

**City of Ryde
Local Planning Panel Report**

DA Number	LDA2022/0098
Site Address & Ward	31 Campbell Street, Eastwood West Ward
Zoning	R2 Low Density Residential
Proposal	Alterations and additions to existing dwelling house, construction of an additional two storey dwelling house to create a dual occupancy (detached), Torrens title subdivision & removal of trees
Property Owner	Shaohui Zhao
Applicant	Archian Pty Ltd – Colin Jiang
Report Author	Niroshini Stephen – Senior Town Planner
Lodgement Date	28 March 2022
No. of Submissions	Four (4) submissions received
Cost of Works	\$973,500.00
Reason for Referral to LPP	<p>Sensitive Development - Schedule 1, Part 4 of Local Planning Panels Direction.</p> <p>Demolition of part of a heritage item and removal of trees</p> <p>Departure from Development Standard - Schedule 1, Part 3 of Local Planning Panels Direction.</p> <p>Subdivision creates lot sizes resulting in greater than 10% variation from the development standard for minimum subdivision lot size imposed by Clause 4.1 of RLEP 2014. No Clause 4.6 submitted.</p>
Recommendation	Refusal
Attachments	Attachment 1: Compliance Table Attachment 2: Plans submitted with LDA

1. Executive Summary

The following report is an assessment of Local Development Application LDA2022/0098 for alterations and additions to existing dwelling house, construction of an additional two storey dwelling house to create a dual occupancy (detached), Torrens title subdivision & removal of trees.

This application is reported to the Ryde Local Planning Panel for determination as the proposal is sensitive development in that it includes demolition of part of a heritage item and removal of trees. The proposed demolition involves existing detached single garage, sunroom and laundry at the rear of the dwelling and concrete pavement.

The existing dwelling has cultural heritage significance at a local level as it demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is a good and intact example of a Federation cottage and demonstrates qualities of a particular building typology that was once predominant in the area. It has aesthetic significance, retaining many of its original Federation features including its overall form, wraparound verandah and decorative joinery. It is largely intact and retains a number of features that are consistent with dwellings built at the start of the century.

The subject site is identified as being within the R2 Low Density Residential zone under the provisions of Ryde Local Environmental Plan 2014 (RLEP 2014). The proposal is for a dual occupancy (detached) which is a prohibited form of development within the R2 Low Density Residential Zone. The proposal seeks to rely upon Clause 5.10(10) of RLEP 2014 to facilitate the proposed development.

The new additional two storey dwelling accommodates four (4) bedrooms and five (5) bathrooms, kitchen, living areas and a single garage. The overall scale and form of the new dwelling will visually dominate the heritage item and will have adverse impacts on the heritage significance of the item. The proposal is an over development of the site and inconsistent with the objectives of Clause 5.10. Council's Heritage Advisor considers the proposed development unacceptable due to overall bulk and scale.

In accordance with DCP 2014 Part 2: Community Participation Plan, the owners of surrounding properties were given notice of the application between 28 March 2022 and 18 April 2022. Four (4) submissions were received objecting to the development from the adjoining property owners.

The submissions raised the following key concerns:

- Garden being removed within another site and duplexes built with synthetic grass at the front and back.
- Removal of trees.

The development application is recommended for refusal for the reasons detailed in the recommendation of this report.

2. The Site and Locality

The site is legally described as Lot 8 within DP 4789 and is known as 31 Campbell Street Eastwood. The site is located on the north eastern intersection of Campbell Street and Wentworth Road.

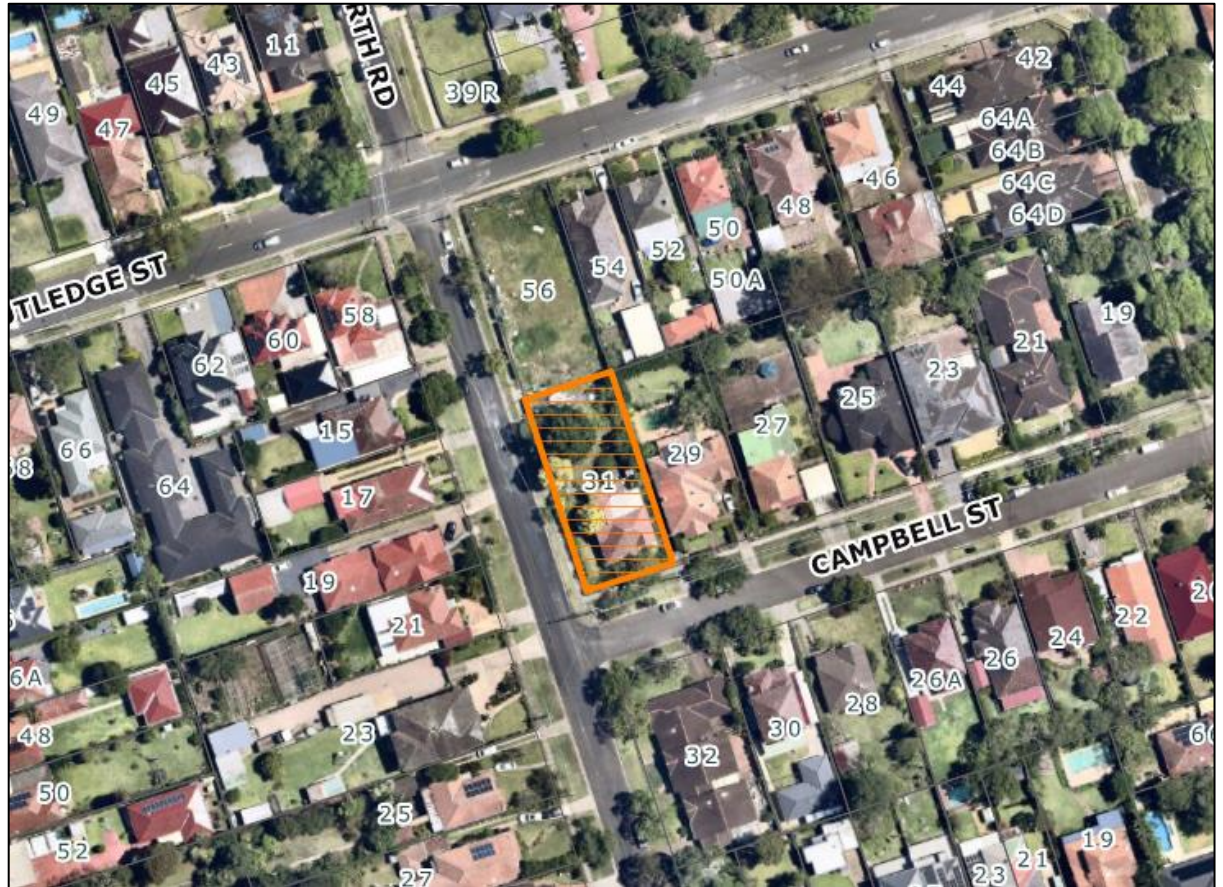


Figure 1 – Aerial photograph of site

The site is rectangular in shape with a frontage of 20.115 metres to Campbell Street and frontage of 44.550 metres to Wentworth Road. The eastern side boundary is 44.550 metres. The northern rear boundary width is 20.115 metres. The site has an area of 891.60m².

The site is located on the low side of the street. The site falls from the south eastern corner (RL85.34) to the north western corner (RL81.31) by approximately 4.03 metres.

The site presently accommodates a single storey heritage listed dwelling (**Figure 2 to Figure 10**). Vehicular access is located adjacent to the northern rear boundary to a detached single garage at the rear of the site. Other site works include paved areas and pathways.



Figure 2 – Photograph of the site taken from Campbell Street



Figure 3 – Photograph of the Campbell Street front elevation of the existing building



Figure 4 – Photograph of the Wentworth Road front elevation



Figure 5 – Photograph of the Wentworth Road front elevation



Figure 6 – Photograph of the Wentworth Road front elevation

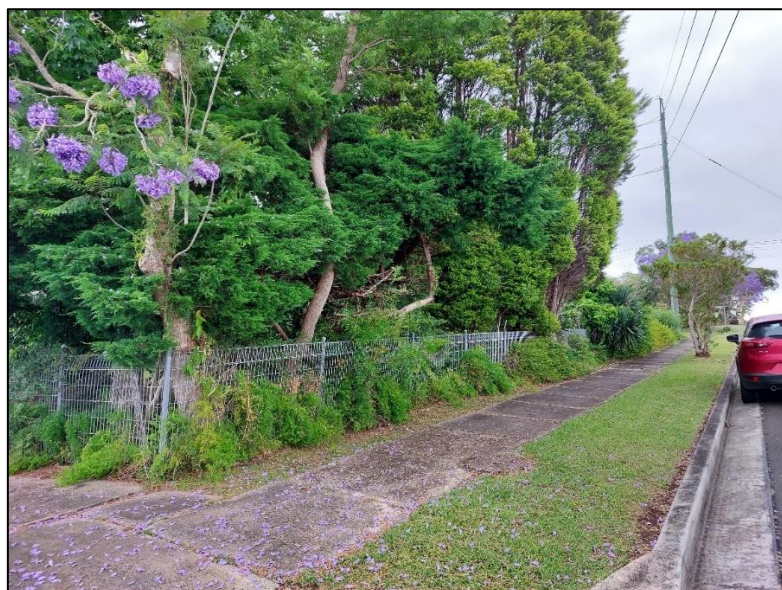


Figure 7 – The site as viewed from Wentworth Road



Figure 8 – Rear elevation of the existing dwelling



Figure 9 – Rear elevation of the existing dwelling



Figure 10 – Photograph of existing detached single garage

The existing development in the vicinity of the site includes single and two storey residential dwellings, dual occupancies and multi dwelling housing developments.

The site is adjoined to the east by No. 29 Campbell Street (**Figure 11**). This site presently accommodates a single storey dwelling.



Figure 11 – Adjoining dwelling to the east at 29 Campbell Street

The site is adjoined to the north by No. 56 Rutledge Street (**Figure 12**). This site is presently vacant. A review of Council’s system shows this property is subject to a recent complying development certificate approval. Complying Development Certificate No. CDP2021/0862 was approved on 24 September 2021 for construction of an attached dual occupancy. The assessment of the current DA has taken the approved complying development certificate under CDP2021/0862 into consideration.



Figure 12 – Vacant lot to the north at No. 56 Rutledge Street

3. The Proposal

The proposal seeks consent for alterations and additions to existing dwelling house, construction of an additional two storey dwelling house to create a dual occupancy (detached), Torrens title subdivision & removal of trees. The proposed works include:

Alterations and additions to existing heritage listed dwelling house

- Removal of the existing detached single garage, sunroom and laundry at the rear of the dwelling and concrete pavement
- Steps provided from natural ground level to western elevation of front verandah
- Two storey addition to the north, accommodating a single garage and laundry at the lower ground floor and living area with a balcony at the upper ground level. The upper ground level matches with the ground level of existing dwelling house

New dwelling (located adjacent to the northern rear boundary)

- Single garage RL 82.30 located south of the dwelling.
- Ground Floor RL82.20: internal stairs, living areas, kitchen, laundry/storage room, bathroom and Bedroom 1 with walk in wardrobe and ensuite. The living area has access to the deck (RL 82.10).
- First Floor RL85.20: Internal stairs, Bedroom 2 with bathroom, family room, Bedroom 3 with ensuite, Master bedroom with walk in wardrobe and ensuite. Bedroom 3 has access to a balcony orientating to Wentworth Road with a depth of 1.6 metres.
- New vehicle crossings and driveways
- Landscaping works
- The following trees are proposed to be removed:

Tree No.	Species - "Common name"
4	<i>Syzygium austral</i> (Creek Lilly-Pilly)
5	<i>Juniperus chinensis</i> (Chinese Juniper)
6	<i>Tibouchina lepidota</i> "Alstonville" (Tibouchina)
7	<i>Chamaecyparis obtusa</i> "Crippsii" (Golden Hinoki Cypress)
8	<i>Juniperus chinensis</i> (Chinese Juniper)
9	<i>Juniperus chinensis</i> (Chinese Juniper)
10	<i>Juniperus occidentalis</i> (Western Juniper)
11	<i>Jacaranda mimosifolia</i> (Jacaranda)
12	<i>Liquidambar styraciflua</i> (Liquidambar)
15	<i>Syagrus romanzoffiana</i> (Cocos Palm)

- Erection of a 1.2 – 1.5 metre high fence along Wentworth Road
- Erection of a 1.4 metre high fence along Campbell Street
- Torrens title subdivision comprising:
 - Lot 1 – 492.15m² in area with a 20.115m front boundary to Campbell Street
 - Lot 2 – 403.97m² in area with a 20.083m front boundary to Wentworth Road

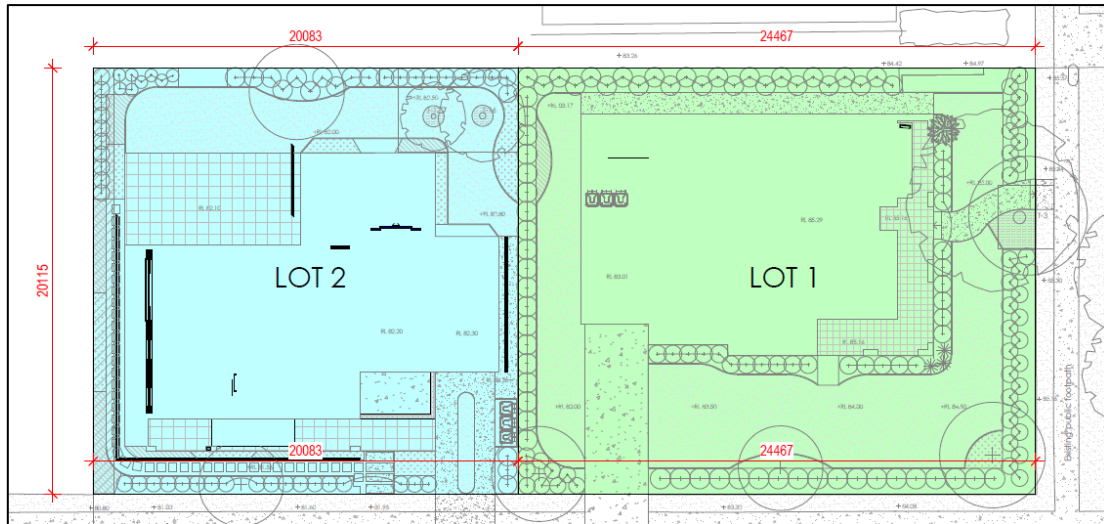


Figure 13 – Proposed subdivision plan

Figures 14 to 22 below are the floor plans and elevations of the proposed dual occupancy (detached).

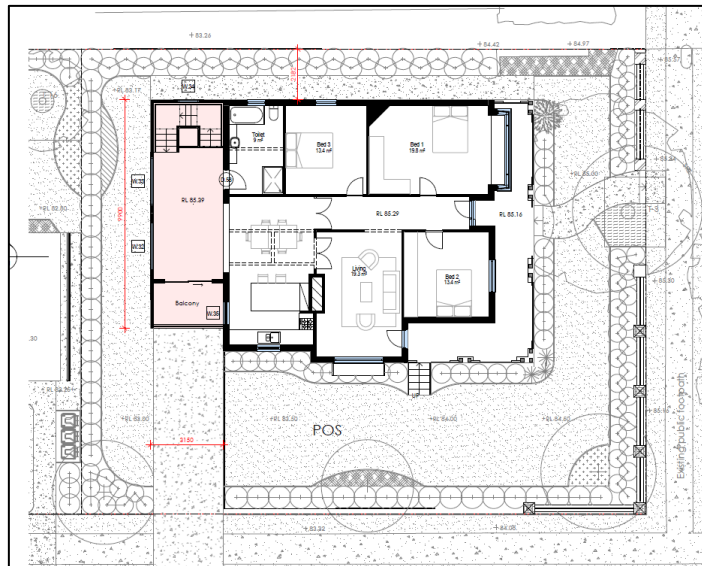


Figure 14 – Proposed ground floor plan of existing dwelling (heritage item)

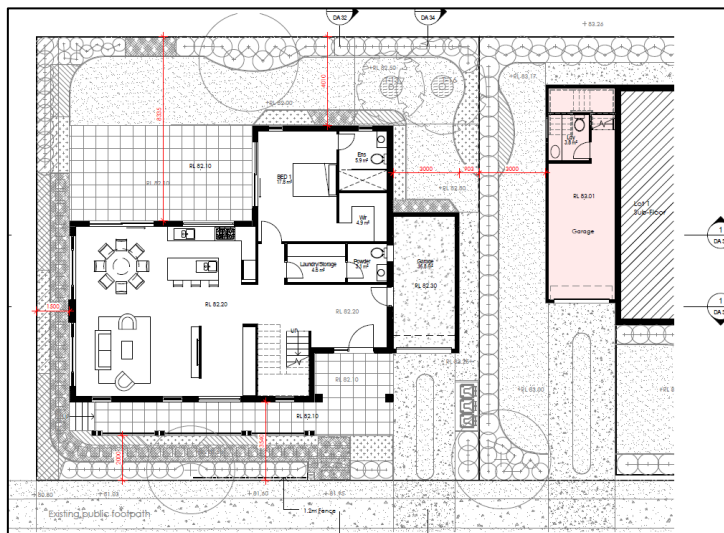


Figure 15 - Proposed ground floor plan of new dwelling & lower ground floor plan of existing (heritage) dwelling

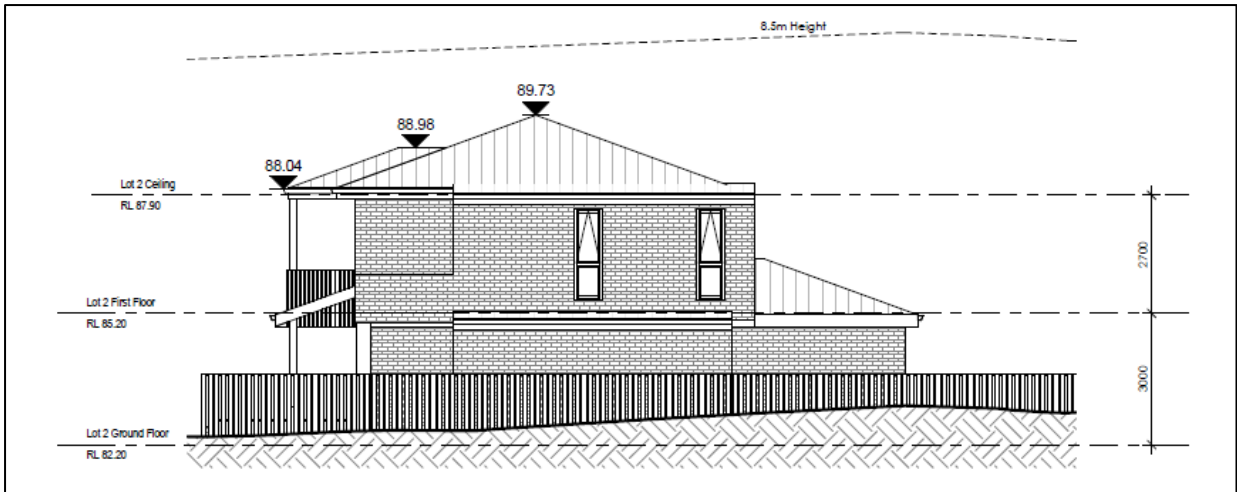


Figure 19 – Southern elevation of new dwelling



Figure 20 – Northern elevation of new dwelling

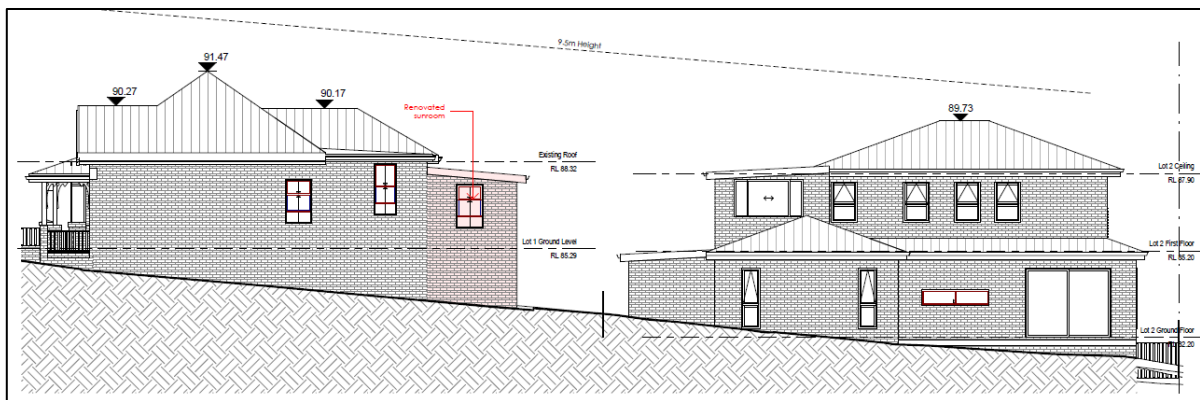


Figure 21 – Eastern elevation

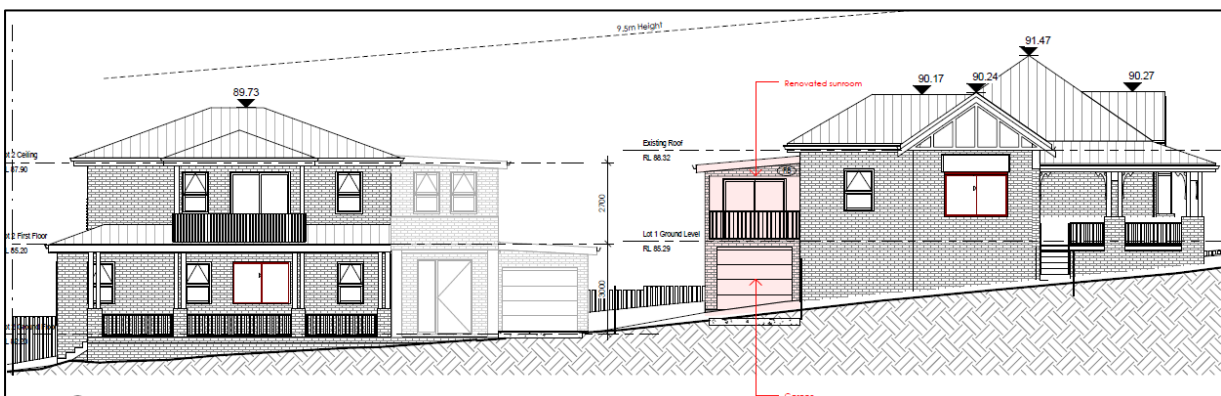


Figure 22 – Western elevation (Facing Wentworth Road)

4. History

Site History

Date	Action
15 October 2020	<p>Development Application No. LDA2020/0139 seeking consent for demolition, new dual occupancy (attached) was refused by the Ryde Local Planning Panel.</p> <p>The proposal sought consent to demolish the existing dwelling (heritage item). The site was a draft heritage item at the time of determination.</p>
27 October 2021	<p>A prelodgement (PRL2021/20) was lodged by the applicant for alterations and additions to existing heritage item to create a dual occupancy attached.</p> <p>A prelodgement meeting was held on 27 October 2021. The written advice provided to the applicant included following main issues:</p> <ul style="list-style-type: none"> - Aspects of the proposed alterations to the existing dwelling are not supported as these alterations would adversely impact the heritage significance of the existing dwelling - The proposal does not achieve the desired separation with the heritage item - The preliminary plans do not satisfy the objectives of Clause 5.10 of the Ryde LEP 2014 as the plans include inappropriate alterations to the interior and exterior which would adversely impact on the fabric and heritage significance of the heritage listed dwelling

Application History

28 March 2022	Local Development Application LDA2022/0098 was lodged with Council.
28 March 2022 to 18 April 2022	The Application was notified to adjoining property owners. Four (4) submissions were received objecting to the development.
17 May 2022	<p>A request for further information was sent to the Applicant, requesting:</p> <ul style="list-style-type: none"> - Amended plans addressing the scale and built form impacts of the new dwelling on the heritage item; - Amending proposal to a detached dual occupancy to achieve separation from heritage item; and - Amended plans addressing non compliant floor space ratio and Torrens Title subdivision to be removed from application.
2 June 2022	The applicant submits amended plans via email.

21 June 2022	<p>An email was sent to the Applicant requesting;</p> <ul style="list-style-type: none"> - Required documents to be provided to demonstrate compliance with Clause 5.10(10) and strata subdivision to be proposed; - Amended plans addressing concerns with the scale of the new dwelling and the separation distance from the heritage item; and - Amended plans addressing visual privacy concerns.
30 June 2022	The applicant submits amended plans via email .
2 August 2022	<p>An email was sent to the Applicant requesting;</p> <ul style="list-style-type: none"> - The portion of the openings to match the existing heritage item; and - Amended plans addressing the massing of the new dwelling which dominates the adjacent item.
17 August 2022	The applicant submits amended plans via email.
17 August 2022	An email was sent to the Applicant requesting amended plans addressing engineering matters.
26 September 2022	The applicant submits amended plans to the NSW Planning Portal.
20 December 2022	<p>A request for further information was sent to the Applicant, requesting</p> <ul style="list-style-type: none"> - Amended subdivision plan specifying strata subdivision is proposed; - Amended plans addressing visual privacy concerns; - Demolition plan to be submitted and proposed alterations and additions to the existing dwelling to be shown clearly on the plans.
19 January 2023	<p>Referral comments were received from Council’s Heritage Advisor. Given the fundamental concerns which would necessitate significant redesign a letter was sent to the applicant requesting the application to be withdrawn for the following reasons:</p> <ul style="list-style-type: none"> - The new dwelling will dominate the heritage item; - The proposal is an over-development of the site in that the second dwelling house and works to existing house are excessive and will change the architectural fabric of the heritage item. - The proposal is not in keeping with the objectives of Clause 5.10 of Ryde LEP. <p>The withdrawal letter included suggestions to redesign the additional dwelling such that it is subservient and respectful to the significance of to the heritage item.</p>
7 February 2023	The applicant declined to withdraw the development application.

5. Planning Assessment

The following planning policies and controls are of relevance to the development:

- State Environmental Planning Policy Resilience and Hazards SEPP 2021;
- State Environmental Planning Policy BASIX 2004;
- State Environmental Planning Policy Biodiversity and Conservation SEPP 2021;
- Ryde Local Environmental Plan 2014; and
- Ryde Development Control Plan 2014:
 - Part 3.3: Dwelling Houses and Dual Occupancy (Attached);
 - Part 7.2: Waste Minimisation and Management; and
 - Part 8.2: Stormwater & Floodplain Management.

5.1 Environmental Planning and Assessment Act

Objects of EP&A Act

Section 1.3 of the EP & A Act contains the following relevant objects:

1.3 Objects of Act (cf previous s 5)

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) to promote good design and amenity of the built environment,*
- (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The overall bulk and scale of the new dwelling will visually dominate the heritage item and will have adverse impact on the heritage significance of the item. The proposal is generally inconsistent with the objectives of the Act (f).

5.1 State Environmental Planning Instruments

Instrument	Proposal	Compliance
State Environmental Planning Policy Resilience and Hazards SEPP 2021		
Chapter 4 Remediation of land		
<p>The object of this Chapter is to provide for a Statewide planning approach to the remediation of contaminated land.</p> <p>The aims are to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.</p>	<p>Pursuant to Clause 4.6(1) considerations, 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.</p>	<p>Yes</p>
State Environmental Planning Policy BASIX 2004		
<p>The certificate demonstrates compliance with the provisions of the SEPP and is consistent with commitments identified in the application documentation.</p>	<p>Incorrect building typology is used on the BASIX certificate. A separate certificate is required for the new dwelling and a separate certificate is required for alterations and additions to the existing dwelling.</p>	<p>No</p>
State Environmental Planning Policy – Biodiversity and Conservation SEPP 2021		
Chapter 2 Vegetation in non-rural areas		
<p>The objective of the SEPP 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.</p>	<p>The proposal seeks removal of 11 trees from the subject site which is considered satisfactory by Council's Landscape Architect. Refer to detailed assessment by Council's Landscape and Tree Officer, reproduced later in this report.</p>	<p>Yes</p>
Chapter 6 Water Catchments		
<p>This Plan applies to the whole of the Ryde Local Government Area as the LGS is within the Sydney Harbour Catchment. Division 2 of Part 6.2 of this SEPP identifies controls on development in respect of water quality and quantity, aquatic ecology, flooding, recreation and public access and total catchment management.</p>	<p>Given the nature of the project and the location of the site, there are no specific controls that directly apply to this proposal.</p>	<p>Yes</p>

5.2 Ryde Local Environmental Plan 2014

The subject site is identified as being within the R2 Low Density Residential zone under the provisions of RLEP 2014. The proposal is for alterations and additions to existing dwelling house, construction of an additional two storey dwelling house to create a dual occupancy (detached), Torrens title subdivision & removal of trees.

