



19 April 2021

A meeting of the **WAVERLEY LOCAL PLANNING PANEL** will be held by video conference at:

12.00 PM WEDNESDAY, 28 APRIL 2021

QUORUM: Three Panel members.

APOLOGIES: By email to WLPP@waverley.nsw.gov.au

AGENDA

WLPP-2104.A Apologies

WLPP-2104.DI Declarations of Interest

The Chair will call for any declarations of interest.

WLPP-2104.1 PAGE 4 4 Bayview Street, Bronte - Substantial alterations and additions to the existing dwelling including partial demolition, internal reconfiguration, extensions at all levels, alterations to garage and new rear swimming pool (DA-377/2020)

Report dated 12 April 2021 from the Development and Building Unit.

Council Recommendation: That the application be approved in accordance with the conditions contained in the report.

WLPP-2104.2 PAGE 74 5 & 5A Thomas Street, Bronte - Modification to approved semi-detached dwellings including alterations to the front, rear and side setbacks and changes to the approved floor levels, including increasing height (DA-342/2018/A)

Report dated 12 April 2021 from the Development and Building Unit.

Council Recommendation: That the application be approved in accordance with the conditions contained in the report.

WLPP-2104.3 PAGE 147 72A Lamrock Avenue, Bondi Beach - Demolition of garage and construction of a garage with storeroom above (DA-365/2020)

Report dated 14 April 2021 from the Development and Building Unit.

Council Recommendation: That the application be approved in accordance with the conditions contained in the report.

WLPP-2104.4

PAGE 185

62 St James Road, Bondi Junction - Substantial demolition of existing dwelling and construction of a three storey semi-detached dwelling (DA-29/2021)

Report dated 15 April 2021 from the Development and Building Unit.

Council Recommendation: That the application be refused for the reasons contained in the report.

WLPP-2104.5

PAGE 215

Retail Level 1, 182 Campbell Parade, Bondi Beach - Alterations to the ground and first floor of the Bondi Pacific building including a partial change of use for Level 1 from retail shops to three new residential apartments and two retail tenancies (DA-415/2020)

Report dated 15 April 2021 from the Development and Building Unit.

Council Recommendation: That the application be refused for the reasons contained in the report.

Application number	DA-377/2020
Site address	4 Bayview Street, Bronte
Proposal	Substantial alterations and additions to the existing dwelling including partial demolition, internal reconfiguration, extensions at all levels, alterations to garage and new rear swimming pool
Date of lodgement	10 November 2020
Owner	Mr James and Mrs Evonne Collier
Applicant	Mr Luigi Rosselli, Luigi Rosselli Architects
Submissions	Five original, one to amended plans
Cost of works	\$2,563,644
Issues	<ul style="list-style-type: none"> • FSR and height non-compliances • WDCP non-compliances
Recommendation	That the application be APPROVED

Site Map



1. PREAMBLE

1.1 Site and Surrounding Locality

A site visit was carried out on 10 December 2020.

The site is identified as Lot 1 in D401217, known as 4 Bayview Street, Bronte. The site is generally regular in shape with a northern front boundary to Bayview Street measuring 15.24m in length, an eastern side boundary of 28.65m, a southern rear boundary of 12.205m and a western side boundary of 23.165m. The site has a total area of 343.9m² and is relatively steep with a significant fall from the front boundary to the rear boundary of approximately 7m.

The site is occupied by a part two, part four-storey dwelling house with off-street car parking within an integrated garage accessed from Bayview Street. The height of the existing flat roof dwelling is to RL35.12.

The subject site is adjoined to the east by a part two, part four-storey dwelling known as 6 Bayview Street. To the west of the subject site at 2 Bronte Marine Drive is a part two, part three storey residential flat building. To the rear, at 3 Bronte Marine Drive, is a part one, part two storey dwelling.

The locality is characterised by predominantly residential dwellings of varying architectural styles and heights in addition to large two and three storey residential flat buildings. This side of Bayview Street is characterised by dwellings that present as two storeys to Bayview Street and three to four storeys at the rear. To the south of the site, and within walking distance, is Bronte Park and Beach.



Figure 1: Site viewed from Bayview Street, looking south-east.



Figure 2: Subject dwelling viewed from the rear.



Figure 1: Elevated streetscape view towards the subject site, looking south-east.



Figure 4: Site viewed from aerial photo provided by the applicant, looking north-west.

1.2 Relevant History

The following development applications are applicable to the subject site:

DA-82/2000 – Alterations and additions to the existing dwelling, approved 18 September 2000.

The application, the subject of this assessment report, under **DA-377/2020**, was deferred on 21 December 2020 to give the applicant an opportunity to amend the plans to address issues with the proposed height and floor space ratio (FSR), impacts from overshadowing, view loss, non-compliant setbacks, overlooking and stormwater management. Amended plans and documentation were submitted on 2 March 2021, which forms the basis of this assessment report.

1.3 Proposal

The application seeks consent for the partial demolition, excavation and substantial alterations and additions to the existing dwelling. Details of the proposal are as follows:

Earthworks

Excavation and construction of new lift/stair and swimming pool is proposed to an overall depth of 4m and 1.5m respectively.

Basement floor level

Alterations and additions to provide for an open basement terrace, excavation to provide stair and lift access and new swimming pool to the rear. This level is at RL23.41.

Lower Ground Floor level

Alterations and additions comprising new bedrooms 1 and 2 and laundry. A landscaped terrace is proposed at the rear elevation that is to be non-trafficable. This level is proposed at RL26.15.

Ground Floor level

This level contains the garage and entry level. Alterations are proposed to provide a new pedestrian entry, internal rearrangement to provide a main bedroom, ensuite and walk in wardrobe. A balcony is proposed at the rear elevation. The bin store is also proposed within the eastern side setback. A green roof garden is proposed over the roof of the garage at the front elevation. This level is proposed to RL 29.23 (entry) and RL30.21 (bedroom).

First floor level (Upper level)

This is the main living room level. Alterations and additions are to comprise internal rearrangement to accommodate a new kitchen, dining and living room. A balcony is proposed at the rear elevation. This level is proposed at RL32.24 (living/dining) and RL32.81 (kitchen).



Figure 5: Photomontage of proposed dwelling viewed from Bayview Street.

The dwelling is to be constructed of painted cement render, rammed earth walls, glass balustrading and metal roofing. The roof of the dwelling is proposed to RL36.59 (highest point), has an overall height of 12.505m and a FSR of 0.92:1.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act).

2.1 Planning Instruments and Development Control Plans

The following is an assessment against relevant legislation, environmental planning instruments, including State environmental planning policies (SEPPs), and development control plans.

2.1.1 SEPP (Building Sustainability Index – BASIX) 2004

A BASIX Certificate has been submitted with the development application.

The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal. A standard condition is recommended ensuring the measures detailed in the BASIX Certificate are incorporated into the Construction Certificate drawings and implemented.

2.1.2 SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. The subject site has historically been used for residential purposes. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

2.1.3 SEPP (Coastal Management) 2018

The SEPP applies to the subject site as it is partially located within the Coastal Environment Area (Clause 13) and wholly within the Coastal Use Area (Clause 14) according to the SEPP.

The proposal does not restrict public access to the coastal zone and will protect and preserve the natural environment and the amenity and scenic quality of the coastal zone.

Geotechnical advice has been provided and relevant conditions are recommended. Overshadowing of adjoining properties, impacts upon views from public places and the impact of the development upon environmental heritage has been considered as detailed elsewhere in this report and are considered reasonable. Wind funnelling is unlikely to increase significantly beyond that potentially already occurring.

The site is not designated as being subject to Aboriginal Heritage.

It is considered that the proposal is consistent with the matters for consideration contained in the SEPP and can be supported in this regard.

2.1.4 Waverley Local Environmental Plan 2012 (WLEP)

The relevant matters to be considered under the WLEP for the proposed development are outlined below:

Table 1: WLEP Compliance Table

Provision	Compliance	Comment
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal is consistent with the aims of the WLEP.
Part 2 Permitted or prohibited development		
Land Use Table R2 Low Density Residential Zone	Yes	The proposal is defined as a <i>dwelling house</i> , which is permitted with consent in the zone.

Provision	Compliance	Comment
		The proposal is consistent with the zone objectives.
Part 4 Principal development standards		
4.3 Height of buildings <ul style="list-style-type: none"> 8.5m 	No	The proposal has a height of 12.5m exceeding the development standard by 4m or 47%.
4.4 Floor space ratio and 4.4A Exceptions to floor space ratio <ul style="list-style-type: none"> 0.726:1 (249.9m²) 	No	The proposal has an FSR of 0.92:1 (318m ²) exceeding the development standard by 68m ² or 27%.
4.6 Exceptions to development standards	See discussion	The application is accompanied by written requests pursuant to clause 4.6 of WLEP to vary the height and FSR development standards. A detailed discussion of the variation to the development standards is presented below this table.
Part 5 Miscellaneous provisions		
5.10 Heritage conservation	Yes	The site is not heritage listed, however, is sited to the south of the Hewlett Street Landscape Conservation Area (C47) and opposite the listed heritage item I312 located at 99 Hewlett Street. The proposal is unlikely to affect the significance of the conservation area or the listed item.
Part 6 Additional local provisions		
6.1 Acid sulfate soils	Yes	The site is identified as class 5 acid sulfate soils. Standard conditions are recommended.
6.2 Earthworks	Yes	The proposal includes minor earthworks to accommodate a new lift and stair access and for the proposed swimming pool. A Geotechnical Report has been provided, which is referenced in the conditions of consent and all standard conditions are recommended in Appendix A.

The following is a detailed discussion of the issues identified in the compliance table above in relation to the WLEP.

Clause 4.6 Exceptions to Development Standards - Height

The application seeks to vary the height of buildings development standard in Clause 4.3.

The site is subject to a maximum height development standard of 8.5m. The proposed development has a height of 12.5m, exceeding the standard by 4m equating to a 47% variation. Note that the existing dwelling on the site has an overall height of 11.85m, being an existing non-compliance of 39%.

A written request has been submitted to Council in accordance with Clause 4.6(3)(a) and (b) of the WLEP seeking to justify the contravention of the development standard by demonstrating:

- (a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and
- (b) That there are sufficient environmental planning grounds to justify contravening the standard.

A copy of the applicant's written request has been provided to the Waverley Local Planning Panel for consideration.

Applicant's Written Request - Clause 4.6(3)(a) and (b)

The applicant seeks to justify the contravention of the height development standard on the following basis:

- (a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case:

The applicant's Clause 4.6 submission addresses the objectives of the development standard and demonstrates that they are achieved notwithstanding non-compliance with the standard (justification (a) of *Wehbe v Pittwater Council* (2007) 156 LGERA 446). The applicant addresses this as follows:

- *The contravention results from the steeply sloping topography of the land which falls 2m from north to south along the Bayview Street front boundary (RL30.96 to RL28.95) and by over 7.5m from the front of the property to the rear of the building (RL30.96 to RL23.41). The contravention does not relate to the front half of the building facing Bayview Street which is well below the 8.5m height standard and the non-compliant built form is not visible from the street.*
- *The below diagrams show that the additional contravention above the existing dwelling is modest comprising part of the skillion roof, clear glass balustrade and a small area of habitable space.*
- *An assessment of shadow impacts on neighbouring properties identified no unreasonable impacts.*
- *View impact analysis for the amended proposal shows a significant reduction in view impact achieved from the proposed amendments. It also shows that a complying envelope which would be taller on Bayview Street, would result in a more significant loss of views for Unit 4/ 99 Hewlett Street and 136 Hewlett Street. The view analysis clearly demonstrates that the amended proposal constitutes a skilful design that minimises the impact on neighbours' views.*
- *Due to the slope of the site, there is a mutual degree of overlooking between dwellings in the locality in exchange for significant views. The site and other existing dwellings along the southern section of Hewlett/ Bayview Streets have large terraces and windows that already overlook the rear private open space areas of their neighbours and Bronte Marine Drive dwellings. Contravention of the height standard does not lead to any adverse privacy impacts.*
- *The proposal maintains the pre-existing building pattern and presents a polite height, bulk and scale that sits comfortably within the existing and desired future character of the locality.*

The applicant also addresses justification (d) of *Wehbe v Pittwater Council* (2007) 156 LGERA 446 which assesses whether *the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable*. The applicant's Clause 4.6 submission states that the height standard has been somewhat abandoned or destroyed by the granting of consents by Council that depart from the standard including consents that relate to properties near the site. These include as follows:

Address	DA	Decision Date	Height	Approved	Breach
105 Hewlett St	DA-265/2019	27/11/2019	8.5m	12.3m	44%
12 Miramar Ave	DA-338/2015	27/01/2016	8.5m	9.5m	12%
14 Miramar Ave	DA-272/2013	27/11/2013	8.5m	10.69m	25%
19 & 21 Bayview St	DA-154/2018	12/12/2018	8.5m	9.8m	15%

It is also noted that the existing dwelling on the site has an overall height of 11.85m, an existing exceedance of the 8.5m development standard by 39%.

- (b) That there are sufficient environmental planning grounds to justify contravening the standard:
- *The site slopes 7m from the front to the rear. This site condition frustrates compliance with the height standard. The proposed contravention is a result of the sloping topography of the land.*
 - *The non-compliant built form is not visible from the street.*
 - *The additional contravention above the existing dwelling is modest comprising of the roof, balustrades and a small area of habitable space.*
 - *When viewed from Bronte Marine Drive, Bronte Beach and Bronte Park, the proposal maintains the height, bulk and scale of nearby residential buildings.*
 - *There are no unreasonable overshadowing, privacy, view or noise impacts arising from the contravention.*

Consideration of Applicants Written Request - Clause 4.6(4) (a) (i) and (ii)

Development consent must not be granted unless the consent authority is satisfied that:

- The applicant's written request has adequately addressed the matters required to be demonstrated by subclause 3 of Clause 4.6 being that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the standard; and
- The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Does the written request adequately address those issues at clause 4.6(3)(a)?

It is considered that the applicant has adequately addressed that compliance with the standard is unreasonable or unnecessary in the circumstances of the case and has referenced one or more of the following justification as set out in *Wehbe v Pittwater Council* (2007) 156 LGERA 446 namely (a) and (d):

- the objectives of the development standard are achieved notwithstanding non-compliance with the standard;*
- to establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary;*

- c) to establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable;
- d) to establish that the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;
- e) to establish that "the zoning of particular land" was "unreasonable or inappropriate" so that "a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land" and that "compliance with the standard in that case would also be unreasonable or unnecessary.

Does the written request adequately address those issues at clause 4.6(3)(b)?

The applicant has adequately addressed that there are sufficient environmental planning grounds to justify contravening the standard.

Is the development in the public interest?

The proposed development will be in the public interest because it is consistent with both the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

The relevant objectives of the height of building development standard is *to establish limits on the overall height of development to preserve the environmental amenity of neighbouring properties and public spaces and, if appropriate, the sharing of views; and to ensure that buildings are compatible with the height, bulk and scale of the desired future character of the locality and positively complement and contribute to the physical definition of the street network and public space.*

Due to the steep sloping nature of the site, the proposal results in a non-compliance with the height standard at the upper most floor level which incorporates the main bedroom and adjacent terrace. The variation to the control is 4m (refer to **Figure 6** below).

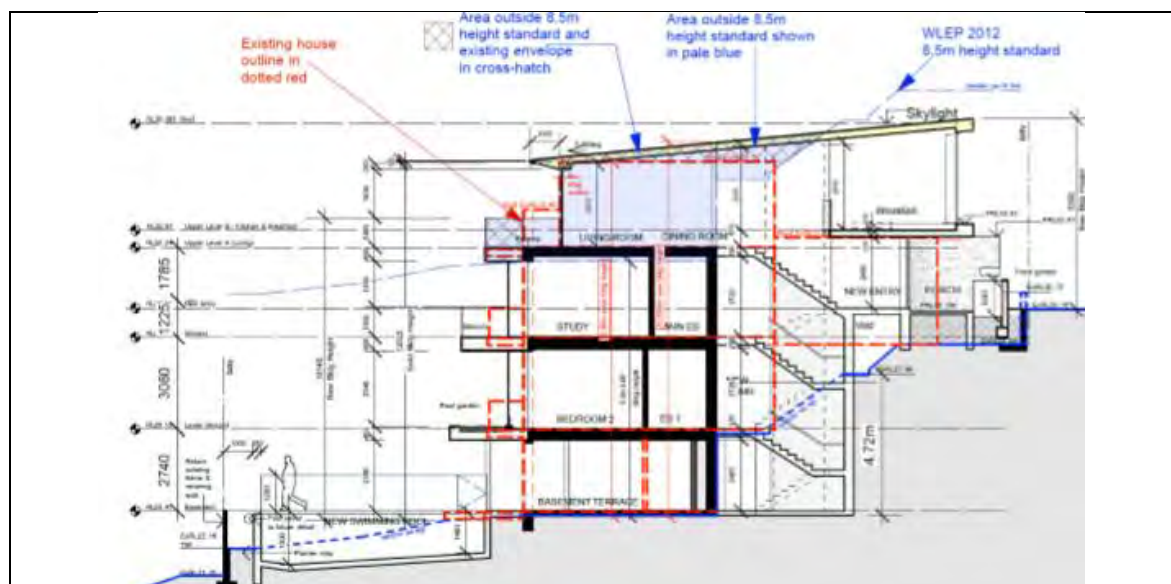


Figure 6: Extent of height con-compliance as submitted by the applicant. Note the outline in red, which shows the height of the existing dwelling on the site

The site is built upon a steep hill and slopes approximately 7m from the front to the rear. This steep slope partly causes the proposed variation to the height standard at the rear of the dwelling with the dwelling presenting as two storeys at the street frontage. The non-compliant built form is not visible from the street, with the dwelling mass stepping down to the rear of the site and articulated with terracing. It is noted that the existing house already presents as four storeys at the rear.

The site is surrounded by buildings that are two to four-storeys with Hewlett Street and nearby Miramar Avenue containing similar sized dwellings to the proposal. The proposed dwelling is also below the pitch of the neighbouring dwelling to the east of the site. It is considered that the proposal will not appear of a height, bulk or scale that is inconsistent with surrounding development, particularly when seen in context of the adjoining dwellings to the east along Bayview and Hewlett Streets. The proposal will result in an increase in overshadowing to the adjoining properties to the east, west and south as a result of the orientation of the allotments, however, it is considered that the shadow impacts are not unreasonable in the circumstances of the case (refer further discussion below under Section 2.1.5 of this report). Impacts upon views from adjoining properties are also not considered unreasonable (discussed in detail in Section 2.1.5 of this report). It is considered that the subject development upholds the objectives of the R2 Low Density Residential zone and the height development standard for the reasons outlined above.

Conclusion

For the reasons provided above, the requested variation to the height development standard is supported as the applicant's written request has adequately addressed the matters required to be addressed by clause 4.6 of the WLEP. The proposed development would be in the public interest as it is consistent with the objectives of the height development standard and the R2 zone.

Clause 4.6 Exceptions to Development Standards – FSR

The application seeks to vary the FSR development standard in Clause 4.4.

The site is subject to a maximum FSR control of 0.73:1. The proposed development has an FSR of 0.92:1, exceeding the development standard by 67m² or 27%.

A written request has been submitted to Council in accordance with Clause 4.6(3)(a) and (b) of the WLEP seeking to justify the contravention of the development standard by demonstrating:

- (a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and
- (b) That there are sufficient environmental planning grounds to justify contravening the standard.

A copy of the applicant's written request has been provided to the Waverley Local Planning Panel for consideration.

Applicants Written Request - Clause 4.6(3)(a) and (b)

The applicant seeks to justify the contravention of the FSR development standard on the following basis:

- (a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case:

The applicant's Clause 4.6 submission addresses the objectives of the development standard and demonstrates that they are achieved notwithstanding non-compliance with the standard (justification (a) of *Wehbe v Pittwater Council* (2007) 156 LGERA 446). The applicant addresses this as follows:

- *Despite the FSR (and height) contravention, the proposal is not an overdevelopment of the site and it achieves an appropriate correlation between maximum height and density as it provides more landscaped and open space than required by WDCP, is largely consistent with the WDCP side boundary setbacks with some very minor encroachments that comprise parts of the existing/retained building extensions to existing wall alignments or new architectural features, extends no further than the front and rear predominant building lines which is consistent with WDCP and presents two full storeys at the street and three/four storeys at the rear like other dwellings on the eastern side of Bayview/ Hewlett Streets. It therefore respects the bulk and scale of adjoining development.*
- *The proposal maintains the pre-existing building pattern. The proposal has an appropriate bulk and scale when viewed from the street. The proposed alterations and additions are consistent with the existing and desired future character of the locality.*
- *An assessment of the environmental effects of the proposal for neighbouring properties in regard to overshadowing and view loss in addition to privacy impacts identified no unreasonable impacts.*
- *As the proposal satisfies the FSR development standard objectives, compliance with the standard is unnecessary and unreasonable.*

The applicant also addresses justification (d) of *Wehbe v Pittwater Council* (2007) 156 LGERA 446 which assesses whether the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable. The applicant's Clause 4.6 submission states that the FSR standard has been somewhat abandoned or destroyed by the granting of consents by Council that depart from the standard including consents that relate to properties near the site. These include as follows:

Address	DA	Decision Date	FSR Standard	FSR Approved	Breach
105 Hewlett St	DA-265/2019	27/11/2019	0.85:1	0.91:1	7.6%
10 Miramar Ave	DA-527/2016	17/08/2016	0.57:1	0.83:1	45%
12 Miramar Ave	DA-338/2015	27/01/2016	0.562	0.96:1	72%
14 Miramar Ave	DA-272/2013	27/11/2013	0.5:1	0.654:1	31%
19 & 21 Bayview St	DA-154/2018	12/12/2018	0.5:1	0.65:1	30%

(b) That there are sufficient environmental planning grounds to justify contravening the standard:

- *When viewed from the street, the proposal is consistent with the height, bulk and scale of nearby residential dwellings.*
- *When viewed from Bronte Marine Parade, Bronte Beach and Bronte Park, the proposal is consistent with the height, bulk and scale of nearby residential dwellings (3/4 storeys). The proposal will exceed the height standard at the rear of the site like other dwellings on the eastern side of Bayview/ Hewlett Streets.*
- *The proposal is consistent with the other planning controls that determine bulk and scale noting that it:*
 - *Provides more landscaped area and open space than required by WDCP.*

- *Is largely consistent with WDCP side boundary setbacks controls, with some very minor encroachments that comprise parts of the existing/ retained building extensions to existing wall alignments or new architectural features.*
- *Extends no further than the front and rear predominant building lines, consistent with WDCP.*
- *There are no unreasonable overshadowing, privacy, view or noise impacts arising from the contravention and amendments have been made to address the concerns of neighbours.*

Consideration of Applicants Written Request - Clause 4.6(4) (a) (i) and (ii)

Development consent must not be granted unless the consent authority is satisfied that:

- a) The applicant's written request has adequately addressed the matters required to be demonstrated by subclause 3 of Clause 4.6 being that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the standard; and
- b) The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Does the written request adequately address those issues at clause 4.6(3)(a)?

It is considered that the applicant has adequately addressed that compliance with the standard is unreasonable or unnecessary in the circumstances of the case and has referenced one or more of the following justification as set out in *Wehbe v Pittwater Council* (2007) 156 LGERA 446, namely (a) and (d):

- a) *the objectives of the development standard are achieved notwithstanding non-compliance with the standard;*
- b) *to establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary;*
- c) *to establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable;*
- d) *to establish that the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;*
- e) *to establish that "the zoning of particular land" was "unreasonable or inappropriate" so that "a development standard appropriate for that zoning was also unreasonable or unnecessary as it applied to that land" and that "compliance with the standard in that case would also be unreasonable or unnecessary.*

Does the written request adequately address those issues at clause 4.6(3)(b)?

The applicant has adequately addressed that there are sufficient environmental planning grounds to justify contravening the standard.

Is the development in the public interest?

The relevant objectives of the FSR development standard under WLEP are *to provide an appropriate correlation between maximum building heights and density controls; to ensure that buildings are compatible with the bulk and scale of the desired future character of the locality; and to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and the locality.*

The applicant's calculations of GFA appear inconsistent with the definition for GFA under WLEP. The applicant has excluded the laundry at the lower ground floor level. This level is not considered a basement with the laundry proposed to be located above the existing ground level even though excavation is required at the rear of the site to accommodate part of it. However, the applicant has included the lift well on two of the four floor levels when it is only required to be included once, and part of a stair void when it should also not be included. In this regard, the difference is negligible.

It should be noted that the applicant has not included the Basement level terrace area in the FSR calculations. This proposed terrace which is enclosed on three sides by full height walls is an existing area at Basement Floor level currently fully enclosed by the location of its southern side glazed doors. It is proposed to remove these doors to provide an open entertaining area of approximately 40m² that is connected to the outdoor private open space to the rear. Council can rely on the exclusion of the space as argued in *Bright Beginnings v Bayside Council [2017] NSWLEC 1425* where the court held that *the floor area of an upper terrace, covered by the main roof of the building, enclosed on two sides by a full height wall and enclosed by a full height wall for the length of the space behind a 1.4m high acoustic barrier on the remaining side* was to be excluded. This is similarly argued in *GGD Danks Street P/L and CR Danks Street P/L v Council of the City of Sydney [2015] NSWLEC 1521* where the Court determined that an external wall has a specific function, being weatherproofing. This basement terrace area will remain open to the elements with no external wall to its southern side and therefore should be excluded from GFA.

As such, the proposal results in a non-compliance of approximately 67m² above the development standard or 27%. Based on the applicants Clause 4.6 submission, it is evident that compliance with the development standard would be unreasonable and unnecessary with evidence showing that Council has abandoned the standard in the area. The proposed height and FSR are considered appropriate within the locality providing a building which fits within the context of surrounding building forms and residential uses and is consistent with the desired future character of the locality. Consideration should also be given to the view and shadow impact analysis provided elsewhere in this report, which demonstrates that there will not be unreasonable impacts on views from neighbouring properties, unreasonable visual and acoustic privacy impacts or solar access as a result of the proposal. The proposed built form is of a high architectural aesthetic which is consistent with the emerging character of the area.

The proposed development will be in the public interest because it is consistent with both the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out and can be supported.

Conclusion

For the reasons provided above the requested variation to the FSR is supported as the applicant's written request has adequately addressed the matters required to be addressed by clause 4.6 of the WLEP and the proposed development would be in the public interest because it is consistent with the objectives of FSR development standard and the R2 zone.

2.1.5 Waverley Development Control Plan 2012 (Amendment 9) (WDCP)

The relevant matters to be considered under the WDCP for the proposed development are outlined below:

Table 2: WDCP – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste	Yes	The waste and recycling storage area is located at the front of the site in an area convenient for users of the site.
2. Ecologically sustainable Development	Yes	The proposal incorporates passive design, contains a rainwater tank and solar panels. Given the low scale of this development, these mechanisms are considered to address the objectives of Part B2 of the DCP.
3. Landscaping and Biodiversity	No, condition recommended	The property lies within the identified habitat corridor. Under the WDCP Section 3.2.2 (a), a minimum of 50% of the proposed trees, 50% of the shrubs and 50% of the grasses and groundcovers (not including turfed areas) are to be indigenous or local native plants listed in Annexure B2-1. The submitted landscape plans do not comply with this control and a suitable condition is recommended. Substantial landscaping is proposed to terrace areas and to the frontage of the site. A green roof is proposed to the front garage. The proposal is considered to be an appropriate response in the site context, softening the impact of the built form.
6. Stormwater	No, condition recommended	The stormwater plans submitted with the application are not satisfactory. Conditions are recommended to address this matter.
8. Transport	Yes	It is proposed to provide two car spaces within an integrated garage. The car parking proposed complements the design of the building and streetscape, does not reduce the number of on-street spaces or exceed the maximum rate of parking permitted in the parking zone. The proposal was referred to Council's Traffic Engineer who raised no objections.
9. Heritage	Yes	Refer to Table 1.
10. Safety	Yes	The proposal does not contravene the objectives of this part of the WDCP.

Development Control	Compliance	Comment
12. Design Excellence	Yes	The proposal is considered to be of a high design quality and is considered to exhibit design excellence..

Table 3: WDCP – Part C2 Low Density Residential Development Compliance Table

Development Control	Compliance	Comment
2.0 General Objectives		
<ul style="list-style-type: none"> • Appropriate scale • Does not detract from amenity of other dwellings or view corridors • ESD has been considered • High design standard 	Yes	The proposal does not contravene the general objectives of this part of the WDCP. The proposed dwelling sits comfortably in its context and is of a suitable bulk and scale.
2.1 Height		
Flat roof dwelling house <ul style="list-style-type: none"> • Maximum wall height of 7.5m 	No	The proposal provides a wall height of 11.75m which is existing. The non-compliance is primarily as a result of the steep, sloping nature of the site towards the rear. The extent of the breach beyond the existing building envelope is not considered to result in unreasonable impacts on the adjoining properties (see further discussion in Section 2.1.4 regarding height).
2.2 Setbacks		
2.2.1 Front and rear building lines <ul style="list-style-type: none"> • Predominant front building line 	Yes	The proposal retains the existing garage to the front which is to be extended to align with the front boundary. The level above is to be extended towards the front boundary with a setback of 1.39m proposed. A roof garden is proposed above the garden within this front setback to the living level. The front setback is consistent with the prevailing front setback in the immediate locality (see further discussion below).
<ul style="list-style-type: none"> • Predominant rear building line at each floor level 	Yes	It is proposed to extend the dwelling towards the rear with a minimum 6.845m setback from the rear southern boundary proposed to the balcony overhang at ground floor level. Rear setbacks increase at higher levels of the dwelling, providing a moderate stepped form to the building envelope. The pattern of development in the immediate locality is

Development Control	Compliance	Comment
		predominantly single detached dwellings on irregular allotments with staggered rear boundaries to the east and a large part two, part three storey residential flat building to the west that deviates from the rear building line due to its dual frontage. The proposed amended rear setbacks are consistent with the neighbouring properties and can be supported (see further discussion below).
2.2.2 Side setbacks <ul style="list-style-type: none"> Minimum of 1.5m 	No	Setback of 1.355m from western side boundary is provided and nil to garage (as existing). A setback of 1.1m from the eastern side boundary towards the front and 1.31m towards the rear. The extensions to the dwelling generally follow the existing wall alignments with the non-compliant setbacks being a result of the narrowing of the site towards the rear. The side elevations have been appropriately articulated to break up the massing of side walls. No unreasonable impacts result from the reduced side setbacks which are consistent with the prevailing character of other dwellings nearby. The non-compliant side setbacks are supported.
2.3 Streetscape and visual impact		
<ul style="list-style-type: none"> New development to be compatible with streetscape context Significant landscaping to be maintained. 	Yes	The subject dwelling is considered to be an appropriate addition within the streetscape, proposing a high quality design that is compatible in visual bulk and scale with the existing and desired future character of the locality.
2.4 Fences		
<i>Front:</i> <ul style="list-style-type: none"> Maximum height of 1.2m Solid section no more than 0.6m high 	No	1.2m high front fence is proposed, however, is proposed as solid with timber gates, to be consistent with the materiality of the proposed dwelling.
<i>Side and Rear:</i> <ul style="list-style-type: none"> Maximum height of 1.8m 	Yes	Side and rear fencing does not exceed 1800mm high.
2.5 Visual and acoustic privacy		
<ul style="list-style-type: none"> Windows to habitable rooms are not to directly face windows to habitable rooms and / or open space of neighbouring dwellings unless direct views are screened or other 	No	See discussion below

Development Control	Compliance	Comment
<p>appropriate measures are incorporated into the design.</p> <ul style="list-style-type: none"> External stairs are not acceptable. Maximum size of balconies: <i>10m² in area</i> <i>1.5m deep</i> Roof tops to be non-trafficable unless predominant in the immediate vicinity 	<p>No</p> <p>No</p> <p>Yes</p>	<p>External stairs replace the existing external stairs along the side boundary to access the rear due to steep sloping nature of the site.</p> <p>See discussion below</p>
2.6 Solar access		
<ul style="list-style-type: none"> Minimum of three hours of sunlight to living areas and principal open space areas on 21 June Minimum of three hours of sunlight maintained to living areas and principal open space areas of adjoining properties on 21 June 	<p>Yes</p> <p>Yes</p>	<p>The living areas and private open space areas face south-east and north-west given the orientation of the allotments. Reasonable solar access is maintained given the existing orientation of the rear yard and terraces.</p> <p>The original plans resulted in unacceptable shadow impacts to adjoining properties. The amended proposal results in some overshadowing to the adjoining properties at 2 and 3 Bronte Marine Drive. This level of overshadowing is considered minor, resulting in no unreasonable impacts to the adjoining properties (see further discussion below).</p>
2.7 Views		
<ul style="list-style-type: none"> Views from the public domain are to be maintained Development to be designed and sited so as to enable a sharing of views with surrounding dwellings particularly from habitable rooms and decks. 	<p>Yes</p>	<p>Refer to detailed discussion following this table.</p>
2.8 Car parking		
2.8.2 Design Approach	<p>Yes</p>	<p>The car parking proposed complements the design of the building and streetscape, does not reduce the number of on street spaces or exceed the maximum rate of parking permitted in the parking zone.</p>
2.8.2 Parking rates <i>Maximum rates:</i>	<p>Yes</p>	<p>The proposal provides a double garage.</p>

Development Control	Compliance	Comment
<ul style="list-style-type: none">2 spaces for 3 or more bedrooms		
2.8.3 Location <ul style="list-style-type: none">Behind front building line for new dwellings	Yes	The proposed garage is integrated into the design of the dwelling, as existing, aligning with the front building line.
2.8.4 Design <ul style="list-style-type: none">Complement the style, massing and detail of the dwellingSecondary in area & appearance to the design of the residences	Yes	The car parking proposed complements the design of the building and streetscape, does not reduce the number of on street spaces or exceed the maximum rate of parking permitted in the parking zone.
2.8.5 Dimensions <ul style="list-style-type: none">5.4m x 2.4m per vehicle	Yes	The garage has dimensions of minimum 5.6m length by 6.5m width (two spaces).
2.8.6 Driveways <ul style="list-style-type: none">Maximum of one per propertyMaximum width of 3m at the gutter (excluding splay)	Yes	Council’s Traffic Engineers reviewed the proposal and raised no objections.
2.9 Landscaping and open space		
<ul style="list-style-type: none">Overall open space: 40% of site area	Yes	Open space: 285m ² or 82%
<ul style="list-style-type: none">Overall landscaped area: 15% of site area	Yes	Landscaped area: 83m ² or 24%
<ul style="list-style-type: none">Minimum area of 25m² for private open space	Yes	The site contains in excess of 25m ² of private open space.
<ul style="list-style-type: none">Front open space: 50% of front building setback	Yes	It is proposed to site the garage within the property frontage due to the topography of the site. This is characteristic of the locality which is considered acceptable.
<ul style="list-style-type: none">Front landscaped area: 50% of front open space	No	
<ul style="list-style-type: none">Outdoor clothes drying area to be provided	Yes	
2.10 Swimming pools and spa pools		
<ul style="list-style-type: none">Located in the rear of property	Yes	The proposed swimming pool is located at the rear of the site.

Development Control	Compliance	Comment
<ul style="list-style-type: none"> Pool decks on side boundaries must consider visual privacy 		

The following is a detailed discussion of the issues identified in the compliance tables above in relation to the WDCP.

Front Building Line, Streetscape and Rear Building Line

The pattern of development in the immediate locality is predominantly single detached dwellings on irregular allotments with staggered rear boundaries (refer to **Figure 7** below).



Figure 7: Subject site showing relationship of building line to adjoining properties

Front Building Line and Streetscape

The proposed extended dwelling is to be sited on the front boundary at garage level, with the living area level setback a minimum of 1.39m from the front boundary. A roof garden is proposed above the garage level to the street frontage to soften the impact of the built form set in and below street level. The entry to the dwelling is located to the west of the garage. The dwelling then steps down into the site with the main orientation to the south and south-east. This is generally consistent with the character of other dwellings along this section of Bayview Street/Hewlett Street. The adjoining dwelling to the east and the residential flat building to the west have garages at the frontage. The design of the garage, as it presents to Bayview Street, is domestic in scale and does not dominate the Bayview Street frontage. The redesigned garage replaces the existing garage at this location. The proposed new dwelling is contemporary in design and is considered to provide a high architectural aesthetic in this streetscape.

Rear Building Line

The proposed dwelling is to have varied stepped rear setbacks to all levels and is to be articulated with terraces, materiality and planting.

WDCP states that 'new buildings and extensions to existing buildings are to extend no further than the front and rear predominant building lines'. The sites along this section of Bayview Street and Hewlett Street present an irregular boundary alignment in this subdivision pattern with varied alignment of building structures as shown above in **Figure 7**.

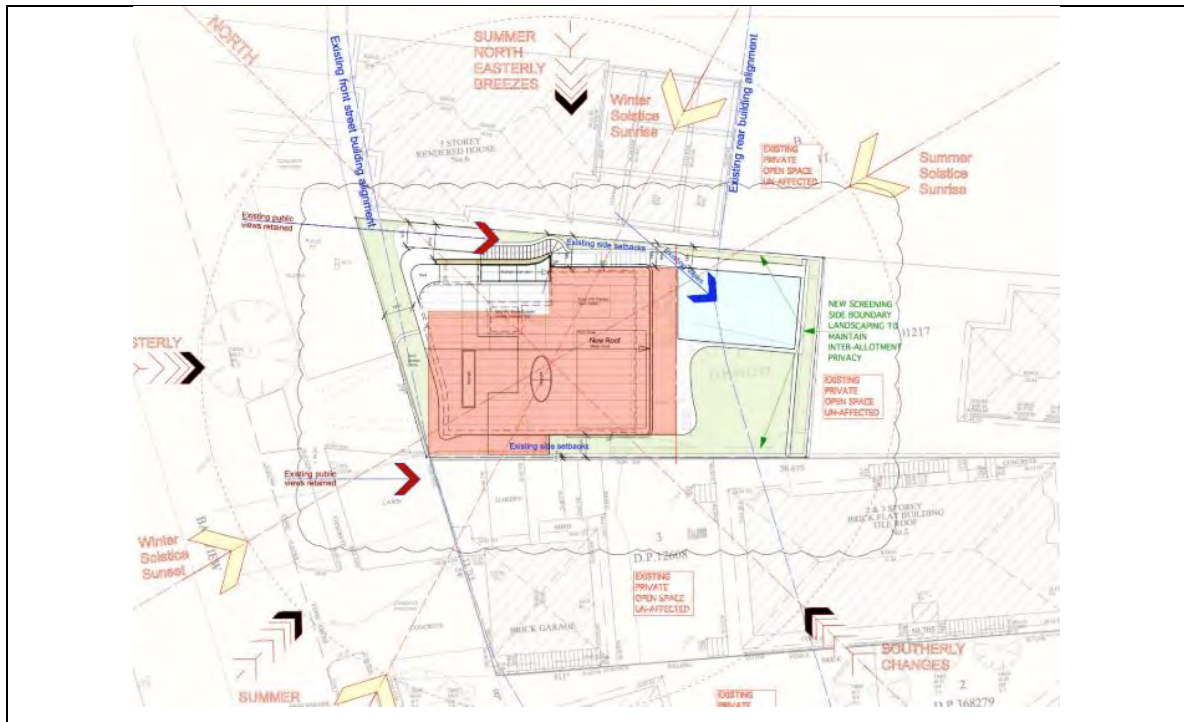


Figure 8: Rear Building line analysis as submitted by the applicant.

The subject site is constrained by depth and topography. The design of the subject dwelling has provided an appropriate transition between the adjoining property to the east at 6 Bayview Street and the neighbouring residential flat building to the west at 2 Bronte Marine Drive which extends further south from the subject site. The building has been designed to provide a rear transitional setback that is appropriate in its context (refer to **Figure 8** above).

Given that the rear building setbacks of the development will not manifest in adverse amenity impacts on surrounding properties, the proposed rear building setback is considered acceptable.

Visual and Acoustic Privacy

Windows to side elevations are appropriately placed and domestic in scale.

The proposal includes windows and large balconies and terraces to the rear of the dwelling at all levels orientated to the south in order to achieve views to Bronte Beach and Park and the coast beyond. Due to the slope of the site, there is a mutual degree of overlooking between sites in exchange for significant views in this part of Bronte. The existing dwellings along this section of Bayview Street and Hewlett Street with their large terraces and windows, already overlook the rear private open space areas of the adjoining dwellings to the rear that have their frontages to Bronte

Marine Drive. The design of the terraces have been carefully considered with the provision of screens and planters to address overlooking.

Concerns have been raised from the adjoining neighbour to the west, at 2 Bronte Marine Drive, regarding overlooking from the proposed terraces. The existing dwelling on the subject site comprises rear elevated balconies that result in overlooking to adjoining properties. The subject proposal will see the new terraces sited further towards the rear, however, the degree of overlooking remains the same, if not improved by the proposal, given the provision of screens to sides of terraces and planting. The objector has requested that the proposed screens be extended further along the sides of terraces; however, it is considered that this is not warranted or suitable given the curvature of the terraces. In addition, the neighbour has also requested that a previously removed large tree that was sited on the common boundary between the two properties removed under TPO10/2020 not be replaced with a similar sized tree as it would obstruct views and light access even though it would assist in addressing privacy impacts. As stated previously in this report, due to the slope of the site, there is a mutual degree of overlooking between sites in exchange for significant views in this part of Bronte. The objector cannot argue for the provision of extended privacy screens and then argue not to replace a large tree to address privacy because they are concerned about view loss.

The proposed measures to address visual and acoustic privacy are considered adequate and are supported.

Swimming pool

The proposed pool will be located at the rear of the dwelling, sited a minimum of 1.25m from the southern rear boundary. A new retaining wall is proposed to the rear of the pool which is separated from the rear boundary by an 850mm strip of landscaping then the existing retaining wall separating the rear property at 3 Bronte Marine Drive.

The dwelling to the south (rear) of the site at No.3 Bronte Marine Drive incorporates an area of rear open space that is adjacent to the subject pool. Windows to what appears to be habitable rooms overlook this rear yard at No.3 Bronte Marine Drive.

The location of the pool to the rear of the site satisfies the WDCP control. In Council's deferral letter, the applicant was requested to address privacy impacts to this neighbour. The amended plans have now been provided with a strip of screen planting along this rear boundary to address privacy concerns. The amended plans were re-notified and no submissions were received in regards to the location of the pool.

Solar access

The shadow diagrams based on the proposed development have been submitted in plan and elevation form showing the shadowing of the proposed development during the winter solstice (21 June). The diagrams show the extent of the existing shadow and the proposed shadow.

The shadow cast over the adjoining residential flat building, to the west of the site, at 2 Bronte Marine Drive and the neighbour to the south at 3 Bronte Marine Drive shows the majority of the additional shadow impact falling within the shadow of the existing dwelling.

At 9am, a minor portion of the eastern side setback and side wall of No.2 Bronte Marine Drive will be overshadowed in addition to shadow cast over the rear detached garage building. Part of the rear yard of the neighbour to the south at 3 Bronte Marine Drive will also be slightly overshadowed. The shadow cast at 12pm encroaches over part of the eastern side windows of No.2 Bronte Marine Drive

and part of the rear open space area. Up until 3pm, there is minor additional shadow falling over the rear of No.3 Bronte Marine Drive and the neighbour to the west at 6 Bayview Street.

The extent of overshadowing caused by the proposed development is deemed reasonable in this instance. The development adequately satisfies the solar access objectives of the WDCP with no unreasonable impacts identified.



Views

The objectives and strategies for public and private domain views and view sharing of the WDCP generally seek to reduce impacts on existing views and vistas from the private and public domain. The proposal has also been assessed against the Land and Environment Court's Tenacity principle for view sharing.

A Visual Impact Assessment (VIA) prepared by Richard Lamb and Associates (RLA) dated October 2020 and submitted with the original application addressed view loss impacts from a number of surrounding properties including 99 Hewlett Street, 134, 136 and 140 Hewlett Street and 12 and 14 Miramar Avenue. RLA concluded that view sharing would be reasonable.


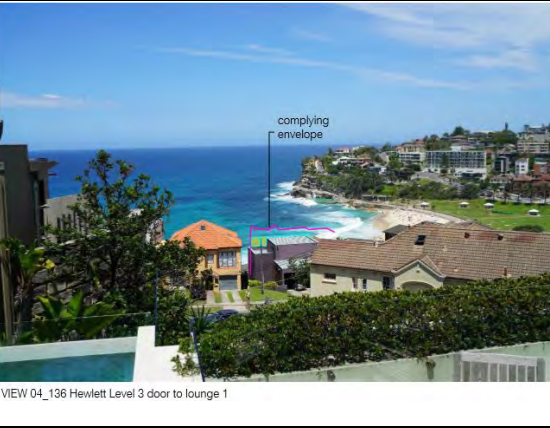
Notwithstanding this analysis by RLA, during the assessment of the original application and based on submissions received, it was identified that there will be view loss impacts from surrounding properties as a result of the original proposal. Objections on view loss were received from Unit 4/99 Hewlett Street, 136 and 140 Hewlett Street. In Council's deferral letter, the applicant was requested to undertake a further view loss analysis as part of the amended submission.

An addendum to the VIA was prepared by RLA dated 26 February 2021, which was submitted with the amended proposal. A VIA was undertaken from Unit 4/99 Hewlett Street and 136 Hewlett Street. The impacted views are summarised and illustrated in **Figures 9 to 14** below.

<p>ORIGINAL DA SUBMISSION – 4/99 Hewlett Street - Living</p>  <p>VIEW 01_Unit 4_99 Hewlett_living adj</p>	<p>AMENDED DA SUBMISSION - 4/99 Hewlett Street - Living</p>  <p>VIEW 01_Unit 4_99 Hewlett_living adj</p>
<p>Figure 9: View across subject site from living area of Unit 4/99 Hewlett Street showing original DA submission and compliant envelope (source: applicant's submission)</p>	<p>Figure 10: View across subject site from living area of Unit 4/99 Hewlett Street showing amended DA submission (source: applicant's submission)</p>

ORIGINAL DA SUBMISSION – 4/99 Hewlett Street - Bedroom	AMENDED DA SUBMISSION - 4/99 Hewlett Street - Bedroom
	
<p>Figure 11: View across subject site from bedroom area of Unit 4/99 Hewlett Street showing original DA submission and compliant envelope (source: applicant’s submission)</p>	<p>Figure 12: View across subject site from bedroom area of Unit 4/99 Hewlett Street showing amended DA submission (source: applicant’s submission)</p>

The above photos demonstrate that there will be no unreasonable view loss impacts from the amended proposal from Unit 4/99 Hewlett Street. A complying envelope would result in a worse scenario. This property was further notified of the amended proposal and no submission was received.

	
<p>Figure 13: View across subject site from level 2 terrace area of bedroom 1 at 136 Hewlett Street showing compliant envelope and amended proposal (source: applicant’s submission)</p>	<p>Figure 14: View across subject site from level 3 door to lounge area of 136 Hewlett Street showing compliant envelope and amended DA submission (source: applicant’s submission)</p>

The above photos demonstrate that there will be no unreasonable view loss impacts from the amended proposal from 136 Hewlett Street. A complying envelope would result in a worse scenario. This property was further notified of the amended proposal and no submission was received.

Access to 140 Hewlett Street was unavailable at the time, however, this property was further notified of the amended proposal and no objection was received. It is noted that an email was provided to Council from the applicant showing the owner of No.140 Hewlett Street raising no objection to the amended application.

Council’s view sharing objectives under WDCP require that views are shared, providing equitable access to views from dwellings. This objective provides a general guide when assessing potential view

loss, further expanded by guiding principles of the Land and Environment Court. The judgement in *Tenacity Consulting v Warringah Council (2004)* resulted in a four step assessment in regards to view sharing which the application has considered.

Whilst the proposal is non-compliant with the WLEP height and FSR development standards in addition to the WDCP flat roof height control and side setback controls, the applicant has demonstrated that a compliant built envelope may result in a worse case scenario for neighbouring properties in regards to view impacts. There will be no loss of land and sea interface as a result of the proposed development.

The addendum report submitted by RLA concluded by stating as follows:

It is likely that the only effect on views caused by the minimally greater height sought in the application compared to the existing building would be loss of a narrow slice of undifferentiated water caused by the trailing edge of the upper roof. The slice would be wider than in the existing situation, as the upper roof extends across the full width of the building, whereas the existing building is set back from the front boundary on the north corner. Taken all these matters into account, in my opinion the view sharing provided by the proposal, now further assessed in relation to two dwellings in detail, is reasonable and can be supported.

It is considered that the loss of view is not unreasonable in the circumstances of the case. Accordingly, the proposed development and corresponding view sharing arrangements are considered reasonable and are an appropriate response to the view loss controls in the WDCP and NSW Land and Environment Court Tenacity view loss planning principle. Therefore, the view loss impacts are considered reasonable and supported given the merits of the application.

2.2 Other Impacts of the Development

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.3 Suitability of the Site for the Development

The site is considered to be suitable for the proposed development.

2.4 Any Submissions

The application was notified for 14 days in accordance with *Waverley Community Participation Plan*. Five submissions were received. The amended application was notified to the objector list for a period of seven days and one submission was received.

The issues raised in the submissions are summarised and discussed below.

