <p>(b) Orientate terraces, balconies and outdoor living areas to front or rear and not side boundary</p> <p>(c) Terraces and balconies are not to overlook neighbour's living areas and POS</p> <p>(d) Living and kitchen windows, terraces and balconies are not to allow direct view into neighbouring dwelling or POS</p> <p>(e) Side windows are to be offset by sufficient distance to avoid visual connection between dwellings.</p> <p>(f) Splayed walls with windows are not to be located above ground level where the</p>	<p>Main living area windows orientated to the front and rear.</p> <p>The proposed outdoor terrace has been orientated towards the rear.</p> <p>Balconies overlook neighbours living areas and POS; however this is an existing arrangement.</p> <p>The proposal includes windows in the kitchen area that have direct lines of sight into neighbouring dwellings. Glazing is proposed to minimise privacy impacts.</p> <p>Windows have been screened to address potential privacy issues.</p> <p>No splayed walls with windows are proposed.</p>	<p>Yes</p> <p>Yes</p> <p>No - existing</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

DCP 2014	Proposed	Compliance
windows provide views into adjoining property.		
<b>2.14.3 Acoustic Privacy</b>		
(a) Noise of mechanical equipment does not exceed 5dB(A) above background noise measured in or on any premises in vicinity of the item.	Compliance is subject to condition of consent.	Yes – Subject to Condition
(b) Dwellings on arterial roads double glazed windows fronting road.	The site does not adjoin an arterial road.	N/A
(c) Dwellings on arterial roads acoustic seal on the front door.	As above.	N/A
(d) Dual occupancies are to be designed to reduce noise transmission between dwellings.	Proposal is not a dual occupancy.	N/A
<b>2.14.4 View Sharing</b>		
(a) The siting of development is to provide for view sharing.	Design amendments have removed potential view loss issues.	Yes
<b>2.14.5 Cross Ventilation</b>		
(a) Designed to optimise access to prevailing breezes and provide for cross ventilation.	The alterations and additions provide improved cross ventilation.	Yes
<b>2.15 External Building Elements</b>		
<b>2.15.1 Roofs</b>		
(a) Relate roof design to the desired built form by: (i)articulating the roof (ii)roof is consistent with the architectural character of dwelling (iii)eaves minimum 450mm overhang on pitched roofs (iv)compatible roof form, slope, material and colour to adjacent buildings (v)roof height is in proportion to the wall height of the building	The roof form consists of a pitched roof at the street frontage, and a flat roof design with a roof top terrace at the rear.	No changes
(b) The main roof not trafficable terrace.	As existing, a portion of the main roof is a terrace.	No – Existing
(c) Proposed attic contained within the volume of the roof space.	No changes proposed to attic area.	N/A
(d) Skylights to be minimised on roof planes visible from the public domain. Skylights are to be symmetrical.	No skylights are proposed.	N/A
(e) The front roof plane is not to contain both dormer and	The proposal does not include dormer windows.	Yes



DCP 2014	Proposed	Compliance
<p>skylight. Dormers are preferred.</p> <p>(f) Balconies and terraces are not to be set into roofs.</p> <p>(g) Scale of the roof is to be in proportion with the scale of the wall below.</p> <p>(h) Attics may be located in the garage roofs if the garage is located next to the dwelling. Garages located within front or rear setbacks are not to have attics.</p>	<p>The existing balcony is not set into the roof.</p> <p>The scale of the roof and wall below are consistent in size and scale.</p> <p>No changes proposed to attic area.</p>	<p>N/A</p> <p>Yes</p> <p>N/A</p>
<b>2.15.2 Attic Dormer Windows</b>		
<p>(a) Dormer windows are not to increase volume of the roof space</p> <p>(b) Roof to have max 2 dormers with max total width of 3m (1.5m each)</p> <p>(c) Dormer window to be set 500mm below the ridge of roof and minimum of 1m above top of gutter</p> <p>(d) Total roof area max 8m<sup>2</sup> (4m<sup>2</sup> each if there are 2 proposed) measured in plan view.</p> <p>(e) The front face of dormer is to be setback 1m from external face of the wall below</p> <p>(f) Dormers are not to have balconies or terraces set into the roof.</p> <p>(g) Dormers in same roof plane are to be similarly sized and arranged sympathetically.</p>	<p>No dormer windows are proposed.</p>	<p>N/A</p>
<b>2.16 Fences</b>		
<b>2.16.1 Front and return Fences and Walls</b>		
<p>(a) Reflect the design of the dwelling.</p> <p>(b) Materials compatible with the house and other fences in streetscape</p> <p>(c) Solid fence or wall max 900mm. Open light weight fence (timber picket) 1m.</p> <p>(d) Return fence is to be no higher than front fence</p> <p>(e) Fence's max 1.8m if 50% open with solid base max 900mm</p> <p>(f) Fences arterial road solid and 1.8m max</p>	<p>No fences are proposed</p>	<p>N/A</p>

DCP 2014	Proposed	Compliance
(g) No Colorbond or timber paling. (h) Retaining walls max 900mm (i) Overland flow – fencing open not impede flow of water (j) Fence piers max 350mm.		
<b>2.16.2 Side and Rear Fences and Walls</b>		
(a) 1.8m Max side and rear fence (b) Overland flow - fencing to be open not impede flow of water (c) No Barbed wire, broken glass or other dangerous elements. (d) Fencing forward of the foreshore building line open and permeable.	No fences are proposed	N/A
<b>Part 7: Environment</b>		
<b>7.1: Energy Smart, Water Wise</b>		
<b>3.0 The information Guide</b>		
<b>3.2 Required information</b>		
(a) Energy efficiency performance report  (b) Site analysis	BASIX Certificate: A418573 and dated 02.06.2021  No updated BASIX Certificate was provided with the amended plans.	No
<b>Part 7.2 Waste Minimisation and Management</b>		
<b>2.3 All developments</b>		
(a) Developments must provide space for onsite waste containers (b) Compliant size of storage areas and number of storage containers. (c) Space to be provided for bulk waste where appropriate. (d) Storage of green waste provided (e) Stored within the boundaries of the site. (f) Site Waste Minimisation and Management Plan (SWMMP) to be submitted. (g) Located to provide easy, direct and convenient access. (h) No incineration devices.	No dedicated bin storage area is provided, noting infilling of undercroft.       SWMMP has been submitted with development application.  No waste storage area is identified.  No incineration devices proposed.	No      N/A  Yes  No – Existing  N/A

<b>DCP 2014</b>	<b>Proposed</b>	<b>Compliance</b>
(i) Collection point identified on plan. (j) Path for wheeling bin collection not less than 14:	No waste area identified.	N/A
<b>2.4 Demolition and Construction</b>		
(a) Demolition must comply with AS and WorkCover (a) Demolition work plan submitted (b) Dedicated area on site for stockpile of materials taking into account environmental factors and amenity impacts. (c) Construction materials to be stored away from the waste materials on site.	Condition recommended.	Yes – Subject to Condition
<b>2.5 Residential Developments comprising 1 or 2 Dwellings</b>		
(a) Space inside each dwelling for receptacles for garbage, recycling. (b) Space provided outside the dwellings to store the required garbage, recycling and green waste bins. Screened from street. Easy access to wheel the bins to the kerbside.	No dedicated bin storage area is provided, noting infilling of undercroft.  No external area has been allocated on the site plan for storage of garbage bins.	No  No
<b>Part 8: Engineering</b>		
<b>8.1 Construction Activities</b>		
<b>2.1.2 Erosion and Sediment Control Plan</b>		
Erosion and sediment control plan to be submitted.	No Erosion and Sediment Control Plan has been submitted.	No
<b>Part 8.2 Stormwater and Floodplain Management</b>		
<b>2.0 Stormwater Drainage</b>		
(a) Drainage is to be piped in accordance with Section 2.0 Stormwater Drainage  Application has been consideration satisfactory by Development Engineering and City Works.	Stormwater Drainage Plan prepared by SDS Engineering Job No.210529 and dated 19.07.2021.  Compliance subject to conditions of consent.	Yes – Subject to Conditions
<b>4.0 Flooding and Overland Flow</b>		
4.4.1(a) development that is flood affected has been provided with a Flood Impact Statement. Report prepared in accordance with Section 2.2 of the Stormwater and Flood Plan Management Technical Manual	The site is not flood affected	N/A
4.4.5(b) Floor levels of habitable and non habitable areas must	As above.	N/A

DCP 2014	Proposed	Compliance
comply with the freeboard requirements as stated in Table 2.1 of the Stormwater Technical Manual.		
4.4.5(d) development must not divert major overland flows or reduce flood storage such to adversely impact the neighbouring property or surrounding area.	As above.	N/A

# Compliance Check - Quality Certification

## Assessment of Alterations & Additions to a Dwelling House

### COMPLIANCE CHECK

#### ATTACHMENT 2 – SEPP (BIODIVERSITY AND CONSERVATION) 2021, CHAPTER 10 SYDNEY HARBOUR CATCHMENT COMPLIANCE TABLE

Provision	Proposal	Compliance
<b><i>Cl. 10.19 Biodiversity, Ecology and Environmental Protection</i></b>		
(a) Development should have neutral or beneficial effect on quality of water entering waterways	There is no change in land-use and the proposed works on the foreshore are limited to alterations and additions to the existing dwelling. The proposed development would have a neutral effect on the quality of water entering waterways.	Yes
(b) Development should protect and enhance terrestrial and aquatic species, populations and ecological communities and, in particular, should avoid physical damage and shading of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities)	The proposal would be unlikely to result in any adverse impacts on any terrestrial and aquatic species, populations and ecological communities.  From the information provided from the applicant, it is unknown if any additional shadow will result from the development to cause any adverse overshadowing impact on adjacent aquatic areas.	No
(c) Development should promote ecological connectivity between neighbouring areas of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities)	All works associated with the proposal will occur entirely within the site. Accordingly, the proposed development is not considered to have a negative impact on ecological connectivity of aquatic vegetation.	N/A
(d) Development should avoid indirect impacts on aquatic vegetation (such as changes to flow, current and wave action and changes to water	All works associated with the proposal will occur entirely within the site. Accordingly, the proposed development is	Yes



Provision	Proposal	Compliance
quality) as a result of increased access	not considered to have any indirect impact on aquatic vegetation. It is noted that the proposed development is unlikely to cause any indirect impacts on the natural environment.	
(e) Development should protect and reinstate natural intertidal foreshore areas, natural landforms and native vegetation	All works associated with the proposal will occur entirely within the site. The development will have a natural impact upon natural intertidal foreshore areas, natural landforms and native vegetation.	N/A
(f) Development should retain, rehabilitate and restore riparian land	The proposed development does not aim to rehabilitate or restore riparian land.	N/A
(g) Development on land adjoining wetlands should maintain and enhance the ecological integrity of the wetlands and, where possible, should provide a vegetation buffer to protect the wetlands	The proposal does not adjoin wetlands.	N/A
(h) The cumulative environmental impact of development	There are no impacts on the biodiversity or ecology of the waterway.	N/A
(i) Whether sediments in the waterway adjacent to the development are contaminated, and what means will minimise their disturbance	Sediments in the adjoining waterway are not proposed to be disturbed during proposed works. Sediments are considered unlikely to be contained due to continued history of residential use on the subject site and the surrounding area.	Yes
<b>Cl. 10.20 Public Access to, and Use of, Foreshores and Waterways</b>		
(a) Development should maintain and improve public access to and along the foreshore, without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation	Access to the public will not be restricted any further than existing as a result of the proposed development. No adverse impacts on watercourses, wetlands, riparian lands or remnant vegetation has been identified given that no works	Yes

Provision	Proposal	Compliance
	are taking place within this zone.	
(b) Development should maintain and improve public access to and from the waterways for recreational purposes (such as swimming, fishing and boating), without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation	The proposal will not impede or alter existing public access to the river.	Yes
(c) If foreshore land made available for public access is not in public ownership, development should provide appropriate tenure and management mechanisms to safeguard public access to, and public use of, that land	The foreshore is not accessible to the public, however the proposal does not impede public use of the waterway.	N/A
(d) The undesirability of boardwalks as a means of access across or along land below the mean high water mark if adequate alternative public access can otherwise be provided.	Not proposed.	N/A
(e) The need to minimise disturbance of contaminated sediments	All works are proposed well above MHW and is considered not to disturb any contaminants in water/sediments. Additionally, sediments are considered unlikely to be containment due to continued history of residential use on the subject site and the surrounding area.	Yes
<b><i>Cl. 10.21 Maintenance of a working harbour</i></b>		
(a) foreshore sites should be retained so as to preserve the character and functions of a working harbour, in relation to both current and future demand,	The proposal does not alter the existing residential use of the site.	Yes
(b) consideration should be given to integrating facilities for maritime activities in any development,	The proposal does not relate to maritime activities.	N/A
(c) in the case of development on land that adjoins land used for industrial and commercial maritime purposes, development should be compatible with the use	Site adjoins R2 low density residential zoned land.	N/A

Provision	Proposal	Compliance
of the adjoining land for those purposes,		
(d) in the case of development for industrial and commercial maritime purposes, development should provide and maintain public access to and along the foreshore where such access does not interfere with the use of the land for those purposes.	Low density residential use.	N/A
<b>Cl. 10.22 Interrelationship of Waterway and Foreshore Uses</b> (a) Development should promote equitable use of the waterway, including use by passive recreation craft	Proposal will not inhibit or prevent equitable use of waterway by passive recreation craft and presents no change from the existing relationship with the waterway.	Yes
(b) Development on foreshore land should minimise any adverse impact on the use of the waterway, including the use of the waterway for commercial and recreational uses	Proposal will not inhibit or prevent equitable use of waterway for commercial or recreational uses and presents no change from the existing relationship with the waterway.	Yes
(c) Development on foreshore land should minimise excessive congestion of traffic in the waterways or along the foreshore	Development does not seek to increase or impede any existing traffic conditions in the waterway or along the foreshore and presents no change from the existing relationship with the waterway.	Yes
(d) Water-dependent land uses should have propriety over other uses	Not applicable.	N/A
(e) Development should avoid conflict between the various uses in the waterways and along the foreshores	No change to existing use of site and waterway as part of the proposed development. It is therefore considered conflicts between various uses in the waterways & along the foreshore will be avoided.	Yes
(f) development on foreshore land should minimise any risk to the development from rising sea levels or changing flood patterns as a result of climate change.	No works are proposed within the foreshore area.	N/A

Provision	Proposal	Compliance
<b>Cl. 10.23 Foreshore and Waterways Scenic Quality</b>		
(a) The scale, form, design and siting of any building should be based on an analysis of:		
(I) the land on which it is to be erected, and	The proposal is out of character with the surrounding development.	No
(II) the adjoining land, and	The alterations and additions proposed to the dwelling will result in a larger dwelling compared to adjoining sites.	No
(III) the likely future character of the locality	The proposed development is not consistent or compatible with the current and likely future character of the locality.	No
(b) development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries	The proposed development would impacts on the visual qualities of Sydney Harbour.	No
(c) the cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores	Proposed development is not water based development.	N/A
<b>Cl. 10.24 Maintenance, Protection and Enhancement of Views</b>		
(a) Development should maintain, protect and enhance views (including night views) to and from Sydney Harbour	The proposal would not significantly impact upon views to the harbour from neighbouring properties.	Yes
(b) Development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items	The proposal would not impact upon views from public places, landmarks or heritage items.	Yes
(c) The cumulative impact of development on views should be minimised	There are no impacts upon views.	Yes
<b>Cl. 10.62 Requirement for Development Consent</b>		
(1) Development may be carried out only with development consent	Development consent is sought by current application.	Yes

Provision	Proposal	Compliance
<p>(2) Development consent is not required by this clause:</p> <p>(a) For anything (such as dredging) that is done for the sole purpose of maintaining an existing navigational channel, or</p> <p>(b) For any works that restore or enhance the natural values of wetlands being works:</p> <p>(i) that are carried out to rectify damage arising from a contravention of this plan, and</p> <p>(ii) that are not carried out in association with another development, and</p> <p>(iii) that have no significant impact on the environment beyond the site on which they are carried out.</p>	<p>Not applicable.</p> <p>The proposed development does not include maintenance of an existing navigational channel.</p> <p>The proposed development does not include any works that aim to restore or enhance the natural values of wetlands.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
<p><b>Cl. 10.63 Matters for Consideration</b></p> <p>(2) The matters to be taken into consideration are as:</p> <p>(a) The development should have a neutral or beneficial effect on the quality of water entering the waterways,</p> <p>(b) The environmental effects of the development, including effects on:</p> <p>(i) the growth of native plant communities,</p>	<p>The proposed development is for alterations and additions to the existing dwelling house. As there is no change in land-use proposed and works are considered minor in terms of biodiversity, ecology and environmental impacts it is considered the proposed development will have a neutral effect on the quality of water entering waterways.</p> <p>No impact on the growth of native plant communities due to all existing vegetation being retained and all proposed works to be</p>	<p>Yes</p> <p>Yes</p>

Provision	Proposal	Compliance
(ii) the survival of native wildlife populations,	located away and above the MHWM.  Wildlife populations are considered to be unharmed as a result of the proposed development as there are no impacts to any known habitats.	Yes
(iii) the provision and quality of habitats for both indigenous and migratory species,	The quality of habitats for both indigenous and migratory species is fully retained as part of the proposed development.	Yes
(iv) the surface and groundwater characteristics of the site on which the development is proposed to be carried out and of the surrounding areas, including salinity and water quality and whether the wetland ecosystems are groundwater dependant,	The proposed development is considered to have no adverse affects on surface and groundwater characteristics of the site and surrounding areas due to there being no significant change to land use and the development being in compliance with the stormwater controls set out in the Ryde DCP 2014.	Yes
(c) Whether adequate safeguards and rehabilitation measures have been, or will be, made to protect the environment.	Appropriate safeguards to be put in place by way of Council's standard conditions to ensure all runoff, sedimentation & siltation is controlled so as to protect the environment. Rehabilitation measures are not considered necessary as no works being undertaken below and beyond the MHWM.	Yes
(d) Whether carrying out the development would be consistent with the principles set out in <i>The NSW Wetlands Management Policy</i> (as published in March 1996 by the then Department of Land and Water Conservation).	The proposal is not located within the wetlands protection area.	N/A



Provision	Proposal	Compliance
<p>(e) Whether the development adequately preserves and enhances local native vegetation,</p> <p>(f) Whether the development application adequately demonstrates:</p> <p>(i) how the direct and indirect impacts of the development will preserve and enhance wetlands, and</p>	<p>The development is considered to adequately preserve the local native vegetation through proposing no works below and beyond the MHWM, therefore retaining all existing local native vegetation.</p> <p>No adverse impacts.</p>	<p>Yes</p> <p>Yes</p>
<p>(ii) how the development will preserve and enhance the continuity and integrity of the wetlands, and</p> <p>(iii) how soil erosion and siltation will be minimised both while the development is being carried out and after it is completed, and</p> <p>(iv) how appropriate on-site measures are to be implemented to ensure that the intertidal zone is kept free from pollutants arising from the development, and</p>	<p>All works associated with the proposal will occur entirely within the site above the MHWM.</p> <p>Soil erosion and siltation is capable of being minimised during construction through implementation of sediment fences &amp; sediment traps.</p> <p>The standard conditions of consent are capable of being imposed on any consent for the development to provide sufficient sediment control measures ensuring that the intertidal zone is kept free from pollutants arising from the development.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>(v) that the nutrient levels in the wetlands do not increase as a consequence of the development, and</p> <p>(vi) that stands of vegetation (both terrestrial and aquatic) are protected or rehabilitated, and</p> <p>(vii) that the development minimises physical damage to aquatic ecological communities, and</p>	<p>The development will not impact on wetlands.</p> <p>No development is proposed within the stands of existing vegetation (both terrestrial and aquatic).</p> <p>The development minimises any adverse impacts on the aquatic ecological communities through</p>	<p>N/A</p> <p>N/A</p> <p>Yes</p>

Provision	Proposal	Compliance
<p>(viii) that the development does not cause physical damage to aquatic ecological communities,</p>	<p>ensuring no works are undertaken below the MHWM.</p> <p>With all works associated with the proposal being carried out entirely within the site above the MHWM, it is considered that no physical damage to aquatic ecological communities would occur as a result of the proposed development.</p>	<p>Yes</p>
<p>(g) Whether conditions should be imposed on the carrying out of the development requiring the carrying out of works to preserve or enhance the value of any surrounding wetlands.</p>	<p>Standard conditions required if approved.</p>	<p>Yes</p>

# ALTERATIONS & ADDITIONS TO EXISTING DWELLING

## LOT 19, DP 10340

### NO.6 SHACKEL AVENUE, GLADESVILLE NSW 2111

#### DEVELOPMENT APPLICATION ISSUE

##### GENERAL SPECIFICATIONS

Builder, sub-contractor to check all dimensions on site prior to commencement of any works.

Provide rubble access throughout construction period to council requirements.

Demolition works to be carried out in accordance with as 2601. All excavation, demolition works to be carried out in a careful systematic manner to avoid damage to excess structures.

All brickwork to comply with AS3700 masonry in buildings.

Provide vertical articulation control joint in brickwork to comply with part 3.3.1.8 of BCA

Provide tree protection measures to trees to be retained in accordance with council requirements.

Refer to Engineers details & specifications for all structural works.

All roof water and storm-water runoff to be connected to a council approved system of collection and/or disposal.

All sewer waste to be connected to the existing mains service in accordance with as 3500.

All pre-fabricated timber trusses and frames to utilize sustainable plantation timbers installed to the manufacturer's detail and specification.(for more detail refer to main specification provided with tender documents)

All timber works to comply with AS1684 national timber framing code.

All concrete slabs, retaining walls, structural steel, foundations and footings to be designed & specified by the consulting structural engineer and built strictly in accordance with such details, as approved.

Plumbing services to be carried out only by licensed tradespersons and in accordance with AS3500.3.2, AS3500.2.2, AS3500.1.2, AG 601 and other associated standards and codes.

Contractor to ensure selected tiles, fittings, etc, are appropriate and suitable for each application.

All insulation to be provided and installed in accordance with AS4859.1, AS3999 (bulk insulation), AS1904 (foil insulation) and associated standards and codes.

Any proposed variations to the details supplied in these documents must be discussed with and approved by Construction by Design Pty Ltd in writing, before the contractor orders or installs the relevant materials or systems.

The contractor must ensure that all proprietary systems and materials used in the construction of these works will be compatible with the details provided by Construction by Design Pty Ltd.


All measurements shown and scheduled are nominal. the contractor shall check all measurements on site before ordering materials and check any anomalies with Construction by Design Pty Ltd before proceeding.

Nibs to internal doorways to allow 100mm min. Clearance to architrave and where this is not possible discuss approved alternative with Construction by Design Pty Ltd.

Provide matching insect screens as approved to all opening window sashes.

Where compliant natural ventilation is not provided to bathrooms, ensuites, wcs, laundries and the like, the room must be provided with mechanical ventilation as per BCA clause 3.8.5.2.

REV	DATE	AMENDMENTS	BY	No.	SHEET TITLE
				19	EXTERNAL COLOURS
				18	WINDOW SCHEDULE
				17	WINDOW SCHEDULE
				16	FIRST FLOOR FSR PLANS
				15	GROUND FLOOR FSR PLANS
				14	LOWER-GROUND FLOOR FSR PLANS
				13	SUB-GROUND FLOOR FSR PLANS
				12	SECTIONS
				11	ELEVATIONS 4
				10	ELEVATIONS 3
				9	ELEVATIONS 2
				8	ELEVATIONS 1
				7	ROOF PLANS
				6	FIRST FLOOR PLANS
				5	GROUND FLOOR PLANS
				4	LOWER-GROUND FLOOR PLANS
H	10.02.22	REVISED PLANS PER PLANNING FEEDBACK	LW	3	SUB-GROUND FLOOR PLANS
G	20.01.22	DELETION OF THEATRE & AMENDED FSR TO INCLUDE FIRST FLOOR STAIR VOID	NY	2.5	SHADOW DIAGRAMS
F	03.01.22	REVISED PLANS PER COUNCIL LETTER	LW	2.4	SHADOW DIAGRAMS
E	14.07.21	REVISED DEVELOPMENT APPLICATION PLANS	NY	2.3	SHADOW DIAGRAMS
D	25.06.21	DEVELOPMENT APPLICATION PLANS	NY	2.2	SITE ANALYSIS PLAN
C	07.04.21	REVISED TENDER PLANS - COMPLIANCE FEEDBACK	NY	2.1	SITE MANAGEMENT PLAN
B	19.03.21	TENDER PLANS	BY	2	SITE PLAN
A	10.03.21	PRELIMINARY PLANS	LW	1	COVER SHEET
REV	DATE	AMENDMENTS	BY	No.	SHEET TITLE

	<b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au		<b>GADALLA RESIDENCE</b> <b>ALTERATIONS AND ADDITIONS TO EXISTING DWELLING</b>		Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKEL AVENUE          GLADESVILLE NSW 2111</b>	
	Drawn: <b>LW/NY</b>	Date: <b>26.03.21</b>	<b>DA PLANS</b>		Sheet: <b>1</b>	Job No: <b>CBD3136</b>

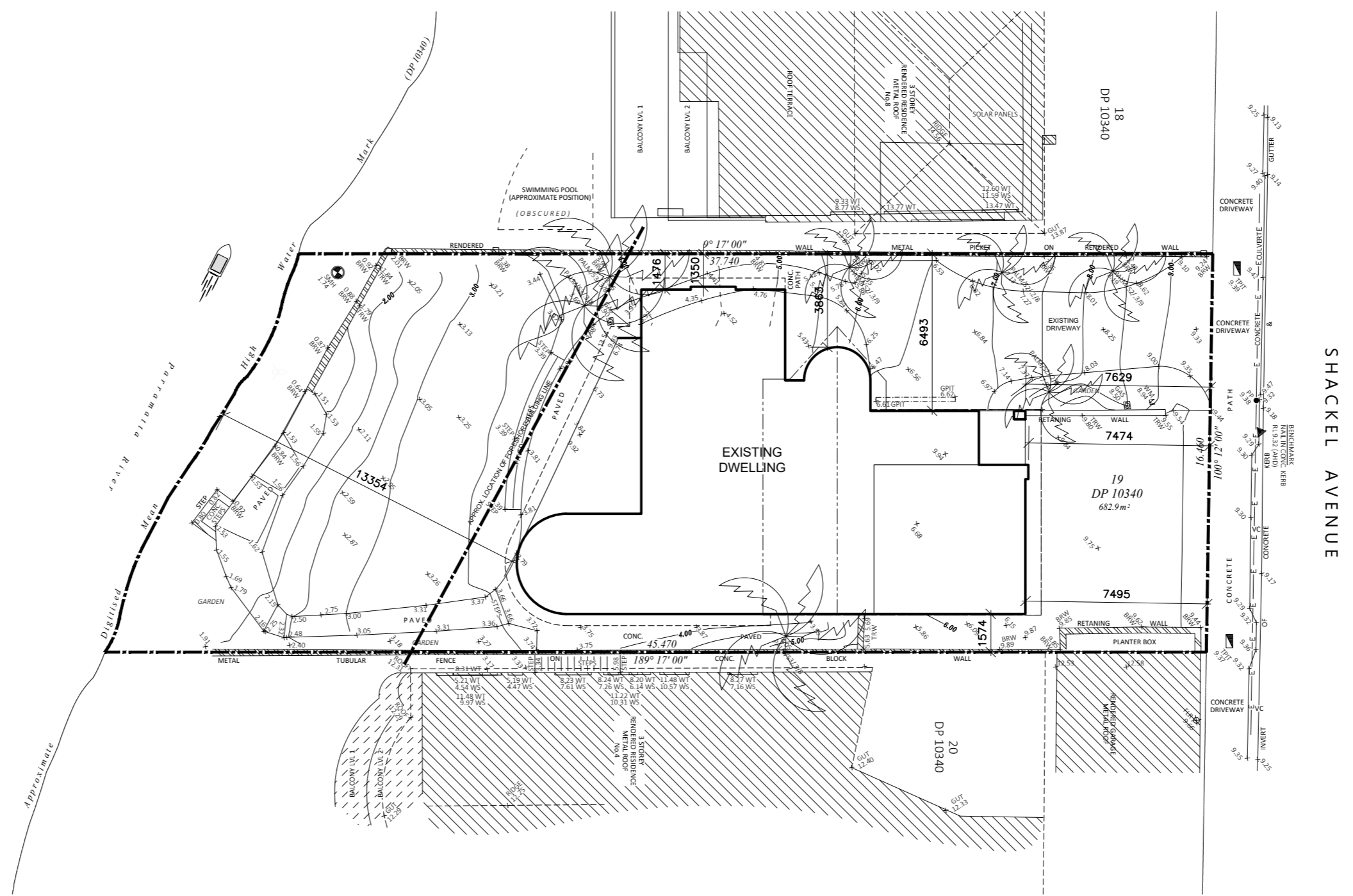
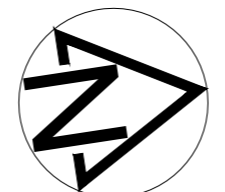
CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