Dual occupancy (detached) is a prohibited form of development within the R2 Low Density Residential Zone. The proposal seeks to rely upon Clause 5.10(10) of RLEP 2014 to facilitate the proposed development. The overall scale and form of the new dwelling will visually dominate the heritage item. The proposal has not demonstrated compliance with Clause 5.10(10). This is discussed further below.

Aims and objectives for the low density residential zones:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a variety of housing types.*

The proposal is for alterations and additions to existing dwelling house, construction of an additional two storey dwelling house to create a dual occupancy (detached), Torrens title subdivision & removal of trees. The proposal will provide for a variety of housing types and provides for the housing needs of the community within a low density residential environment. The second objective is not of relevance to the proposed development. The proposed satisfies the relevant objectives for residential developments.

Clause 4.1 Minimum Subdivision Lot Size

The proposal seeks Torrens Title subdivision of the proposed dual occupancy (detached) into two lots. There are no provisions for such subdivision as such use is prohibited within the R2 Low Density Residential zone. For any other form of subdivision, Clause 4.1(3) requires the size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land. Under Clause 4.1(3) each lot is required to be 580m². The table below summarizes the proposed lot sizes and variation from the development standard.

Development Standard	Minimum lot site	Proposed Lot Size	Variation
Clause 4.1 Minimum subdivision lot size	580m ²	Lot 1 - 492.15m ²	87.85m ² or 15.15%
		Lot 2 - 403.97m ²	176.03m ² or 30.35%

The proposed land subdivision would not comply with the minimum area requirements and results in lots inconsistent with the objectives of Clause 4.1. A Clause 4.6 has not been submitted. It is noted this issue was discussed with the applicant who showed willingness to seek strata subdivision only where minimum lot size may not be an

issue. The applicant however did not amend the plans to strata subdivision and Clause 4.1 is applicable. As the applicant has not submitted a written submission, under Clause 4.6, the development application cannot be supported.

Clause 5.10 - Heritage conservation

The Objectives of Clause 5.10 are as follows:

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

The site is a local heritage item, identified on Council’s Heritage Map as Item 307 and significance is noted as a ‘House’.

The proposal is for a dual occupancy (detached) which is a prohibited form of development within the R2 Low Density Residential Zone. The proposal seeks to rely upon Clause 5.10(10) of RLEP 2014 to facilitate the proposed development.

Clause 5.10(10) states the following:

- (10) **Conservation incentives** *The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—*
- (a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
 - (b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
 - (c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
 - (d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
 - (e) *the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

The table below is an assessment of the proposal against each provision of Clause 5.10(10):

Clause 5.10(10) provision	Proposal	Compliance
(a) <i>the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</i>	No evidence is provided to suggest that the proposed new two storey dwelling will facilitate in conservation of the heritage item. The heritage item is a dwelling house which	No

	is in relatively good condition in a traditional garden setting and being used for residential purposes. Approval of the proposed development is not considered to facilitate conservation of the heritage item. Contrary to that, construction of the proposed new dwelling house is considered to adversely impact on the significance of the item as it is too large and will dominate the heritage item.	
<i>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</i>	The applicant has provided a Schedule of Conservation Works to be undertaken to the heritage item. Among other, significant internal features of the dwelling are proposed to be removed. Council's Heritage Advisor has raised issues with the work that is proposed to be completed on the heritage item and as such this document has not been approved by Council.	No
<i>(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</i>	The Schedule of Conservation Works has not been supported by Council's Heritage Advisor. For this reason, the works identified cannot be conditioned to be carried out.	No
<i>(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</i>	The new dwelling is a large two storey dwelling with four (4) bedrooms and five (5) bathrooms. The building height is excessive and not subservient to the existing dwelling (heritage item), which is a modest three (3) bedroom, one (1) bathroom, single storey dwelling. The proposal is considered an over development of the site and will have adverse impacts on the heritage significance of the item.	No
<i>(e) the proposed development would not have any significant adverse</i>	The alfresco and two (2) rear north facing living area windows associated with the	No

<p><i>effect on the amenity of the surrounding area.</i></p>	<p>new dwelling are elevated and result in overlooking into the private open space areas of the neighbouring properties. The proposed development would result in adverse impacts on the amenity of the neighbouring properties.</p>	
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The proposal is not considered to satisfy the provisions of Clause 5.10(10) nor does it meet the objectives of Clause 5.10. The proposal has been reviewed by Council's Heritage Advisor and it is not been supported.

Other relevant Clauses of RLEP 2014

Ryde LEP 2014	Proposal	Compliance
<p>4.3(2) Height</p>		
<p>9.5m</p>	<p>8.23m</p>	<p>Yes</p>
<p>4.4(2) & 4.4A(1) FSR</p>		
<p>0.5:1</p>	<p>0.40:1</p>	<p>Yes</p>
<p>6.2 Earthworks</p>		
<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 proposal includes a maximum cut of 500mm and a maximum fill of 900mm. The proposed cut and fill is considered to contribute towards overall bulk of the new two storey dwelling which in turn adversely impacts the significance of the heritage item and amenity of adjoining properties.</p>	<p>No</p>
<p>Clause 6.4 Stormwater management</p>		
<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 proposal is consistent with the provisions of Clause 6.4(3) in that the proposal has been designed to maximise the use of permeable surfaces allowing for water filtration and avoids adverse impacts of stormwater runoff on adjoining properties and receiving waters.</p> <p>The proposal has been considered acceptable by Council's Senior Development Engineer.</p>	<p>Yes</p>

5.3 Draft Environmental Planning Instruments

Nil

5.4 Development Control Plan

Ryde Development Control Plan 2014 (RDCP 2014)

Ryde Development Control Plan 2014 does not contain provisions for dual occupancy (detached). The proposal has been assessed against Part 3.3 Dwelling Houses and Dual Occupancy (attached) of RDCP 2014 as benchmark.

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

- Part 3.3: Dwelling Houses and Dual Occupancy (Attached);
- Part 7.2: Waste Minimisation and Management; and
- Part 8.2: Stormwater & Floodplain Management.
- Part 8.3: Driveways

An assessment of the relevant controls is provided in **Attachment 2 - Compliance Table**. Specific controls relevant to this application are also discussed below.

Part 3.3: Dwelling Houses and Dual Occupancy (Attached)

2.6 Site Configuration

2.6.1 Deep Soil Areas

Control 2.6.1(b)(i) states the deep soil area must include an area with minimum dimensions of 8 m x 8 m in the back yard. Control 2.6.1(c) states allotments with dual occupancies need only have one 8 m x 8 m deep soil area for the allotment. The area does not need to be shared equally with each allotment.

The proposal does not contain a deep soil area with minimum dimensions of 8m x 8m in the backyard and does not comply with Controls 2.6.1(b)(i) and (c). The non compliance is considered acceptable for the following reasons:

- The proposal achieves a deep soil landscape area of 120.58m² at the rear. Whilst the proposal does not meet the minimum dimensions of 8 metres, the proposal does exceed the overall deep soil landscape area of 64m²;
- The land retains its ability to absorb rainwater so as to reduce stormwater runoff;
- Space is provided for mature tree growth and other vegetation; and
- The vegetation corridor is retained.

2.8 Height

2.8.2 Ceiling height

Control 2.8.2(a) requires the minimum ceiling height for habitable rooms is to be 2.4m. The extension of the living area to the rear of the existing dwelling has a floor to ceiling

height of 2.2 metres and does not comply with Control 2.8.2(a). This forms reason for refusal of the application.

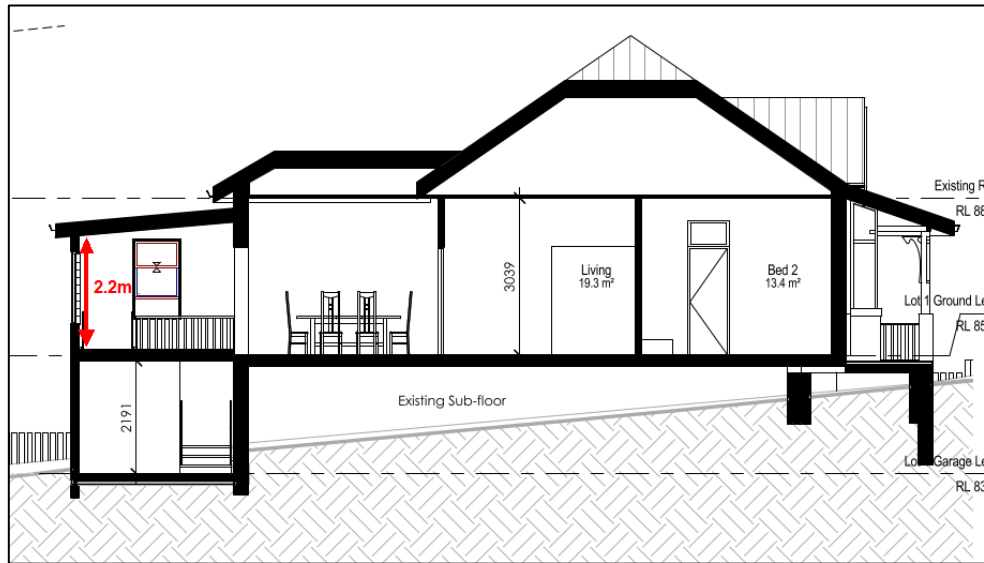


Figure 23 – Section plan of existing dwelling showing non compliant floor to ceiling height of 2.20 metres

2.9 Setbacks

2.9.1 Front setbacks

Control 2.9.1(f) requires the outside face of a wall built above a garage which faces the street to align with the outside face of the garage wall below. The outside face of the wall built above the existing dwelling (heritage item) garage is setback 1.9 metres from the garage wall. The proposal does not comply with this control.

The garage is setback 8 metres from the front boundary and complies with Control 2.9.1(b) which requires on corner sites, the setback along the secondary street (the street to which the house has its secondary frontage) is to be a minimum of 2m. The balcony aligns with the garage below and provides for articulation of the built form and provides for visual amenity within the streetscape presentation. The design response ensures the garage is not a prominent feature. The front elevation is appropriately articulated and achieves the desired presentation to the streetscape. The non compliance is considered acceptable.

Section 2.9.3 – Rear Setbacks

Control 2.9.3(a) states the rear of the dwelling is to be set back from the rear boundary a minimum distance of 25% of the length of the site or 8m, whichever is the greater. The rear setback required is 11.14 metres, being 25% of the site length. The rear setback measured to the rear northern elevation of the new dwelling is 1.5 metres which does not meet the rear setback requirement of 11.14 metres. The non compliance is considered acceptable for the following reasons:

- The new dwelling has a reduced setback to the rear boundary to increase separation from the existing heritage item;
- A suitable area for private outdoor recreation is provided;

- The site is a corner allotment and does not enable a reasonable building footprint if a compliant rear setback were provided;
- The development provides 44.2% of deep soil area and complies with Control 2.6.1(a) which requires sites to have a deep soil area that is at least 35% of the area of the allotment; and
- There is sufficient area for vegetation and mature trees

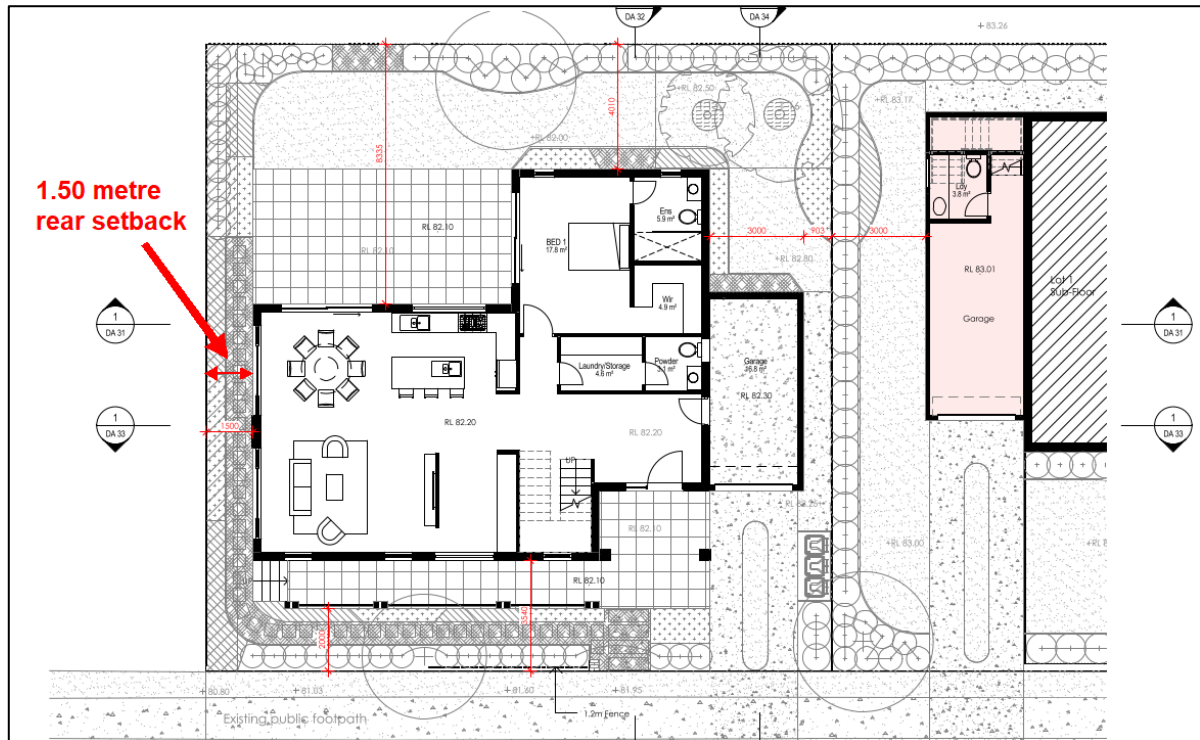


Figure 24 – Rear setback measured from rear northern elevation of new dwelling to boundary

2.13 Landscaping

Control 2.13(c) requires useful outdoor spaces for liveability by coordinating the design of private open space, external living areas, driveways, parking areas, swimming pools, utility areas, deep soil areas and other landscaped areas with the design of the dwelling. The siting of the new dwelling results in the loss of private open space for the existing dwelling (heritage item). The private open space area associated with the existing dwelling (heritage item) orientates to Wentworth Road. The front fence along Wentworth Road ranges from 1.2 metres to 1.5 metres in height. A standard sightline from the footpath would allow views into the private open space. The proposal results in poor amenity to the future occupants of the existing dwelling (heritage item). It is noted a smaller footprint for the new dwelling would allow a decent private open space area between the dwellings and a decent curtilage for the heritage item. The proposal does not comply with Control 2.13(c) and forms reason for refusal of the application.

Control 2.13(k) requires hedge planting on boundaries to consist of plant species with a mature height no greater than 2.7 metres. The landscape plan shows screen planting with a mature height of 3 metres is proposed on the eastern side boundary and does not comply with Control 2.13(k). The 3.0 metre high screen planting will not impact the adjacent property as the screen planting does not result in overshadowing and maintains existing views. As such, the non compliance is considered acceptable.

2.14 Dwelling Amenity

Section 2.14.2 – Visual Privacy

Control 2.14.2(a) requires windows of the main internal living spaces such as living rooms, dining rooms, kitchens, family rooms and the like, to orientate to the front or to the rear of allotments. The following openings do not comply with Control 2.14.2(a):

New dwelling

- Window associated with the ground floor kitchen. The window has a lintel height of 1.6 metres. The kitchen window sits below a standard sight line and will have no adverse impact on the adjoining property.
- Glass sliding door associated with the ground floor living area. The glass sliding door is approximately 8.3 metres from the side boundary. The 8.3 metres separation restricts views into the neighbouring property. The glass sliding door will have no adverse impact on the adjoining property.
- Two windows associated with the first floor family room. The windows are approximately 8.3 metres from the side boundary. The 8.3 metres separation restricts views into the neighbouring property. The windows will have no adverse impact on the adjoining property.

The non compliance is considered acceptable.

Control 2.14.2(b) requires terraces, balconies and outdoor living areas to be orientated to either the front or the rear of allotments, and not to the side boundaries. Control 2.14.2(c) requires terraces and balconies are not to overlook neighbour’s living areas and private open space.

The alfresco associated with the new dwelling orientates to the side boundary and rear boundary. The eastern elevation of the alfresco is elevated 600mm above the existing ground level and has a reduced setback of 4 metres from the side boundary. The northern elevation of the alfresco is elevated 800mm above the existing ground level and has a reduced setback of 1.5 metres from the rear boundary. The alfresco results in overlooking into the private open space of 29 Campbell Street and 56 Rutledge Street. This forms reason for refusal of the application.

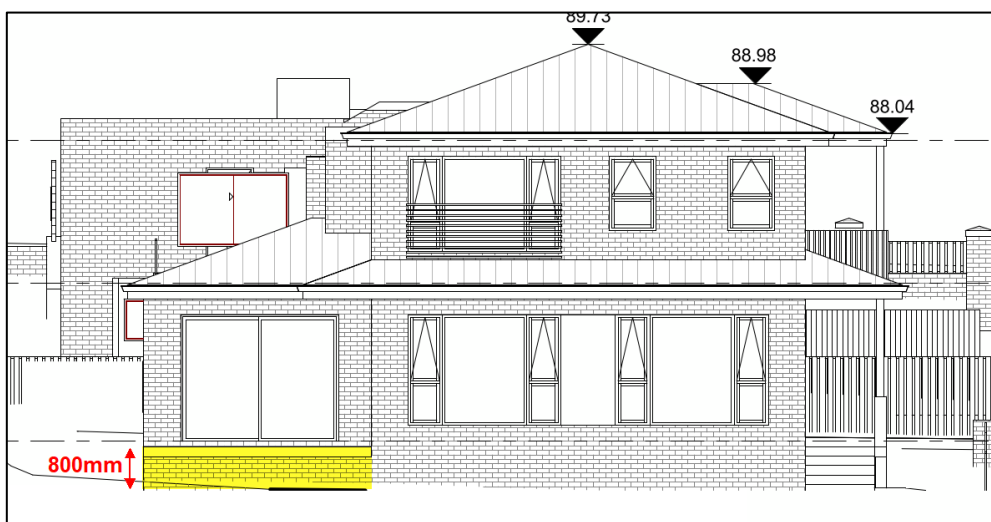


Figure 25 – Elevated alfresco highlighted on northern elevation

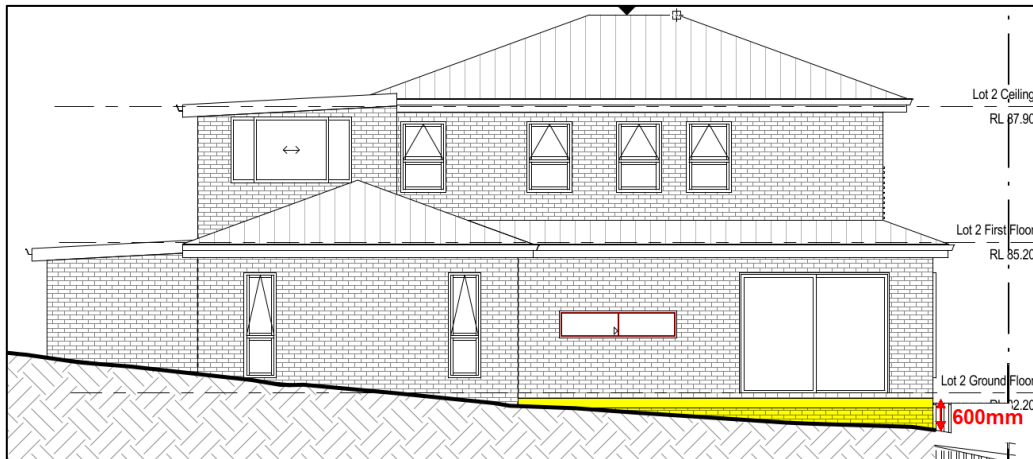


Figure 26 – Elevated alfresco highlighted on eastern elevation

Control 2.14.2(d) requires living room and kitchen windows, terraces and balconies are not to allow a direct view into neighbouring dwellings or neighbouring private open space. The following windows and terraces do not comply with Control 2.14.2(a):

New dwelling

- As discussed above the alfresco associated with the new dwelling is elevated and results in overlooking into the private open space of 29 Campbell Street and 56 Rutledge Street.
- The two (2) north facing windows associated with the living area of the new dwelling are elevated approximately 1.2 metres above the existing ground level and result in overlooking into the private open space of 56 Rutledge Street.

This forms reason for refusal of the application.

Control 2.14.2(e) requires side windows to be offset by sufficient distance to avoid visual connection between dwellings. The existing dwelling living area window aligns with the new dwelling Bedroom 2 window and the proposal is non compliant with the control requirement. This is however considered acceptable as the bedroom services a lower use room and it does not warrant concern as it is considered to be a room where occupants spend less waking time.

2.16 Fences

Section 2.16.1 – Front and return fences and walls

Control 2.16.1(b) requires materials to be compatible with the house and other fences within the streetscape. The material and colour of the front fence has not been provided to complete an assessment. This forms reason for refusal of the application.

Control 2.16.1(c) requires an open light weight fence to be up to 1 metre high. The front fence ranges in height from 1.2 metres to 1.5 metres and is non compliant with the Control 2.16.1(c). The non compliance is considered minor and does not have an adverse impact on the streetscape. The non compliance is considered acceptable.

Control 2.16.1(d) requires a return fence is to be no higher than the front fence. Details of the height of the return fence associated with the heritage item have not been submitted to complete the assessment. This forms reason for refusal of the application.

Control 2.16.1(j) requires fence piers to have a maximum width of 350mm. The fence piers have a width of 500mm and do not comply with the control. Compliance with the control could be conditioned if the application were recommended for approval.

Section 2.16.2 – Side and rear fences and walls

Control 2.16.2(a) requires the maximum height for side and rear fences to be 1.8 metres. Insufficient details of the boundary fencing and dividing fence have been submitted to complete an assessment. This forms reason for refusal of the application.

Part 8.3: Driveways

2.2 Vehicular crossing widths

Section 2.2 requires the width of any vehicular crossing to a residential property with less than 10 parking spaces is to be a minimum of 3.0 metres and a maximum of 5.0 metres.

The new dwelling has a vehicular crossing width of 2.8 metres and does not comply with the requirement. Compliance with the control requirement could be conditioned if the application were recommended for approval.

5.5 Planning Agreements or Draft Planning Agreements

There are no planning agreements or draft planning agreements for this development.

5.6 City of Ryde Section 7.11 Development Contributions Plan 2020

Council's current Section 7.11 Development Contributions Plan 2020 effective 1 July 2020 requires a contribution for the provision of various additional services required as a result of increased development density. The contribution is based on the number of additional dwellings there are in the development proposal. The contribution that are payable with respect to the increase housing density on the subject site (being for residential development outside the Macquarie Park Area) are as follows:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$6,061.81
Open Space & Recreation Facilities	\$10,438.15
Roads & Traffic Management Facilities	\$3,204.48
Plan Administration	\$295.56
The total contribution is	\$20,000

Payment of Section 7.11 Contribution of \$20,000.00 could be conditioned if the application were recommended for approval.

5.7 Any matters prescribed by the regulations

Environmental Planning and Assessment Regulation 2021

There are no planning agreements or draft planning agreements for this development. The Regulation underpins the day-to-day operation of the NSW planning system. The Regulation guides the processes, plans, public consultation, impact assessment and decisions made by local councils, the Department of Planning and others. Standard conditions could be conditioned relating to compliance with BCA and AS if the application were recommended for approval.

Australian Standard for Demolition - Clause 61(1)

Clause 61(1) of the Environmental Planning & Assessment Regulations 2021 requires the consent authority to consider the provisions of *Australian Standard AS 2601-2001: The demolition of structures*. Standard conditions could be conditioned relating to compliance with AS if the application were recommended for approval.

Building Code of Australia Upgrade – Clause 64

In accordance with Clause 64 of the Regulations 2021, the proposal will be required to provide adequate fire safety in accordance with the BCA. Standard conditions could be conditioned relating to compliance with BCA if the application were recommended for approval.

6. The Likely Impacts of the Development

The likely impacts of the development have been considered within this report and the assessment demonstrates that the proposed scale and form of the new dwelling will visually dominate the heritage item and will have adverse impact on the heritage significance of the item. The development is considered unsatisfactory in terms of its environmental impact.

7. Suitability of the Site for the Development

The site is zoned R2 Low Density Residential. The proposal is for alterations and additions to existing dwelling house, new dwelling to create a dual occupancy (detached), torrens title subdivision & removal of trees.

The proposal is for a dual occupancy (detached) which is a prohibited form of development within the R2 Low Density Residential Zone. The proposal seeks to rely upon Clause 5.10(10) of RLEP 2014 to facilitate the proposed development. The overall scale and form of the new dwelling will visually dominate the heritage item and will have adverse impact on the heritage significance of the item. The proposal is an over development of the site and has not demonstrated compliance with Clause 5.10(10) and is not consistent with the objectives of Clause 5.10.

The proposal is not considered to be suitable for the site.

8. The Public Interest

The public interest is best served by the consistent application of the requirements of relevant Environmental Planning Instruments and by Council ensuring that any adverse impacts on the surrounding area and the environment is minimised. The proposal has been assessed against the relevant planning instruments and is considered to be unacceptable. The proposed development has not demonstrated consistency with the provisions of Clause 5.10 Heritage conservation of Ryde LEP 2014. The overall scale and form of the new dwelling would have an adverse impact on the heritage significance of the heritage item. On this basis, the proposal is considered to be contrary to the public interest.

9. Submissions

In accordance with DCP 2014 Part 2: Community Participation Plan and Procedure, the owners of surrounding properties were given notice of the application between 28 March 2022 and 18 April 2022. Four (4) submissions were received objecting to the development from the adjoining properties.

The submissions raised the following concerns:

1. Landscaping on neighbouring sites

Comment: Concern is raised with a garden being removed within another site and duplexes built with synthetic grass at the front and back.

Assessing Officer comment's: The site being referenced was not given in the submission. This development application is for 31 Campbell Street Eastwood. The landscape plan has proposed turf rather than synthetic grass.

2. Tree removal on neighbouring site

Comment: Concern is raised with the removal of a tree within another site.

Assessing Officer comment's: This development application is for 31 Campbell Street Eastwood. This concern is not relevant to the proposed development. Regardless Council's Landscape Architect and Tree Management Officer have raised no objection for the removal of trees from the subject site.

3. Tree removal

Comment: Clarification is sought if any trees will be left on this property. Concern is raised eight (8) trees are proposed to be removed.

Assessing Officer comment's: The following trees are proposed to be removed:

Tree No.	Species "Common name"
4	<i>Syzygium australe</i> (Creek Lilly-Pilly)

5	<i>Juniperus chinensis</i> (Chinese Juniper)
6	<i>Tibouchina lepidota</i> "Alstonville" (Tibouchina) – Street Tree
7	<i>Chamaecyparis obtusa</i> "Crippsii" (Golden Hinoki Cypress)
8	<i>Juniperus chinensis</i> (Chinese Juniper)
9	<i>Juniperus chinensis</i> (Chinese Juniper)
10	<i>Juniperus occidentalis</i> (Western Juniper)
11	<i>Jacaranda mimosifolia</i> (Jacaranda)
12	<i>Liquidambar styraciflua</i> (Liquidambar)
15	<i>Syagrus romanzoffiana</i> (Cocos Palm)

Tree 4 is required to be removed for the front fence. Tree 5 and Tree 6 are exempt as the trees are less than 5 metres high. Tree 7 is an exempt tree within 4 metres of the existing dwelling. Tree 8, Tree 9, Tree 11 and Tree 12 are required to be removed as the proposal results in major encroachment. Tree 10 is a poor quality tree and removal is supported. Tree 15 is an exempt species and removal is supported.

The proposal seeks to retain Tree 14 which is a *Tristaniopsis laurina* (Water Gum). The proposal will result in major encroachment onto this tree and Council's Landscape Architect recommended its removal. The proposal results in the removal of eleven (11) trees and this is supported by Council's Landscape Architect subject to at least 7 replacement trees.

If the application were recommended for approval a condition would be recommended requiring compensatory planting.

The proposal will retain a minimum of 5 trees being three on the site and two street trees. The proposal also complies with the minimum deep soil area requirement.

The proposal has been reviewed by Council's Landscape Architect and no issues were raised in relation to the proposed tree removal and landscaping.