Table 4: Summary of property addresses that lodged a submission

Property
2 Bronte Marine Drive, Bronte (original and amended plans)
3 Bronte Marine Drive, Bronte (original plans)
Unit 4/99 Hewlett Street, Bronte (original plans)
136 Hewlett Street, Bronte (original plans)
140 Hewlett Street, Bronte (original plans)

The following issues raised in the submissions have been previously addressed in the body of the report:

- Non-compliance with the height and FSR development standard under WLEP
- View loss
- Visual bulk and scale
- Overshadowing
- Visual and acoustic privacy

The following issues are addressed as follows:

Issue: Building works, construction and excavation

Response: Standard conditions are recommended. This will be a matter addressed during the Construction Certificate phase and does not provide a reason for refusal. A Geotechnical report was submitted with the application which will form part of the suite of documents in the approval recommendation.

Issue: Proposed 8m high planting of the Hibiscus tiliaceus

Response: The neighbour to the west has requested that a previously removed large tree that was sited on the common boundary between the two properties removed under TPO10/2020 not be replaced with a similar sized tree as it would obstruct views and light access even though it would assist in addressing privacy impacts. The neighbour to the south has requested that the proposed tree be sited clear of the rear retaining wall so to avoid root damage to this wall.

The submitted landscape plan shows the planting of an 8m high (at maturity) *Hibiscus tiliaceus* at the south-western corner of the site. TPO10/2020 was approved by Council on 14 January 2020 for the removal of the existing *Lagunaria patersonia* (Norfolk Island Hibiscus) from the corner of the site. Conditions of the TPO require that *one replacement tree must be a local native of 45 litre pot size and grow to a minimum height of five metres at maturity*. This replacement tree can be planted anywhere on the property under the TPO.

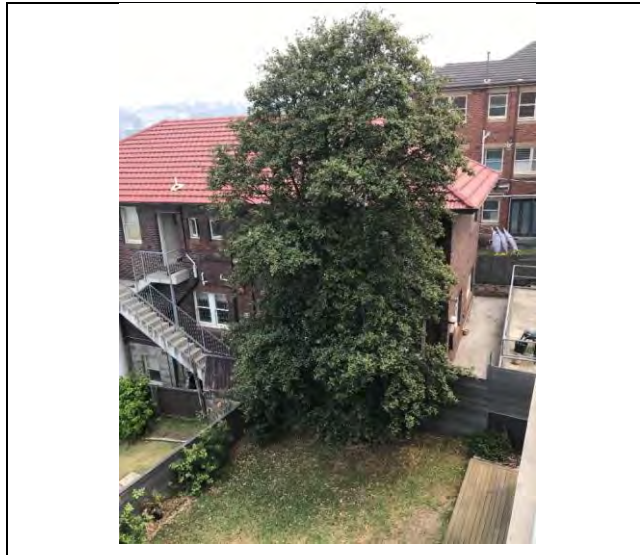


Figure 15: Image of removed Norfolk Island Hibiscus looking towards the adjoining property at No.2 Bronte Marine Drive.

It is recommended that the replacement tree be sited clear of the retaining wall at the rear of the property to avoid damage, with the submitted landscape plan being amended accordingly.

2.5 Public Interest

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

3.1 Driveways and Parking

The application has been reviewed by Council's Traffic and Development Engineer who raised no objections subject to conditions.

3.2 Stormwater

The submitted stormwater plans were considered unsatisfactory. Appropriate conditions are recommended.

3.3 Tree Management

The application has been reviewed by Council's Tree Management officer who raised no objection, subject to conditions.

3.4 Biodiversity

The application was referred to Council's Biodiversity officer who advised that the submitted landscape plans do not comply with the requirement for the provision of 50% of plantings to be native species under WDCP. A suitable condition is recommended.

4. SUMMARY

The application seeks consent for the partial demolition and substantial alterations and additions to the existing dwelling house with integrated garage and swimming pool at the rear.

The proposal is permissible with consent in the R2 low density residential zone. The proposal provides for a contemporary dwelling that is compatible with the streetscape.

The application seeks to vary the height and FSR development standards of the WLEP. The proposed non-compliances are considered to be acceptable with no unreasonable impacts on the amenity of surrounding properties and the locality.

The original application was notified and five submissions were received. The amended proposal was notified to the same objector list and one submission was received. It is considered that the issues raised have been addressed in the amended proposal with other issues not warranting a refusal of the application as highlighted throughout this report.

Accordingly, the application has been assessed against the WLEP, WDCP and the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the application is recommended for approval.

DBU Decision

The application was reviewed by the DBU at the meeting on 16 March 2021 and the DBU determined:

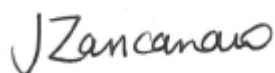
(a) *The application is acceptable and should be approved, subject to the conditions in Appendix A.*

DBU members: M Reid, B McNamara, B Magistrale

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the Development Application be **APPROVED** by the Waverley Local Planning Panel subject to the Conditions in Appendix A:

Report prepared by:



Jo Zancanaro
Senior Development Assessment Planner

Date: 24 March 2021

Reason for referral:

- 1 Departure from any development standard in an EPI by more than 10%

Application reviewed and agreed on behalf of
the Development and Building Unit by:



Bridget McNamara
Manager, Development Assessment
(North/South)

Date: 12 April 2021

APPENDIX A – CONDITIONS OF CONSENT

A. APPROVED DEVELOPMENT

1. APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

- (a) Architectural Plans prepared by Luigi Rosselli Pty Ltd Project No: 2004 including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
DA00 Issue A	Cover Sheet	12/02/2021	02/03/2021
DA01 issue A	Pool Terrace Level	12/02/2021	02/03/2021
DA02 Issue A	Ground Floor Bedroom Level	12/02/2021	02/03/2021
DA03 Issue A	Garage & Entry Level	12/02/2021	02/03/2021
DA04 Issue A	Living Level	12/02/2021	02/03/2021
DA05 Issue A	Roof Level	12/02/2021	02/03/2021
DA06 Issue A	Section AA	12/02/2021	02/03/2021
DA07 Issue A	Southern Elevation	12/02/2021	02/03/2021
DA08 Issue A	Northern Elevation	12/02/2021	02/03/2021
DA09 Issue A	Eastern Elevation	12/02/2021	02/03/2021
DA10 Issue A	Western Elevation	12/02/2021	02/03/2021

- (b) Landscape Plan No.COL.01.01 and COL.01.02 and documentation prepared by Bates Landscape dated 28/10/2020 and received by Council on 10/11/2020;
- (c) BASIX Certificate;
- (d) Stormwater Details and documentation prepared by MBR Consulting Engineers Pty Ltd (Project No. 20127) Drawing Nos. 000, 101, 102, 103, 104, 105 and 106, Revision B, dated 24/02/2021 and received by Council on 02/03/2021;
- (e) Geotechnical Site Investigation report prepared by Crozier Geotechnical Consultants dated 14 October 2020 and received by Council on 10 November 2020;
- (f) Schedule of external finishes and colours received by Council on 2 March 2021;

Except where amended by the following conditions of consent.

2. GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments:

- (a) The landscape plan is to be amended to show the proposed *Hibiscus tiliaceus* being planted with a minimum clearance that ensures there is no damage to boundary retaining walls/ fences as a result of growth. An Arborist Report prepared by a suitably qualified Arborist is to be submitted accompanying the amended landscape plan to justify the location of the planting of the *Hibiscus tiliaceus* which satisfies the requirements of this condition.

The amendments are to be approved by the **Executive Manager, Development Assessment or delegate** prior to the issue of any Construction Certificate. An electronic copy of the amended plans or additional information (see website for electronic document requirements) addressing this condition, including a covering letter shall be provided to Council for review.

3. LANDSCAPE PLAN

Prior to the issue of any Construction Certificate, an amended landscape plan is to be submitted to and approved by **Council's Executive Manager, Environmental Sustainability (or delegate)** with a plant species list with a minimum of 50% of the proposed plantings (not including turfed areas) to be indigenous or local native plants as listed in Annexure B2 - 1 of the *Waverley Development Control Plan 2012*.

B. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required.

GENERAL REQUIREMENTS

4. NO BUILDING OR DEMOLITION WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, or demolition work, must not be commenced until:

- (a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with the Environmental Planning & Assessment Act, 1979 and
- (b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with the Environmental Planning & Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000 and
- (c) Council is given at least two days' notice in writing of the intention to commence the building works.

5. HOME BUILDING ACT

The builder or person who does the residential building work shall comply with the applicable requirements of Part 6 of the *Home and Building Act, 1989*. In this regard a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the Principal Certifying Authority that they have complied with the applicant requirements of Part 6, before any work commences.

CONTRIBUTIONS, FEES & BONDS

6. SECTION 7.12 CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 7.12 of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

(a) A cost report indicating the itemised cost of the development shall be completed and submitted to Council:

(i) Where the total development cost is less than \$500,000:

"Waverley Council Cost Summary Report"; or,

(ii) Where the total development cost is \$500,000 or more:

"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports are in the Waverley Council Contributions Plan 2006, available on Council's website.

(b) As legislated in section 25K of the Environmental Planning and Assessment Regulation 2000, the levy must be paid in accordance with the following;

(a) A development valued at \$100,000 or less will be exempt from the levy.

(b) A development valued at \$100,001 - \$200,000 will attract a levy of 0.5% OR

(c) A development valued at \$200,001 or more will attract a levy of 1% based on the full cost of the development.

Prior to the issue of any Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than \$100,000.

7. SECURITY DEPOSIT

A deposit (cash or cheque) or guarantee for the amount of **\$51,272.88** must be provided to Council for any damage caused to any property of the consent authority (ie. public land) as a consequence of the works and completing any public work (such as road work, kerbing and guttering, footway construction, stormwater drainage and environmental controls) required in connection with the consent.

This deposit (cash or cheque) or guarantee must be established prior to the issue of any Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion all of works associated with this consent (including the required public works) to the person who paid the deposit.

8. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the *Building and Construction Industry Long Service Payments Act, 1986*, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing \$25,000 or more.

CONSTRUCTION MATTERS

9. HOARDING

To ensure the site is contained during construction, a hoarding is required for the approved works which is to be designed and constructed in accordance with the requirements of Safe Work NSW. Where the hoarding is to be erected over the footpath or any public place, the approval of Council's Compliance Unit must be obtained and applicable fees paid, prior to the erection of the hoarding.

10. EROSION & SEDIMENT CONTROL

A Soil and Water Management Plan (SWMP), also known as an Erosion and Sediment Control Plan shall be prepared in accordance with Waverley Council's Water Management Technical Manual be installed and maintained until construction activities have been completed and the site is fully stabilised. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

11. DETAILS OF EXCAVATION, SHORING OR PILE CONSTRUCTION

A report shall be prepared by a suitably qualified and practising Structural Engineer/Geotechnical Engineer detailing the proposed methods of bulk excavation, shoring or pile construction, including details of vibration emissions and any possible damage which may occur to adjoining or nearby properties as a result of the proposed building and excavation works.

Any practices or procedures specified in the Structural Engineer's report in relation to the avoidance or minimisation of structural damage to adjoining properties are to be fully complied with and incorporated into the plans and specifications together with the Construction Certificate.

12. ENGINEERING DETAILS

Structural details are to be prepared and certified by a practicing Structural Engineer in connection with all structural components of the approved works, prior to the issue of the relevant Construction Certificate.

13. ENGINEERING CERTIFICATE OF ADEQUACY

A Certificate of Adequacy prepared by a practicing Structural Engineer is to be provided certifying the adequacy of the existing building structure to carry the extra load of the proposed additions, prior to the issue of the relevant Construction Certificate.

14. STRUCTURAL INTEGRITY OF RETAINED BUILDING ELEMENTS

Prior to the issue of a Construction Certificate, a report or certification from a practicing structural engineer must be submitted to the Principal Certifying Authority to explain how the retained building elements, such as building facades are to be retained, supported and not undermined by the proposed development and give details of any intervention or retrofitting needed.

STORMWATER & FLOODING

15. STORMWATER MANAGEMENT

To ensure that stormwater runoff from the development is drained in an appropriate manner, without impact to neighbouring properties and downstream systems, a detailed plan and certification of the

development's stormwater management system must be submitted and approved by the Executive Manager, Infrastructure Services (or delegate) prior to the issue of the relevant Construction Certificate.

The submitted stormwater concept plans prepared by MBR Consulting Engineers Pty Ltd, Project No. 20127, Dwg No. 000, 101, 102, 103, 104, 105 & 106, Revision B, dated 24/02/2021 are considered unsatisfactory.

The applicant must submit plans and specifications to comply with the current Waverley Council Water Management Technical Manual and Development Control Plan (DCP) at the time of engineering plan approval. The submitted plans shall be prepared by a suitably qualified and practising Civil Engineer and:

- (a) OSD Details: The plans shall provide details of the proposed On-Site Stormwater Detention (OSD) system and its details e.g. pit dimensions, cross & long sections, significant water invert levels of inlet and outlet pipes, details of Discharge Control Pit, orifice plate details including orifice diameter, depth of water above centreline of orifice etc., pit overflow, OSD plaque, OSD warning sign and catchment plan. Council's mandatory OSD checklist as set out in page 22 of the Council's Water Management Technical Manual shall be submitted.
- (b) Details of any rainwater tank required by BASIX commitments or as nominated on the architectural plan, including the overflow connection to the approved stormwater drainage system.
- (c) Seepage water from basement car parks and sub surface flows from structures that intersect high ground water flows must not be directly or indirectly discharged to Council's street gutter.
- (d) The stormwater management plan must specify any components of the existing system to be retained and certified during construction to be in good condition and of adequate capacity to convey additional runoff and be replaced or upgraded if required.
- (e) Detail the location of the existing stormwater drainage system including all pipes, inspection openings, surface drains, pits and their discharge location as well as any new stormwater drainage system.
- (f) The design must make provision for the natural flow of stormwater runoff from uphill/upstream properties/lands. The design must include the collection of such waters and discharge to the Council drainage system.
- (g) Any affected Council's infrastructure as the result of construction activities within the public domain area, inclusive of stormwater, stormwater outlet/s, kerb and gutter, pavement, grass verges and vehicle crossovers within the extent works shall be replaced as per Waverley Council Public Domain Technical Manual.

16. ENGINEERING PLANS ASSESSMENT AND WORKS INSPECTION FEES

The applicant is to pay to Council fees for assessment of all engineering plans and inspection of the completed works in the public domain inclusive of all stormwater assessment, in accordance with Council's Schedule of Fees & Charges at the time of engineering plan approval, prior to such approval being granted by Council.

An invoice will be issued to the applicant for the amount payable, which will be calculated based on the design plans for the subject development.

ENERGY EFFICIENCY & SUSTAINABILITY

17. BASIX

All requirements of the BASIX Certificate documentation are to be shown on the Construction Certificate plans and documentation.

WASTE

18. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A *Site Waste and Recycling Management Plan (SWRMP) - Part 2* is to be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction Certificate, which outlines materials to be reused and/or recycled as a result of demolition and construction works. At least one copy of the *SWRMP Part 2* is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

LANDSCAPING & TREES

19. GREEN ROOF LANDSCAPING DETAILS

The construction certificate landscape plans are to comply with the controls for green roofs in Part B3.1 of the *Waverley Development Control Plan 2012* including:

- (a) Comprise plants that are suitable for the site in relation to the environmental conditions (sun, wind and views) and include indigenous or local native plants to Waverley (see Annexure B2 – 1).
- (b) Have a minimum soil depth of 300mm and use lightweight soil mixes that are porous, able to drain freely, and suitable for the selected plant species
- (c) The green roof is to be designed to be a non-trafficable area (with no balustrades) and must be irrigated without requiring frequent maintenance access. Any access to the roof is to be for servicing purposes only.

A qualified landscape architect must review the design and verify that it complies with the above requirements.

TRAFFIC AND PARKING

20. CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP)

The applicant is to submit a Construction Traffic Management Plan (CTMP) for the approval of Council's Executive Manager, Infrastructure Services, or delegate prior to the issue of any Construction Certificate. For further information on what is required in the CTMP, please refer to Council's website at:

[https://www.waverley.nsw.gov.au/building/development_applications/post_determination/development_applications - conditions of consent](https://www.waverley.nsw.gov.au/building/development_applications/post_determination/development_applications_-_conditions_of_consent)

C. COMPLIANCE PRIOR TO WORK COMMENCING AND DURING CONSTRUCTION

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required.

PRIOR TO ANY WORKS

21. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

22. DILAPIDATION REPORT

A Dilapidation report is to be prepared for any adjoining or nearby property that may be subject to potential damage as a result of any works being undertaken. The dilapidation report is to be made available to affected property owners.

Note: Any damage that may be caused is a civil matter. This consent does not allow or authorise any party to cause damage, trespass, or any other unlawful act and Council will not be held responsible for any damage that may be caused to adjoining buildings as a consequence of the development being carried out. Council will not become directly involved in disputes between the builder, owner, developer, its contractors and the owners of neighbouring buildings.

DEMOLITION & EXCAVATION

23. DEMOLITION – ASBESTOS AND HAZARDOUS MATERIALS

The demolition, removal, storage, handling and disposal of products and materials containing asbestos must be carried out in accordance with the relevant requirements of SafeWork NSW and the NSW Environment Protection Authority (EPA), including:

- Work Health and Safety Act 2011;
- Work Health and Safety Regulation 2017;
- SafeWork NSW Code of Practice for the Safe Removal of Asbestos;
- Australian Standard 2601 (2001) – Demolition of Structures;
- The Protection of the Environment Operations Act 1997;

At least 5 days prior to the demolition, renovation work or alterations and additions to any building, the person acting on the consent shall submit a Work Plan to the Principal Certifying Authority in accordance with Australian Standard AS 2601-2001, Demolition of Structure and a Hazardous Materials Assessment prepared by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

- (a) Outline the identification of any hazardous materials, including surfaces coated with lead paint;
- (b) Confirm that no asbestos products are present on the subject land; or

- (c) Particularise a method of safely disposing of the asbestos in accordance with the Code of Practice on how to safely remove asbestos published by SafeWork NSW (catalogue WC03561)
- (d) Describe the method of demolition;
- (e) Describe the precautions to be employed to minimise any dust nuisance; and
- (f) Describe the disposal methods for hazardous materials.

24. CONTROL OF DUST ON CONSTRUCTION SITES

The following requirements apply to demolition and construction works on site:

- (a) Hazardous dust is not to be allowed to escape from the site. The use of fine mesh dust proof screens or other measures are recommended. Any existing accumulations of dust (e.g.: ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency particle air (HEPA) filter. All dusty surfaces and dust created from work are to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.
- (b) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to Australian Standard AS1716 Respiratory Protective Devices.

25. CLASSIFICATION OF WASTE/ DISPOSAL OF EXCAVATED SOILS

Prior to the exportation of waste (including fill or soil) from the site the material must be classified in accordance with the provisions of the Protection of the Environment Operations Act, 1997 and the NSW EPA Waste classification guidelines 2014.

26. EXCAVATION AND BACKFILLING

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the erection or demolition of a building extends below the level of the footings of a building on an adjoining allotment of land. The excavation is to be managed by a practising structural engineer.

CONSTRUCTION MATTERS

27. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

- (a) Sundays and public holidays;
- (b) Excavation works involving the use of heavy earth movement equipment including rock breakers and the like must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays with no such work to be carried out on Saturday, Sunday or a public holiday.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2017.

28. STOCKPILES, STORAGE OF MATERIALS AND LOCATION OF BUILDING OPERATIONS

All building materials and any other items associated with the development are to be stored within the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

29. CONSTRUCTION INSPECTIONS

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) in accordance with the Building Legislation Amendment (Quality of Construction) Act 2002 and 162A Critical stage inspections for building work of the Environmental Planning and Assessment Regulation 2000.

30. CERTIFICATE OF SURVEY - LEVELS

All construction works are to be in accordance with the Reduced Levels (RLs) as shown on the approved plans. Certification from a Registered Surveyor certifying ground, upper floor/s and finished ridge levels is to be submitted to the Principal Certifying Authority during construction and prior to continuing to a higher level of the building.

31. CERTIFICATE OF SURVEY - BOUNDARIES AND LOCATION OF BUILDING

A Certificate of Survey prepared by a Registered Surveyor setting out the boundaries of the site and the location of the building on the site is to be submitted to the Principal Certifying Authority to certify the building is located in accordance with the development consent plans. The Certificate is to be submitted prior to the construction of the external walls above the ground floor level of the building

32. CONSTRUCTION OF SWIMMING POOLS AND OUTDOOR SPAS

The following applies to the construction of swimming pools and outdoor spas:

- (a) Reinforcement of the swimming pool/outdoor spa is to be inspected by an Accredited Officer or other suitably qualified person prior to the pouring of concrete.
- (b) The electrical wiring system for any proposed underwater artificial lighting installation to the pool/spa is to be installed in accordance with the requirements of Australian Standard 3000, Part 1 - Wiring Rules.
- (c) The swimming pool/outdoor spa water is to be treated by an approved water treatment and filtration unit.
- (d) To prevent noise nuisance to surrounding properties, the swimming pool/outdoor spa filtration motor and pump unit is to be housed within a ventilated soundproof enclosure.
- (e) Waste waters from the swimming pool/outdoor spa are to be discharged into Sydney Water's sewerage system and in this regard, approved plans **MUST** be submitted to Sydney Water at least 14 days prior to commencement of building operations.

TREE PROTECTION AND REMOVAL

33. TREE PROTECTION

All trees on site and adjoining properties, including street trees are to be retained and protected in accordance with AS4970-2009 'Protection of Trees on Construction Sites' and to be certified by an Arborist with AQF level 5 qualification or above, unless approved to be removed in this development consent.

34. STREET TREES TO BE RETAINED/TREE PROTECTION

No existing street trees shall be removed without Council approval. Precautions shall be taken when working near trees to ensure their retention, including the following:

- (a) Do not store harmful or bulk materials or spoil under or near trees;
- (b) event damage to bark and root system;
- (c) Do not use mechanical methods to excavate within root zones;
- (d) Do not add or remove topsoil from under the drip line;
- (e) Do not compact ground under the drip line;
- (f) Do not mix or dispose of liquids within the drip line of the tree; and
- (g) All trees marked for retention must have a protective fence/guard placed around a nominated perimeter in accordance with AS4970-2009 "Protection of trees on construction sites.

VEHICLE ACCESS & PUBLIC DOMAIN WORKS

35. EXISTING VEHICLE CROSSING IS TO BE MODIFIED

The existing vehicle crossing is to be modified to provide access to the proposed garage. A separate application is required for the modified vehicle crossing, with all work to be carried out with the approval of and in accordance with the requirements of Council.

D. PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE OR SUBDIVISION CERTIFICATE

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required, prior to the issue of an Occupation Certificate.

36. FINAL OCCUPATION CERTIFICATE

Prior to occupation or use of the development, the Principal Certifying Authority must issue an Occupation Certificate. The Principal Certifying Authority must be satisfied that the requirements of the Environmental Planning & Assessment Act, 1979 have been satisfied including all critical stage inspections. Documentary evidence of all required inspections is to be submitted to Council.

37. CERTIFICATION OF BASIX COMMITMENTS

The Principal Certifying Authority shall certify that the all the undertakings in the approved BASIX certificate have been completed.

38. WORKS-AS-EXECUTED DRAWINGS – STORMWATER DRAINAGE SYSTEM

- (a) A Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor. This drawing must detail the alignment of all pipelines, pits and other drainage related infrastructure. An original or a colour copy must be submitted to Waverley Council. Where changes have occurred, the Council approved plans shall be marked-up in red ink and shall include levels and location for the drainage structures and works.
- (b) A suitably qualified and practising Engineer must provide certification the WAED of the stormwater drainage system that the stormwater drainage works were constructed to their satisfaction and in accordance with the Development Consent, Water Management Technical Manual, all applicable Codes, Policies, Plans, Standards and good engineering practice.

39. CERTIFICATION OF STORMWATER SYSTEM

Prior to issue of an occupation certificate, certification is to be provided from a suitably qualified Hydraulics Engineer, that the stormwater system has been constructed in accordance with the approved stormwater management plans and to best engineering practice.

40. RAINWATER HARVESTING AND REUSE

The operation of all devices or appliances installed within the development approved by this consent as required by conditions pertinent to rainwater harvesting and rainwater reuse must be maintained in good operating order at all times.

41. CERTIFICATION OF SWIMMING POOL/OUTDOOR SPA

Prior to the pool being used, the following must be provided;

- (a) Certification that the pool has been constructed in accordance with the consulting engineers design
- (b) Evidence that the swimming pool/outdoor spa have been registered on the State Government Swimming Pool Register (<http://www.swimmingpoolregister.gov.au>)
- (c) A sign outlining details of resuscitation techniques for adults, children and infants has been placed in a prominent position, close to the pool/outdoor spa. Signs are available from Council
- (d) A copy of the occupation certificate must be submitted to Council

Note: Swimming/spa pool pumps are restricted from use between 8pm to 7am weekdays and Saturdays, 8pm to 8am on Sundays and public holidays in accordance with the requirements of the Protection of the Environment Operations (Noise Control) Regulation 2017.

42. STREET NUMBER

The street number for the property shall be a minimum of 75mm high and shall be positioned 600mm-1500mm above ground level on the site boundary that fronts the street. Should the number be fixed to an awning then it shall be a minimum 150mm high.

E. ADVISORY MATTERS

The following advisory matters are provided as additional information to ensure compliance with the relevant legislation and requirements. You must also check other Commonwealth and NSW Acts and Regulations which may apply to the works or use approved in this application.

AD1. POST CONSENT CONDITIONS REQUIRING COUNCIL INPUT

Various conditions require further input, review or approval by Council in order to be satisfied following the determination of the application (that is, post consent). In those instances, please adhere to the following process to avoid delays:

- Please read your conditions carefully.
- Information to be submitted to Council should be either via email to info@waverley.nsw.gov.au , in person (at Council's Customer Service Centre) or via post service.
- Attention the documentation to the relevant officer/position of Council (where known/specified in condition)
- Include DA reference number
- Include condition number/s seeking to be addressed
- Where multiple conditions need Council input, please try to group the documentation / email/s into relevant subjects (multiple emails for various officers may be necessary, for example).
- Information to be submitted in digital format – refer to 'Electronic lodgement guidelines' on Council's website. Failure to adhere to Council's naming convention may result in documentation being rejected.
- Where files are too large for email, the digital files should be sent to Council via CD/USB. Council does not support third party online platforms (data in the cloud) for receipt of information.
- Please note in some circumstances, additional fees and/or additional documents (hard copy) may be required.
- Council's standard for review (from date the relevant officer receives documentation) is 14days. Times may vary or be delayed if information is not received in this required manner.
- Any queries, please contact Council's Duty Planner on duty.planner@waverley.nsw.gov.au

AD2. SYDNEY WATER REQUIREMENTS

You are required to submit your plans to the appropriate Sydney Water office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements.

If you are increasing the density of the site, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. The application must be made through an authorised Water Servicing Coordinator, for details see the Sydney Water website.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact **with the Coordinator**, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

AD3. STORMWATER NOTES

- Since a sewer main runs through the property, plans must also be presented to a Sydney Water Tap in™ for their approval.
- The Applicant is advised to consider the finished levels of the public domain, including new or existing footpaths and pavement prior to setting the floor levels for the proposed development.
- Waverley Council standard drawings for public domain infrastructure assets are available upon request. Details that are relevant may be replicated in the Engineering design submissions however, Council's title block shall not be replicated.
- Prior to commencement of works a security deposit will be made payable to Council to ensure any additional damage or unauthorised works within the Council property, not conditioned above. Council will reserve the right to withhold the cost of restoring the damaged assets from the security deposit should the applicant fail to restore the defects to the satisfaction of Council.
- Council's contact for infrastructure assessment: E-mail: assets@waverley.nsw.gov.au or Phone: 9083 8886 (operational hours between 9.30am to 4pm Monday to Friday)

AD4. DIAL BEFORE YOU DIG

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

AD5. TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

AD6. ALTERATIONS AND ADDITIONS ONLY

This consent is for alterations and additions to the existing building only and should during the course of construction a significant amount of the remaining fabric of the building be required to be removed, works must cease immediately and a new development application will be required to be submitted for assessment.

AD7. EXCAVATION TO BE LIMITED

Excavation shall be limited to that shown in the approved plans. Any further excavation will require Council approval.

AD8. TREE REMOVAL/PRESERVATION

Any trees not identified for removal in this application have not been assessed and separate approval may be required. Any pruning of trees on adjoining properties required for the erection of scaffolding and/or the construction of the building may also require approval.

AD9. WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary.

ref : 2004

October 2021

site details

address : 4 Bayview Street, Bronte NSW 2024

property : lot 1 DP401217

council zoning: R2 Low density Residential

site area : 343.9 m²

drawing list		Rev
DA00	cover & location plan	A
DA01	basement & pool terrace level plan	A
DA02	lower ground floor level plan	A
DA03	ground floor garage & entry level plan	A
DA04	upper living room level plan	A
DA05	site & roof plan	A
DA06	section aa	A
DA07	southern elevation	A
DA08	northern elevation	A
DA09	eastern elevation	A
DA10	western elevation	A
DA11	site analysis plan	A
DA12	existing planning controls & areas	A
DA13	proposed planning controls & areas	A
DA14.1	shadow diagrams 9am	A
DA14.2	shadow diagrams 10am	A
DA14.3	shadow diagrams 11am	A
DA15.1	shadow diagrams 12pm	A
DA15.2	shadow diagrams 1pm	A
DA15.3	shadow diagrams 2pm	A
DA16.1	shadow diagrams 3pm	A
DA17	photomontage	A
DA18	schedule of external finishes	A
DA19	existing & proposed area plans	A
DA20	proposed open space areas	A
DA21	landscaped areas & front open space	A
DA22	height standard diagrams	A
DA23	section bb	A
DA24	compliant envelope setback	A



note: images are for illustrative purposes only

finishes & notations legend

- re -rammed earth
- dp - downpipe
- EGL - existing ground level
- (ex) - existing
- gl - glass
- mr - steel/aluminiumroofing
- r/p - painted render
- tmb - timber
- ct - ceramic tiles
- st - stone tiles/pavers
- (W1) -new BASIX window

materials legend

- Timber
- Sandstone/Stone
- Metal roofing
- Cement Render/Fibre cement
- Tiles
- Glass
- Brick
- Conc slab
- Earth
- Steel/aluminium
- Paving Terracotta
- Existing walls
- Demolished wall
- Walls under
- Walls/roof over

RECEIVED

Waverley Council

Application No: DA-377/2020

Date Received: 02/03/2021

AMENDED PLANS

BASIX certificate requirements -
Certificate number: A39712_02 (Dated 19th Feb 2021)

Rainwater Tank
The applicant must install a rainwater tank of at least 1345tres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

Outdoor Swimming Pool
The outdoor swimming pool must not have a capacity greater than 50kilolitres. The applicant must install the following heating system full solar with a timer for the pool pump in the development.

Hot Water
The applicant must install the following hot water system in the development: solar (elec-boosted) system that is eligible to create Renewable Energy Certificates under the Renewable Energy Regulations 2001.

Lighting & Fixtures
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps. New or altered showerheads, toilets and taps must have a minimum 3 star water rating.

Insulation Requirements
The applicant must construct new construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table in the BASIX certificate.

Windows, glazed doors and skylights
The applicant must install the windows, glazed doors and shading devices described in the table in the BASIX certificate, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.



Aerial Photo: Location plan
NTS

date description

A 12/02/21 amended DA

B

C

E

about

LUIGI ROSSELLI pty ltd

122 Buckingham Street

Surry Hills NSW 2010

T +61 2 9281 1498

E info@luigiorosselli.com

ARN 80 002 635 372

development application

proposed alterations & additions to dwelling Lot 1 DP 401217

4 Bayview Street

DA 00

scale

plotdate Wed 24 Feb 2021

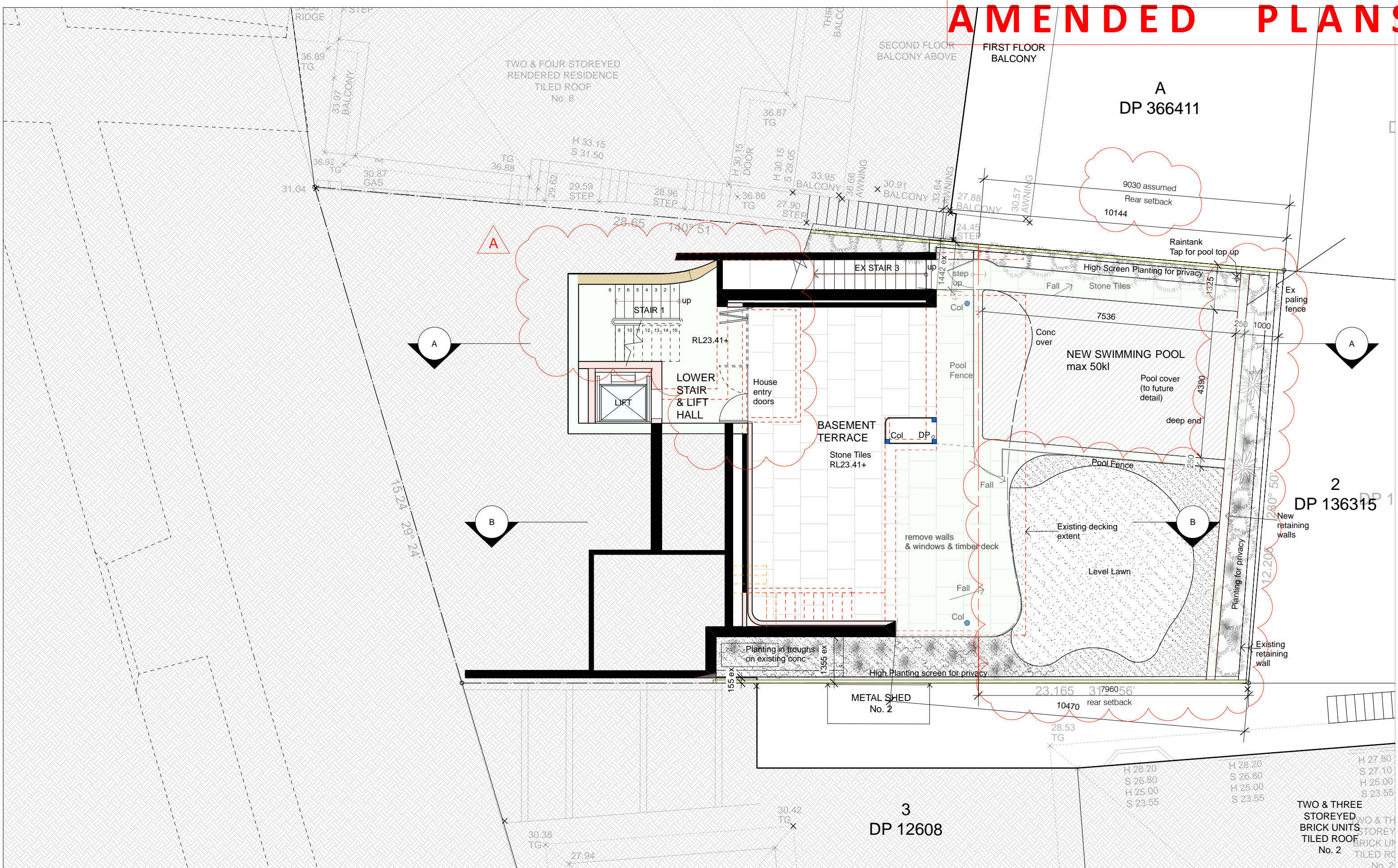
cadfile 2004DA_Rev_A_210212.vwx

issue

A

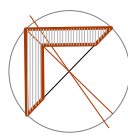
46

AMENDED PLANS



1 Pool Terrace Level
Scale: 1:100

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021



issue date description
A 12/02/21 amended DA
B
C
D
E
F

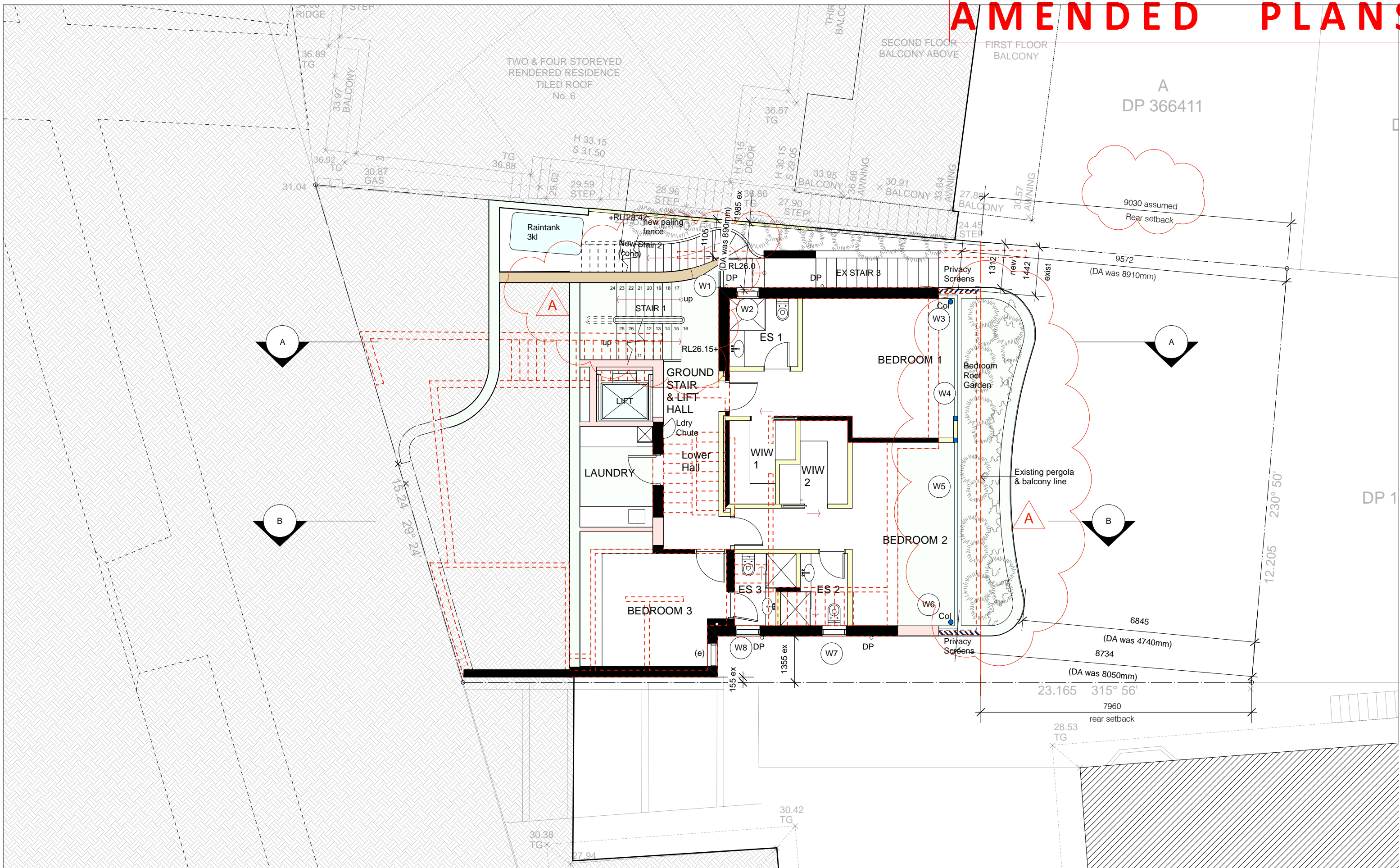
about
LUIGI ROSSELLI pty Ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

issue
DA01
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.wxd
2004



AMENDED PLANS

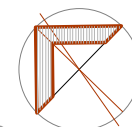


2

Ground Floor Bedroom Level
Scale: 1:100

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021

0 1 5 scale



issue date description
A 12/02/21 amended DA
B
C
D
E
F

about
LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

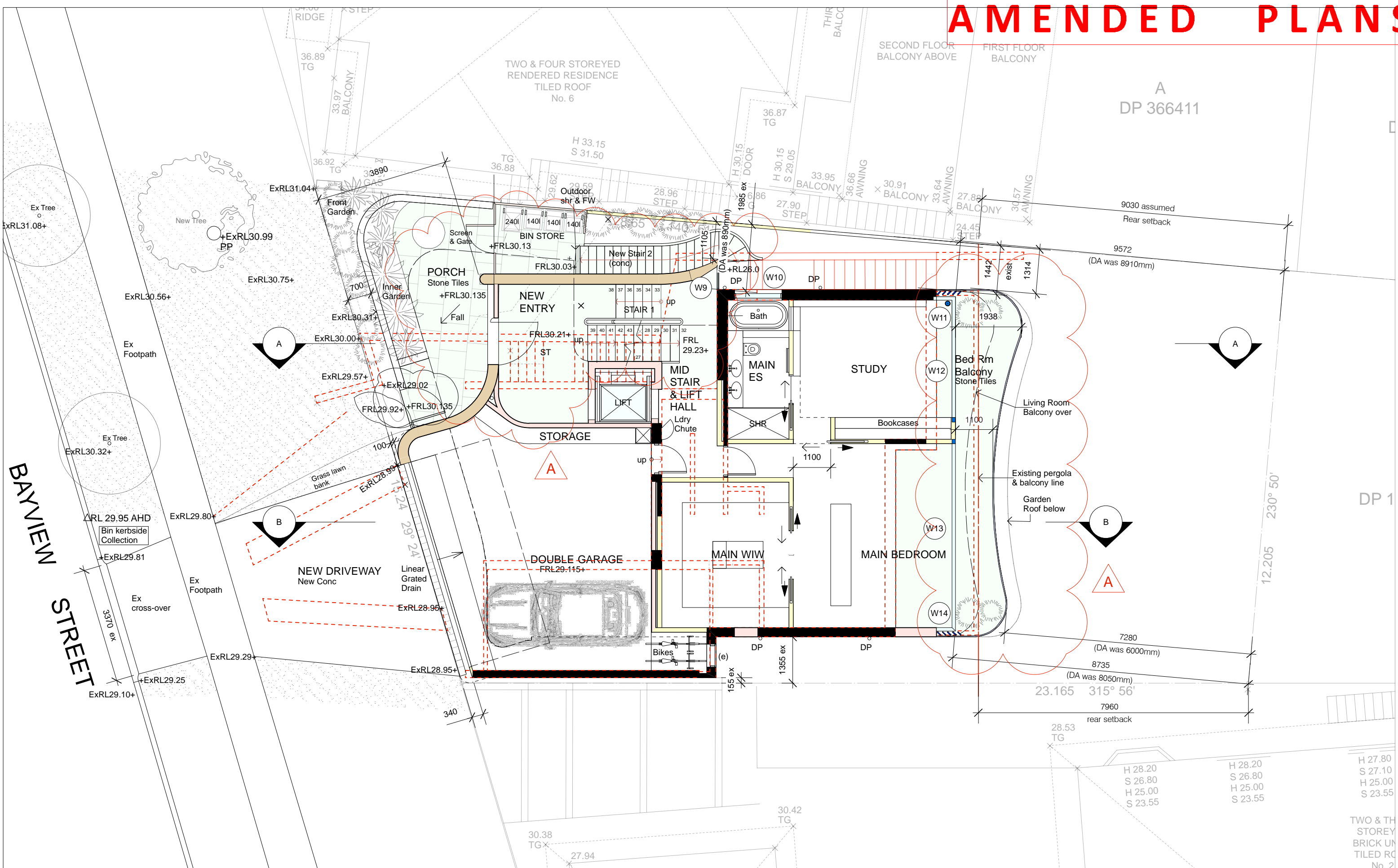
development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

DA02
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.wxd
2004



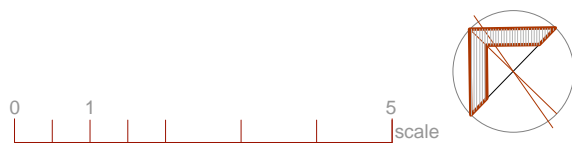
48

AMENDED PLANS



3 Garage & Entry Level
Scale: 1:100

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021



issue	date	description
A	12/02/21	amended DA
B		
C		
D		
E		
F		

about
LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigiroselli.com
ABN 80 003 635 372
NOM REG NO. 4895

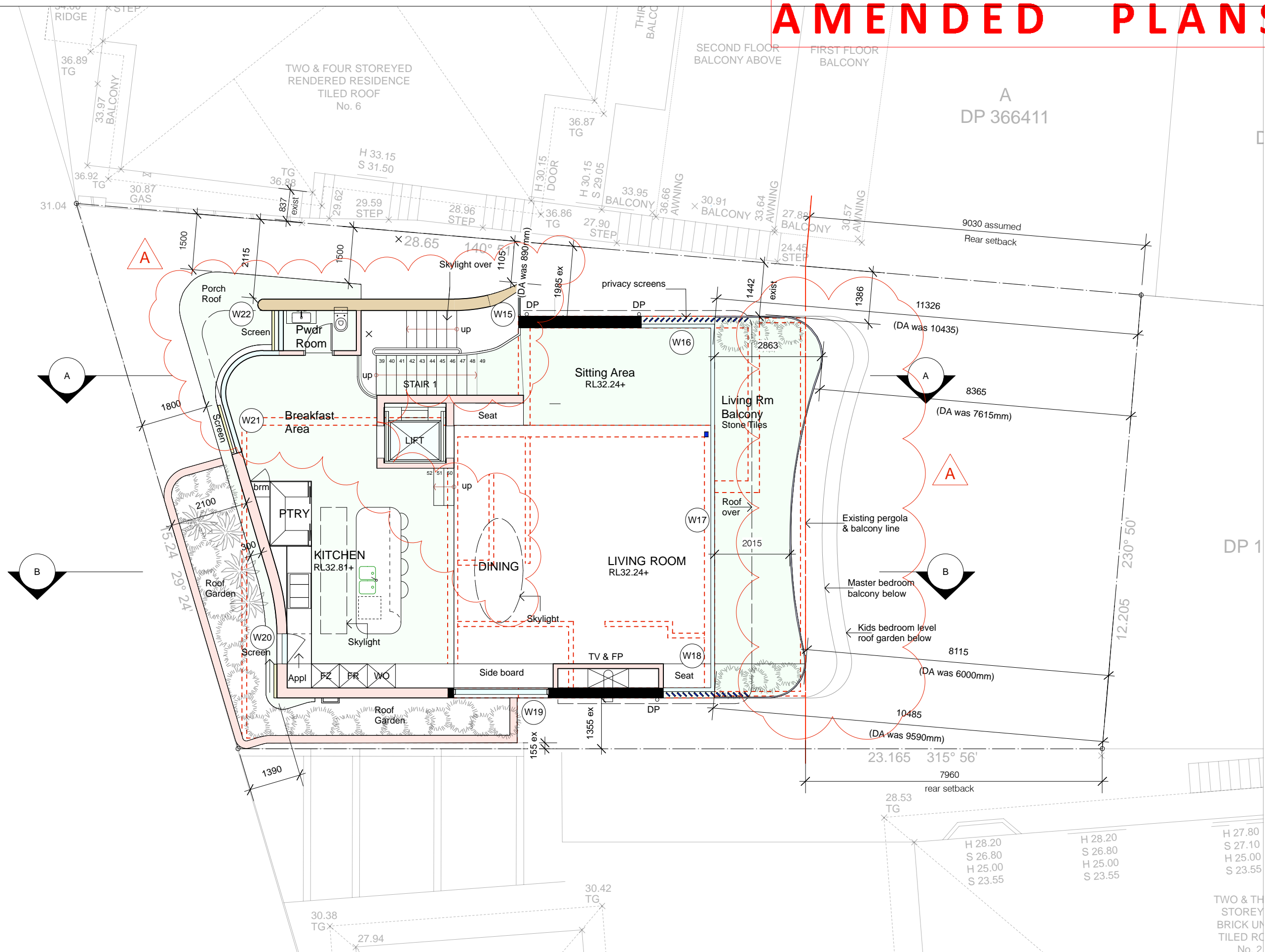
project drawing
development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

job no. 2004
drawing no. DA03
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vwx
issue A