LOT 19  
D.P: 10340  
L.G.A: RYDE COUNCIL

SITE AREAS	
LOT AREA:	682.90 m <sup>2</sup>
BUILDING FOOTPRINT:	0.00 m <sup>2</sup>
DRIVEWAY & PATHWAYS:	0.00 m <sup>2</sup>
POOL AND SURROUNDS:	0.00 m <sup>2</sup>
LANDSCAPING:	0.00 m <sup>2</sup>
EXISTING AREAS	
SUB FLOOR:	121.35 m <sup>2</sup>
LOWER GROUND:	136.16 m <sup>2</sup>
LOWER GROUND LDY:	46.98 m <sup>2</sup>
LOWER GROUND BALCONY:	13.34 m <sup>2</sup>
GROUND FLOOR:	140.04 m <sup>2</sup>
GROUND FLOOR GARAGE:	40.37 m <sup>2</sup>
GROUND FLOOR BALCONY:	12.80 m <sup>2</sup>
FIRST FLOOR:	45.00 m <sup>2</sup>
FIRST FLOOR TERRACE:	131.49 m <sup>2</sup>
TOTAL EXISTING:	687.53 m <sup>2</sup>
PROPOSED AREAS	
SUB FLOOR:	150.34 m <sup>2</sup>
SUB FLOOR ALFRESCO:	28.23 m <sup>2</sup>
LOWER GROUND :	214.48 m <sup>2</sup>
LOWER GROUND BALCONY:	17.65 m <sup>2</sup>
GROUND FLOOR:	148.09 m <sup>2</sup>
GROUND FLOOR GARAGE:	37.57 m <sup>2</sup>
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FIRST FLOOR:	60.79 m <sup>2</sup>
FIRST FLOOR TERRACE:	125.42 m <sup>2</sup>
TOTAL PROPOSED:	806.46 m <sup>2</sup>
TOTAL ADDITION:	118.93 m <sup>2</sup>

BASIX SUMMARY TABLE	
WATER COMMITMENTS	
FIXTURES	
SHOWERHEAD RATING:	3 STAR
TOILET RATING - (3/6 litre):	4 STAR
KITCHEN TAP FITTING RATING:	5 STAR
BATHROOM TAP FITTING RATING:	5 STAR
ENERGY COMMITMENTS	
HOT WATER: 6 STAR GAS INSTANTANEOUS	
VENTILATION: SELF SEALED EXHAUST	
ARTIFICIAL LIGHTING: DOWNLIGHTS	
COOKING APPLIANCES: GAS CT & ELEC. OVEN	
OUTSIDE CLOTHES LINE REQUIRED: N/A	
WALL CONSTRUCTION	
EXTERNAL WALL SURFACE	
BRICK VENEER:	YES
UNITEX CLADDING:	YES
WEATHERBOARD CLADDING:	YES
EXTERNAL WALL INSULATION:	R15
WALL COLOUR:	MEDIUM
INTERNAL WALLS: CAVITY 70mm GAP - NO INS.	
CEILING/ROOF CONSTRUCTION	
ROOFING MATERIAL:	CORRUGATED IRON
ROOF INSULATION:	R15 ANTICON BLANKET
ROOF COLOUR:	MEDIUM
CEILING INSULATION:	R2.0
<b>BASIX CERTIFICATE NUMBER: A418573</b>	

CONSTRUCTION IS REQUIRED TO COMPLY WITH THE REQUIREMENTS STATED WITHIN THE FOLLOWING:  
**BASIX CERTIFICATE A418573**  
DATED 02.06.2021



REFER TO HYDRAULIC DESIGN FOR STORMWATER LAYOUT

- SITE NOTES**
1. ALL LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
  2. EXTENT OF FILL & BATTER INDICATED IS APPROXIMATE AND WILL BE DETERMINED ON SITE.
  3. SEDIMENT BARRIERS AND SILTATION CONTROL IS SITE SPECIFIC AND IS TO COMPLY WITH COUNCIL REQUIREMENTS.
  4. EXISTING VEGETATION ON SITE TO BE REMOVED EXCEPT WHERE INDICATED TO BE RETAINED.
  5. NO WATERWAY OR WATERCOURSES ON SITE.
  6. TERMITE PROTECTION TO AS3660.
  7. TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE

**TERMITE PROTECTION**  
ACCORDANCE WITH AS1694 OR AS3660.1

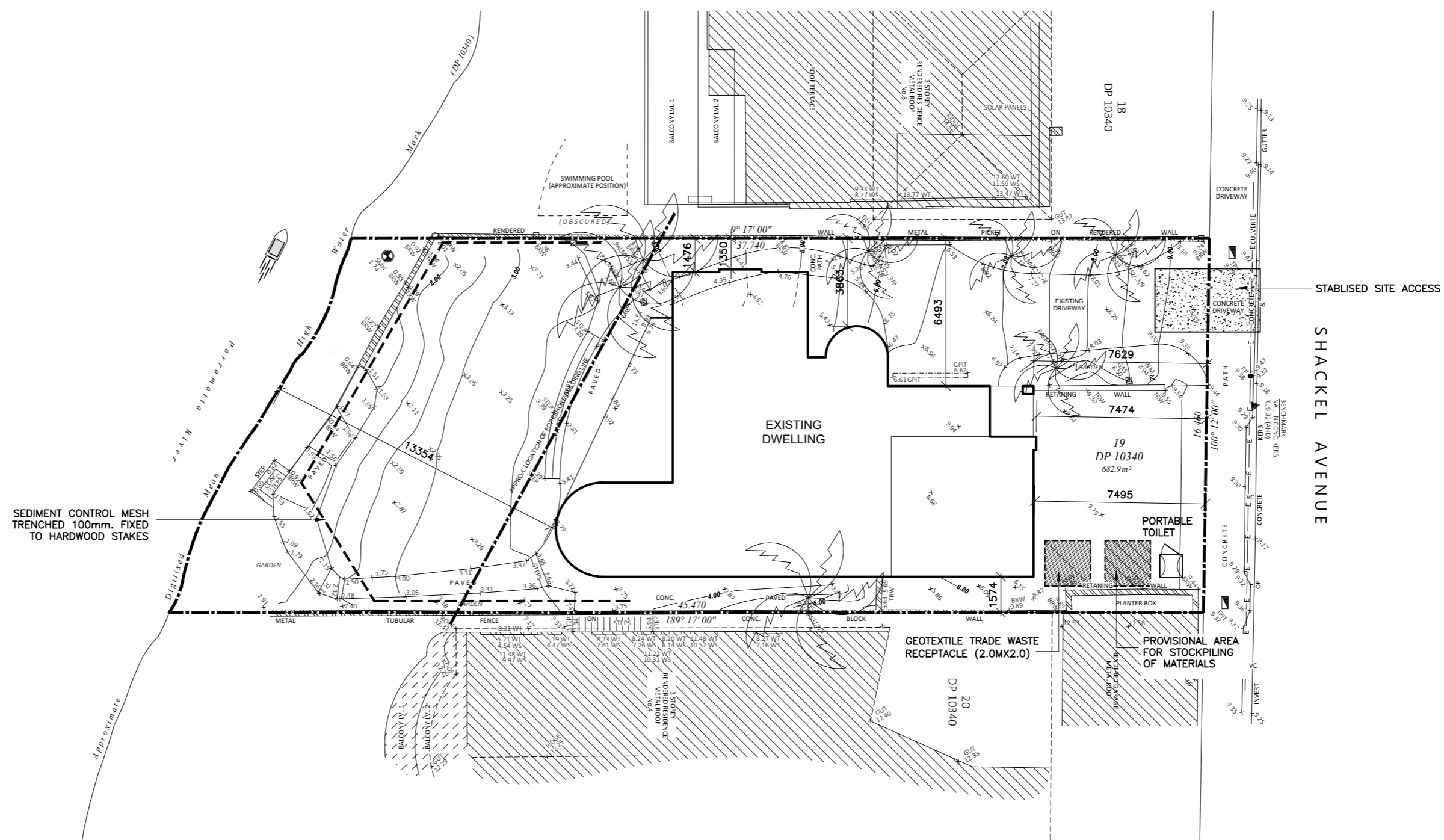
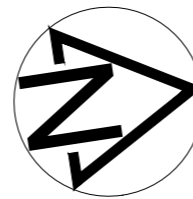
[www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)

**DIAL BEFORE YOU DIG**  
SHOULD BE CONTACTED  
PRIOR TO ANY EXCAVATION ON SITE

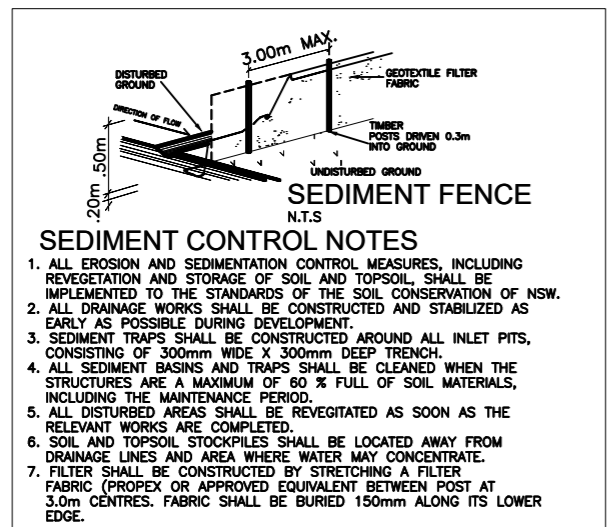
SITE PLAN

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

<p><b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au</p>	<p><b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING</p>		<p>Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKEL AVENUE GLADESVILLE NSW 2111</b></p>	
	<p>Drawn: <b>LW/NY</b></p> <p>Scale: <b>1:200 @ A2</b></p>	<p>Date: <b>26.03.21</b></p> <p>Checked: <b>Checked By</b></p>	<p>Sheet: <b>2</b></p>	<p>Job No: <b>CBD3136</b></p>



- SITE NOTES**
1. ALL LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
  2. EXTENT OF FILL & BATTER INDICATED IS APPROXIMATE AND WILL BE DETERMINED ON SITE.
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**DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE**

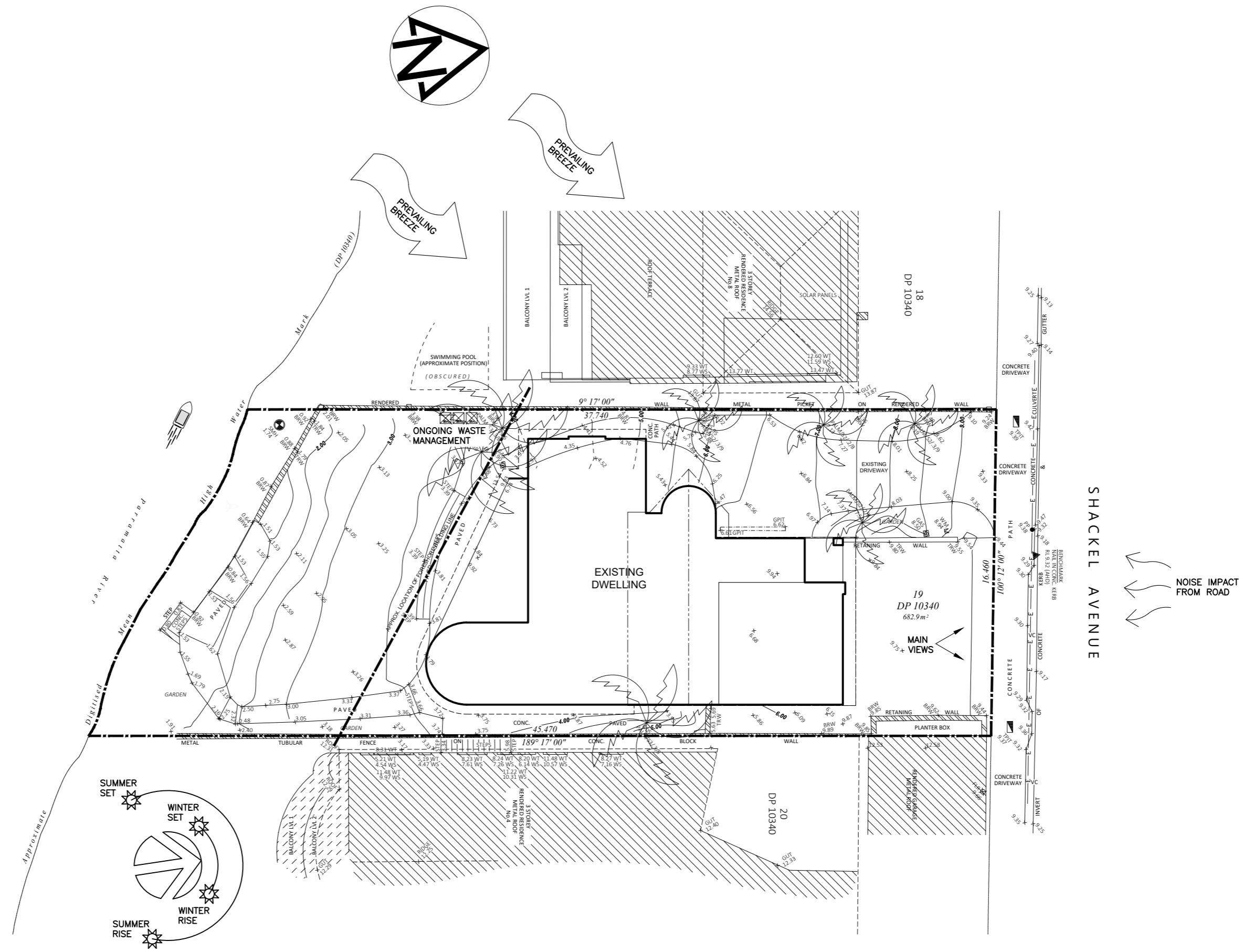
<p><b>CONSTRUCTION BY DESIGN</b>          11 Butler Avenue, Kellyville NSW 2155          PO Box 6021 Rouse Hill NSW 2155          m 0434 217 896 t 02 8882 9012          e lewin@constructionbydesign.com.au          w www.constructionbydesign.com.au</p>	<b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKLE AVENUE GLADESVILLE NSW 2111</b>	
	Drawn: <b>LW/NY</b> Scale: <b>1:200 @ A2</b>	Date: <b>26.03.21</b> Checked By:	Sheet: <b>2.1</b>	Job No: <b>CBD3136</b>

**SITE MANAGEMENT PLAN**

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_




CONSTRUCTION IS REQUIRED TO COMPLY WITH THE REQUIREMENTS STATED WITHIN THE FOLLOWING:  
**BASIX CERTIFICATE A418573**  
DATED 02.06.2021

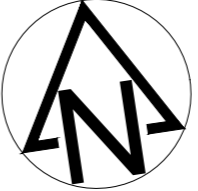


SITE ANALYSIS PLAN

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

 <p><b>CONSTRUCTION BY DESIGN</b>  11 Butler Avenue, Kellyville NSW 2155  PO Box 6021 Rouse Hill NSW 2155  m 0434 217 896 t 02 8882 9012  e lewin@constructionbydesign.com.au  w www.constructionbydesign.com.au</p>	<b>GADALLA RESIDENCE</b> <b>ALTERATIONS AND ADDITIONS TO EXISTING DWELLING</b>		Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKLE AVENUE  GLADESVILLE NSW 2111</b>	
	Drawn: <b>LW/NY</b>	Date: <b>26.03.21</b>	<b>DA PLANS</b>	
Scale: <b>1:200 @ A2</b>	Checked: <b>Checked By</b>	Sheet: <b>2.2</b>	Job No: <b>CBD3136</b>	Rev: <b>H</b>





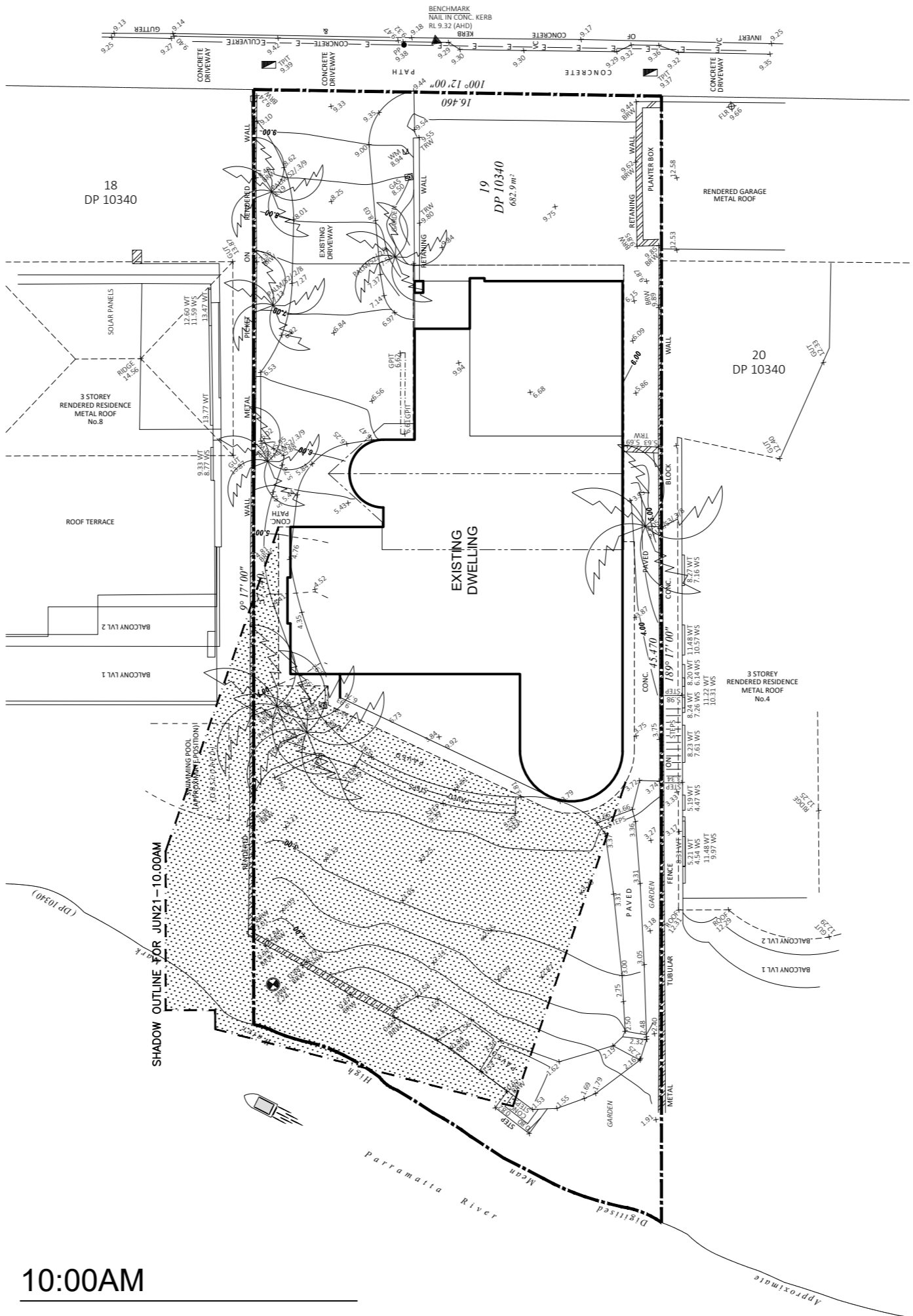
SHACKEL AVENUE

SHACKEL AVENUE

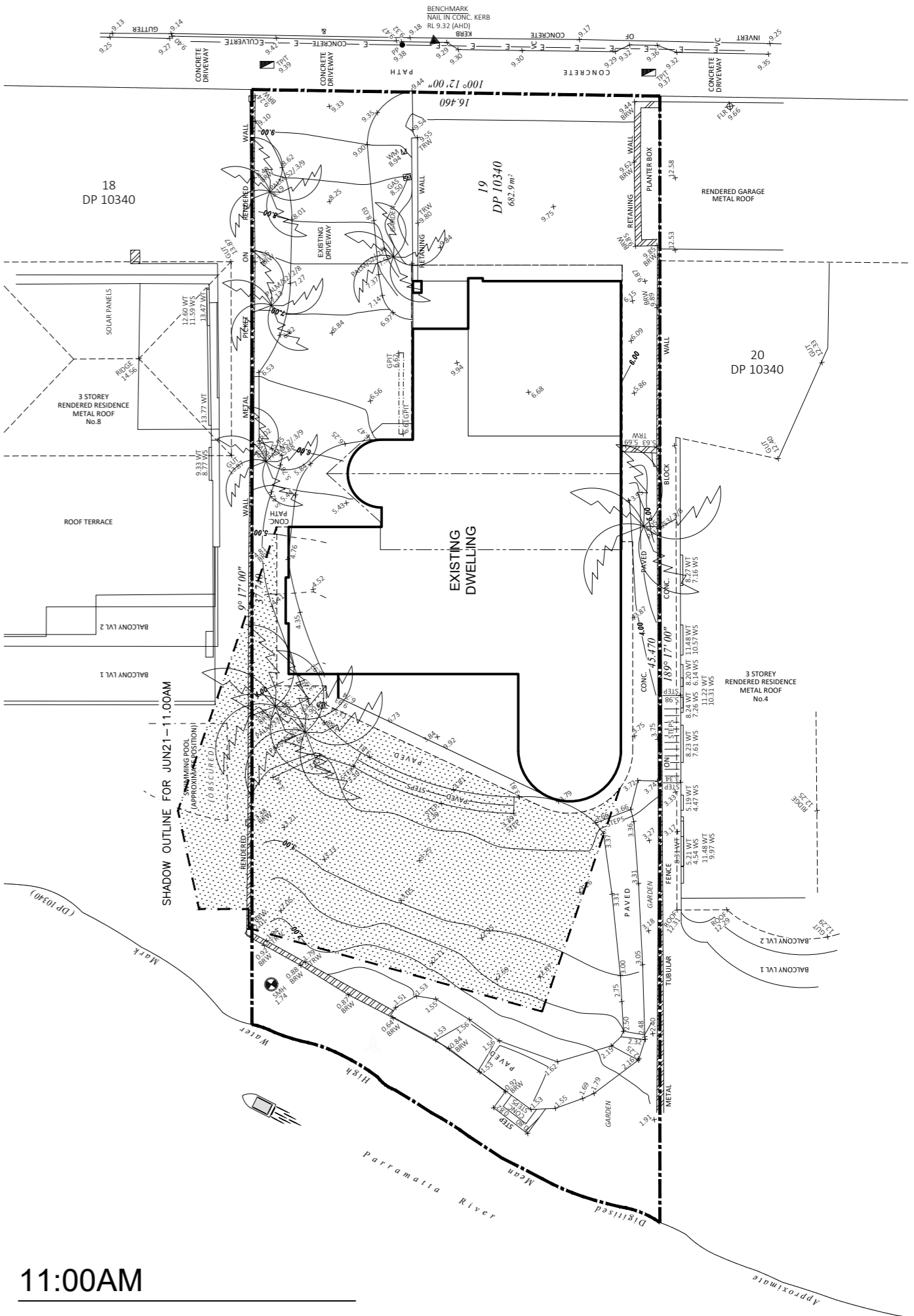
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9:00AM



10:00AM



11:00AM

SHADOW DIAGRAM JUNE 21st

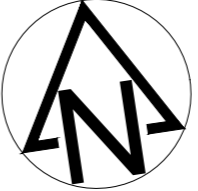
CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



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 M 0434 217 896 T 02 8882 9012  
 E lewin@constructionbydesign.com.au  
 W www.constructionbydesign.com.au

GADALLA RESIDENCE		Client: MR. R. GADALLA	
ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		Site Address: LOT 19 No.6 SHACKEL AVENUE GLADESVILLE NSW 2111	
Drawn: LW/NY	Date: 26.03.21	DA PLANS	
Scale: 1:200 @ A2	Checked: Checked By	Sheet: 2.3	Job No: CBD3136
			Rev: H