10. Referrals

Internal Referral

Senior Development Engineer

The application was referred to Council's Senior Development Engineer who provided the following comments:

“Stormwater management

- *The stormwater management plan (by StormCivil, Job No.: 306135, Drawing No.: D1 to D2, Issue No.: A, Dated 22.02.2022) does not reflect the amended version of the architectural plan. In this regard, the stormwater management plan shall be updated to reflect the latest version of the architectural plan. Please note, the onsite detention/rainwater combined tank size shall be updated accordingly.*

Development engineer’s response: The detention system size for each dwelling has not been updated to reflect the proposed lot area. In addition, rainwater storage used to offset OSD volume shall be surplus BASIX required rainwater storage volume. Wrong BASIX rainwater storage volume (2.5KL as per submitted stormwater plan but BASIX certificate requires a minimum of 3KL) has been adopted in the submitted stormwater management plan. However, this can be dealt with a condition of consent and stormwater plan marked in red to reflect the required OSD volume.

- *Shrubs/trees are proposed within the existing easement to drain water extent. Root systems of shrubs/trees have potential to damage the easement pipe. In this regard, shrubs/trees within the existing easement extent shall be deleted from the proposed landscape plan.*

Development engineer’s response: There are still shrubs showing within the existing drainage easement on the revised landscape plan. This can be dealt with a condition of consent and landscape plan marked in red to request to delete shrubs within easement and relocate elsewhere.

Vehicle access

- *Driveway profile shall be prepared taken along the vehicle path of travel and along crucial sections (ie the shortest ramp length having greatest level difference and the inside radius if curved). The profile shall clearly indicate grade lengths, grades (presented as %'s) and levels which correlate with the proposed development levels and surveyed boundary levels.*

Development engineer’s response: A driveway profile for Lot 2 has been provided. The calculated gradients (based on provided proposed level on the driveway profile by Archian, Drawing No.: DA 34, Issue No.: B, Dated 22.09.14) along the internal driveway and vehicular crossover appear to be compliant with AS2890.1.2004.

No driveway profile for Lot 1 has been provided. A condition of consent regarding vehicular crossover design for S138 approval will apply.

- *It is unclear what elevations or cross fall that both driveways are proposed to be. In this regard, the applicant is to provide cross section at Section A (marked below) showing the existing and proposed elevations and gradients.*

Development engineer’s response: No cross-section profile was provided to address this RFI item. There is 700mm difference between the FFL of garages

and about 750mm difference between ground levels just outside both garages (highlighted in green in the below plan). It appears a retaining structure will be required to support the ground levels difference between two lots. A condition of consent will apply – prior to the issue of CC, appropriate retaining structures design shall be provided to support ground levels difference between the two lots prior to the issue of CC.

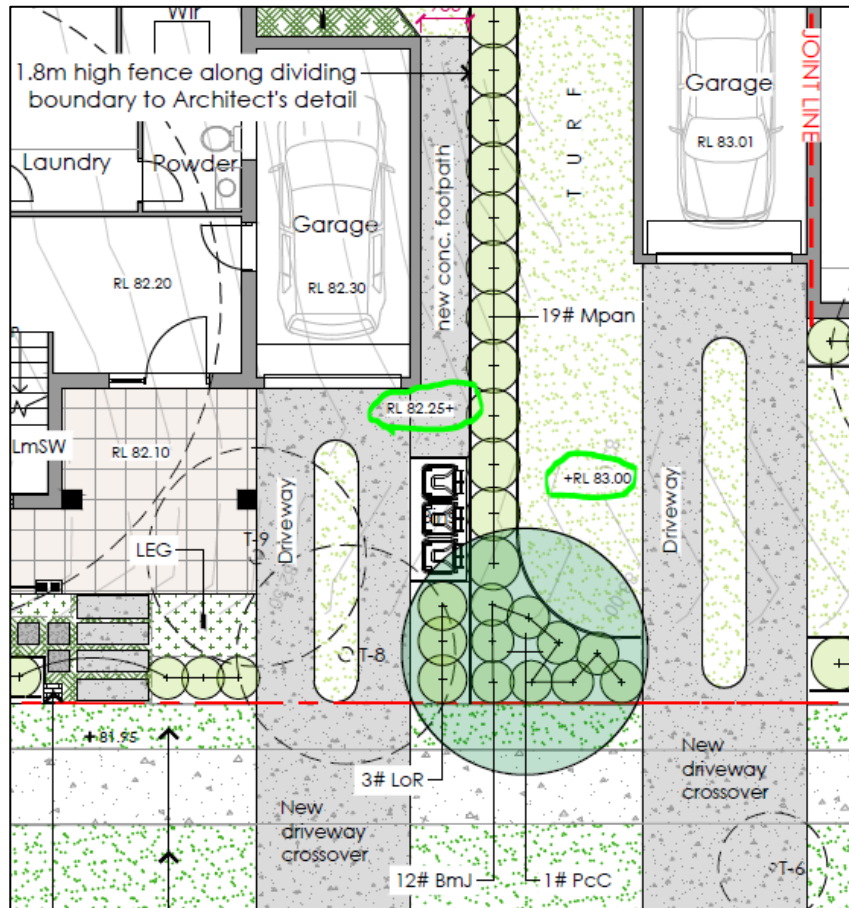


Figure 27 – Difference in levels of Lot 1 and Lot 2 circled in green on landscape plan

Additional comments regarding revised stormwater plan and landscape plan:

- The location of the proposed shrubs/trees at the front of Lot 1 and Lot 2 may conflict with the location of the proposed inter-allotment drainage easement over lot 2 benefiting lot 1. However, a condition of consent regarding stormwater management and plans marked in red – shrubs/trees shall be outside the easement extent. The actual/final location of shrubs/trees planting and the easement pipe/pit can be determined by suitably qualified stormwater engineer and landscape architect.

Development Engineer’s review dated 16/08/2022:

Stormwater Management

- The proposed stormwater management system for the development discharges to the kerb in Wentworth Road and incorporate onsite detention system for both proposed dwellings.

Vehicle Access and Parking

- The proposed vehicular crossing for lot 1 is at the location of the existing street tree. Refer to comments from Council's Tree Management Officer (TMO) regarding such matter. In the case that the Council's TMO object removal of the existing street tree, vehicular crossing shall be redesigned to suit the site condition.
- The dimensions of the proposed garage for lot 1 and proposed garage for lot 2 comply with the requirement of AS2890.1.2004.

Recommendation

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."

Assessing Officer comment: Council's Tree Management Officer has no objection to the removal of the street tree on the Wentworth Road frontage. Council's Senior Development Engineer has reviewed the application and no objections were raised. Conditions of consent could be imposed if the application were recommended for approval.

Landscape Architect

The following trees are proposed to be removed:

Tree No.	Species "Common name"
4	<i>Syzygium austral</i> (Creek Lilly-Pilly)
5	<i>Juniperus chinensis</i> (Chinese Juniper)
6	<i>Tibouchina lepidota</i> "Alstonville" (Tibouchina)
7	<i>Chamaecyparis obtusa</i> "Crippsii" (Golden Hinoki Cypress)
8	<i>Juniperus chinensis</i> (Chinese Juniper)
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The proposal seeks to retain Tree 14 which is a *Tristaniopsis laurina* (Water Gum). The proposal will result in major encroachment onto this tree and the removal of the tree is supported. The proposal results in the removal of eleven (11) trees.

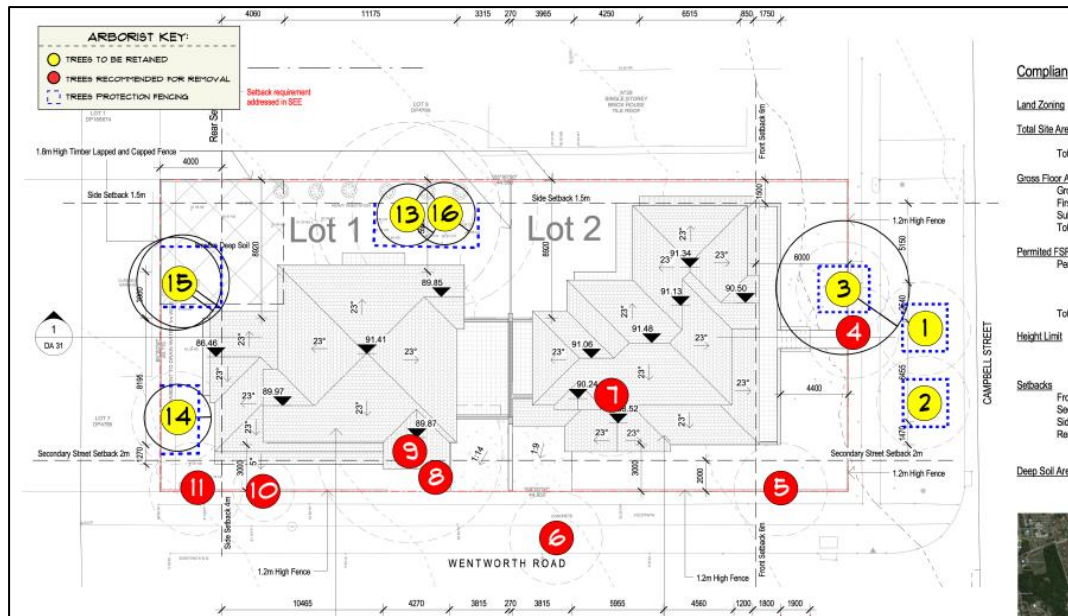


Figure 28 – Location of existing trees

The application was referred to Council’s Landscape Architect who has raised no objection to the proposed development. Conditions of consent could be imposed if the application were recommended for approval.

Tree Management Officer

The proposal includes the retention of two (2) street trees on Campbell Street frontage and removal of one (1) street tree on Wentworth Road frontage. The application was referred to Council’s Tree Management Officer who has raised no objection to the proposed development. Conditions of consent could be imposed for retention of street trees if the application were recommended for approval.

Heritage Advisor

The application was referred to Council’s Heritage Advisor who provided the following comments:

“Heritage Provisions - Statement of Cultural Significance

Relevant Statement of heritage significances are as follows. Sourced from the NSW Heritage Management Register on 29.11.2022 and/ or Council’s heritage studies and heritage reviews (endorsed by Council).

31 Campbell Street, Eastwood

Within the 1906 subdivision of the Campbell Estate, the dwelling at 31 Campbell Street, Eastwood, has cultural heritage significance at a local level as it demonstrates a key period of development in the Eastwood area at the start of the twentieth century. It is a good and intact example of a Federation cottage and demonstrates qualities of a particular building typology that was once predominant in the area. It has aesthetic significance, retaining many of its original Federation features including its overall form, wraparound verandah and decorative joinery. It is largely intact and retains a number of features that are consistent with dwellings built at the start of the century.

Assessment of heritage impact

1. *The Burra Charter (ICOMOS), the Local Government Heritage Assessment Manual (NSW Heritage Office) and the Design in Context - Guidelines for Infill Development in the Historic Environments (NSW Heritage Office) are standard heritage conservation practise documents and are applied to provide heritage advice and comments below.*

<https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidelines-for-infill-development-in-the-historic-environment>

2. *The existing dwelling-house is a single-storey Federation Bungalow, comprising a principal building form and rear wing (c. 1916), on a corner lot. The main frontage is Campbell Street, and the secondary frontage is Wentworth Street.*

The main frontage, and the secondary frontage (at least to the alignment of the main house) needs to remain the dominant elements and interpretation of the site and the main house needs to retain its architectural features/ elements intact. Any new development on the site, needs to be located at the rear of the main house and be subservient in scale, bulk, form i.e. not dominate.

Where a site is a corner lot, attention to the design of any new buildings or structures is essential to ensure appropriate heritage conservation design - 'outbuilding' approach often adopted – because of the greater visibility in the streetscape and to address any perception of development potential beyond the rear/ subservient approach on heritage sites. This is highlighted, especially where a defined dual occupancy is proposed informed by general development controls for that type of development.

3. *Background comments:*

a. *The advice provided in the pre-lodgement meeting is noted, including:*

- i) *preliminary support for:*
 - *detached dual occupancy (rather than attached - Ryde DCP 2014, secondary dwelling - clause 5.4 Ryde LEP,*
 - *location of bulk of second dwelling at a maximum distance from the existing/ main house,*
 - *use of a carport to separate the two houses,*
 - *use of brick work,*

- ii) *preliminary concern for:*
 - *proposed HOB of the second dwelling house.*

b. *With (a) above in mind, Council has indicated its support to:*

- i) *Use of Clause 5.10 of the Ryde LEP to approach and assess the proposal on heritage grounds (merit, concessional) with a commitment to do conservation works to the main house and gardens,*
- ii) *Not to use Clause 5.4 of Ryde LEP,*
- iii) *Not apply/ or vary Ryde DCP, in favour of (i).*

- c. *The proposal's 'first approach' is not to address Clause 5.10 of Ryde LEP, but to address Ryde DCP – to maximise the residential yield of the site by using the dual occupancy controls of the DCP, and tweaking cosmetic architectural elements to achieve faux-heritage.*

This is evident in the FSR yield which proposes a large second house (at a scale/ form/ bulk greater than the main house), attempting to complying with open space and other controls of Clause 3.3 of Ryde DCP etc, presentation of the second dwelling house as modern house, minor HOB reduction, the lodgement subdivision plan, non-conservation works to the main house.

The proposal needs to address the purpose of Clause 5.10, where a concessional second dwelling house may occur on merit with conservation works to the main house and gardens – not heritage adaption works. Any new building or structure must be subservient to the main house to have no adverse impact.

- d. *I acknowledge the change in staff involved, the longevity of the application and work of Development Assessment officers to progress a better outcome for the heritage site.*

The former Heritage Advisor has consistently advised that the proposal is an over-development of the site in that the second dwelling house/ works to main house are excessive and/ or unnecessarily changes to the architectural fabric of the main house and not in accordance with Clause 5.10 of Ryde LEP. Unfortunately, the heritage advisor was not able to provide heritage design comments.

- e. *With (a) to (d) above in mind, a pathway forward to redress the heritage-development and conservation works of the proposal (or new proposal) is needed to achieve an acceptable scope-of-works.*

- f. *Also, of relevance to the matter, is the adjacent property (corner Wentworth Road and Rutledge Street) has an approved Housing Code CDC under the Exempt and Complying SEPP (two attached dwellings) that is a large modern build in proximity of the site/ heritage item. I am of the view that the proposal should also be considered considering this CDC – the transition between the sites and appearance in the streetscape. (Another similar complying development would be built, if the current one is not built, given the Housing Codes scope).*

4. Proposal as-it-stands comments:

- a. *The comments of the previous heritage adviser are supported, in that the proposal is an over development of the site and has not demonstrated that it complies with the purpose of Clause 5.10 of Ryde LEP. Any new development needs to be subservient to the main house (scale, bulk, form) and conservation works needs to be appropriate and have no adverse impact on heritage significance.*

- b. *The second house is a large two storey dwelling with four (4) bed, five (5) bathroom/ ensuite of contemporary design and HOB dwelling that is excessive and not subservient to the main house, which is a modest three (3) bed, one bath, single storey dwelling.*
- c. *Version #5 development plans have some minor changes to the cosmetic appearance of the second dwelling, unclear heritage fabric changes to the main house and continues to promote a domineering second dwelling and the main house as being part of a 'dual occupancy development'. The proposal has an adverse impact*

The desired residential /yield from the site should not drive the design of the proposal, which is function-over-form. Heritage conservation practise is form-over-function.

- e) *The former heritage advisor has commented on the lodgement HIS, and I concur as it does not provide a comprehensive statement of evidence and practice. I await the updated HIS to further comment.*
- f) *Heritage design rules/KPIs to assist with approaching a second dwelling and conservation work to the main house on the site, includes the following. The second dwelling house needs to appear as a subservient modest building or 'outbuildings'*

Standards

- i) *Use Clause 5.10 of Ryde LEP to allow the merit assessment (standalone) of the development type (second dwelling) to fund conservation works of main house and gardens.*
- ii) *Use heritage conservation practices documents to inform heritage-development assessment.*
- iii) *Not apply Ryde DCP for the merit assessment of the development type.*
- iv) *Apply Ryde DCP for general development controls that apply e.g., services, stormwater, drainage, ESD, NCC/ BCA.*

Principles – second dwelling house

- i) *Built form, including roof: to sit below the apex of the second hip roof (90.17) of the main house (presenting to the secondary frontage) and follow the slope of the site. Now the new build achieves 89.73 and does not follow the slope of the land. The bulk of the house to be located on the northern boundary.*

The slope of the site may provide for the achievement of two stories on the northern elevation with appropriate roof choice and provide transition in height to likely Housing Codes development on the adjacent site.

- ii) Roof styles:
 - Gable and/ or hip roofs (similar pitch as proposed), suitable as used for a variety of outbuildings on bungalows sites. [A gable roof would reduce the bulk and appearance of roof planes].
 - Skillion roof – nil, especially at secondary storey.
- iii) Detached garage and crossing on secondary frontage (at northern side): retain use in location and integrate new build say with floor and verandah above. [this is contrary to what was indicated at the Pre DA meetings].
- iv) Dwelling size to be modest: no more beds than main house (3 bed) and fewer bathrooms, and spaces/ areas. This ‘secondary dwelling’ approach will improve the built form of the building, including less roof and site coverage.
- v) Verandah at second storey: nil, adds to bulk and appearance of large building.
- vi) Landscaping/ Private area: retain important plantings, located at rear or to side closest to the main house to provide separation.
- vii) Fencing Style: as simple semi-open style, suitable.
- viii) Materials and colours: not to match main house.

Principles – main house (conservation)

- i) Internal curtilage: to be established, and to accommodate private open space.
- ii) Internal alterations:
 - Internal walls to open kitchen/ informal living area – may be suitable for modern living needs, removal of the internal timber fretwork screen in the hallway not supported.
 - Internal openings/ doors to formal living area –if intact not suitable.
- iii) External alterations:
 - External opening/ doors/ windows of formal living area and front entrance: to be justified, but if intact not suitable.
 - External opening of verandah: to be justified, but if intact not suitable.
- iv) Addition at rear rebuild: – suitable as it makes use of existing footprint and form of current addition.
- v) Landscaping/ Private area: retain important plantings, located at rear where it is traditionally located. Side garden may provide some private area and to be re-established as landscaped garden setting.

- vi) Fencing Style: style proposed on primary frontage and part of secondary boundary suitable and extend to alignment of main house.
- vii) Garage door: more suitable style and not match new build.
- viii) Materials and colours: not to match main house. Change out verandah tiles and reinstate tessellated tiles suitable.

5. The proposal is inconsistent with The Burra Charter for Places of Cultural Significance (ICOMOS), including:

- Conservation Principles,
 - Article 15 Change (15.1)

Recommendation

1. That the proposed development is not supported on heritage grounds and that further discussions be held with the applicant to discuss the pathway forward for the application.”

11. Conclusion

After consideration of the development against section 4.15 of the Environmental Planning and Assessment Act 1979 and the relevant statutory and policy provisions, the proposal is not considered suitable for the subject site and is not in the public interest. Therefore, it is recommended that the application be refused for the reasons identified under recommendations.

12. Recommendation

That the Ryde Local Planning Panel, as the consent authority, refuse Local Development Application LDA2022/0098 for alterations and additions to existing dwelling house, new dwelling to create a dual occupancy (detached), torrens title subdivision & removal of trees at 31 Campbell Street, Eastwood, for the following reasons:

1. Pursuant to Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the development does not comply with the provisions of Ryde Local Environmental Plan (RLEP 2014) in that:
 - The proposal is for a dual occupancy (detached) which is a prohibited form of development within the R2 Low Density Residential Zone. The proposal seeks to rely upon Clause 5.10(10) of RLEP 2014 to facilitate the proposed development. The overall scale and form of the new dwelling will visually dominate the heritage item.
 - The proposal does not comply with Clause 5.10(10) and the objectives of Clause 5.10 as the proposed development would adversely impact the heritage significance of the heritage item. The overall scale and form of the new dwelling will visually dominate the heritage item. The development application has not been accompanied by a heritage management document that has been approved by Council.

- The proposed fill is considered to contribute towards the overall bulk of the new two storey dwelling which in turn adversely impacts the significance of the heritage item. The proposal is contrary to the objective of Clause 6.2.
 - The proposed land subdivision does not comply with the minimum area requirements of Clause 4.1(3) and results in lots inconsistent with the objectives of Clause 4.1.
 - No clause 4.6 variation request has been submitted to vary the minimum lot size standards.
2. Pursuant to Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the development does not comply with the following provisions of the *Ryde Development Control Plan 2014* in that:

Part 3.3 – Dwelling houses and Dual Occupancy (attached)

Section 2.8.2 – Ceiling Height

- The extension of the living area at the rear of the existing dwelling (heritage item) has a floor to ceiling height of 2.2 metres and does not comply with Control 2.8.2(a).

Section 2.13 – Landscaping

- The siting of the new dwelling results in the loss of private open space for the existing dwelling (heritage item). The private open space area associated with the existing dwelling (heritage item) orientates to Wentworth Road. A standard sightline from the footpath would allow views into the private open space. The proposal results in poor amenity to the future occupants of the heritage item. The proposal does not comply with Control 2.13(c).

Section 2.14.2 – Visual Privacy

- The alfresco associated with the new dwelling orientates to the side boundary and rear boundary. The alfresco is elevated and results in overlooking into the private open space areas of the neighbouring properties. The proposal does not comply with Control 2.14.2(b), Control 2.14.2(c) and Control 2.14.2(d).
 - The two (2) rear north facing windows associated with the living areas of the new dwelling are elevated approximately 1.2 metres above the existing ground level and result in overlooking into the private open space of the neighbouring property. The proposal does not comply with Control 2.14.2(d).
3. Pursuant to Section 4.15(1)(a)(iv) of the *Environmental Planning and Assessment Act 1979*, a correct BASIX has not been provided. A separate certificate is required for the new dwelling and a separate certificate is required for alterations and additions to the existing dwelling.
4. Pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the suitability of the site cannot be assessed properly as insufficient information being submitted being:

- The proposed alterations and additions to the heritage item are inconsistent between plans;
 - All the proposed works to the heritage item are not identified clearly on the plans;
 - The Heritage Impact Statement and Schedule of Conservation Works do not reflect the amended architectural plans;
 - A demolition plan has not been submitted;
 - Required retaining walls have not been provided;
 - The Waste Management Plan does not include measures for waste avoidance and details of the ongoing management of waste;
 - Insufficient information has been submitted to determine the height of the returning front fence, dividing fence and boundary fencing; and
 - Insufficient information submitted of the proposed materials and colours
5. Pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, the likely impacts are deemed to be unacceptable.
6. Pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the proposed alterations and additions to existing dwelling house, new dwelling to create a dual occupancy (detached), torrens title subdivision & removal of trees is not suitable for the site as detailed in reasons (1).
7. Pursuant to Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the development is contrary to the public interest.

ATTACHMENTS

- 1 DCP Compliance Table
- 2 Architectural Plans - subject to copyright provision

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Compliance Check - Quality Certification

Assessment of a Dual Occupancy (attached) and Significant Alterations and Additions

DCP 2014	Proposed	Compliance
Part 3.3 - Dwelling Houses and Dual Occupancy (attached)		
Section 1.0 Introduction		
Part 1.6 Site Analysis		
Site analysis to be submitted.	A site plan has been submitted. Project No. 201938 Dwg No. DA 11 Issue B prepared by Archian	Yes
Section 2.0 General Controls		
2.1 Desired Future Character		
Development is to be consistent with the desired future character of the low density residential areas.	The proposal is two storeys in scale and maintains the existing heritage item	Yes
2.2 Dwelling Houses		
(a) Landscape setting which includes significant deep soil areas at the front and rear	Landscape setting includes significant deep soil area	Yes
(b) Maximum two storeys high	2 storeys in height	Yes
(c) Dwellings address the street	Existing dwelling addresses Campbell Street. New dwelling presents to Wentworth Road	Yes
(d) Boundary between public and private space is clearly articulated	Boundary between public and private space is clearly articulated	Yes
(e) Garages and carports are not to be visually prominent features	Garages are recessed	Yes
(f) Dwellings are to respond appropriately to the site analysis	Dwellings respond to the site analysis	Yes
2.2.2 Alterations and additions to Dwelling Houses		
(a) Alterations and additions visible from the public domain are to be designed so that the finished building appears as an integrated whole. This may require the addition to have a façade and materials consistent with the existing house.	The existing dwelling appears as an integrated whole	Yes
(b) Alterations and additions are to improve the amenity and liveability of dwellings and sites, including practical and useable external spaces.	The alterations and additions will improve the amenity and liveability of the existing dwelling	Yes
(c) Alterations and additions are to meet the controls for dwelling houses set out in section 2.2.1.	Complies as above	Yes

DCP 2014	Proposed	Compliance
2.3 Dual Occupancy (attached)		
(a) New dual occupancy buildings are to meet the controls for new dwelling houses set out in 2.2.1.	The proposal complies with Section 2.2	Yes
(b) Alterations and additions to dual occupancy buildings are to meet the requirements of 2.2.2	N/A	Yes
2.4 Subdivision		
Minimum lot sizes apply under RLEP Clause 4.1A	Ryde LEP 2014 does not contain any controls for dual occupancy (detached)	Yes
2.5 Public Domain Amenity		
2.5.1 Streetscape		
(a) Site design, building setbacks and level changes respect the existing topography	Site design, building setbacks and level changes respect the existing topography	Yes
(b) Front gardens to complement and enhance streetscape character	Front gardens complement and enhance streetscape character	Yes
(c) Dwelling design is to enhance the safety and amenity of the streetscape	No changes to Lot 1 bedroom openings which orientate to Campbell Street. Lot 2 living windows orientate to Wentworth Road	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	Garages are compatible with the building design Garages are setback behind the dwelling's front elevation	Yes
(e) Driveways and hard stand areas are to be minimised	Driveways and hard stand areas are minimised	Yes
(f) Dwellings, garages and carports are to be orientated to match the prevailing orientation of such buildings in the streetscape	Dwellings and garages are orientated to match the prevailing orientation of such buildings in the streetscape	Yes
(g) Facades from the public domain are to be well designed.	Facades from the public domain are well designed	Yes
2.5.2 Public Views and Vistas		
(a) A view corridor is to be provided along at least one	N/A – no existing or potential view to water	Yes

DCP 2014	Proposed	Compliance
<p>side allotment boundary where there is an existing or potential view to the water from the street. Landscaping is not to restrict views. Fence 70% open where height is >900mm.</p> <p>(b) Garages/carports and outbuildings are not to be located within view corridor if they obstruct view.</p>	N/A – no existing or potential view to water	Yes
2.5.2 Pedestrian & Vehicle Safety		
<p>(a) Car parking located to accommodate sightlines to footpath & road in accordance with relevant Australian Standard.</p> <p>(b) Fencing that blocks sight lines is to be splayed.</p> <p>(c) Refer to relevant AS when designed driveways</p>	No issues raised by Council's Development Engineer	Yes
2.6 Site Configuration		
2.6.1 Deep Soil Areas		
<p>(a) 35% of site area min.</p> <p>(b) Deep soil area must include:</p> <p>(i) Min 8x8m deep soil area in backyard.</p> <p>(ii) Front garden area to be completely permeable (exception driveway, pedestrian path and garden walls).</p> <p>(c) Dual occupancies need only one 8m x 8m in backyard</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>44.2% (396.2m²)</p> <p>8x8m has not been provided</p> <p>One 8m x 8m has not been provided</p> <p>Deep soil areas have soft landscaping</p> <p>Deep soil areas are 100% permeable</p>	<p>Yes</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p>
2.6.2 Topography & Excavation		
<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:</p>	Built form and siting relates to the original topography of the land and of the streetscape	Yes

DCP 2014	Proposed	Compliance
(i) the topography of the site requires cut and/or fill in order to reasonably accommodate a dwelling	Topography of the site requires cut and fill to reasonably accommodate the dwelling	Yes
(ii) the depth of excavation is limited to 1.2m maximum	Lot 1 – 500mm cut Lot 2 – 500mm cut	Yes
(iii) the maximum height of fill is 900mm	Lot 1 – 0mm fill Lot 2 – 900mm	Yes
(c) Areas outside the dwelling footprint may be excavation and/or filled so long as:		
(i) the maximum height of retaining walls is not >900mm	No retaining walls proposed	Yes
(ii) the depth of excavation is not >900mm	accurately on north elevation, east elevation and west elevation Lot 1 – 500mm cut Lot 2 – 400mm cut	Yes
(iii) the height of fill is not >500mm	N/A – no fill is proposed	Yes
(iv) the excavation and filled areas do not have an adverse impact on the privacy of neighbours	Excavation and filled areas do not have an adverse impact on the privacy of neighbours	Yes
(v) the filled areas do not have an adverse impact on the privacy of neighbours	The filled areas do not have an adverse impact on the privacy of neighbours	Yes
(vi) the area between the adjacent side wall of the house and the side boundary is not filled	N/A	Yes
(vii) the filled areas are not adjacent to side or rear boundaries	N/A	Yes
(d) Fill is not allowed in areas of overland flow. Refer to Part 8.2 stormwater management	N/A – the sites is not affected by overland flow	Yes
(e) Generally the existing topography is to be retained.	Generally the existing topography is being retained	Yes
2.7 Floor Space Ratio (FSR)		
(a) FSR is 0.5:1 in accordance Clause 4.4	Lower Ground Floor: 23.3m ² Ground Floor: 282.8m ² First Floor: 88.4m ² Minus 36: 358.5m ²	Yes