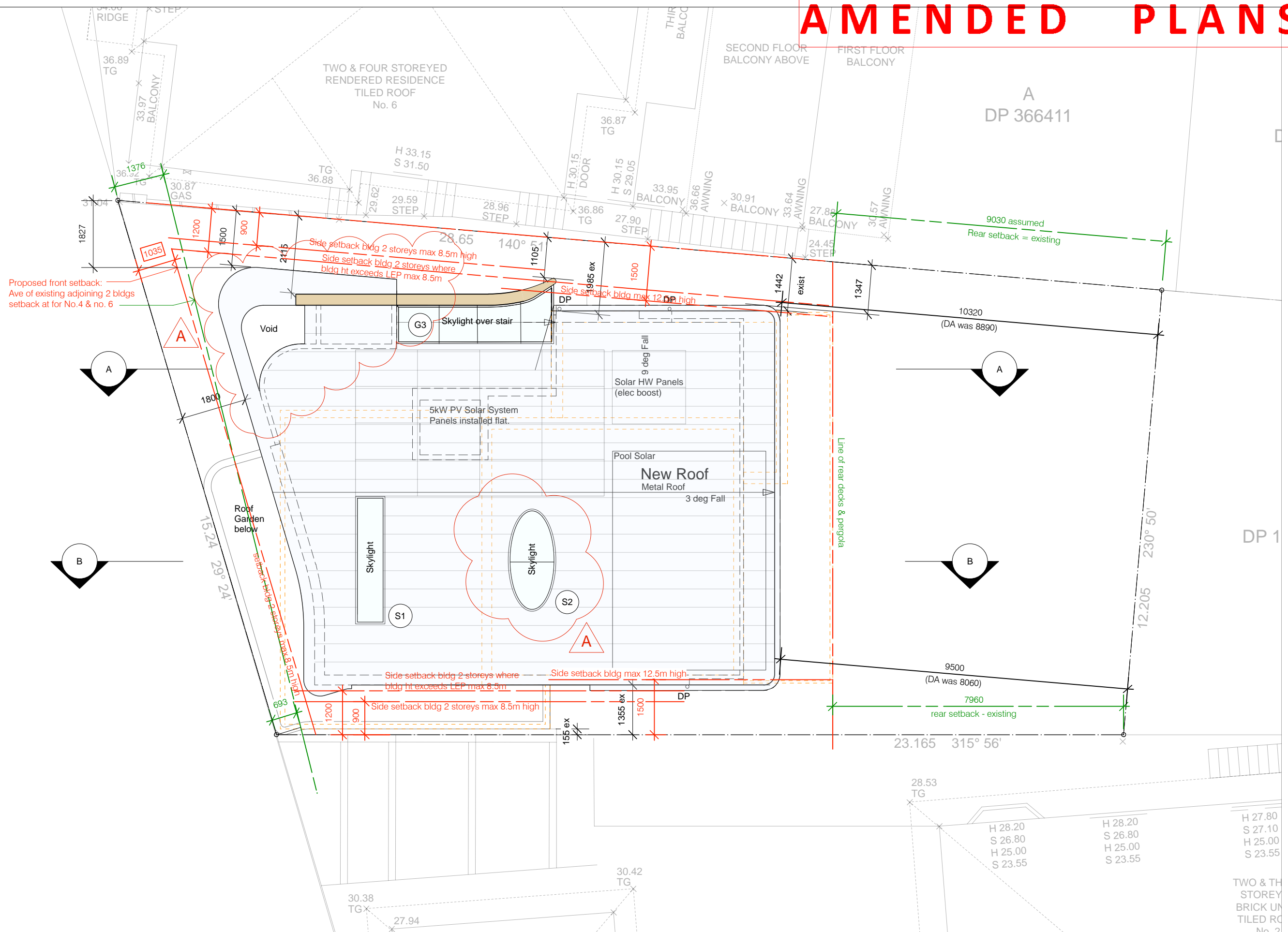


TWO & TH
STOREY
BRICK UN
TILED RO
No. 2

AMENDED PLANS



AMENDED PLANS



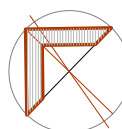
RECEIVED
Waverley Council

Application No: DA-377/2020

Date Received: 02/03/2021

5

Roof Level - with setbacks applied
Scale: 1:100



issue	date	description
A	12/02/21	amended DA
B		
C		
D		
E		
F		

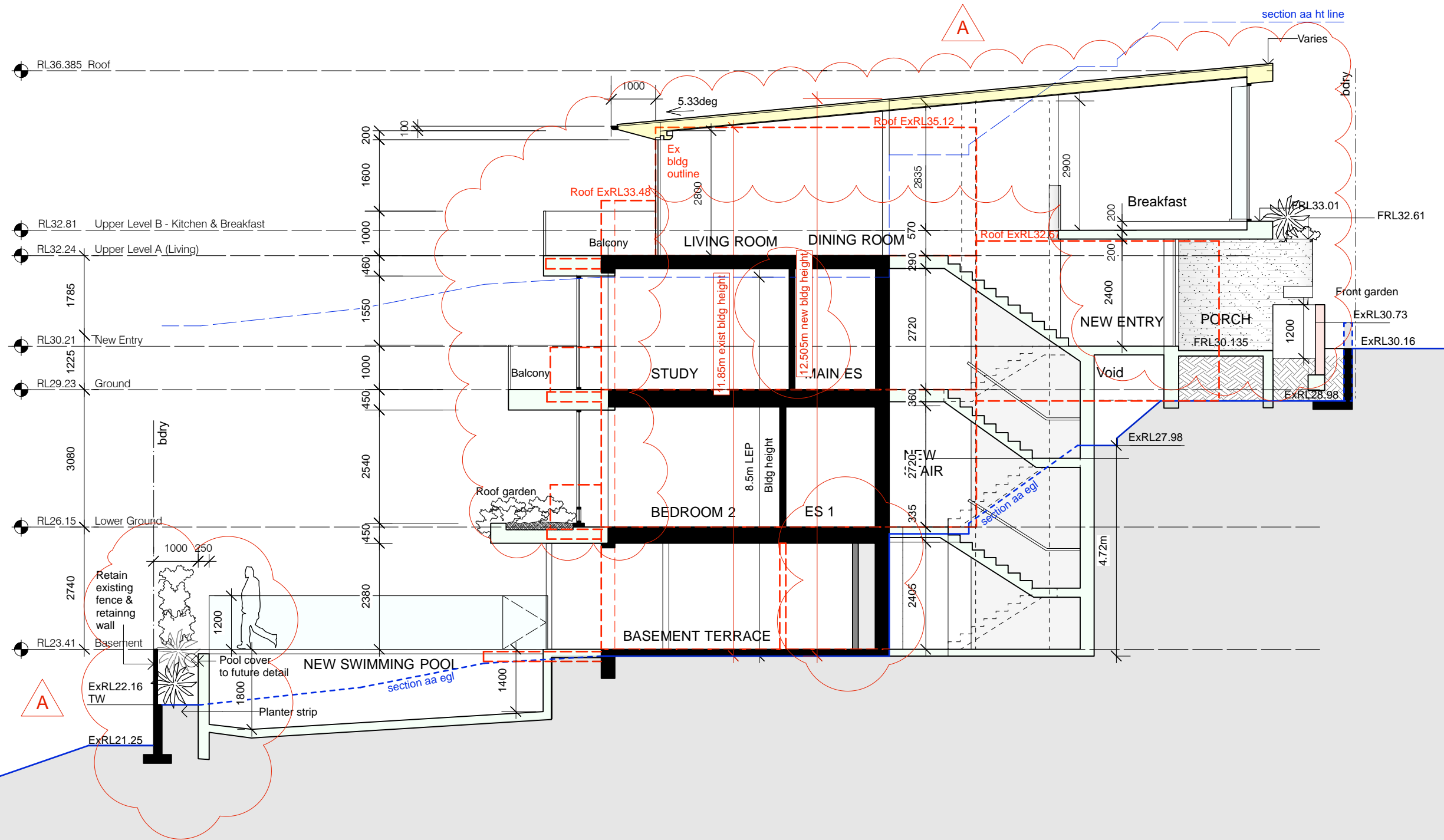
about LUIGI ROSSELLIpty Ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

drawing no. **DA05** issue **A**
 scale
 plotdate Wed 24 Feb 2021
 cadfile 2004DA_Rev_A_210212.vwx
 2004

51
ROSSELLI

AMENDED PLANS



RECEIVED
Waverley Council

Application No: DA-377/2020

Date Received: 02/03/2021

Section AA
Scale: 1:100

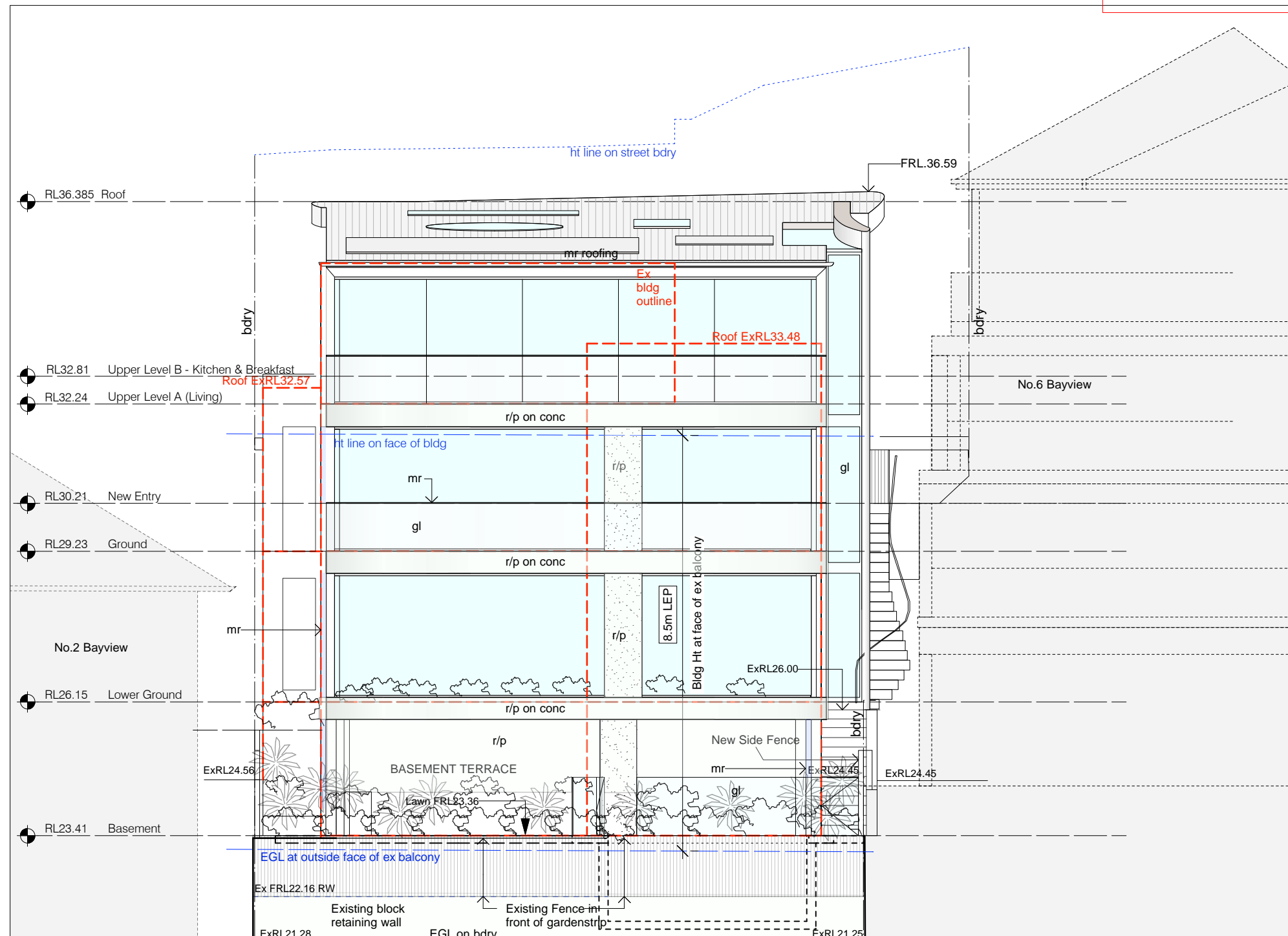
issue	date	description
A	12/02/21	amended DA
B		
C		
D		
E		
F		

LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

DA06
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vxd
2004





RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021

Southern Elevation
Scale: 1:100

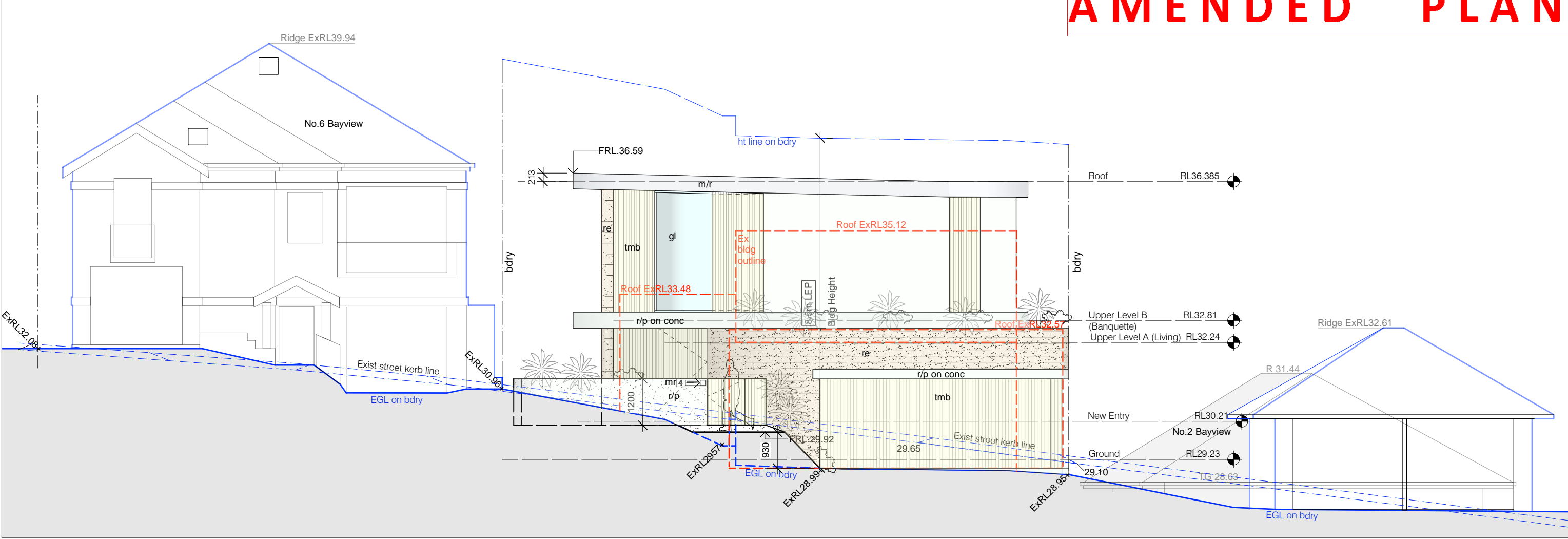
issue	date	description
A	12/02/21	amended DA
B		
C		
D		
E		
F		

about
LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

project drawing
development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

job no. 2004
drawing no. DA07
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vmx
issue A





RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021

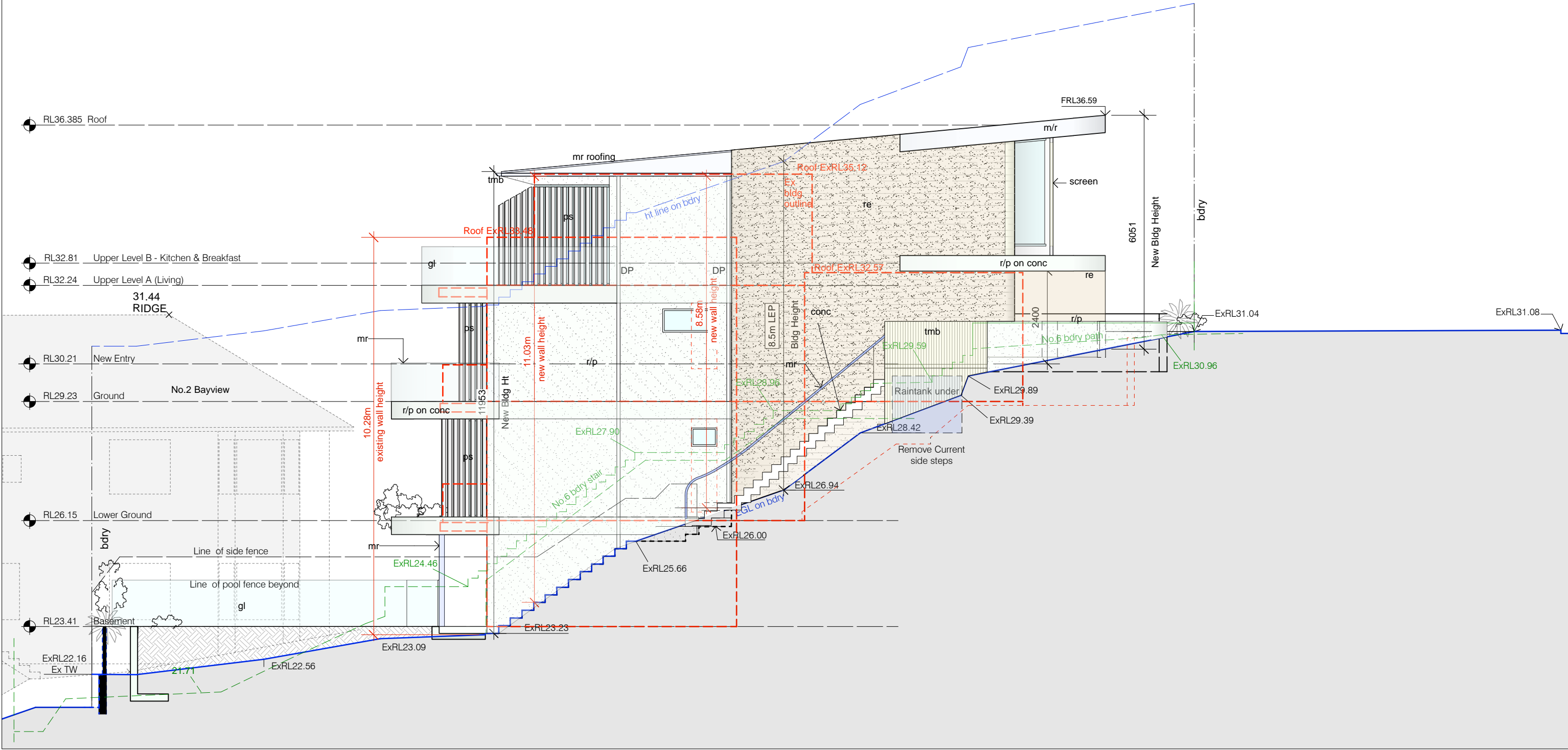
Northern Elevation
Scale: 1:100

issue	date	description	about
A	12/02/21	amended DA	
B			
C			
D			
E			
F			

LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

project	drawing no.	development application	DA08	issue
		proposed alterations & additions to dwelling Lot 1 DP 401217 4 Bayview Street BRONTE NSW 2024	scale plotdate Wed 24 Feb 2021 cadfile 2004DA_Rev_A_210212.vmx	A
			2004	





RECEIVED
Waverley Council

Application No: DA-377/2020

Date Received: 02/03/2021

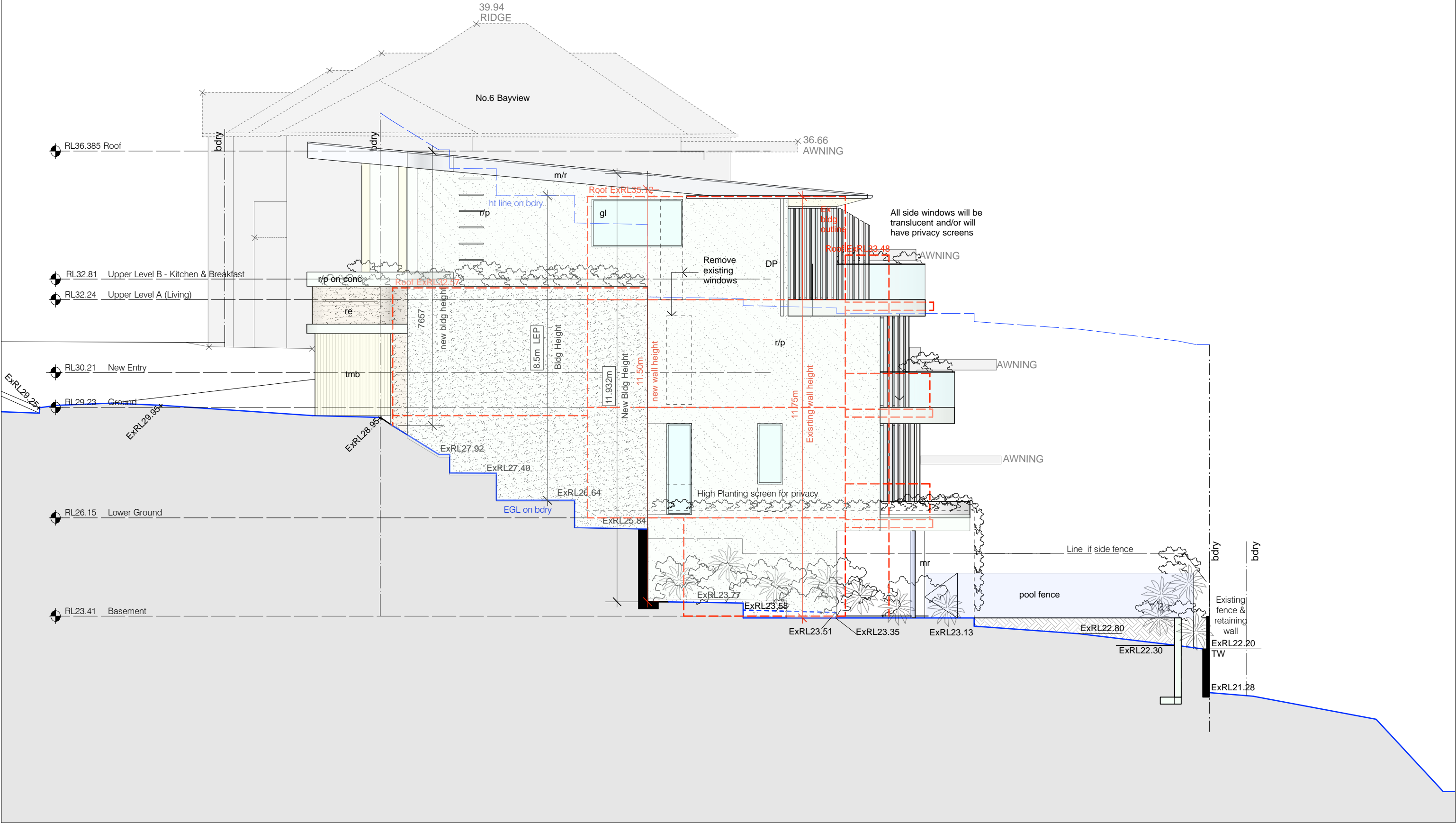
Eastern Elevation
Scale: 1:100

issue	date	description
A	12/02/21	amended DA
B		
C		
D		
E		
F		

about
LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

project	drawing no.	development application	DA09	issue
proposed alterations & additions to dwelling Lot 1 DP 401217 4 Bayview Street BRONTE NSW 2024	2004	scale plotdate Wed 24 Feb 2021 cadfile 2004DA_Rev_A_210212.vmx	A	





Western Elevation
Scale: 1:100

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021

issue	date	description
A	12/02/21	amended DA
B		
C		
D		
E		
F		

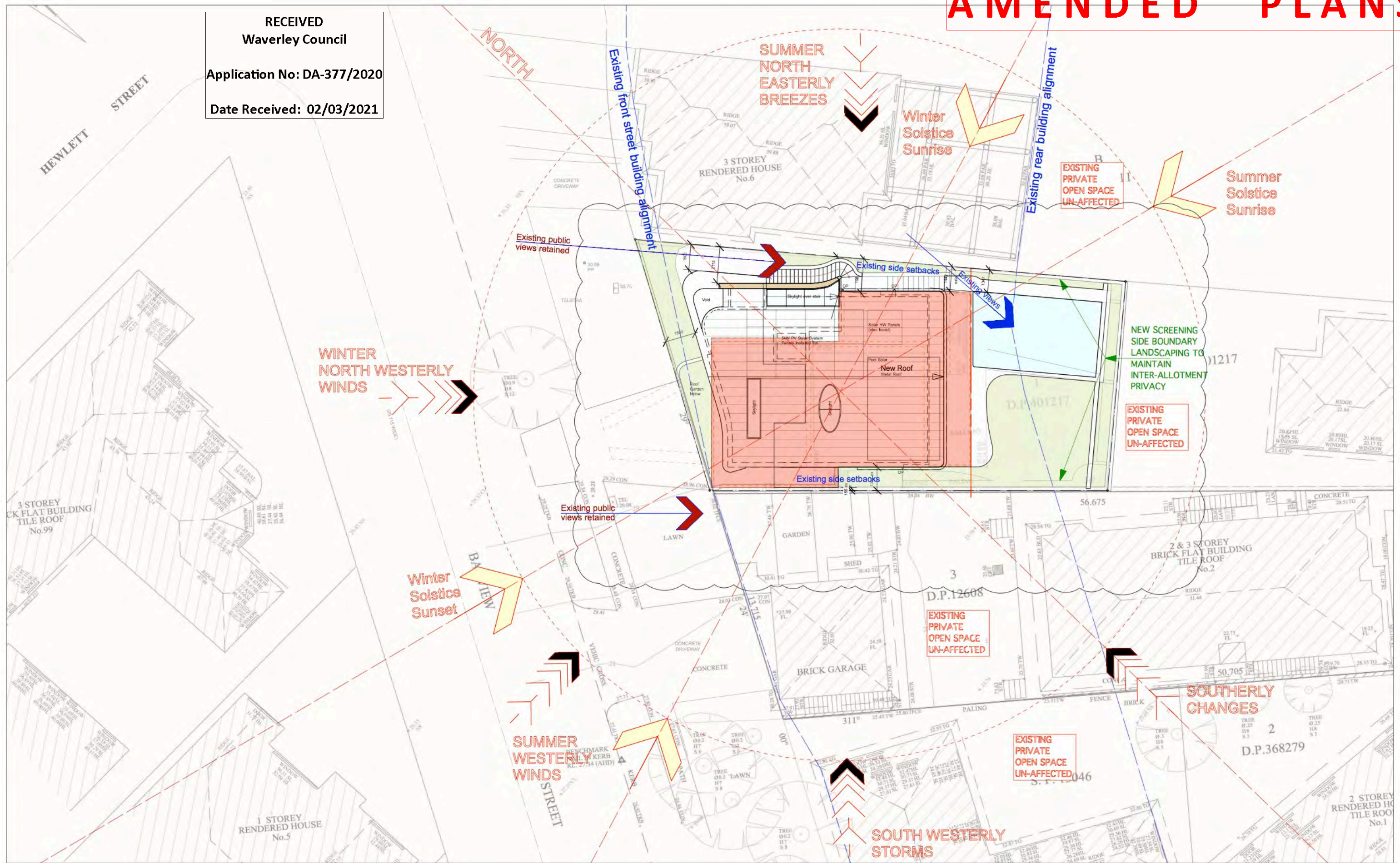
about
LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

DA 10
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vmx
2004



RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021



LEGEND

- Existing building footprint retained
- Proposed Landscaped areas
- Proposed new swimming pool

0 1 5 scale



date description
A 12/02/21 amended DA
B
C
D
E
F

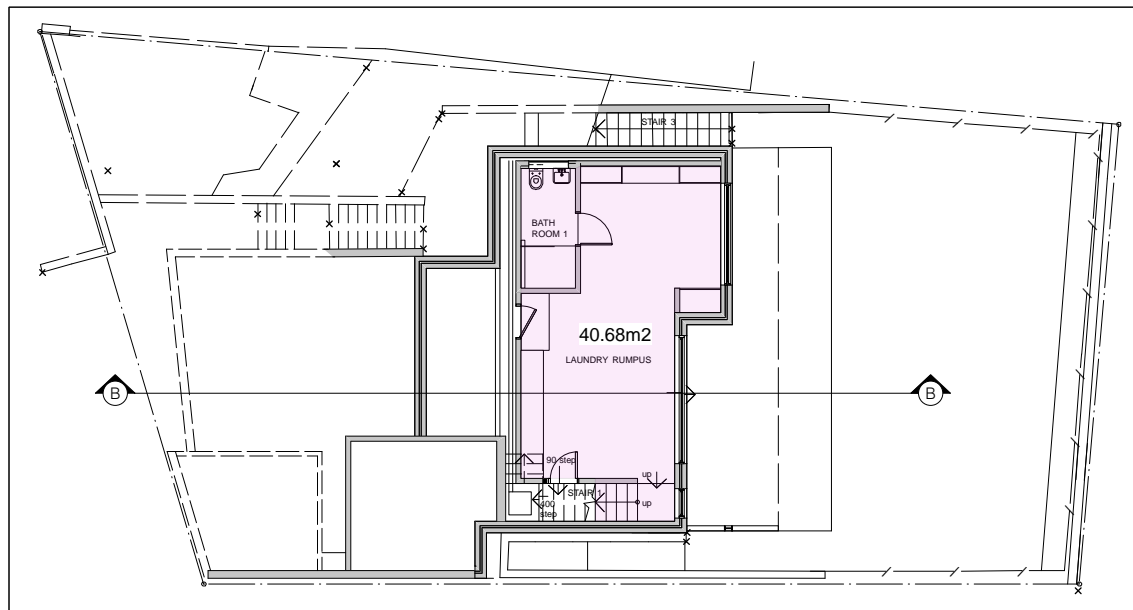
about
LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigiroselli.com
ABN 80 003 635 372
NOM REG NO. 4895

drawing development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

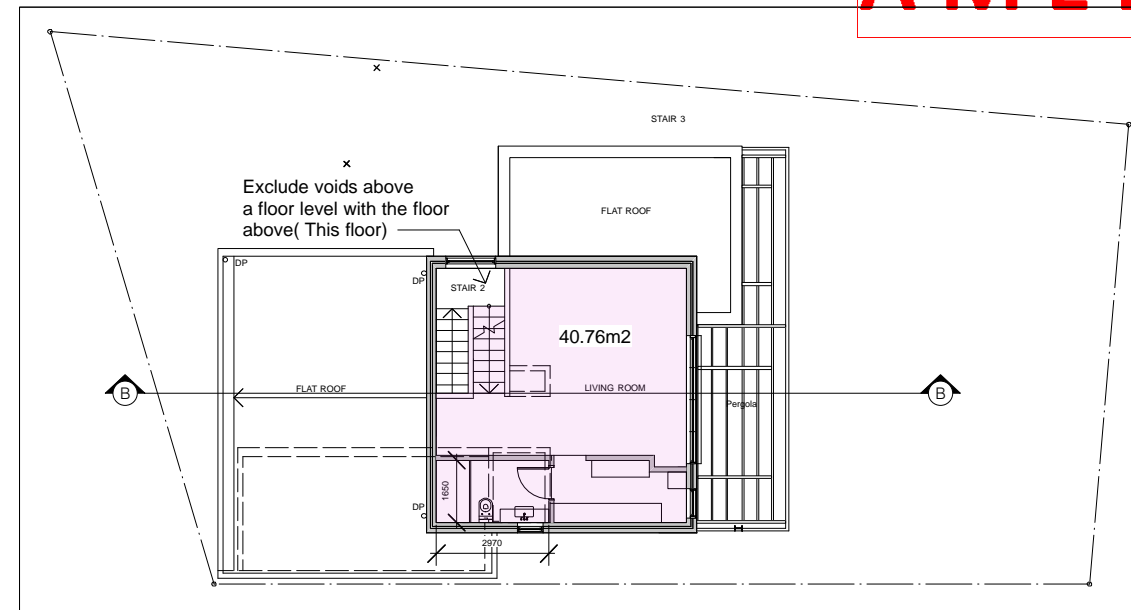
job no. DA 11
scale plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vwx
issue A
2004



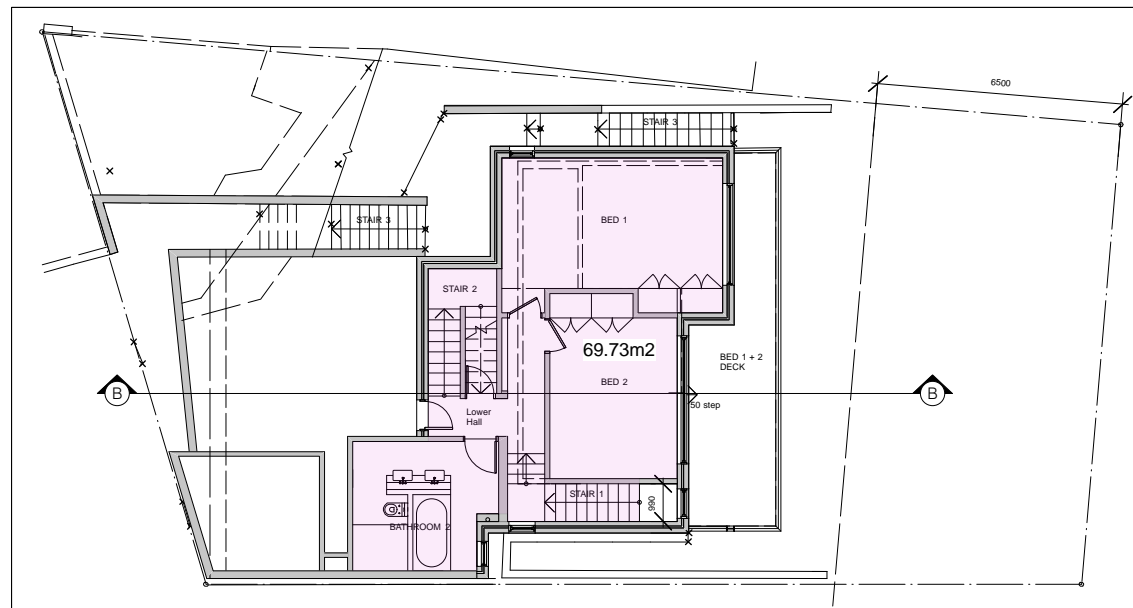
Site Analysis Plan
Scale: 1:200



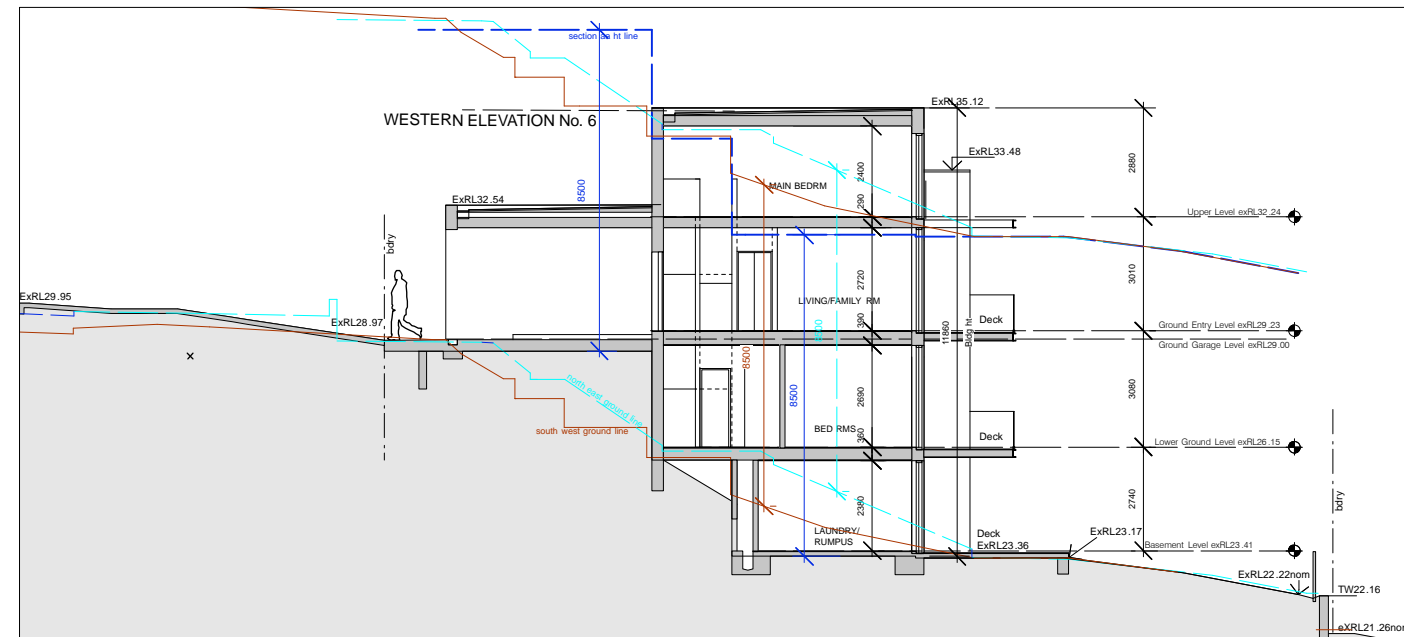
BASEMENT POOL TERRACE LEVEL



UPPER LIVING ROOM LEVEL

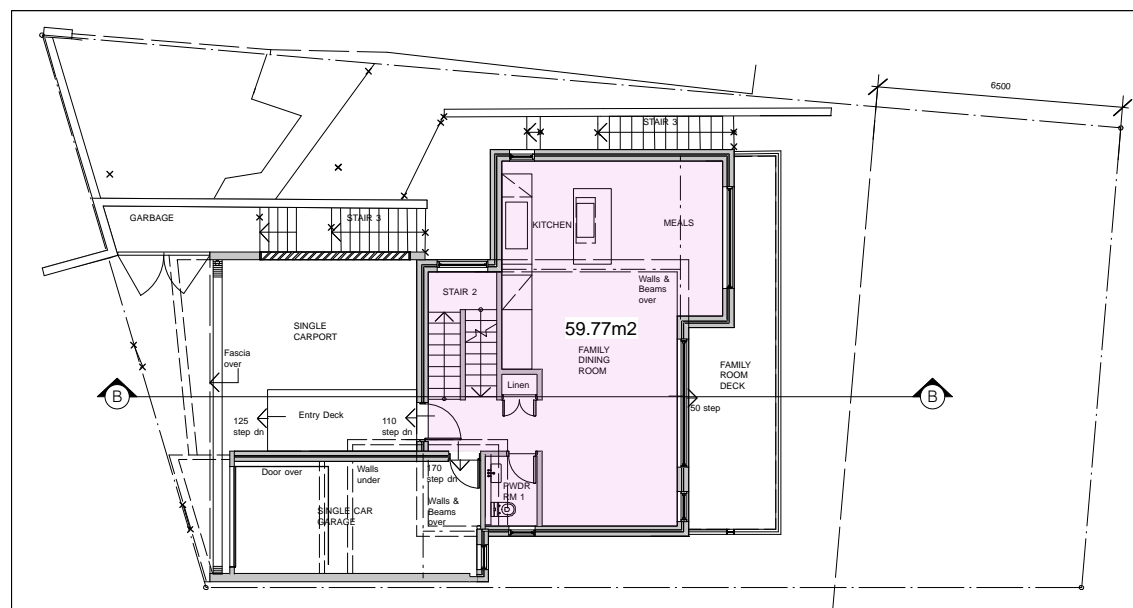


LOWER GROUND FLOOR LEVEL



SECTION BB (existing)

EXISTING TOTAL GFA	210.94m2
SITE AREA	343.9m2
EXISTING FSR	0.61:1
LEP MAX (calculated)	0.726:1



GROUND FLOOR GARAGE ENTRY LEVEL

Existing planning areas
Scale: 1:200

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021

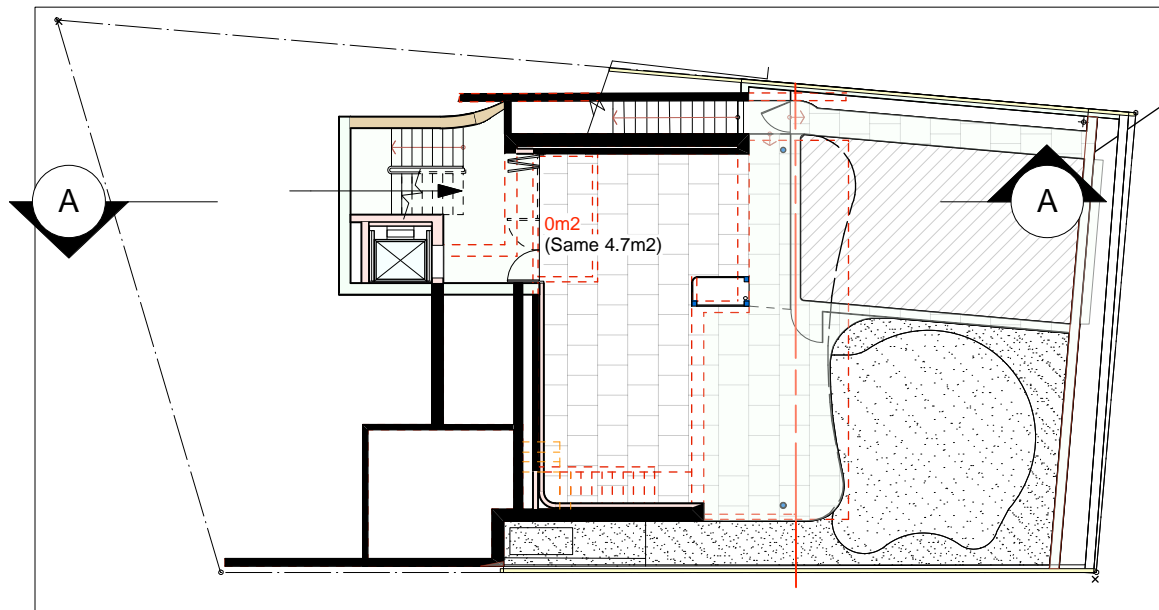
about
date description
A 12/02/21 amended DA
B
C
D
E
F

LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

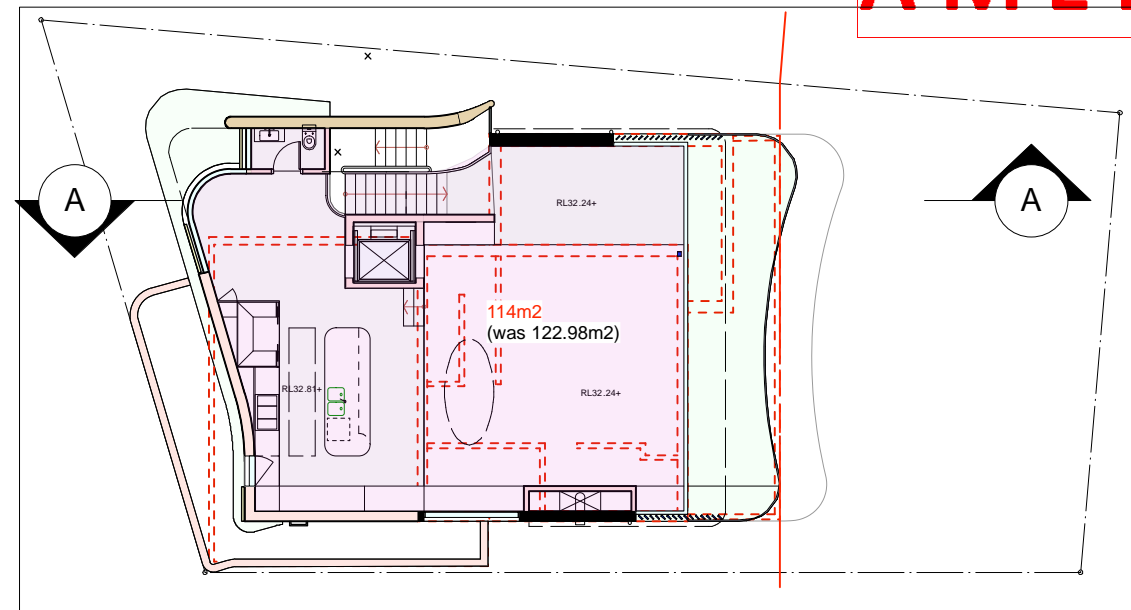
project drawing
development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

job no. drawing no. issue
DA12 A
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vwd
2004

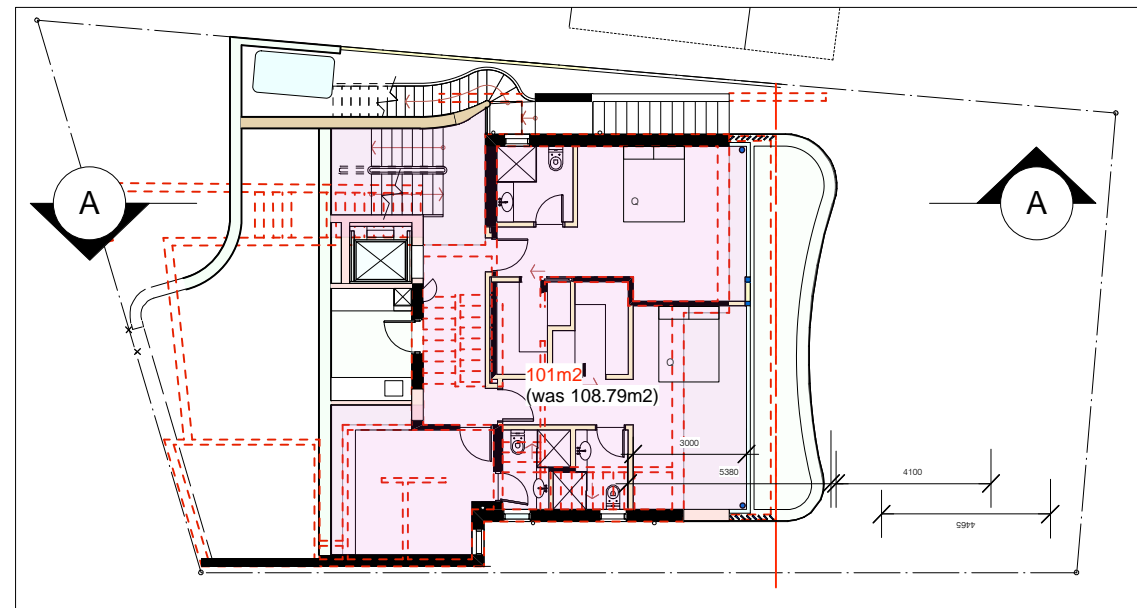




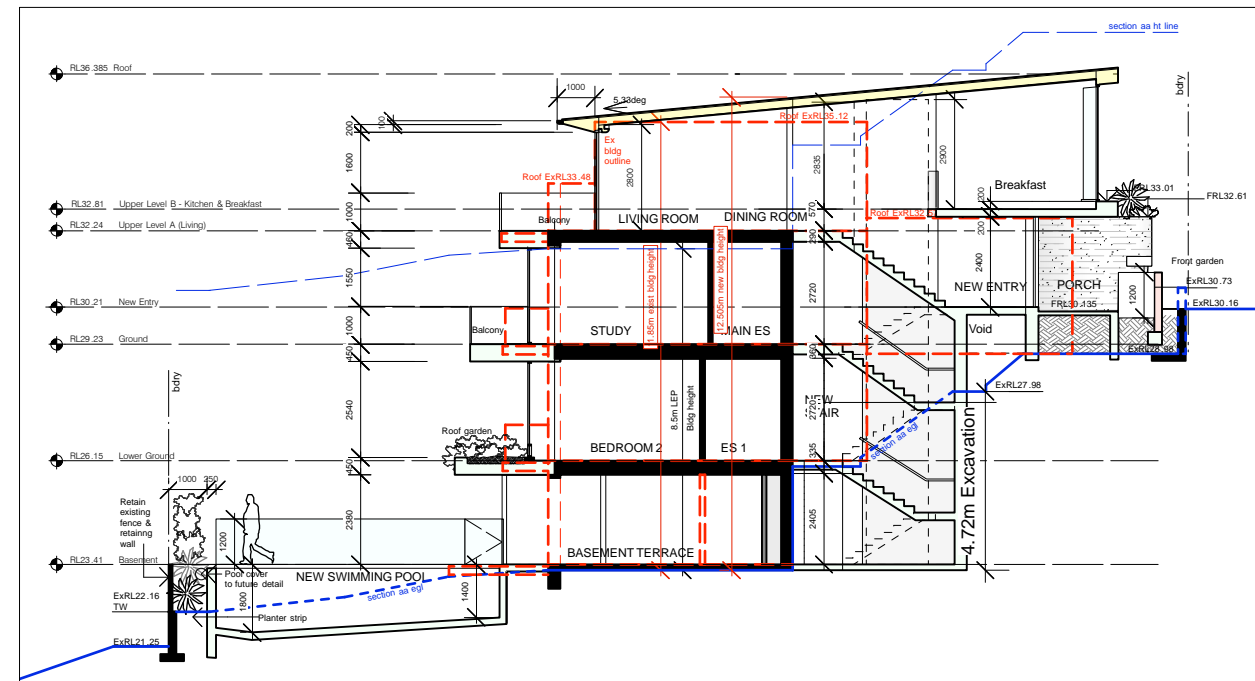
BASEMENT POOL TERRACE LEVEL



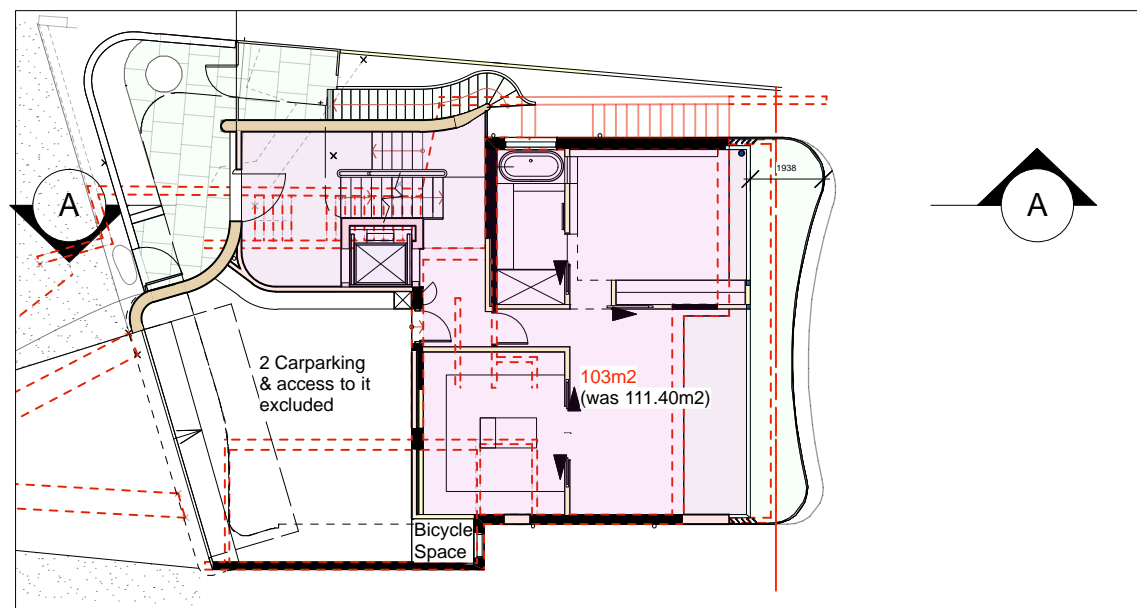
UPPER LIVING ROOM LEVEL



LOWER GROUND FLOOR LEVEL



SECTION AA



GROUND FLOOR GARAGE ENTRY LEVEL

Rev: TOTAL PROPOSED GFA 318m2
DA SITE AREA 343.9m2
PROPOSED FSR 0.92:1

RECEIVED
Waverley Council

Application No: DA-377/2020

Date Received: 02/03/2021

about
date description
A 12/02/21 amended DA
B
C
D
E
F

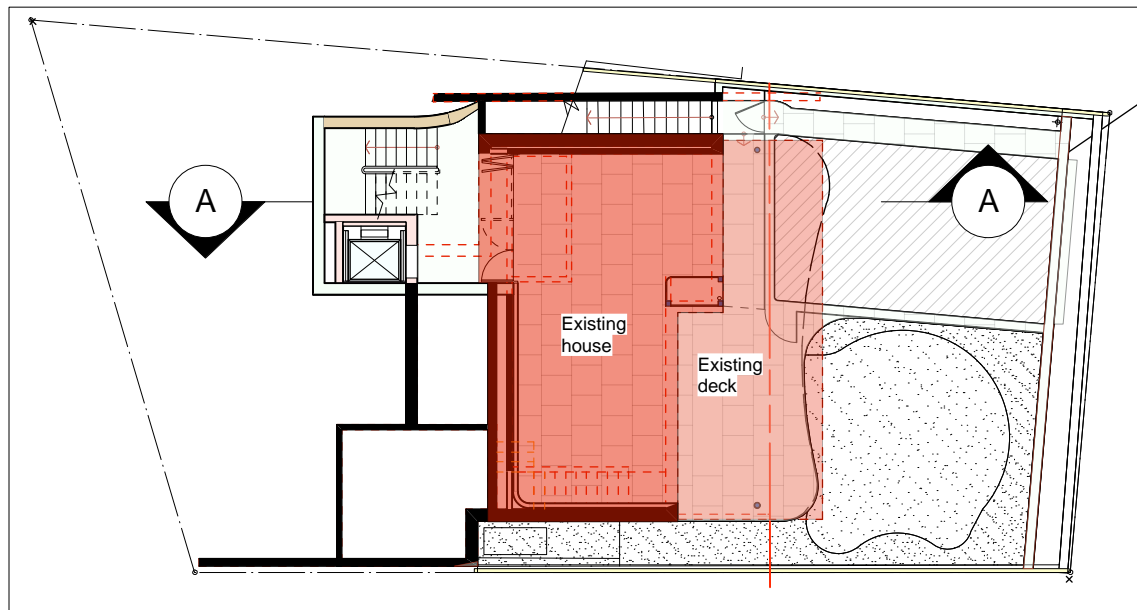
about
LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