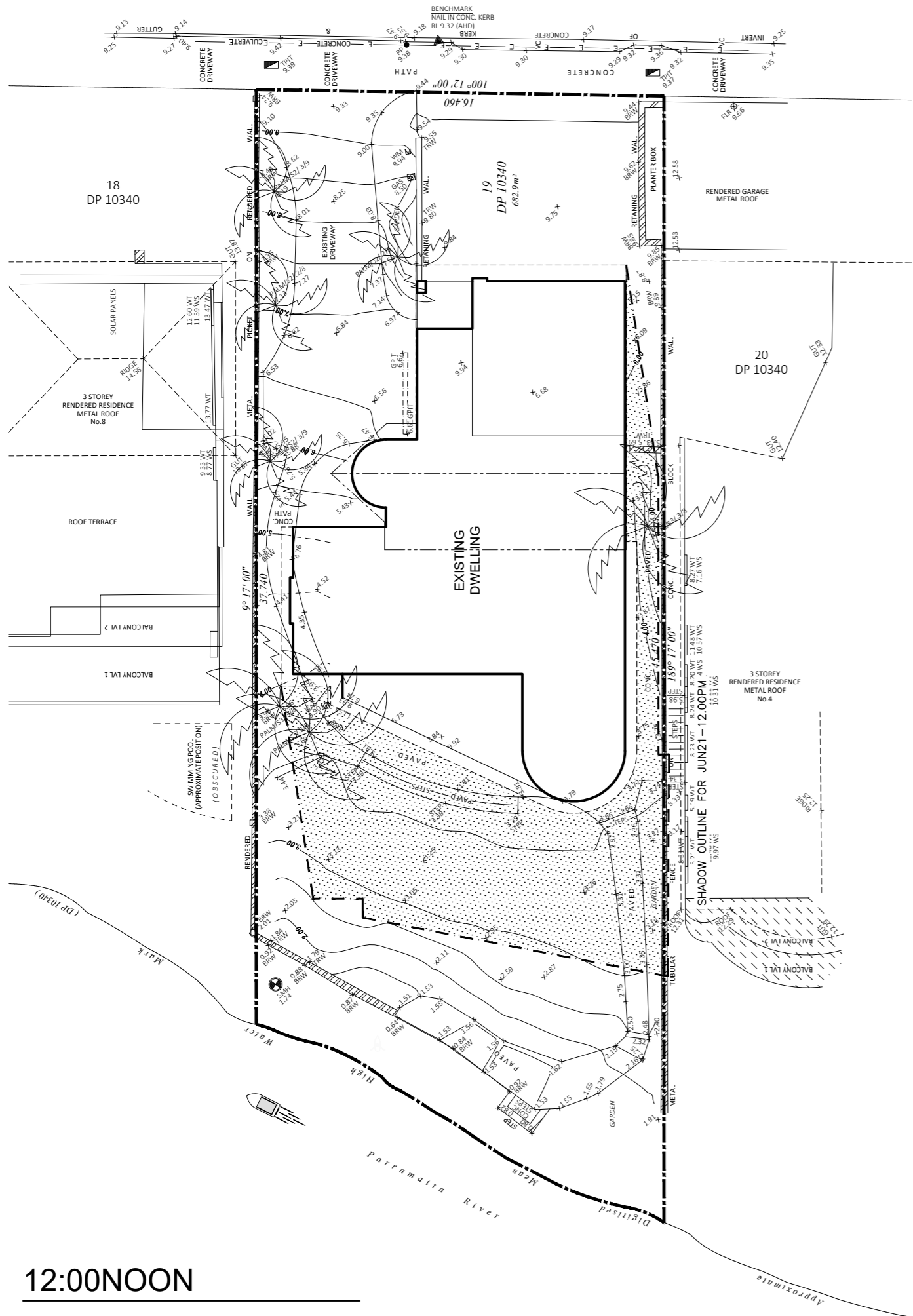




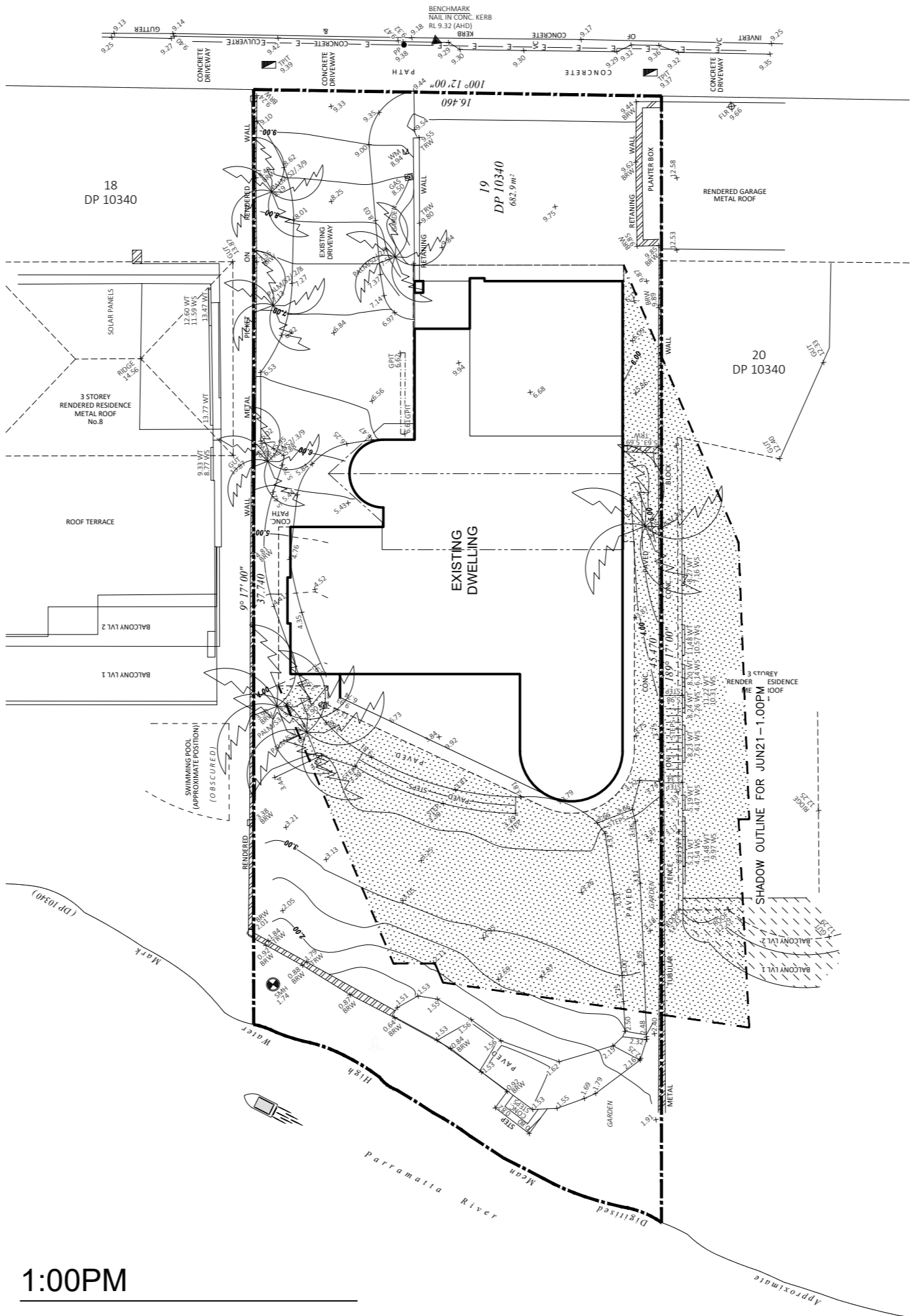
SHACKEL AVENUE

SHACKEL AVENUE

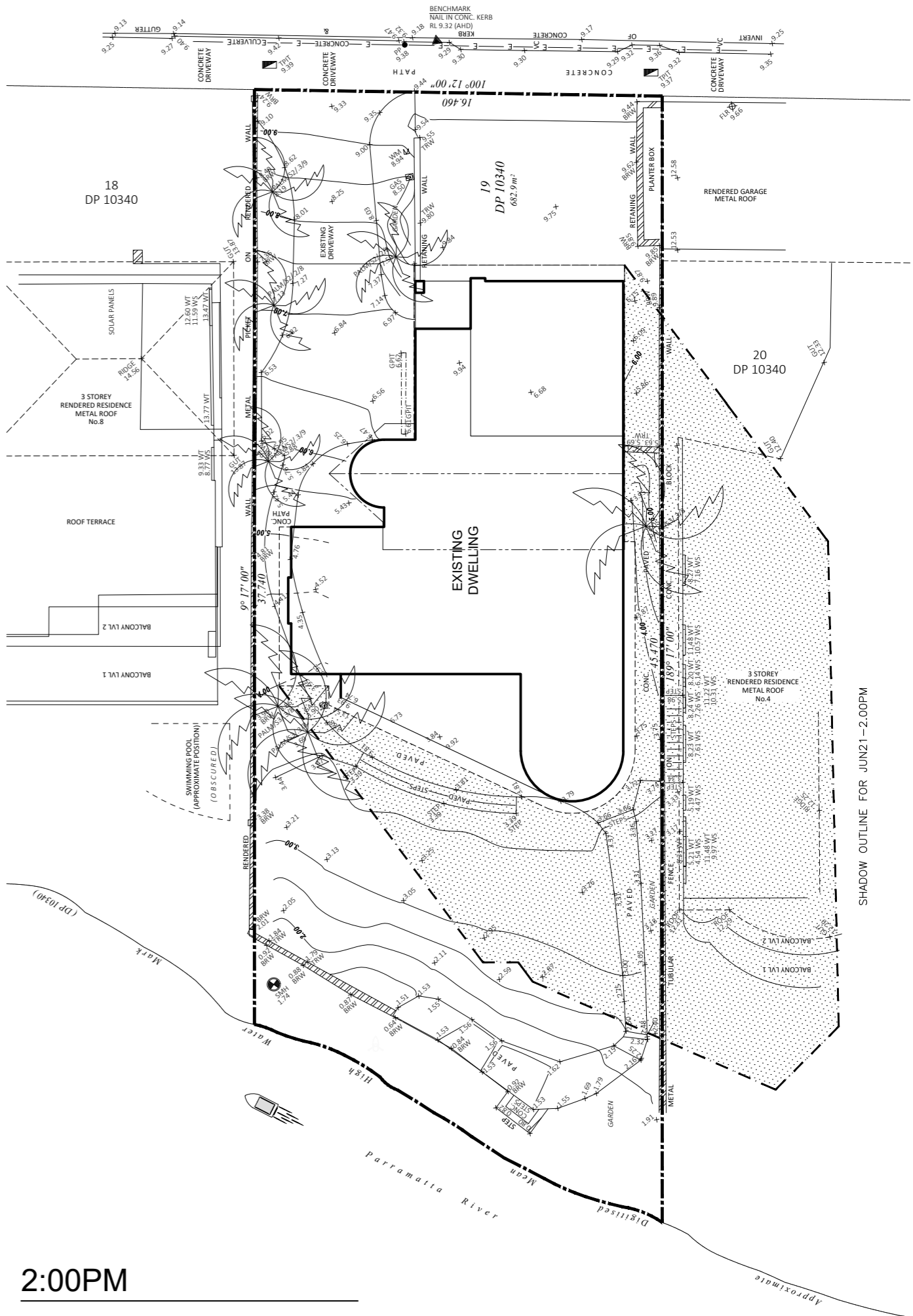
SHACKEL AVENUE



12:00NOON



1:00PM



2:00PM

SHADOW DIAGRAM JUNE 21st

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



**CONSTRUCTION BY DESIGN**  
 11 Butler Avenue, Kellyville NSW 2155  
 PO Box 6021 Rouse Hill NSW 2155  
 P 0434 217 896 T 02 8882 9012  
 e lewin@constructionbydesign.com.au  
 w www.constructionbydesign.com.au

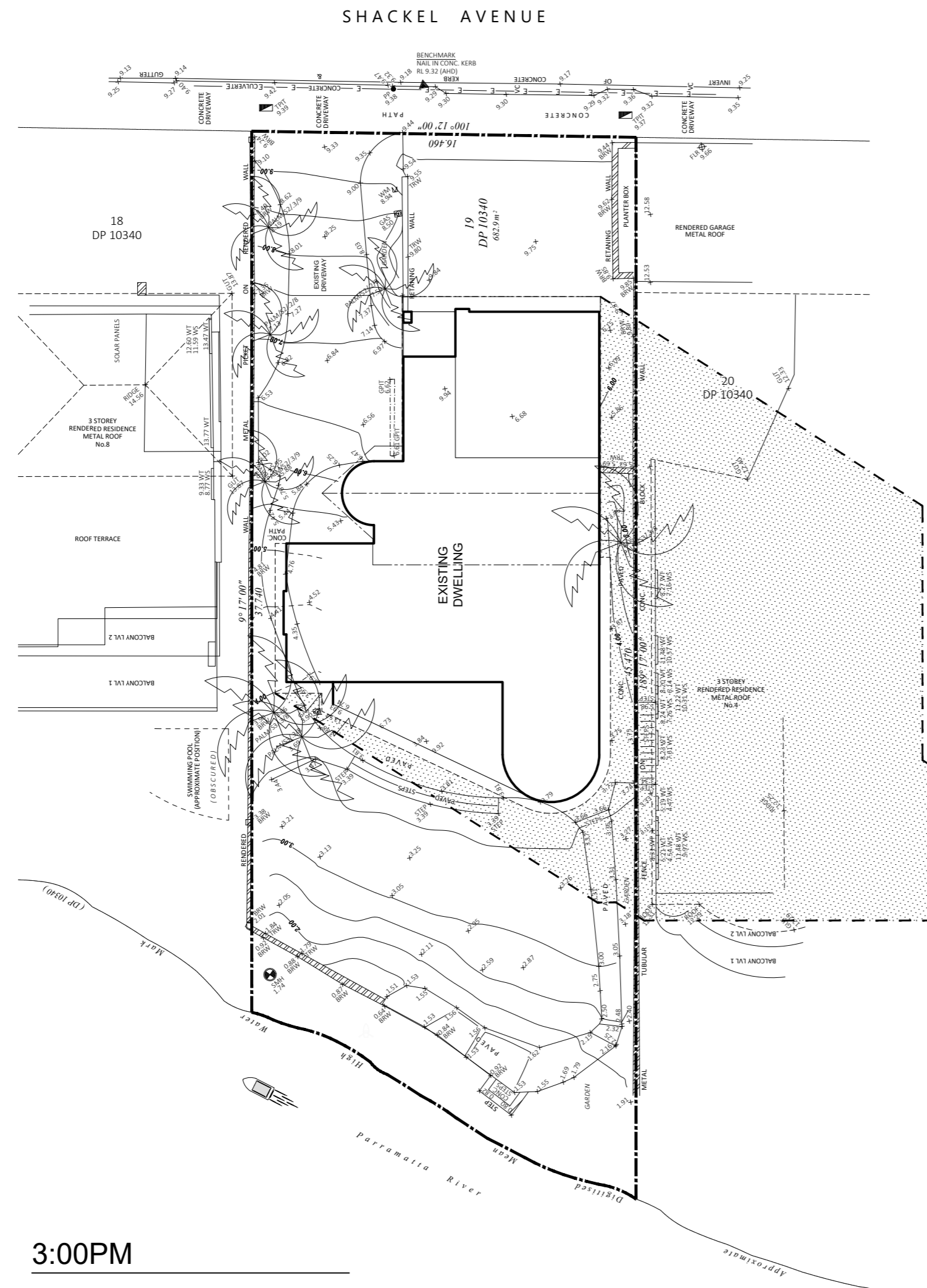
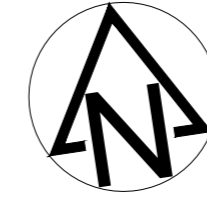
**GADALLA RESIDENCE**  
 ALTERATIONS AND ADDITIONS  
 TO EXISTING DWELLING

Client: **MR. R. GADALLA**  
 Site Address: **LOT 19 No.6 SHACKEL AVENUE  
 GLADESVILLE NSW 2111**

Drawn: **LW/NY** Date: **26.03.21**  
 Scale: **1:200 @ A2** Checked: **Checked By**

**DA PLANS**  
 Sheet: **2.4** Job No: **CBD3136**


Rev: **H**



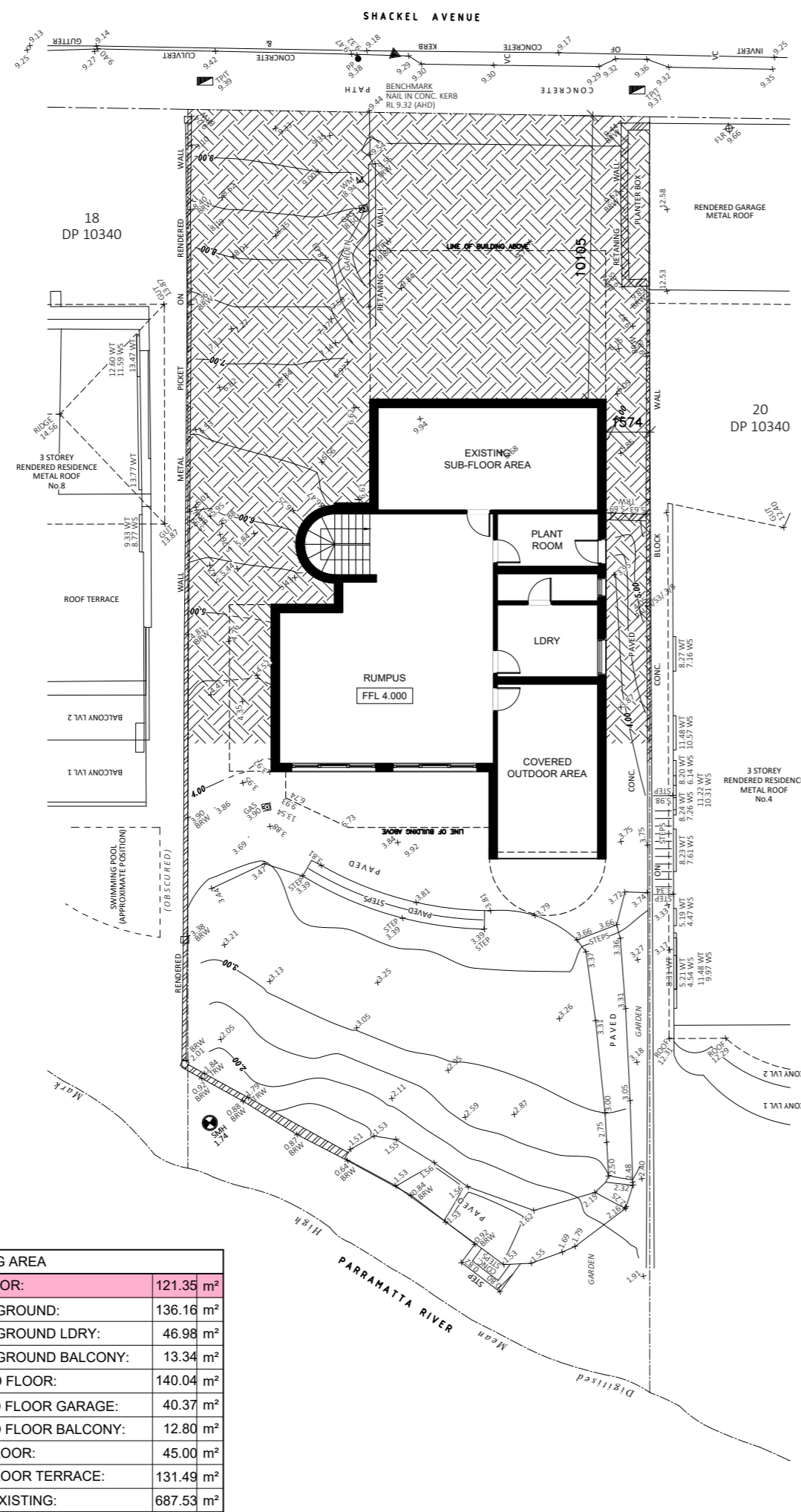
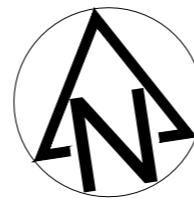
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SHADOW DIAGRAM JUNE 21st

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

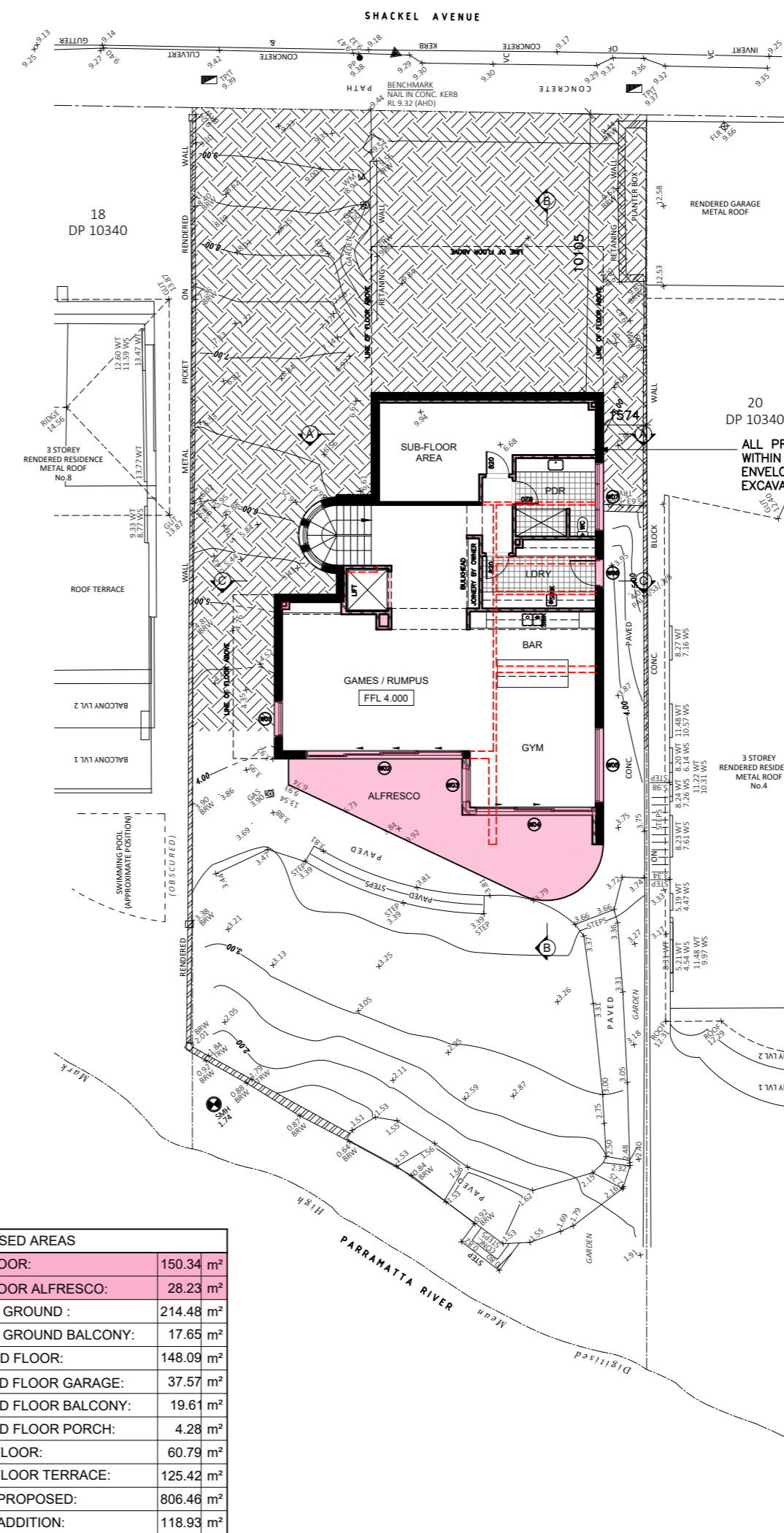
 <p><b>CONSTRUCTION BY DESIGN</b>          11 Butler Avenue, Kellyville NSW 2155          PO Box 6021 Rouse Hill NSW 2155          m 0434 217 896 t 02 8882 9012          e lewin@constructionbydesign.com.au          w www.constructionbydesign.com.au</p>	<p><b>GADALLA RESIDENCE</b>          ALTERATIONS AND ADDITIONS          TO EXISTING DWELLING</p>		<p>Client:  <b>MR. R. GADALLA</b>          Site Address:  <b>LOT 19 No.6 SHACKEL AVENUE          GLADESVILLE NSW 2111</b></p>	
	<p>Drawn:  <b>LW/NY</b></p>	<p>Date:  <b>26.03.21</b></p>	<p><b>DA PLANS</b></p>	
<p>Scale:  <b>1:200 @ A2</b></p>	<p>Checked:          Checked By</p>	<p>Sheet:  <b>2.5</b></p>	<p>Job No:  <b>CBD3136</b></p>	<p>Rev:  <b>H</b></p>





EXISTING AREA	
SUB FLOOR:	121.35 m <sup>2</sup>
LOWER GROUND:	136.16 m <sup>2</sup>
LOWER GROUND LDry:	46.98 m <sup>2</sup>
LOWER GROUND BALCONY:	13.34 m <sup>2</sup>
GROUND FLOOR:	140.04 m <sup>2</sup>
GROUND FLOOR GARAGE:	40.37 m <sup>2</sup>
GROUND FLOOR BALCONY:	12.80 m <sup>2</sup>
FIRST FLOOR:	45.00 m <sup>2</sup>
FIRST FLOOR TERRACE:	131.49 m <sup>2</sup>
TOTAL EXISTING:	687.53 m <sup>2</sup>

EXISTING FLOOR PLAN



PROPOSED AREAS	
SUB FLOOR:	150.34 m <sup>2</sup>
SUB FLOOR ALFRESCO:	28.23 m <sup>2</sup>
LOWER GROUND :	214.48 m <sup>2</sup>
LOWER GROUND BALCONY:	17.65 m <sup>2</sup>
GROUND FLOOR:	148.09 m <sup>2</sup>
GROUND FLOOR GARAGE:	37.57 m <sup>2</sup>
GROUND FLOOR BALCONY:	19.61 m <sup>2</sup>
GROUND FLOOR PORCH:	4.28 m <sup>2</sup>
FIRST FLOOR:	60.79 m <sup>2</sup>
FIRST FLOOR TERRACE:	125.42 m <sup>2</sup>
TOTAL PROPOSED:	806.46 m <sup>2</sup>
TOTAL ADDITION:	118.93 m <sup>2</sup>

PROPOSED FLOOR PLAN


NOTE:  
ALL OPERABLE BEDROOM WINDOWS WITH A SILL HEIGHT UNDER 1700mm TO BE PROTECTED BY RESTRICTED OPENING OR OTHER METHOD IN ACCORDANCE WITH PART 3.9.2.6 OF THE NCC VOL 2 2019  
SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH PART 3.7.5.5 OF THE NCC VOL 2 2019  
MECHANICAL VENTILATION MUST BE INSTALLED IN ACCORDANCE WITH PART 3.8.5.2(c) OF THE NCC VOL 2 2019

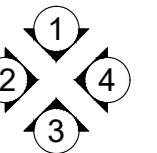
NOTE:  
(UNLESS NOTED OTHERWISE)  
2450 CEILINGS;  
300 DEEP BULKHEADS & SQ. SETS.  
150 DROPPED CEILINGS  
2750 CEILINGS;  
300 DEEP BULKHEADS, SQ. SETS & DROPPED CEILINGS  
SLIDING ROBE DOOR SIZE IS FOR STUD FRAME OPENING. SQ SET FINISH PRIOR TO INSTALLING DOORS

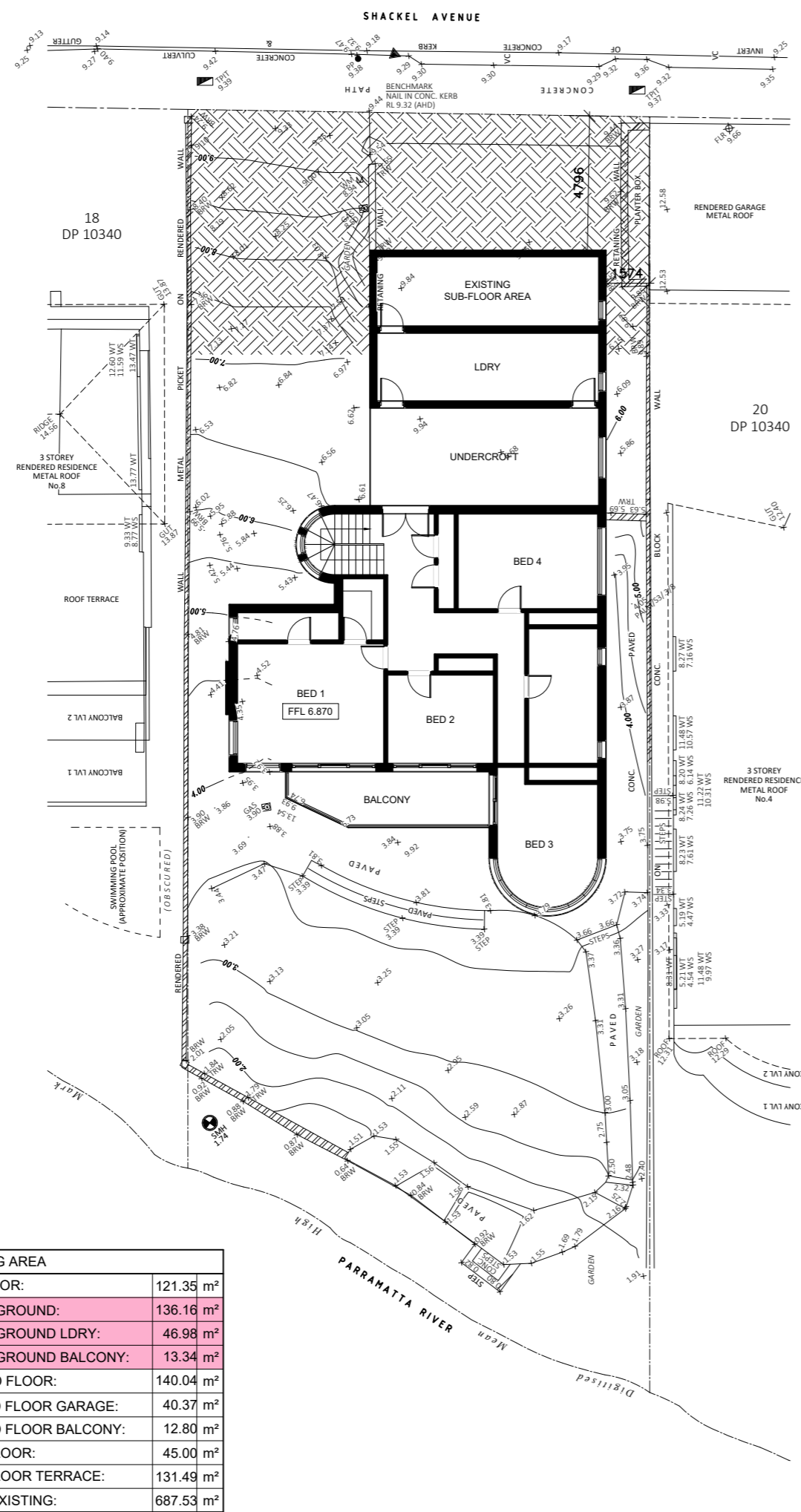
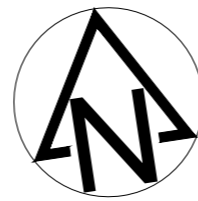
CONSTRUCTION IS REQUIRED TO COMPLY WITH THE REQUIREMENTS STATED WITHIN THE FOLLOWING:  
**BASIX CERTIFICATE A418573**  
DATED: 02.06.2021