DCP 2014	Proposed	Compliance
(b) A floor area of 36m ² maybe excluded when this area accommodates 2 car space. An area of 18m ² may be excluded when the area accommodates 1 parking space.	FSR =: 358.5m ² / 896.1m ² 0.40:1	
2.8 Height		
2.8.1 Building height		
(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 89.73 EGL (lowest) under: RL 81.5 Height of Building = 8.23m	Yes
<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: 87.8 EGL below: RL 81.3 Wall plate height = 6.50m	Yes
<u>Maximum number of storeys:</u> - 2 storeys maximum (storey incl basement elevated greater than 1.2m above EGL).	2 storeys	Yes
- 1 storey maximum above attached garage incl semi-basement or at-grade garages	Lot 1 – 1 storey above garage Lot 2 – N/A	Yes
2.8.2 Ceiling Height		
(a) Habitable rooms to have 2.4m floor to ceiling height (min).	Lot 1- 2.2m Lot 2 – 2.6m	No
2.9 Setbacks		
2.9.1 Front setbacks		
(a) Dwellings are generally to be set back 6m from street front boundary	N/A – setback unchanged from Campbell Street	Yes

DCP 2014	Proposed	Compliance
<p>(b) On corner sites, the setback secondary frontage minimum 2m</p> <p>(c) Garages and carports, including semi-basement garages and attached garages, set back min 1m from façade</p> <p>(d) The front setback free of structures. The exception is car parking structures which comply with 2.11.</p> <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>2 metres from Wentworth Road</p> <p>Lot 1 – 1.5 metres Lot 2 – 2.2 metres</p> <p>Front setback is free of structures</p> <p>Garages do not protrude forward of the façade</p> <p>Lot 1 – Wall is setback 1.9 metres Lot 2 – N/A</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>
2.9.2 Side Setbacks		
<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 a min of 20% of the width of the lot or 8m, whichever is greater.</p>	<p>N/A</p> <p>2.2m</p> <p>N/A</p> <p>N/A</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
2.9.3 Rear Setbacks		
<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>A rear setback of 11.14m is 25% of site length.</p> <p>Proposed rear setback is 1.5m</p> <p>N/A</p> <p>N/A</p>	<p>No</p> <p>Yes</p> <p>Yes</p>
2.11 Car Parking and Access		

DCP 2014	Proposed	Compliance
2.11.1 Car Parking		
(a) Dwellings 2 spaces. Dual occ 1 space/dwg	1 space per dwelling	Yes
(b) Spaces can be enclosed or roofed.	Spaces are enclosed and roofed	Yes
(c) Garages setback 1m behind front elevation.	Lot 1 – 1.5 metres Lot 2 – 2.2 metres	Yes
(d) Located forward of existing dwelling if: (i)there is no other suitable position (ii) no vehicular access to the rear of side of the site (iii)it is preferred that it is single car width.	N/A	Yes
(e) Garages doors solid. No expanded mesh doors.	Garage door is solid	Yes
(f) Preference located off laneways, secondary street frontages.	Garages located off secondary street frontages	Yes
(g) Driveway widths minimised. Driveways single car width except where needed to be widen to double garage access.	Driveway widths minimised	Yes
(h) Driveways not roofed.	Driveways are not roofed	Yes
(i) Min width 6m or 50% of the frontage whichever is less	Lot 1 – 3.1m Lot 2- 3m	Yes
(j) Total width garage doors not be >5.7m	Lot 1 – 2.5m Lot 2- 2.5m	Yes
(k) Driveways for battle axe enable vehicles to enter and leave in forward direction	N/A	
(l) Garage doors not be recessed more than 300mm	Garage doors are not recessed more than 300mm	Yes
(m) Garage windows >900mm from boundaries	N/A – no windows adjacent to boundaries	Yes
(n) Free standing garages max GFA 36m ²	N/A	Yes
(o) Design and materials to complement dwelling	Design and materials complement dwelling	Yes
(p) Setback at least 1m from façade	Lot 1 – 1.5 metres Lot 2 – 2.2 metres	Yes
(q) Carports not enclosed.	N/A – no carports proposed	Yes
2.13 Landscaping		
(a) Major trees to be retained where practical	Major trees are retained where practical. No issues raised by Council's Landscape Architect.	Yes
(b) Lots adjoining bushland, protect and retain		Yes

DCP 2014	Proposed	Compliance
indigenous native vegetation and use native indigenous plant spaces for a distance of 10m	The site is affected by urban bushland. No issues raised by Council's Landscape Architect	No
(c) Provide useful outdoor spaces	Lot 1 – Useful outdoor spaces have been not provided Lot 2- Useful outdoor spaces provided	
(d) Physical connection between dwelling and external ground level	Physical connection between dwelling and external ground level	Yes
(e) Provide landscape front garden. Hard paved areas no more than 40%.	Primary frontage – 6.5% (6.4m ²) Secondary frontage – 21.1% (49m ²)	Yes
(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.	Pathway provided for both lots	Yes
(g) Landscape elements in front garden to be compatible with scale of dwelling.	Landscape elements in front gardens are compatible with the scale of the dwelling	Yes
(h) Front garden at least 1 canopy tree at least 10m in height	One (1) Pear Tree proposed. No issues raised by Council's Landscape Architect.	Yes
(i) Mature tree at least 15m in rear garden with the DSA.	One (1) Pear Tree proposed. No issues raised by Council's Landscape Architect	Yes
(j) Locate and design landscaping top increase privacy between dwellings.	Landscaping provided between lots and on eastern boundary	Yes
(k) Hedge planting on boundary no greater than 2.7m	3.0 metres	No
(l) Retaining walls and other landscape elements not to obstruct stormwater overland flow.	Retaining walls and other landscape elements do not obstruct stormwater overland flow. No issues raised by Council's Development Engineer.	Yes
(m) OSD not to be located within front setback unless it is underneath driveway	OSD is located under driveway	Yes
(n) Landscaping to include POS	Landscaping includes POS	Yes
(o) Designed to improve energy efficient of building		Yes

DCP 2014	Proposed	Compliance
and micro climate of external living areas.	Achieved	
2.14 Dwelling Amenity		
2.14.1 Daylight and Sunlight Access		
<p>(a) Living areas are to be predominantly located to the north where possible</p> <p>(b) Sites with northern side boundary to have increased setback of 4 metres is preferred.</p> <p><u>Subject Dwelling</u></p> <p>(c) Windows to north facing living areas of subject dwellings are to receive at 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</p>	<p>Lot 1 – No changes to heritage item windows and living areas. Lot 2 - Living areas orientate north, east and west</p> <p>N/A – north is not to the side</p> <p>North facing living areas receive 3 hours for both lots</p> <p>Lot 1 – Receives 2 hours between 12pm – 3pm Lot 2 – Receives 2 hours between 9am – 3pm</p> <p>50% of neighbouring properties POS receives 2 hours between 9am and 3pm on 21 June</p> <p>Windows to north facing living areas receive 3 hours of sunlight</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

DCP 2014	Proposed	Compliance
21 June over a portion of surface, where can be reasonably maintained given orientation and topography.		
2.14.2 Visual Privacy		
(a) Orientate the windows of main living spaces (living room, dining, kitchen, family etc) to the front and rear	Lot 1 – Living areas orientate to the front and rear Lot 2 – Ground floor and first floor two (2) windows orientate to the side	No
(b) Orientate terraces, balconies and outdoor living areas to front or rear and not side boundary	Lot 1 – Balcony orientates to Wentworth Road Lot 2 – Alfresco orientates to the side and results in overlooking. First floor balcony orientates to Wentworth Road	No
(c) Terraces and balconies are not to overlook neighbour's living areas and POS	Alfresco results in overlooking to the north and east	No
(d) Living and kitchen windows, terraces and balconies are not to allow direct view into neighbouring dwelling or POS	Lot 1 – windows and balconies do not result in overlooking Lot 2 – alfresco results in overlooking. Two north facing windows results in overlooking	No
(e) Side windows are to be offset by sufficient distance to avoid visual connection between dwellings.	Lot 1 – no changes proposed Lot 2 – all side windows are offset Lot 1 sun room window aligns with Lot 2 Bedroom 2 window	No
(f) Splayed walls with windows are not to be located above ground level where the windows provide views into adjoining property.	N/A – no splayed walls	Yes
2.14.3 Acoustic Privacy		
(a) Noise of mechanical equipment not exceed 5dB(A) above background	N/A – no air conditioning units proposed	Yes

DCP 2014	Proposed	Compliance
<p>noise measured in or on any premises in vicinity of the item.</p> <p>(b) Dwellings on arterial roads double glazed windows fronting road.</p> <p>(c) Dwellings on arterial roads acoustic seal on the front door.</p> <p>(d) Dual occupancies are to be designed to reduce noise transmission between dwellings.</p>	<p>N/A</p> <p>N/A</p> <p>Detached dual occupancy proposed and will not result in noise transmission between dwellings</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
2.14.4 View Sharing		
(a) The siting of development is to provide for view sharing.	The siting of development provides for view sharing	Yes
2.14.5 Cross Ventilation		
(a) Designed to optimise access to prevailing breezes and provide for cross ventilation.	The plan layout is designed to optimise access to prevailing breezes and provides for cross ventilation	Yes
2.15 External Building Elements		
2.15.1 Roofs		
<p>(a) Relate roof design to the desired built form by:</p> <p>(i) articulating the roof</p> <p>(ii) roof is consistent with the architectural character of dwelling</p> <p>(iii) eaves minimum 450mm overhang on pitched roofs</p> <p>(iv) compatible roof form, slope, material and colour to adjacent buildings</p> <p>(v) roof height is in proportion to the wall height of the building</p> <p>(b) The main roof not trafficable terrace.</p>	<p>An articulated roof is proposed. Roof is consistent with the architectural of the dwelling. Eaves overhang by 500mm. Roof form, slope, material and colour is compatible with adjacent buildings. Roof height is in proportion to the wall height of the building</p> <p>The main roof is not a trafficable terrace.</p>	<p>Yes</p> <p>Yes</p>

DCP 2014	Proposed	Compliance
(c) Proposed attic contained within the volume of the roof space.	N/A – no attics proposed	Yes
(d) Skylights to be minimised on roof planes visible from the public domain. Skylights are to be symmetrical.	N/A – no skylights proposed	Yes
(e) The front roof plane is not to contain both dormer and skylight. Dormers are preferred.	N/A	Yes
(f) Balconies and terraces are not to be set into roofs.	Balconies and terraces are not set into roofs	Yes
(g) Scale of the roof is to be in proportion with the scale of the wall below.	Scale of roof is in proportion with the scale of the wall below	Yes
2.16 Fences		
2.16.1 Front and return Fences and Walls		
(a) Reflect the design of the dwelling	Fencing reflects the design of the dwelling	Yes
(b) Materials compatible with the house and other fences in streetscape	Materials have not been specified	No
(c) Solid fence or wall max 900mm. Open light weight fence (timber picket) 1m.	1.2m – 1.5 metres	No
(d) Return fence is to be no higher than front fence	Insufficient information to determine height of return fence	No
(e) Fences max 1.8m if 50% open with solid base max 900mm	Lot 1 – 400mm solid and 700mm open	Yes
(f) Fences arterial road solid and 1.8m max	N/A	Yes
(g) No Colorbond or timber paling.	Colorbond or timber paling not proposed	Yes
(h) Retaining walls max 900mm	N/A	Yes
(i) Overland flow - fencing open not impede flow of water	N/A	Yes
(j) Fence piers max 350mm.	500mm	No
2.16.2 Side and Rear Fences and Walls		
(a) 1.8m Max side and rear fence	Insufficient details of boundary fencing and diving fence	No
(b) Overland flow - fencing to be open not impede flow of water		

DCP 2014	Proposed	Compliance
(c) No Barbed wire, broken glass or other dangerous elements. (d) Fencing forward of the foreshore building line open and permeable.		
Part 7: Environment		
7.1: Energy Smart, Water Wise		
3.0 The information Guide		
3.2 Required information		
(a) Energy efficiency performance report (b) Site analysis	An updated BASIX Certificate has not been provided that is consistent with the architectural plans submitted on 26/09/2022	No
Part 7.2 Waste Minimisation and Management		
2.3 All developments		
(a) Developments must provide space for onsite waste containers	The Waste Management Plan does not include measures for waste avoidance and ongoing management of waste details	No
2.4 Demolition and Construction		
(a) Demolition must comply with AS and WorkCover (b) Demolition work plan submitted (c) Dedicated area on site for stockpile of materials taking into account environmental factors and amenity impacts. (d) Construction materials to be stored away from the waste materials on site.	N/A	Yes
2.5 Residential Developments comprising 1 or 2 Dwellings		
(a) Space inside each dwelling for receptacles for garbage, recycling.	Provided	Yes
(b) Space provided outside the dwellings to store the required garbage, recycling and green waste bins. Screened from street. Easy	Lot 1 – Bins stored within garage Lo 2 – Bins screened by screen planting	Yes

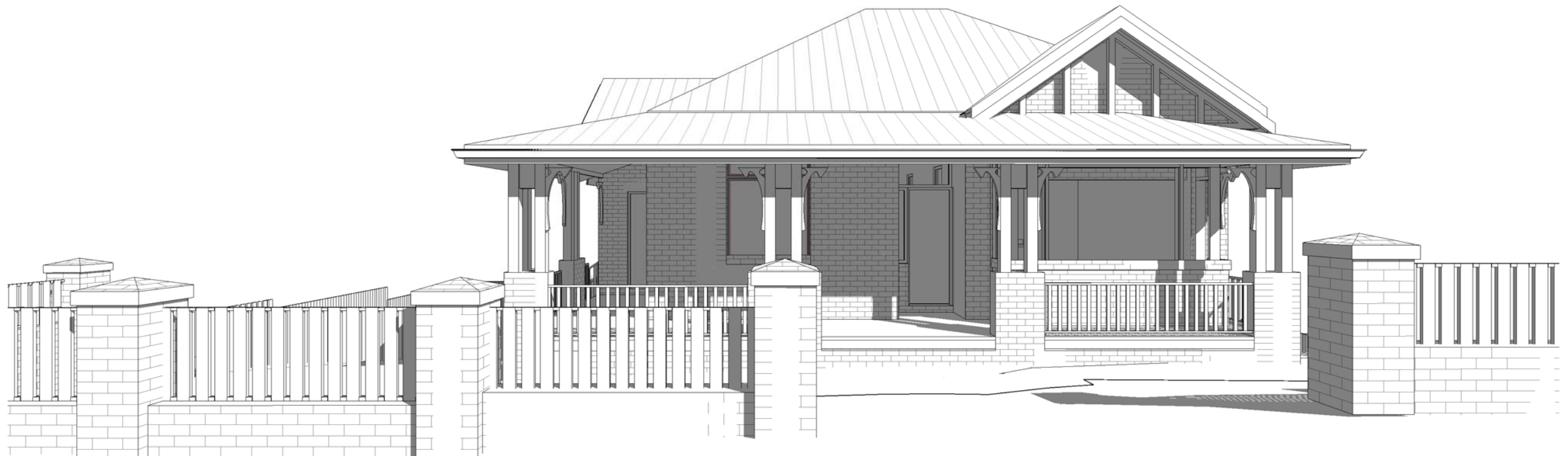
DCP 2014	Proposed	Compliance
access to wheel the bins to the kerbside.		
Part 8: Engineering		
8.1 Construction Activities		
2.1.2 Erosion and Sediment Control Plan		
Erosion and sediment control plan to be submitted.	Erosion and sediment control plan Job No. 306135 Dwg No. E1 Issue B prepared by Storm Civil and dated 23/08/2022	Yes
Part 8.2 Stormwater and Floodplain Management		
2.0 Stormwater Drainage		
(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 Plan prepared by Storm Civil Job No. 306135 Dwg No. D1, D2 and E1 Issue B and dated 23/08/2022 Proposal has been considered satisfactory by Council's Development Engineer	Yes
Part 8.3 Driveways		
3.0 Existing footway crossings		
3.1(a) Existing footway crossings may only be used when they provide access of max of 2 dwgs, correct location and level and adequate width. In good condition and is not a bridge or piped crossing.	N/A	Yes
3.2(a) disused footway crossing slabs that become redundant are to be removed and footway restored.	Council's Development Engineer has reviewed the proposal and raised no objections	Yes
4.0 Designing internal access roads and parking spaces		
4.1 (a) the design of all parking spaces, circulation roads and manoeuvring areas on the property must confirm to the minimum requirements of AS2890.1-2004.	N/A – No issues raised by Council's Development Engineer	Yes
4.2 Design of Parking Spaces		
(b) Vehicles (85 th percentile) to enter and leave designated parking space in a single 3 point turn manoeuvre. A 99 th percentile vehicle for disabled vehicles. (c) Enter and leave in a forward direction. Waived where the garage is located at the front of a dwelling and insufficient space	N/A – No issues raised by Council's Development Engineer	Yes

DCP 2014	Proposed	Compliance
within front setback to provide a turning area.		
S2.0 Design Standards		
S2.2 Vehicular crossing widths		
(a) Min 3.0m and max of 5.0m.	Lot 1 – 3.1m Lot 2 – 2.8m	No
Part 9.2 Access for People with Disabilities		
4.1.2 Class 1 Buildings		
Accessible path required from the street to the front door, where the level of land permits.	An accessible path has been provided	Yes
Part 9.3 Parking Controls		
2.2 Residential Lane Uses		
- Dwelling houses up to 2 spaces/dwelling	N/A	Yes
- Dual occupancy 1 space/dwelling	1 space per dwelling	Yes

DEVELOPMENT APPLICATION

31 CAMPBELL ST EASTWOOD - DUAL OCCUPANCY

NUMBER	REVISION	NAME	NUMBER	REVISION	NAME
DA 00	B	Cover Page	DA 27	B	Fence Elevation
DA 01	B	Perspective	DA 31	B	Section 1
DA 11	B	Site Plan	DA 32	B	Section 2
DA 12	B	Existing Ground Floor Plan	DA 33	B	Lot2 Section
DA 13	B	Lot 2 Ground Floor Plan	DA 34	B	Driveway Section
DA 14	B	Lot 2 First Floor Plan	DA 41	B	Axonometric Front
DA 21	B	South Elevation	DA 42	B	Axonometric Rear
DA 22	B	North Elevation	DA 61	A	Site Analysis
DA 23	B	East Elevation	DA 62	B	GFA Calculation
DA 24	B	West Elevation	DA 64	B	Landscape Plan
DA 25	B	Lot1 North Elevation	DA 65	B	Shadow Diagram
DA 26	B	Lot2 South Elevation	DA 66	A	Subdivision Plan
			DA 81	A	Windows & Doors Schedule
			DA 82	A	Windows & Doors Schedule
			DA 91	A	Schedule of Finishes



ISSUE FOR DA

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Issue	Description	By	Date
4	Concept Design	HS	21.04.13
5	Traditional Design	MC	21.06.29
6	Issue for DA	MC	21.09.02
8	Concept Design	CJ	22.01.04
A	Issue for DA	MC	22.02.02
B	DA Amendment	MC	22.09.14

Proposed Duplex

31 Campbell Street Eastwood

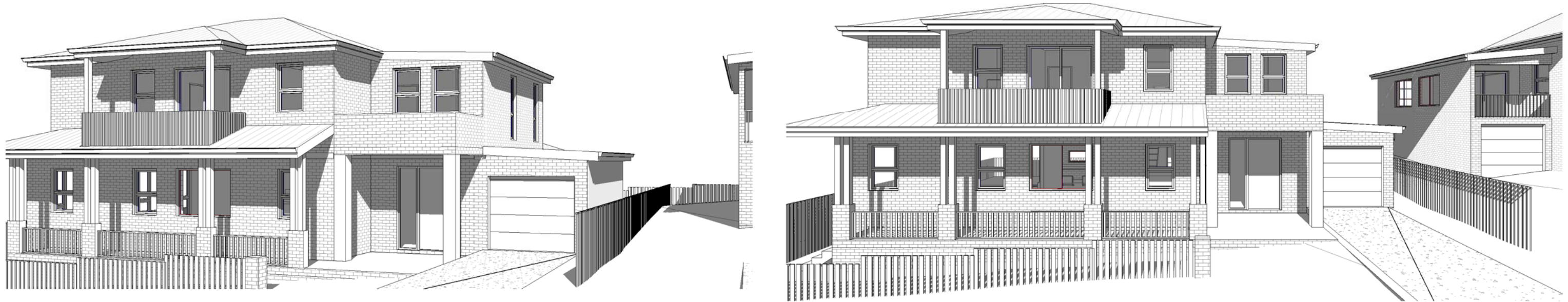
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Drawn by: HS Scale @A3
 Check by: CJ
 Drawing Title Cover Page
 Drawing No DA 00 Issue B



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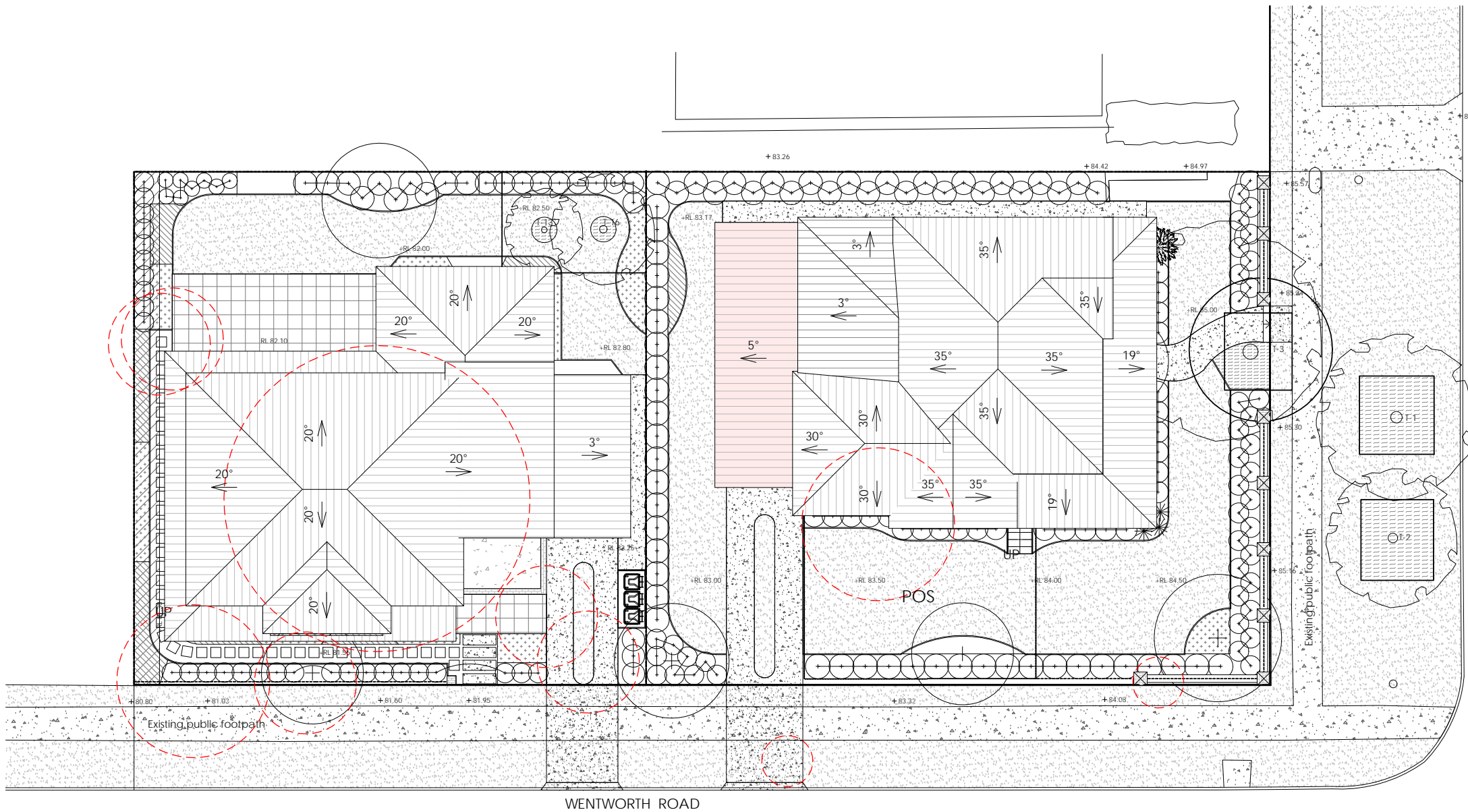
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Drawn by: MC
 Check by: CJ
 Drawing Title
Perspective
 Drawing No
DA 01
 Scale
@A3
 Issue
B



Compliance Table

Land Zoning	R2	-
Total Site Area	896.12m ²	-
	Lot 1	Lot 2
	403.97m ²	492.15m ²
Gross Floor Area	Lot 1	Lot 2
Garage	3.83m ²	-
GF	138.28m ²	126.37m ²
FF	-	88.86m ²
Total	142.11m ²	215.23m ²
Total FSR	357.34m ²	-
Lot 1 & 2		
Permitted FSR	0.35:1 < 0.5:1	0.43:1 < 0.5:1
	Lot 1	Lot 2
Height Limit	Permitted 9.5m	Proposed Comply
Setbacks		
Front	6m	7m
Secondary Street	2m	3.54m
Side	1.5m	3.15m
Rear	4m	4m
Deep Soil Area	Required 35% (313.642m ²)	Proposed 41.8% (375m ²)
Landscape Area		416.11m ²

1 Site Plan 1:200

BASIX Specifications	Thermal performance
Lot 2/31 Campbell St, Eastwood	
Wall insulation to cavity brick	R0.5 XPS or similar
Ceiling insulation/Roof	R3.5/R1.3 ANTICONDENSATION BLANKET
Ceiling insulation to b1 roof (balcony)	R3 soffit board
Windows low-e (except pwd)	Uw=5.5, SHGC=0.49 (awnings only) = 0.58
Heating load	26.4
Cooling load	15.9
Total energy	42.3

LEGEND

NEW PROPOSED	
EXISTING	
NEW OPENING	

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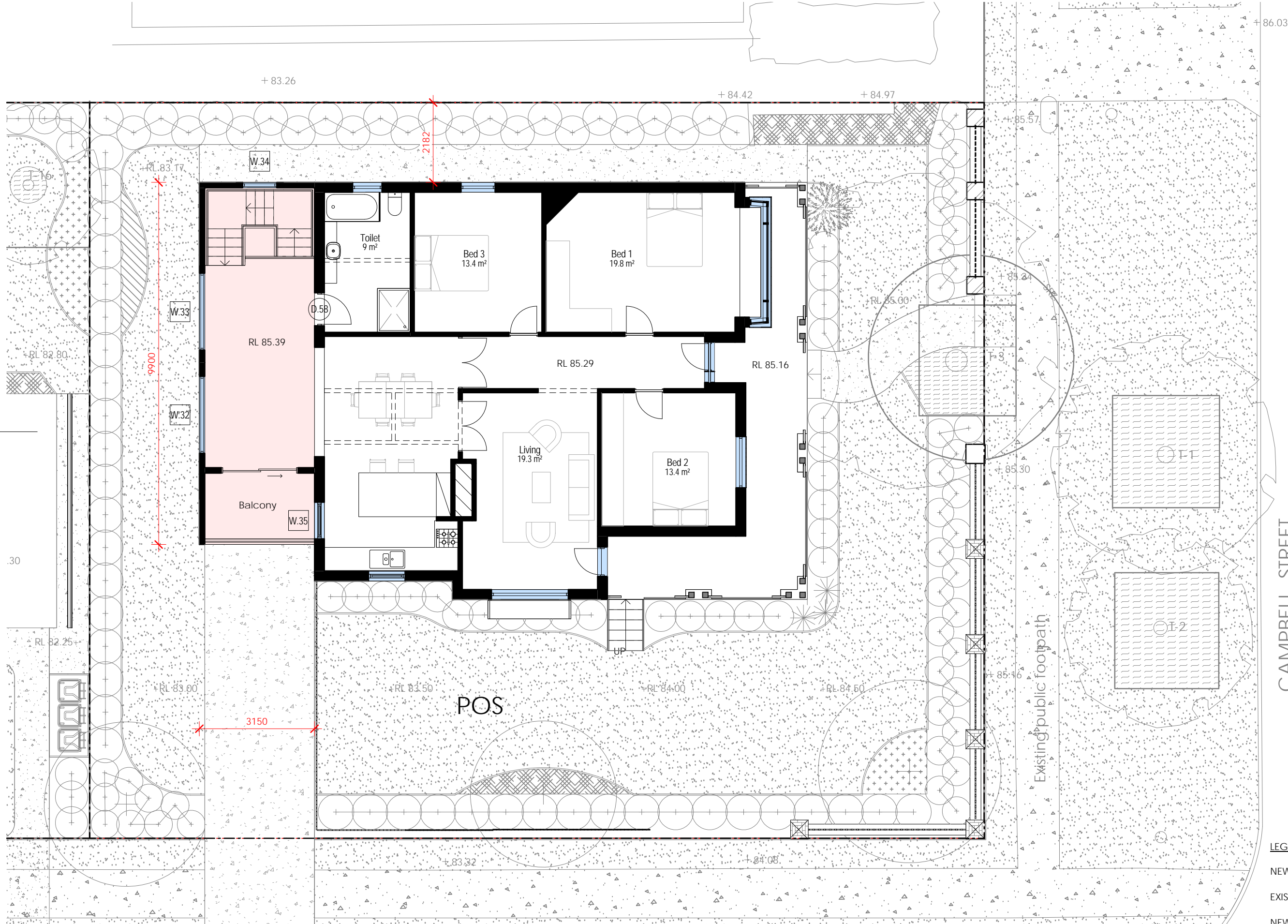
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Drawing Title
Site Plan
Drawing No
DA 11
Scale
1:200@A3
Issue
B