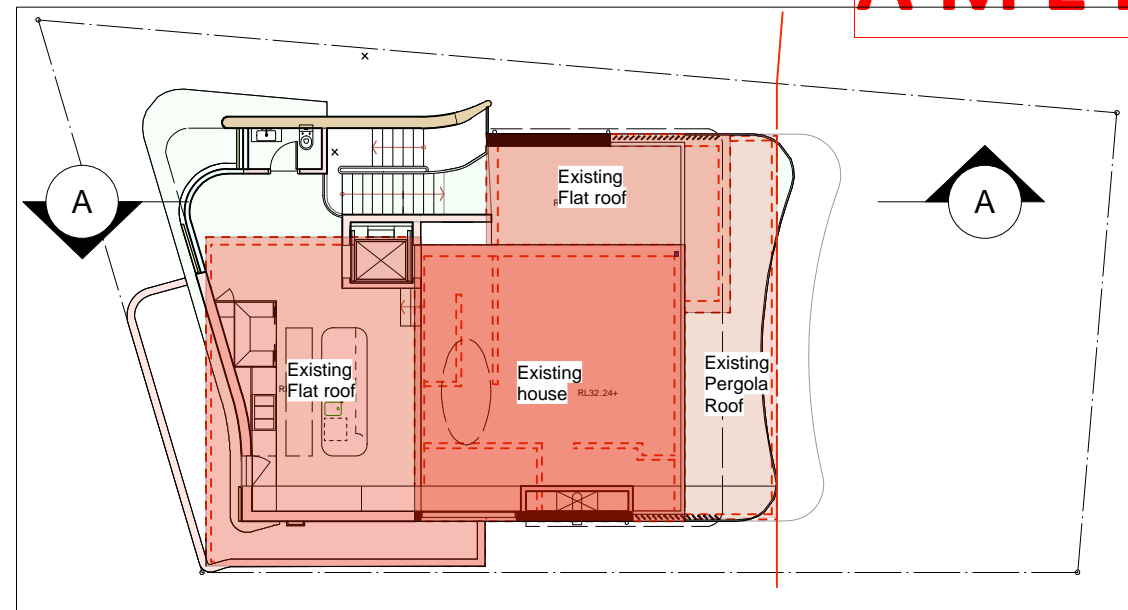
DA13
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vxd
2004



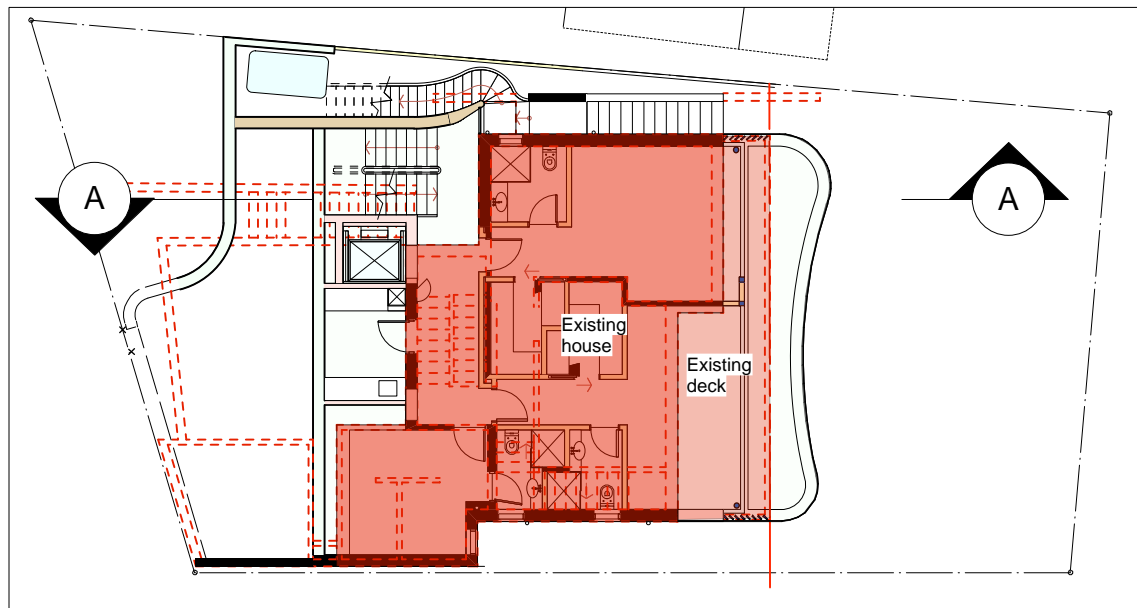
Proposed planning areas
Scale: 1:200



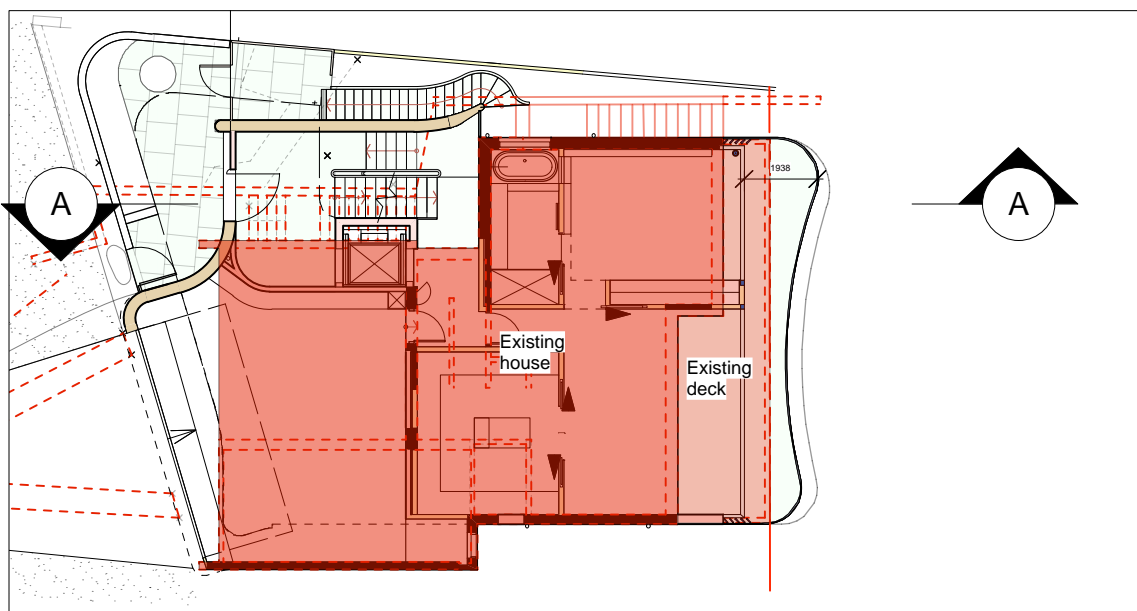
BASEMENT POOL TERRACE LEVEL



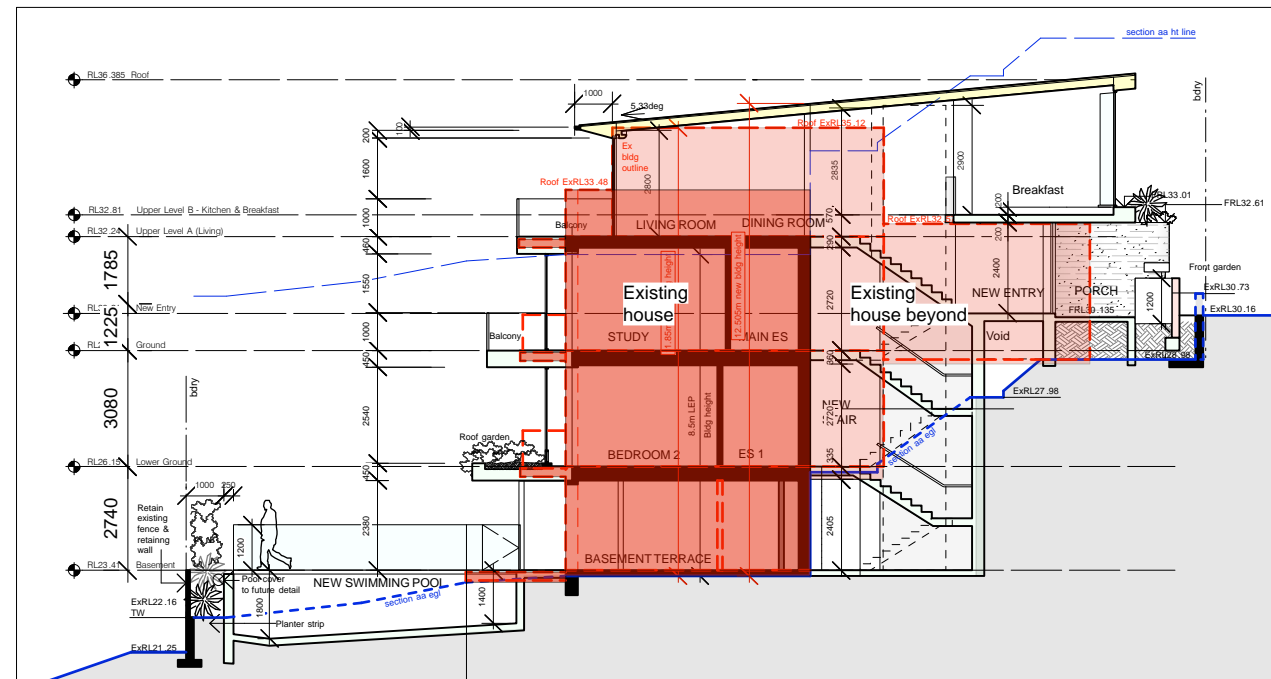
UPPER LIVING ROOM LEVEL




LOWER GROUND FLOOR LEVEL



GROUND FLOOR GARAGE ENTRY LEVEL



SECTION AA

 Existing house

RECEIVED
Waverley Council

Application No: DA-377/2020

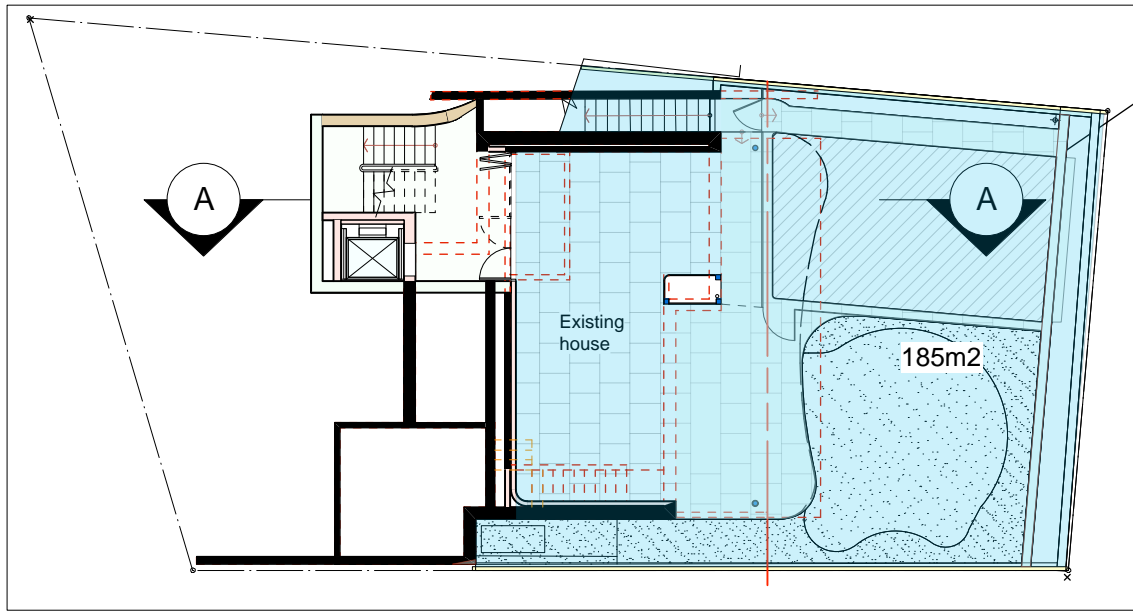
Date Received: 02/03/2021

issue	date	description	about
A	12/02/21	amended DA	LUIGI ROSSELLI Pty Ltd 122 Buckingham Street Surry Hills NSW 2010
B			T +61 2 9281 1498
C			E info@luigirosselli.com
D			
E			
F			ABN 80 003 635 372 NOM REG NO. 4895

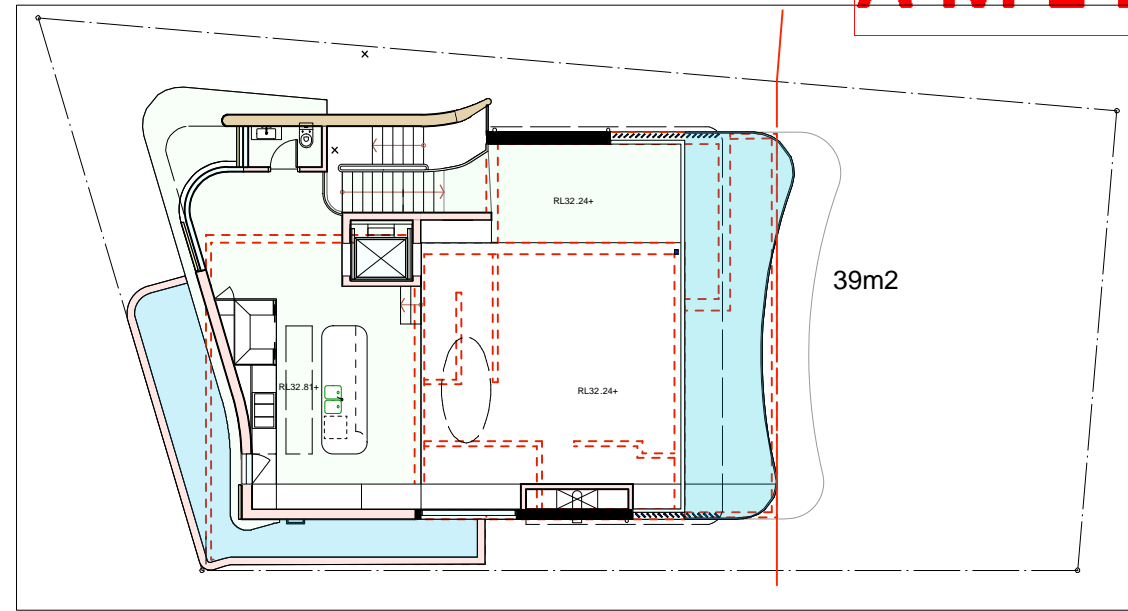
development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

drawing no. DA19 issue A
 scale
 plotdate Wed 24 Feb 2021
 cadfile 2004DA_Rev_A_210212.vwx
 2004

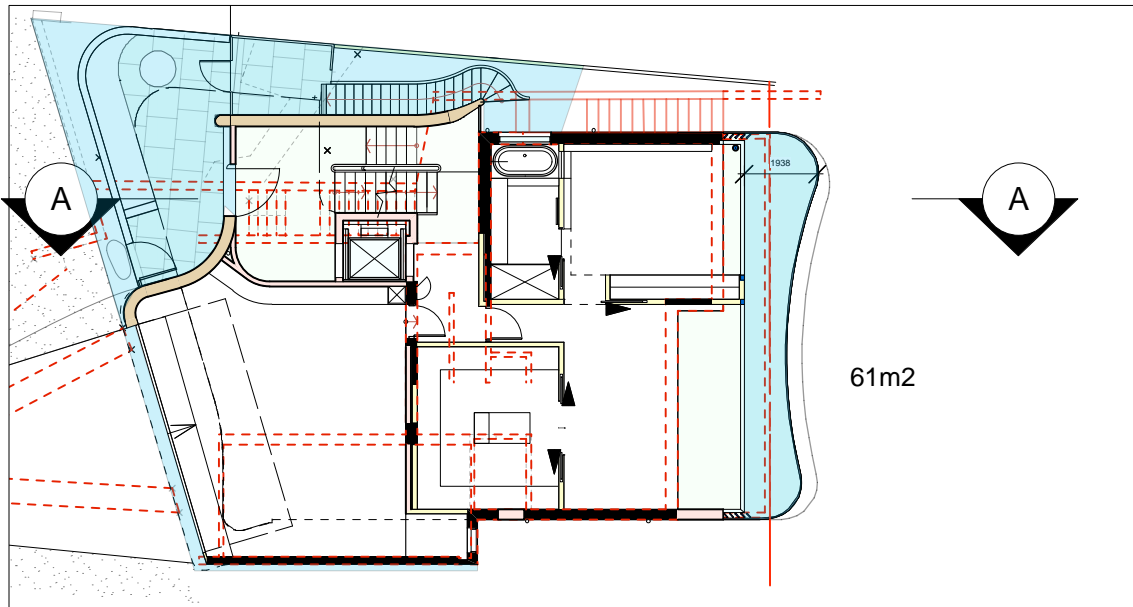




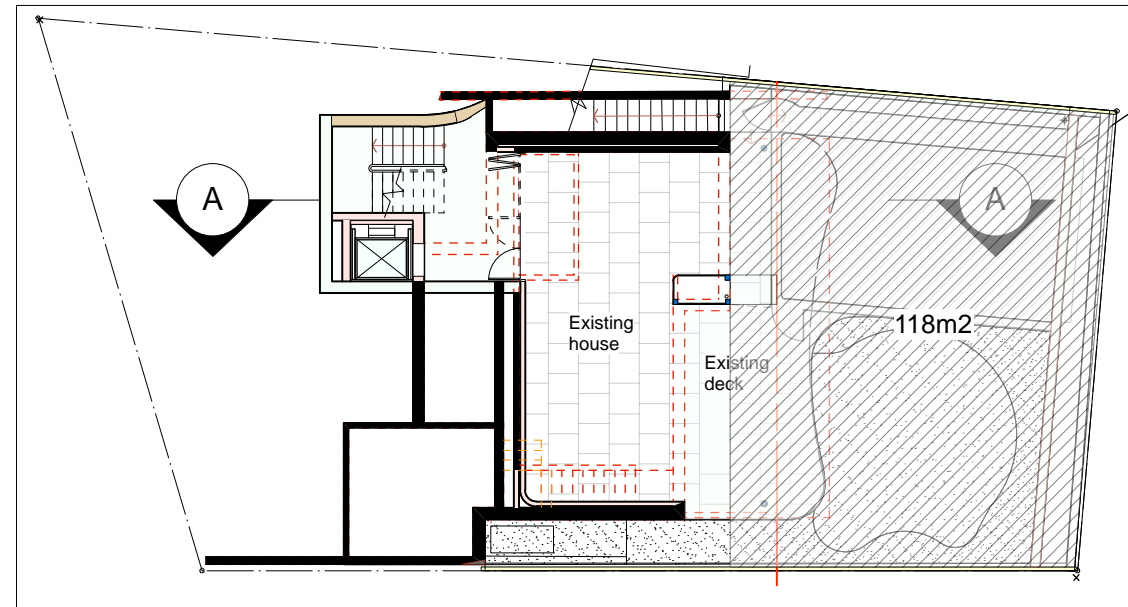
BASEMENT POOL TERRACE LEVEL: Open Space



UPPER LIVING ROOM LEVEL: Open Space



GROUND FLOOR GARAGE ENTRY LEVEL: Open Space



BASEMENT POOL TERRACE LEVEL: Private Open Space

Area	Proposed	WDCP 2012 Control
Open space	285/343.9 = 82.7%	40%
Landscaped Area	83.21/343.9 = 24% (plus 34m2 on garage, roof & balconies)	15%
Low Water Use Species (refer landscape plans)	48m2	25m2
Private Open Space	118m2	25m2
Open Space to Front	27.5/32 = 85%	50%
Landscaped Open Space to Front	11/27.5 = 40% (plus 17m2 on garage roof)	50%

RECEIVED

Waverley Council

Application No: DA-377/2020

Date Received: 02/03/2021

Proposed Open Space Areas

Scale: 1:200

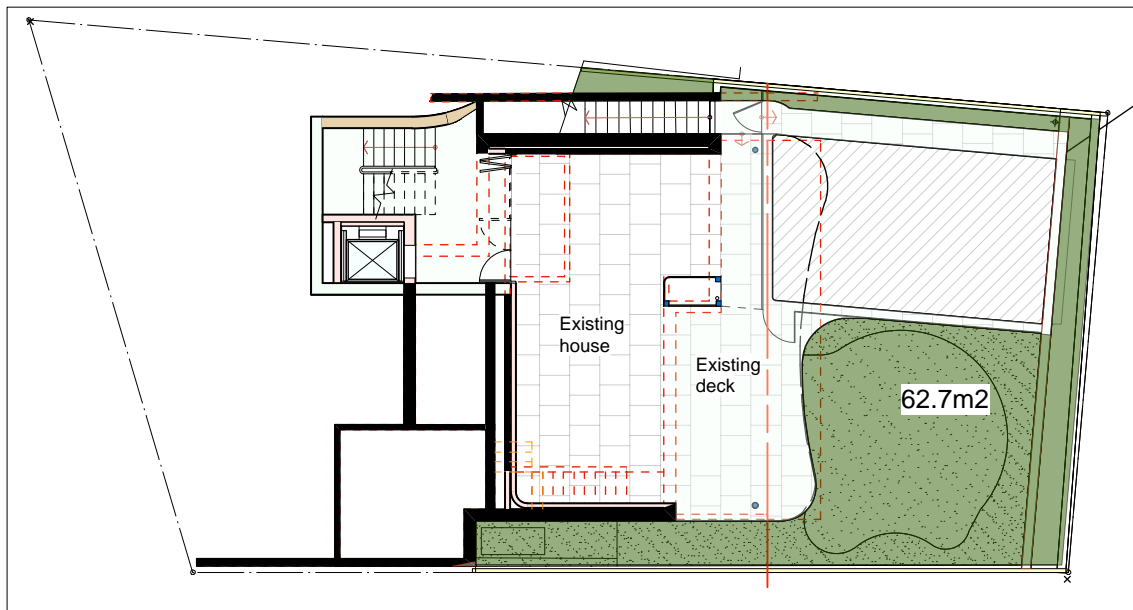
issue
A 12/02/21 amended DA
B
C
D
E
F

about
LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

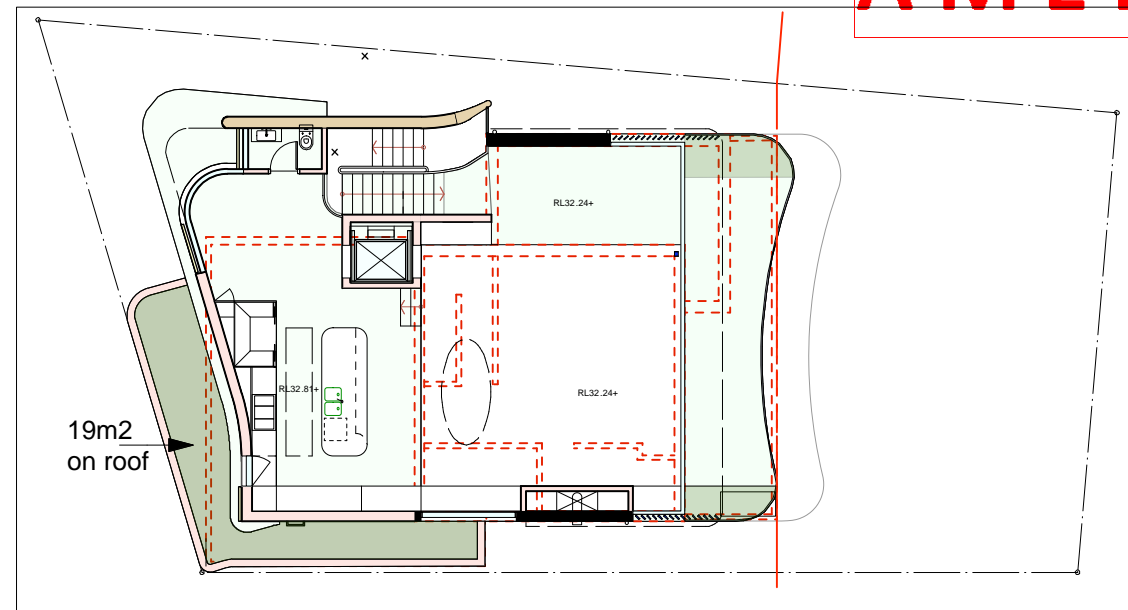
development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

DA20
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vmx
2004

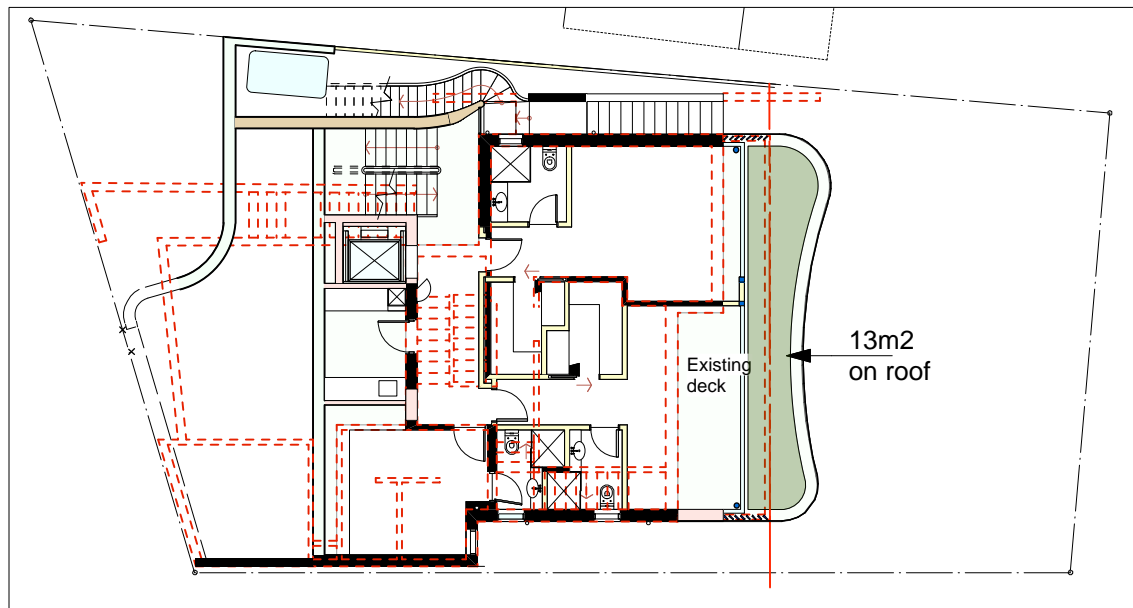




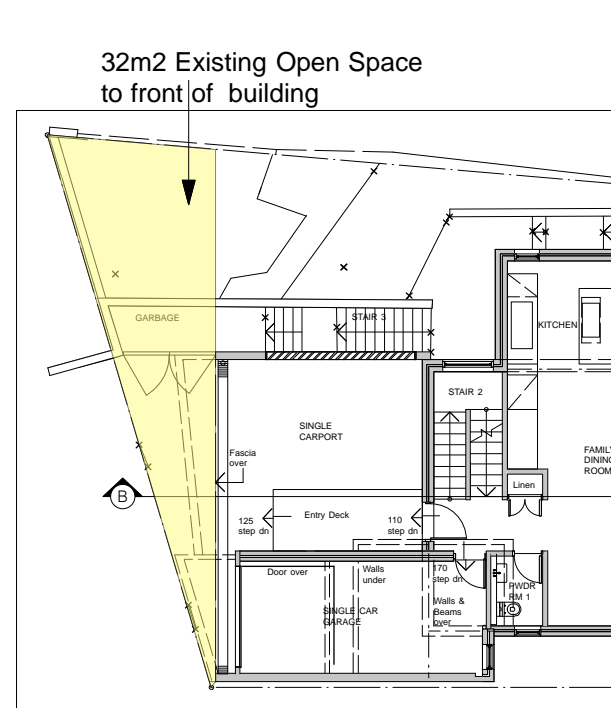
BASEMENT POOL TERRACE LEVEL: Landscaped Areas



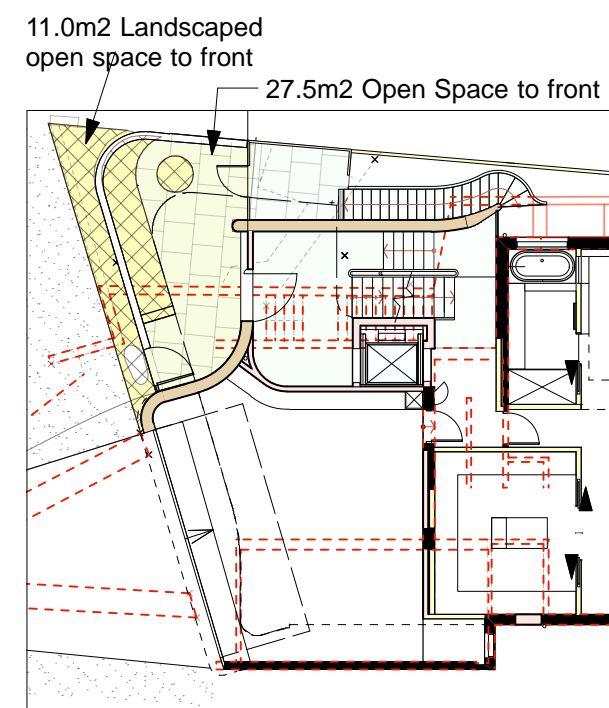
UPPER LIVING ROOM LEVEL: Landscaped Areas



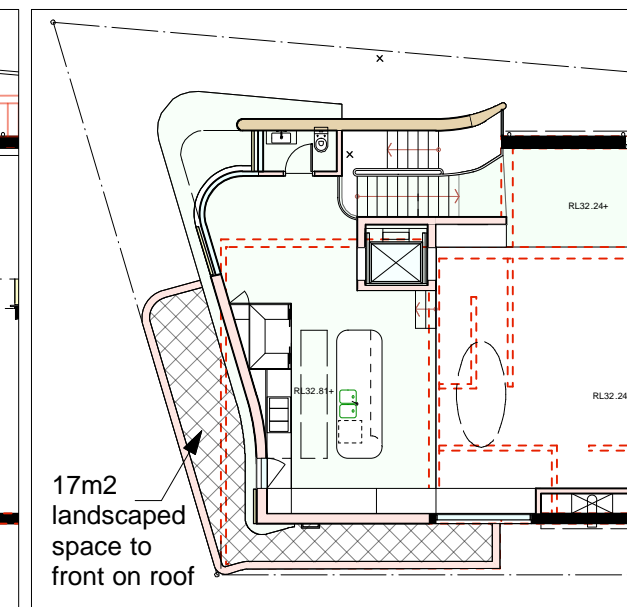
LOWER GROUND FLOOR LEVEL: Landscaped Areas



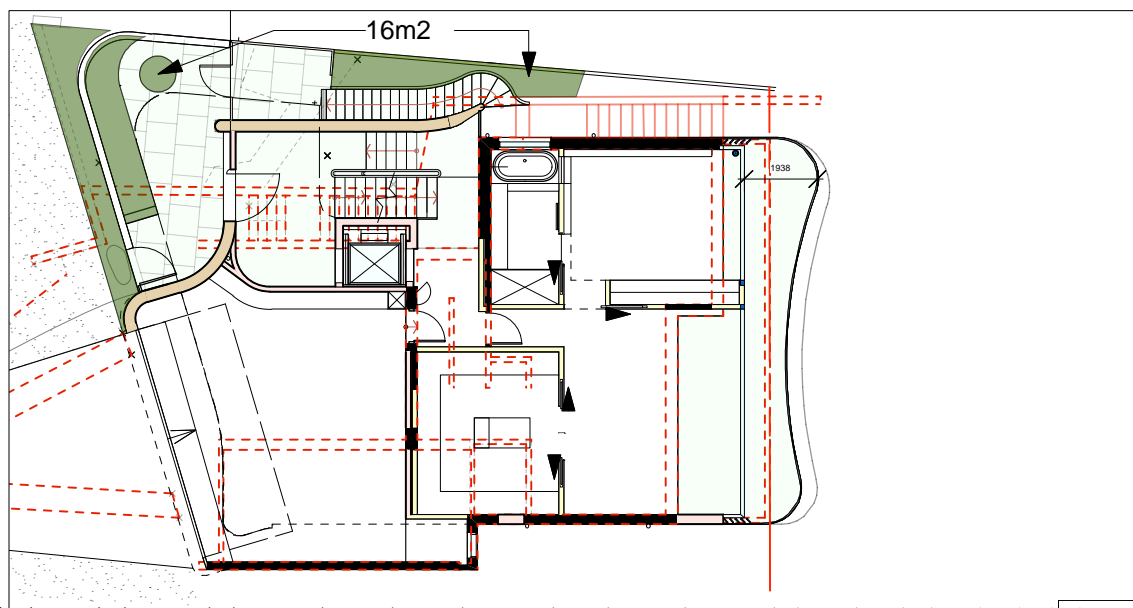
GROUND FLOOR GARAGE ENTRY LEVEL: Existing Open Space to Front



GROUND FLOOR GARAGE ENTRY LEVEL: Open Space to Front & Landscape Open Space to front



UPPER LIVING ROOM LEVEL: Landscaped Spaces to front on building (additional)



GROUND FLOOR GARAGE ENTRY LEVEL: Landscaped Areas

Area	Proposed	WDCP 2012 Control
Open space	285/343.9 = 82.4%	40%
Landscaped Area	83.21/343.9 = 24% (plus 34m² on garage, roof & balconies)	15%
Low Water Use Species (refer landscape plans)	48m²	25m²
Private Open Space	118m²	25m²
Open Space to Front	27.5/32 = 85%	50%
Landscaped Open Space to Front	11/27.5 = 40% (plus 17m² on garage roof)	50%

Landscaped Areas & Front Open Space
Scale: 1:200

RECEIVED
Waverley Council

Application No: DA-377/2020

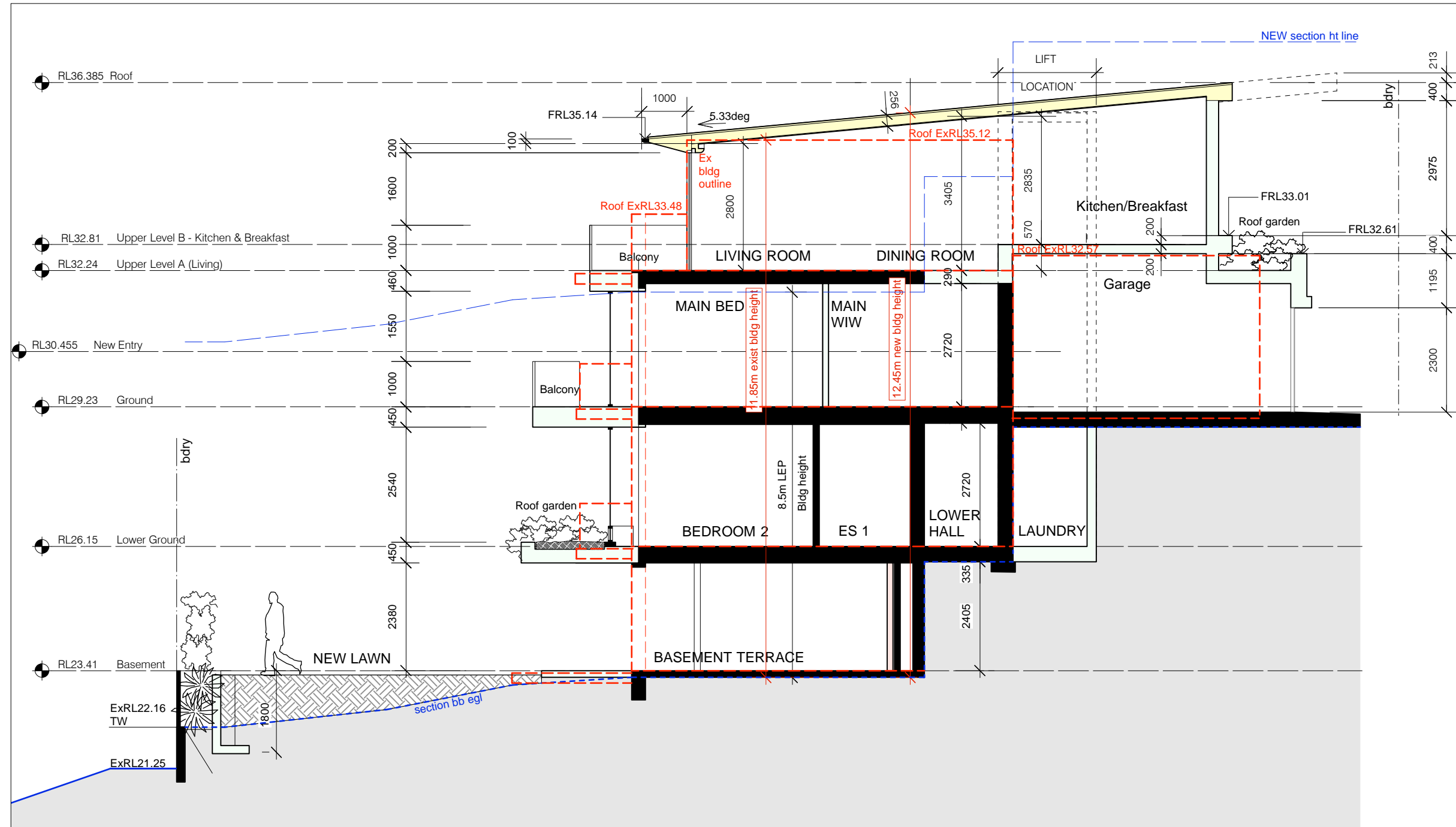
Date Received: 02/03/2021

LUIGIROSSELLI pty Ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

DA21
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vmx
2004





RECEIVED
Waverley Council

Application No: DA-377/2020

Date Received: 02/03/2021

Section BB
1:100

issue	date	description
A	12/02/21	amended DA
B		
C		
D		
E		
F		

about
LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

development application

proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

DA23

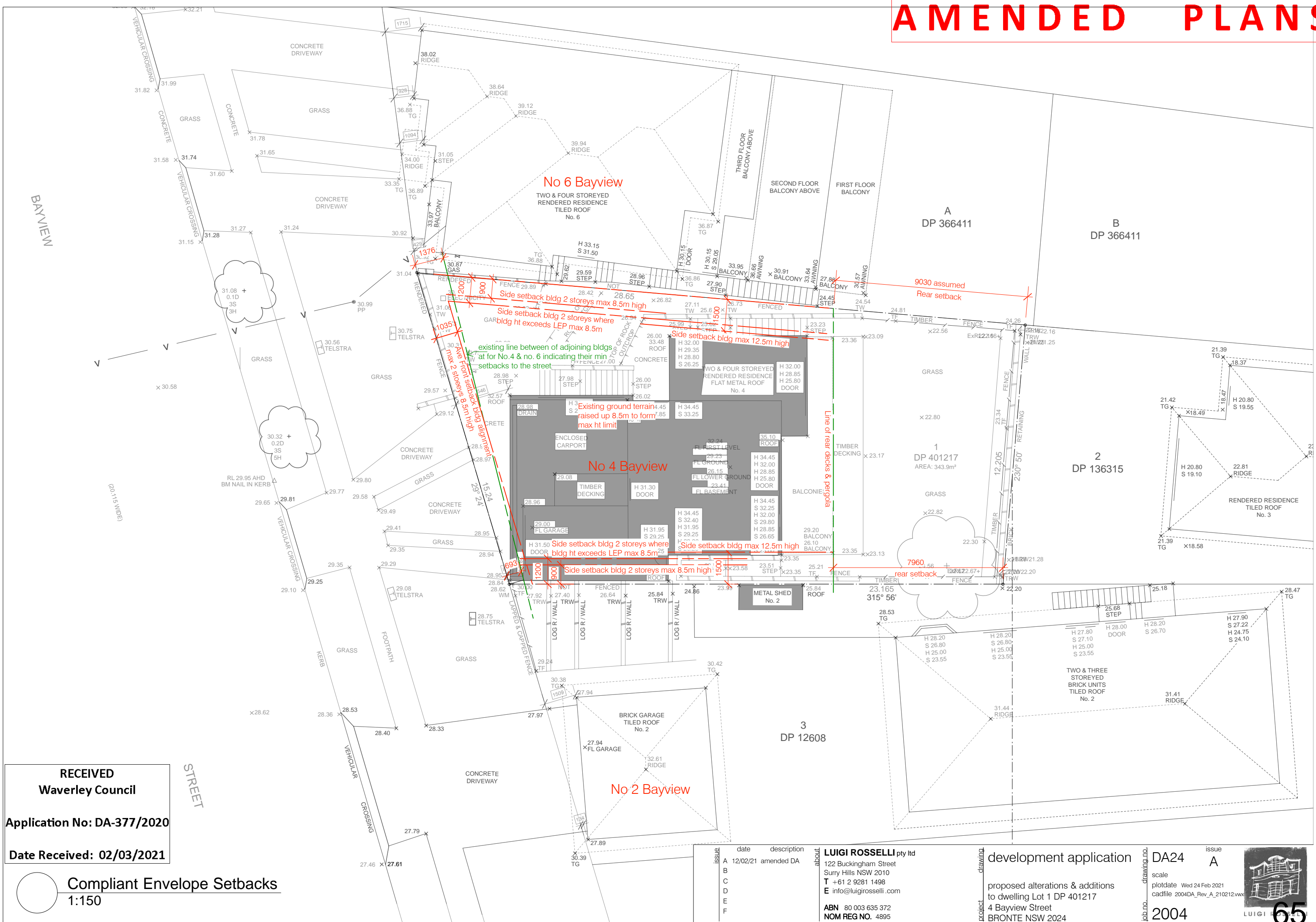
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vmx

2004

issue
A



AMENDED PLANS



RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021

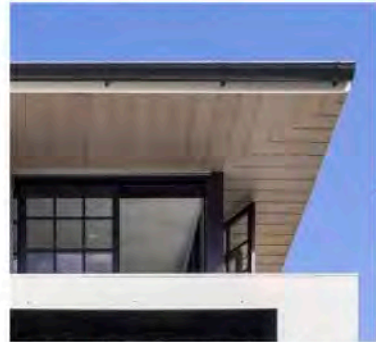
Compliant Envelope Setbacks
1:150

LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

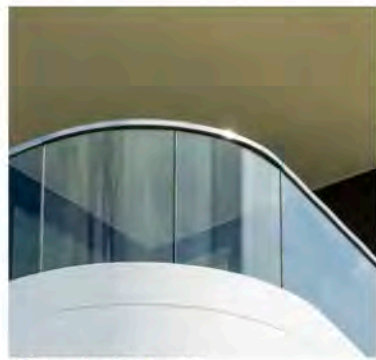
development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024
DA24
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vxd
2004
issue
A
LUIGI ROSSELLI
65



Metal Roofing (mr)



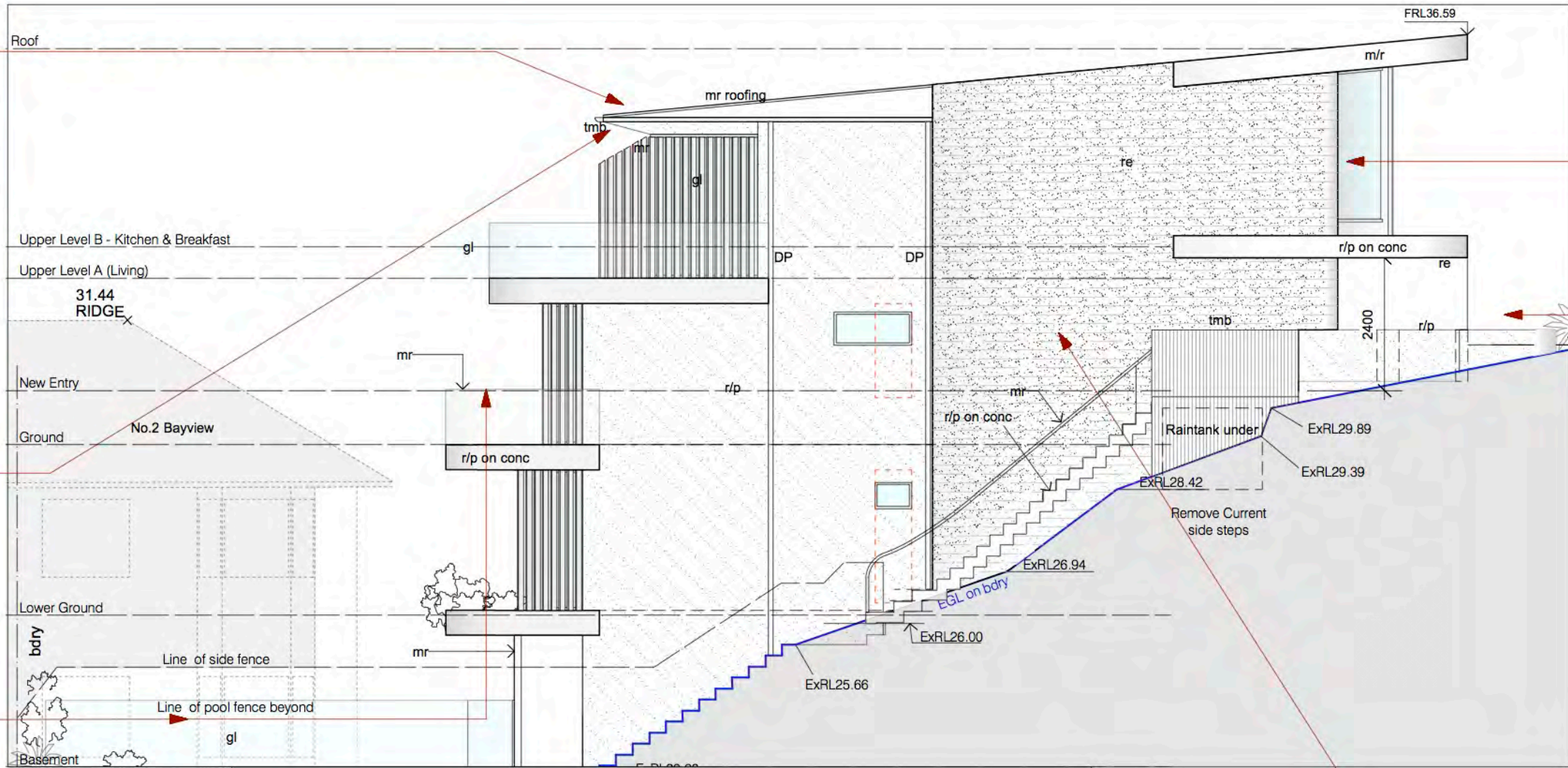
V-joint lined eaves (tmb)