- WET AREAS ABOVE
- WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- PROPOSED BUILDING WORKS

ALL PROPOSED WORKS ARE WITHIN THE EXISTING BUILDING ENVELOPE. NO ADDITIONAL EXCAVATION IS REQUIRED

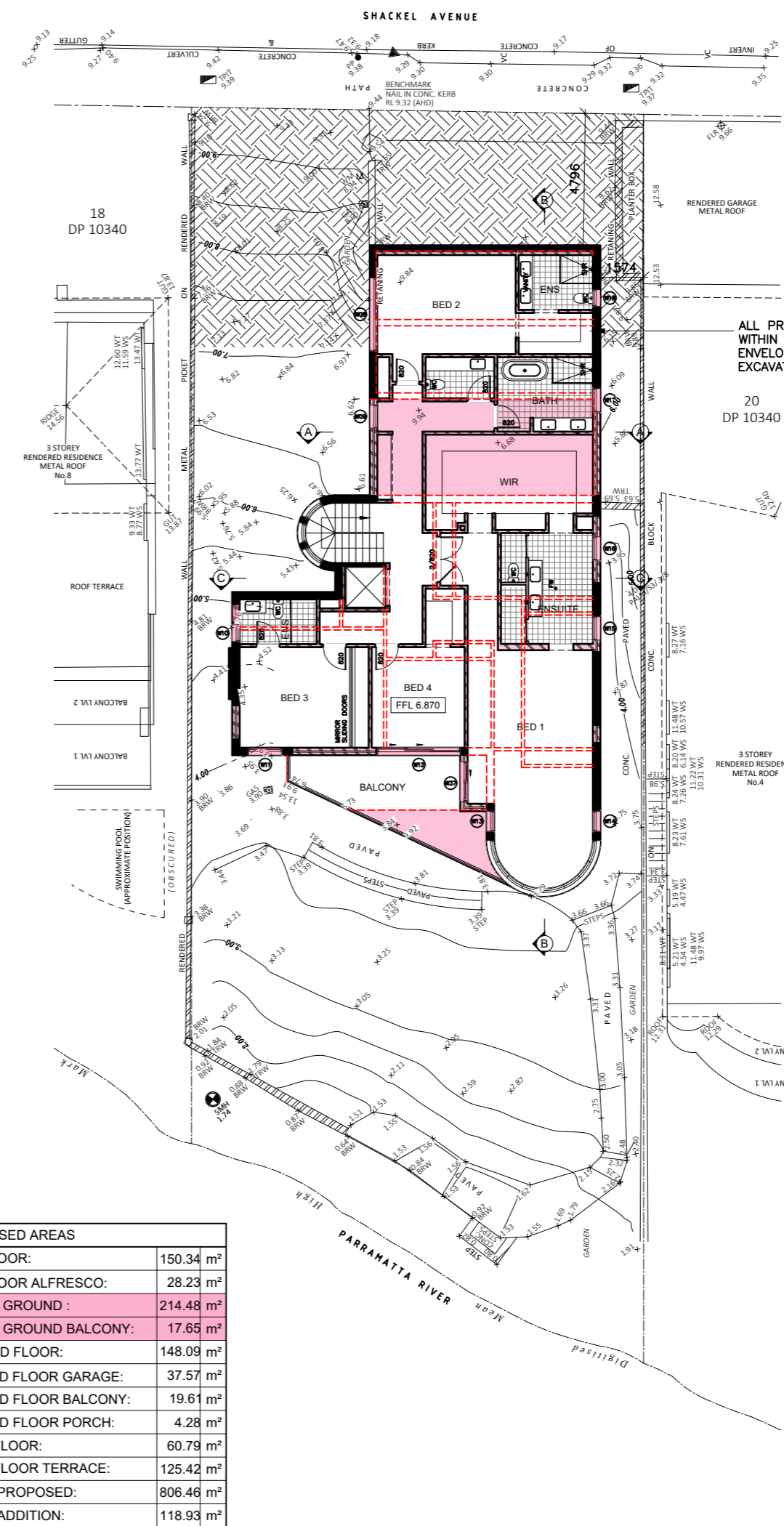
 <p><b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au</p>	<p><b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING</p>		<p>Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKEL AVENUE GLADESVILLE NSW 2111</b></p>	
	<p>Drawn: LW/ny Date: 26.03.21 Scale: 1:200 @ A2 Checked By: _____</p>		<p>DA PLANS Sheet: 3 Job No: CBD3136 Rev: H</p>	





EXISTING AREA	
SUB FLOOR:	121.35 m <sup>2</sup>
LOWER GROUND:	136.16 m <sup>2</sup>
LOWER GROUND LDY:	46.98 m <sup>2</sup>
LOWER GROUND BALCONY:	13.34 m <sup>2</sup>
GROUND FLOOR:	140.04 m <sup>2</sup>
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FIRST FLOOR:	45.00 m <sup>2</sup>
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EXISTING FLOOR PLAN



PROPOSED AREAS	
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SUB FLOOR ALFRESCO:	28.23 m <sup>2</sup>
LOWER GROUND :	214.48 m <sup>2</sup>
LOWER GROUND BALCONY:	17.65 m <sup>2</sup>
GROUND FLOOR:	148.09 m <sup>2</sup>
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FIRST FLOOR:	60.79 m <sup>2</sup>
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TOTAL PROPOSED:	806.46 m <sup>2</sup>
TOTAL ADDITION:	118.93 m <sup>2</sup>

PROPOSED FLOOR PLAN

NOTE:  
ALL OPERABLE BEDROOM WINDOWS WITH A SILL HEIGHT UNDER 1700mm TO BE PROTECTED BY RESTRICTED OPENING OR OTHER METHOD IN ACCORDANCE WITH PART 3.9.2.6 OF THE NCC VOL 2 2019  
SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH PART 3.7.5.5 OF THE NCC VOL 2 2019  
MECHANICAL VENTILATION MUST BE INSTALLED IN ACCORDANCE WITH PART 3.8.5.2(c) OF THE NCC VOL 2 2019

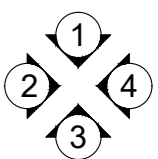
NOTE:  
(UNLESS NOTED OTHERWISE)  
2450 CEILINGS;  
300 DEEP BULKHEADS & SQ. SETS.  
150 DROPPED CEILINGS  
2750 CEILINGS;  
300 DEEP BULKHEADS, SQ. SETS & DROPPED CEILINGS  
SLIDING ROBE DOOR SIZE IS FOR STUD FRAME OPENING. SQ SET FINISH PRIOR TO INSTALLING DOORS

CONSTRUCTION IS REQUIRED TO COMPLY WITH THE REQUIREMENTS STATED WITHIN THE FOLLOWING:  
**BASIX CERTIFICATE A418573**  
DATED: 02.06.2021

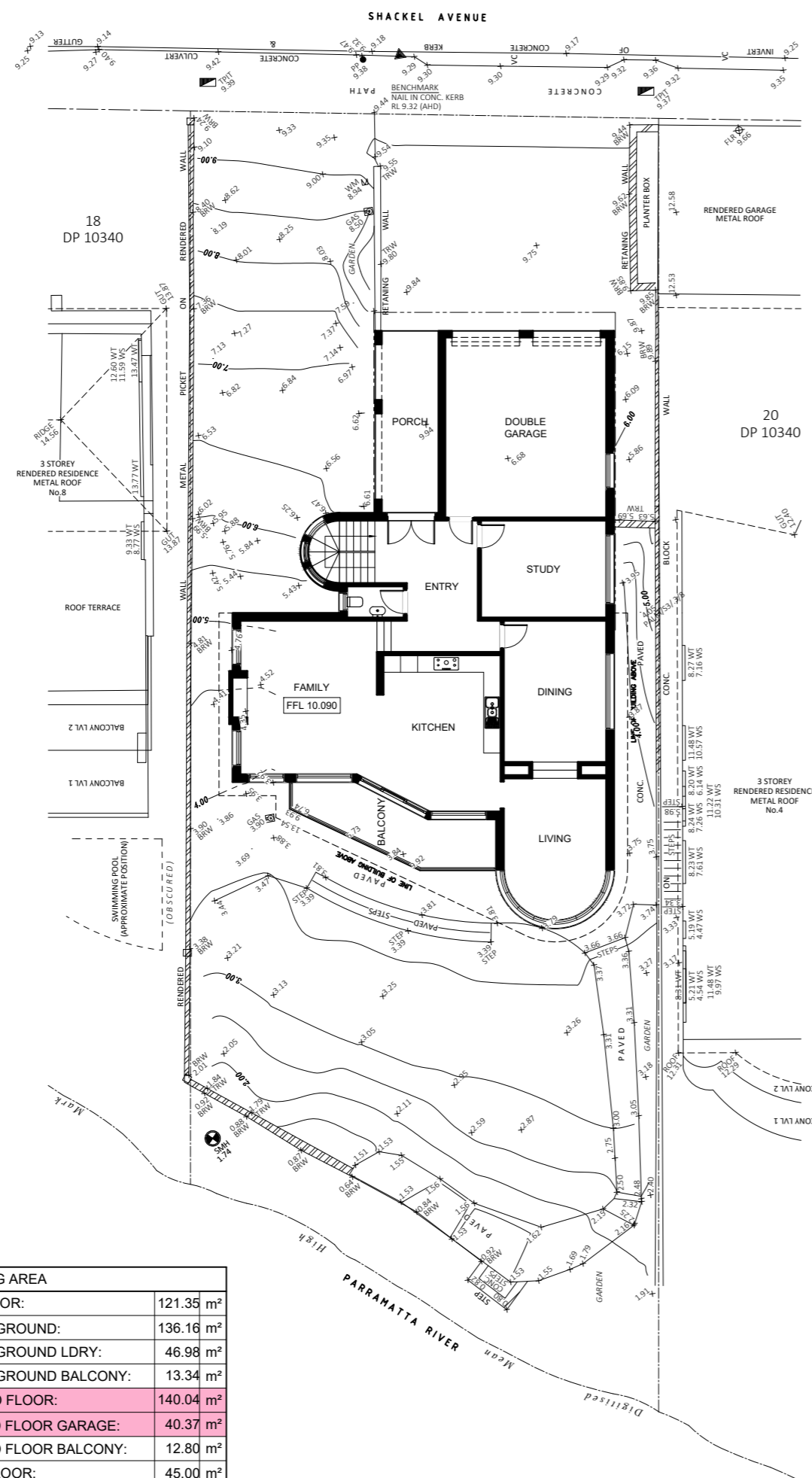
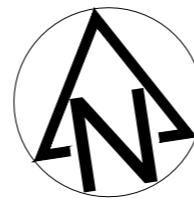
- WET AREAS ABOVE
- WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- PROPOSED BUILDING WORKS

ALL PROPOSED WORKS ARE WITHIN THE EXISTING BUILDING ENVELOPE. NO ADDITIONAL EXCAVATION IS REQUIRED

	<b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au		<b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKEL AVENUE          GLADESVILLE NSW 2111</b>	
	Drawn: <b>LWNY</b> Scale: <b>1:200 @ A2</b>	Date: <b>26.03.21</b> Checked By:	Sheet: <b>4</b>	Job No: <b>CBD3136</b>	DA PLANS	Rev: <b>H</b>

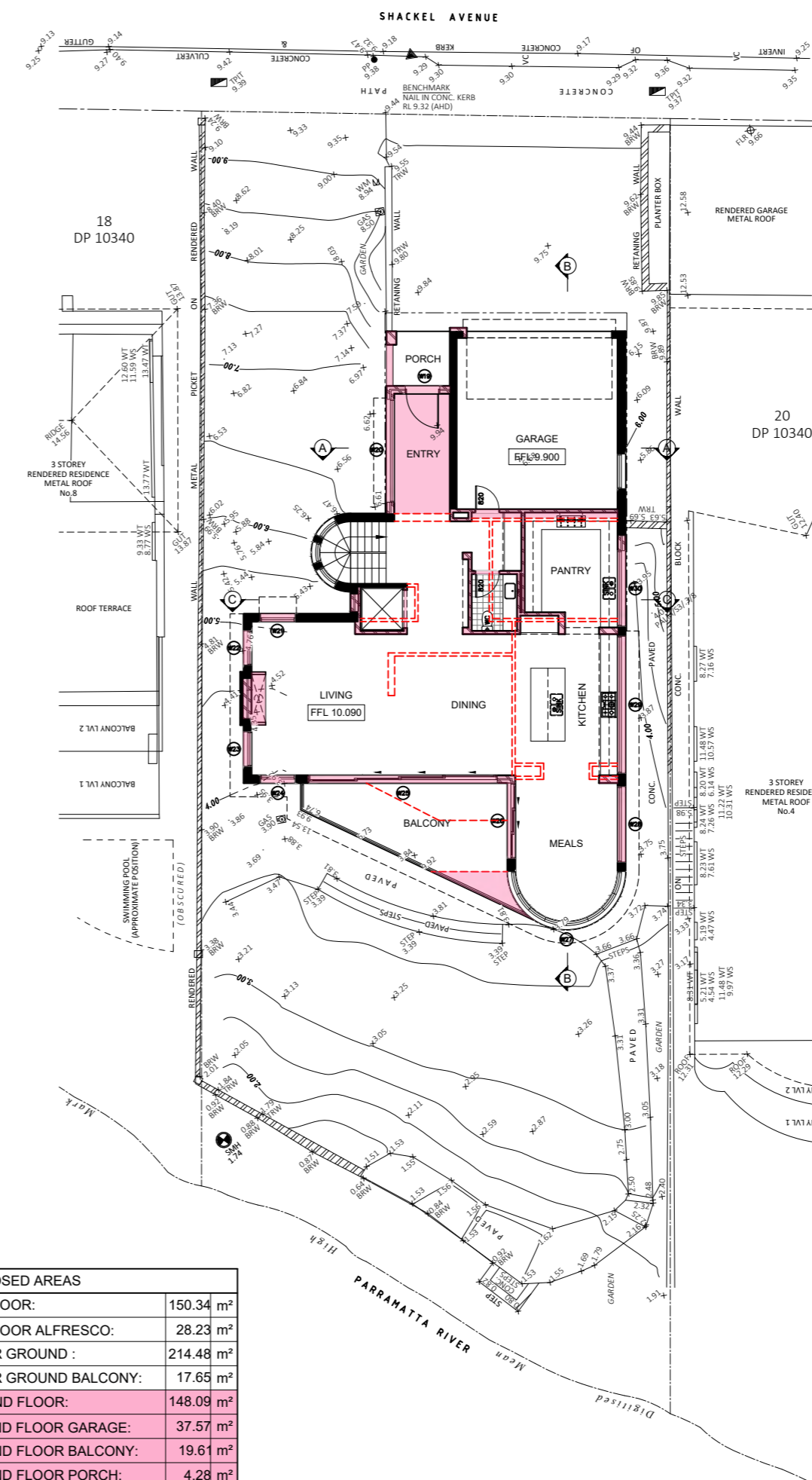






EXISTING AREA	
SUB FLOOR:	121.35 m <sup>2</sup>
LOWER GROUND:	136.16 m <sup>2</sup>
LOWER GROUND LDY:	46.98 m <sup>2</sup>
LOWER GROUND BALCONY:	13.34 m <sup>2</sup>
GROUND FLOOR:	140.04 m <sup>2</sup>
GROUND FLOOR GARAGE:	40.37 m <sup>2</sup>
GROUND FLOOR BALCONY:	12.80 m <sup>2</sup>
FIRST FLOOR:	45.00 m <sup>2</sup>
FIRST FLOOR TERRACE:	131.49 m <sup>2</sup>
TOTAL EXISTING:	687.53 m <sup>2</sup>

EXISTING FLOOR PLAN



PROPOSED AREAS	
SUB FLOOR:	150.34 m <sup>2</sup>
SUB FLOOR ALFRESCO:	28.23 m <sup>2</sup>
LOWER GROUND :	214.48 m <sup>2</sup>
LOWER GROUND BALCONY:	17.65 m <sup>2</sup>
GROUND FLOOR:	148.09 m <sup>2</sup>
GROUND FLOOR GARAGE:	37.57 m <sup>2</sup>
GROUND FLOOR BALCONY:	19.61 m <sup>2</sup>
GROUND FLOOR PORCH:	4.28 m <sup>2</sup>
FIRST FLOOR:	60.79 m <sup>2</sup>
FIRST FLOOR TERRACE:	125.42 m <sup>2</sup>
TOTAL PROPOSED:	806.46 m <sup>2</sup>
TOTAL ADDITION:	118.93 m <sup>2</sup>


PROPOSED FLOOR PLAN

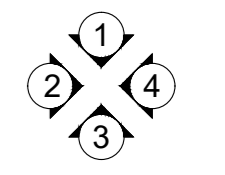
NOTE:  
ALL OPERABLE BEDROOM WINDOWS WITH A SILL HEIGHT UNDER 1700mm TO BE PROTECTED BY RESTRICTED OPENING OR OTHER METHOD IN ACCORDANCE WITH PART 3.9.2.6 OF THE NCC VOL 2 2019  
SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH PART 3.7.5.5 OF THE NCC VOL 2 2019  
MECHANICAL VENTILATION MUST BE INSTALLED IN ACCORDANCE WITH PART 3.8.5.2(c) OF THE NCC VOL 2 2019

NOTE:  
(UNLESS NOTED OTHERWISE)  
2450 CEILINGS;  
300 DEEP BULKHEADS & SQ. SETS.  
150 DROPPED CEILINGS  
2750 CEILINGS;  
300 DEEP BULKHEADS, SQ. SETS & DROPPED CEILINGS  
SLIDING ROBE DOOR SIZE IS FOR STUD FRAME OPENING. SQ SET FINISH PRIOR TO INSTALLING DOORS

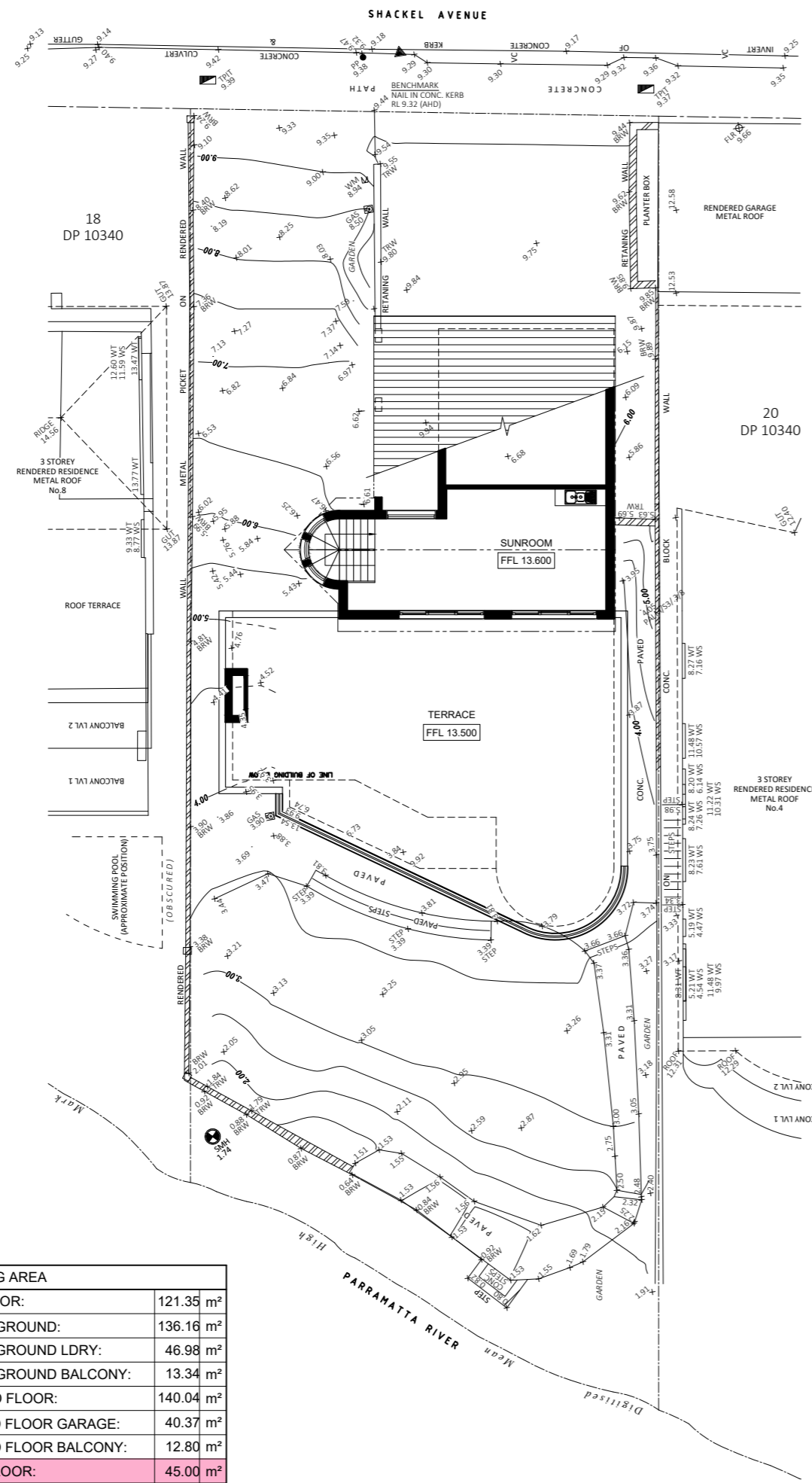
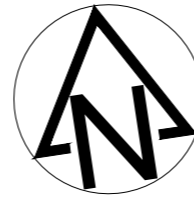
CONSTRUCTION IS REQUIRED TO COMPLY WITH THE REQUIREMENTS STATED WITHIN THE FOLLOWING:  
**BASIX CERTIFICATE A418573**  
DATED: 02.06.2021

- WET AREAS ABOVE
- WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- PROPOSED BUILDING WORKS

 <p><b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au</p>	<p><b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING</p>		<p>Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKEL AVENUE GLADESVILLE NSW 2111</b></p>	
	<p>Drawn: LW/NY</p>	<p>Date: 26.03.21</p>	<p><b>DA PLANS</b></p>	
<p>Scale: 1:200 @ A2</p>	<p>Checked: Checked By</p>	<p>Sheet: 5</p>	<p>Job No: CBD3136</p>	<p>Rev: H</p>

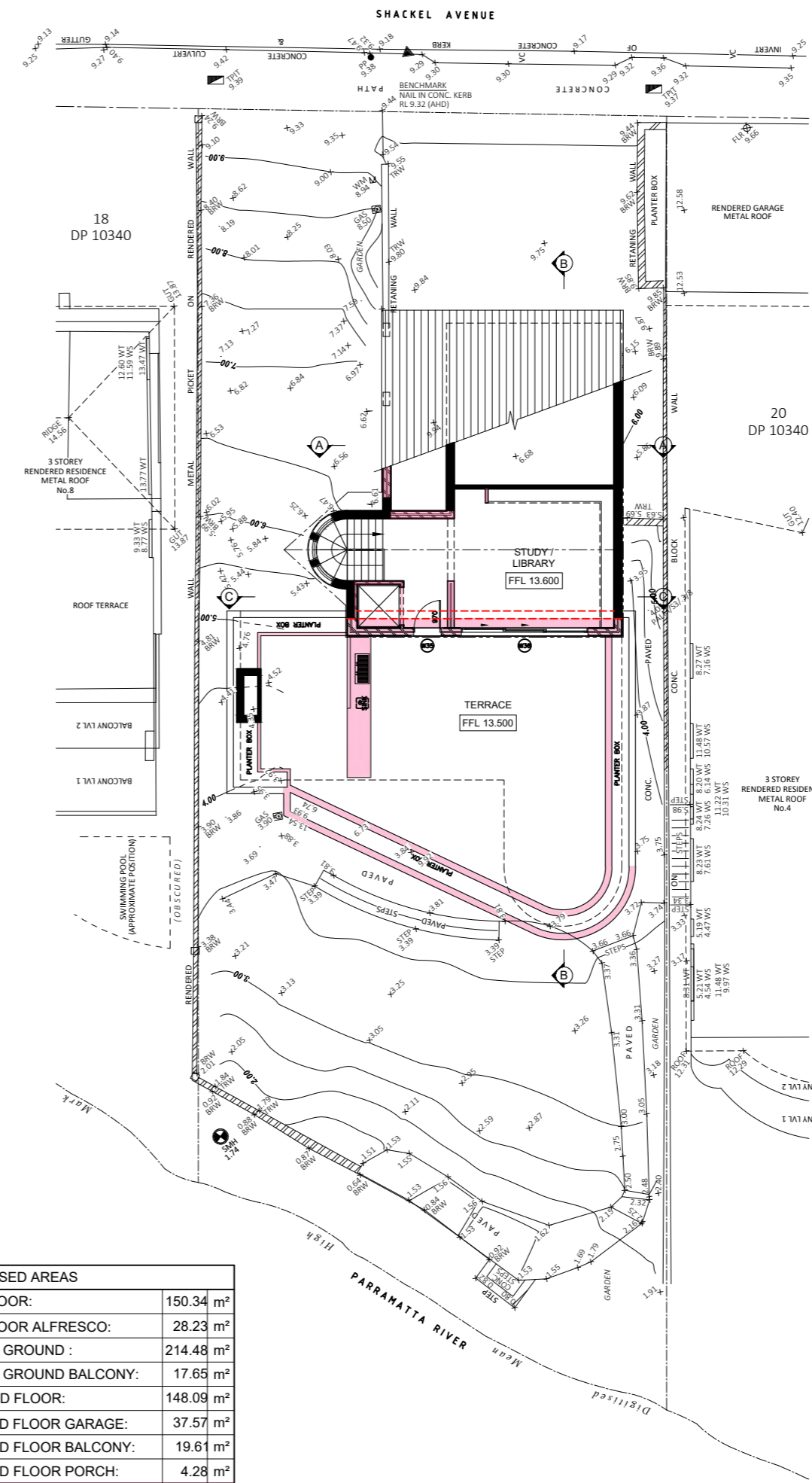






EXISTING AREA	
SUB FLOOR:	121.35 m <sup>2</sup>
LOWER GROUND:	136.16 m <sup>2</sup>
LOWER GROUND LDY:	46.98 m <sup>2</sup>
LOWER GROUND BALCONY:	13.34 m <sup>2</sup>
GROUND FLOOR:	140.04 m <sup>2</sup>
GROUND FLOOR GARAGE:	40.37 m <sup>2</sup>
GROUND FLOOR BALCONY:	12.80 m <sup>2</sup>
FIRST FLOOR:	45.00 m <sup>2</sup>
FIRST FLOOR TERRACE:	131.49 m <sup>2</sup>
TOTAL EXISTING:	687.53 m <sup>2</sup>