1
DA 31

1
DA 31

1 Lot 1 Ground Level

1:100

LEGEND

NEW PROPOSED	
EXISTING	
NEW OPENING	

ISSUE FOR DA

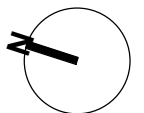
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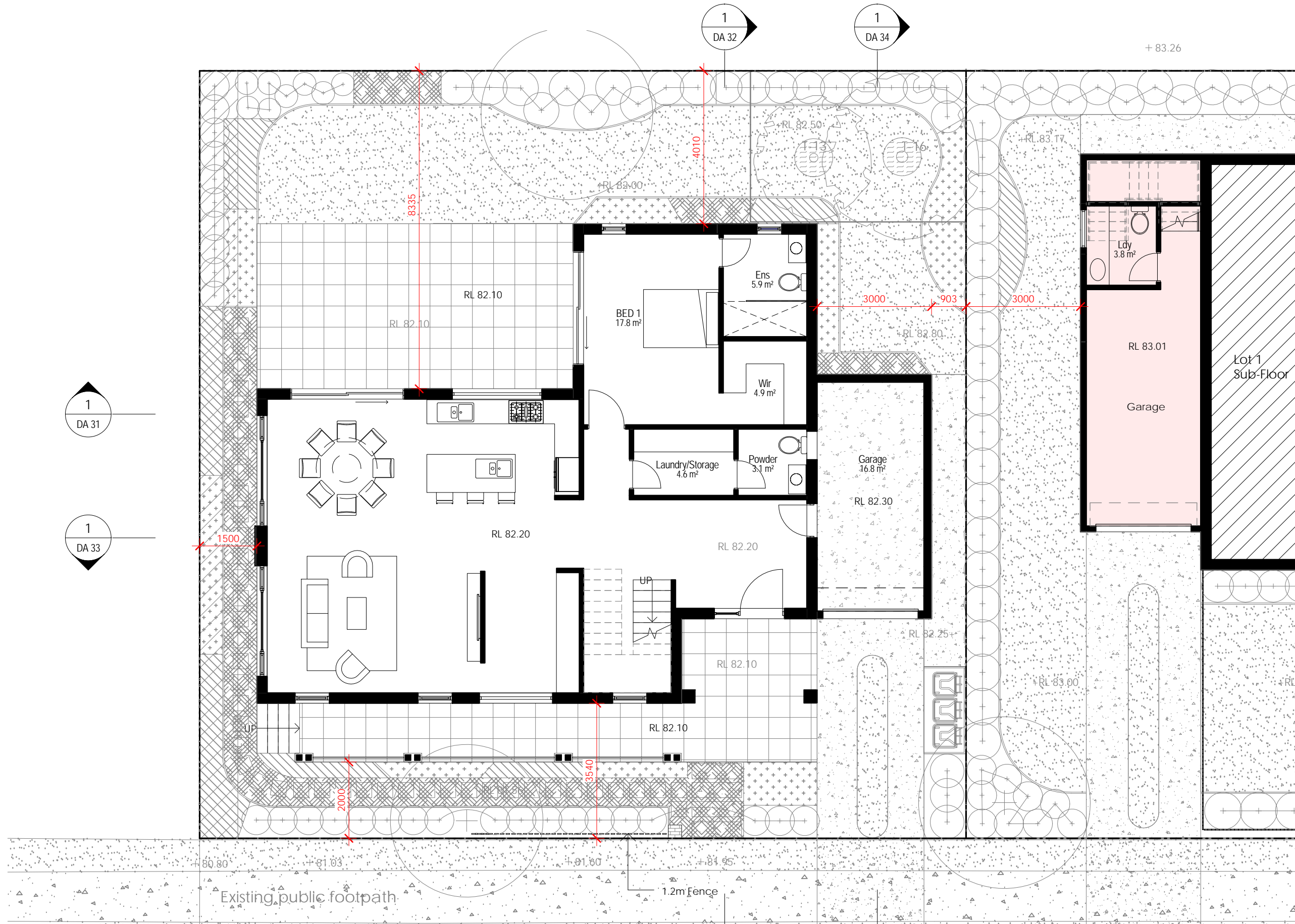
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 Drawing Title: Existing Ground Floor Plan
 Drawing No: DA 12
 Issue: B
 Scale: 1:100@A3





1 Lot 2 Ground Floor

1:100

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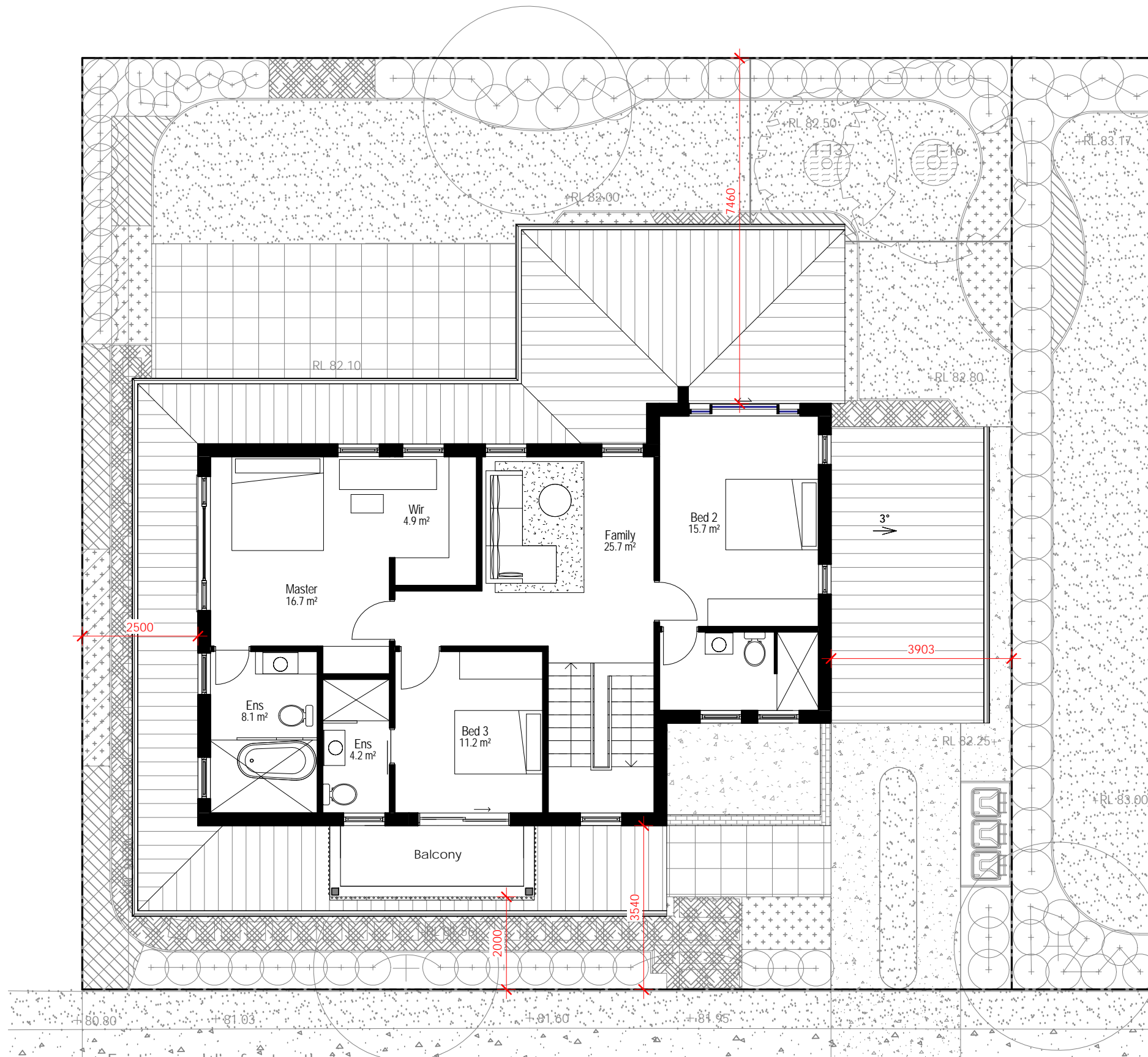
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 Drawing Title
 Lot 2 Ground Floor Plan
 Drawing No Issue
 DA 13 B

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1 Lot 2 First Floor 1:100

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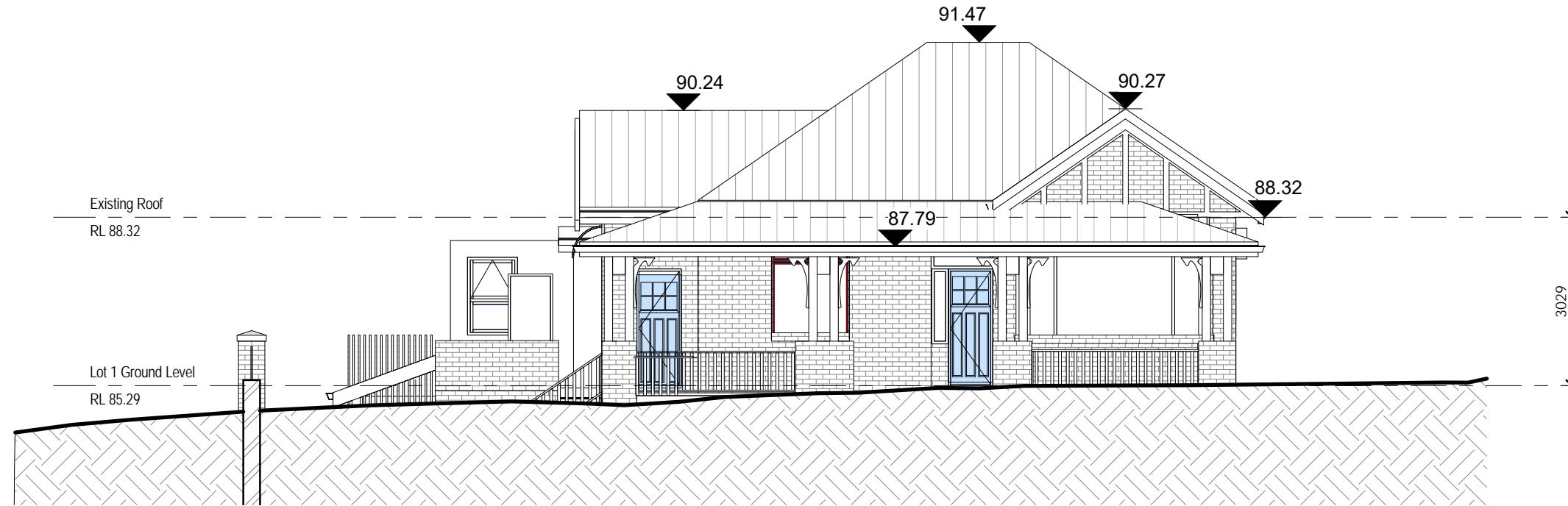


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 Drawing Title Lot 2 First Floor Plan
 Drawing No DA 14 Issue B

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NOTE: Restoration of all existing windows

1 South Elevation 1:100

SCHEDULE OF FINISHES


ROOFING & COLUMNS

- (CL) Timber Cladding 
- (CR) GUTTER, FASCIA & DOWNPIPE, COLUMNS
COLORBOND Monument 

WALL

- (FB1) Face Brick
Rubelite Standard
To Match Existing 
- (TR) Tile ROOF
To Match Existing 

PAINTING

- (P2) DULUX FOSSIL GREY 
- (P2) DULUX DARK GREY 

WINDOW & DOOR FRAME

- (AL) ALUMINIUM WITH POWDER COATINGS
DULUX Natural White 

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Proposed Duplex
31 Campbell Street Eastwood
Client: Hao Fang

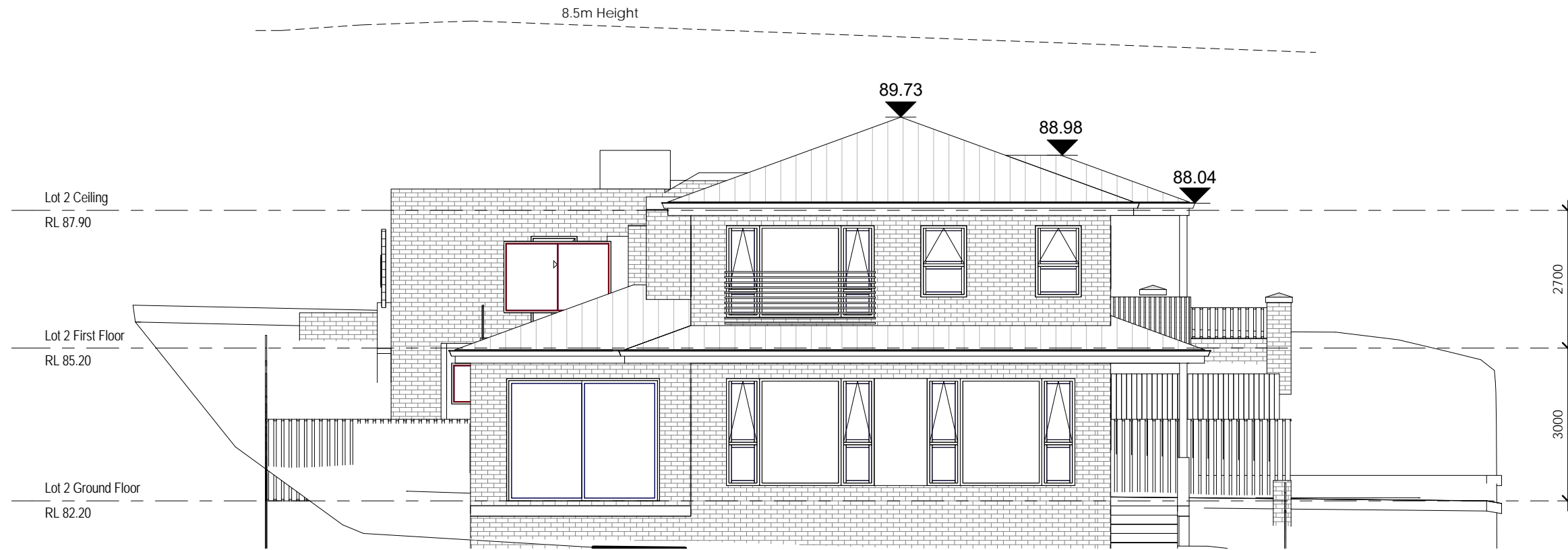
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ISSUE FOR DA



Drawn by: HS Scale
Check by: CJ 1:100@A3
Drawing Title
South Elevation
Drawing No Issue
DA 21 B



1 North Elevation
1 : 100

SCHEDULE OF FINISHES


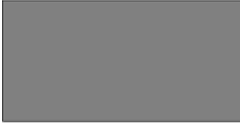
ROOFING & COLUMNS

- (CL) Timber Cladding 
- (CR) GUTTER, FASCIA & DOWNPIPE, COLUMNS 
- COLORBOND Monument

WALL

- (FB1) Face Brick  Rubelite Standard
To Match Existing
- (TR) Tile ROOF  To Match Existing

PAINTING

- (P2) DULUX FOSSIL GREY 
- (P2) DULUX DARK GREY 

WINDOW & DOOR FRAME

- (AL) ALUMINIUM WITH POWDER COATINGS  DULUX Natural White

ISSUE FOR DA

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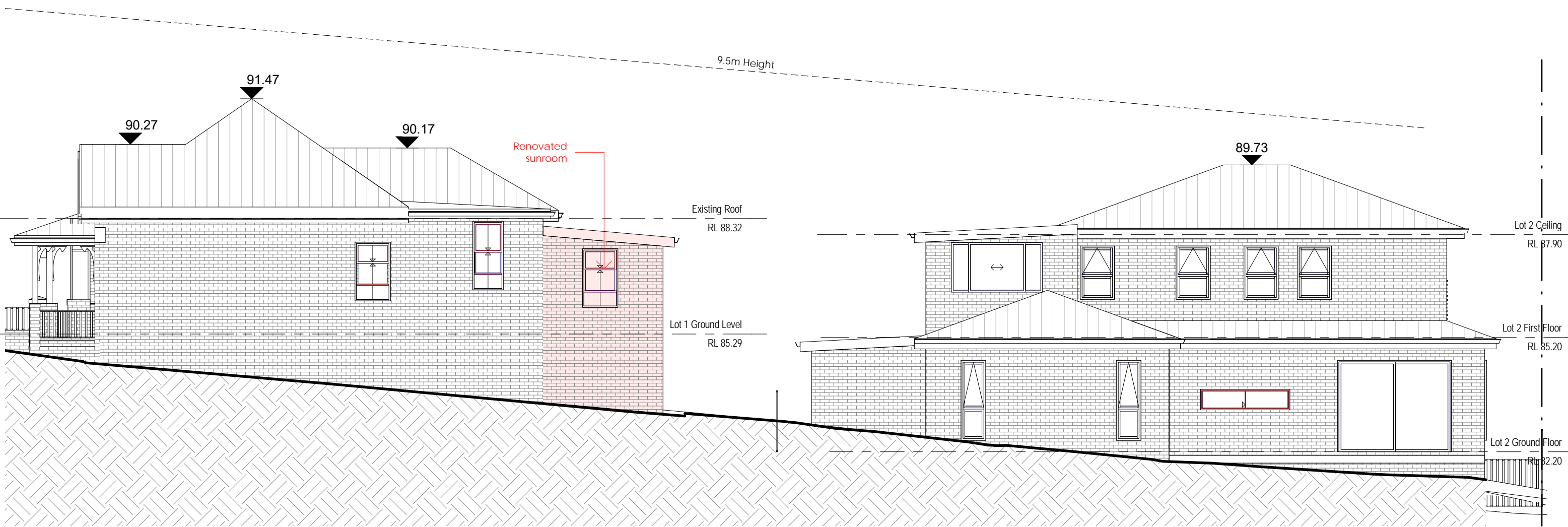


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Check by: CJ As Shown
Drawing Title
North Elevation
Drawing No Issue
DA 22 B

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1 East Elevation 1:100

LEGEND

NEW PROPOSED	
EXISTING	
NEW OPENING	

SCHEDULE OF FINISHES

ROOFING & COLUMNS

	Timber Cladding	
	GUTTER, FASCIA & DOWNPIPE, COLUMNS	
	COLORBOND Monument	

WALL

	Face Brick	
	Rubelite Standard	
	To Match Existing	
	Tile ROOF	
	To Match Existing	

PAINTING

	DULUX FOSSIL GREY	
	DULUX DARK GREY	

WINDOW & DOOR FRAME

	ALUMINIUM WITH POWDER COATINGS	
	DULUX Natural White	

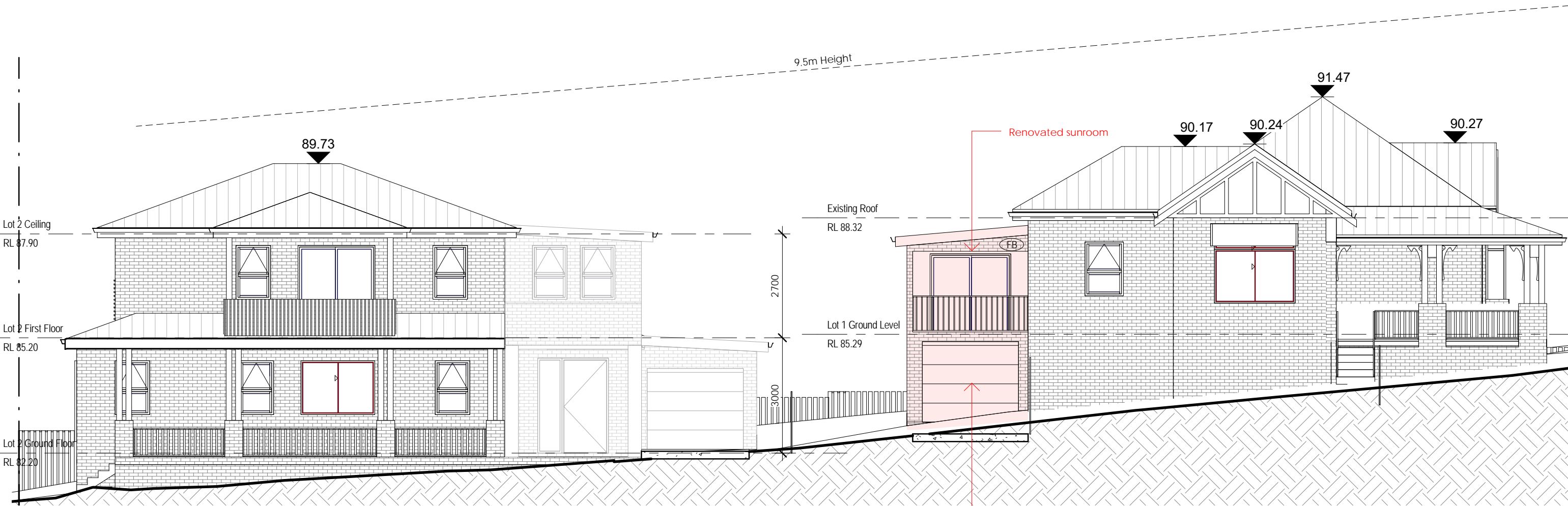
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ISSUE FOR DA
 Drawn by: HS Scale: 1:100@A3
 Check by: CJ
 Drawing Title: East Elevation
 Drawing No: DA 23 Issue: B



1 West Elevation 1:100

LEGEND

NEW PROPOSED	
EXISTING	
NEW OPENING	

SCHEDULE OF FINISHES

ROOFING & COLUMNS

(CL) Timber Cladding	
(CR) GUTTER, FASCIA & DOWNPIPE, COLUMNS	
COLORBOND Monument	

WALL

(FB1) Face Brick	
Rubelite Standard	
To Match Existing	
(TR) Tile ROOF	
To Match Existing	

PAINTING

(P2) DULUX FOSSIL GREY	
(P2) DULUX DARK GREY	

WINDOW & DOOR FRAME

(AL) ALUMINIUM WITH POWDER COATINGS	
DULUX Natural White	

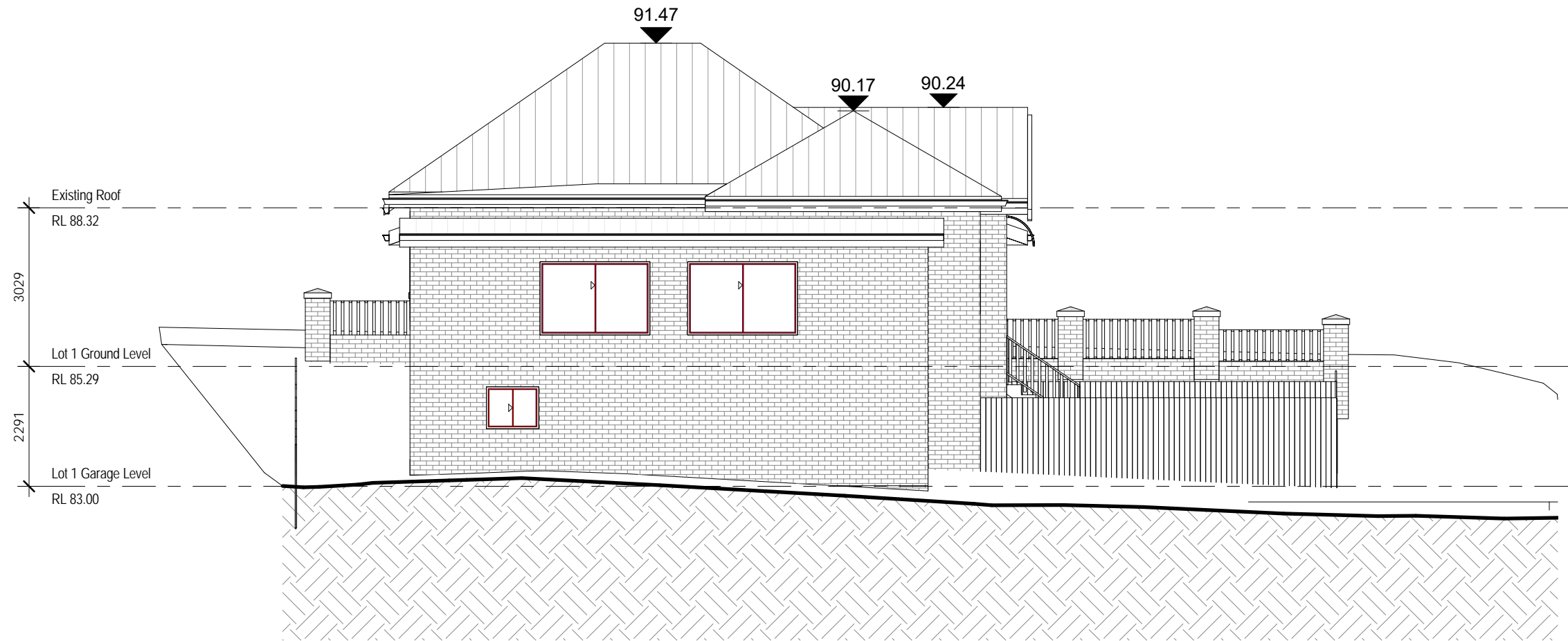
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ISSUE FOR DA
 Drawn by: HS
 Check by: CJ
 Drawing Title: West Elevation
 Drawing No: DA 24
 Issue: B
 Scale: 1:100@A3




SCHEDULE OF FINISHES

ROOFING & COLUMNS

- (CL) Timber Cladding 
- (CR) GUTTER, FASCIA & DOWNPIPE, COLUMNS 
- COLORBOND Monument

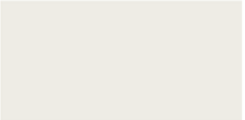
WALL

- (FB1) Face Brick 
 - Rubelite Standard
 - To Match Existing
- (TR) Tile ROOF 
 - To Match Existing

PAINTING

- (P2) DULUX FOSSIL GREY 
- (P2) DULUX DARK GREY 

WINDOW & DOOR FRAME

- (AL) ALUMINIUM WITH POWDER COATINGS 
 - DULUX Natural White

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8	Concept Design	CJ	22.01.04
A	Issue for DA	MC	22.02.02
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Proposed Duplex
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 Client: Hao Fang