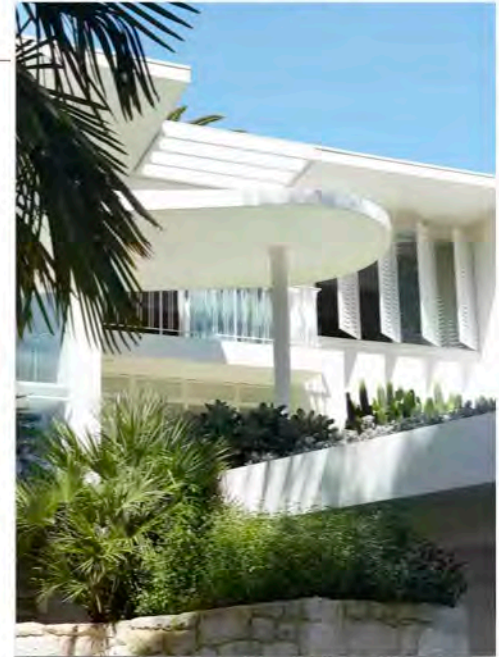
Glass balustrade & fencing (gl)



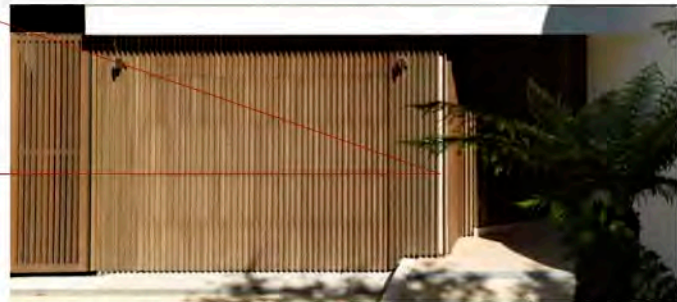
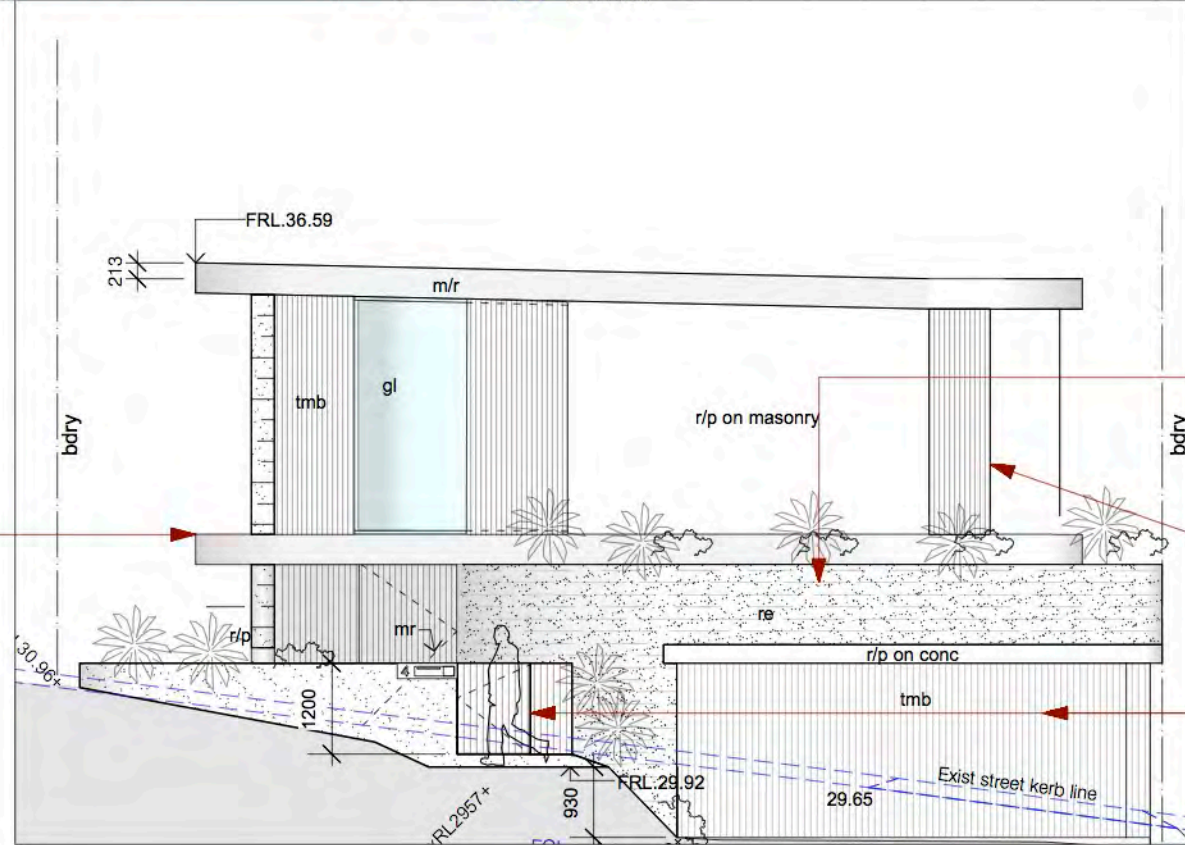
Painted rendered concrete cantilevers (r/p conc)



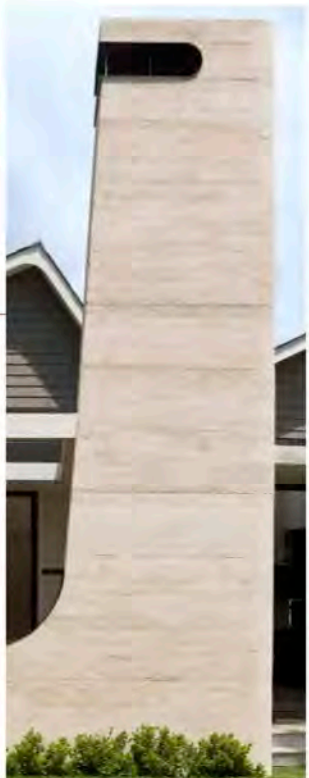
Fine metal windows (gf) (mr)



Painted cement render (r/p)



Vertical batten garage door & typical screens (tmb)



Rammed earth walls (re)

AMENDED PLANS

Schedule of external finishes

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021

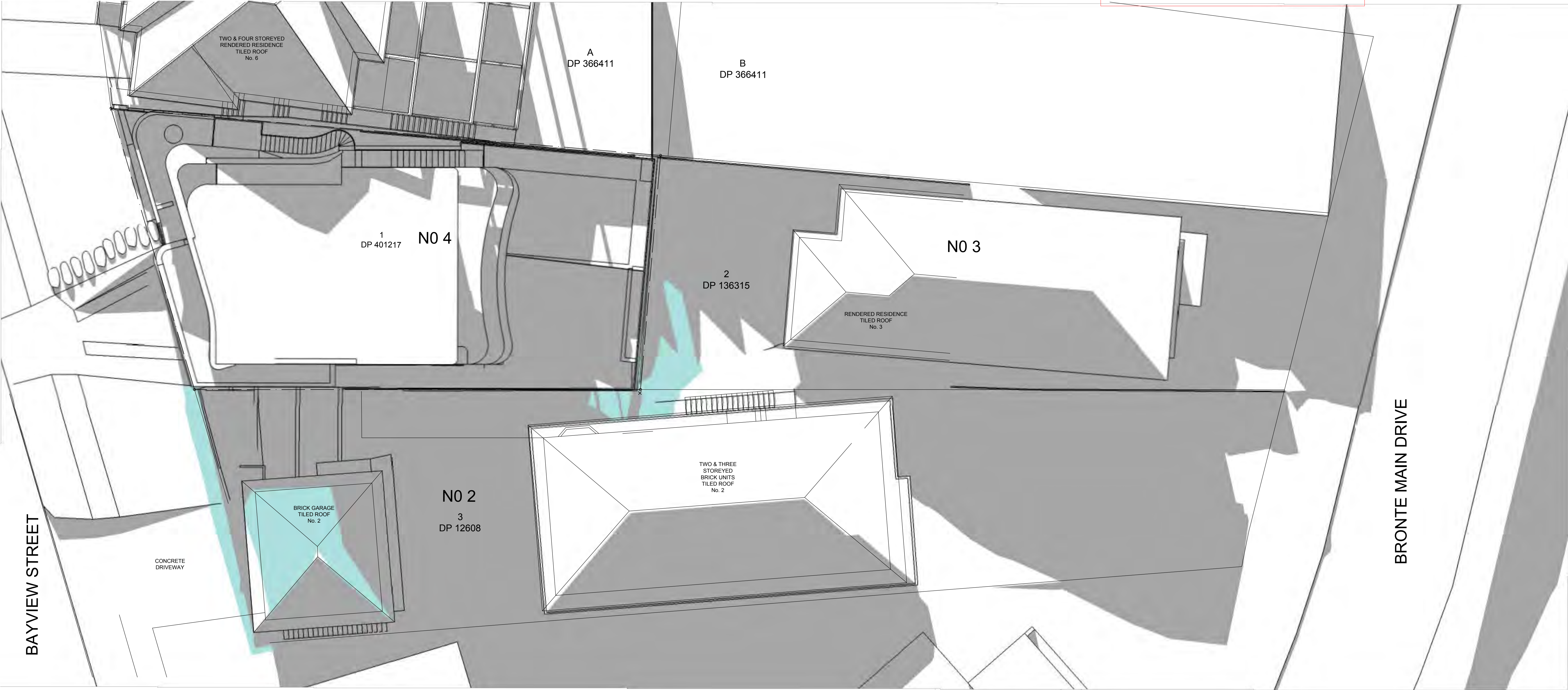
issue	date	description
A	12/02/21	amended DA
B		
C		
D		
E		
F		

about
LUIGI ROSSELLI pty ltd
122 Buckingham Street
Surry Hills NSW 2010
T +61 2 9281 1498
E info@luigirosselli.com
ABN 80 003 635 372
NOM REG NO. 4895

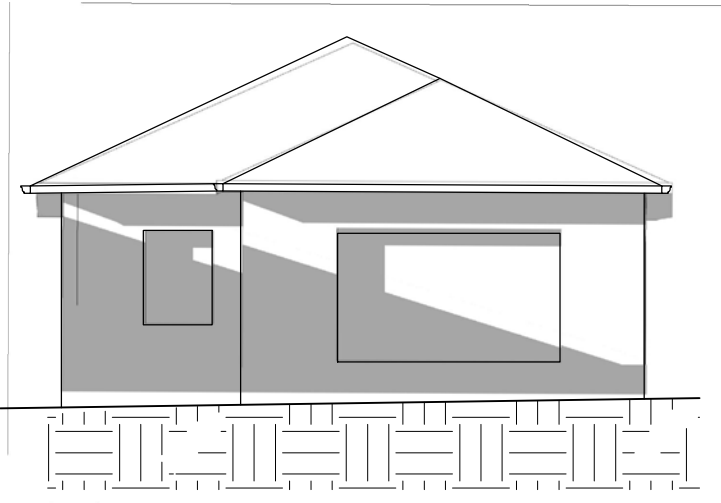
drawing
development application
proposed alterations & additions
to dwelling Lot 1 DP 401217
4 Bayview Street
BRONTE NSW 2024

job no.
2004
scale
plotdate Wed 24 Feb 2021
cadfile 2004DA_Rev_A_210212.vwx
DA 18
issue
A

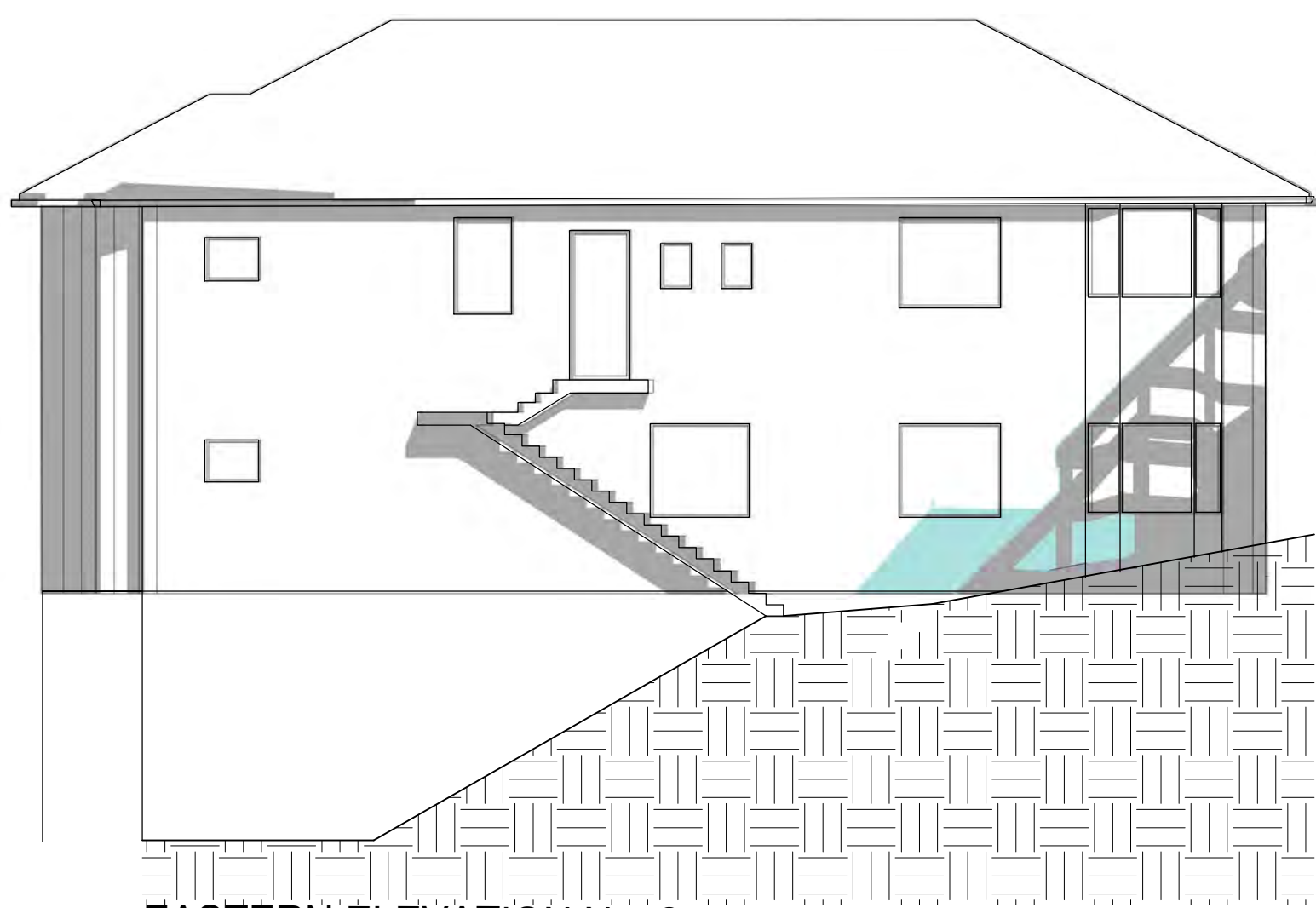




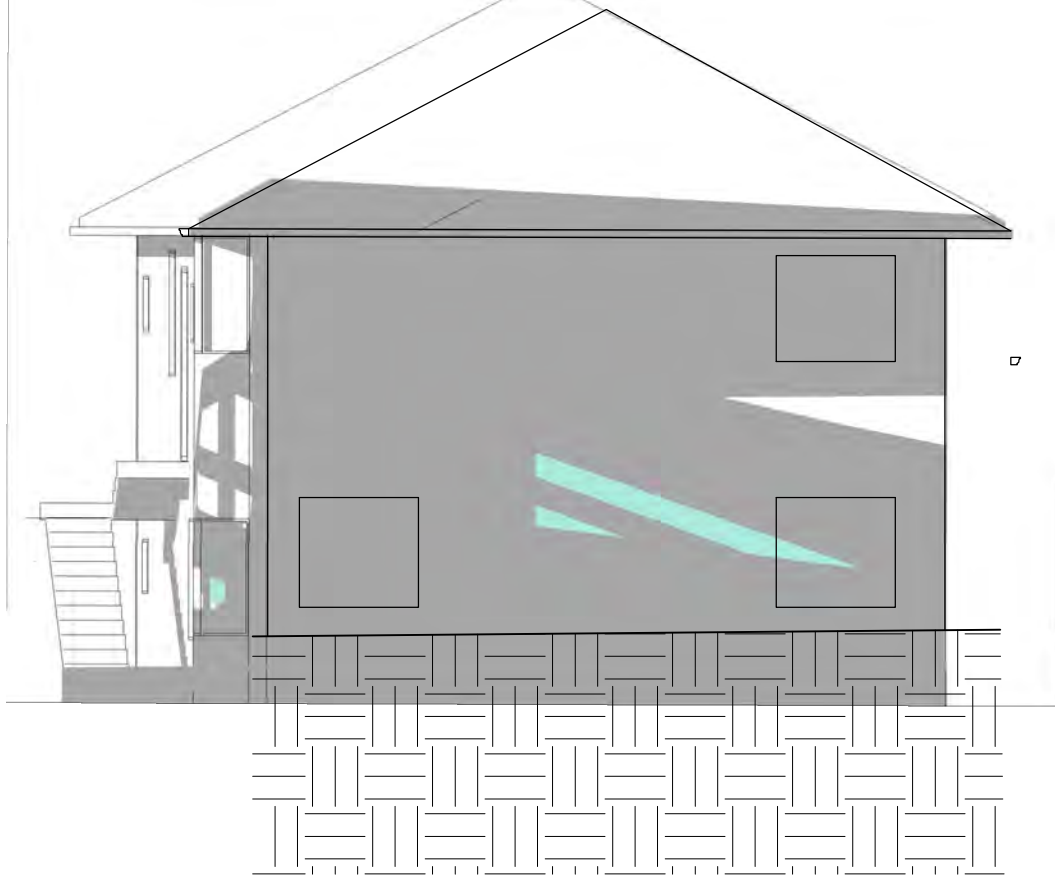
top shadow-solstice-09 am
scale 1:100



NORTHERN ELEVATION No. 3
BRONTE MAIN DRIVE



EASTERN ELEVATION No. 2
BRONTE MAIN DRIVE



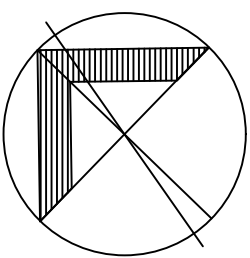
NORTHERN ELEVATION No. 2
BRONTE MAIN DRIVE

LEGEND

- existing shadows
- additional shadows

NOTE:
drawing based on site survey and where unavailable, estimates from
aerial photos, DCP/LEP maps and department of land maps

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021



	date	description
A	17/02/21	revised shadows
B		
C		
D		
E		
F		

remember The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Achitect & cannot be reproduced without written consent.

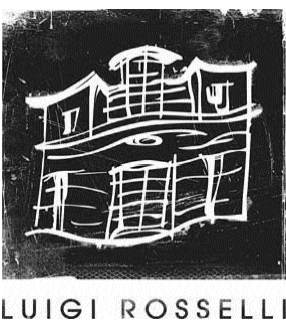
about **LUIGI ROSSELLI** pty ltd
122 Buckingham Street Surry Hills NSW 2010
T +61 2 9281 1498
F +61 2 9281 0196
E info@luigrosselli.com

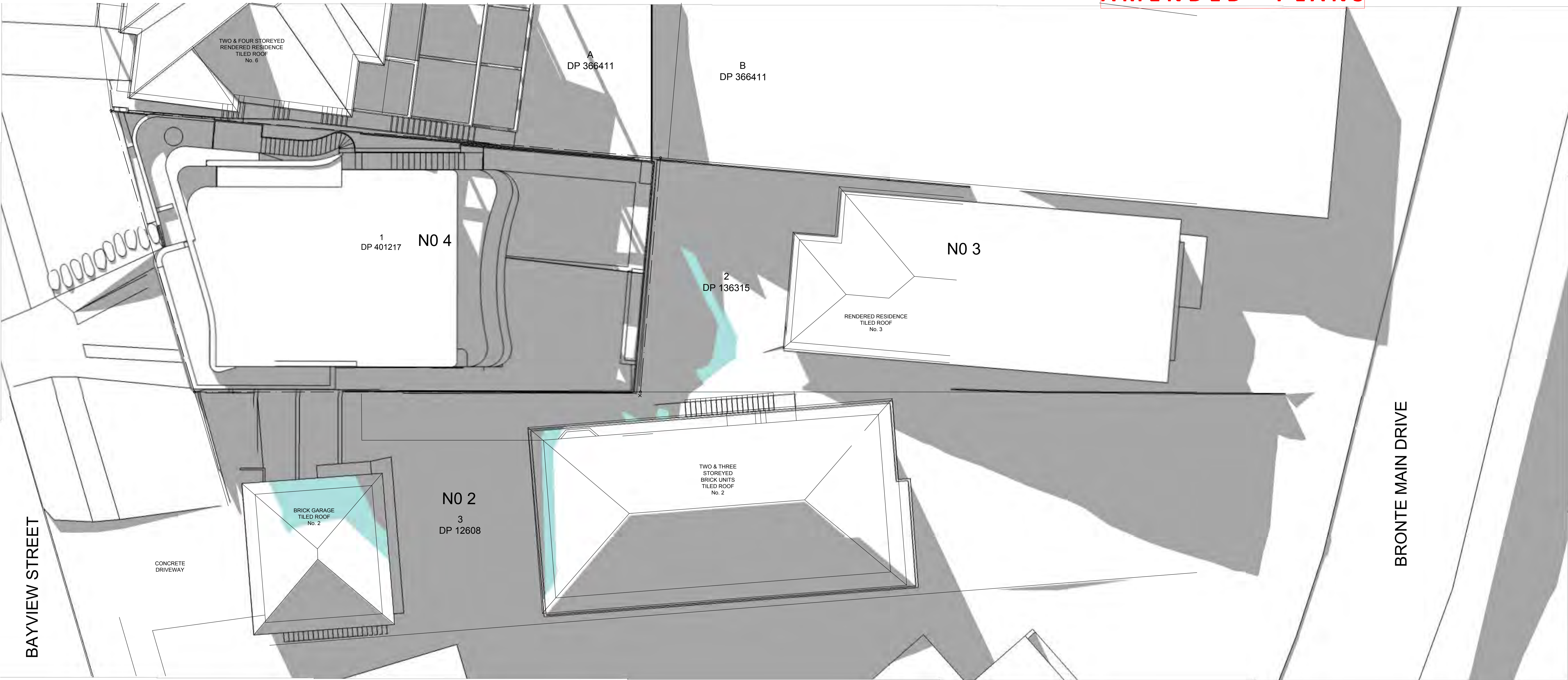
ABN 80 003 635 372
NOM REG NO. 4895

project drawing solar diagrams - 21
june, 9am
residence
4 Bayview Street
BRONTE NSW 2024

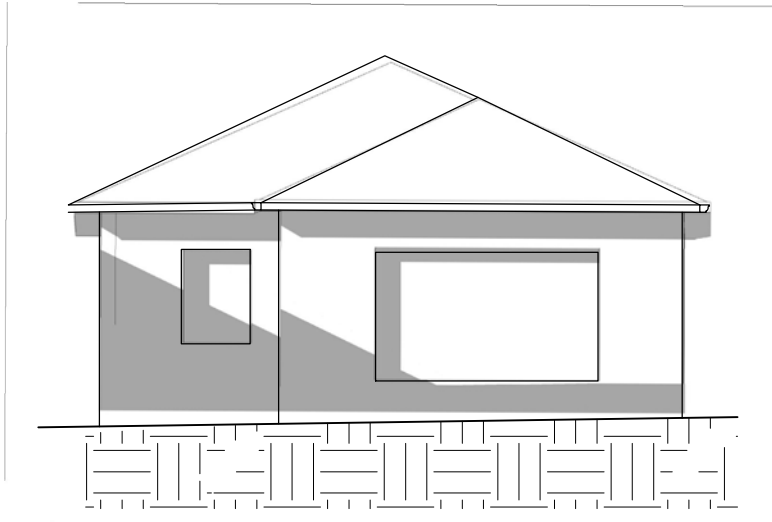
job.no. drawing.no. DA14.1 issue A
scale 1:100@A1
plotdate 17/02/2021
cadfile

2004

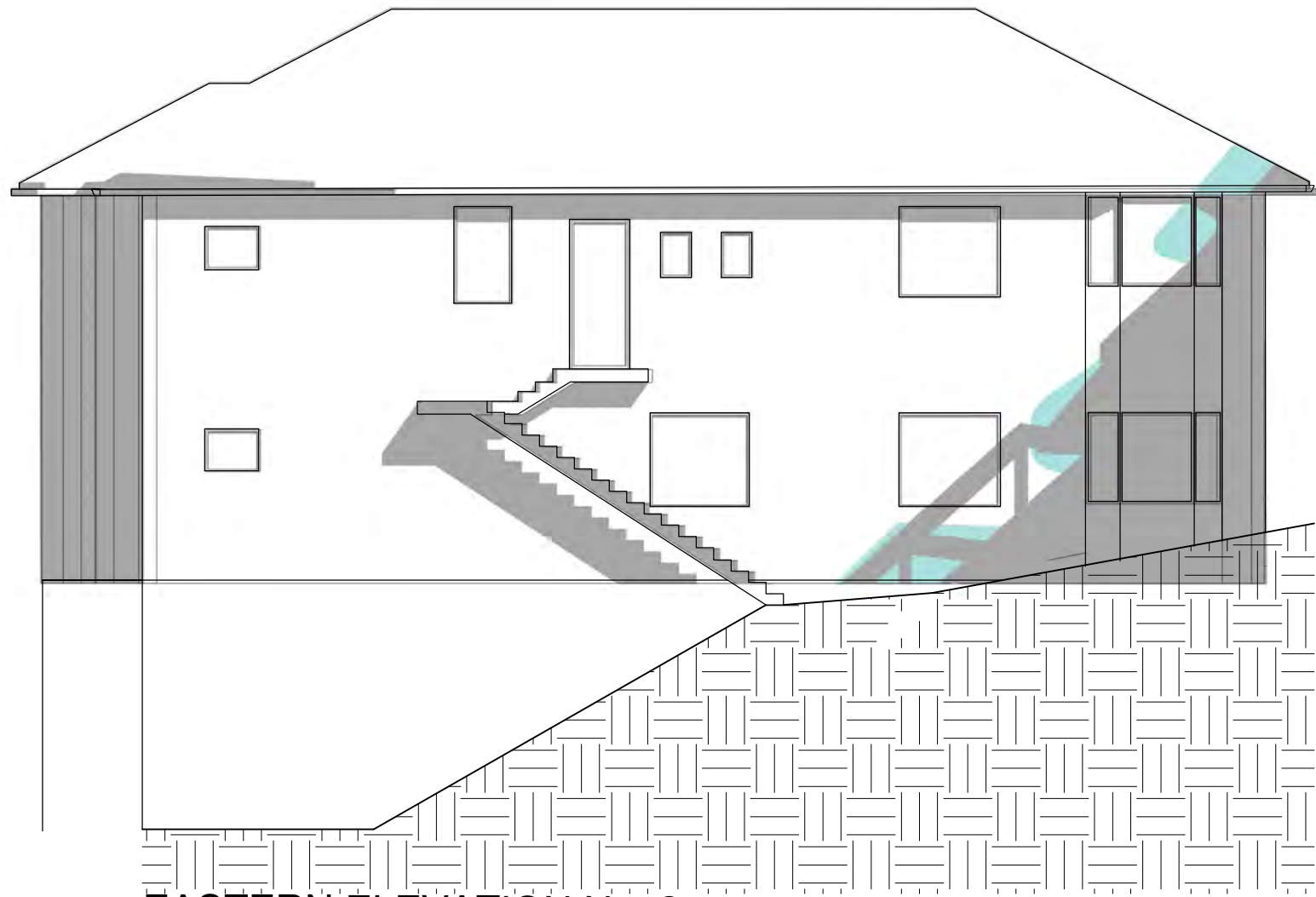




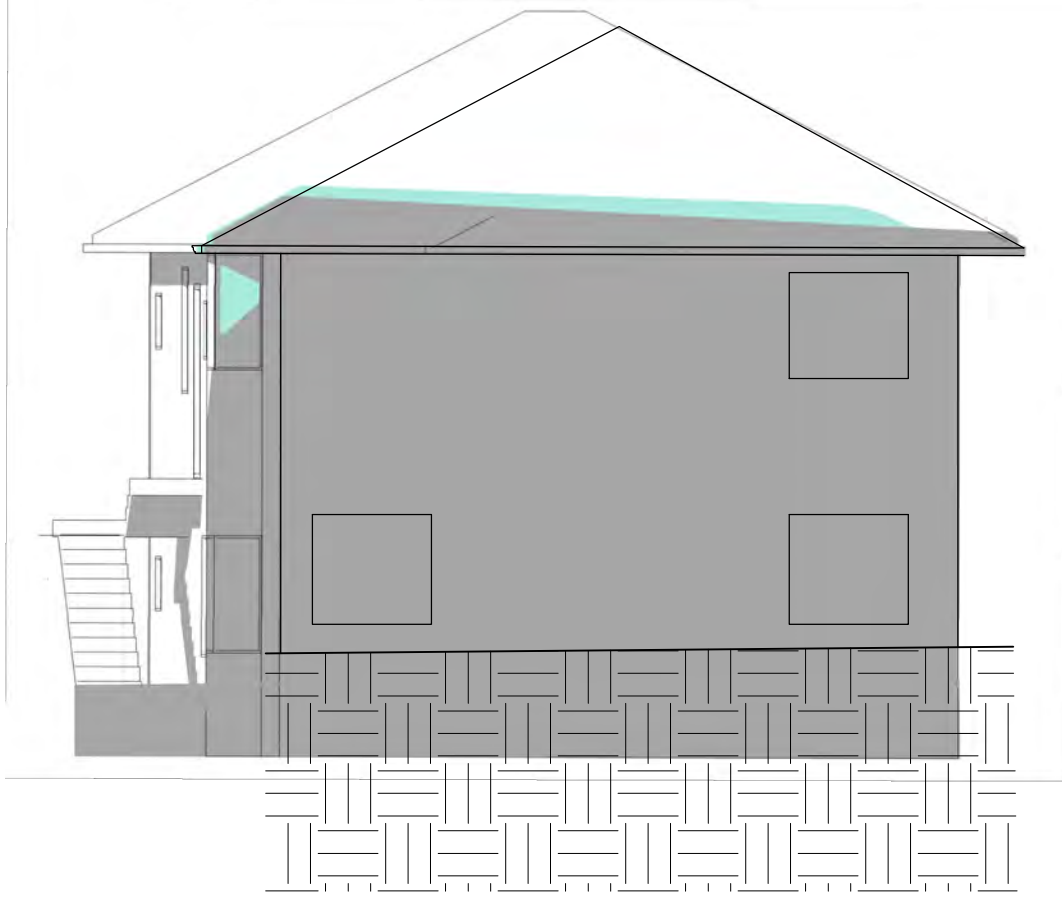
top shadow-solstice-10 am
scale 1:100



NORTHERN ELEVATION No. 3
BRONTE MAIN DRIVE



EASTERN ELEVATION No. 2
BRONTE MAIN DRIVE



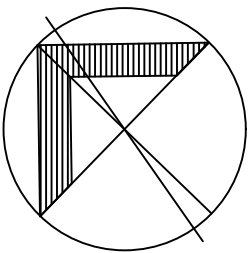
NORTHERN ELEVATION No. 2
BRONTE MAIN DRIVE

LEGEND

- existing shadows
- additional shadows

NOTE:
drawing based on site survey and where unavailable, estimates from
aerial photos, DCP/LEP maps and department of land maps

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021



	date	description
A	17/02/21	revised shadows
B		
C		
D		
E		
F		

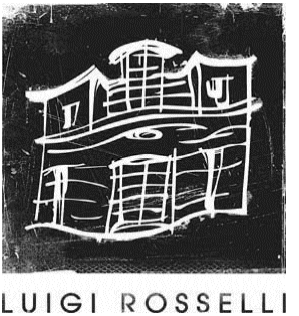
The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
Documents & design remain the copyright of the Achitect & cannot be reproduced without written consent.

about
LUIGI ROSSELLI pty ltd
122 Buckingham Street Surry Hills NSW 2010
T +61 2 9281 1498
F +61 2 9281 0196
E info@luigirosselli.com

ABN 80 003 635 372
NOM REG NO. 4895

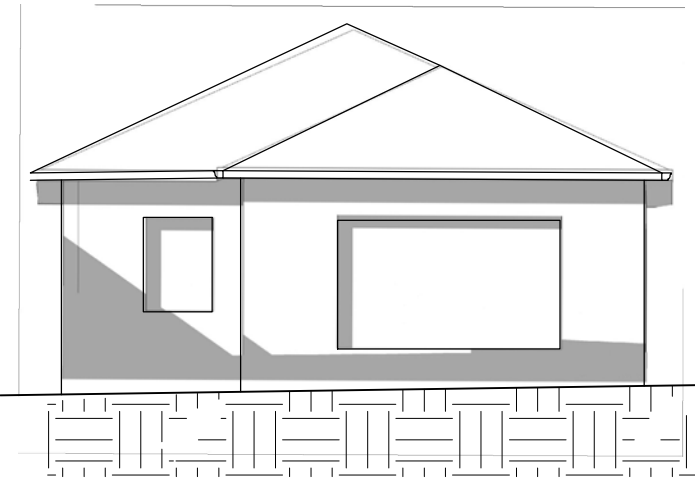
project drawing
solar diagrams - 21
june, 10 am
residence
4 Bayview Street
BRONTE NSW 2024

job.no. drawing.no.
DA14.2
scale 1:100@A1
plotdate 17/02/2021
cadfile
2004
issue A

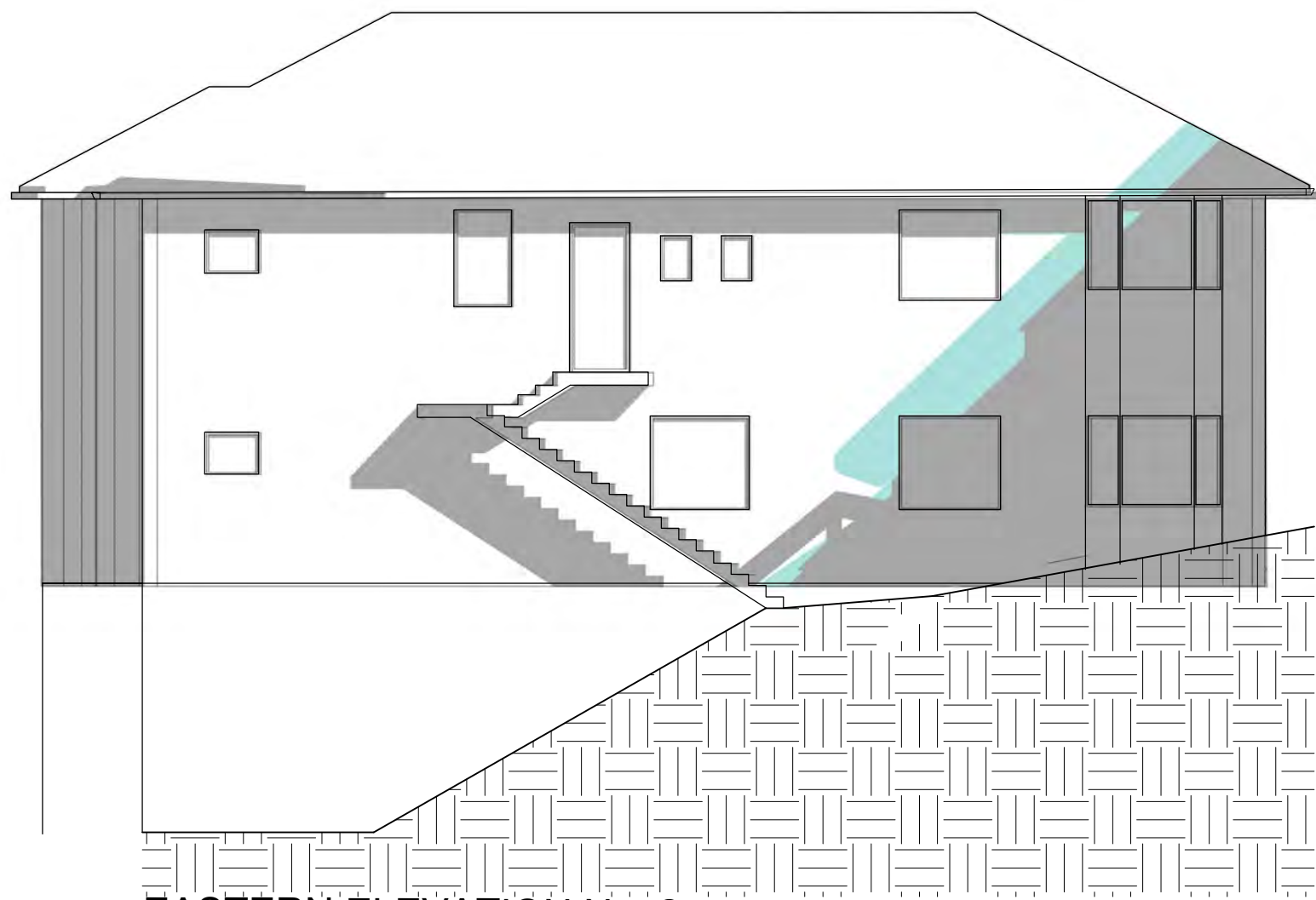




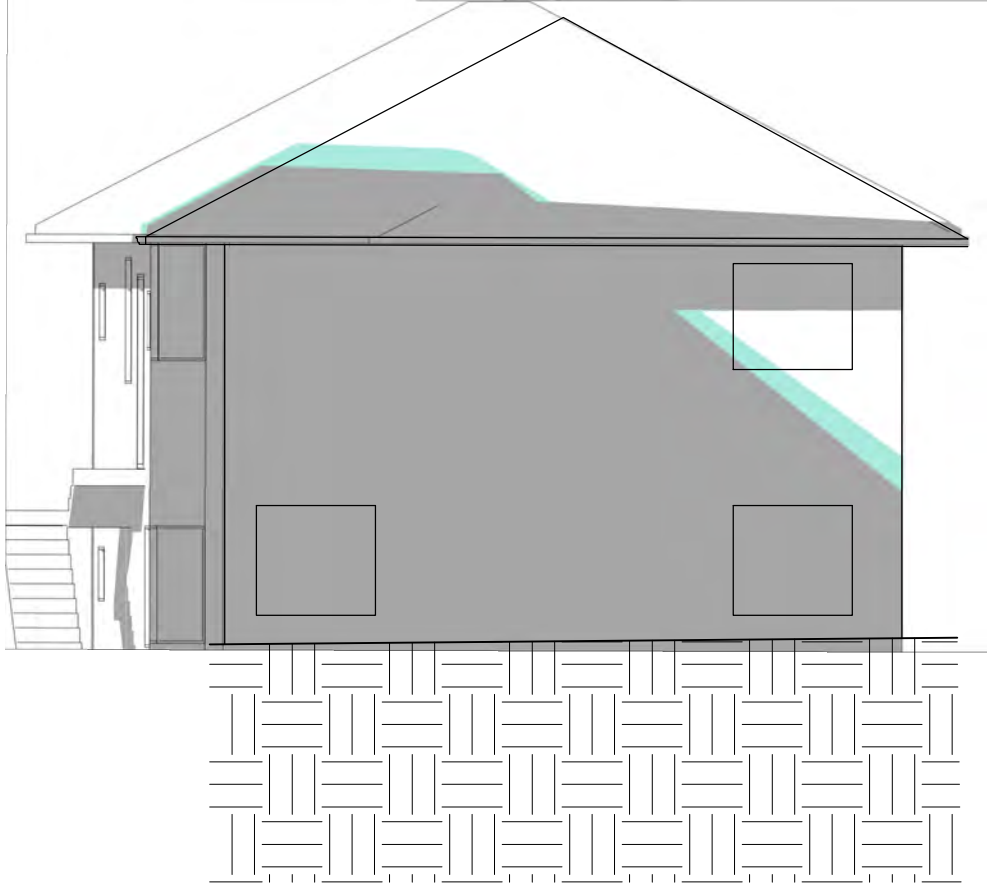
top shadow-solstice-11 am
scale 1:100



NORTHERN ELEVATION No. 3
BRONTE MAIN DRIVE



EASTERN ELEVATION No. 2
BRONTE MAIN DRIVE



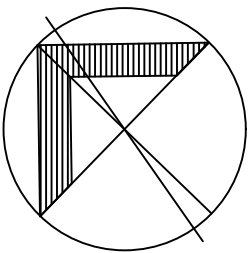
NORTHERN ELEVATION No. 2
BRONTE MAIN DRIVE

LEGEND

- existing shadows
- additional shadows

NOTE:
drawing based on site survey and where unavailable, estimates from
aerial photos, DCP/LEP maps and department of land maps

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021



	date	description
A	17/02/21	revised shadows
B		
C		
D		
E		
F		

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
Documents & design remain the copyright of the Achitect & cannot be reproduced without written consent.

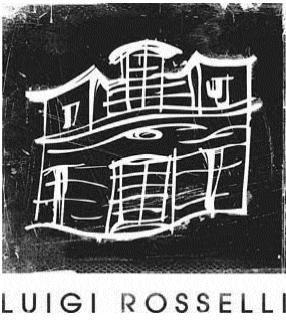
about
LUIGI ROSSELLI pty ltd
122 Buckingham Street Surry Hills NSW 2010
T +61 2 9281 1498
F +61 2 9281 0196
E info@luigirosselli.com

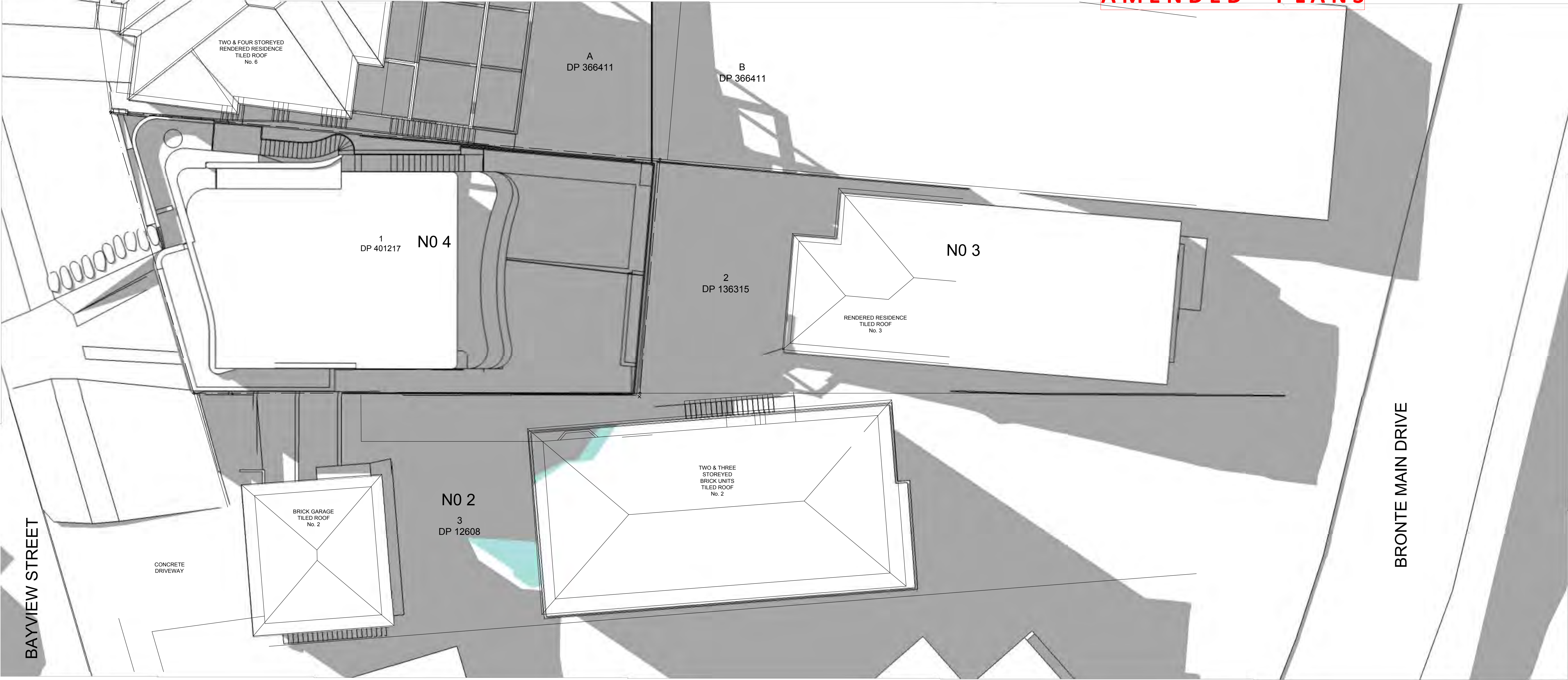
ABN 80 003 635 372
NOM REG NO. 4895

project drawing
solar diagrams - 21
june, 11 am
residence
4 Bayview Street
BRONTE NSW 2024

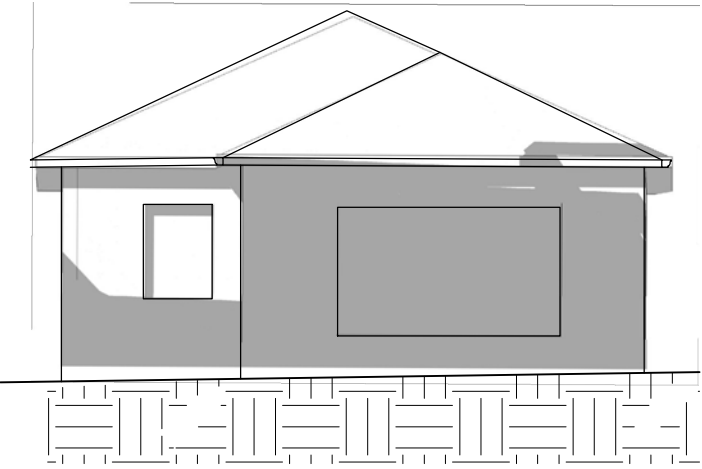
job.no. drawing.no.
DA14.3 issue A
scale 1:100@A1
plotdate 17/02/2021
cadfile