EXISTING FLOOR PLAN



PROPOSED AREAS	
SUB FLOOR:	150.34 m <sup>2</sup>
SUB FLOOR ALFRESCO:	28.23 m <sup>2</sup>
LOWER GROUND :	214.48 m <sup>2</sup>
LOWER GROUND BALCONY:	17.65 m <sup>2</sup>
GROUND FLOOR:	148.09 m <sup>2</sup>
GROUND FLOOR GARAGE:	37.57 m <sup>2</sup>
GROUND FLOOR BALCONY:	19.61 m <sup>2</sup>
GROUND FLOOR PORCH:	4.28 m <sup>2</sup>
FIRST FLOOR:	60.79 m <sup>2</sup>
FIRST FLOOR TERRACE:	125.42 m <sup>2</sup>
TOTAL PROPOSED:	806.46 m <sup>2</sup>
TOTAL ADDITION:	118.93 m <sup>2</sup>

PROPOSED FLOOR PLAN


NOTE:  
ALL OPERABLE BEDROOM WINDOWS WITH A SILL HEIGHT UNDER 1700mm TO BE PROTECTED BY RESTRICTED OPENING OR OTHER METHOD IN ACCORDANCE WITH PART 3.9.2.6 OF THE NCC VOL 2 2019  
SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH PART 3.7.5.5 OF THE NCC VOL 2 2019

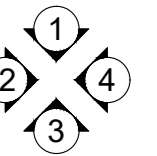
MECHANICAL VENTILATION MUST BE INSTALLED IN ACCORDANCE WITH PART 3.8.5.2(c) OF THE NCC VOL 2 2019

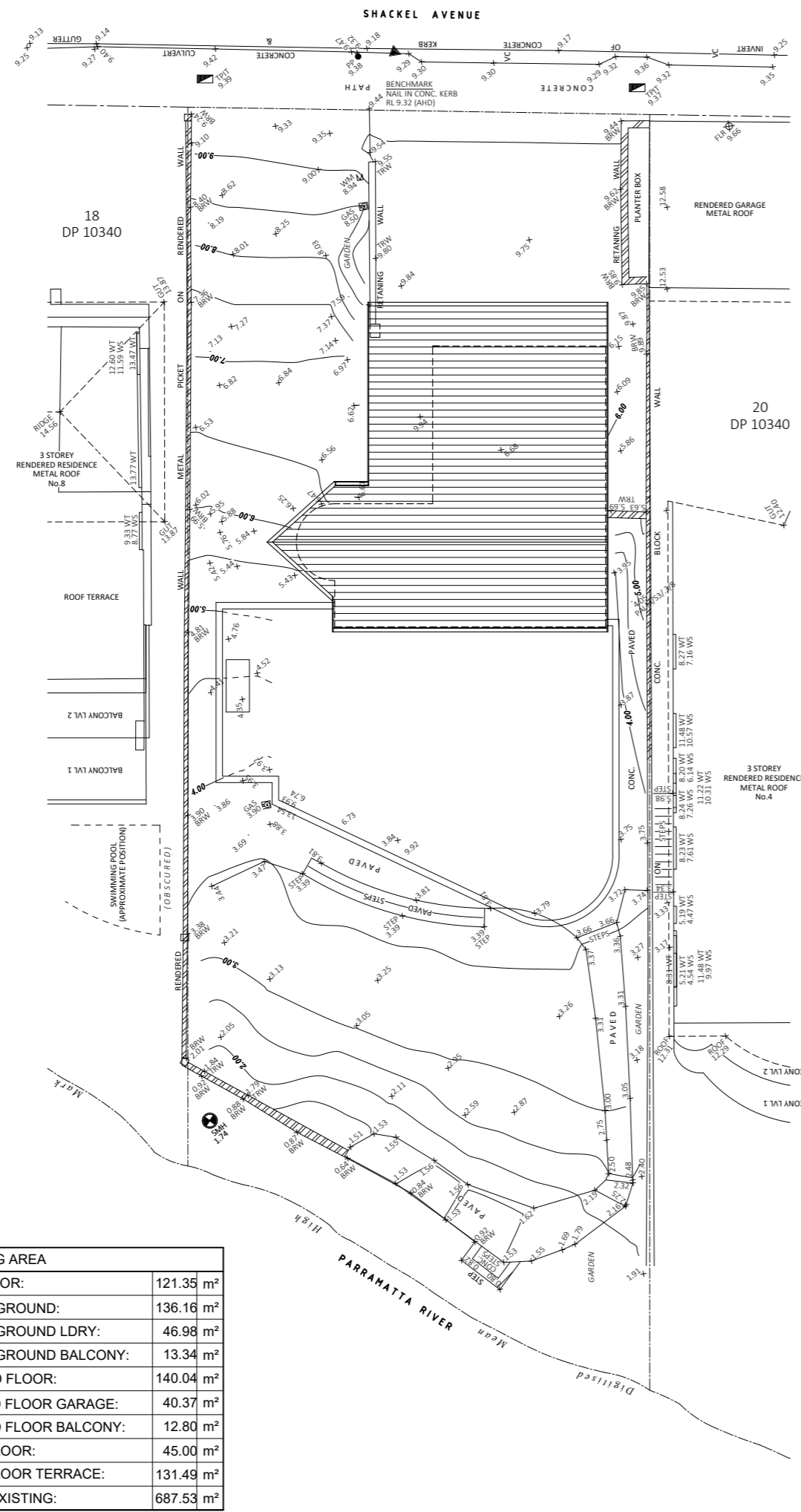
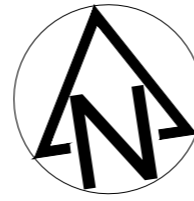
NOTE:  
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300 DEEP BULKHEADS & SQ. SETS.  
150 DROPPED CEILINGS  
2750 CEILINGS;  
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SLIDING ROBE DOOR SIZE IS FOR STUD FRAME OPENING. SQ SET FINISH PRIOR TO INSTALLING DOORS

CONSTRUCTION IS REQUIRED TO COMPLY WITH THE REQUIREMENTS STATED WITHIN THE FOLLOWING:  
**BASIX CERTIFICATE A418573**  
DATED: 02.06.2021

- WET AREAS ABOVE
- WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- PROPOSED BUILDING WORKS

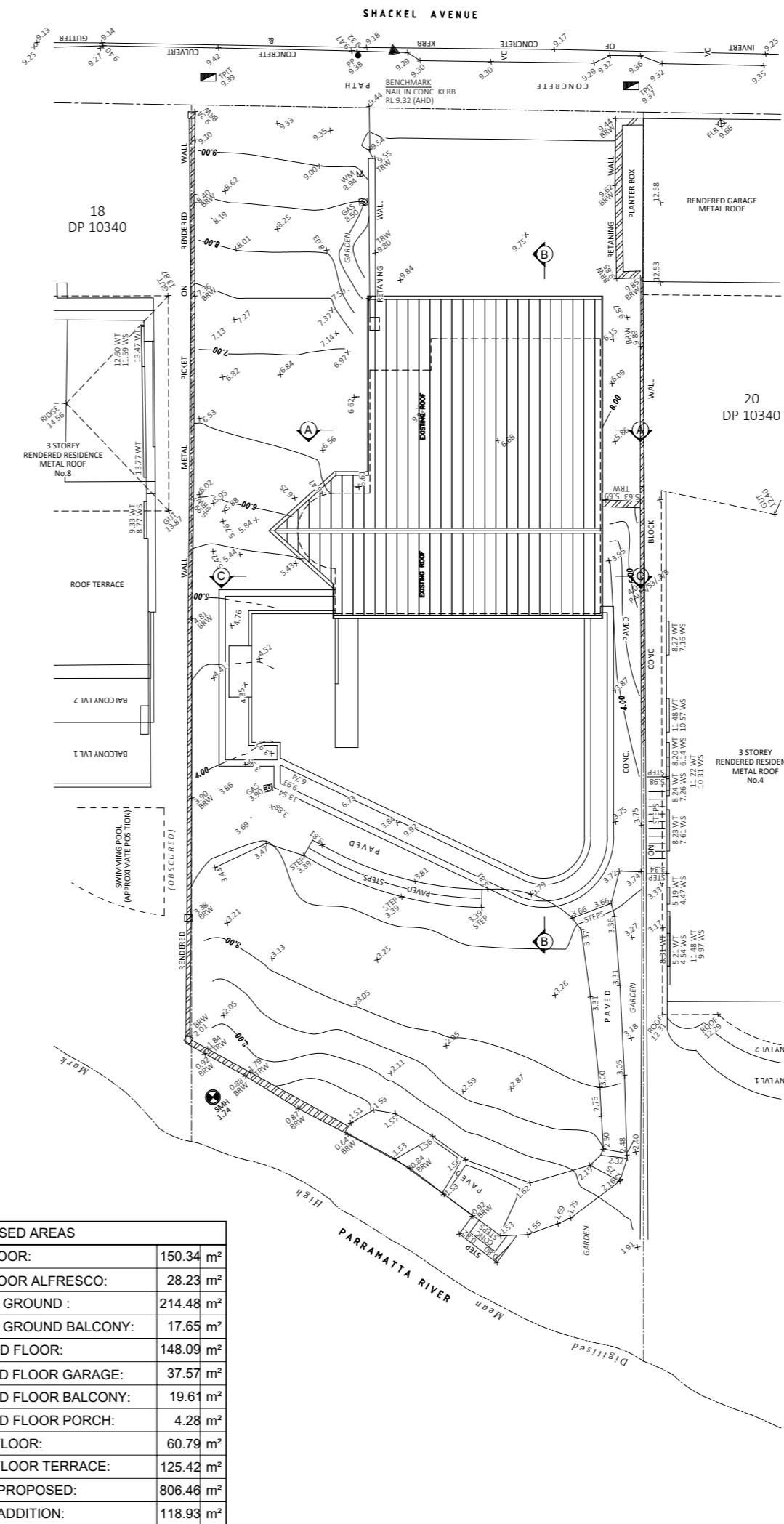
 <p><b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au</p>	<p><b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING</p>		<p>Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKEL AVENUE GLADESVILLE NSW 2111</b></p>	
	<p>Drawn: LW/NY</p>	<p>Date: 26.03.21</p>	<p><b>DA PLANS</b></p>	
<p>Scale: 1:200 @ A2</p>	<p>Checked: Checked By</p>	<p>Sheet: 6</p>	<p>Job No: CBD3136</p>	<p>Rev: H</p>





EXISTING AREA	
SUB FLOOR:	121.35 m <sup>2</sup>
LOWER GROUND:	136.16 m <sup>2</sup>
LOWER GROUND LDY:	46.98 m <sup>2</sup>
LOWER GROUND BALCONY:	13.34 m <sup>2</sup>
GROUND FLOOR:	140.04 m <sup>2</sup>
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GROUND FLOOR BALCONY:	12.80 m <sup>2</sup>
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FIRST FLOOR TERRACE:	131.49 m <sup>2</sup>
TOTAL EXISTING:	687.53 m <sup>2</sup>

EXISTING ROOF PLAN



PROPOSED AREAS	
SUB FLOOR:	150.34 m <sup>2</sup>
SUB FLOOR ALFRESCO:	28.23 m <sup>2</sup>
LOWER GROUND :	214.48 m <sup>2</sup>
LOWER GROUND BALCONY:	17.65 m <sup>2</sup>
GROUND FLOOR:	148.09 m <sup>2</sup>
GROUND FLOOR GARAGE:	37.57 m <sup>2</sup>
GROUND FLOOR BALCONY:	19.61 m <sup>2</sup>
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TOTAL PROPOSED:	806.46 m <sup>2</sup>
TOTAL ADDITION:	118.93 m <sup>2</sup>


PROPOSED ROOF PLAN

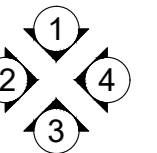
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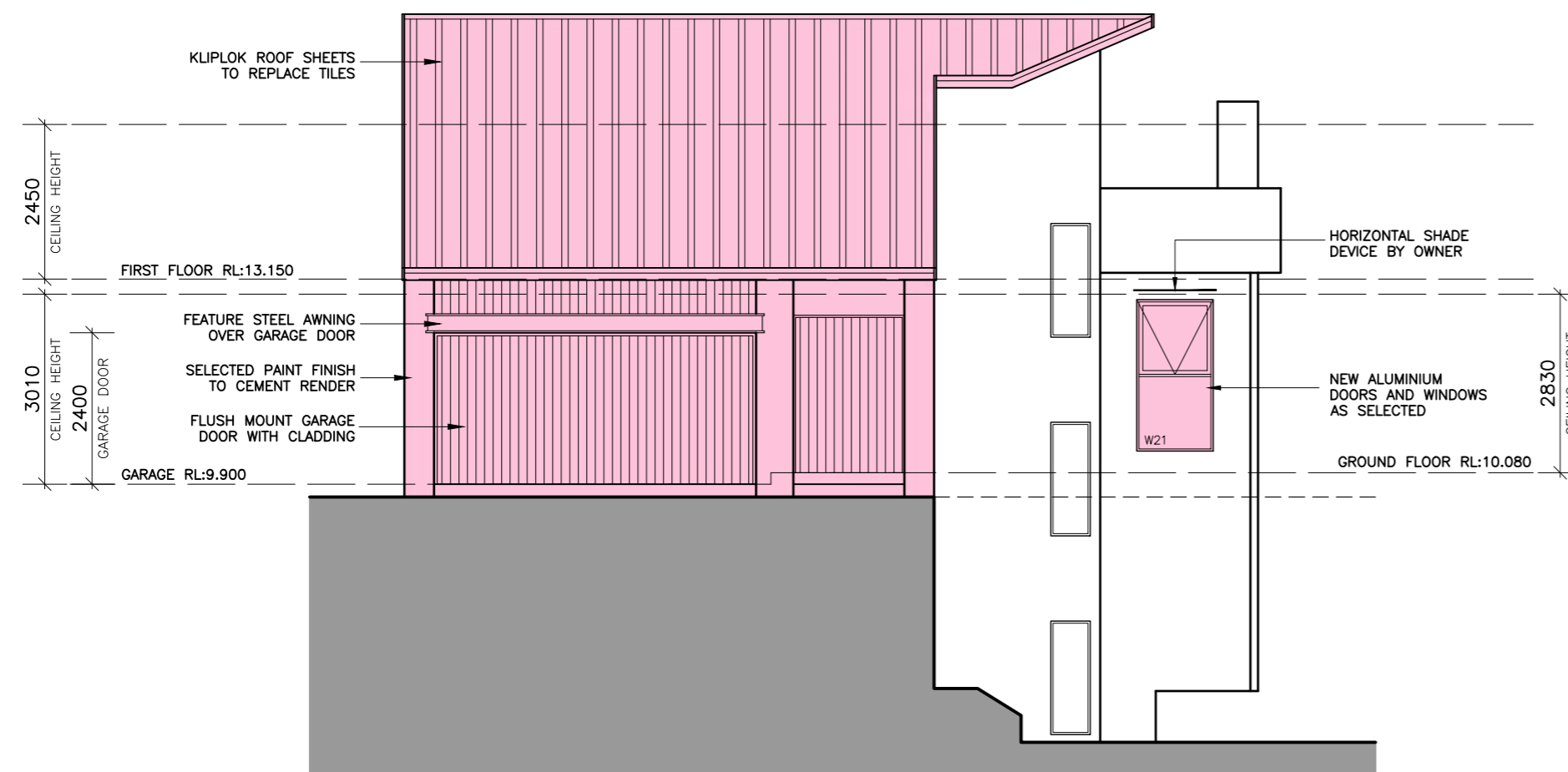
NOTE:  
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300 DEEP BULKHEADS & SQ. SETS.  
150 DROPPED CEILINGS  
2750 CEILINGS;  
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SLIDING ROBE DOOR SIZE IS FOR STUD FRAME OPENING. SQ SET FINISH PRIOR TO INSTALLING DOORS

CONSTRUCTION IS REQUIRED TO COMPLY WITH THE REQUIREMENTS STATED WITHIN THE FOLLOWING:  
**BASIX CERTIFICATE A418573**  
DATED: 02.06.2021

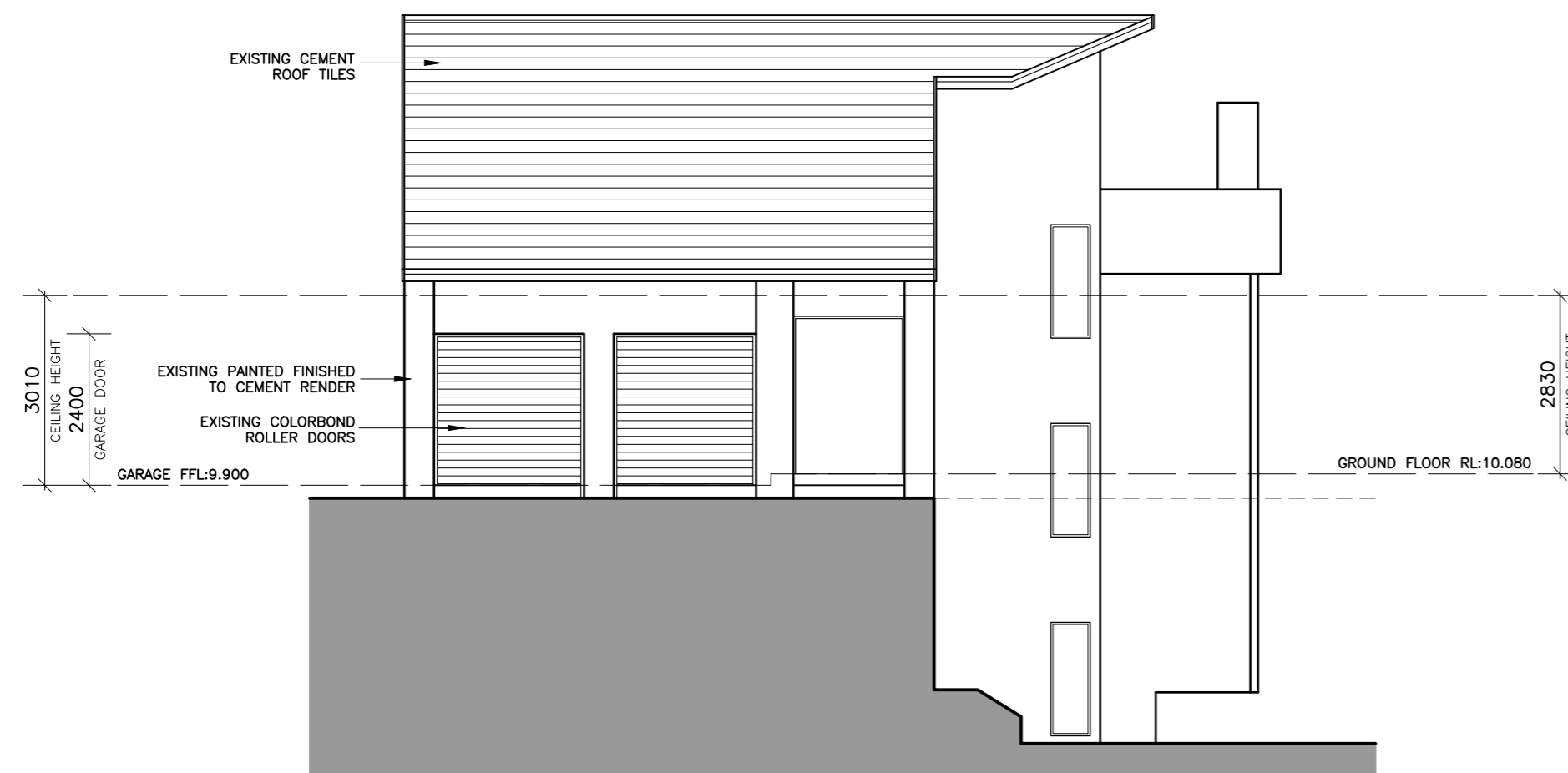
- WET AREAS ABOVE
- WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- PROPOSED BUILDING WORKS

 <p><b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au</p>	<p><b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING</p>		<p>Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKLE AVENUE GLADESVILLE NSW 2111</b></p>	
	<p>Drawn: LW/NY</p>	<p>Date: 26.03.21</p>	<p><b>DA PLANS</b></p>	
<p>Scale: 1:200 @ A2</p>	<p>Checked: Checked By</p>	<p>Sheet: 7</p>	<p>Job No: CBD3136</p>	<p>Rev: H</p>





**PROPOSED ELEVATION 1**  
NORTH ELEVATION






**EXISTING ELEVATION 1**  
NORTH ELEVATION

NOTE:  
ALL OPERABLE BEDROOM WINDOWS WITH A SILL HEIGHT UNDER 1700mm TO BE PROTECTED BY RESTRICTED OPENING OR OTHER METHOD IN ACCORDANCE WITH PART 3.9.2.6 OF THE NCC VOL 2 2019  
BALUSTRADES TO BE INSTALLED IN ACCORDANCE WITH PART 3.9.2.3 OF THE NCC VOL 2 2019

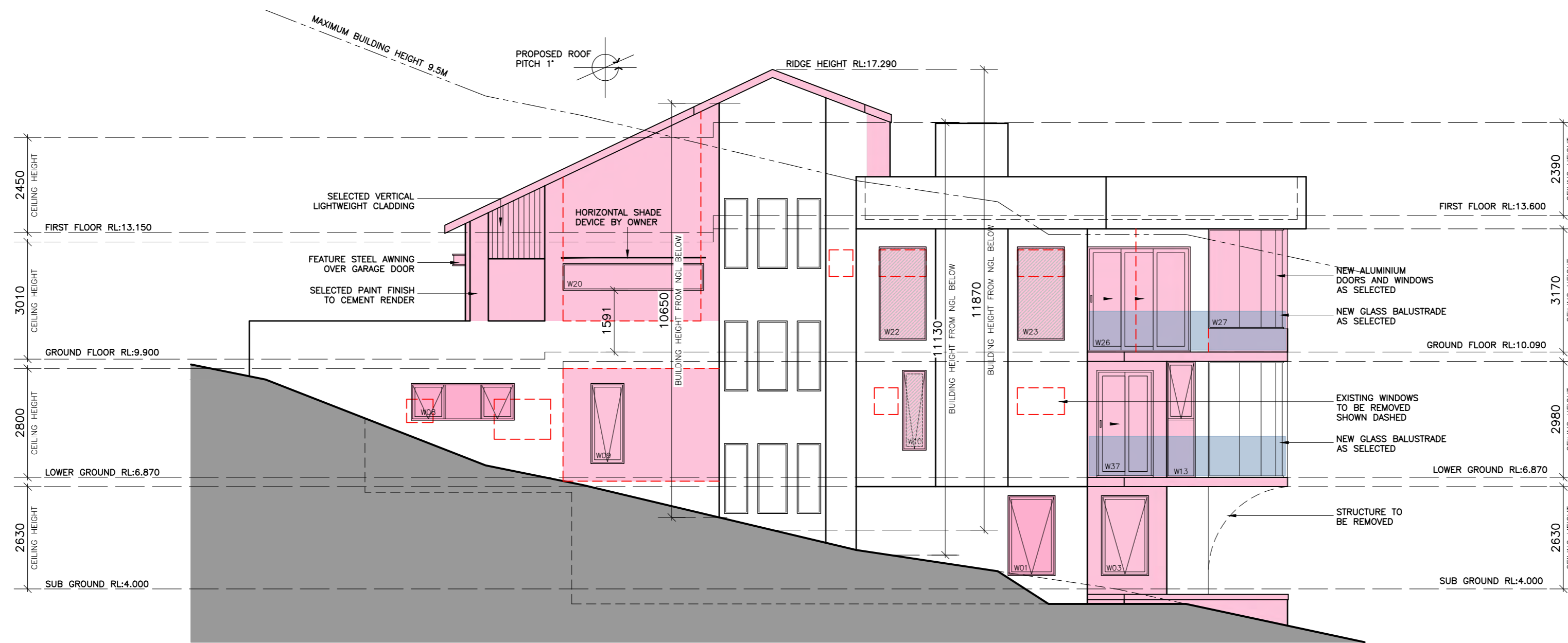
NOTE:  
(UNLESS NOTED OTHERWISE)  
2450 CEILINGS;  
300 DEEP BULKHEADS & SQ. SETS.  
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2750 CEILINGS;  
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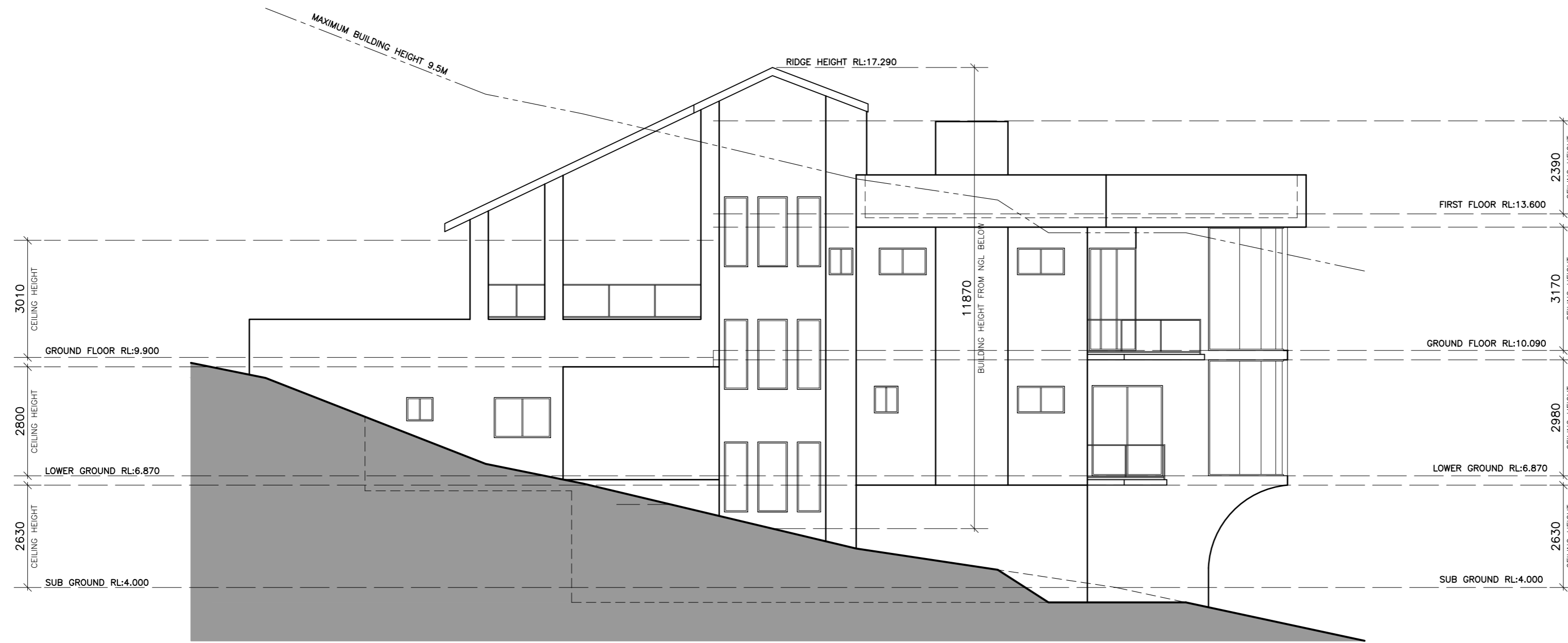
 PROPOSED BUILDING WORKS  
 OBSCURE GLAZING TO WINDOWS