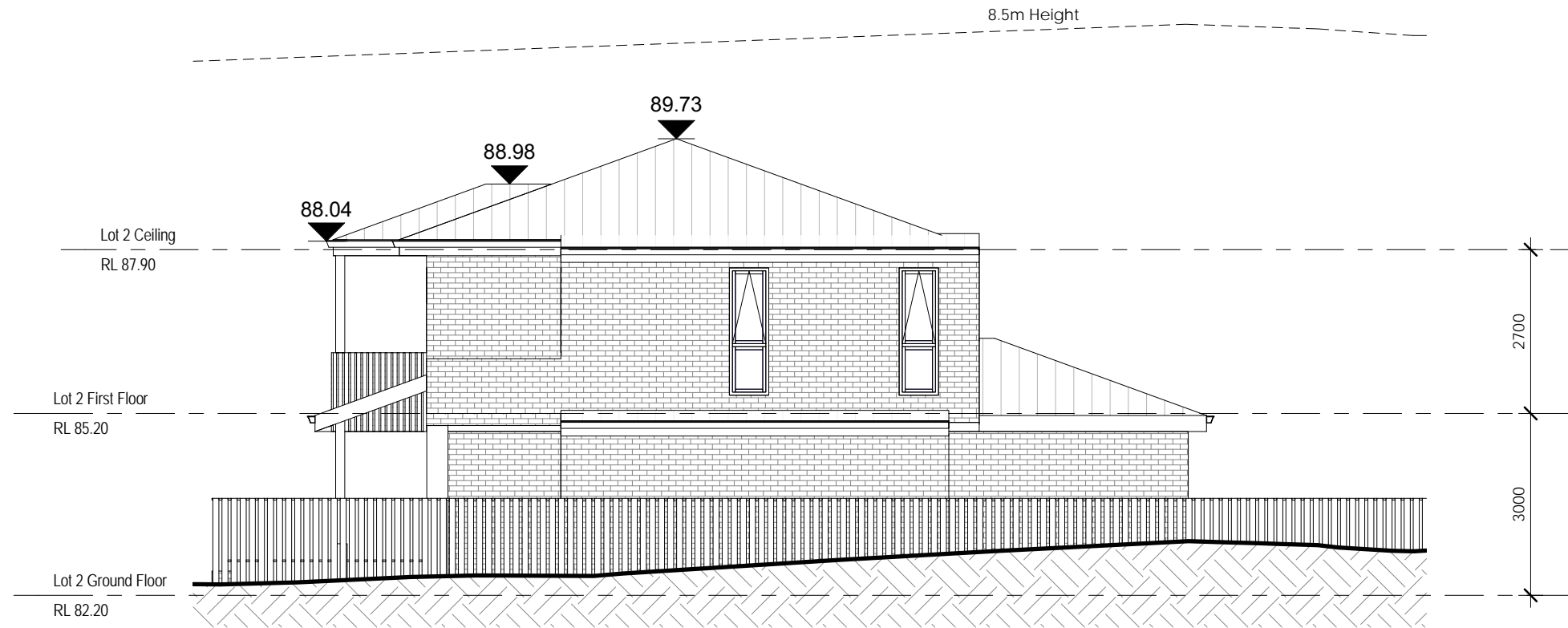
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ISSUE FOR DA



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 Check by: Checker 1 : 100@A3
 Drawing Title
Lot1 North Elevation
 Drawing No Issue
DA 25 B



1 Lot2 South Elevation 1 : 100

SCHEDULE OF FINISHES



ROOFING & COLUMNS

(CL)	Timber Cladding	
(CR)	GUTTER, FASCIA & DOWNPIPE, COLUMNS	
	COLORBOND Monument	

WALL

(FB1)	Face Brick	
	Rubelite Standard	
	To Match Existing	
(TR)	Tile ROOF	
	To Match Existing	

PAINTING

(P2)	DULUX FOSSIL GREY	
(P2)	DULUX DARK GREY	

WINDOW & DOOR FRAME

(AL)	ALUMINIUM WITH POWDER COATINGS	
	DULUX Natural White	

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PLOT DATE & TIME: 15/09/2022 10:32:10 PLOTTED & CHECKED BY: Author

Issue	Description	By	Date
8	Concept Design	CJ	22.01.04
A	Issue for DA	MC	22.02.02
B	DA Amendment	MC	22.09.14

Proposed Duplex
 31 Campbell Street Eastwood
 Client: Hao Fang

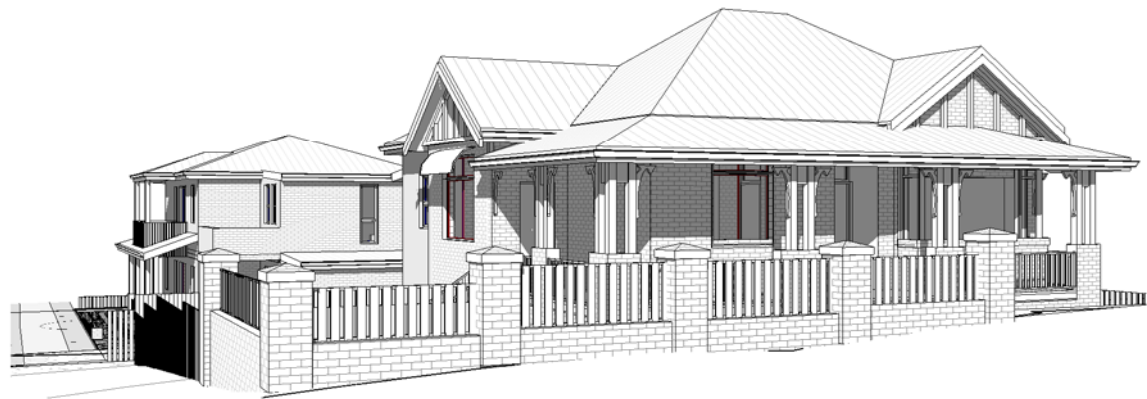
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ISSUE FOR DA

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 Check by: Checker 1 : 100@A3
 Drawing Title
 Lot2 South Elevation
 Drawing No Issue
 DA 26 B



1 Fence elevation 1 1 : 100



2 Fence Elevation 2 1 : 100

1.2m Fence

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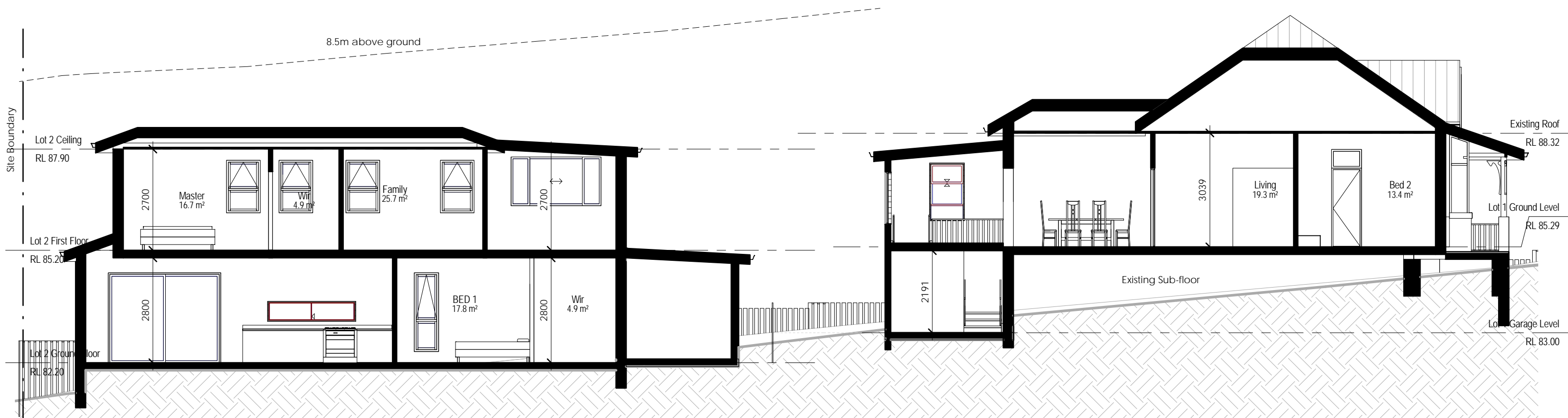
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ISSUE FOR DA

Drawn by: HS Scale 1 : 100@A3
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 Drawing Title Fence Elevation
 Drawing No DA 27 Issue B



1 Section 1
1 : 100

ISSUE FOR DA

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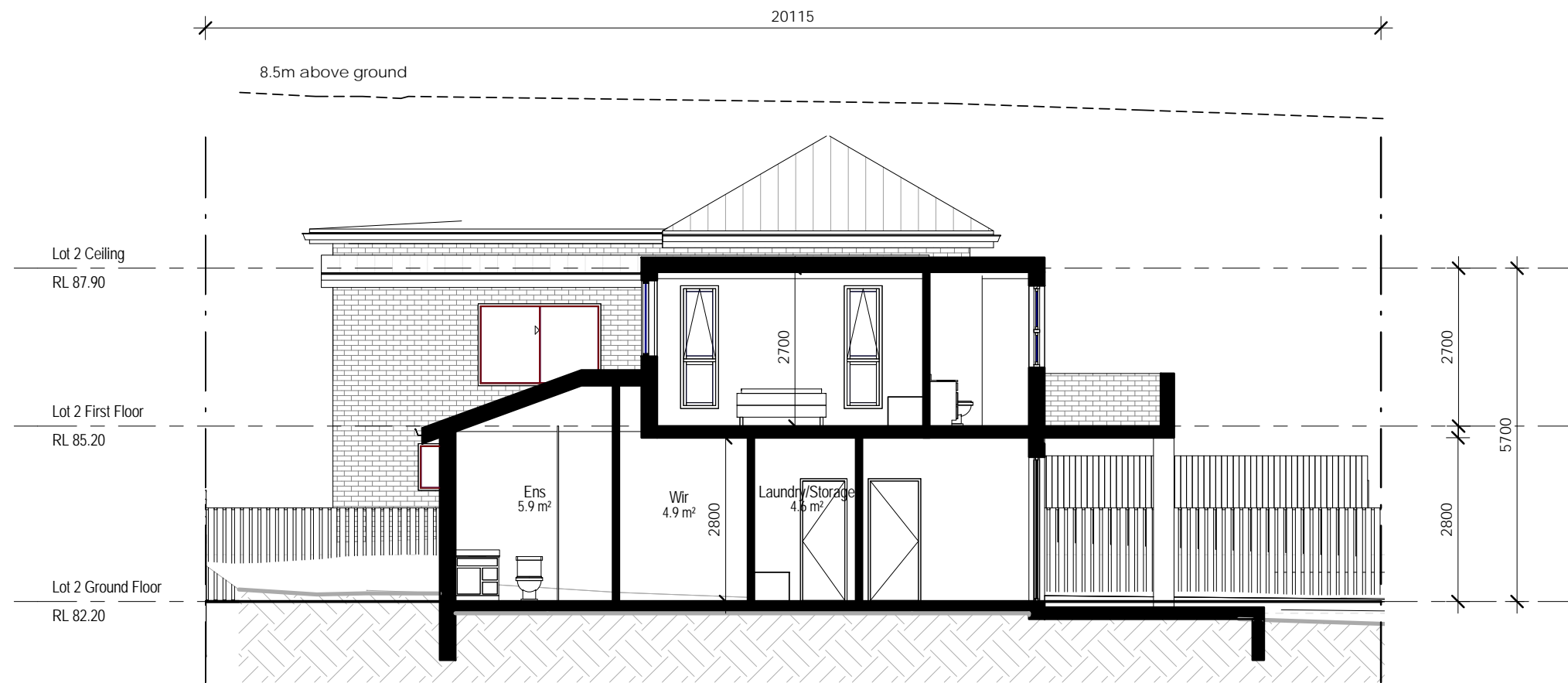


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Check by: CJ
Drawing Title
Section 1
Drawing No
DA 31
Scale
1 : 100@A3
Issue
B

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1 Section 2
1 : 100

ISSUE FOR DA

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5	Traditional Design	MC	21.06.29
6	Issue for DA	MC	21.09.02
7	Updated Floorplans	MC	21.11.24
8	Concept Design	CJ	22.01.04
A	Issue for DA	MC	22.02.02
B	DA Amendment	MC	22.09.14

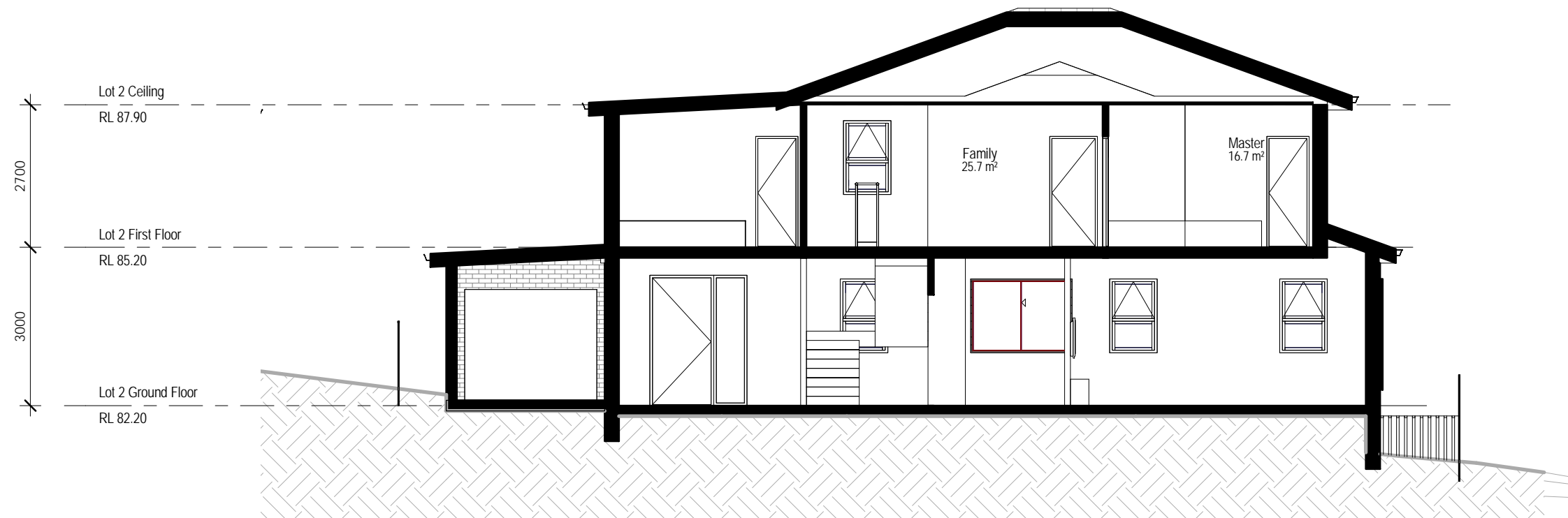
Proposed Duplex
31 Campbell Street Eastwood
Client: Hao Fang

Proj No.
201938



architecture/interiors/urban design/project management/graphic design
abn: 44 606 796 543
Suite 208/80 William Street Woolloomooloo 2011
email: colin@archian.com.au
t: 0431 877 765

Drawn by: HS
Check by: CJ
Drawing Title
Section 2
Drawing No
DA 32
Scale
1 : 100@A3
Issue
B



1 Section 5 1 : 100

ISSUE FOR DA

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Issue	Description	By	Date
7	Updated Floorplans	MC	21.11.24
8	Concept Design	CJ	22.01.04
A	Issue for DA	MC	22.02.02
B	DA Amendment	MC	22.09.14

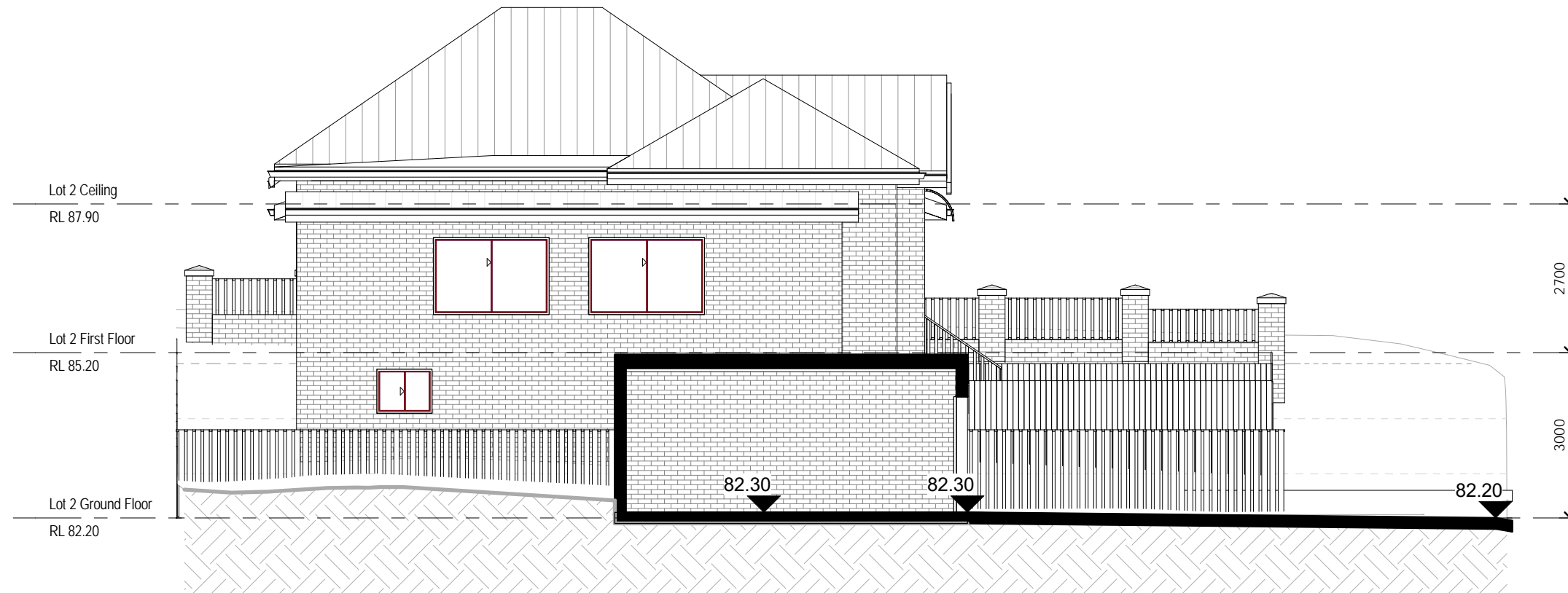
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Drawn by: Author
 Check by: Checker
 Drawing Title
 Lot2 Section
 Drawing No
 DA 33
 Scale
 1 : 100@A3
 Issue
 B



1 Driveway Section Lot 2 1:100

ISSUE FOR DA

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 201938

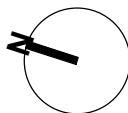


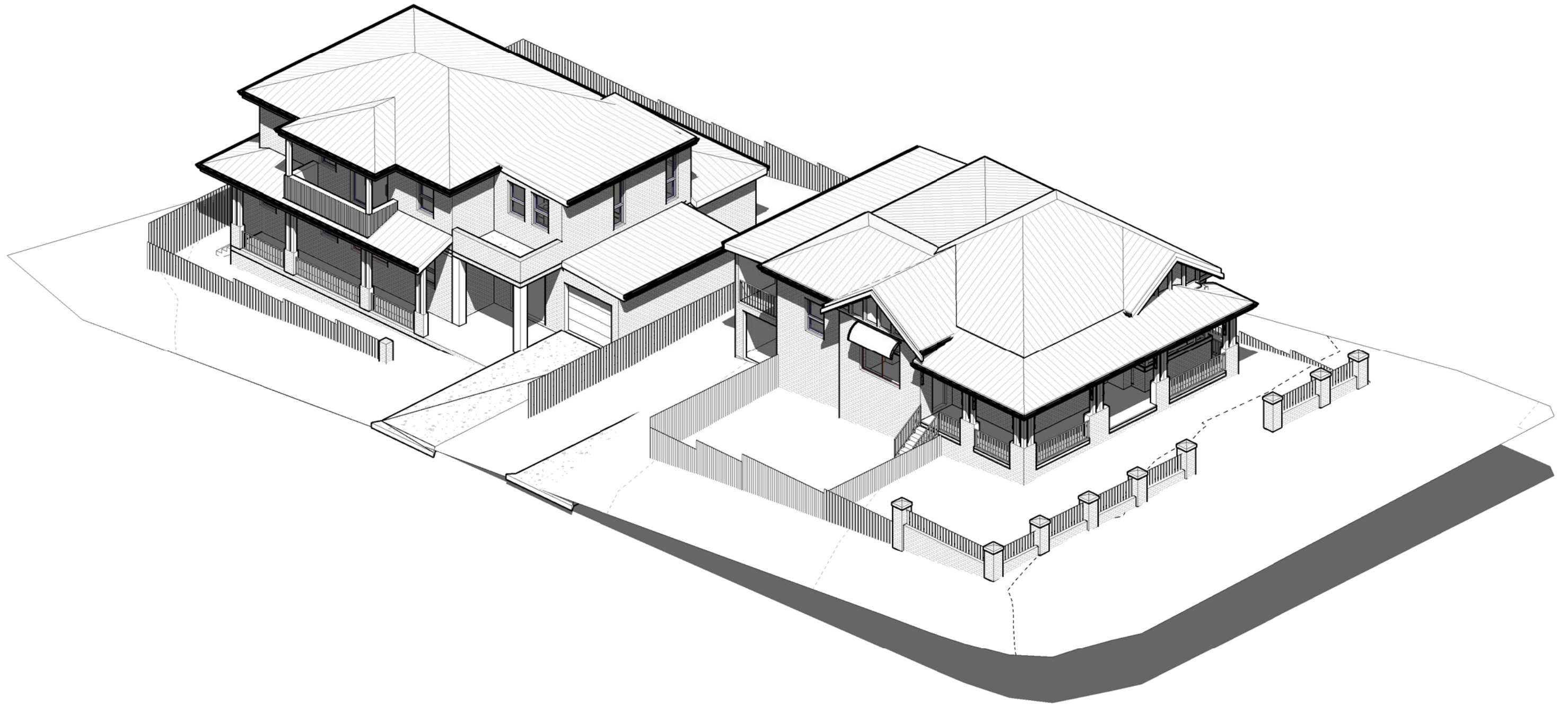
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Drawn by: CJ Scale 1:100@A3
 Check by: CJ
 Drawing Title Driveway Section
 Drawing No DA 34 Issue B

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Issue	Description	MC By	Date
B	DA Amendment	MC	22.09.14





1 Axonometric Front

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Issue	Description	MC By	Date
B	DA Amendment	MC	22.09.14

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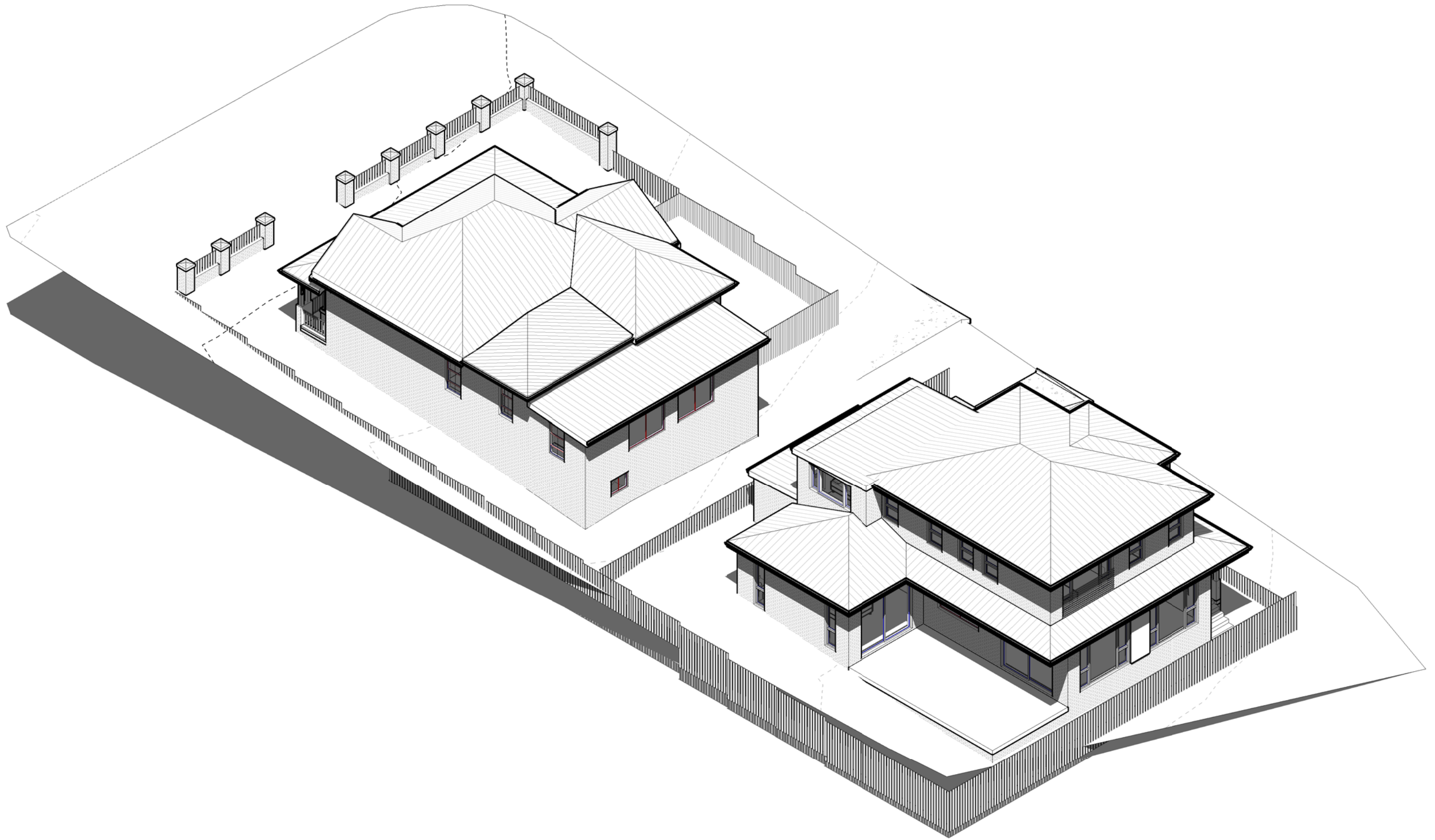
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ISSUE FOR DA

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 Check by: CJ
 Drawing Title Axonometric Front
 Drawing No DA 41 Issue B



1 Axonometric Rear

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Issue	Description	MC By	Date
B	DA Amendment	MC	22.09.14

PLOT DATE & TIME: 15/09/2022 10:32:23 PLOTTED & CHECKED BY: CJ

Proposed Duplex
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 Client: Hao Fang

Proj No.
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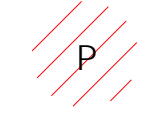



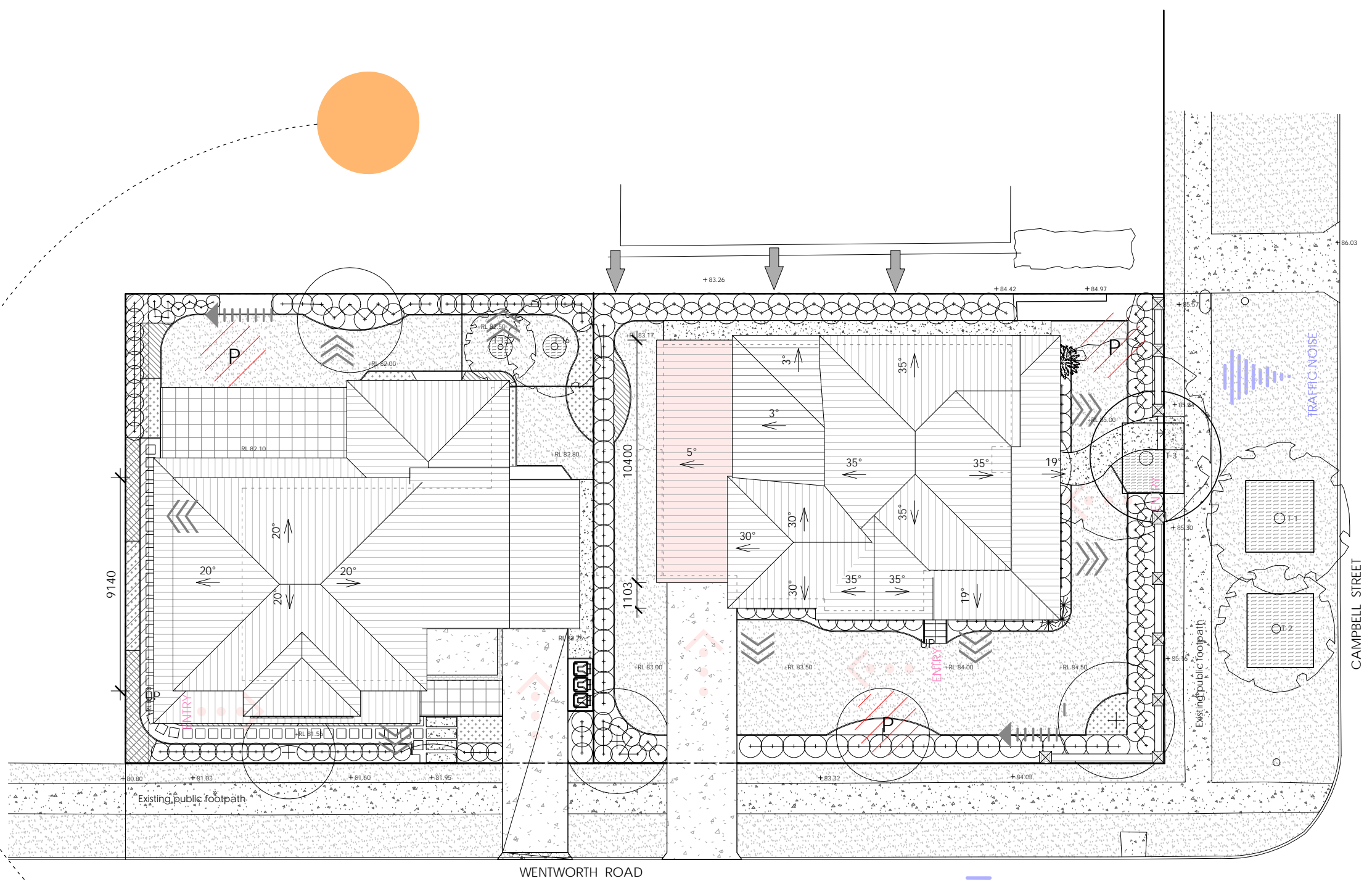
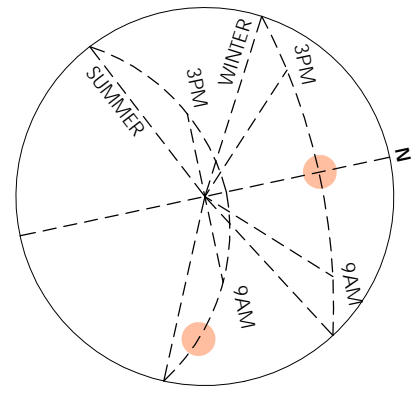
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ISSUE FOR DA