2004

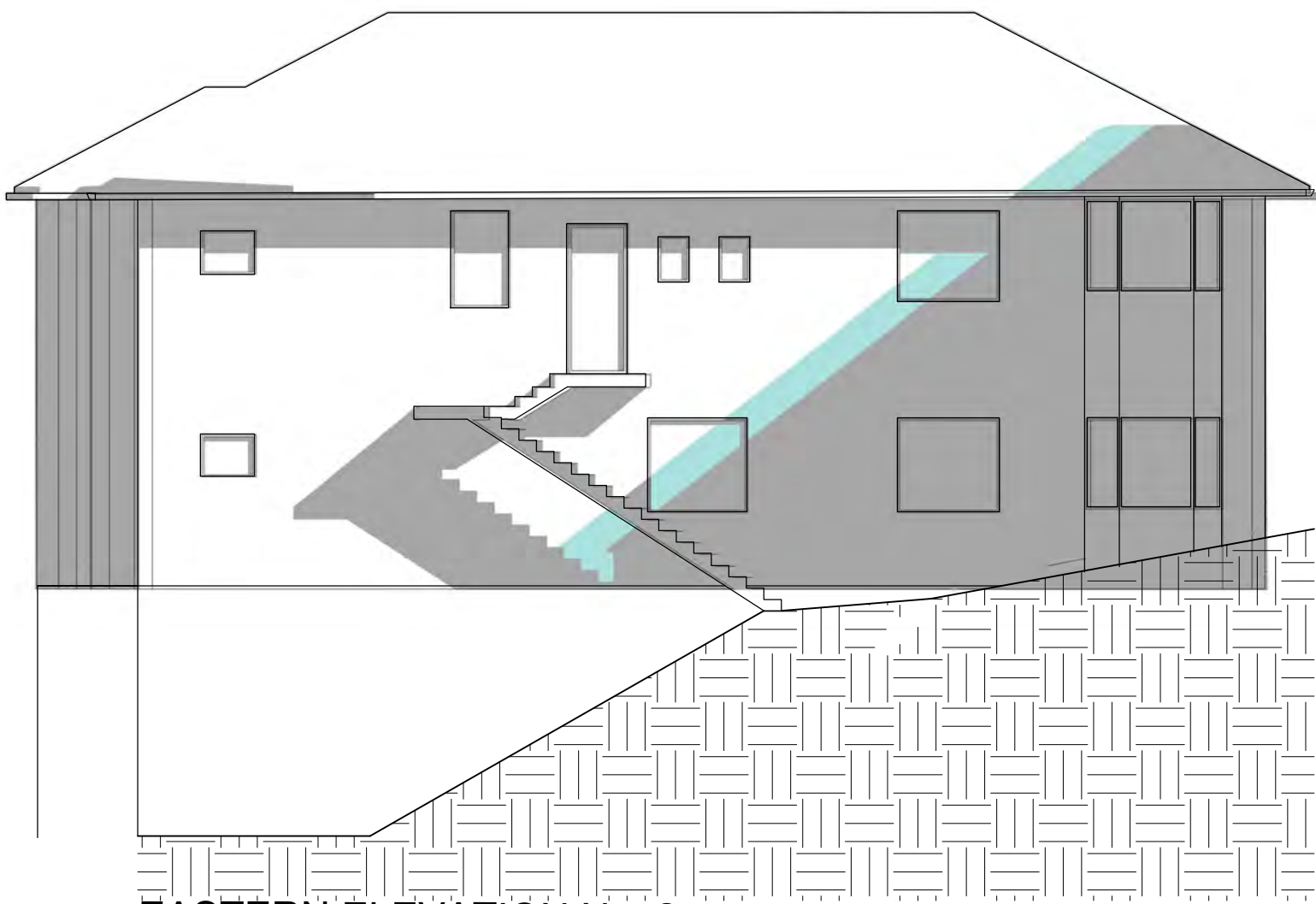




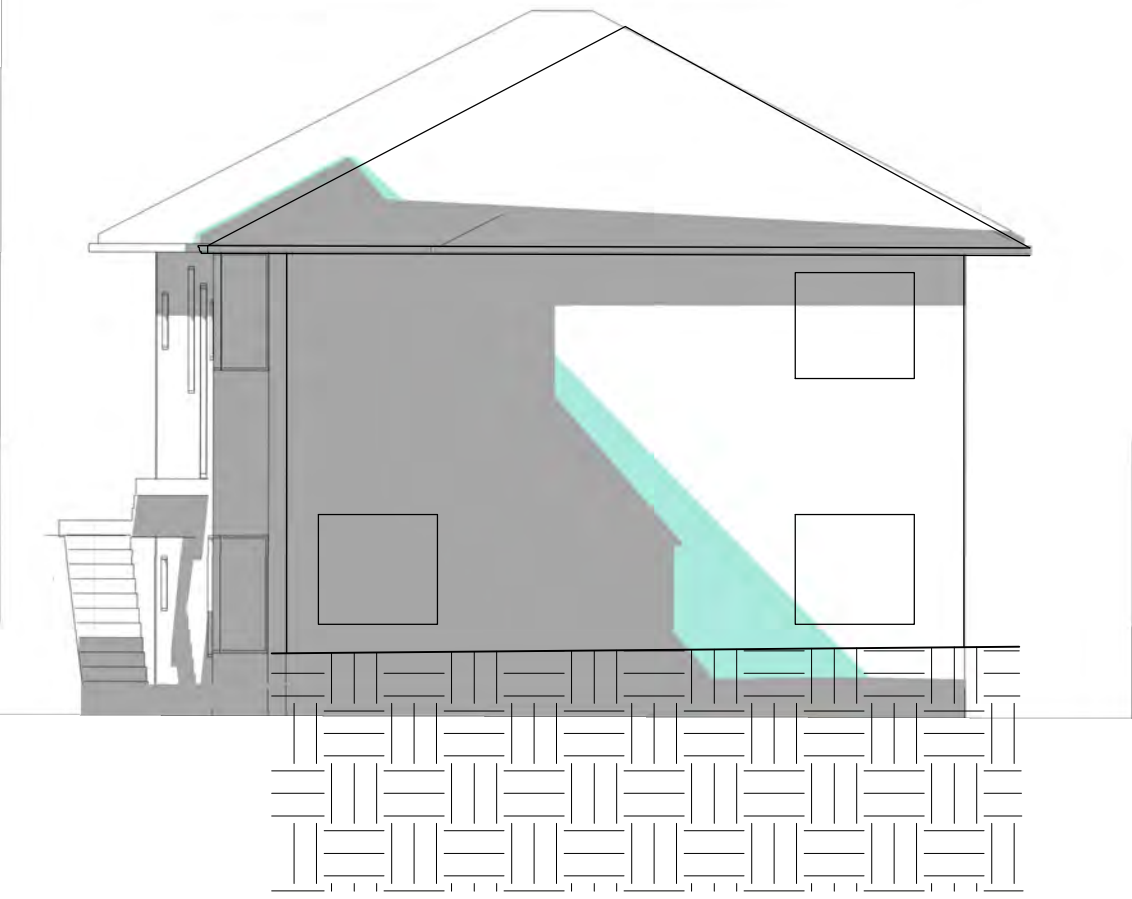
top shadow-solstice-12 pm
scale 1:100



NORTHERN ELEVATION No. 3
BRONTE MAIN DRIVE



EASTERN ELEVATION No. 2
BRONTE MAIN DRIVE



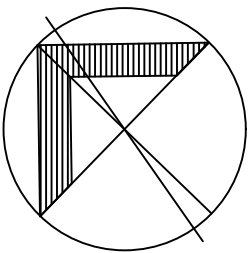
NORTHERN ELEVATION No. 2
BRONTE MAIN DRIVE

LEGEND

- existing shadows
- additional shadows

NOTE:
drawing based on site survey and where unavailable, estimates from
aerial photos, DCP/LEP maps and department of land maps

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021



	date	description
A	17/02/21	revised shadows
B		
C		
D		
E		
F		

remember The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Achitect & cannot be reproduced without written consent.

about **LUIGI ROSSELLI** pty ltd
122 Buckingham Street Surry Hills NSW 2010
T +61 2 9281 1498
F +61 2 9281 0196
E info@luigirosselli.com

ABN 80 003 635 372
NOM REG NO. 4895

project drawing solar diagrams - 21
june, 12 pm
residence
4 Bayview Street
BRONTE NSW 2024

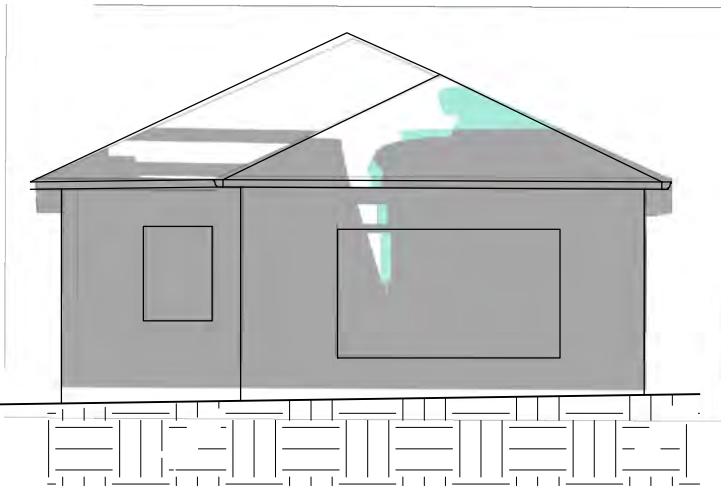
job.no. drawing.no. DA15.1 issue A
scale 1:100@A1
plotdate 17/02/2021
cadfile

2004

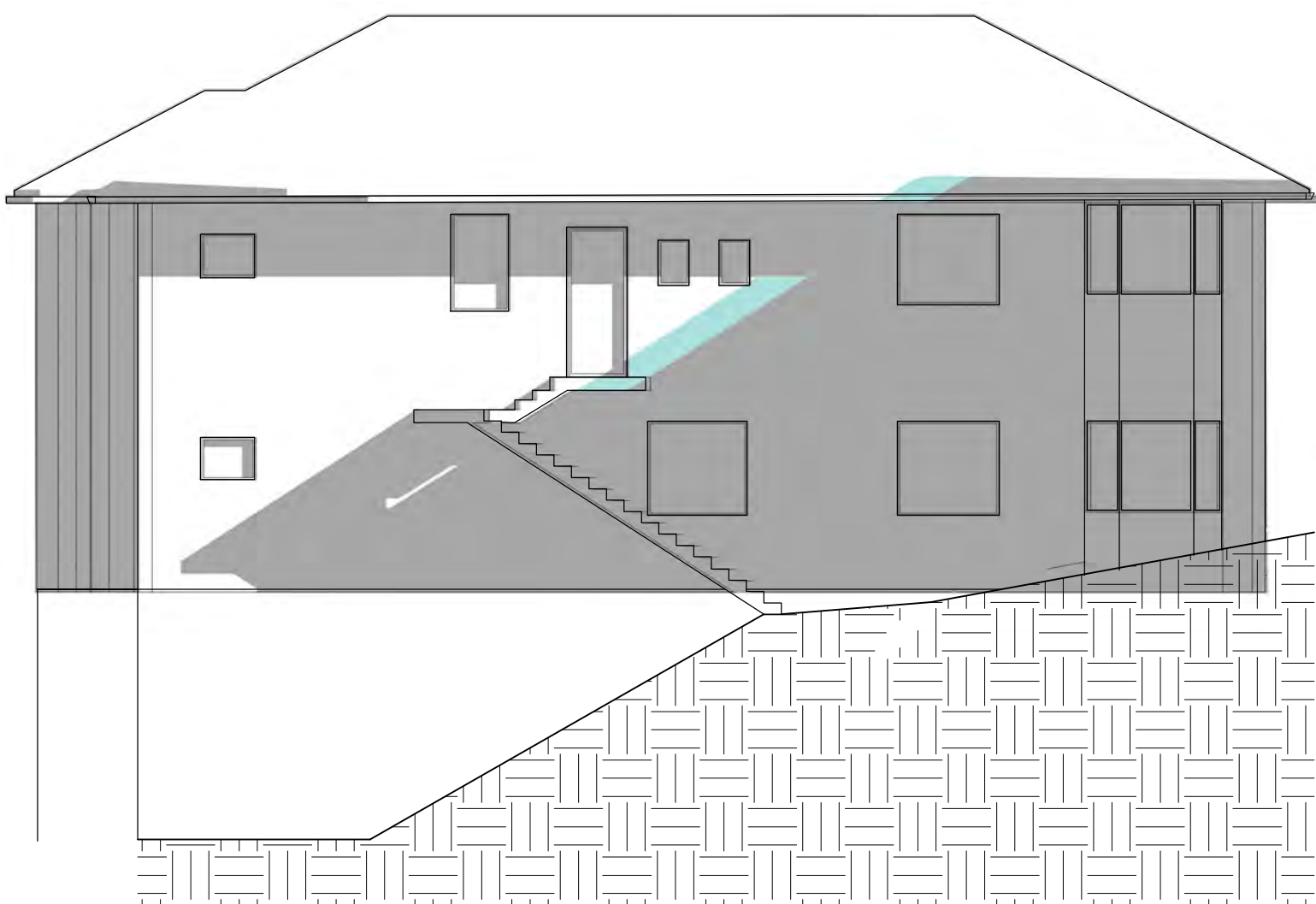




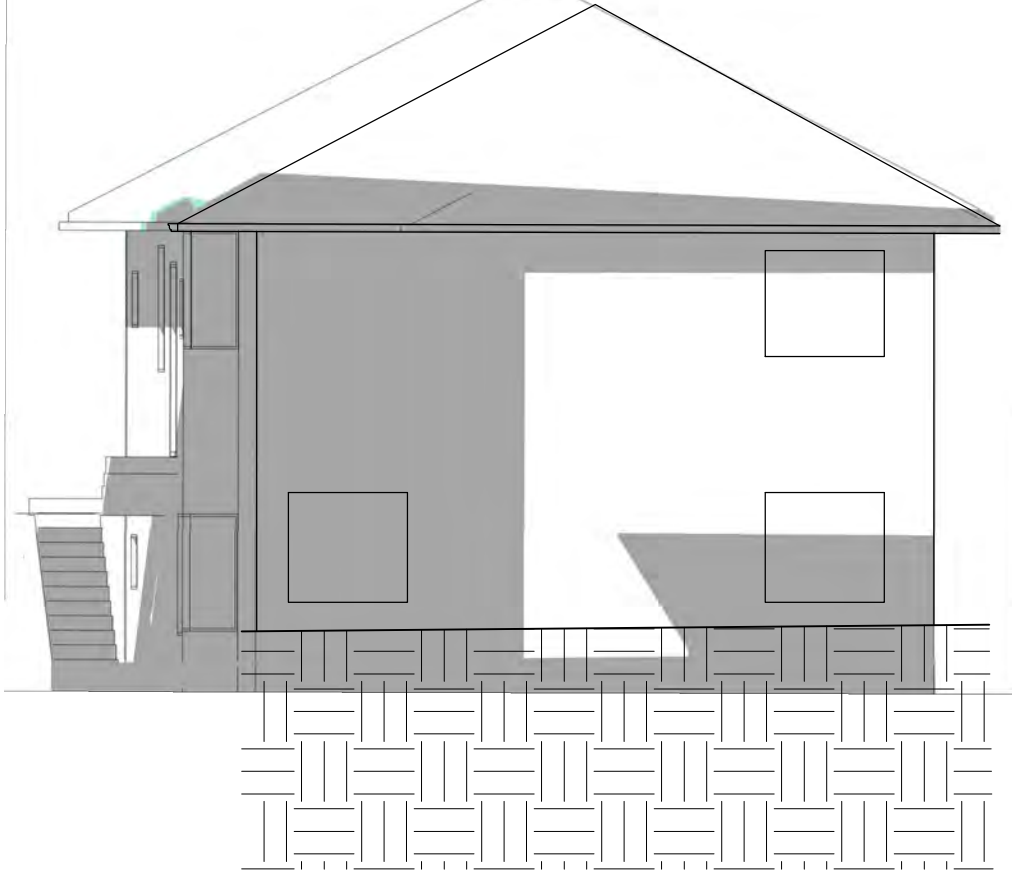
top shadow-solstice-01 pm
scale 1:100



NORTHERN ELEVATION No. 3
BRONTE MAIN DRIVE



EASTERN ELEVATION No. 2
BRONTE MAIN DRIVE



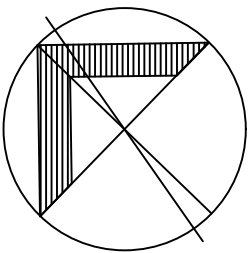
NORTHERN ELEVATION No. 2
BRONTE MAIN DRIVE

LEGEND

- existing shadows
- additional shadows

NOTE:
drawing based on site survey and where unavailable, estimates from
aerial photos, DCP/LEP maps and department of land maps

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021



	date	description
A	17/02/21	revised shadows
B		
C		
D		
E		
F		

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
Documents & design remain the copyright of the Achitect & cannot be reproduced without written consent.

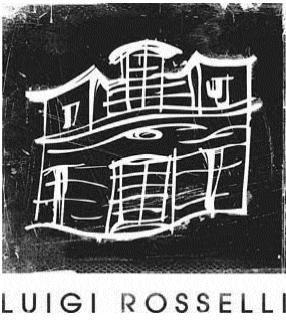
about
LUIGI ROSSELLI pty ltd
122 Buckingham Street Surry Hills NSW 2010
T +61 2 9281 1498
F +61 2 9281 0196
E info@luigirosselli.com

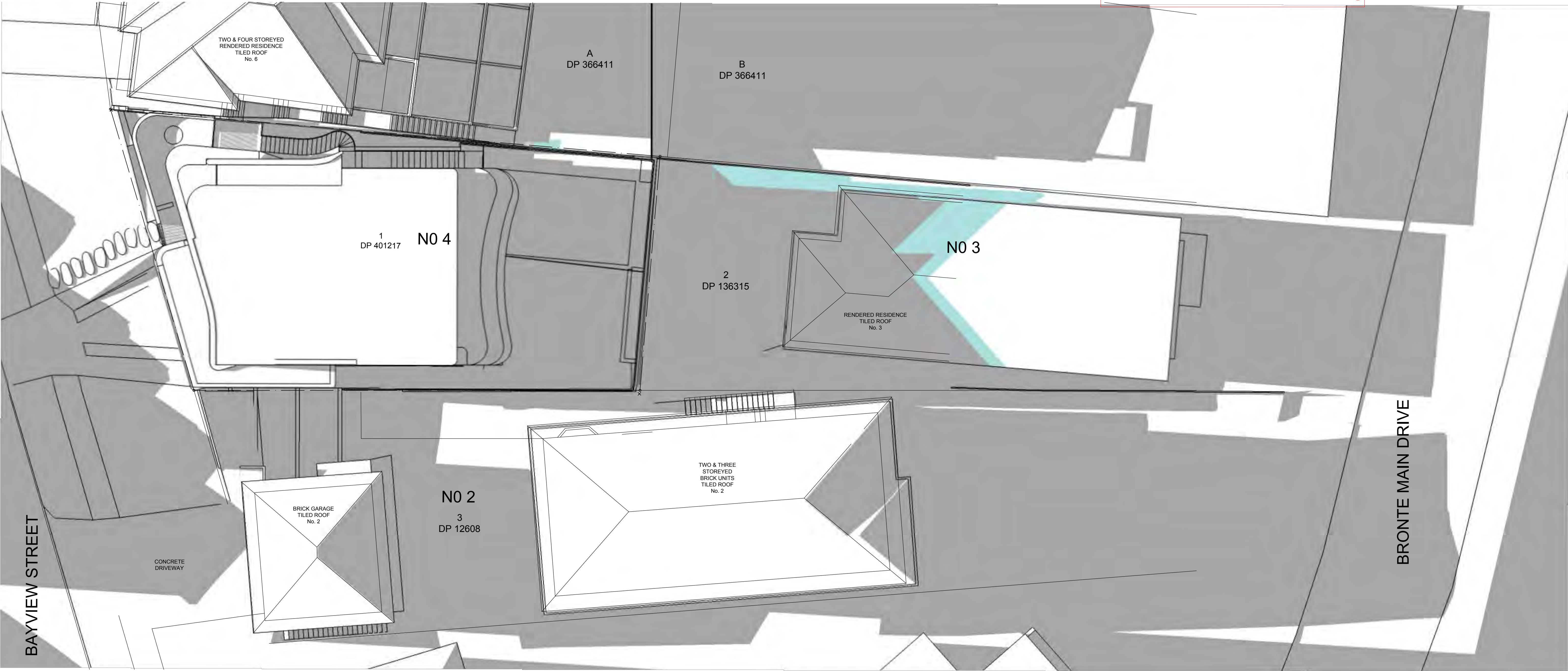
ABN 80 003 635 372
NOM REG NO. 4895

project drawing
solar diagrams - 21
june, 01 pm
residence
4 Bayview Street
BRONTE NSW 2024

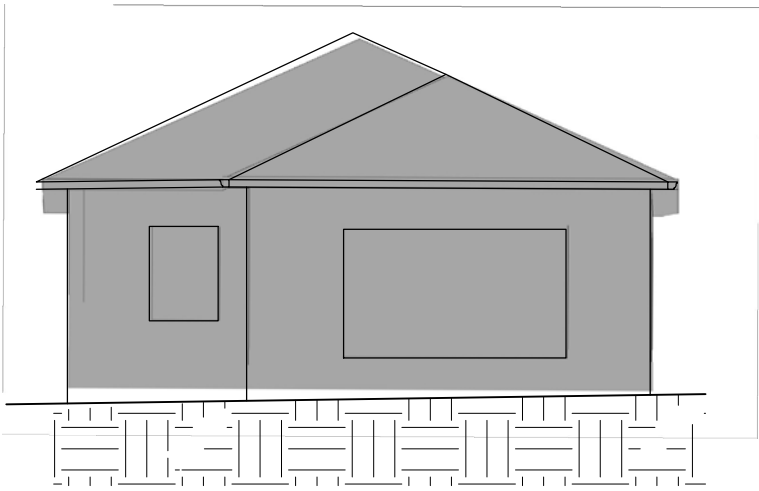
job.no. drawing.no.
DA15.2 issue A
scale 1:100@A1
plotdate 17/02/2021
cadfile

2004

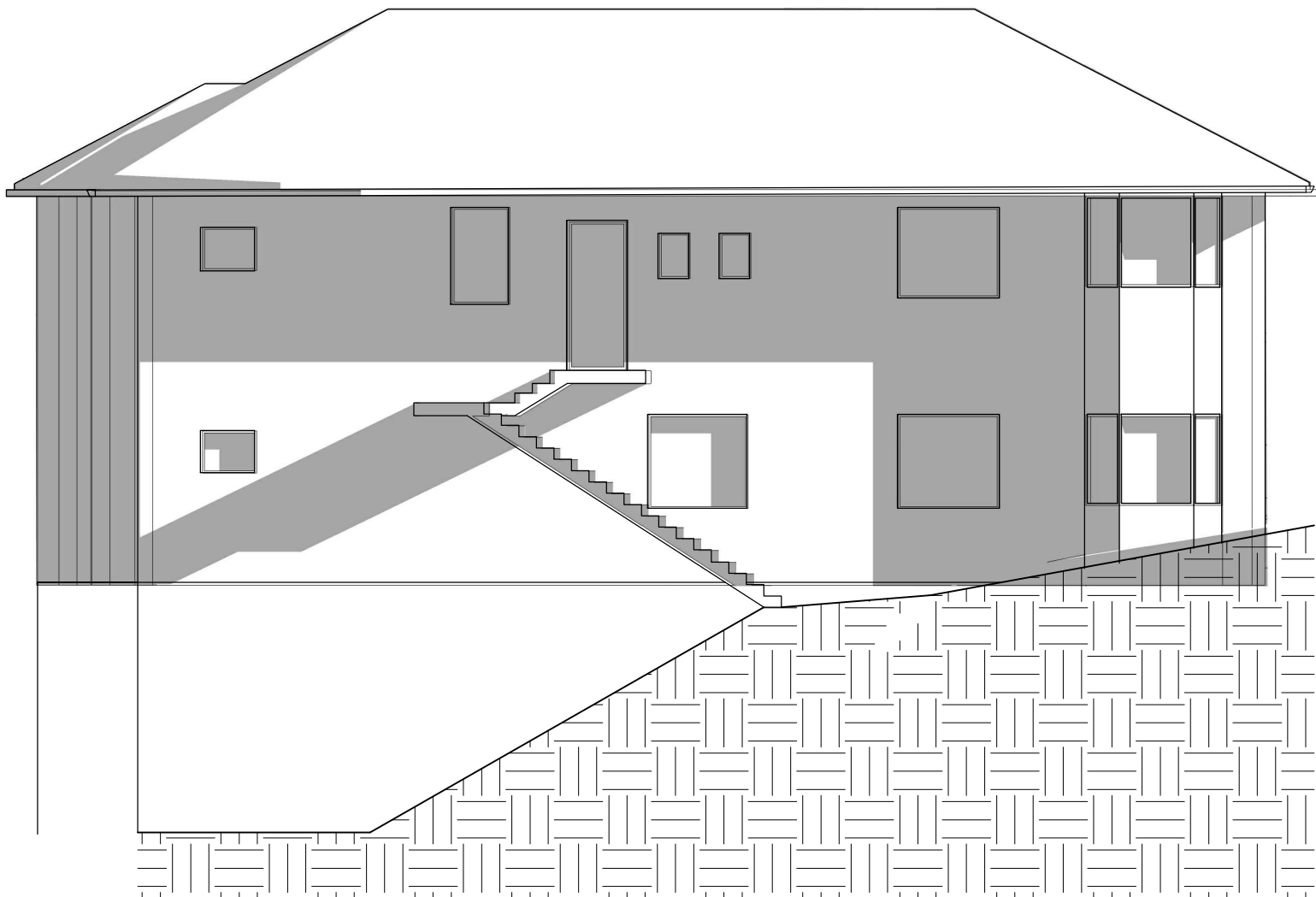




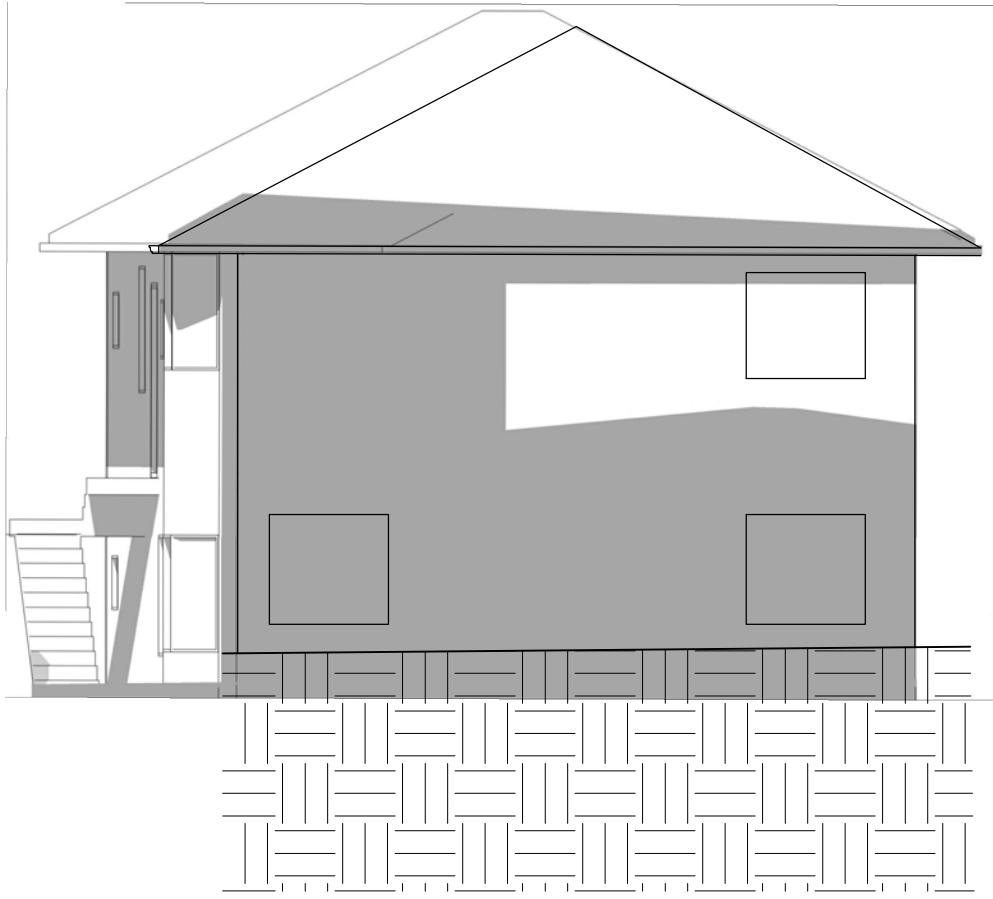
top shadow-solstice-02 pm
scale 1:100



NORTHERN ELEVATION No. 3
BRONTE MAIN DRIVE



EASTERN ELEVATION No. 2
BRONTE MAIN DRIVE



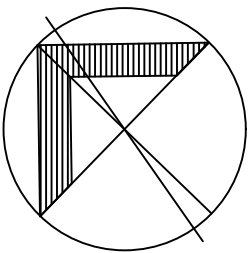
NORTHERN ELEVATION No. 2
BRONTE MAIN DRIVE

LEGEND

- existing shadows
- additional shadows

NOTE:
drawing based on site survey and where unavailable, estimates from
aerial photos, DCP/LEP maps and department of land maps

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021



	date	description
A	17/02/21	revised shadows
B		
C		
D		
E		
F		

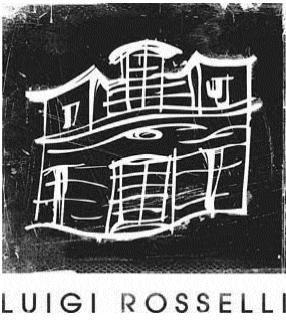
The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
Documents & design remain the copyright of the Achitect & cannot be reproduced without written consent.

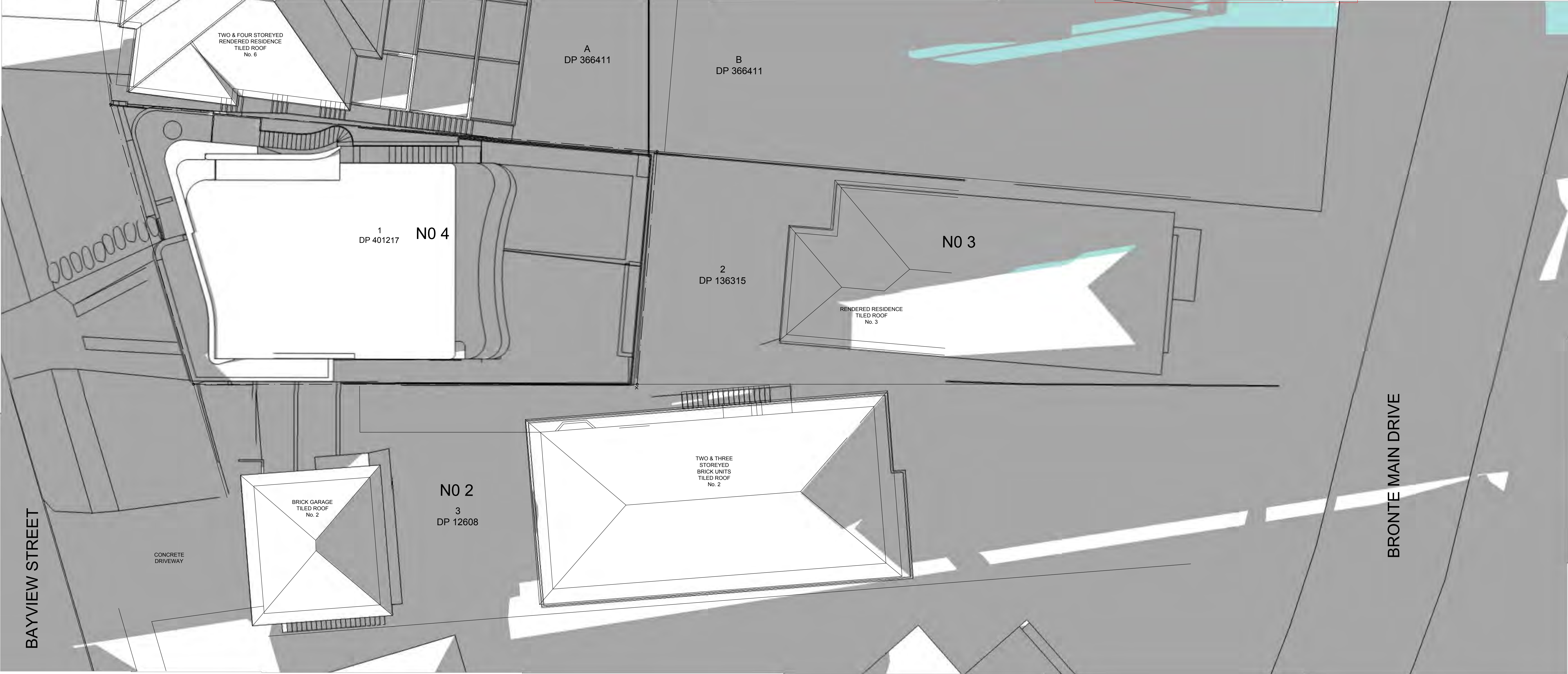
about
LUIGI ROSSELLI pty ltd
122 Buckingham Street Surry Hills NSW 2010
T +61 2 9281 1498
F +61 2 9281 0196
E info@luigirosselli.com

ABN 80 003 635 372
NOM REG NO. 4895

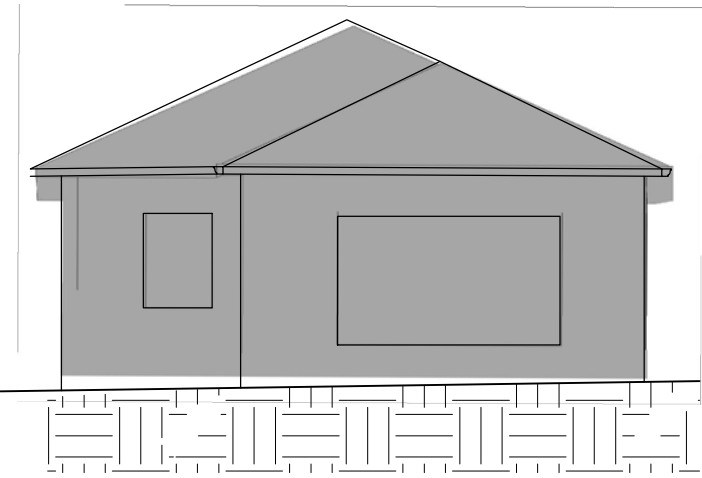
project drawing
solar diagrams - 21
june, 02 pm
residence
4 Bayview Street
BRONTE NSW 2024

job no. drawing no.
DA15.3
scale 1:100@A1
plotdate 17/02/2021
cadfile
2004
issue A

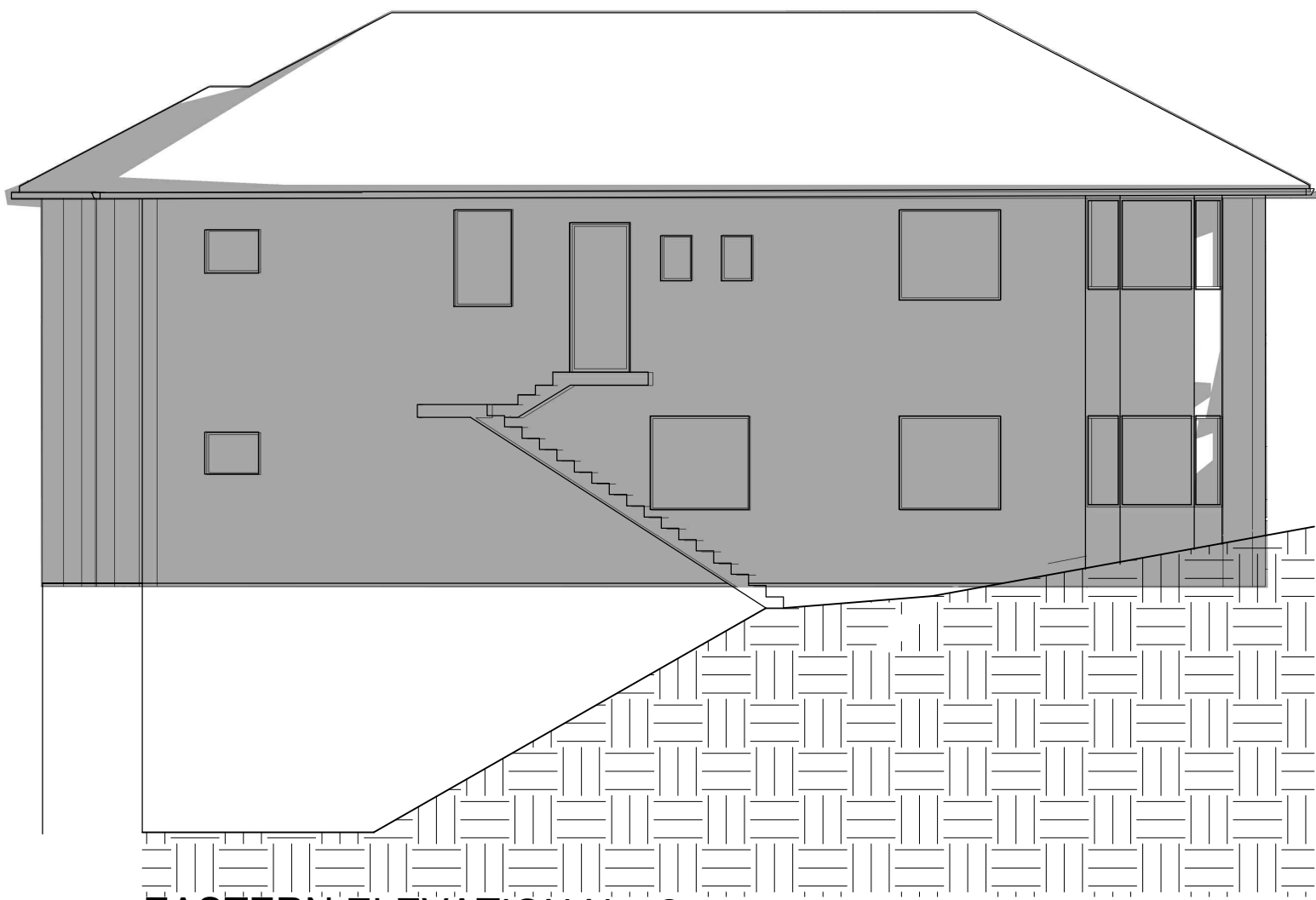




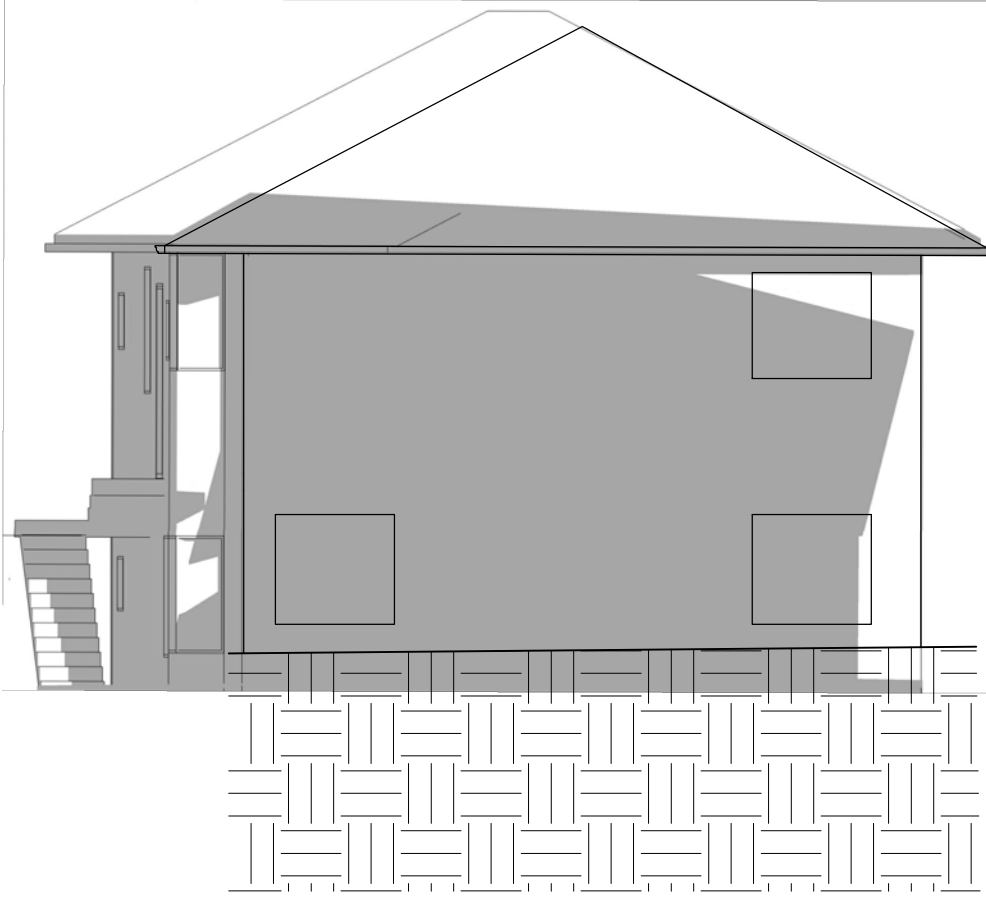
top shadow-solstice-03 pm
scale 1:100



NORTHERN ELEVATION No. 3
BRONTE MAIN DRIVE



EASTERN ELEVATION No. 2
BRONTE MAIN DRIVE



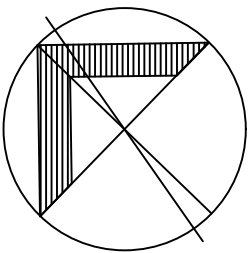
NORTHERN ELEVATION No. 2
BRONTE MAIN DRIVE

LEGEND

- existing shadows
- additional shadows

NOTE:
drawing based on site survey and where unavailable, estimates from
aerial photos, DCP/LEP maps and department of land maps

RECEIVED
Waverley Council
Application No: DA-377/2020
Date Received: 02/03/2021



	date	description
A	17/02/21	revised shadows
B		
C		
D		
E		
F		

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
Documents & design remain the copyright of the Achitect & cannot be reproduced without written consent.

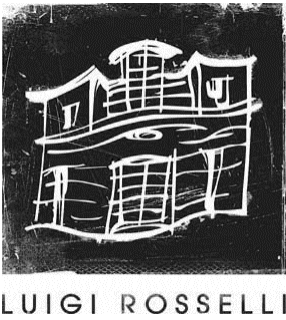
about
LUIGI ROSSELLI pty ltd
122 Buckingham Street Surry Hills NSW 2010
T +61 2 9281 1498
F +61 2 9281 0196
E info@luigirosselli.com

ABN 80 003 635 372
NOM REG NO. 4895

project drawing
solar diagrams - 21
june, 03 pm
residence
4 Bayview Street
BRONTE NSW 2024

job.no. drawing.no.
DA16.1
scale 1:100@A1
plotdate 17/02/2021
cadfile

2004
issue A



Application number	DA-342/2018
Site address	5 & 5A Thomas Street Bronte
Proposal	Modification to approved semi-detached dwellings including alterations to the front, rear and side setbacks and changes to the approved floor levels, including increasing height
Approved development description	Deferred commencement consent for the demolition of a pair of semi-detached dwellings and construction of two semi-detached dwellings, including shared pool and common garage.
Date of lodgement	21 December 2020
Owner	Mr M E Clarkson and Mrs K A Clarkson
Applicant	MacCormick & Associates Architects
Submissions	6 submissions received
Cost of Works	\$1,825,341
Issues	Height, FSR, view impact, streetscape
Recommendation	That the application be PARTIALLY APPROVED

Site Map



1. PREAMBLE

1.1 Site and Surrounding Locality

A site visit was carried out on 25 March 2021.

The site is identified as Lot 1 and Lot 2 in DP 582903, known as No.5 and No. 5A St Thomas Street BRONTE. Each site is rectangular in shape with northern and southern side boundaries measuring 48.77m, a front eastern boundary measuring 7.5m (No. 5) and 7.7m (No. 5A), and a rear western boundary measuring 7.6m (No. 5) and 7.64m (No. 5A). Lot 1 has an area of 369.5m² and Lot 2 has an area of 373.7m². Each site falls from the rear towards the front by approximately 10m.

Lot 1 and Lot 2 are occupied by a two storey semi-detached dwelling. There is no vehicular access provided to the site.

The subject site is adjoined by detached dwellings on either side. The locality is characterised by a variety of residential developments including semi-detached dwellings and detached dwellings.



Figure 1: Site viewed from front setback.



Figure 2: Site viewed from rear yard, looking east.



Figure 1: View of adjoining properties (No. 25 and 27A Yanko Avenue) to the rear of the subject site, looking west.

1.2 Details of Approved Development

DA-342/2018 was refused by the Waverley Local Planning Panel on 26 June 2019 for the demolition of two semi-detached dwellings and construction of two new semi-detached dwellings including shared pool within front setback and common basement garage.

On 23 August 2019 an appeal against the refusal of the application was submitted to the Land and Environment Court.

On 24 June 2020, the appeal was upheld as the parties came to an agreement for a deferred commencement consent at the section 34 conciliation conference. Of particular note, the following amendments were made during the conciliation conference:

- The overall height of the building was reduced to comply with the 8.5m maximum standard;
- Reduction in FSR to comply with the standard;
- Increased side, rear and front setbacks and the balconies realigned; and
- The pool was deleted.

1.3 Proposal

The application has been lodged as a section 4.56 (modification of consent granted by the Court) application and provides for the following modifications to the approved development:

Lower Ground Floor

- Raise the RL of the entire lower ground floor to No. 5 St Thomas Street by 1m;
- Raise the RL of the storage room to No. 5a St Thomas Street by 0.65m; and
- Internal layout rearrangement to reduce the size of both storage rooms and increase both home office rooms.

Ground Floor

- The RL of the entire ground floor to No. 5 raised by 1m;
- The RL of the entire ground floor to No. 5a raised by 0.5m;
- Entire ground floor layout of No. 5 moved 1m closer to the front boundary;
- The addition of 1.5m x 1.5m splays at the entry of the driveway along the front boundary; and
- Bedroom 3 in No. 5a rearranged with the removal of the southern window and addition of a sliding door along the western wall.

First Floor

- The RL of the entire first floor to No. 5 raised by 0.9m;
- The RL of the entire first floor to No. 5a raised by 0.4m; and
- The entire first floor of No. 5 moved 1m closer to the front boundary.

External Changes

- The height of the dwelling at No. 5a increased by 634mm to have an overall height of 9.134m;
- The height of the dwelling at No. 5 increased by 1.1852m to have an overall height of 9.682m; and
- Due to the internal layout and the height increase, the FSR has increased by 14.38m², resulting in a non-compliance with the maximum FSR standard.

In addition to the above, the development proposes to amend the wording of Condition 7 to allow a floor to ceiling height of 2.1m for the storage rooms, previously 'sub-floor'. This has been proposed to ensure compliance with NCC Clause F3.

2. ASSESSMENT

The following matters are to be considered in the assessment of this modification application under sections 4.15 and 4.56 of the *Environmental Planning and Assessment Act 1979* (the Act).

2.1 Section 4.56 Considerations

Section 4.56 applications - Modification by consent authorities of consents granted by the Court - the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and each person who made a submission in respect of the relevant development application has been notified of the proposed modification by sending written notice and submissions considered as discussed further in the report.

2.2 Planning Instruments and Development Control Plans

The following is an assessment against relevant legislation, environmental planning instruments, including State environmental planning policies (SEPPs), and development control plans.

2.2.1 SEPP (Building Sustainability Index – BASIX) 2004

A BASIX Certificate has been submitted with the development application.

The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal. A standard condition is included in the original consent.

2.2.2 SEPP 55 Remediation of Land

This was addressed in the original consent.

2.2.3 Waverley Local Environmental Plan 2012 (WLEP)

The relevant matters to be considered under the Waverley LEP 2012 for the proposal are outlined below:

Table 1: WLEP Compliance Table

Provision	Compliance	Comment
Part 1 Preliminary		
1.2 Aims of plan	Yes	The development does not contravene the aims of the plan.
Part 2 Permitted or prohibited development		
Land Use Table R2 Zone	Yes	The approved development is defined as a pair of semi-detached dwellings, which is permitted with consent in the R2 zone.
Part 4 Principal development standards		
4.3 Height of buildings <ul style="list-style-type: none"> 8.5m 	No	The site is subject to a maximum building height control of 8.5m. The proposed development has a building height of 9.682m for No. 5a, exceeding the standard by 1.182m or 11.4% and 9.134m for No. 5 exceeding the standard by 634mm or 10.75%.
4.4 Floor space ratio and 4.4A Exceptions to floor space ratio <ul style="list-style-type: none"> 0.698:1 (Lot 1 No. 5 St Thomas Street). 0.693:1 (Lot 2 No. 5A St Thomas Street). 	No	Due to the increase in height and the internal rearrangement of the lower ground level, No. 5 will have an FSR of 0.736:1 (271.54m ²), which does not comply with the standard by 5.6%. Refer to detailed discussion below. The proposed amendments would result in an FSR of 0.678:1 (255.54m ²) for No. 5a, which complies with the standard.
4.6 Exceptions to development standards	See discussion	Clause 4.6 does not apply to Section 4.56 applications. Notwithstanding, a detailed discussion of the variation to the FSR development standard is presented below this table.

The following is a detailed discussion of the issues identified in the compliance table above in relation to the WLEP.

An assessment under clause 4.6 is not required for section 4.56 applications. The development must be considered against the 'substantially the same development' test for section 4.56 applications. The development standards continue to be applicable; however, a clause 4.6 objection to a development standard does not need to be provided. In this regard, the proposal is to be assessed against the objectives of the development standard.

The proposal is for a modification to the approved dwellings and is considered to be 'substantially the same development' as that which was approved.

Height of Buildings

The application proposes to increase the overall building height to 9.62m at its highest point. The overall building height would breach the development standard of the WLEP by 1.182m or 11.4%. The approved design currently complies with the maximum height standard.

An assessment of the objectives of the height development standard within the WLEP will be assessed. The objectives are as follows:

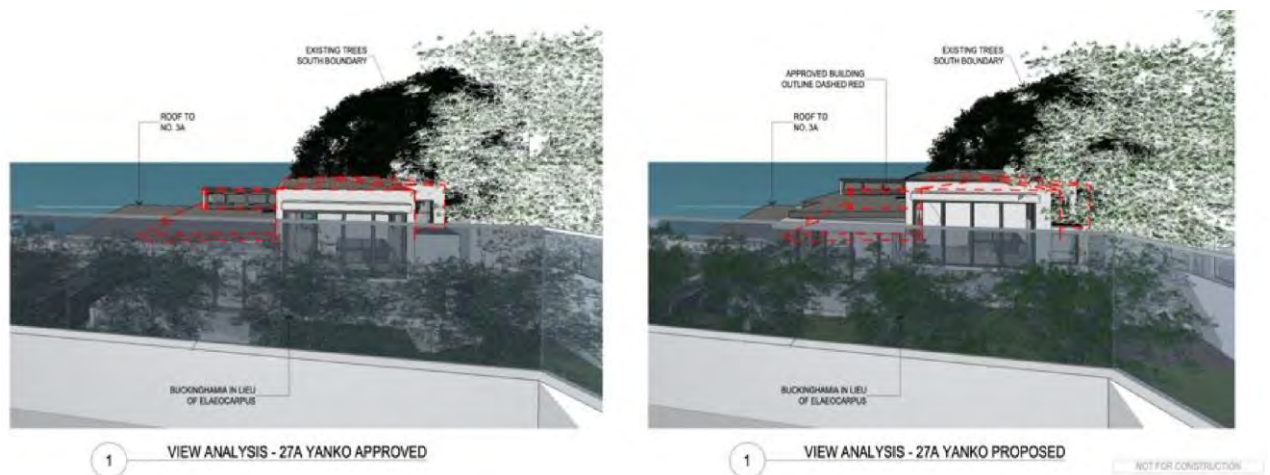
Clause 4.3 Height of Buildings

(1) The objectives of this clause are as follows—

- (a) to establish limits on the overall height of development to preserve the environmental amenity of neighbouring properties and public spaces and, if appropriate, the sharing of views,*
- (b) to increase development capacity within the Bondi Junction Centre to accommodate future retail and commercial floor space growth,*
- (c) to accommodate taller buildings on land in Zone B3 Commercial Core of the Bondi Junction Centre and provide an appropriate transition in building heights surrounding that land,*
- (d) to ensure that buildings are compatible with the height, bulk and scale of the desired future character of the locality and positively complement and contribute to the physical definition of the street network and public space.*

Objectives (b) and (c) are not applicable to the subject site, as the site is not located within the Bondi Junction Centre.