	<b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au		<b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		Client: <b>MR. R. GADALLA</b> Site Address: LOT 19 No.6 SHACKEL AVENUE GLADESVILLE NSW 2111
	Drawn: LW/NY	Date: 26.03.21	<b>DA PLANS</b>		Rev: H
Scale: 1:100 @ A2	Checked: Checked By	Sheet: 8	Job No: CBD3136		





**PROPOSED ELEVATION 2**  
WEST ELEVATION



**EXISTING ELEVATION 2**  
WEST ELEVATION

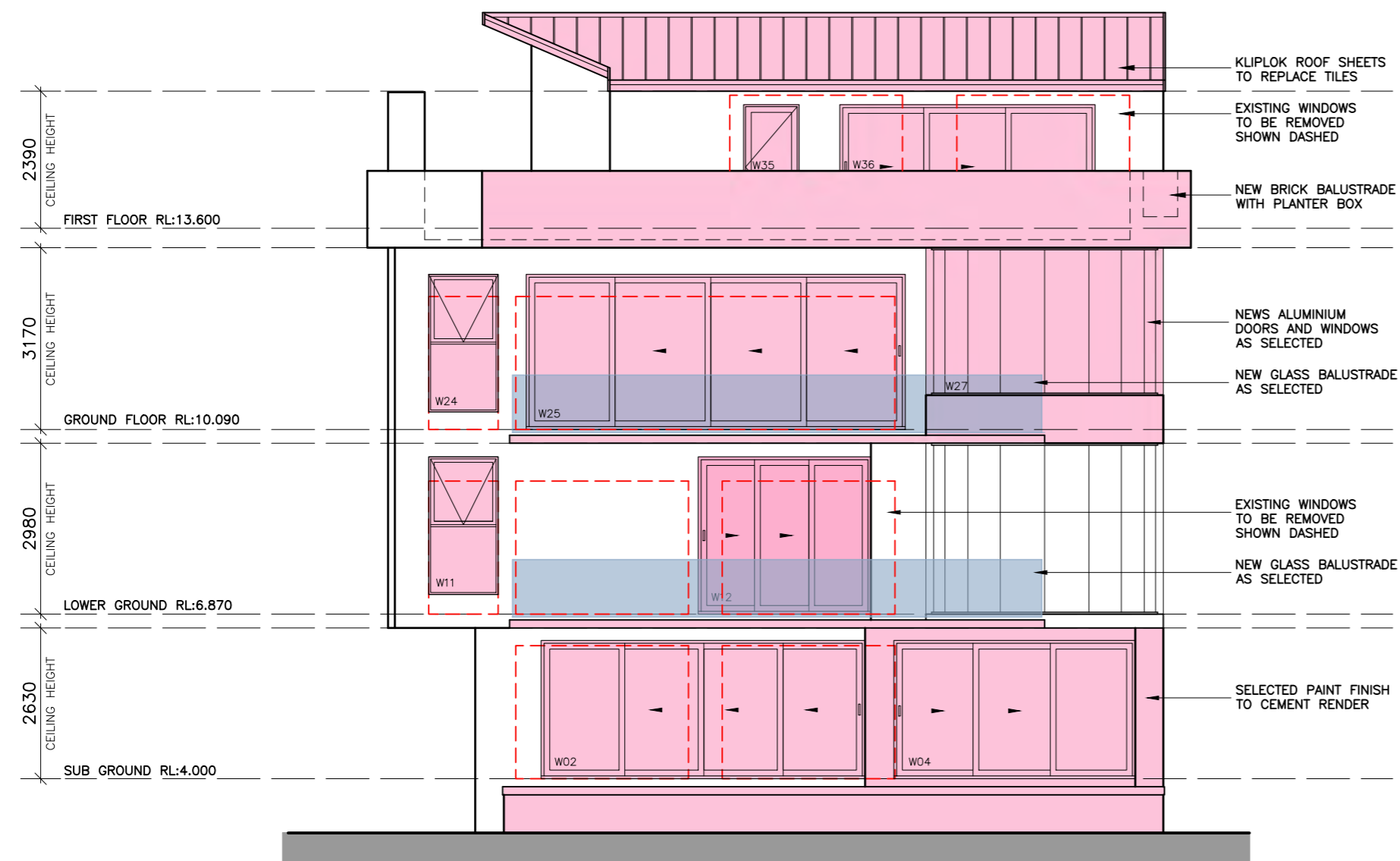
NOTE:  
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BALUSTRADES TO BE INSTALLED IN ACCORDANCE WITH PART 3.9.2.3 OF THE NCC VOL. 2 2019

NOTE:  
(UNLESS NOTED OTHERWISE)  
2450 CEILINGS;  
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2750 CEILINGS;  
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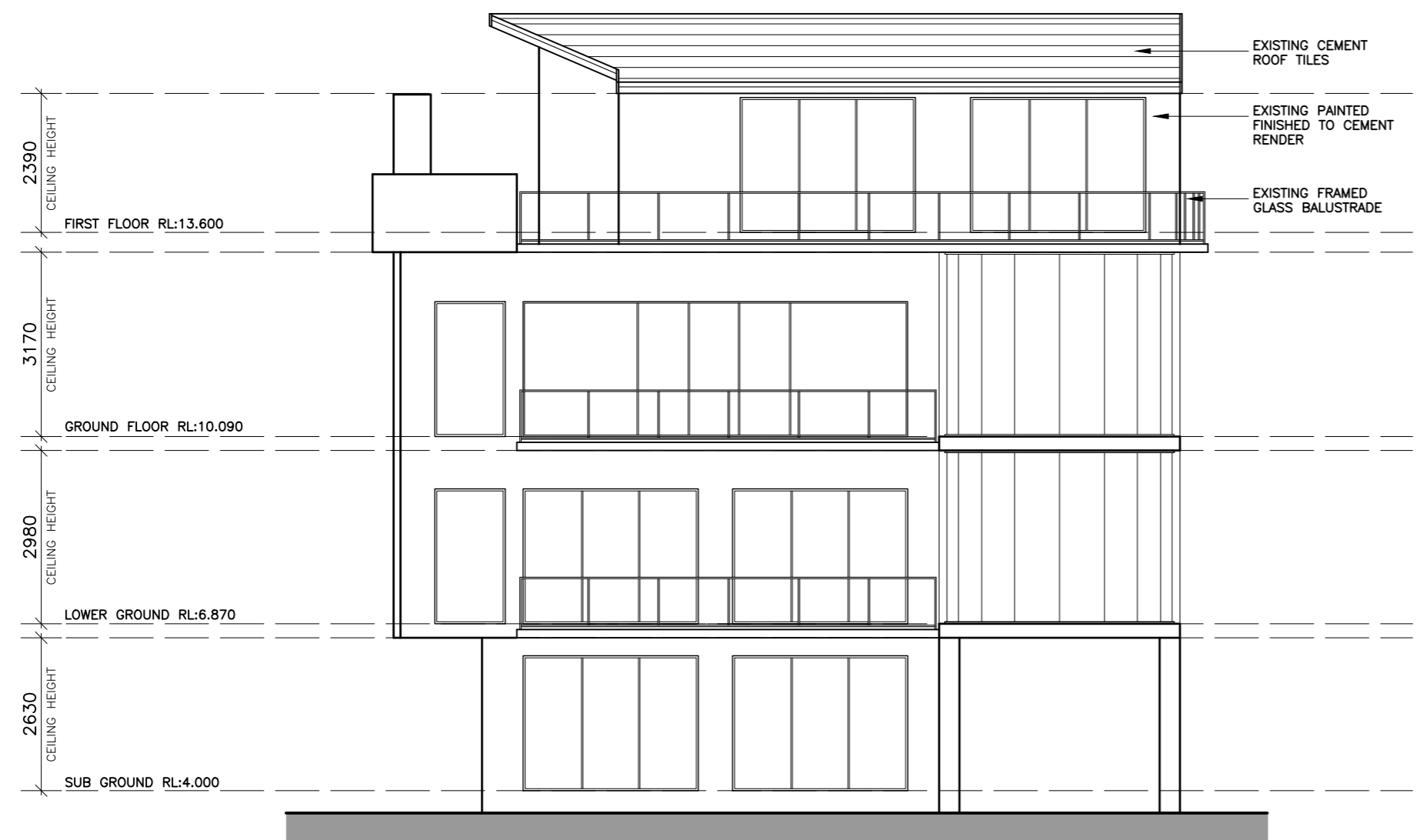
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DATED 02.06.2021

PROPOSED BUILDING WORKS  
 OBSCURE GLAZING TO WINDOWS

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	Drawn: <b>LW/NY</b>	Date: <b>26.03.21</b>	<b>DA PLANS</b>		Sheet: <b>9</b>	Job No: <b>CBD3136</b>
Scale: <b>1:100 @ A2</b>	Checked By:					



**PROPOSED ELEVATION 3**  
SOUTH ELEVATION

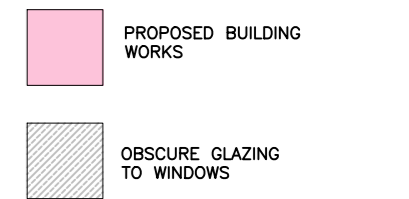


**EXISTING ELEVATION 3**  
SOUTH ELEVATION

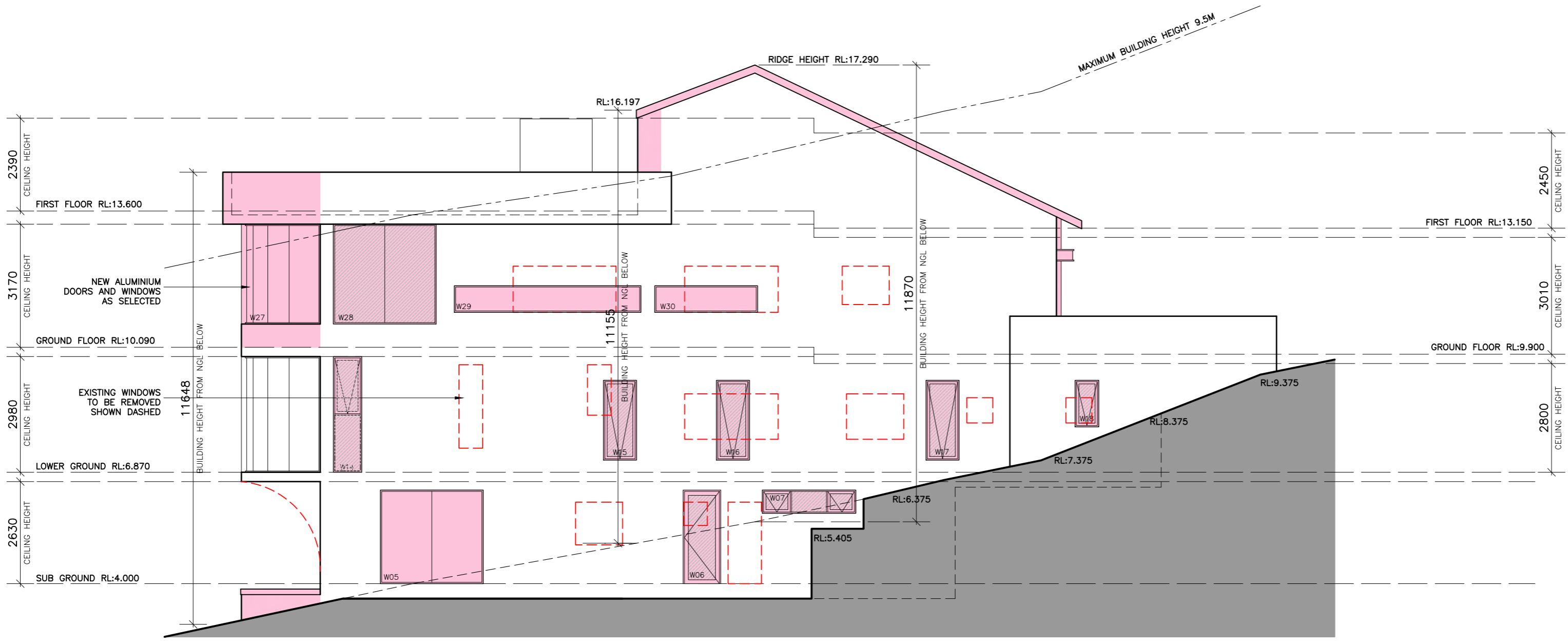
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BALUSTRADES TO BE INSTALLED IN ACCORDANCE WITH PART 3.9.2.3 OF THE NCC VOL 2 2019

NOTE:  
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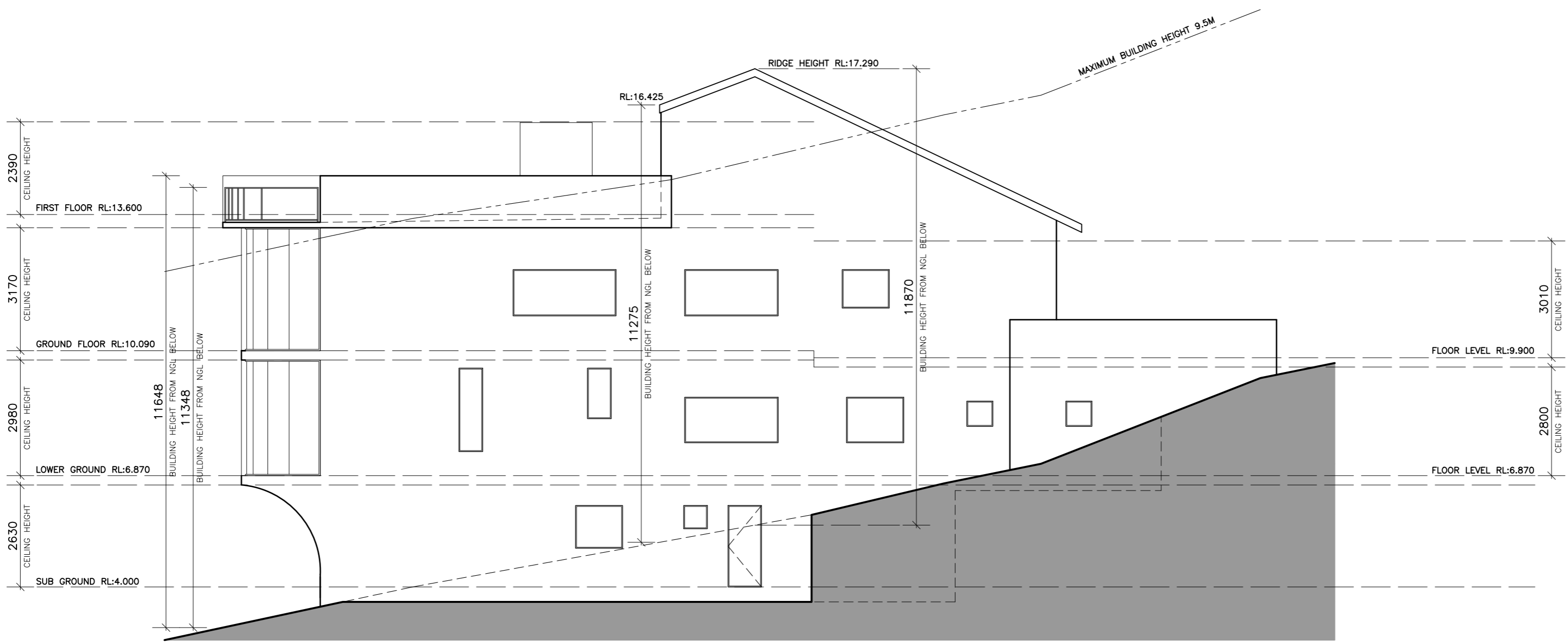
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	Drawn: <b>LW/NY</b>	Date: <b>26.03.21</b>	<b>DA PLANS</b>		Sheet: <b>10</b>	Job No: <b>CBD3136</b>
Scale: <b>1:100 @ A2</b>		Checked By:				



**PROPOSED ELEVATION 4**  
EAST ELEVATION






**EXISTING ELEVATION 4**  
EAST ELEVATION

NOTE:  
ALL OPERABLE BEDROOM WINDOWS WITH A SILL HEIGHT UNDER 1700mm TO BE PROTECTED BY RESTRICTED OPENING OR OTHER METHOD IN ACCORDANCE WITH PART 3.9.2.6 OF THE NCC VOL. 2 2019  
BALUSTRADES TO BE INSTALLED IN ACCORDANCE WITH PART 3.9.2.3 OF THE NCC VOL. 2 2019

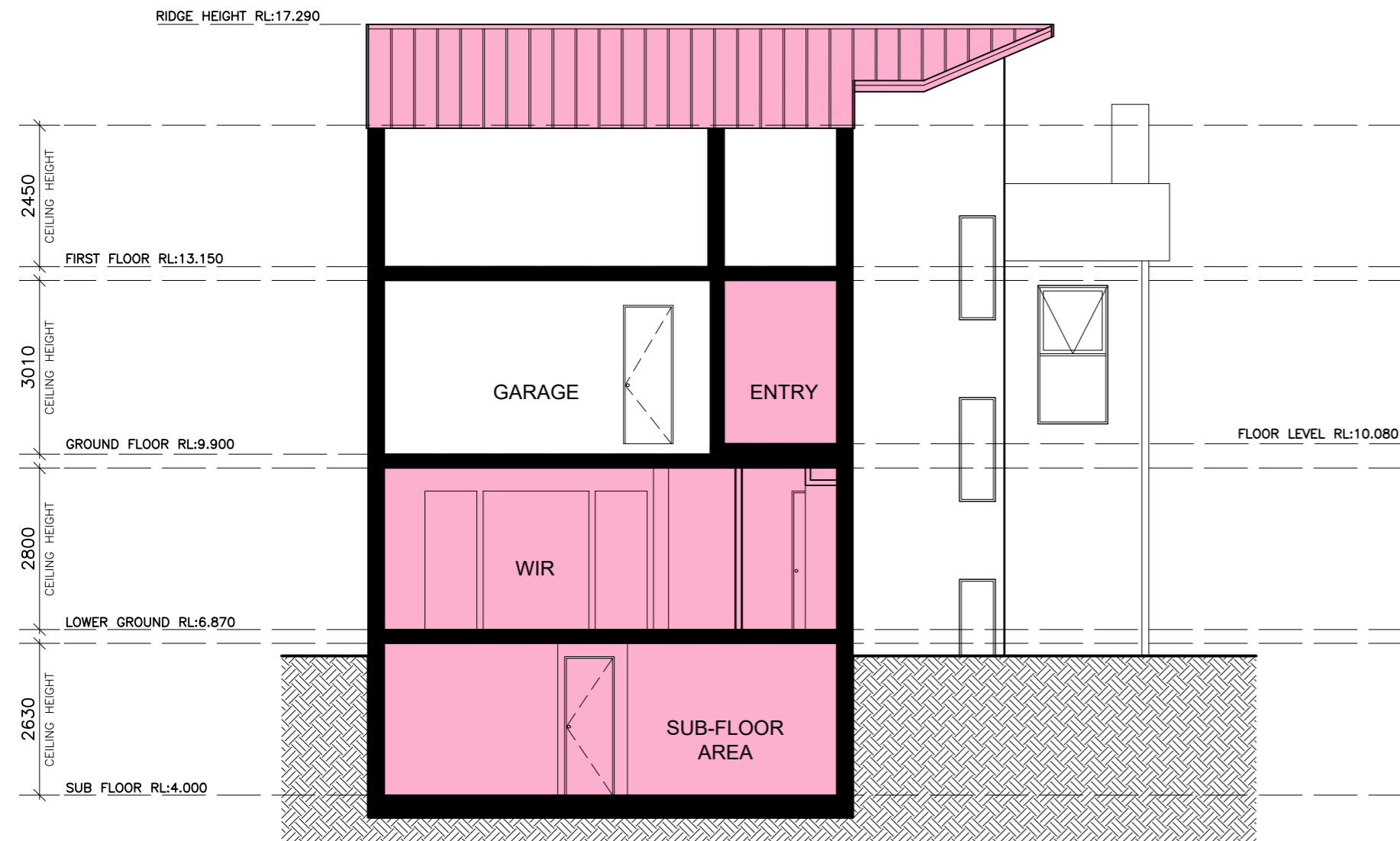
NOTE:  
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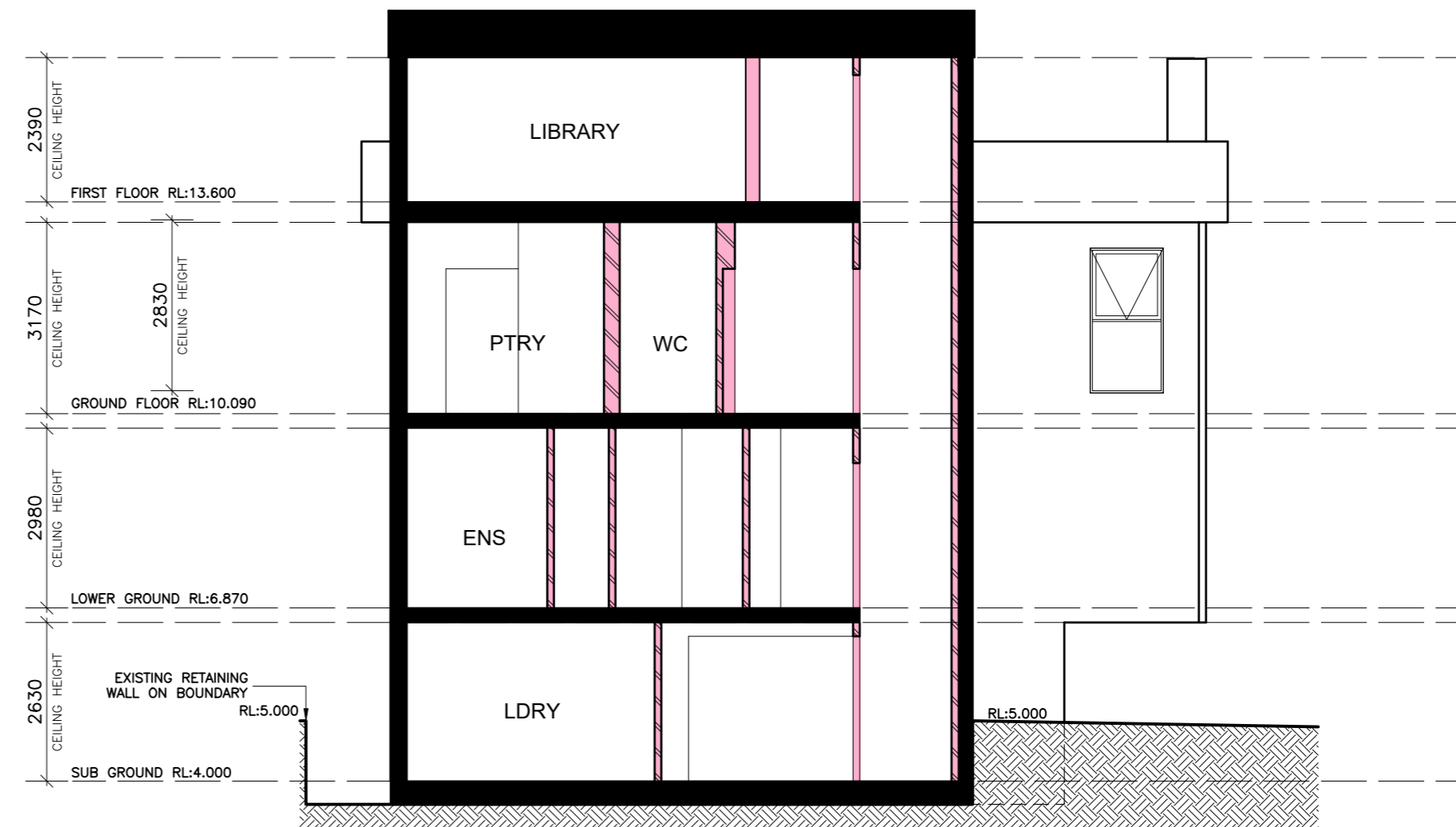
 PROPOSED BUILDING WORKS  
 OBSCURE GLAZING TO WINDOWS

 <p><b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au</p>	<p><b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING</p>		<p>Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKEL AVENUE GLADESVILLE NSW 2111</b></p>	
	<p>Drawn: <b>LW/NY</b></p>	<p>Date: <b>26.03.21</b></p>	<p><b>DA PLANS</b></p>	
<p>Scale: <b>1:100 @ A2</b></p>	<p>Checked: <b>Checked By</b></p>	<p>Sheet: <b>11</b></p>	<p>Job No: <b>CBD3136</b></p>	<p>Rev: <b>H</b></p>

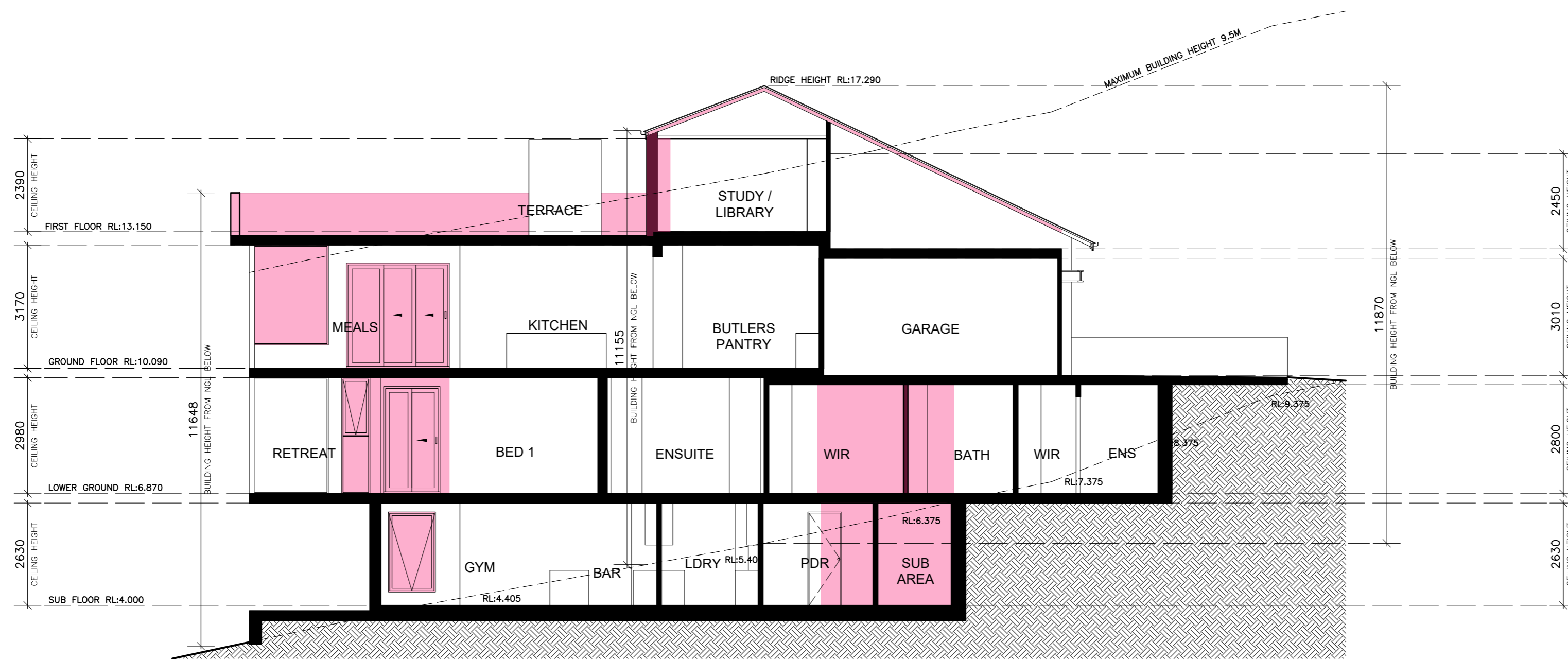




PROPOSED SECTION A



PROPOSED SECTION C



PROPOSED SECTION B


NOTE:  
ALL OPERABLE BEDROOM WINDOWS WITH A SILL HEIGHT UNDER 1700mm TO BE PROTECTED BY RESTRICTED OPENING OR OTHER METHOD IN ACCORDANCE WITH PART 3.9.2.6 OF THE NCC VOL 2 2019  
BALUSTRADES TO BE INSTALLED IN ACCORDANCE WITH PART 3.9.2.3 OF THE NCC VOL 2 2019