Drawn by: CJ Scale @A3
 Check by: CJ
 Drawing Title Axonometric Rear
 Drawing No DA 42 Issue B

LEGEND

-  SITE BOUNDARY
-  ACCESS
-  PREVAILING WESTERLY WIND
-  SUN PATH
-  NOISE
-  VIEWS
-  PRIVACY OVERLOOKING
-  PRIVATE OPEN SPACE
-  LAND FALL RUN OFF




SUMMER PREVAILING WINDS


TRAFFIC NOISE

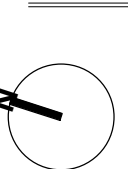
ISSUE FOR DA

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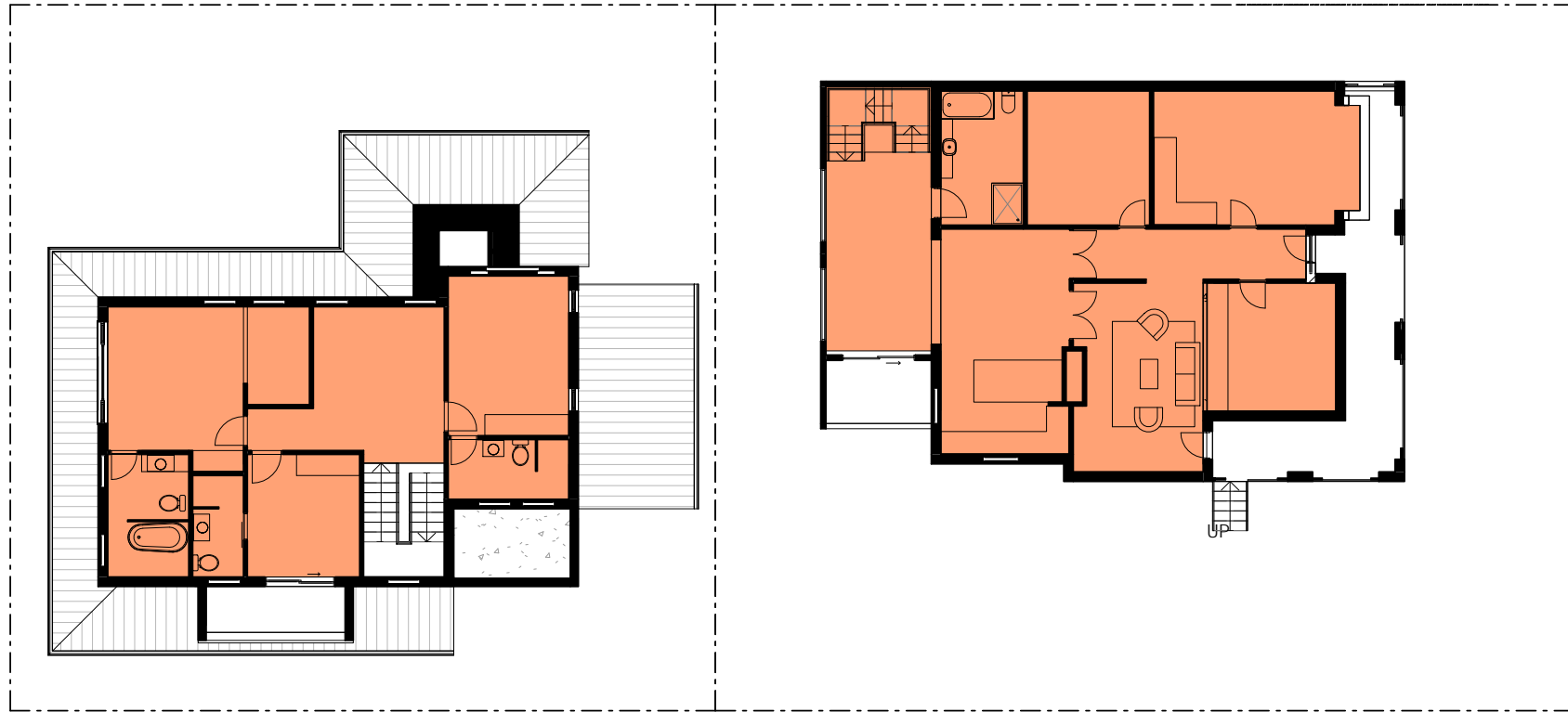
Drawn by: HS
Check by: CJ
Drawing Title
Site Analysis
Drawing No
DA 61
Scale
1:200@A3
Issue
A



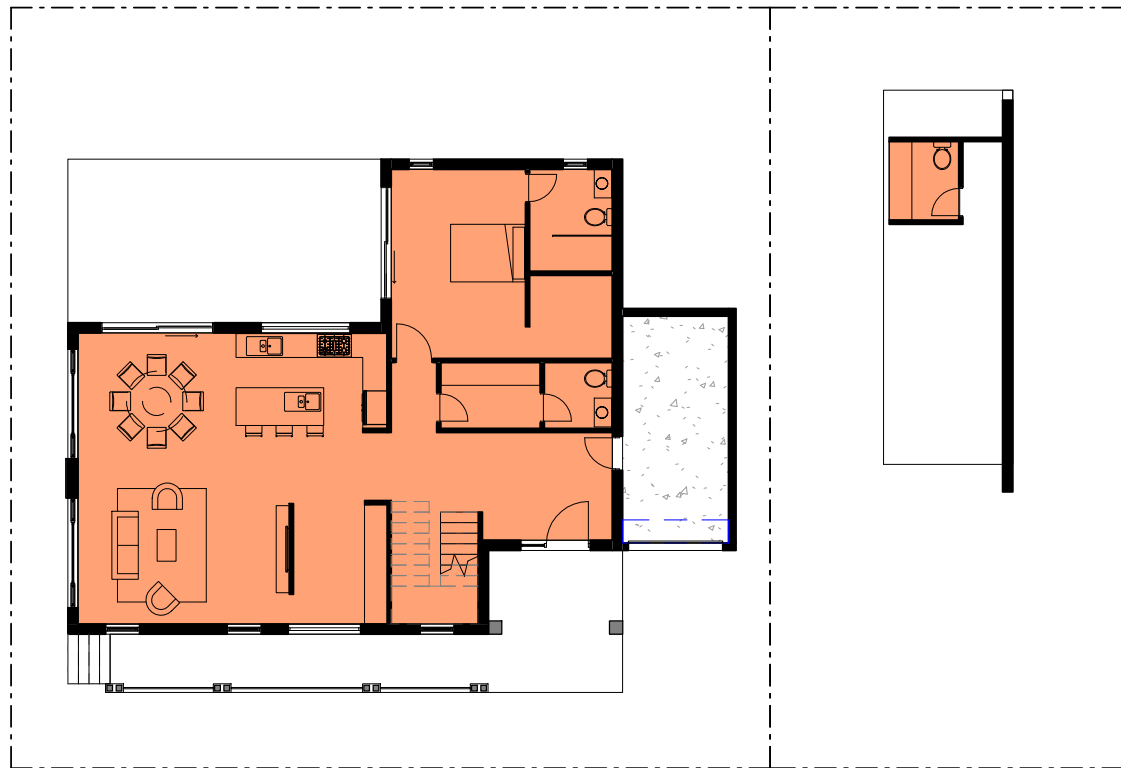
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Issue	Description	By	Date
4	Concept Design	HS	21.04.13
6	Issue for DA	MC	21.09.02
8	Concept Design	CJ	22.01.04
A	Issue for DA	MC	22.02.02

Proj No.
201938



1 GFA 1 1 : 200



2 GFA 2 1 : 200

Compliance Table

Land Zoning	R2	-
Total Site Area	896.12m ²	
Lot 1	403.97m ²	Lot 2 492.15m ²
Gross Floor Area	Lot 1	Lot 2
Garage	3.83m ²	-
GF	138.28m ²	126.37m ²
FF	-	88.86m ²
Total	142.11m ²	215.23m ²
Total FSR	357.34m ²	
Lot 1 & 2		
Permitted FSR	0.35:1 < 0.5:1	0.43:1 < 0.5:1
Lot 1		Lot 2

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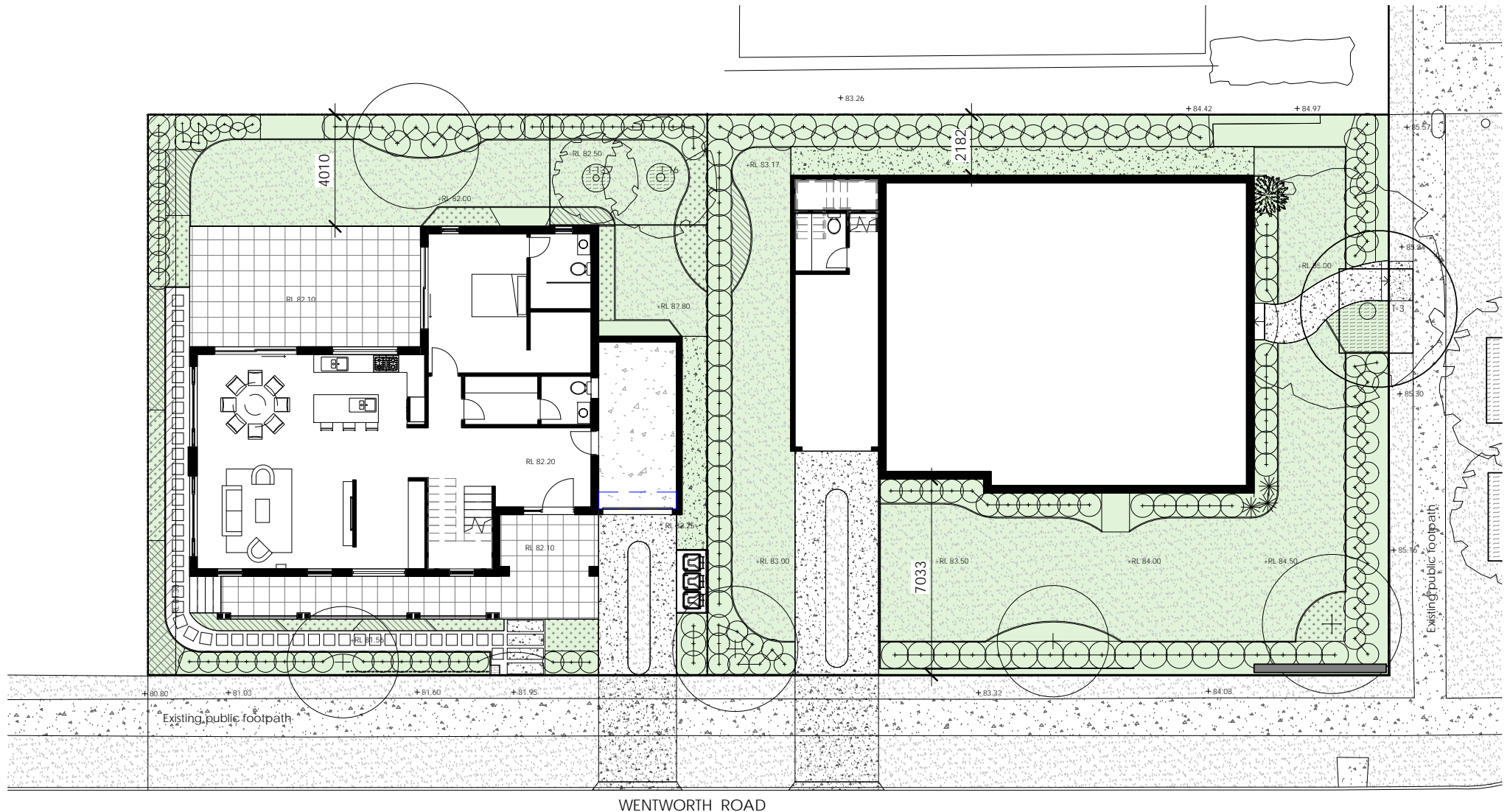
Issue	Description	By	Date
5	Traditional Design	MC	21.06.29
6	Issue for DA	MC	21.09.02
7	Updated Floorplans	MC	21.11.24
8	Concept Design	CJ	22.01.04
A	Issue for DA	MC	22.02.02
B	DA Amendment	MC	22.09.14

Proposed Duplex
 31 Campbell Street Eastwood
 Client: Hao Fang
 Proj No.
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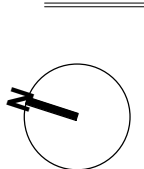
ISSUE FOR DA

Drawn by: HS Scale
 Check by: CJ 1 : 200@A3
 Drawing Title
GFA Calculation
 Drawing No Issue
 DA 62 B



Height Limit	Permitted	Proposed
	9.5m	Comply
Setbacks		
Front	6m	7m
Secondary Street	2m	3.54m
Side	1.5m	3.15m
Rear	4m	4m
Deep Soil Area	Required	Proposed
	35%	41.8%
	(313.642m ²)	(375m ²)
Landscape Area		416.11m ²

-  Existing tree to be retained
-  TPZ of retained tree



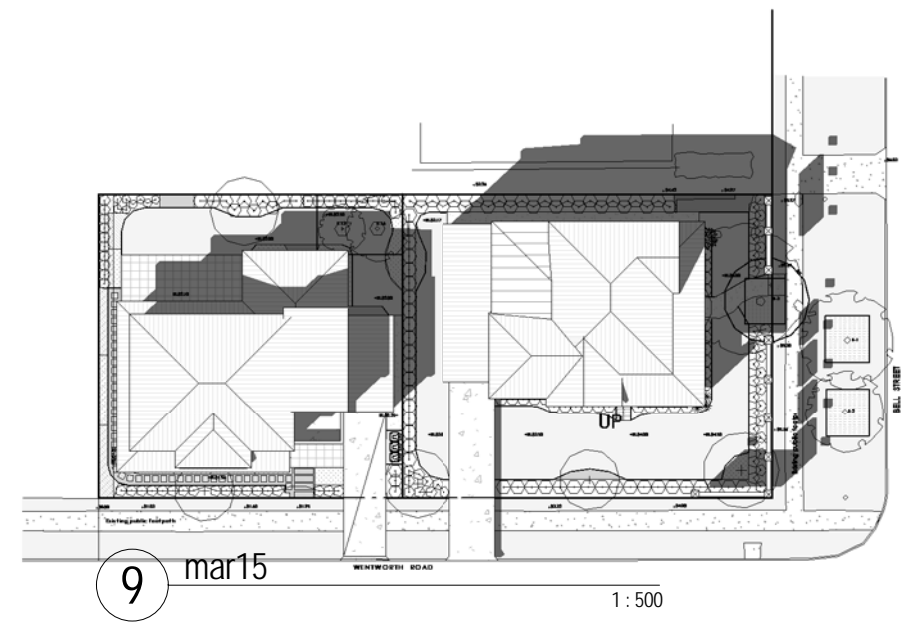
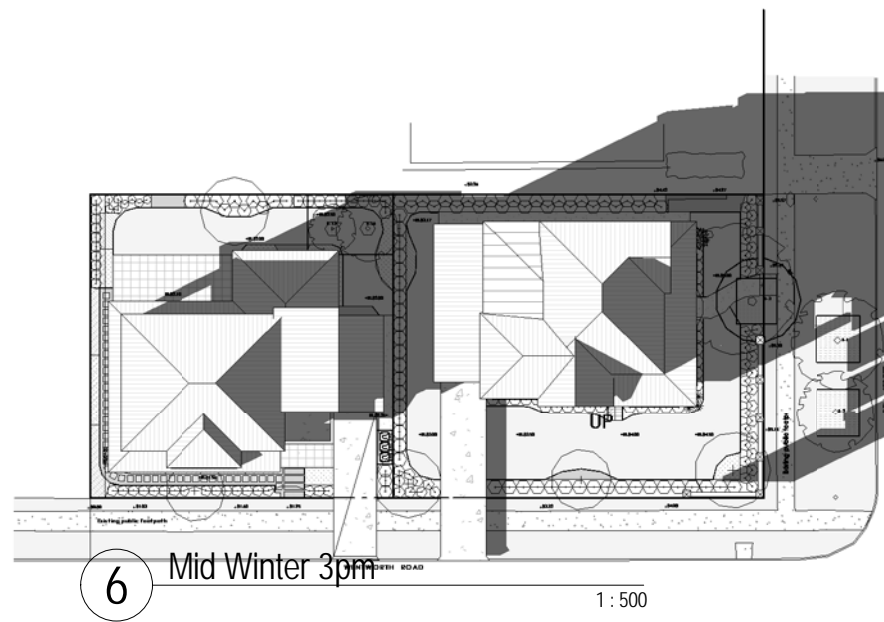
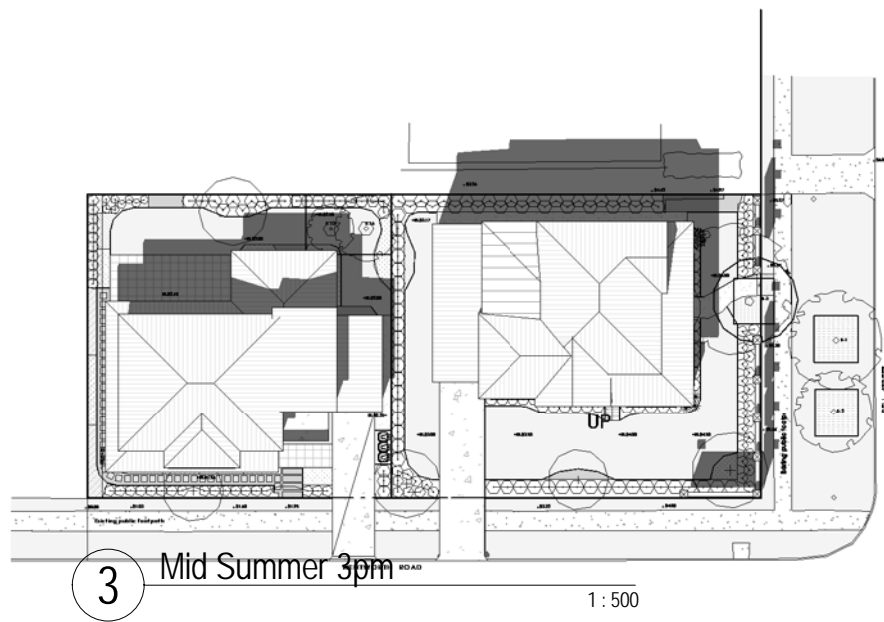
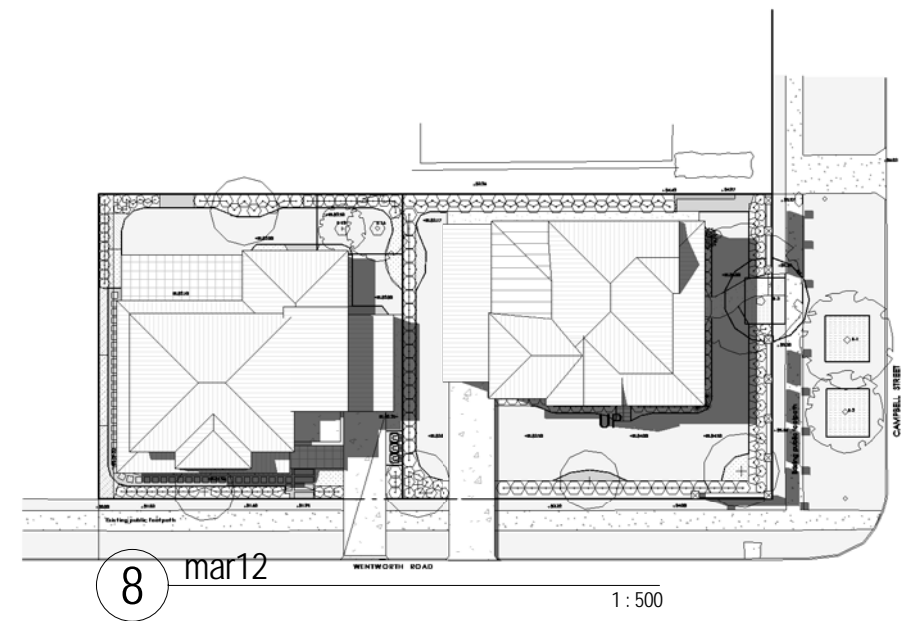
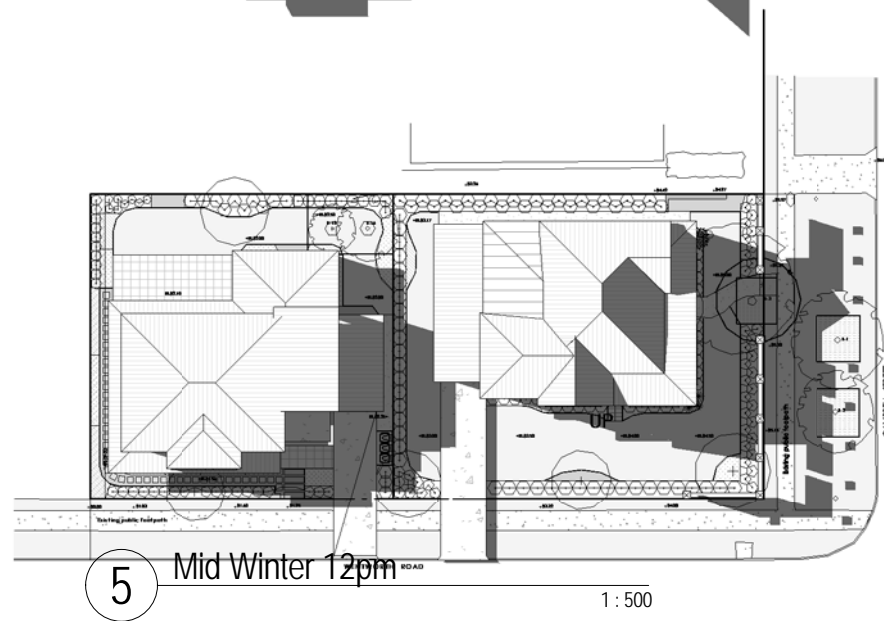
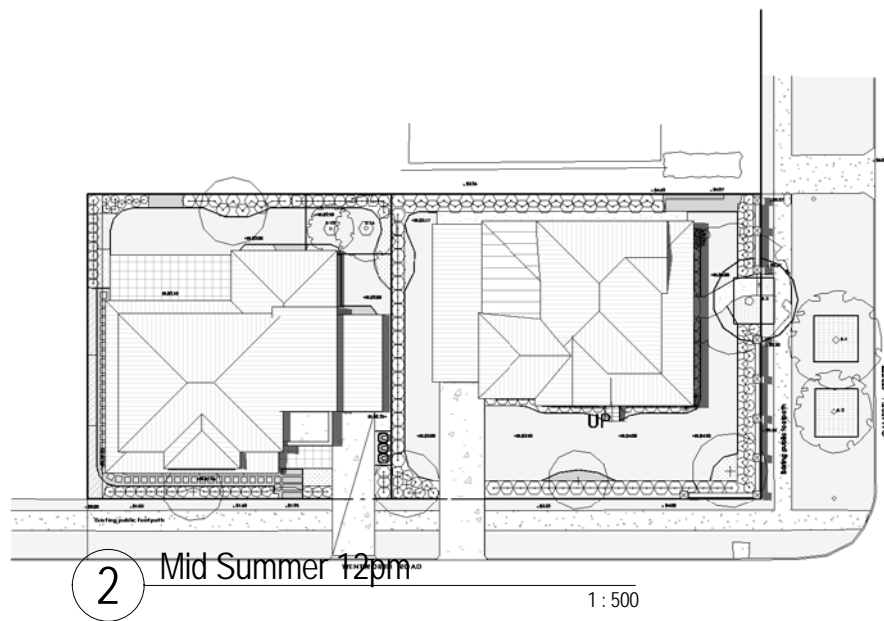
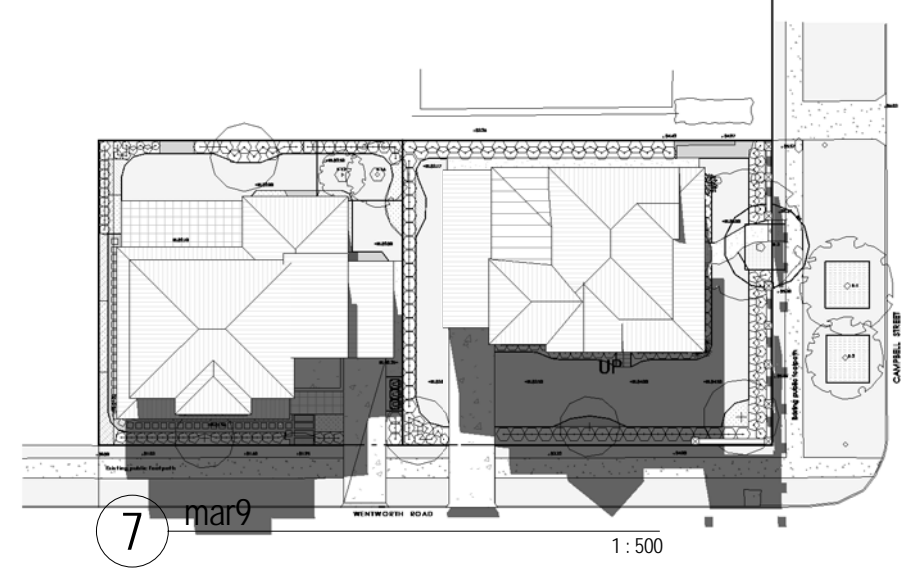
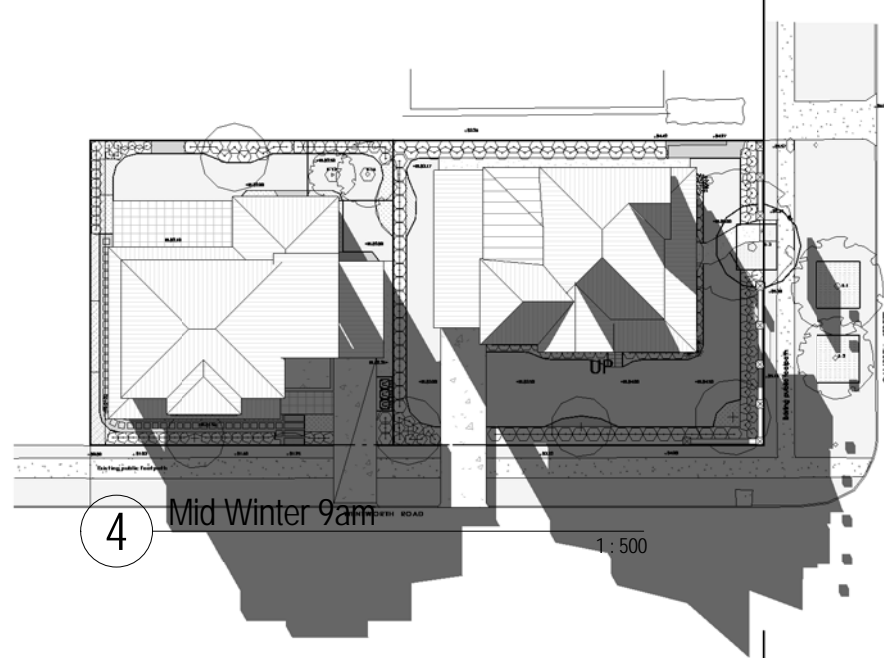
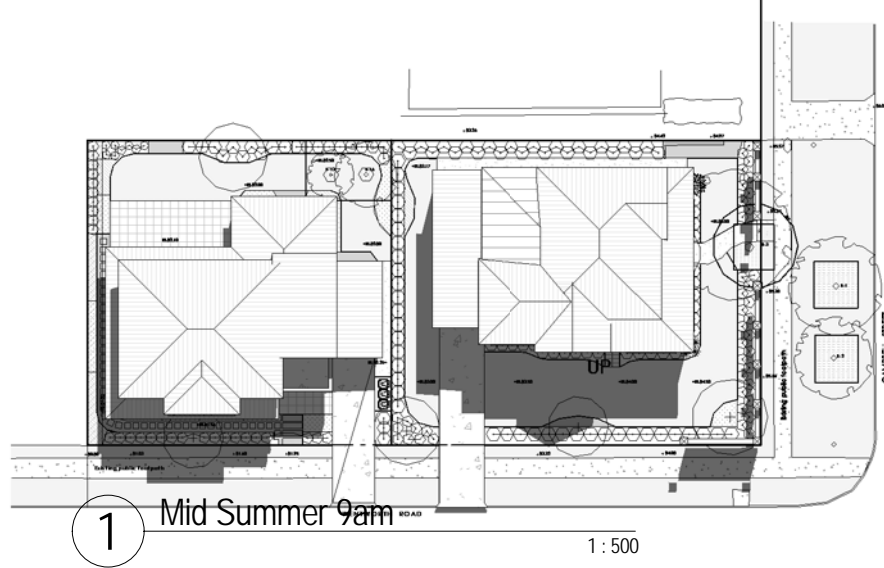
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Issue	Description	By	Date
4	Concept Design	HS	21.04.13
5	Traditional Design	MC	21.06.29
6	Issue for DA	MC	21.09.02
8	Concept Design	CJ	22.01.04
A	Issue for DA	MC	22.02.02
B	DA Amendment	MC	22.09.14