The proposed height non-compliance is a result of the amendment to increase the overall building height by 0.9m and the shift of the entire dwelling at No. 5 closer to the front boundary by 1m. Due to the steep natural slope of the land, the dwellings to the rear (25 & 27A Yanko Avenue) maintain water views to Bronte Beach over the subject site. However, the increase in height will directly impact on these views and their environmental amenity as it will increase the visual bulk and scale of the development from the neighbouring properties. The 3D render below has been provided by the applicant illustrating the extent of impact as a result of the proposed height increase to the property at No. 27a Yanko Avenue. The red dotted line represents the approved development, and the image on the right shows the extent of the proposed view impact.



The increase in the overall building height will create an unnecessary bulk to the already large development and does not complement or contribute in a positive way to the existing character of St Thomas Street. There is no justifiable reason to allow a variation to the standard in this instance and any further impact is not supported.

For the reasons provided above, the requested variation to the height of buildings development standard is not supported. The proposed development is not in the public interest because it is

inconsistent with the objectives of the height of buildings development standard and the R2 Low Density Residential zone.

The proposed additional height is not supported.

Floor Space Ratio

The application proposes to increase the overall floor area by 14.38m² for No. 5, which would result in an FSR of 0.736:1 or 271.54m². The additional floor space would breach the development standard of the WLEP by 5.6%. The existing consent has an approved FSR of 0.697:1 or 257.16m², which complies with the maximum standard.

The objectives of the FSR development standard within the WLEP are:

Clause 4.4 Floor Space Ratio

(1) The objectives of this clause are as follows:

- (a) to ensure sufficient floor space can be accommodated within the Bondi Junction Centre to meet foreseeable future needs,*
- (b) to provide an appropriate correlation between maximum building heights and density controls,*
- (c) to ensure that buildings are compatible with the bulk, scale, streetscape and existing character of the locality,*
- (d) to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and minimise the adverse impacts on the amenity of the locality.*

Objective (a) is not applicable to the subject site, not being located within the Bondi Junction Centre.

The proposed additional floor space is a result of the increase in the overall height, as the storage level will sit more than 1m above the natural ground level. The increase in the overall height of the dwelling will have a detrimental impact on the streetscape, as it will increase the visual bulk and scale of the building within the street. This will be emphasised due to the steep natural slope of the land and the extent of building protruding above natural ground level. Furthermore, the increase would have direct impacts on neighbouring properties in terms of view loss and visual bulk. The impacts on view loss are discussed in more detail later in this report.

The increase in floor space will not increase the overall amenity of the proposed dwellings, nor will it provide a better outcome for the surrounding environment. There is no reasonable justification to allow a non-compliance to the standard as it would not provide a better planning outcome compared to the approved design and would only increase the built form at the front of the site. As such, the proposed non-compliance of FSR is not supported.

2.2.4 Waverley Development Control Plan 2012 - Amendment No 9 (WDCP) – Effective 1 October 2020

The relevant matters to be considered under the WDCP for the proposal are outlined below:

Table 2: WDCP – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste	Yes	Conditions of consent are imposed on the original consent to ensure that the proposed works comply with waste management on site.
2. Ecologically sustainable Development	Yes	Given the scale of the development, the proposal is considered to adequately consider the design of the building in relation to ecologically sustainable development and achieves the objectives of Part B2.
3. Landscaping and Biodiversity	Yes	No changes are proposed to the approved landscaping on site.
6. Stormwater	Yes	Conditions of consent are imposed on the original consent to ensure that the proposed works comply with the stormwater drainage.
8. Transport	Yes	The modified design of the driveway entrance has been reviewed by Council's Traffic department. The additional splays are considered to be satisfactory. This is discussed in more detail in the Referrals section of this report.
12. Design Excellence	No	The proposed increase in height and FSR will result in adverse impacts to the streetscape and surrounding properties in relation to visual bulk and view loss impacts. The height and FSR modification are not supported.

Table 3: Assessment of proposed modifications against WDCP – Part C2 Low Density Residential Development

Development Control	Compliance	Comment
2.1 Height		
<ul style="list-style-type: none"> Maximum overall building height of 7.5m 	No	<p>The proposal exceeds the prescribed overall building height.</p> <p>No. 5 – 9.682m</p> <p>No. 5A – 9.1m</p> <p>This non-compliance is not supported as the height and scale of the proposal dominates the site and does not relate to the streetscape character and will impact on neighbouring views.</p>
2.3 Streetscape and visual impact		

Development Control	Compliance	Comment
<ul style="list-style-type: none"> New development should be visually compatible with its streetscape context. It should contain or at least respond to essential elements that make up the character of the surrounding area. 	No	The proposed modification to increase the overall height and the reduction of the front setback at No. 5a will result in an unreasonable visual bulk and scale to an already large development. The increase in bulk and scale will not sit comfortably within the streetscape context. As such, the proposed increase in height and reduction in the front setback is not supported.
2.5 Visual and acoustic privacy		
<ul style="list-style-type: none"> Windows to habitable rooms are not to directly face windows to habitable rooms and / or open space of neighbouring dwellings unless direct views are screened or other appropriate measures are incorporated into the design. 	Yes	The removal of the southern window and introduction of the western sliding door on the lower ground level in Bedroom 3 of Dwelling 5A will have no privacy concerns due to the boundary fences obscuring any potential overlooking. This aspect of the modification is supported.
2.6 Solar access		
<ul style="list-style-type: none"> Minimum of three hours of sunlight maintained to living areas and principal open space areas of adjoining properties on 21 June. 	Yes	The proposed modifications will result in additional overshadowing to the neighbouring property to the south. However, the additional overshadowing is only minor and would not result in a non-compliance to this control.
2.7 Views		
<ul style="list-style-type: none"> Lower density residential accommodation is to be designed and sited so as to enable a sharing of views with surrounding dwellings particularly from habitable rooms and decks. 	No	<p>The proposed modifications will result in an unacceptable impact to ocean views obtained from habitable rooms and decks of surrounding properties, in particular No. 27A Yanko Avenue. This is due to the excessive bulk and scale of the building and non-compliant FSR and building height.</p> <p>This is discussed further below.</p>
2.8 Car parking		
<p>2.8.6 Driveways</p> <ul style="list-style-type: none"> Maximum of one per property Maximum width of 3m at the gutter (excluding splay) 	Yes	The modified development proposes the addition of 1.5m x 1.5m splays at the entrance of the driveway to provide better visibility to the vehicles entering and exiting the site. The splays have been reviewed by Council's Traffic unit, who have raised no issues with the modification, subject to the conditions of the existing consent.

The following is a detailed discussion of the issues identified in the compliance tables above in relation to the WDCP.

View Impact

Clause 2.7 *Views* of Part C2 in WDCP outlines the objectives and controls relating the assessment of views and view loss. The subject site is located on the western side of St Thomas Street, which is the higher side of the street due to the natural slope of the area. The adjoining dwellings at the rear of the subject site on Yanko Avenue, have views of the ocean that are partially obscured by the roofs of existing buildings and partially by the approved development on the subject site.

A view impact assessment has been submitted with this application demonstrating 3D renders of the approved and proposed development and the impacts on the rear property at No. 27a Yanko Avenue. The renders are provided below.



As seen above, the red dotted line illustrates the approved development, and the image on the right illustrates the proposed view impact as a result of the increase in height and location shift at No. 5a St Thomas Street.

As can be seen in these images above, the proposed modifications will result in additional view loss to the neighbouring property at the rear. While the approved DA allowed for some view loss to the western neighbours, any additional impact on views would be detrimental. The impact is a direct result of the breach in the overall height limit standard, which provides no planning benefit to the subject site. The breach in height limit and subsequent impact on views for neighbouring properties is considered inappropriate in this instance and is not supported.

Storage

The applicant is proposing to amend the wording of Condition 7 to allow a floor to ceiling height of 2.1m for the storage rooms, previously 'sub-floor'. This has been proposed to ensure compliance with NCC Clause F3.

The condition was put in place as part of the s34 agreement to ensure that these 'storage', areas are not converted to floor space. These areas, in the original plans were called 'sub floor' and then changed to storage as part of the court proceedings. The NCC requires that storage has a minimum floor to floor of 2.1m for a minimum of 2/3 of the space. Therefore the modification to this condition is acceptable.

2.3 Other Impacts of the Development

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed, including no increase to the height or FSR.

2.4 Suitability of the Site for the Development

The site is considered to be suitable for the proposed development, subject to conditions of consent.

2.5 Any Submissions

The modification application was notified for 14 days, in accordance with the *Waverley Community Participation Plan 2019 (Amendment 1)*.

Six submissions were received. The issues raised in the submissions are summarised and discussed below.

Table 4: Summary of property addresses that lodged a submission

Property
Bronte Beach Precinct Committee
27A Yanko Avenue, BRONTE
25 Yanko Avenue, BRONTE
7 St Thomas Street, BRONTE
11 St Thomas Street, BRONTE
9 St Thomas Street, BRONTE

Issue: *The increase in height will impact on the streetscape visual bulk and visual bulk from the neighbouring properties*

Response: Agreed. The proposed height increase is not supported and is discussed in more detail in the body of the report.

Issue: *Incorrect statements within the SEE regarding the overall height, proposed works, and FSR calculations*

Response: Council's DA officer has undertaken an independent review of the height, proposed works and FSR as seen on the plans and the survey provided. The SEE has not been solely relied upon for and the DA officer is confident that all the information has been provided to complete an accurate assessment of the application.

Issue: *Loss of views from neighbouring properties*

Response: Agreed. The proposed impacts of views for the neighbouring properties is considered unreasonable and is not supported. This is discussed further in the body of the report.

Issue: *The FSR and height non-compliance will result in an overdevelopment of the site*

Response: Agreed. The increase in FSR and height are not supported. This is discussed in the body of the report.

Issue: *The proposed landscaping species will impact on views from neighbouring properties*

Response: No changes are proposed to the approved landscape plan or the landscaping conditions on the original consent.

Issue: Overshadowing to the neighbouring property to the south

Response: The additional overshadowing to the southern property is minor and will not result in a non-compliance to the control.

Issue: The existing conditions of consent should be applied and upheld in accordance with the LEC approval.

Response: The conditions imposed on the existing consent will remain and must be applied to all works on site.

Issue: The conditions should be updated and modified to protect the trees on the subject site and surrounding properties and provide more information on the landscape plan.

Response: No changes are proposed to the approved landscape plan, or the protection or removal of trees in the immediate area. The existing conditions regarding tree protection and the approved landscape plan are to remain.

2.6 Public Interest

It is considered that the proposal will not have a detrimental effect on the public interest, subject to conditions of consent.

3. REFERRALS

3.1 Traffic and Development (Infrastructure Services)

Council's Traffic and Development department have reviewed the proposed amendment to the driveway splays and have no issues, subject to the consent maintaining the existing conditions relating to traffic and public domain. These conditions will not be removed from the modification application.

4. SUMMARY

The application seeks modifications to the approved DA, including an increase in the overall building height and FSR and a reduction in the front setback.

The application attracted six submissions and the concerns raised have been discussed in the body of the report.

The modifications do not comply with the WLEP in relation to the maximum allowable FSR or height standards, and the WDCP regarding streetscape and visual impact.

The proposed modifications to the height and FSR are not supported as they would result in unreasonable impacts to the streetscape and neighbouring properties, including impacts on water views. The proposed additional window on the lower ground floor and additional splays on the driveway would not impact on the overall development and are supported.

The modification application has been assessed against the requirements of the WDCP and WLEP and is partially supported. It is recommended that additional conditions be placed on the consent to allow for the driveway splay and a new door to the lower ground floor window of Bedroom 3 of Dwelling 5A. The FSR and height are to remain as originally approved.

DBU Decision

The application and assessment report were reviewed by the DBU at the meeting on 16 February 2021 and the DBU determined:

- (a) *The application is acceptable and should be approved, subject to the conditions in Appendix A and that there is no increase in height or FSR.*

DBU members: *M Reid, A Rossi, B McNamara, B Magistrale*

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the Section 4.56 Modification Application be **APPROVED** by the Waverley Local Planning Panel subject to the Conditions in Appendix A:

Report prepared by:



**Application reviewed and agreed on behalf of
the Development and Building Unit by:**



Katie Johnstone
Senior Development Assessment Planner

Date: 9 April 2021

Bridget McNamara
**Manager, Development Assessment
(North/South)**
Date: 12 April 2021

Reason for referral:

- 1 Departure from any development standard in an EPI by more than 10%
- 2 Previously determined by WLPP

o:\building waverley\development assessment\da assessment team reports\st thomas st, 5 & 5a\da-342 2018-a\modification assessment report.docx

APPENDIX A – CONDITIONS OF CONSENT TO BE MODIFIED

A. Amended/Deleted Conditions

2. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

- (a) Privacy screens or obscure glazing are to be provided to all windows on the northern and southern elevations to a minimum height of 1.6m above finished floor level.
- (b) The southern window of Bedroom 3 in dwelling 5a is to be removed and replaced with a sliding door on the western wall.***
- (c) The entrance to the driveway is to be amended to provide a 1.5m x 1.5m splay on either side.***

The amendments are to be approved by the Principal Certifying Authority prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

(Amended DA-342/2018/A)

7. USE OF LOWER GROUND 'STORAGE'

- (a) The areas labelled 'storage' for each dwelling at lower ground floor level are not to be used for anything other than storage at any time and must not be extended at any time in depth or height.
- (b) Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to confirm that the floor to ceiling height of these areas, do not exceed ~~2m~~ **2.1m**.

(Amended DA-342/2018/A)

APPENDIX B – FULL SET OF CONDITIONS

DEFERRED COMMENCEMENT

Pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, deferred commencement consent is granted. The consent is not to operate until the applicant has satisfied Council to the following matters:

1. SYDNEY WATER APPROVAL

Detailed plans are to be submitted to Sydney Water and copied to Council seeking their approval for the adjustment to the existing sewer infrastructure. Confirmation of Sydney Water's approval, approved plans and any subsequent conditions are to be forwarded to Council.

2. ENGINEERING DRAWINGS – ST THOMAS STREET PUBLIC DOMAIN WORKS

Detailed engineering drawings of the works to be undertaken in the Council's road reserve to provide vehicular access shall be submitted to Council for the approval of the Executive Manager, Creating Waverley.

The detailed engineering drawings shall:

- (a) Be prepared by and certified by a suitably qualified and experienced structural or civil engineering consultant.
- (b) Include swept wheel path drawings prepared by a suitably qualified and experienced traffic engineering consultant showing the swept wheel path of a vehicle entering and exiting the basement garages from St Thomas Street.

The swept wheel path drawings shall:

- (i) Be drawn for the B85, standard design vehicle as described in AS/NZS 2890.1: 2004 Part 1 Off Street Car Parking.
 - (ii) Accurately show the kerb and gutter, driveways and vehicles parked kerbside on St Thomas Street both opposite and to the immediate north and south of the proposed driveway.
 - (iii) Show the minimum length of driveway layback considered necessary to gain satisfactory access to and from the proposed basement garages.
 - (iv) Accurately show adequate sight distances from vehicles in St Thomas Street when existing the driveway as per AS 2890.1.
- (c) Include revised long sections drawn along both edges of the driveway. The long sections shall:
 - (i) Be drawn at a scale of 1:25.
 - (ii) Include reduced levels (RLs) of the road centreline, kerb and gutter, internal driveway/ramp and basement floor to the car parking spaces.
 - (iii) Include ground clearances of the B85 standard design vehicle using the ground clearance template contained in Appendix C of AS 2890.1: 2004 Off Street Car Parking.
 - (iv) Show all paving on Council's land being sloped/ drained towards the roadway.
 - (v) Include proposed vehicular head clearances.
- (d) Include profiles drawn along both the front and back edges the Council's upper level footpath showing existing and proposed levels and the extent to which the footpath may need to be adjusted to the north and south of the proposed footpath bridge.
- (e) Show Councils footpath continuing to fall and drain from south to north with no sag points.
- (f) Show the upper level footpath having a crossfall to the road not exceeding 2%.

This development consent does not operate until the applicant satisfies Waverley Council, in accordance with the regulations, as to the matters specified in the above conditions and Waverley Council confirms such satisfaction in writing.

Upon satisfying the consent authority as to the matters above, the following conditions will apply.

A. APPROVED DEVELOPMENT

1. APPROVED DEVELOPMENT

The development must be in accordance with:

- (a) Architectural Plans prepared by 'Maccormick & Associates Architects', Project No 1704, as follows:

Plan No.	Revision No	Plan description / No	Dated
DA00.2	E	Legend	7/5/2020
DA01.2	E	Site Plan	7/5/2020
DA01.3	E	Site Plan – First Floor Plan	7/5/2020
DA02.1	E	Garage Floor Plan	7/5/2020
DA02.2	E	Lower Ground Floor plan	7/5/2020
DA02.3	E	Ground Floor Plan	7/5/2020
DA02.4	E	First Floor Plan	7/5/2020
DA02.5	E	Top Storey Floor	7/5/2020
DA03.1	E	North Elevation – 1:200	7/5/2020
DA03.2	E	North Elevation – 1:100	7/5/2020
DA03.3	E	South Elevation -1:200	7/5/2020
DA03.4	E	South Elevation – 1:100	7/5/2020
DA03.5	E	East Elevation	7/5/2020
DA03.6	E	West Elevation	7/5/2020
DA04.1	E	Section	7/5/2020
DA04.2	E	Section	7/5/2020
DA04.3	E	Southern Section – 1:200	7/5/2020
DA04.4	E	Southern Section -South -1:100	7/5/2020
DA04.5	E	West Sections	7/5/2020

- (b) BASIX Certificate;
- (c) Landscape Plan No LS01, Issue A, Sheets 1-4 dated 31.08.18 prepared by 'Melissa Wilson Landscape Architects', and filed in the Court on 23 August 2019;
- (d) Arboricultural Impact Report dated 17 August 2018, prepared by 'Landscape Matrix Pty Ltd' and filed in the Court on 23 August 2019 and subsequent letter dated 7 May 2020 prepared by Landscape Matrix;
- (e) The Site Waste and Recycling Management Plan (SWRMP) and Checklist, in accordance with the SWRMP Checklist of Part B, Waverley DCP 2012.

Except where amended by the following conditions of consent.

2. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

- (a) Privacy screens or obscure glazing are to be provided to all windows on the northern and southern elevations to a minimum height of 1.6m above finished floor level.
- (b) The southern window of Bedroom 3 in dwelling 5a is to be removed and replaced with a sliding door on the western wall.
- (c) The entrance to the driveway is to be amended to provide a 1.5m x 1.5m splay on either side.

The amendments are to be approved by the Principal Certifying Authority prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

(Amended DA-342/2018/A)

3. PUBLIC DOMAIN IMPROVEMENTS

The public domain is to be upgraded on the St Thomas Street frontage for the development site in accordance with the current Waverley Council Development Control Plan and Public Domain Technical Manual (PDTM) at the time of engineering plan approval. A public domain plan for the following works shall be submitted to, and approved by the Executive Manager, Infrastructure Services prior to the issue of the Construction Certificate.

- (a) Pedestrian footpath
- (b) Vehicular Crossings
- (c) Road pavement
- (d) Kerb & gutter
- (e) Stormwater infrastructure located within the Council kerb and/or footpath
- (f) Retaining walls
- (g) Landscape and street tree plantings

4. PUBLIC UTILITIES AND SERVICE ALTERATIONS

Any utility services and all public infrastructure which require alteration due to works associated with the development, both internally and externally of the development boundary, shall be altered at the Applicant's expense. This includes both temporary and permanent alterations. Upon notifying Council, the Applicant must comply with the requirements (including financial costs) of the relevant utility service provider (e.g. Ausgrid, Sydney Water, Telstra, RMS or similar) in relation to any connections, repairs, relocations, replacements and/or adjustments to public infrastructure or services affected by the proposed works.

5. PUBLIC AREAS AND RESTORATION WORKS

Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas due to construction activities must be made safe to the general public and be regarded as a high level priority. This includes, but not limited to works performed for the purpose of connection/s to public utilities, including repairs of damaged infrastructure. Should Council discover any unsafe construction activities within the public areas surrounding the development, the works must be resolved immediately to the satisfaction of Council.

6. WORKS ON PUBLIC ROADS

Any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road/Footpath Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993.

7. USE OF LOWER GROUND 'STORAGE'

- (a) The areas labelled 'storage' for each dwelling at lower ground floor level are not to be used for anything other than storage at any time and must not be extended at any time in depth or height.
- (b) Prior to the issue of any Occupation Certificate, the Principal Certifying Authority is to confirm that the floor to ceiling height of these areas, do don't exceed 2.1m.

(Amended DA-342/2018/A)

B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required.

8. NO BUILDING OR DEMOLITION WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, or demolition work, must not be commenced until:

- (a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with the Environmental Planning & Assessment Act, 1979 and
- (b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with the Environmental Planning & Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000 and
- (c) Council is given at least two days' notice in writing of the intention to commence the building works.

9. HOME BUILDING ACT

The builder or person who does the residential building work shall comply with the applicable requirements of Part 6 of the *Home and Building Act, 1989*. In this regard a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the Principal Certifying Authority that they have complied with the applicant requirements of Part 6, before any work commences.

10. SECTION 7.12 CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 7.12 of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

- (a) A cost report indicating the itemised cost of the development shall be completed and submitted to Council:

- (i) Where the total development cost is less than \$500,000:

"Waverley Council Cost Summary Report"; or,

- (ii) Where the total development cost is \$500,000 or more:

"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports are in the Waverley Council Contributions Plan 2006, available on Council's website.

- (b) As legislated in section 25K of the Environmental Planning and Assessment Regulation 2000, the levy must be paid in accordance with the following;

- (i) A development valued at \$100,000 or less will be exempt from the levy.
- (ii) A development valued at \$100,001 - \$200,000 will attract a levy of 0.5% OR
- (iii) A development valued at \$200,001 or more will attract a levy of 1% based on the full cost of the development.

Prior to the issue of the Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than \$100,000.

- (c) Should a section 4.55 modification result in any change to the total cost of the work, the Section 7.12 contribution is to be revised and amended.

Prior to the issue of the amended Construction Certificate, evidence must be provided that the revised levy has been paid to Council in accordance with this condition OR that the cost of works is less than \$100,000.

11. SECURITY DEPOSIT

A deposit or guarantee satisfactory to Council for the amount of \$50,000 must be provided as security for the payment of the cost of making good any damage caused or unauthorised works that may be caused to any Council property as a consequence of this building work.

This deposit (cash or cheque) or guarantee must be established prior to the issue of the Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion of the building work to the person who paid the deposit.

12. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to Council prior to the issue of a Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing \$25,000 or more.

13. PUBLIC INFRASTRUCTURE WORKS

Public infrastructure works shall be designed and constructed as outlined in this condition of consent. The approved works must be completed to Council's satisfaction at no cost to Council.

Full design engineering drawings to be prepared by a suitably qualified and experienced engineering professional and be submitted to Council for the approval of the Executive Manager, Infrastructure Services prior to the issue of the Construction Certificate.

The Applicant must submit plans and specifications for the following infrastructure works to Council's Public Domain Engineer:

- (a) The concrete footpath traversing the development frontage to be reconstructed and regarded into the adjacent frontages to maintain a consistent longitudinal gradient. Show the interface/joint of the new footpath bridge to Council's concrete pathway. Note: The pathway slabs shall be discontinuous either side of the footpath bridge.
- (b) Replace all kerb and gutter traversing the development frontage. Any stormwater kerb lintel infrastructure within the extent of kerb and gutter works shall be replaced. Proposed kerb profiles are to be provided to ensure proper connections to existing kerb and gutter along the street frontage.
- (c) Replenish and returf the existing Council verge for the full frontage of the development. Turf must be established and maintained to the satisfaction of the Council officer prior to completion of public domain handover.
- (d) The planter box shall be installed and maintained as per the approved landscape plans. The box dimensions and engineered design to be approved by Council officer prior to construction certificate. A maintenance plan to be provided for the proposed planter box, to be implemented by the building occupant/s upon receiving an occupation certificate.
- (e) A suitable hand rail shall be installed to surround the proposed driveway opening. Details of the handrail to be advised by Council's public domain engineer at the time of engineering plan approval.
- (f) Any modification of the existing stone retaining wall traversing the development frontage shall be approved by Council's Public Domain Engineer. Engineered slope stabilisation shall be maintained to control future soil erosion. Detailed plans shall be submitted showing details of the proposed footings, location of public utility lines.
- (g) Any existing or proposed utility pillars on the site frontages to be either underground or inside the property boundary of the proposed development. Applicant must liaise with the relevant authorities for their approval and communicate to Council with written confirmation, before executing any works.
- (h) All mains electrical connections to the development must be routed underground. Council will not accept the erection of newly placed electricity columns within the Council's public domain to support the new development.
- (i) Communicate the relocation/adjustment of all public utility services affected by the proposed works. Written approval from the applicable Public Authority shall be submitted to Council along

with the Public Domain design plans submission. All the requirements of the relevant Public Authority shall be complied with.

Notes:

- Depending on the complexity of the proposed public domain works, the Council's review of each submission of the plans may take a minimum of six (6) weeks.
- The Applicant is advised to consider the finished levels of the public domain, including new or existing footpaths and pavement prior to setting the floor levels for the proposed development.
- Waverley Council standard drawings for public domain infrastructure assets are available upon request. Details that are relevant may be replicated in the public domain design submissions; however Council's title block shall not be replicated.
- Council reserve the right to ask for any additional work required on areas damaged by the construction of the building.
- Council's contact for public domain: E-mail: assets@waverley.nsw.gov.au or Phone: 9083 8886 (operational hours between 9.30am to 4pm Monday to Friday)

14. HOARDING REQUIRED

To ensure the site is contained during construction, a hoarding is required for the approved works which is to be designed and constructed in accordance with the requirements of Safe Work NSW. Where the hoarding is to be erected over the footpath or any public place, the approval of Council's Compliance Unit must be obtained and applicable fees paid, prior to the erection of the hoarding.

15. EROSION & SEDIMENT CONTROL

A Soil and Water Management Plan (SWMP), also known as an Erosion and Sediment Control Plan shall be prepared in accordance with Waverley Council's Water Management Technical Manual be installed and maintained until construction activities have been completed and the site is fully stabilised. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

16. GEOTECHNICAL ENGINEERS REPORT

A Geotechnical Engineers Report is to be submitted which assesses the following;

- (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
- (b) the effect of the development on the likely future use or redevelopment of the land,
- (c) the quality of the fill or the soil to be excavated, or both,
- (d) the effect of the development on the existing and likely amenity of adjoining properties,
- (e) the source of any fill material and the destination of any excavated material,
- (f) the likelihood of disturbing relics,
- (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
- (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The report must make recommendations and conclude that damage should not occur to any adjoining premises as a result of the proposed bulk excavation, driven type piles and shoring works.

The report is to be submitted to the Principal Certifying Authority, Council and the owners of adjoining premises prior to the issue of a Construction Certificate and commencement of any such works on the site.

17. DETAILS OF EXCAVATION, SHORING OR PILE CONSTRUCTION

A report shall be prepared by a suitably qualified and practising Structural Engineer/Geotechnical Engineer detailing the proposed methods of bulk excavation, shoring or pile construction, including details of vibration emissions and any possible damage which may occur to adjoining or nearby properties as a result of the proposed building and excavation works.

Any practices or procedures specified in the Structural Engineer's report in relation to the avoidance or minimisation of structural damage to adjoining properties are to be fully complied with and incorporated into the plans and specifications together with the Construction Certificate.

18. ENGINEERING DETAILS

Structural details are to be prepared and certified by a practicing Structural Engineer in connection with all structural components of the approved works, prior to the issue of the relevant Construction Certificate.

19. STORMWATER MANAGEMENT

The stormwater plans prepared by Dawes Consulting Engineers, Dated 19/08/18, Dwg. 18027-DA-C1.01, C2.01, C3.01, C3.02, C3.03, C3.04, C4.01, C5.01, C6.01 are considered **not satisfactory** with respect to Council's stormwater requirements.

Prior to issuance of a Construction Certificate, the applicant shall provide the below details to Council, in reference to Waverley Council's Water Management Technical Manual.

- (a) Details of the On-Site Stormwater Detention (OSD) tank are required (e.g. location, dimensions, cross & long sections, top water level, details of orifice plate including orifice diameter & depth of water above centreline of orifice etc).
- (b) A completed mandatory checklist as set out in page 22 of Waverley Council's Water Management Technical Manual is required.
- (c) The current design proposes the site discharge is more than 25 l/s. As such, the stormwater disposal system to be designed and connected to the council's below ground drainage system. All cost associated with the connection to the nearest Council pit will be borne by the applicant.

A suitably qualified hydraulics engineer to ensure the management of stormwater runoff from the development is undertaken without impact to the subject site, neighbouring properties or receiving drainage system. Stormwater runoff from the development shall be collected and piped by gravity flow.

Any infrastructure within the council's public domain, inclusive of stormwater kerb and gutter, pavement, grass verge and vehicle crossovers within the extent works shall be replaced as per the Council's Public Domain Technical Manual.

20. CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP)

The applicant is to submit a Construction Traffic Management Plan (CTMP) for the approval of Council's Executive Manager, Infrastructure Services, or delegate prior to the issue of any Construction Certificate. For further information on what is required in the CTMP, please refer to Council's website at:

https://www.waverley.nsw.gov.au/building/development_applications/post_determination/development_applications_-_conditions_of_consent

21. VEHICLE ACCESS

All vehicles when entering or exiting the site via the St Thomas Street driveway shall do so in a forward direction at all times.

22. NEW VEHICLE CROSSING

A new vehicle crossing is to be provided to access the proposed **basement garage**. A separate application is required for the vehicle crossing, with all work to be carried out with the approval of and in accordance with the requirements of Council.

23. VEHICLE ACCESS

All vehicles, when entering or exiting the site shall do so in a forward direction at all times.

24. LANDSCAPED SLABS

Details shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of water-proofing and drainage of the concrete slabs over which landscaping is proposed.

25. BASIX

All requirements of the BASIX Certificate and NatHERS documentation are to be shown on the Construction Certificate plans and documentation.

26. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A Site Waste and Recycling Management Plan (SWRMP) - Part 2 is to be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction Certificate, which outlines materials to be reused and/or recycled as a result of demolition and construction works. At least one copy of the *SWRMP Part 2* is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

27. NOISE MANAGEMENT PLAN - DEMOLITION, EXCAVATION AND CONSTRUCTION

A site specific Noise Management Plan, prepared by a suitably qualified acoustic consultant (as defined in the advisory section of this consent) must be submitted to the satisfaction of Council's Executive Manager, Compliance (or delegate) for demolition, excavation and construction works.

For further information on the requirements, refer to Council's website:

https://www.waverley.nsw.gov.au/building/development_applications/post_determination/development_applications_-_conditions_of_consent

C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required.

28. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

29. DILAPIDATION REPORT

A Dilapidation report is to be prepared for any adjoining or nearby property that may be subject to potential damage as a result of any works being undertaken. The dilapidation report is to be made available to affected property owners on request.

Note: Any damage that may be caused is a civil matter. This consent does not allow or authorise any party to cause damage, trespass, or any other unlawful act and Council will not be held responsible for any damage that may be caused to adjoining buildings as a consequence of the development being carried out. Council will not become directly involved in disputes between the builder, owner, developer, its contractors and the owners of neighbouring buildings.

30. DEMOLITION – ASBESTOS AND HAZARDOUS MATERIALS

The demolition, removal, storage, handling and disposal of products and materials containing asbestos must be carried out in accordance with the relevant requirements of SafeWork NSW and the NSW Environment Protection Authority (EPA), including:

- Work Health and Safety Act 2011;
- Work Health and Safety Regulation 2017;
- SafeWork NSW Code of Practice for the Safe Removal of Asbestos;
- Australian Standard 2601 (2001) – Demolition of Structures;
- The Protection of the Environment Operations Act 1997;

At least 5 days prior to the demolition, renovation work or alterations and additions to any building, the person acting on the consent shall submit a Work Plan to the Principal Certifying Authority in accordance with Australian Standard AS 2601-2001, Demolition of Structure and a Hazardous

Materials Assessment prepared by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

- (a) Outline the identification of any hazardous materials, including surfaces coated with lead paint;
- (b) Confirm that no asbestos products are present on the subject land; or
- (c) Particularise a method of safely disposing of the asbestos in accordance with the Code of Practice on how to safely remove asbestos published by SafeWork NSW (catalogue WC03561)
- (d) Describe the method of demolition;
- (e) Describe the precautions to be employed to minimise any dust nuisance; and
- (f) Describe the disposal methods for hazardous materials.

31. CONTROL OF DUST ON CONSTRUCTION SITES (IMPOSE FOR ANY CONSTRUCTION WORKS)

The following requirements apply to demolition and construction works on site:

- (a) Hazardous dust is not to be allowed to escape from the site. The use of fine mesh dust proof screens or other measures are recommended. Any existing accumulations of dust (e.g.: ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency particle air (HEPA) filter. All dusty surfaces and dust created from work are to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.
- (b) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to Australian Standard AS1716 Respiratory Protective Devices.

32. CLASSIFICATION OF WASTE/ DISPOSAL OF EXCAVATED SOILS

Prior to the exportation of waste (including fill or soil) from the site the material must be classified in accordance with the provisions of the Protection of the Environment Operations Act, 1997 and the NSW EPA Waste classification guidelines 2014.

33. EXCAVATION AND BACKFILLING

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

If an excavation associated with the erection or demolition of a building extends below the level of the footings of a building on an adjoining allotment of land. The excavation is to be managed by a practising structural engineer.

34. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

- (a) Sundays and public holidays;
- (b) Excavation works involving the use of heavy earth movement equipment including rock breakers and the like must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays with no such work to be carried out on Saturday, Sunday or a public holiday.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2017.

35. STOCKPILES, STORAGE OF MATERIALS AND LOCATION OF BUILDING OPERATIONS

All building materials and any other items associated with the development are to be stored within the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

36. CONSTRUCTION INSPECTIONS

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) in accordance with the Building Legislation Amendment (Quality of Construction) Act 2002 and 162A Critical stage inspections for building work of the Environmental Planning and Assessment Regulation 2000.

37. CERTIFICATE OF SURVEY - LEVELS

All construction works are to be in accordance with the Reduced Levels (RLs) as shown on the approved plans. Certification from a Registered Surveyor certifying ground, upper floor/s and finished ridge levels is to be submitted to the Principal Certifying Authority during construction and prior to continuing to a higher level of the building.

38. CERTIFICATE OF SURVEY - BOUNDARIES AND LOCATION OF BUILDING

A Certificate of Survey prepared by a Registered Surveyor setting out the boundaries of the site and the location of the building on the site is to be submitted to the Principal Certifying Authority to certify the building is located in accordance with the development consent plans. The Certificate is to be submitted prior to the construction of the external walls above the ground floor level of the building.

39. TREES TO BE REMOVED, RETAINED AND PROTECTED

Trees to be removed and retained as per Arboricultural Impact Assessment Report prepared by Guy Paroissien Landscape Matrix, Date: 17 August 2018

Tree No.	Species	Location	Action
T 1	Citharexylum spinosum (Fiddlewood)	neighbouring property	Retain and protect

T 2	Banksia integrifolia (Coastal Banksia)	neighbouring property	Retain and protect
T 3	Banksia integrifolia (Coastal Banksia)	neighbouring property	Retain and protect.
T 4	Banksia integrifolia (Coastal Banksia)	On-site	Remove as per Arborist report.
T 5	Agonis flexuosa (Weeping Myrtle)	On-site	Remove as per Arborist report.
T 6	Acmena smithii (Lilli Pilli)	On-site	Retain and protect.
T 7	2 x Archontophoenix cunninghamiana (Bangalow palms)	On-site	Retain and protect.
T 8	Plumeria acutifolia (Frangipani)	neighbouring property	Retain and protect.
T 9	Mixed Callistemon and Melaleuca sp	On-site	To be removed

40. TREE PROTECTION

(a) Precautions shall be taken when working near trees to ensure their retention, including the following:

- (i) Do not store harmful or bulk materials or spoil under or near trees;
- (ii) Prevent damage to bark and root system;
- (iii) Do not use mechanical methods to excavate within root zones;
- (iv) Do not add or remove topsoil from under the drip line;
- (v) Do not compact ground under the drip line;
- (vi) Do not mix or dispose of liquids within the drip line of the tree; and
- (vii) All trees marked for retention must have a protective fence/guard placed around a nominated perimeter.

(b) All trees and shrubs identified for retention and within 7.5m of the building work are to be provided with a tree guard and a notice on each guard indicating "This tree is the subject of a Tree Preservation Order by Waverley Council." This notice is to be in place prior to commencement of any building or demolition work.

***TPZ-** Tree Protection Zone

(c) TPZ – A 1.8m chain link wire fence or the like shall be erected around the above trees to be retained to protect them from damage during construction. Fencing is not to be removed until all building work has been completed. Fencing to be installed to the dimensions outlined in the table above.

(d) Soil levels are not to be changed around any trees.

(e) To prevent compaction within the root zone, excavation undertaken within the specified radius of the trunks of the following trees must be hand dug. Beyond this radius, mechanical excavation is permitted, when root pruning by hand along the perimeter line of such works is completed. Any hand excavation must be carried out in the presence of experienced Arborist/Horticulturist (with a minimum of the Horticulture Certificate or Tree Surgery Certificate).

(f) If any tree roots are exposed during any approved works, then roots smaller than 30mm are to be pruned as per the specifications below. Any roots greater than 30mm are to be assessed by a qualified arborist before any pruning is undertaken.

- (g) If tree roots are required to be removed for the purposes of constructing the approved works they shall be cut cleanly by hand, by an experienced Arborist/Horticulturist (with a minimum of the Horticulture Certificate or Tree Surgery Certificate).
- (h) It is the arborist's responsibility to determine if such root pruning is suitable. If there are any concerns regarding this process, then Waverley Council's Tree Management Officer is to be contacted to make final determination.

41. TREE PRUNING ON ADJOINING PROPERTIES

Any pruning of trees on adjoining properties required for the erection of scaffolding and/or the construction of the building will require consent under a separate Tree Preservation Order (TPO) application for works to the trees. No works can occur to these trees without a valid TPO. The TPO application shall be supported by an Arborist report prepared by an Arborist with AQF level 5 qualification or above, certifying that the affected trees will be maintained in a healthy manner after the pruning works, to the satisfaction of Council's Tree Management Officer. A valid TPO for the works to the above listed trees is to be presented to the Certifying Authority prior to the issue of the relevant Construction Certificate and prior to any pruning of trees.

42. NOTICE OF INTENTION TO COMMENCE PUBLIC DOMAIN WORKS

Prior to commencement of the public domain works notice shall be submitted to Council's Public Domain Engineer. This notice shall include the name and insurance details of the Contractor who will be responsible for the construction works, and details of the managing site supervisor/engineer. The applicant is also responsible for obtaining all Road Activity Permits required for the works, from the respective authorities.

43. PUBLIC DOMAIN ENGINEERING PLANS ASSESSMENT AND WORKS INSPECTION FEES

The applicant is to pay to Council fees for assessment of all engineering and public domain plans and inspection of the completed works in the public domain, in accordance with Council's Schedule of Fees & Charges at the time of engineering plan approval, prior to such approval being granted by Council.

An invoice will be issued to the Applicant for the amount payable, which will be calculated based on the design plans for the public domain works.

44. NOTIFICATION OF ADJOINING OWNERS & OCCUPIERS

The Applicant shall provide the adjoining owners and occupiers' written notice of the proposed public domain works a minimum two weeks prior to commencement of construction. The notice is to include a contact name and number should they have any enquiries in relation to the construction works. The duration of any interference to neighbouring driveways shall be minimised; and driveways shall be returned to the operational condition as they were prior to the commencement of works, at no cost to the owners.

45. PUBLIC DOMAIN PRE-CONSTRUCTION MEETING

To ensure all public infrastructure works approved under this consent will be completed to Council's satisfaction and a program of required inspections is established, a preconstruction meeting shall be arranged with Council's engineering inspector/s prior to works commencing on site.

46. PUBLIC DOMAIN ENGINEERING INSPECTIONS

To ensure all public infrastructure engineering works required by Council under this consent will be constructed to Council satisfaction, inspection(s) will be required and compliance certificates must be obtained from Council's engineer for the following hold points:

(a) Kerb and Gutter & Footpath Paving

- i. After completion of formwork and prior to casting of concrete; and
- ii. After full completion and restoration.

(b) Landscape

- i. After completion of formwork and prior to casting of proposed retaining walls or slope stabilisation systems; and
- ii. After full completion and restoration.

(c) Suspended Pedestrian Walkway

- i. After completion of formwork, steel reinforcement and prior to casting of concrete; and
- ii. After full completion and restoration.

(d) Stone Retaining Wall

- i. After completion of formwork and prior to casting of concrete footings; and
- ii. After full completion and restoration.

All applicable engineering inspection fees in accordance with Council's Management Plan are to be fully paid prior to issue of Construction Certificate for the works. A minimum 48 hours' notice will be required when booking for the site inspections.

The Principal Certifying Authority shall not issue any Occupation Certificate until Council has conducted a final inspection of the completed works and has issued a final compliance certificate certifying satisfactory completion of the works.

D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required, prior to the issue of an Occupation Certificate or Subdivision Certificate, whichever applies.

47. FINAL OCCUPATION CERTIFICATE

Prior to occupation or use of the development, the Principal Certifying Authority must issue a final Occupation Certificate. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of the Environmental Planning & Assessment Act, 1979 have been satisfied.

48. STORMWATER MANAGEMENT

Prior to issuance of Occupation Certificate, certification is to be provided to Council from a suitably qualified hydraulics engineer, that the stormwater system has been constructed in accordance with the approved stormwater management plans and to best engineering practice.

The works are completed to Council's satisfaction and a final inspection of the completed works is required from Council's public domain engineer.

49. WORK-AS-EXECUTED PLAN – PUBLIC DOMAIN

To ensure public infrastructure works required under the consent are completed in accordance with approved plans and specifications, a Work-as-Executed plan of the works, prepared by a registered surveyor is to be submitted to the Principal certifying Authority and Council for review with any required rectification works completed and approved by Council prior to issue of any Occupation Certificate.

The W.A.E plans are to note all departures clearly in red on a copy of the approved Construction Certificate plans and certification from an experienced chartered civil engineer shall be submitted to support all variations from approved plans.

50. SUPERVISING ENGINEER FINAL CERTIFICATE – PUBLIC DOMIAN

Prior to the issue of any Occupation Certificate for the works, the Applicant shall submit to Council, a Final Certificate from the Supervising Engineer confirming that the public domain works have been constructed in accordance with the Council approved plans and Waverley Council standards and specifications. The certificate shall include commentary to support any variations from the approved drawings.

51. CERTIFICATION OF PUBLIC INFRASTRUCTURE WORKS

To ensure public infrastructure works required under the consent are completed to Council's satisfaction a final inspection of the completed works is required from Council's engineer. The Occupation Certificate shall not be issued until certification has been obtained from Council confirming the public infrastructure works have been constructed to Council's satisfaction.

Notes:

- The issue of a Compliance Certificate from the Council officer will be withheld should there be any outstanding fees and charges applicable to the development. This includes but not limited to fees applicable for engineering plans assessment and work inspection fees.
- The refund of any damage and/or security deposits will be subject to satisfactory restoration and rectification of all civil infrastructure that have dilapidated as a result of the construction activities associated with this development consent.
- To ensure satisfactory performance of the public domain works, a defects liability period of twelve (12) months shall apply to the works completed by the applicant/developer following completion of the development. The defects liability period shall commence from the date of issue of the Occupation Certificate for the development. The applicant shall be liable for any part of the work which fails to perform in a satisfactory manner as outlined in Council's standard specification, during the twelve (12) months' defects liability period.

52. POSITIVE CONVENT

A covenant to the approval of Council is to be placed on the title of the property acknowledging that the a Plan of Management applies to the property frontage for the implementation and operational maintenance of the suspended concrete footpath bridge, sandstone retaining wall, planter box, balustrades and vehicular crossing within the public road reserve (Council Land). The service and ongoing structural maintenance of the assets will be the responsibility of the property owner/s.

Evidence of the creation of the covenant is to be submitted to Council for approval and registered prior to issue of any occupation certificate. Upon occupation, the convent shall not be revoked or modified without the approval of Council. All costs associated with the covenant are to be borne by the applicant.

53. MAINTAINENCE PLAN – STREET PLANTER BOX

A maintenance plan to be provided for the proposed planter box over the driveway. The plan to be implemented by the building occupant/s upon receiving an occupation certificate. The plant species inside the planter box shall be maintained as per the approved landscape plans.

The plan shall be submitted to Councils assets directorate via email:
Assets@waverleycouncil.onmicrosoft.com

54. CERTIFICATION OF BASIX COMMITMENTS

The Principal Certifying Authority shall certify that the all the undertakings in the approved BASIX certificate have been completed.

ADVISORY MATTERS

The following advisory matters are provided as additional information to ensure compliance with the relevant legislation and requirements. You must also check other Commonwealth and NSW Acts and Regulations which may apply to the works or use approved in this application.

AD1.SYDNEY WATER REQUIREMENTS

You are required to submit your plans to the appropriate Sydney Water office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements.

If you are increasing the density of the site, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. The application must be made through an authorised Water Servicing Coordinator, for details see the Sydney Water website.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact **with the Coordinator**, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

AD2.DIAL BEFORE YOU DIG

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

AD3.TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

AD4.EXCAVATION TO BE LIMITED

Excavation shall be limited to that shown in the approved plans. Any further excavation will require Council approval.

AD5.BONDI - ROSE BAY SAND BODY

This site may be located within the Bondi - Rose Bay Sand Body as identified in Council's Aboriginal Cultural Heritage Study 2009. Should an object of potential Aboriginal or archaeological significance be discovered during the demolition, excavation or construction period associated with this development, works are to immediately cease and the NSW National Parks and Wildlife Service must be contacted.

Waverley Council must be notified of any referral to the NSW National Parks and Wildlife Service and be provided with a copy of any subsequent response.

AD6.TREE REMOVAL/PRESERVATION

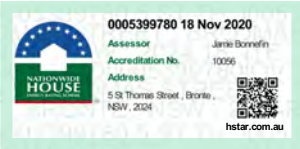
Any trees not identified for removal in this application have not been assessed and separate approval may be required. Any pruning of trees on adjoining properties required for the erection of scaffolding and/or the construction of the building may also require approval.

AD7.WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary.