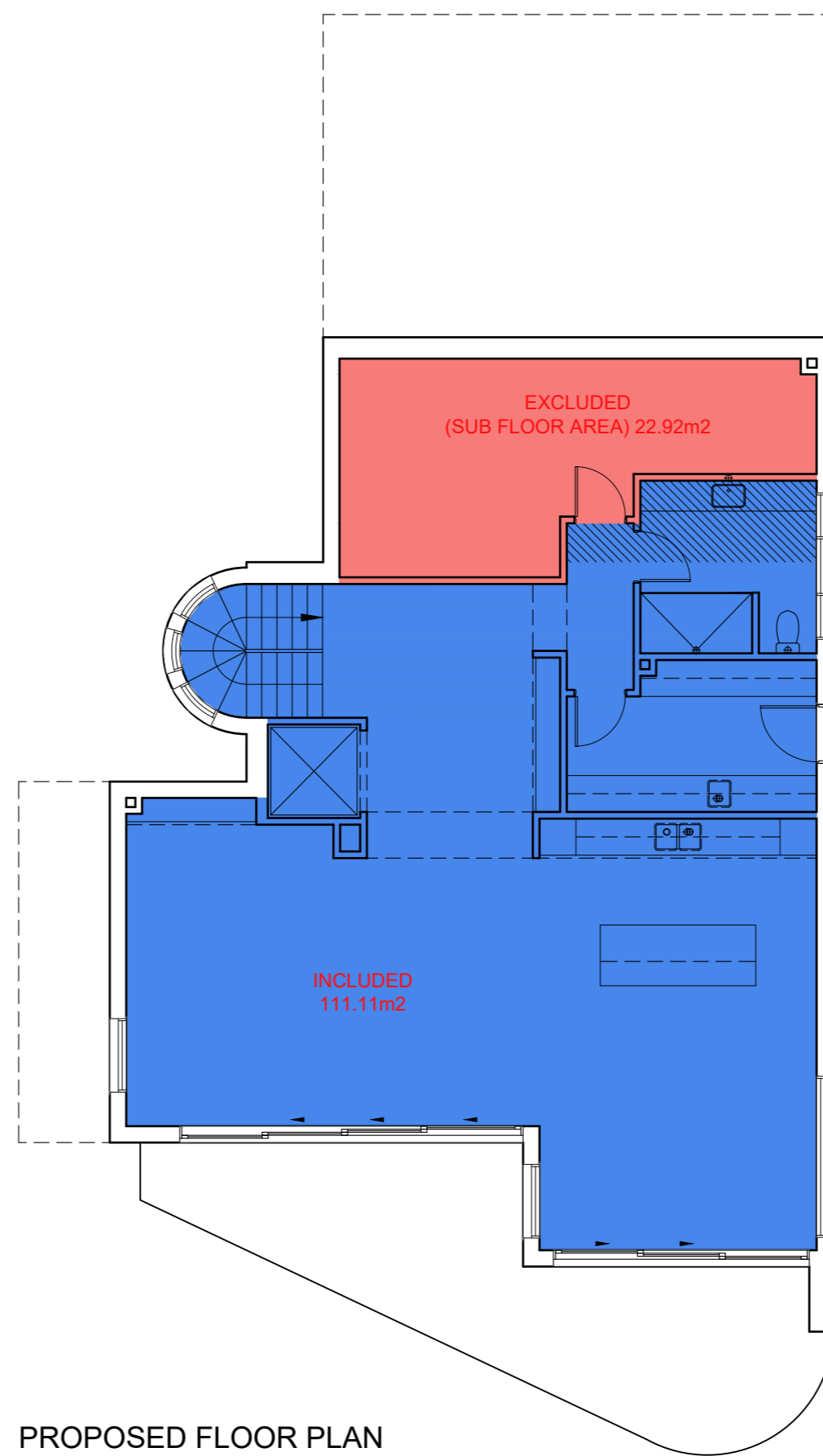
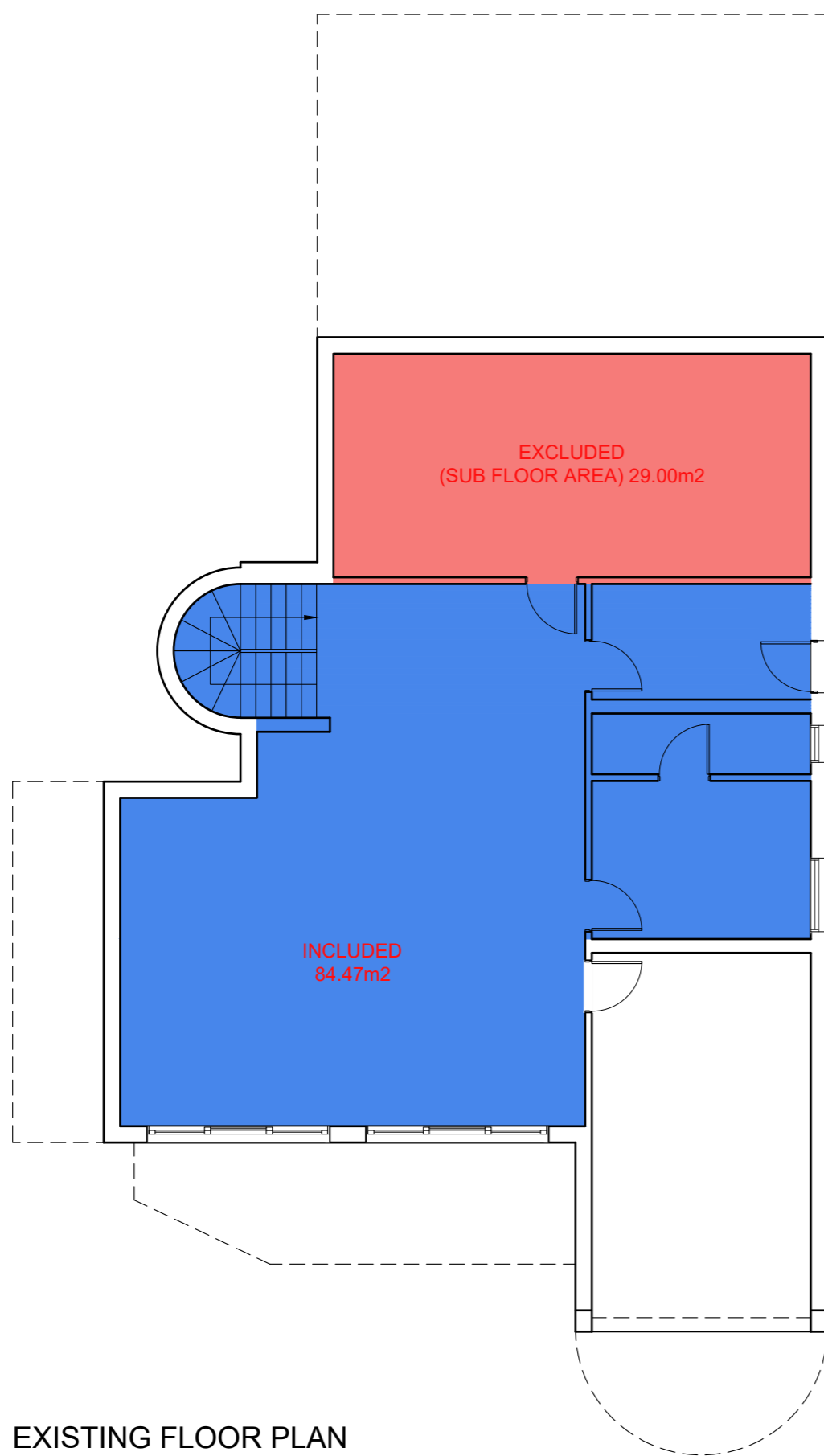
NOTE:  
(UNLESS NOTED OTHERWISE)  
2450 CEILINGS;  
300 DEEP BULKHEADS & SQ. SETS.  
150 DROPPED CEILINGS  
2750 CEILINGS;  
300 DEEP BULKHEADS, SQ. SETS & DROPPED CEILINGS  
SLIDING ROBE DOOR SIZE IS FOR STUD FRAME OPENING. SQ SET FINISH PRIOR TO INSTALLING DOORS

CONSTRUCTION IS REQUIRED TO COMPLY WITH THE REQUIREMENTS STATED WITHIN THE FOLLOWING:  
**BASIX CERTIFICATE A418573**  
DATED 02.06.2021

PROPOSED BUILDING WORKS

OBSCURE GLAZING TO WINDOWS

 <p><b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au</p>	<p><b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING</p>		<p>Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKEL AVENUE GLADESVILLE NSW 2111</b></p>	
	<p>Drawn: <b>LW/NY</b> Scale: <b>1:100 @ A2</b></p>	<p>Date: <b>26.03.21</b> Checked: _____ Checked By: _____</p>	<p>Date: _____ Sheet: <b>12</b></p>	<p><b>DA PLANS</b> Job No: <b>CBD3136</b> Rev: <b>H</b></p>



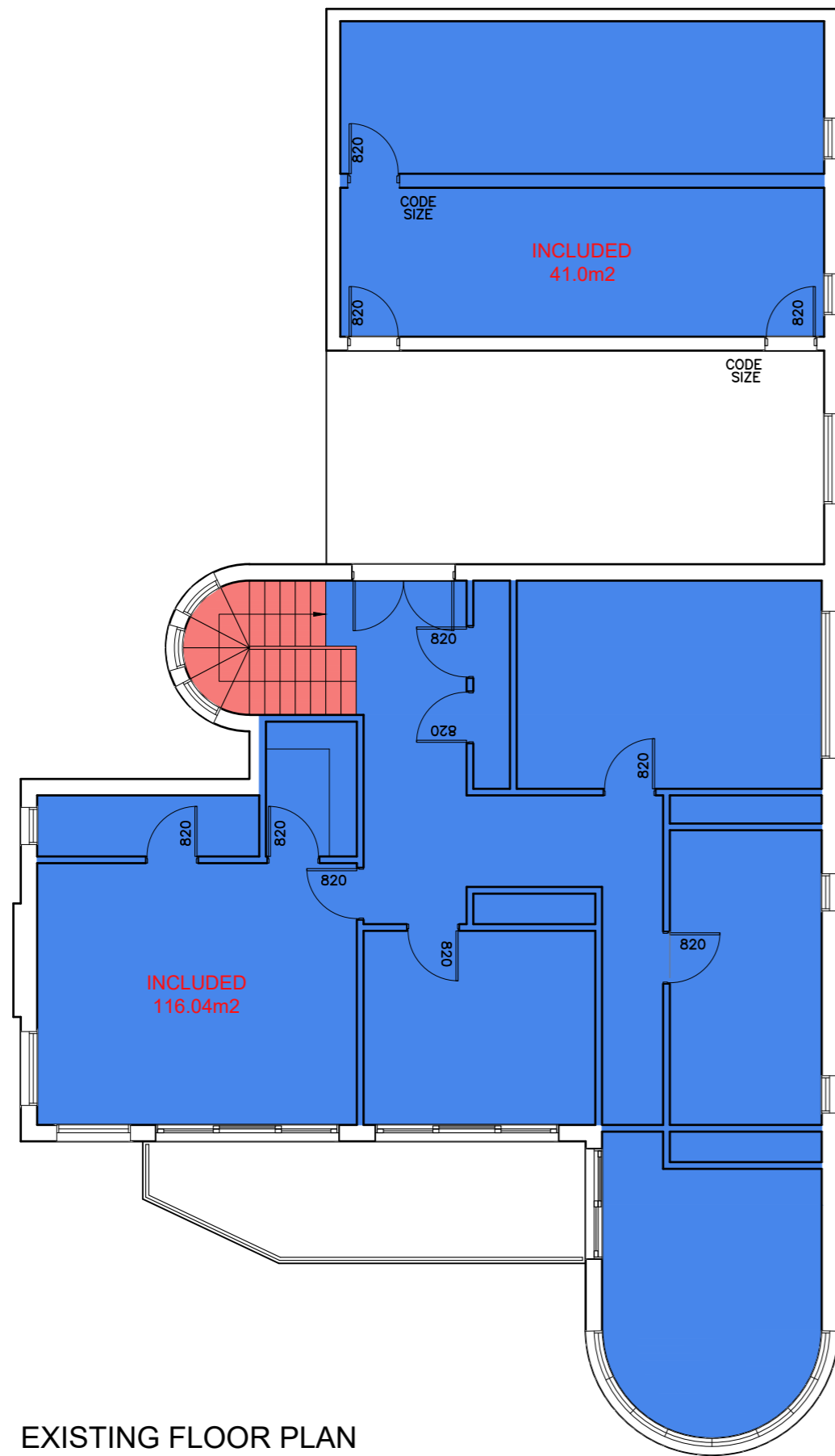
FSR AREA SCHEDULE		
FLOOR	EXISTING	PROPOSED
SUB	84.47M2	111.11M2
LOWER	147.04M2	185.29M2
GROUND	121.94M2	123.77M2
FIRST	33.35M2	32.63M2
<b>TOTAL</b>	<b>386.80M2</b>	<b>452.80M2</b>
<b>ALLOWABLE (0.50X682.90M2)</b>		<b>341.45M2</b>

- EXCLUDED FLOOR SPACE
- INCLUDED FLOOR SPACE
- PROPOSED FLOOR AREA

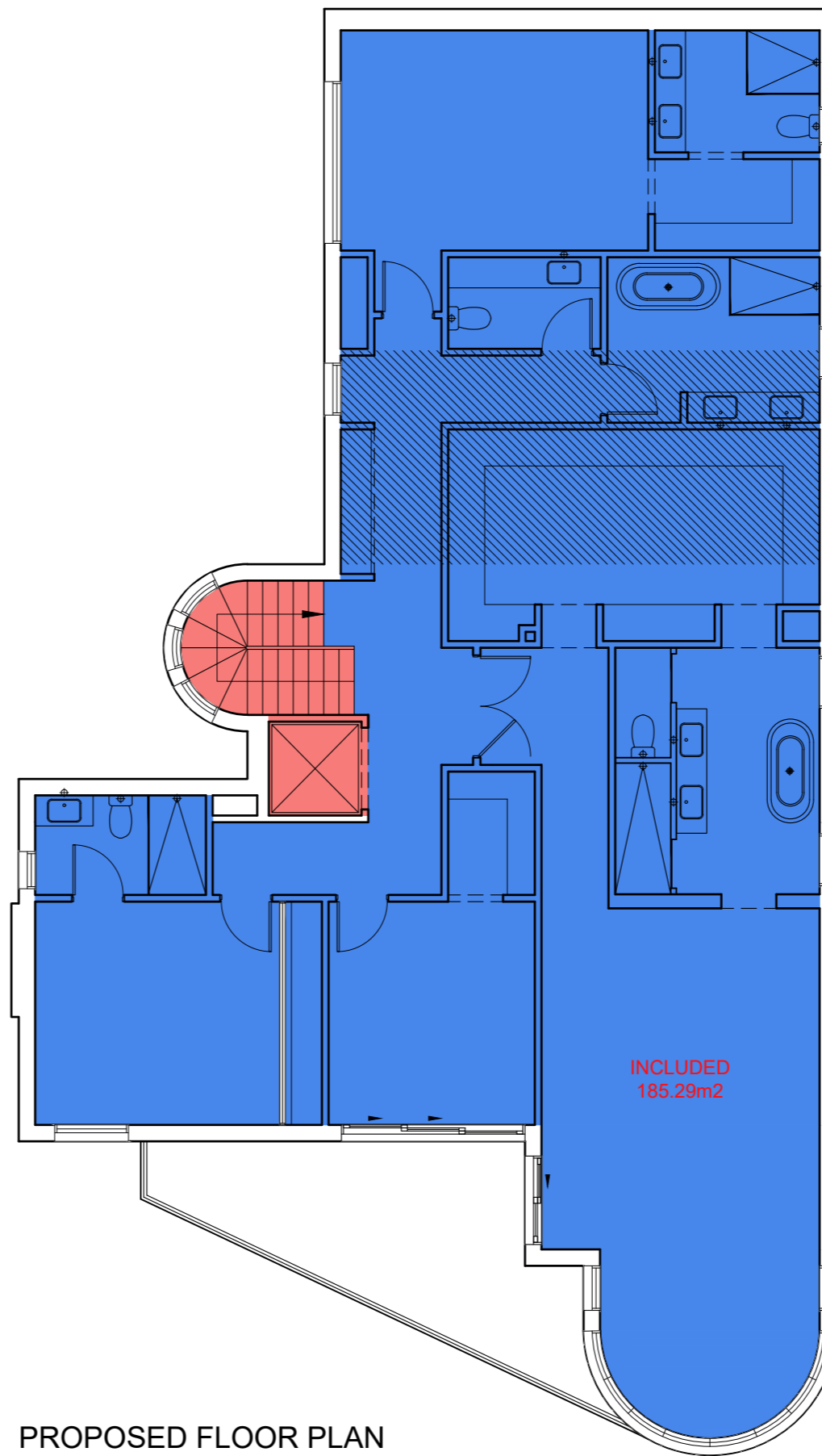
SUB-GROUND FLOOR PLAN  
(FLOOR SPACE RATIO)

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

	<b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au		<b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		Client: <b>MR. R. GADALLA</b> Site Address: <b>LOT 19 No.6 SHACKEL AVENUE          GLADESVILLE NSW 2111</b>
	Drawn: <b>LW/NY</b>	Date: <b>26.03.21</b>	DA PLANS		Rev: <b>H</b>
Scale: <b>1:100 @ A2</b>	Checked: <b>Checked By</b>	Sheet: <b>13</b>	Job No: <b>CBD3136</b>		



EXISTING FLOOR PLAN




PROPOSED FLOOR PLAN

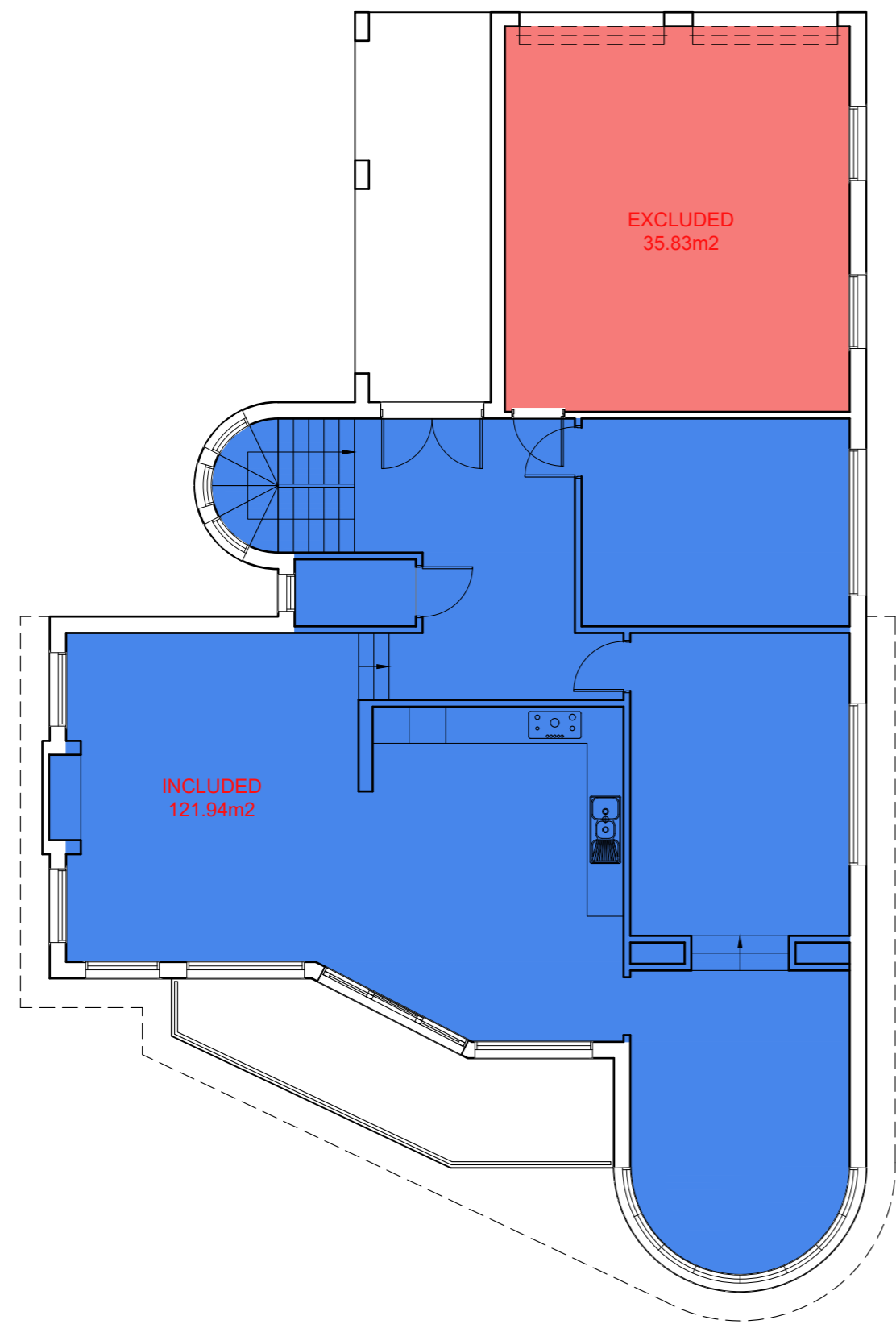
FSR AREA SCHEDULE		
FLOOR	EXISTING	PROPOSED
SUB	84.47M2	111.11M2
LOWER	147.04M2	185.29M2
GROUND	121.94M2	123.77M2
FIRST	33.35M2	32.63M2
<b>TOTAL</b>	<b>386.80M2</b>	<b>452.80M2</b>
<b>ALLOWABLE (0.50X682.90M2)</b>		<b>341.45M2</b>

- EXCLUDED FLOOR SPACE
- INCLUDED FLOOR SPACE
- PROPOSED FLOOR AREA

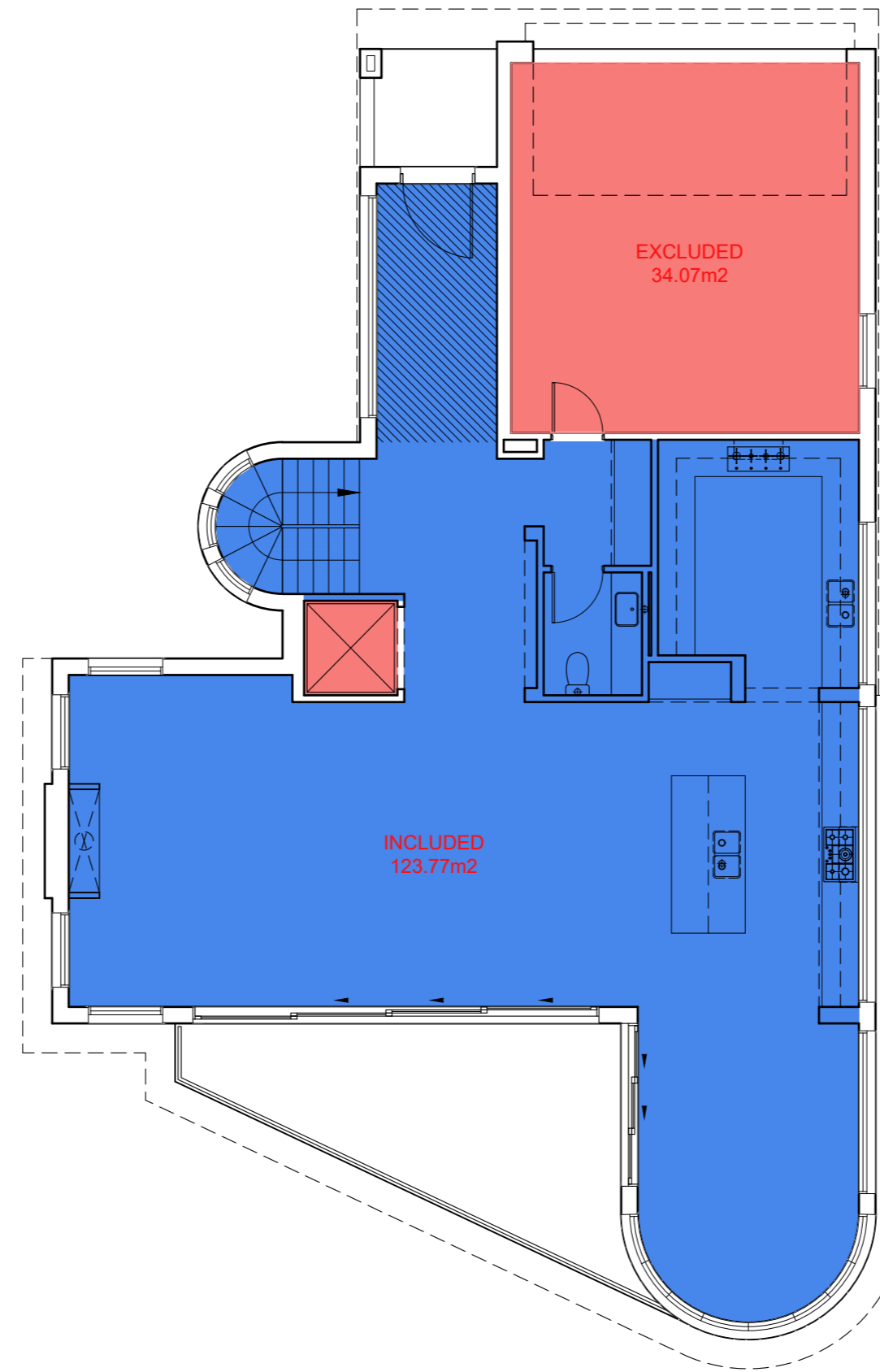
LOWER-GROUND FLOOR PLAN  
(FLOOR SPACE RATIO)

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

	<b>CONSTRUCTION BY DESIGN</b> <small>11 Butler Avenue, Kellyville NSW 2155          PO Box 6021 Rouse Hill NSW 2155          m 0434 217 896 t 02 8882 9012          e lewin@constructionbydesign.com.au          w www.constructionbydesign.com.au</small>		<b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		<small>Client:</small> <b>MR. R. GADALLA</b> <small>Site Address:</small> <b>LOT 19 No.6 SHACKEL AVENUE          GLADESVILLE NSW 2111</b>	
	Drawn: LW/NY Scale: 1:100 @ A2	Date: 26.03.21 Checked By	<b>DA PLANS</b>		Sheet: 14	Job No: CBD3136