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31 Campbell Street Eastwood
 Client: Hao Fang
 Proj No. 201938

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ISSUE FOR DA
 Drawn by: HS Scale
 Check by: CJ 1 : 200@A3
 Drawing Title
Landscape Plan
 Drawing No Issue
DA 64 B



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Issue	Description	By	Date
3	Concept Design	HS	21.02.23
5	Traditional Design	MC	21.06.29
6	Issue for DA	MC	21.09.02
8	Concept Design	CJ	22.01.04
A	Issue for DA	MC	22.02.02
B	DA Amendment	MC	22.09.14

Proposed Duplex
 31 Campbell Street Eastwood
 Client: Hao Fang

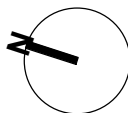
Proj No.
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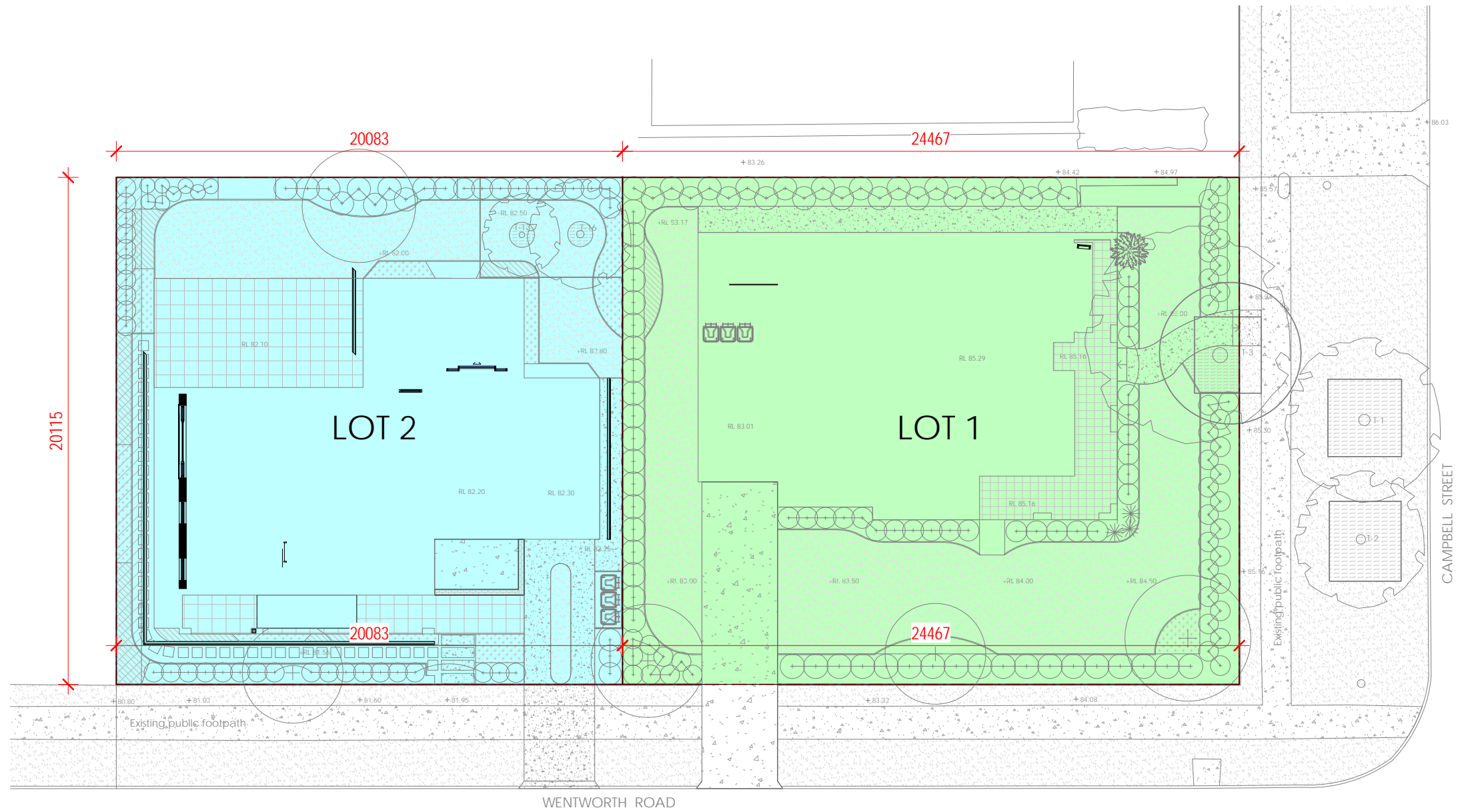
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ISSUE FOR DA

Drawn by: HS Scale
 Check by: CJ 1:500@A3
 Drawing Title
Shadow Diagram
 Drawing No Issue
 DA 65 B





1 Subdivision Plan 1 : 200

ISSUE FOR DA

Proposed Duplex
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 Client: Hao Fang

Proj No.
 201938

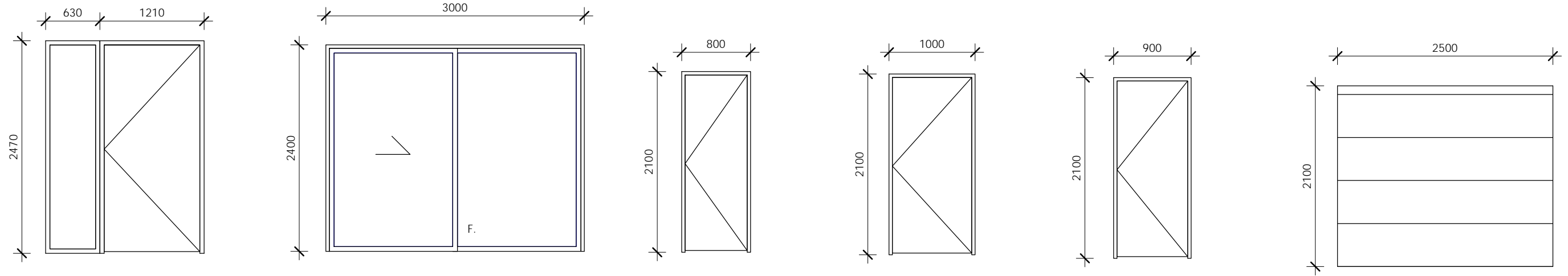


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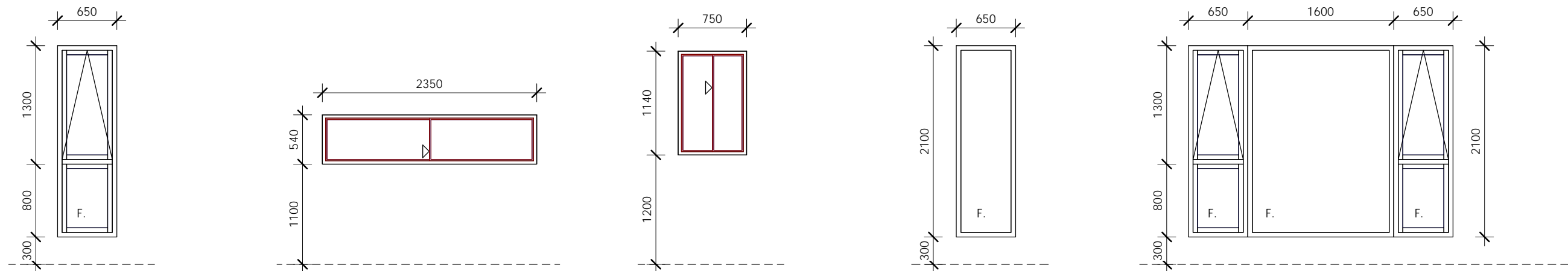
Drawn by: Author Scale
 Check by: Checker 1 : 200@A3
 Drawing Title
 Subdivision Plan
 Drawing No Issue
 DA 66 A

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Issue	Description	MC By	Date
A	Issue for DA	MC	22.02.02



TYPE	SOLID TIMBER DOOR + ALUMINIUM FRAME FIXED GLASS PANEL	ALUMINIUM FRAME SLIDING GLASS DOOR	TIMBER DOOR	TIMBER DOOR	TIMBER DOOR	METAL PANEL LIFT DOOR
NO.	D01	D02 03 04 05 10 11 17	D06 07 09 16 18 32	D09	D12 14 15	D31
QUANTITY	1	7	6	1	3	1



TYPE	ALUMINIUM FRAME AWNING + FIXED GLASS WINDOW	ALUMINIUM FRAME SLIDING GLASS WINDOW	ALUMINIUM FRAME SLIDING GLASS WINDOW	ALUMINIUM FRAME FIXED GLASS WINDOW	ALUMINIUM FRAME FIXED GLASS WINDOW
NO.	W01 02 03 05 06 13 14 16 17 18 19 20	W04	W07 08	W10 11 12	W15
QUANTITY	13	1	2	3	1

ISSUE FOR DA

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A	Issue for DA	MC	22.02.02
Issued	Description	By	Date

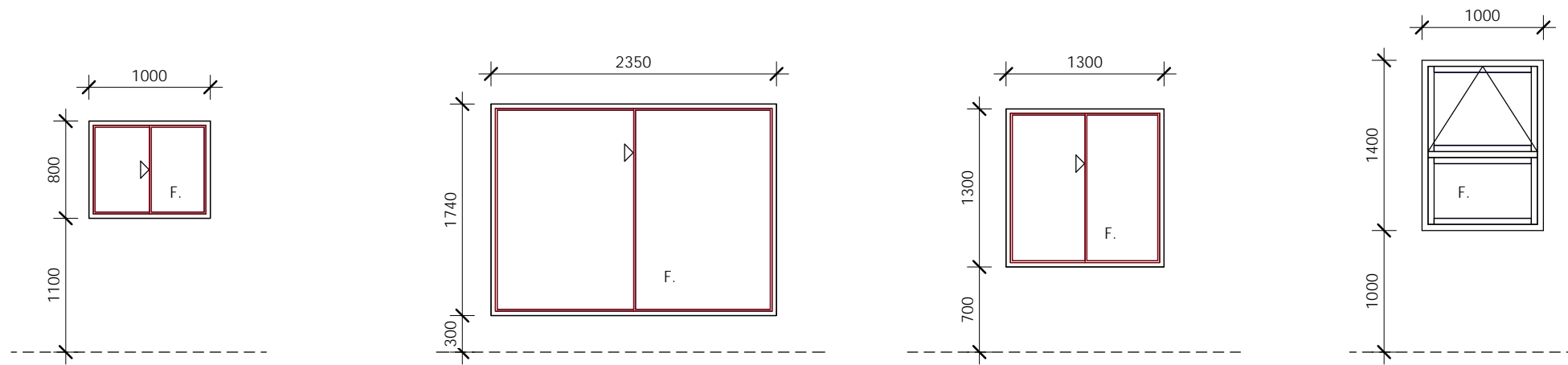
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 31 Campbell Street Eastwood
 Client: Hao Fang

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Drawn by: CJ
 Check by: CJ
 Drawing Title
 Windows & Doors Schedule
 Drawing No
 DA 81
 Scale
 1 : 50@A3
 Issue
 A



TYPE	ALUMINIUM FRAME SLIDING GLASS WINDOW	ALUMINIUM FRAME SLIDING GLASS WINDOW	ALUMINIUM FRAME SLIDING GLASS WINDOW	ALUMINIUM FRAME AWNING + FIXED GLASS WINDOW
NO.	W31	W32 33	W34	W35
QUANTITY	1	2	1	2

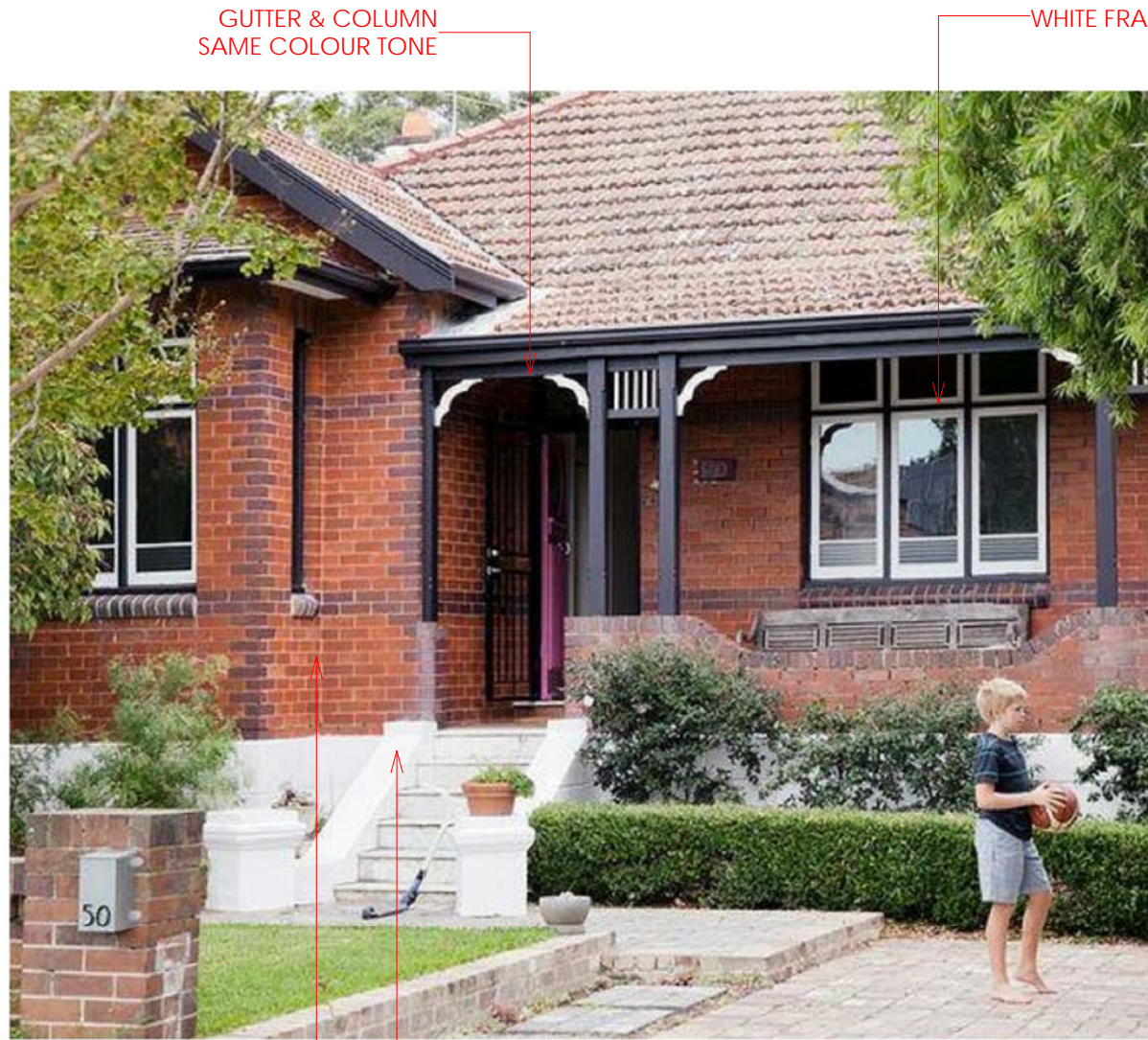
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A	Issue for DA	MC	22.02.02
Issued	Description	By	Date

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ISSUE FOR DA
 Drawn by: CJ Scale
 Check by: CJ 1 : 50@A3
 Drawing Title
Windows & Doors Schedule
 Drawing No Issue
 DA 82 A



GUTTER & COLUMN
SAME COLOUR TONE

WHITE FRAMED WINDOWS



CARPORT DESIGN





NATURAL WHITE RENDER

OLD RED
SANDSTOCK BRICK

NATURAL WHITE
PAVING

SCHEDULE OF FINISHES

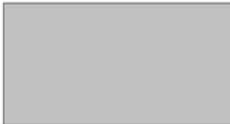

ROOFING & COLUMNS

(CL)	Timber Cladding	
(CR)	GUTTER, FASCIA & DOWNPIPE, COLUMNS	
	COLORBOND Monument	

WALL

(FB1)	Face Brick	
	Rubelite Standard	
	To Match Existing	
(TR)	Tile ROOF	
	To Match Existing	

PAINTING

(P2)	DULUX FOSSIL GREY	
(P2)	DULUX DARK GREY	

WINDOW & DOOR FRAME

(AL)	ALUMINIUM WITH POWDER COATINGS	
	DULUX Natural White	

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Issue	Description	By	Date
6	Issue for DA	MC	21.09.02
8	Concept Design	CJ	22.01.04
A	Issue for DA	MC	22.02.02

Proposed Duplex
31 Campbell Street Eastwood
Client: Hao Fang

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ISSUE FOR DA

Drawn by: MC Scale
Check by: CJ 1 : 100@A3
Drawing Title
Schedule of Finishes
Drawing No Issue
DA 91 A

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 1:100 @ A1 or 1:200 @ A3
 METRES

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ARCHITECTS:
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 020 44 406 774 343

LANDSCAPE ARCHITECTS:
JCA
 Urban Designers
 Landscape Architects
 John Chetham & Associates
 P.O. Box 287, Glasshouse, NSW 2111
 Tel: 0419 629 987 Fax: (02) 9460 1104
 email: john@jca.net.au

JOB NUMBER:
 31CS/DA/LP

PROJECT:
 31 Campbell Street, Eastwood
 Existing Heritage Dwelling
 and a New Duplex

CLIENT:
 Hao Fang

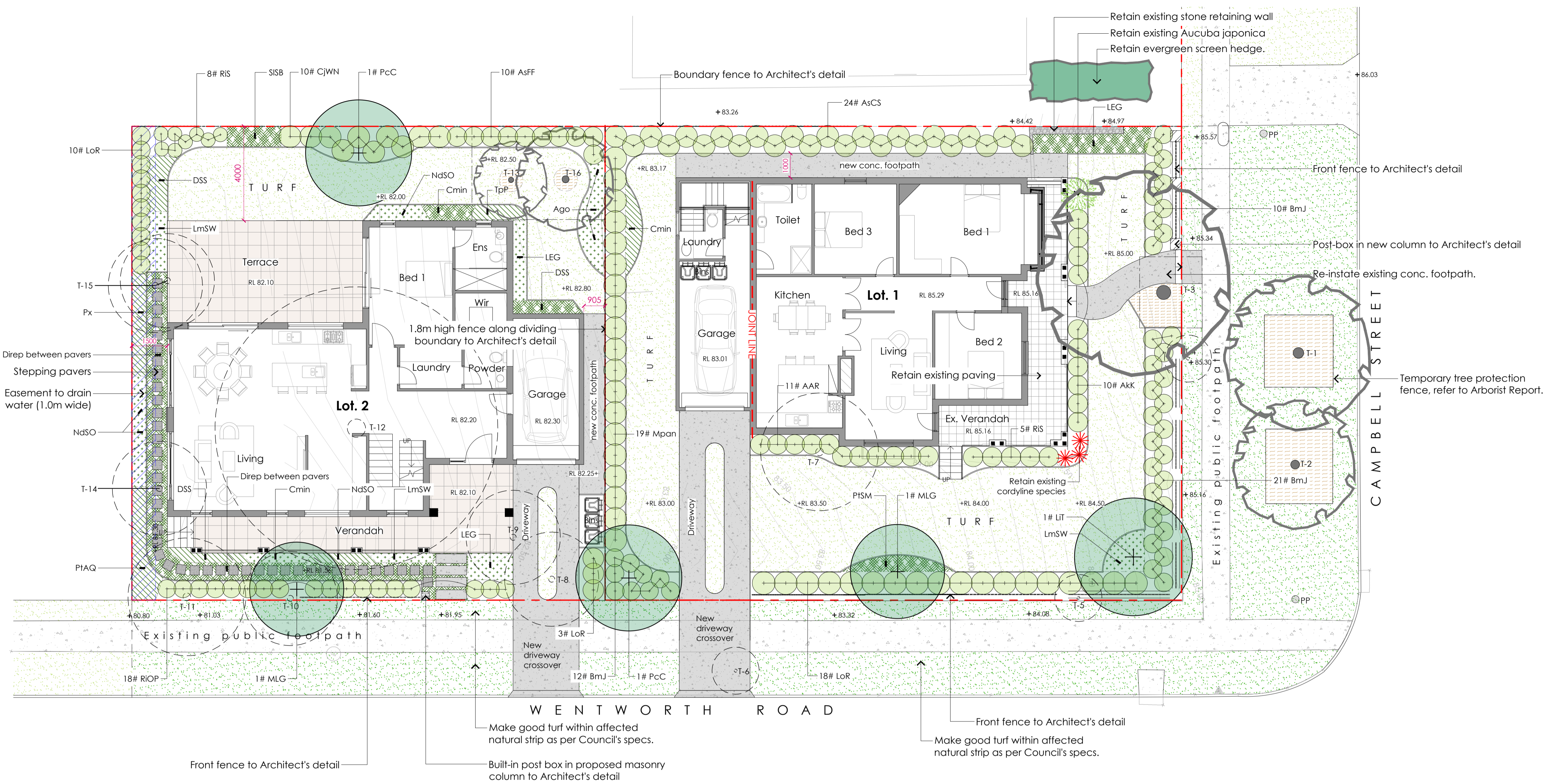
Rev.	Description	Date
C	Post-DA Submission	01-09-2022
B	DA Submission	11-03-2022
A	DA Submission	10-03-2022

NORTH POINT:

SHEET TITLE:
 Landscape Plan

SHEET NO.
LP01

Drawn: NK/YW
 Checked: JC
 Issue Date: 01-09-2022



LANDSCAPE PLAN scale: 1-100 @ A1

LEGEND

- Site boundary
- Turf in natural strip (refer to PROPOSED PLANT SCHEDULE)
- Existing tree to be retained (refer to Arborist Report)
- Existing tree to be removed (refer to Arborist Report)
- Proposed new tree (refer to PROPOSED PLANT SCHEDULE)
- Proposed new shrubs (refer to PROPOSED PLANT SCHEDULE)
- Proposed groundcover planting (refer to PROPOSED PLANT SCHEDULE)
- Proposed accent plant (refer to PROPOSED PLANT SCHEDULE)
- Natural turf area (refer to PROPOSED PLANT SCHEDULE)
- Existing concrete paving
- New concrete paving
- New tile paving
- JOINT LINE
- Joint line
- Design levels
- Timber edging (proposed)
- Mulch surface
- Temporary tree protection fence (refer to Arborist Report)
- Existing easement for drain water (refer to Survey)

PROPOSED PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	PO	POT SIZE	MATURE HEIGHT	W R	TOTAL Nos
TREES							
LIT	<i>Lagerstroemia indica Tuscarora</i>	Tuscarora Crepe Myrtle	E	200 Litre	6.0-8.0m	**	1
MLG	<i>Magnolia Little Gem</i>	Little Gem Magnolia	E	45 Litre	3.0m-6.0m	**	2
PcC	<i>Pyrus calleryana Chanticleer</i>	Chanticleer Callery Pear	E	100 Litre	10.0-12.0m	**	2
SCREEN & BARRIER SHRUBS							
AAR	<i>Azalea Autumn Royalty</i>	Autumn Royalty Azalea	E	200mm	1.2m	**	11
AKK	<i>Azalea kurume 'Kirin'</i>	Kirin Azalea	E	200mm	1.0m	**	10
AsCS	<i>Acmena smithii Cherry Surprise (Screen Hedge)</i>	Cherry Surprise Lilly Pilly	N	200mm	2.0m-3.0m	*	24
AsFF	<i>Acmena smithii Forest Flame</i>	Forest Flame Lilly Pilly	N	150mm	1.0m-2.0m	*	10
BmJ	<i>Buxus microphylla var. Japonica (Low hedge)</i>	Japanese Box	E	200mm	1.5m	**	43
CjWN	<i>Camellia japonica 'White Nun'</i>	White Nun Camellia	E	200mm	1.5-2.5m	**	10
LoR	<i>Loropetalum chinese Rubrum (Hedge)</i>	Purple Chinese Fan Flower	E	200mm	1.5m +	**	31
Mpan	<i>Murraya paniculata (Screen Hedge)</i>	Mock Orange	E	200mm	2.5m-4.0m	**	19
RIOP	<i>Rhapheolepis indica 'Oriental Pearl'</i>	Oriental Pearl Indian Hawthorn	E	200mm	1.0m	**	18
RIS	<i>Rapheolepis indica Springtime</i>	Springtime Indian Hawthorn	E	150mm	1.0m+	**	13
GROUND COVER PLANTS & LOW HEDGES							
Ago	<i>Agapanthus orientalis</i>	Nile Lilly	E	150mm	600mm	**	
AKK	<i>Azalea kurume 'Kirin'</i>	Kirin Azalea	E	150mm	800mm	**	
Bss	<i>Buxus sem pervirens sultriflora</i>	Dwarf Box (Low Clipped Hedge)	E	150mm	500mm	**	
Cmin	<i>Clivea miniata</i>	Kaffir Lilly	E	150mm	450mm	**	
DSS	<i>Dianella Silver Streak</i>	Silver Streak Flax Lilly	N	150mm	500mm	*	
LEG	<i>Liriope Evergreen Giant</i>	Evergreen Giant Lilly Turf	E	100mm	400mm	**	
LmSW	<i>Liriope muscari Stripey White</i>	Stripey White Lilly Turf	E	100mm	350mm	**	
NdSO	<i>Nandina domestica Seika Obsession</i>	Seika Obsession Nandina	E	150mm	600mm	**	
PIAQ	<i>Phormium tenax Apricot Queen</i>	Apricot Queen NZ Flax	E	150mm	700mm	**	
Px	<i>Philodendron Xanadu</i>	Xanadu Philodendron	E	150mm	500mm	*	
SISB	<i>Salvia leucantha 'Santa Barbara'</i>	Santa Barbara Salvia	E	150mm	600mm	**	
TpP	<i>Tradescantia pallida Purpurea</i>	Purple Heart	E	100mm	300mm	**	
TURF							
Lawn	<i>Stenotaphrum secundatum 'Matilda'</i>	Matilda Buffalo Grass	E	Rolls	As Cut	**	200
Nature Strip	<i>Pennisetum clandestinum 'Eureka'</i>	Eureka Kikuyu	E	Rolls	As Cut	*	250
NOTE							
W R	Sydney Water - Drop Rating						
PO	Plant Origin: N: Native E: Exotic						

Draft