EXISTING FLOOR PLAN




PROPOSED FLOOR PLAN

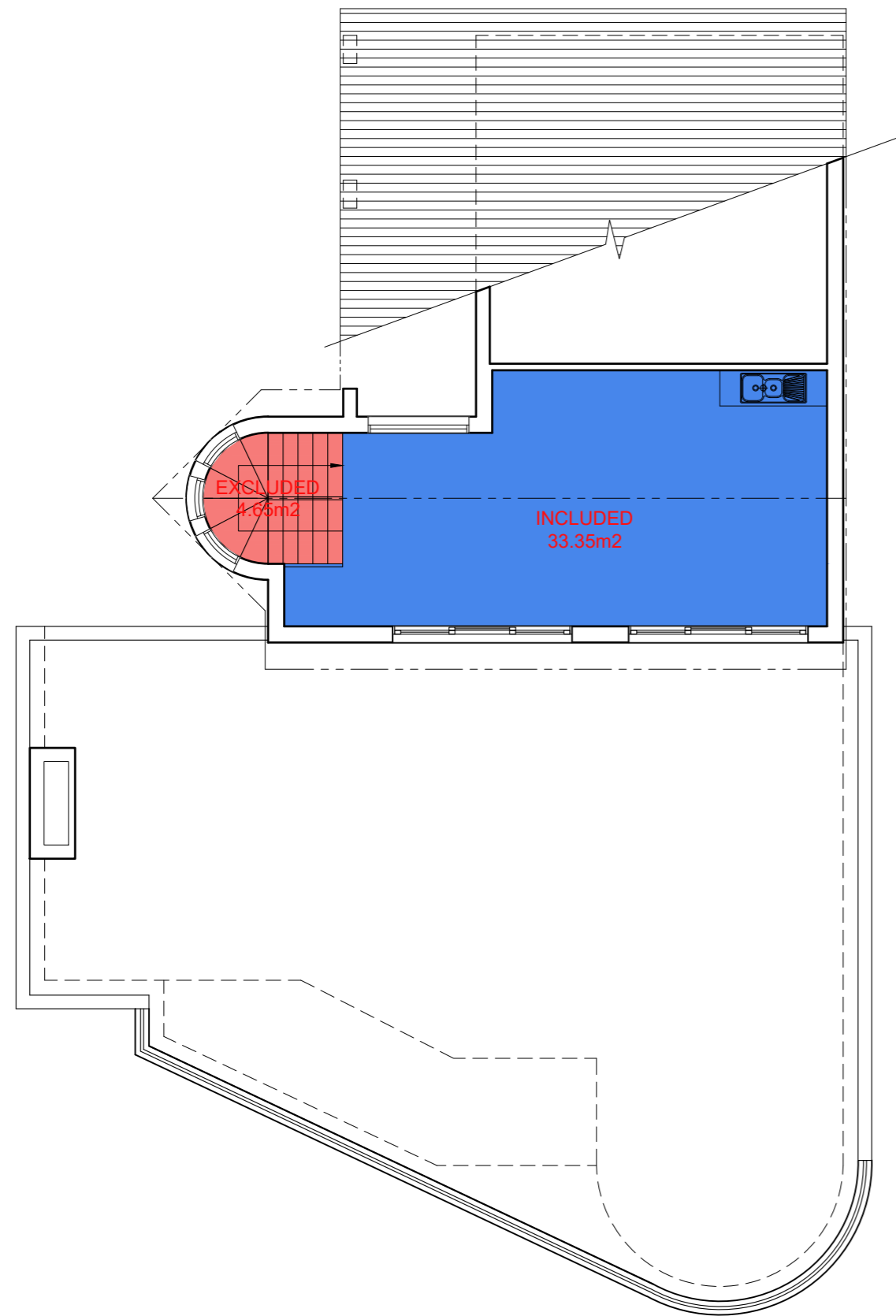
FSR AREA SCHEDULE		
FLOOR	EXISTING	PROPOSED
SUB	84.47M2	111.11M2
LOWER	147.04M2	185.29M2
GROUND	121.94M2	123.77M2
FIRST	33.35M2	32.63M2
<b>TOTAL</b>	<b>386.80M2</b>	<b>452.80M2</b>
<b>ALLOWABLE (0.50X682.90M2)</b>		<b>341.45M2</b>

- EXCLUDED FLOOR SPACE
- INCLUDED FLOOR SPACE
- PROPOSED FLOOR AREA

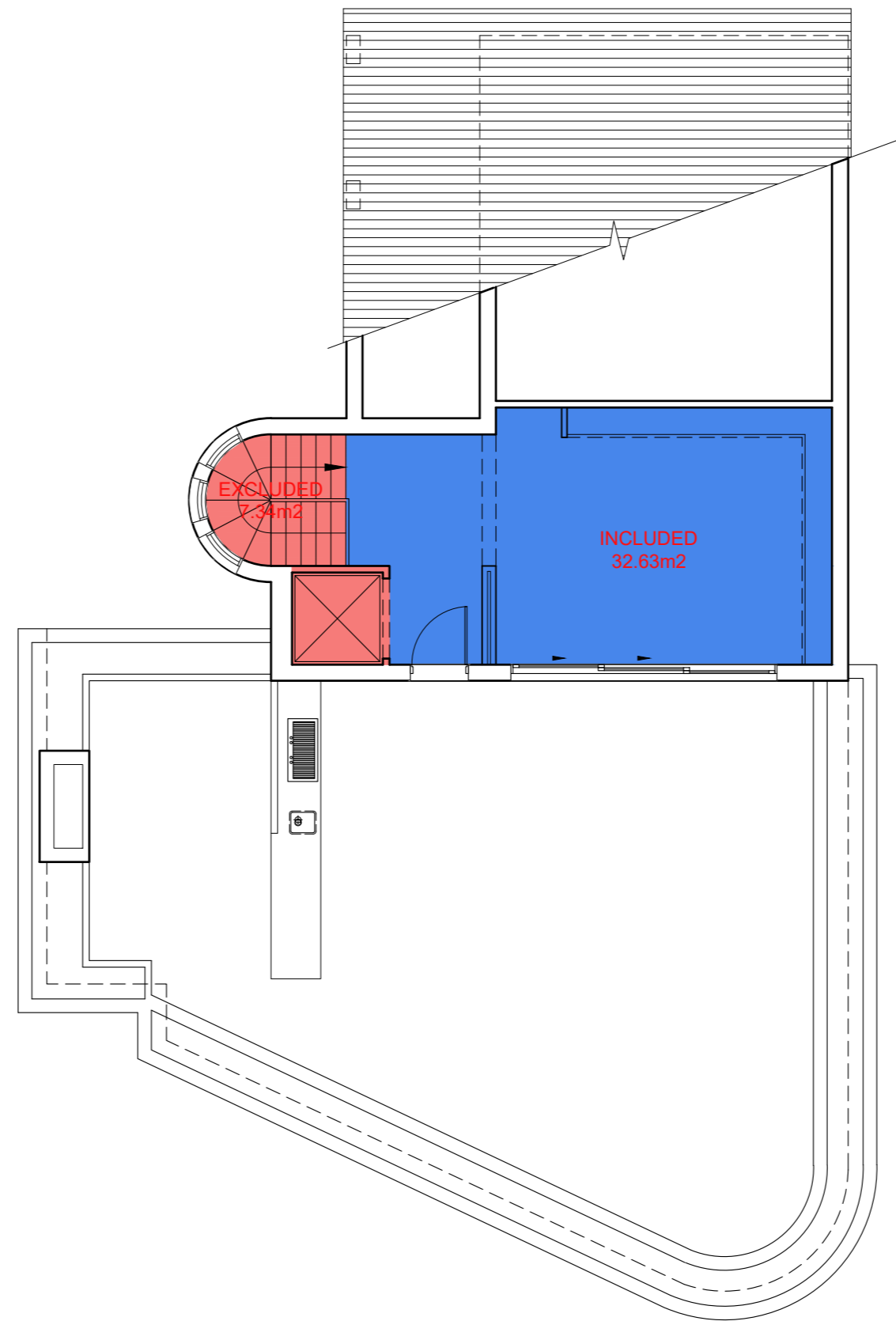
GROUND FLOOR PLAN  
(FLOOR SPACE RATIO)

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

	<b>CONSTRUCTION BY DESIGN</b> <small>11 Butler Avenue, Kellyville NSW 2155          PO Box 6021 Rouse Hill NSW 2155          m 0434 217 896 t 02 8882 9012          e lewin@constructionbydesign.com.au          w www.constructionbydesign.com.au</small>		<b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		Client: <b>MR. R. GADALLA</b> Site Address: LOT 19 No.6 SHACKEL AVENUE GLADESVILLE NSW 2111	
	Drawn: LW/NY Scale: 1:100 @ A2	Date: 26.03.21 Checked By	<b>DA PLANS</b>		Sheet: 15	Job No: CBD3136



EXISTING FLOOR PLAN




PROPOSED FLOOR PLAN

FSR AREA SCHEDULE		
FLOOR	EXISTING	PROPOSED
SUB	84.47M2	111.11M2
LOWER	147.04M2	185.29M2
GROUND	121.94M2	123.77M2
FIRST	33.35M2	32.63M2
<b>TOTAL</b>	<b>386.80M2</b>	<b>452.80M2</b>
<b>ALLOWABLE (0.50X682.90M2)</b>		<b>341.45M2</b>

- EXCLUDED FLOOR SPACE
- INCLUDED FLOOR SPACE
- PROPOSED FLOOR AREA

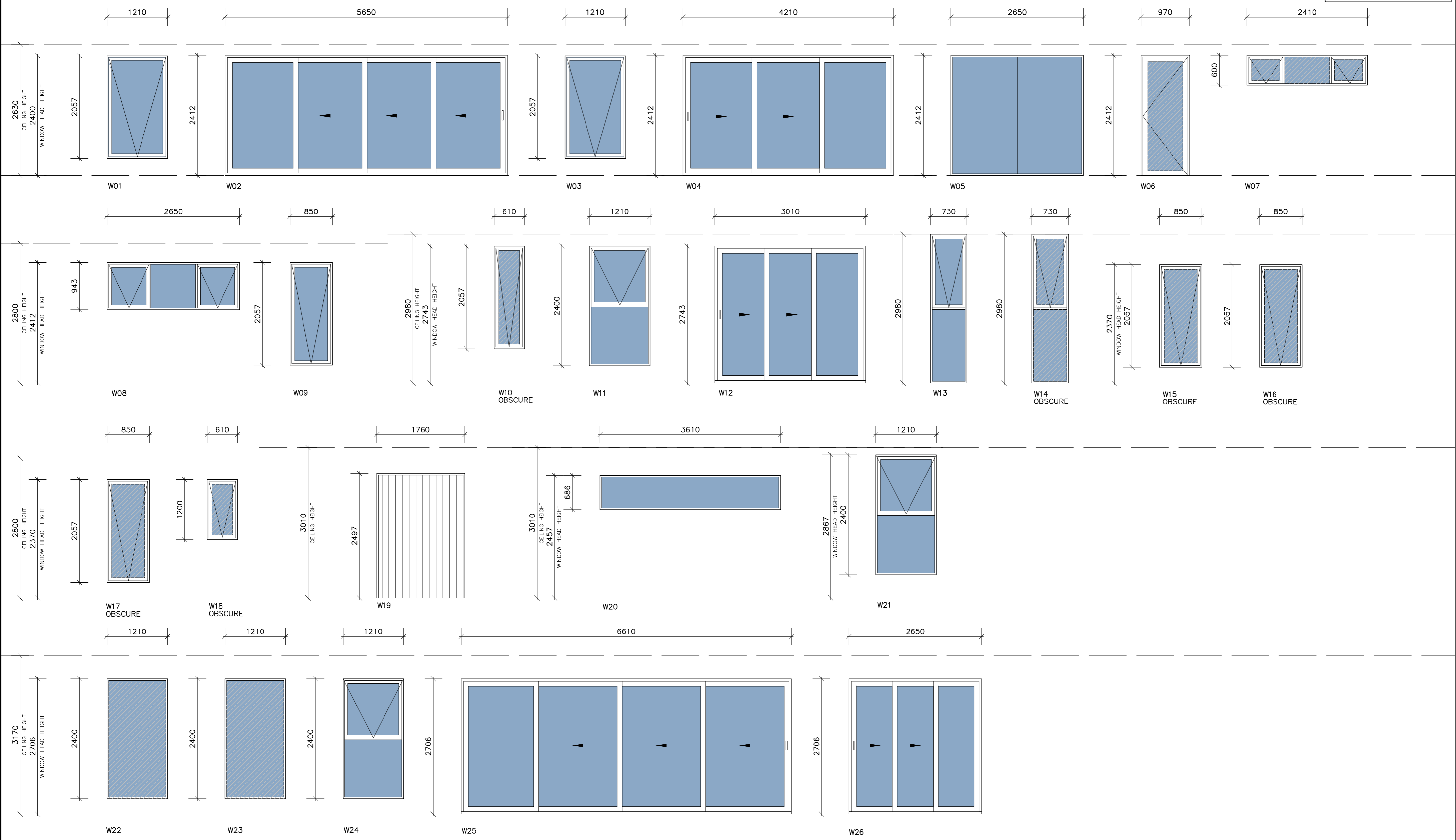
FIRST FLOOR PLAN  
(FLOOR SPACE RATIO)

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

	<b>CONSTRUCTION BY DESIGN</b> <small>11 Butler Avenue, Kellyville NSW 2155          PO Box 6021 Rouse Hill NSW 2155          m 0434 217 896 t 02 8882 9012          e lewin@constructionbydesign.com.au          w www.constructionbydesign.com.au</small>		<b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		<small>Client:</small> <b>MR. R. GADALLA</b> <small>Site Address:</small> <b>LOT 19 No.6 SHACKEL AVENUE          GLADESVILLE NSW 2111</b>	
	Drawn: LW/NY Scale: 1:100 @ A2	Date: 26.03.21 Checked: Checked By	<b>DA PLANS</b>		Sheet: 16	Job No: CBD3136




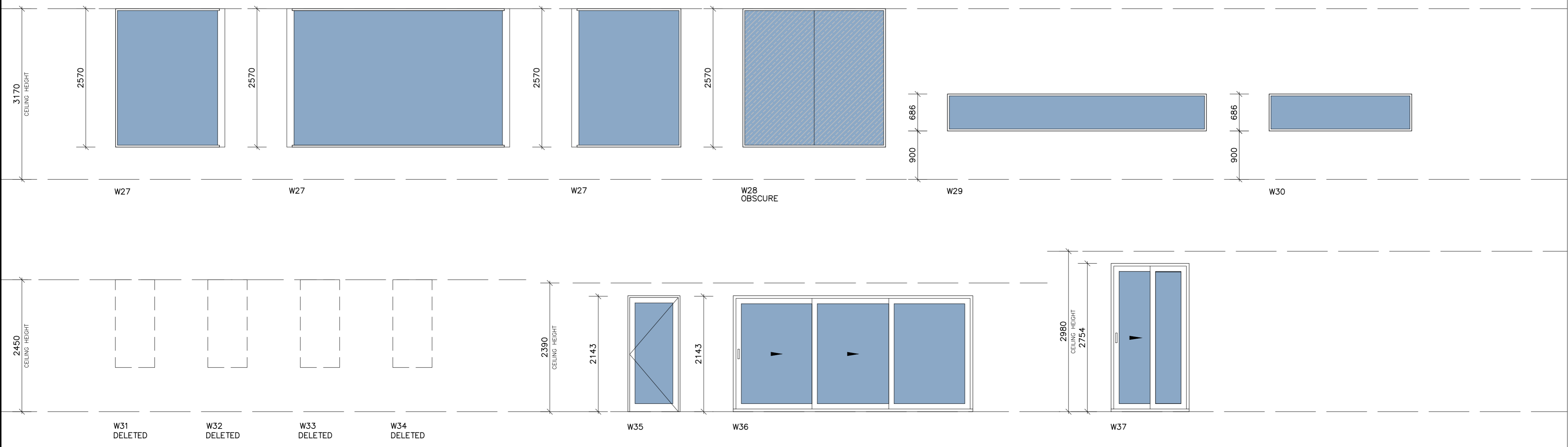
CONSTRUCTION IS REQUIRED TO COMPLY WITH THE REQUIREMENTS STATED WITHIN THE FOLLOWING:  
**BASIX CERTIFICATE A418573**  
 DATED 02.06.2021



**WINDOW SCHEDULE**


CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

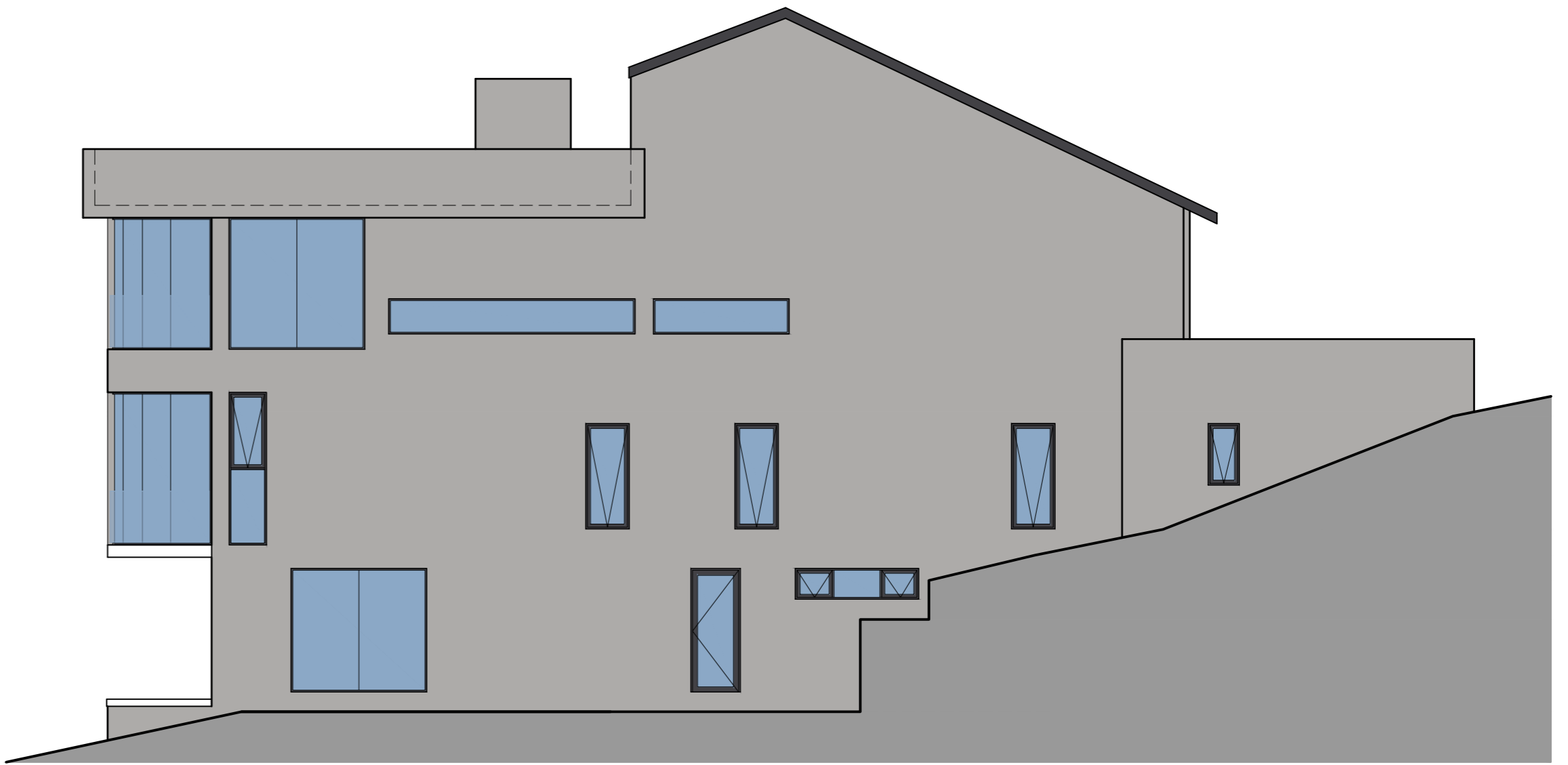
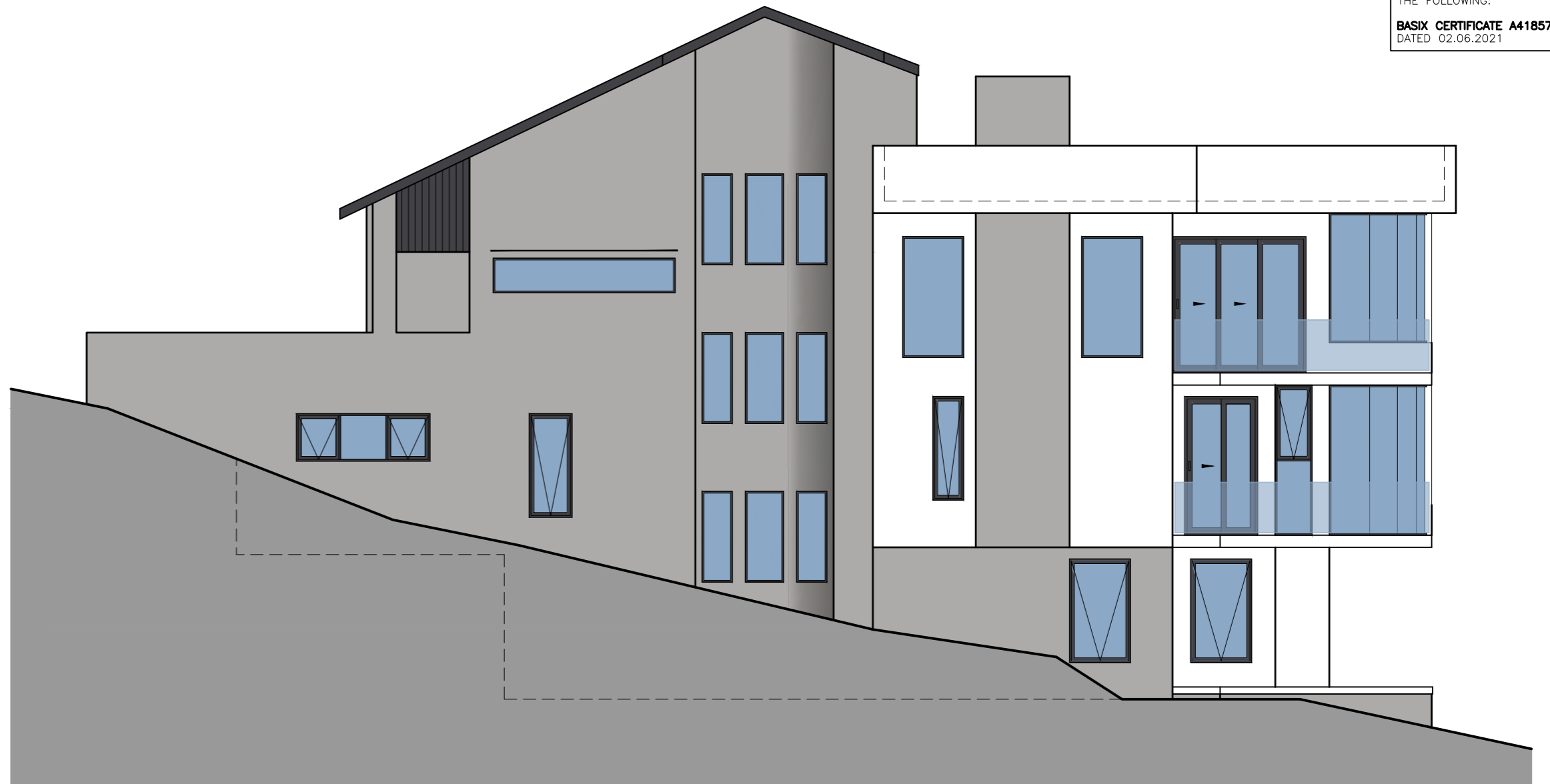
	<b>CONSTRUCTION BY DESIGN</b> 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au		<b>GADALLA RESIDENCE</b> ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		Client: MR. R. GADALLA Site Address: LOT 19 No.6 SHACKLE AVENUE GLADESVILLE NSW 2111	
	Drawn: LW/NY Scale: 1:50 @ A2	Date: 26.03.21 Checked: _____ Checked By: _____	<b>DA PLANS</b>		Sheet: 17	Job No: CBD3136




WINDOW SCHEDULE

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

 <p><b>CONSTRUCTION BY DESIGN</b>                  11 Butler Avenue, Kellyville NSW 2155                  PO Box 6021 Rouse Hill NSW 2155                  m 0434 217 896 t 02 8882 9012                  e lewin@constructionbydesign.com.au                  w www.constructionbydesign.com.au</p>	<p><b>GADALLA RESIDENCE</b>                  ALTERATIONS AND ADDITIONS TO EXISTING DWELLING</p>		<p>Client:  <b>MR. R. GADALLA</b>                  Site Address:                  LOT 19 No.6 SHACKEL AVENUE                  GLADESVILLE NSW 2111</p>	
	<p>Drawn:                  LW/NY</p>	<p>Date:                  26.03.21</p>	<p><b>DA PLANS</b></p>	
<p>Scale:                  1:50 @ A2</p>	<p>Checked:                  Checked By</p>	<p>Sheet:                  18</p>	<p>Job No:                  CBD3136</p>	<p>Rev:                  H</p>





 CEMENT RENDER  
 TAUBMANS COLORBOND  
 'SHALE GREY'


 ROOF COLOUR, GARAGE DOOR &  
 WINDOW FRAMES  
 TAUBMANS COLORBOND 'MONUMENT'

COLOUR SCHEDULE

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

 CONSTRUCTION BY DESIGN 11 Butler Avenue, Kellyville NSW 2155 PO Box 6021 Rouse Hill NSW 2155 m 0434 217 896 t 02 8882 9012 e lewin@constructionbydesign.com.au w www.constructionbydesign.com.au	GADALLA RESIDENCE ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		Client: MR. R. GADALLA Site Address: LOT 19 No.6 SHACKEL AVENUE GLADESVILLE NSW 2111	
	Drawn: LW/NY Scale: 1:100 @ A2	Date: 26.03.21 Checked: Checked By	DA PLANS Sheet: 19 Job No: CBD3136 Rev: H	

## ARTWORK PROOF

Job: 5754

Client: Construction By Design  
 Project Description: Gadalla Residence  
 Version: 001  
 Date: 08/02/2022



Please review the included proof and mark for revision or approval as applicable.  
 List revisions below or apply mark-ups to the proof image.  
 Fax the completed & signed proof form to **07 32875550** or email to: **proofs@3dviz.com.au**

- |                          |   |               |             |
|--------------------------|---|---------------|-------------|
| <input type="checkbox"/> | <b>APPROVED</b><br>COLOUR & MATERIAL SELECTION      | Signed: ..... | Date: ..... |
| <input type="checkbox"/> | <b>APPROVED</b><br>DESIGN AND ARCHITECTURAL DETAILS | Signed: ..... | Date: ..... |
| <input type="checkbox"/> | <b>APPROVED</b><br>FOR DELIVERY                     | Signed: ..... | Date: ..... |
| <input type="checkbox"/> | REVISIONS REQUIRED                                  | Signed: ..... | Date: ..... |



## ARTWORK PROOF

Job: 5754

Client: Construction By Design  
 Project Description: Gadalla Residence  
 Version: 001  
 Date: 08/02/2022



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<input type="checkbox"/>	<b>APPROVED</b> COLOUR & MATERIAL SELECTION	Signed: .....	Date: .....
<input type="checkbox"/>	<b>APPROVED</b> DESIGN AND ARCHITECTURAL DETAILS	Signed: .....	Date: .....
<input type="checkbox"/>	<b>APPROVED</b> FOR DELIVERY	Signed: .....	Date: .....
<input type="checkbox"/>	REVISIONS REQUIRED	Signed: .....	Date: .....