ST THOMAS STREET

ARCHITECTURAL DRAWING SCHEDULE



DRAWING #		DRAWING NAME
DA00.1	COVER	COVER
DA00.2	COVER	LEGEND
DA01.1	SITE PLAN	SITE ANALYSIS PLAN
DA01.2	SITE PLAN	SITE PLAN - ROOF
DA01.3	SITE PLAN	SITE PLAN - FIRST FLOOR PLAN
DA02.1	FLOOR PLANS	GARAGE FLOOR PLAN
DA02.2	FLOOR PLANS	LOWER GROUND FLOOR PLAN
DA02.3	FLOOR PLANS	GROUND FLOOR PLANS
DA02.4	FLOOR PLANS	FIRST FLOOR PLAN
DA02.5	FLOOR PLANS	ROOF PLAN
DA03.1	ELEVATIONS	NORTH ELEVATION - 1:200
DA03.2	ELEVATIONS	NORTH ELEVATION - 1:100
DA03.3	ELEVATIONS	SOUTH ELEVATION - 1:200
DA03.4	ELEVATIONS	SOUTH ELEVATION - 1:100
DA03.5	ELEVATIONS	EAST ELEVATION
DA03.6	ELEVATIONS	WEST ELEVATION
DA04.1	SECTIONS	5 ST THOMAS STREET - NORTH SECTION - 1:200
DA04.2	SECTIONS	5 ST THOMAS STREET - NORTH SECTION - 1:100
DA04.3	SECTIONS	5A ST THOMAS STREET - SOUTHERN SECTION - 1:200
DA04.4	SECTIONS	5A ST THOMAS STREET - SOUTH - 1:100
DA04.5	SECTIONS	WEST SECTIONS
DA09.1.1	PLANS	SHADOWS PLANS - 9AM
DA09.1.2	PLANS	SHADOW PLANS 10AM
DA09.1.3	PLANS	SHADOW PLANS - 11AM
DA09.1.4	PLANS	SHADOWS PLANS - 12PM
DA09.1.5	PLANS	SHADOW PLANS - 1PM
DA09.1.6	PLANS	SHADOW PLANS - 2PM
DA09.1.7	PLANS	SHADOWS PLANS - 3PM
DA9.2.1a	ELEVATIONS	SHADOWS ELEVATIONS - 10AM
DA9.2.1b	ELEVATIONS	SHADOW ELEVATIONS - 11AM
DA09.2.1	ELEVATIONS	SHADOWS ELEVATIONS - 9AM
DA9.2.2a	ELEVATIONS	SHADOW ELEVATIONS - 1PM
DA9.2.2b	ELEVATIONS	SHADOW ELEVATIONS - 2PM
DA09.2.2	ELEVATIONS	SHADOWS ELEVATIONS - 12PM
DA09.2.3	ELEVATIONS	SHADOWS ELEVATIONS - 3PM
DA11.1	CALCULATIONS	FSR PLANS
DA11.2	CALCULATIONS	LANDSCAPED AREA PLANS
DA12.1	VIEW ANALYSIS	VIEW ANALYSIS - 27A YANKO
DA12.2	VIEW ANALYSIS	STREETSCAPE VIEW ANALYSIS
DA12.3	VIEW ANALYSIS	STREET VIEW



NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_SLThomasID_desigr\02_Concept\DA1704_201203_S455_REV.F.plt

PROJECT NO	REVISION	
1704	A	DA SUBMISSION SEPT 18
	B	ADDITIONAL INFO TO PLANNER 28.10.19
	C	SECTION 34 CON 07.02.20
	D	AMENDEND PLANS 06.03.20
	E	AMENDEND PLANS S34 07.05.20
	F	S4.55 07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
COVER
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA00.1
REVISION
F
107

ABBREVIATIONS LEGEND

TERMS - GENERAL

A/L	Air Lock
ADJ	Adjustable
Acc	Accessible
BLDG	Building
CH	Ceiling Height
CL	Centre Line
CNR	Corner
DIM	Dimension
DWR	Drawer
EL	Existing Level
EQ	Equal
EX	Existing
EXT	External
FCH	Finished Ceiling Height
FFL	Finished Floor Level
FGL	Finished Ground Level
FIN	Finish
FL	Floor Level
FPL	Finished Pelmet Level
FRL	Fire Resistant Level
INT	Internal
LV	Low Voltage
NTS	Not to Scale
O/A	Overall
OPP	Opposite
RL	Reduced Level
SFL	Structural Floor Level
SIM	Similar
TMEX	To Match Existing
TYP	Typical
U/C	Undercut
UNO	Unless Noted Otherwise
U/S	Under Side
WL	Water Level
WR	Water Resistant

ELECTRICAL/MECHANICAL

A/C	Air Conditioning
BWU	Boiling Water Unit
BB	Circuit Breaker
BFR	Bar Fridge
DL	Down Light
DR	Dryer
DW	Dishwasher
EDB	Electrical Distribution Board
E/A	Exhaust Air
E/F	Exhaust Fan
ELEC	Electrical
EM	Electrical Meter
FA	Fire Alarm
FIB	Fire Indicator Board
FR	Fridge
FRZ	Freezer
GPO	General Power Outlet
GPO3	GPO 3 Phase
HTR	Heated Towel Rail
HWP	Heated Wall Panel
JL	Joinery Light
LS	Light Switch
MECH	Mechanical
MSB	Main Switch Board
MW	Microwave
OV	Oven
RH	Rangehood
R/A	Return Air
S/A	Supply Air
TEL	Telephone
TV	Television
WFR	Wine Fridge
WM	Washing Machine

CONSTRUCTIONS/FITTINGS

ACS	Acoustic Ceiling System
ALFG	Aluminium Framed Glazing
ALFL	Aluminium Framed Louvres
AP	Access Panel
AS	Adjustable Shelving
BAL	Balustrade
BHD	Bulkhead
BKS	Books Shelves
CG	Cable Gromet
CHR	Clothes Hanging Rail
CJ	Construction Joint
CL	Clothes Line
COL	Structural Column
CRN	Cornice
CS	Cavity Slider
CTN	Curtain
D	Door
DPC	Dampproof Course

CONSTRUCTIONS/FITTINGS CONT.

EA	Equal Angle
EJ	Expansion Joint
FD(1)	Fire Door (hours)
FG	Fixed Glass
FGSS	Frameless Glass Shower Screen
FLR	Floor
FP	Fireplace
FS	Fixed Shelves
GG	Gutter Guard
HK	Hook
HL	Horizontal Louver
HR	Handrail
HTR	Heated Towel Rail
IGS	Internal Glazed Screen
JU	Joinery Unit
LV	Louvre
- A	Adjustable
- F	Fixed
- R	Retractable
MIR	Mirror
MC	Metal Cladding
MH	Manhole
MJ	Movement Joint
MLD	Moulding
MW	Microwave
OS	Open Shelves
PEL	Pelmet / Curtain / Rollerblind
PF	Pool Fence
PFF	Pre formed Flashing
PTN	Partition
PR	Picture Rail
RFB	Reflective Foil Board insulation
RB	Roller Blind
RS	Recessed Shelf
RSH	Roller Shutter
SCP	Suspended Acoustic Ceiling Panel
SD	Slot Drain
SH	Soap Holder
SHR	Shower
SR	Shower Rose
SL-#	Sky Light (#)
SPB	Suspended Plasterboard
TB	Toilet Brush
TR	Towel Rail
TRH	Toilet Roll Holder
UA	Unequal Angle
UB	Universal Beam
UC	Universal Column
V	Vent
VL	Vertical Louver
W	Window
W-HL	Window - High light
WL	Wall Light
WPM	Waterproof Membrane

HYDRAULIC

AG	Agricultural Drain
BG	Box Gutter
BSN	Basin
BT	Boundary Trap
BTH	Bath
CO	Cleanout
CS	Cleaners Sink
DP	Down Pipe
FE	Fire Extinguisher
FH	Fire Hydrant
FHR	Fire Hose Reel
GD	Grease Drain
GM	Gas Meter
GT	Grease Trap
HWU-#	Hot Water Unit (#)
HYD	Hydraulic
IO	Inspection Opening
MFD-#	Hydronic Heating Manifold (#)
O/F	Over Flow
OFG	Over Flow Gulley
RWH-#	Rainwater Head (#)
RWO	Rainwater Outlet
RWT	Rainwater Tank
SD	Sewer Drain
SNK	Sink
SP	Spreader
SW	Storm Water
SWD	Storm Water Drain
TB	Laundry Tub
TD	Trench Drain
VP	Vent Pipe
WC	Toilet
WS	Waste Stack
WTM	Water Meter

MATERIALS / FINISHES

AL	Aluminium
BIT	Bitumen
BBK	Bagged Brick
BK	Brick
BLK	Block
BP	Brick Pavers
CFC	Compressed Fibre Cement
CO	Copper
CONC	Concrete
CPT	Carpet
CR	Cement Render
CT	Cement Topping with Epoxy Sealer
DAR	Dressed All Round
FBK	Face Brick
FC	Fibre Cement Sheetting Product
FG	Fixed Glass
FGR	Fibre Glass Roofing
G	Glass
GALV	Galvanised
GRF	Granolithic Finish
GRT	Granolithic Topping / Epoxy Sealer
HWD	Hardwood
INSUL	Insulation
MR	Metal Roofing
MS	Mild Steel
OFC	Off Form Concrete
PT	Paint
PB	Plasterboard
PLY	Plywood
POL	Polished
RC	Reinforced Concrete (Type refer to spec)
RT	Recycled Timber
RUB	Rubber
SCP	Satin Chrome Plate
SCR	Screed
SJ	Silicon Joint
SK	Skirting
SKT	Skirting Tile
SP	Set Plaster
SS	Stainless Steel
SSC	Stainless Steel Cable
SS 316	Stainless Steel (Grade)
SS CR	Stainless Steel Corrosion Resistant
ST	Stone
TC	Texture Coating
TG	Translucent Glass
TFL	Timber Floor Boards
TIM	Timber
TLE	Tile
TLE-#	Tile Type # (Type refer to spec)
TMB	Termite Moisture Barrier
TRT	Terracotta Floor Tiles
TZ	Terrazzo
VYL	Vinyl
VT	Vinyl Tiles
WBC	Weatherboard Cladding
WRC	Western Red Cedar
WP	Wall Paper
WPM	Waterproof Membrane
WPB	Waterproof Plasterboard

LANDSCAPE

GBE	Garden Bed Edge as specified
GB	Garden Bed
PP	Paving Permeable
PS	Paving Slab
PV	Pavers
TOW	Top of Wall

DRAWING LEGEND

WALL TYPE

	EXISTING WALL
	DEMOLISHED WALL
	NEW FRAMED WALL
	BRICK
	BLOCKWALL

LANDSCAPE LEGEND

	TREE TO REMAIN
	TREE TO BE DEMOLISHED
	NEW TREE

LEVEL LEGEND

	EXISTING LEVEL
	DEMOLISHED LEVEL
	RELATIVE LEVEL
	FLOOR LEVEL

MATERIALS AND FINISHES



BRICKS



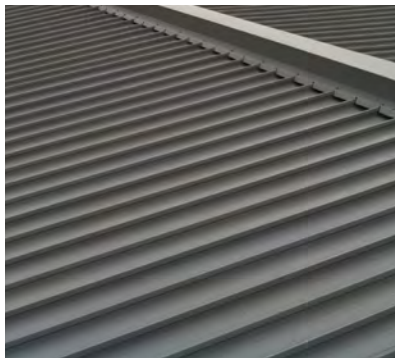
DETAILING



HANDRAIL AND ALUMINIUM PRIVACY LOUVRES



WHITE RENDER

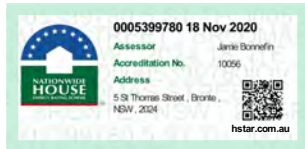


ROOF - STEEL



STONE

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@macormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REVf.pln

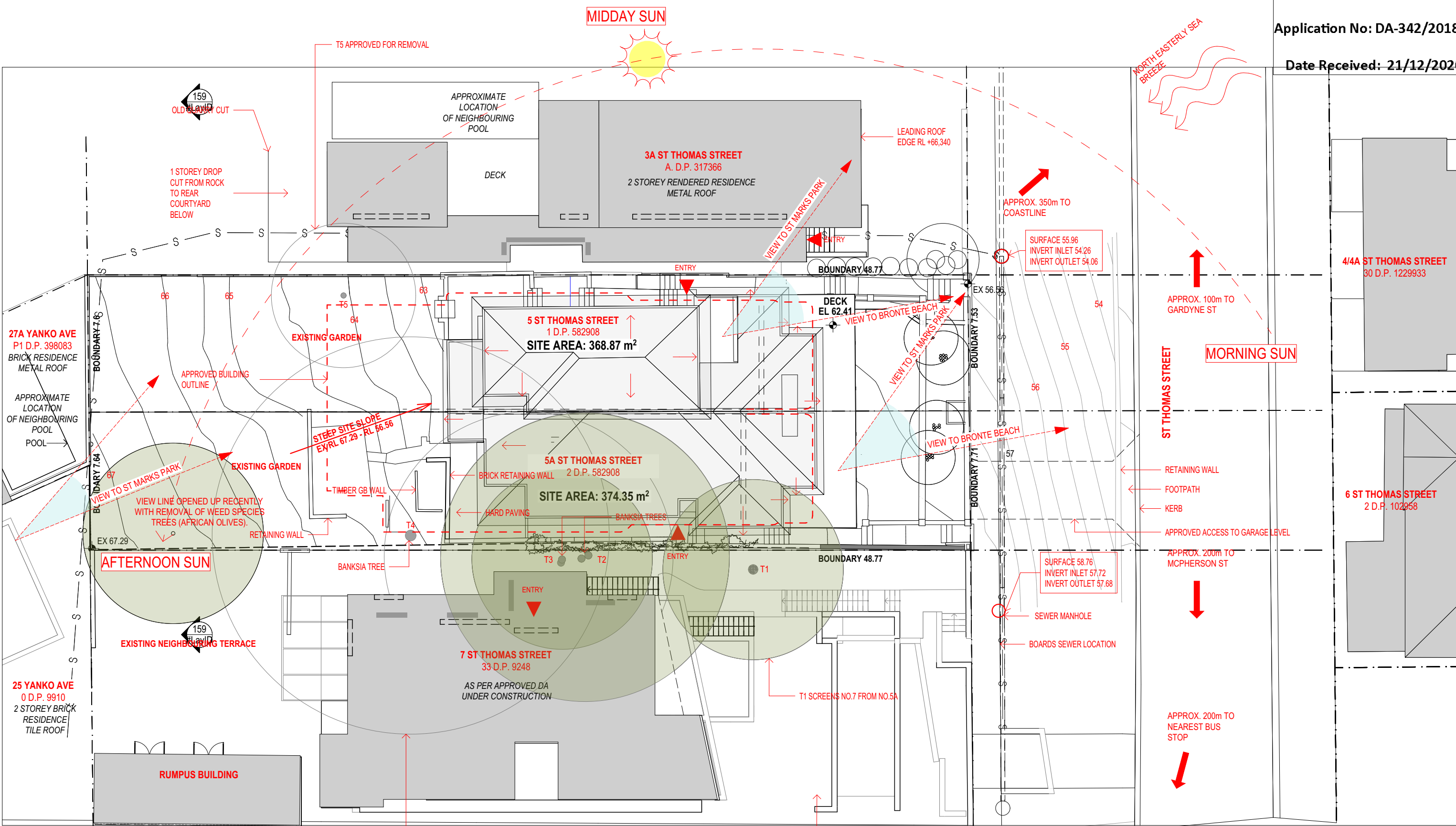
PROJECT NO	REVISION	
1704	A	DA SUBMISSION
	B	ADDITIONAL INFO TO PLANNER
	C	SECTION 34 CON
	D	AMENDEND PLANS
	E	AMENDEND PLANS S34
	F	S4.55

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
LEGEND
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA00.2
DRAWING NO
F

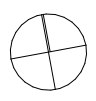
108



1 SITE ANALYSIS
1:200



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



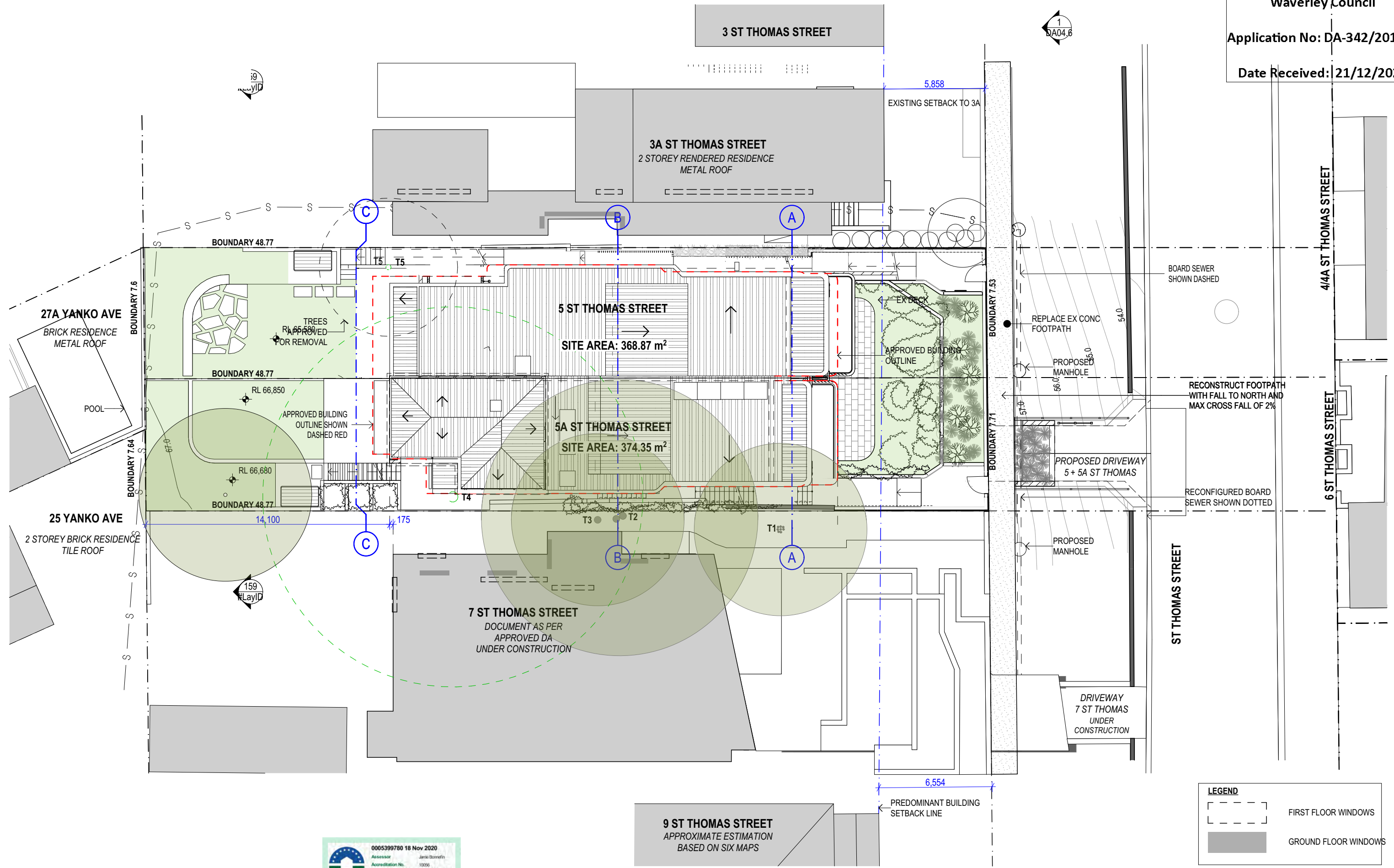
PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024
S:\01 Projects\171704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REV.F.pln

PROJECT NO	REVISION	DATE PRINTED: 15/12/2020	SCALE
1704	A DA SUBMISSION	SEPT 18	PAPER SIZE: A3
	B ADDITIONAL INFO TO PLANNER	28.10.19	DRAWN BY: MD,PL,RL
	C SECTION 34 CON	07.02.20	CHECKED BY: MM
	D AMENDEND PLANS	06.03.20	
	E AMENDEND PLANS S34	07.05.20	
	F S4.55	07.12.20	

DRAWING TITLE
SITE ANALYSIS PLAN
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA01.1
REVISION
F

109



LEGEND

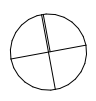
[---] FIRST FLOOR WINDOWS

[---] GROUND FLOOR WINDOWS

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS,
T 9037 0437 E hello@maccormickarchitects.com.au
13 VICTORIA STREET QUEENS PARK NSW 2022
ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024
S:\01 Projects\171704_STThomasID_design\02_Concept\DA1704_201203_S455_REV.F.gn

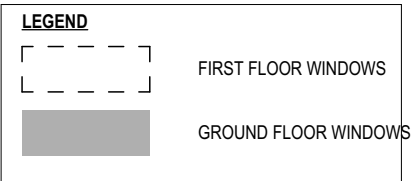
PROJECT NO	REVISION	DATE
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

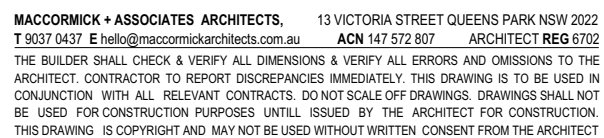
SCALE
1:1000

DRAWING TITLE
SITE PLAN - ROOF
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA01.2
REVISION
F
110



DA01.3 F
1 1 1

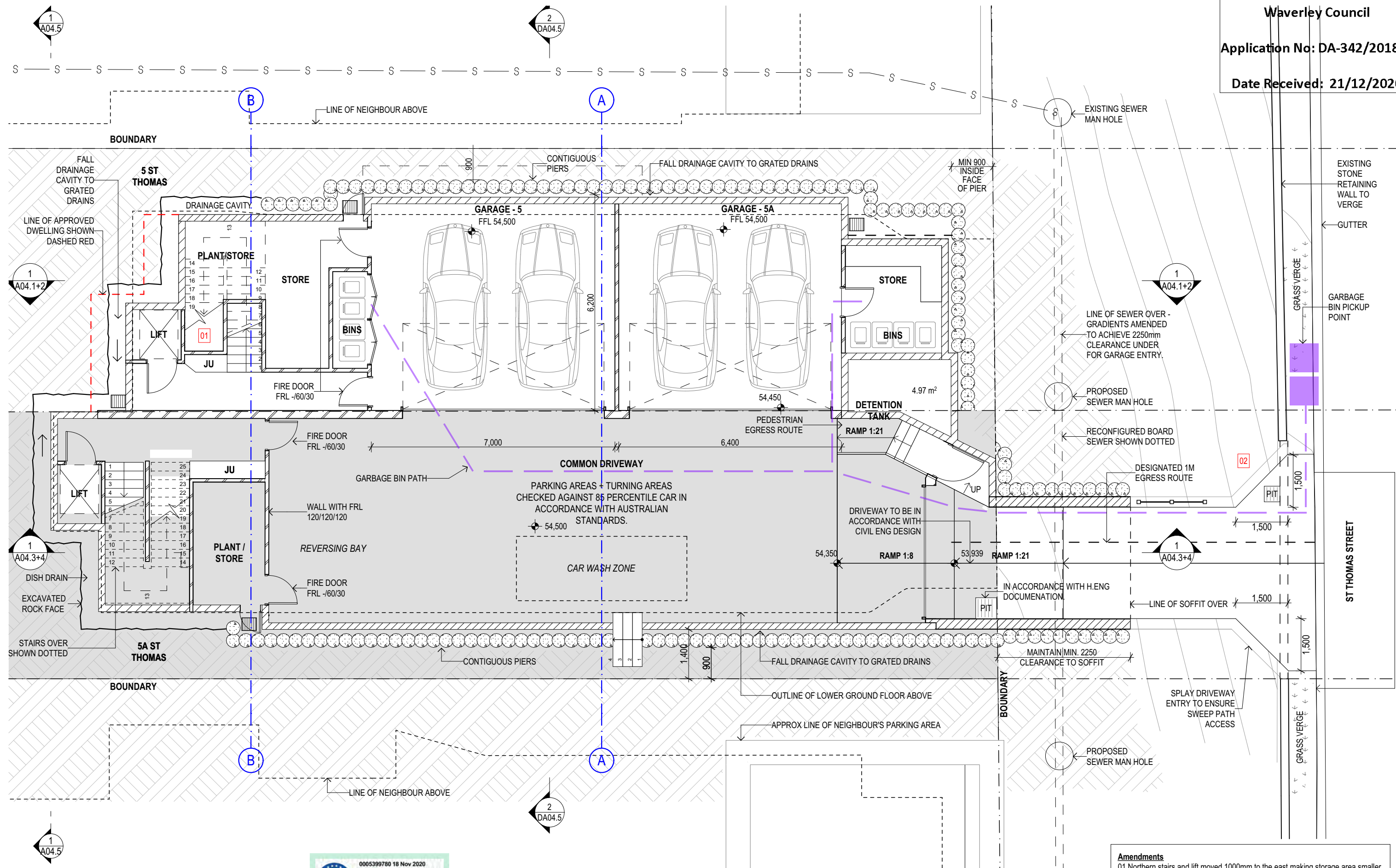


S:\01 Projects\171704 St.Thomas\02 design\02 Concept\DA\1704_201203_S455_REV6.pln

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
SITE PLAN - FIRST FLOOR PLAN

DRAWING STATUS
DA SUBMISSION

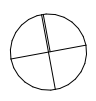


Amendments
01 Northern stairs and lift moved 1000mm to the east making storage area smaller.
02 Splay driveway to ensure sweep path access and improved sight lines.

NOT FOR CONSTRUCTION



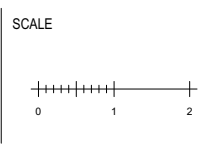
MACCORMICK + ASSOCIATES ARCHITECTS,
T 9037 0437 E hello@macormickarchitects.com.au
13 VICTORIA STREET QUEENS PARK NSW 2022
ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024
S:\01 Projects\171704_SLThomasID_design\02_Concept\DA1704_201203_S455_REV01.dgn

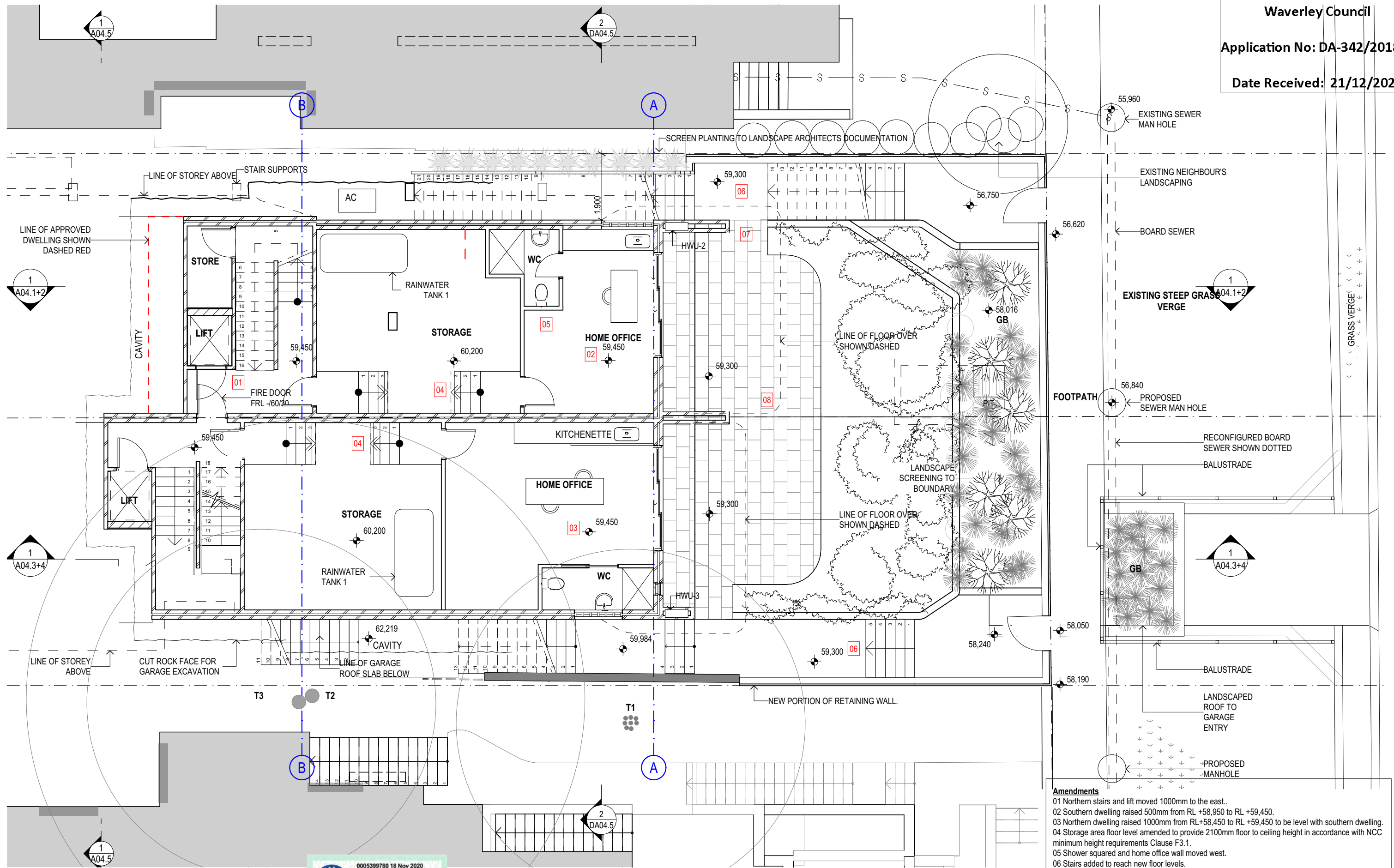
PROJECT NO	REVISION	DATE
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM



DRAWING TITLE
GARAGE FLOOR PLAN
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA02.1
REVISION
F
112

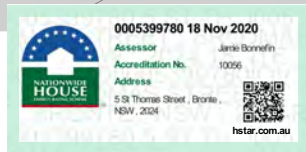


- Amendments**
- 01 Northern stairs and lift moved 1000mm to the east.
 - 02 Southern dwelling raised 500mm from RL +58,950 to RL +59,450.
 - 03 Northern dwelling raised 1000mm from RL +58,450 to RL +59,450 to be level with southern dwelling.
 - 04 Storage area floor level amended to provide 2100mm floor to ceiling height in accordance with NCC minimum height requirements Clause F3.1.
 - 05 Shower squared and home office wall moved west.
 - 06 Stairs added to reach new floor levels.
 - 07 Northern dwelling terrace & landscape wall & stair moved 1000mm to the east.
 - 08 Terrace wall moved 1000mm to the east and removal of common wall.

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS,
T 9037 0437 E hello@maccormickarchitects.com.au
13 VICTORIA STREET QUEENS PARK NSW 2022
ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

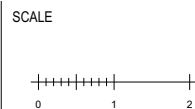


PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_SLThomasID_design\02_Concept\DA1704_201203_S455_REVf.pln

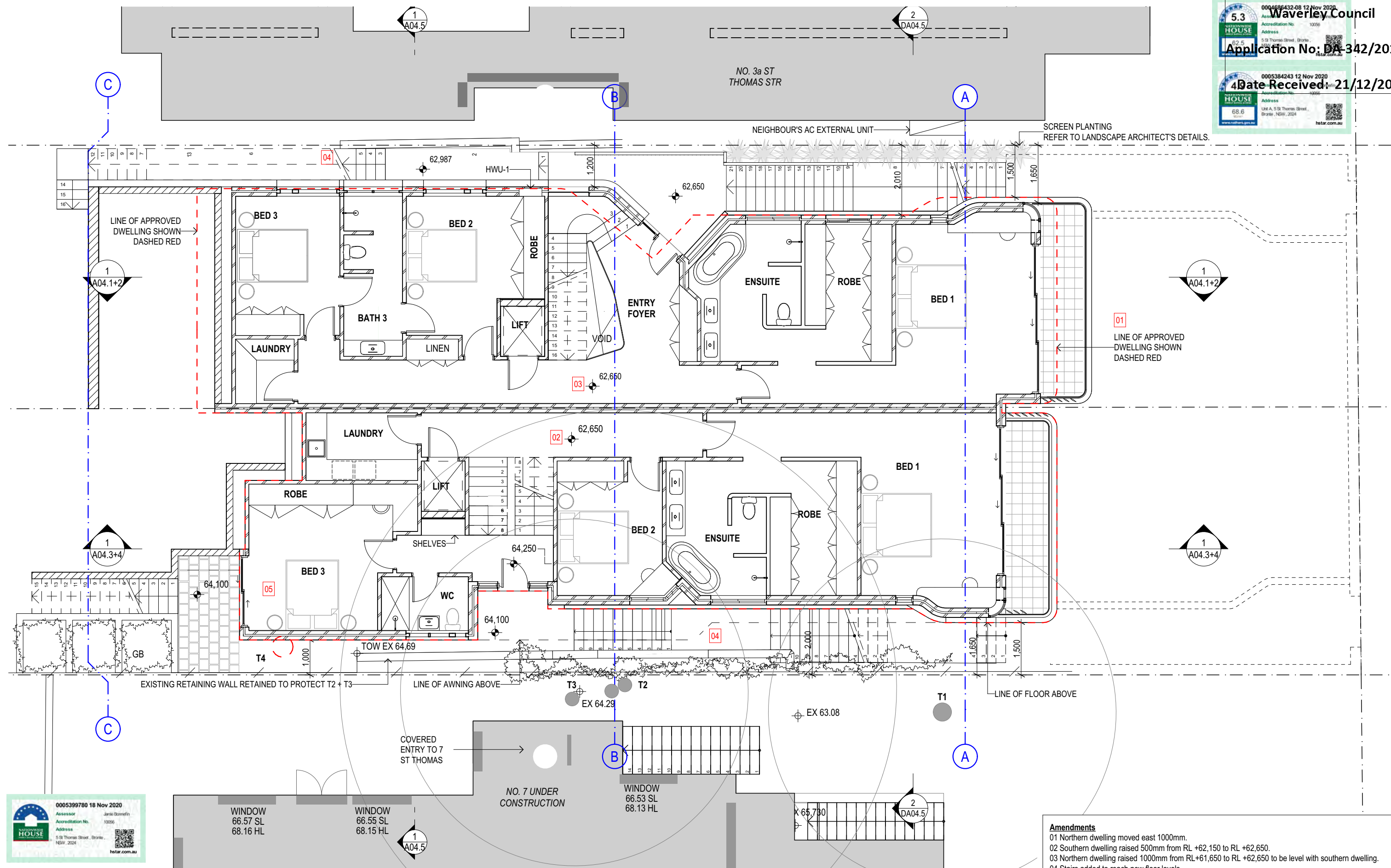
PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20

PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM



DRAWING TITLE
LOWER GROUND FLOOR PLAN
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA02.2
REVISION
F
113



Amendments

01 Northern dwelling moved east 1000mm.

02 Southern dwelling raised 500mm from RL +62,150 to RL +62,650.

03 Northern dwelling raised 1000mm from RL+61,650 to RL +62,650 to be level with southern dwelling.

04 Stairs added to reach new floor levels.

05 Bed 3 reconfiguration and removal of southern window. Addition of window above western sliding door.

NOT FOR CONSTRUCTION

GROUND FLOOR
1:100

Amendments
01 Northern stairs and lift moved 1000mm to the east..
02 Storage area floor level lifted to provide 2100mm floor to ceiling height.
03 Shower squared and home office wall moved east.

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

PROJECT NO	REVISION	
1704	A	DA SUBMISSION
	B	ADDITIONAL INFO TO PLANNER
	C	SECTION 34 CON
	D	AMENDEND PLANS
	E	AMENDEND PLANS S34
	F	S4.55

	DATE PRINTED: 15/12/2020
8	PAPER SIZE: A3
9	
0	DRAWN BY: MD,PL,RL
0	
0	CHECKED BY: MM
0	

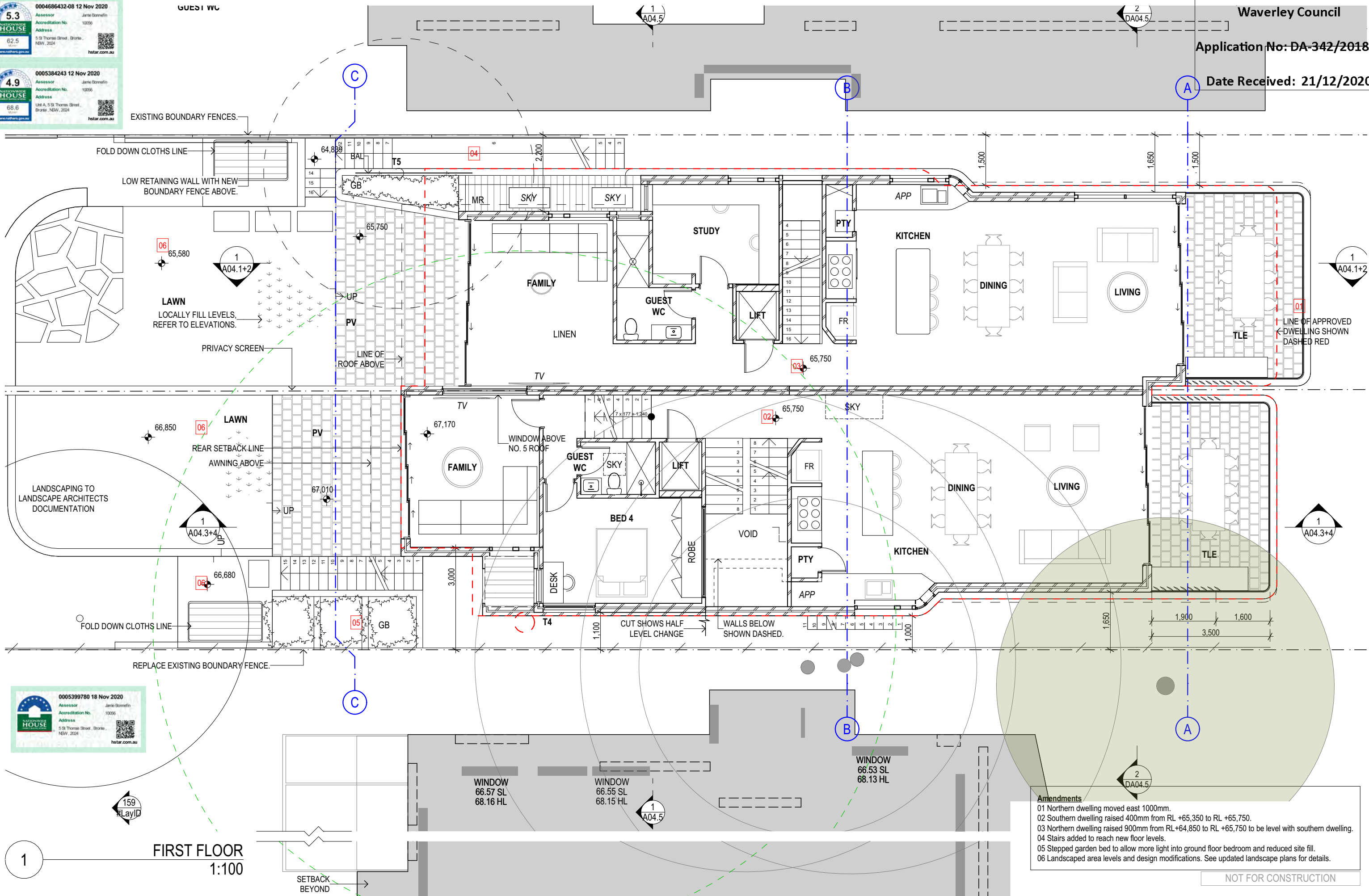
SCALE

0 1 2

DRAWING TITLE
GROUND FLOOR PLANS

DRAWING STATUS
DA SUBMISSION

DRAWING NO	REVISION
DA02.3	F
1	14



Amendments
01 Northern dwelling moved east 1000mm.
02 Southern dwelling raised 400mm from RL +65,350 to RL +65,750.
03 Northern dwelling raised 900mm from RL +64,850 to RL +65,750 to be level with southern dwelling.
04 Stairs added to reach new floor levels.
05 Stepped garden bed to allow more light into ground floor bedroom and reduced site fill.
06 Landscaped area levels and design modifications. See updated landscape plans for details.

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS,
T 9037 0437 E hello@macormickarchitects.com.au
13 VICTORIA STREET QUEENS PARK NSW 2022
ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

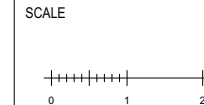


PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_Concept\DA1704_201203_S455_REV.F.gn

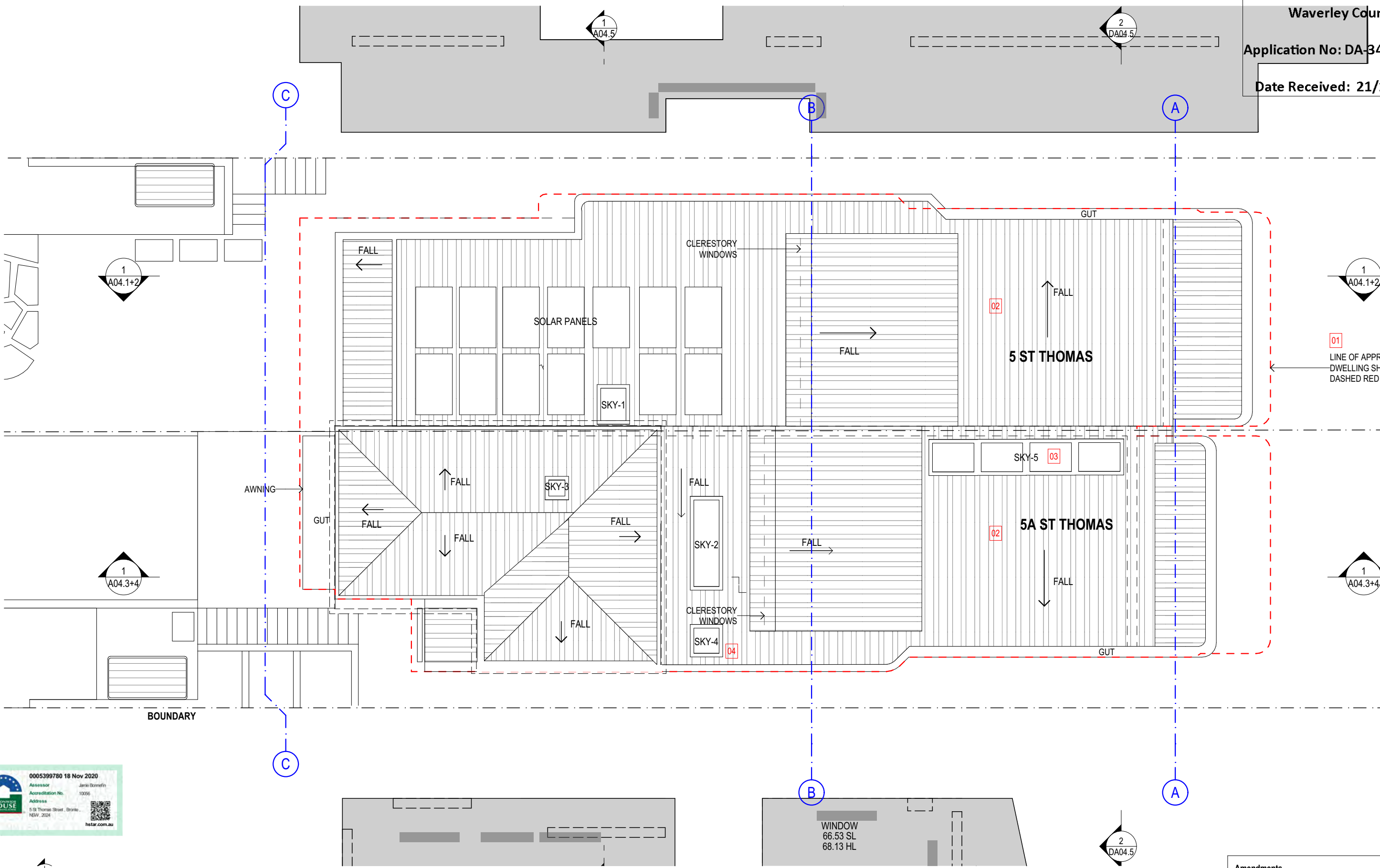
PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20

PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM



DRAWING TITLE
FIRST FLOOR PLAN
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA02.4
REVISION
F
115



1

ROOF PLAN
1:100

Amendments
01 Northern dwelling moved east 1000mm.
02 Roof pitch changed to 3°
03 Clerestory windows removed and skylights added.
04 SKY-4 ADDED

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

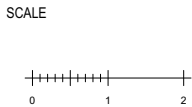


PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_Concept\DA1704_201203_S455_REV1.plt

PROJECT NO	REVISION	
1704	A	DA SUBMISSION
	B	ADDITIONAL INFO TO PLANNER
	C	SECTION 34 CON
	D	AMENDEND PLANS
	E	AMENDEND PLANS S34
	F	S4.55

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

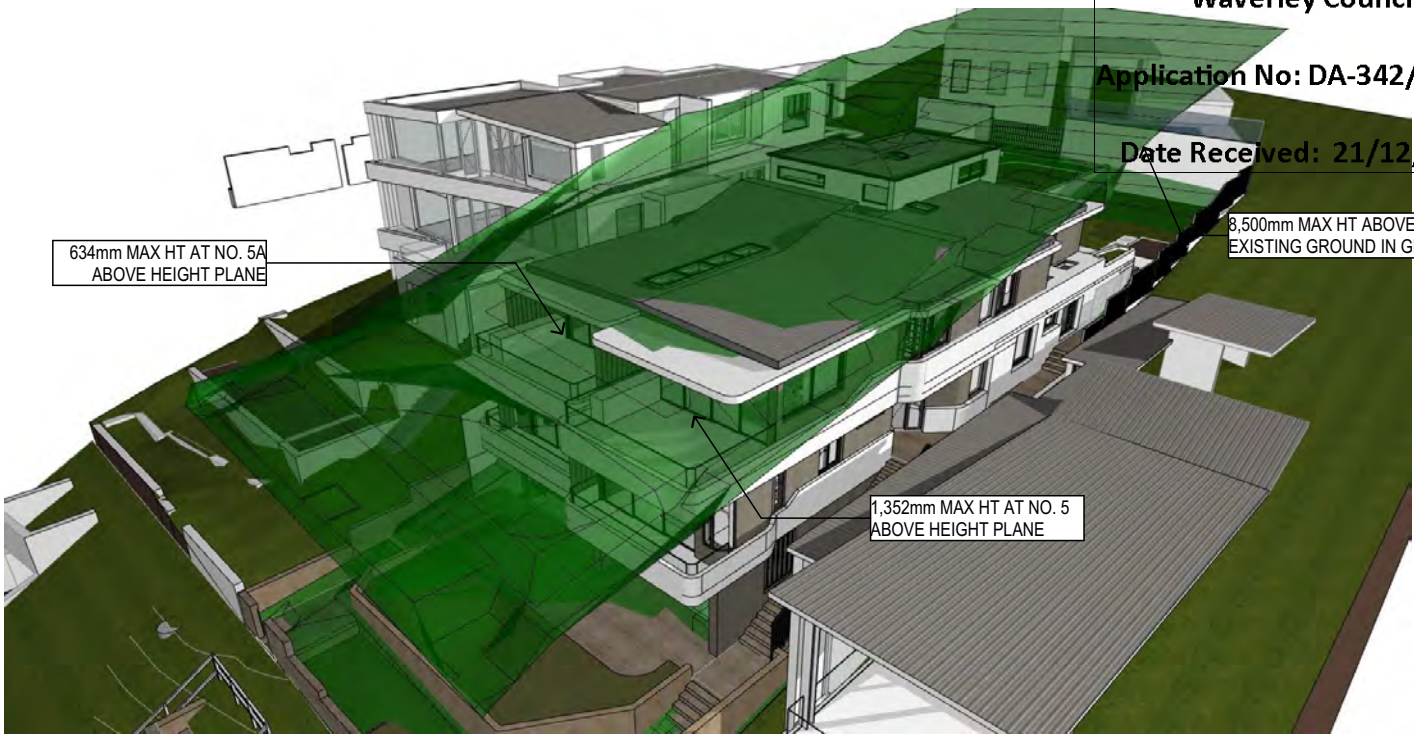
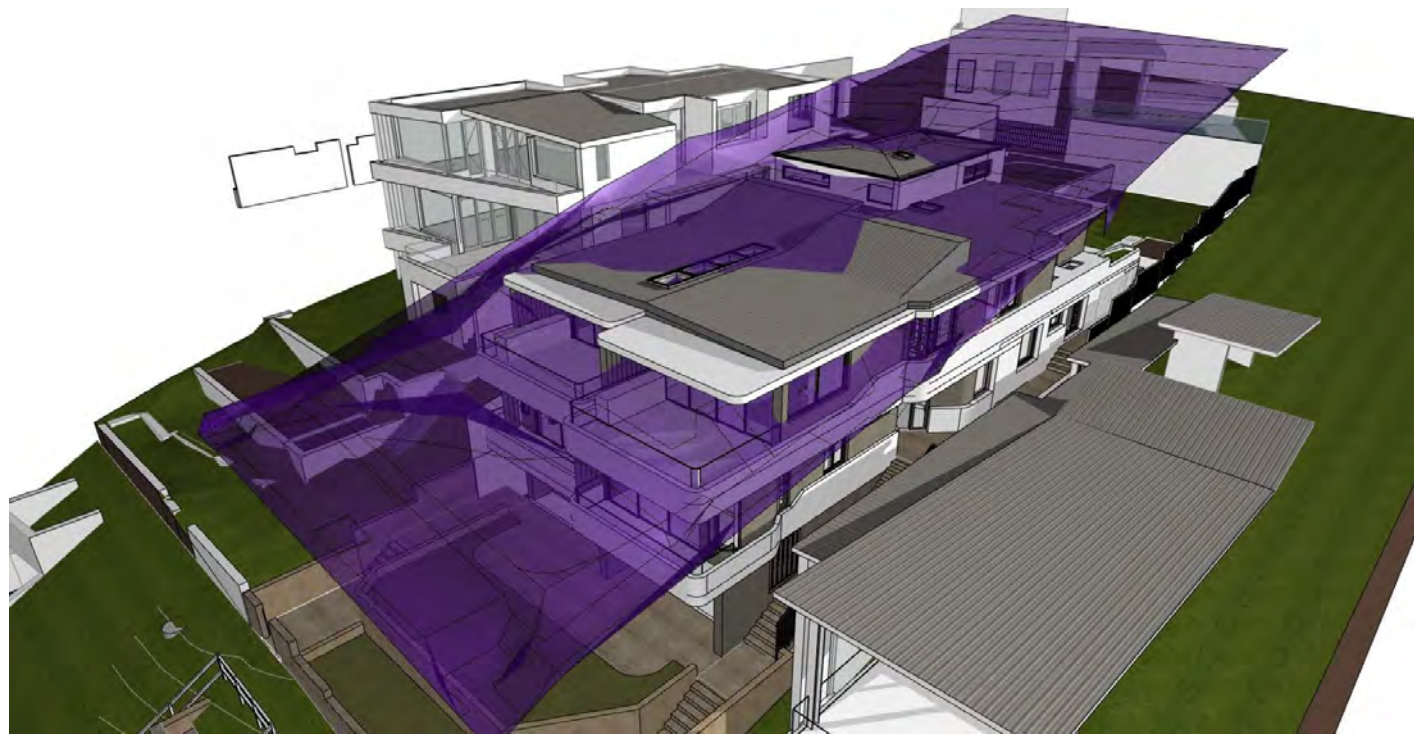


DRAWING TITLE
ROOF PLAN

DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA02.5

REVISION
F
116



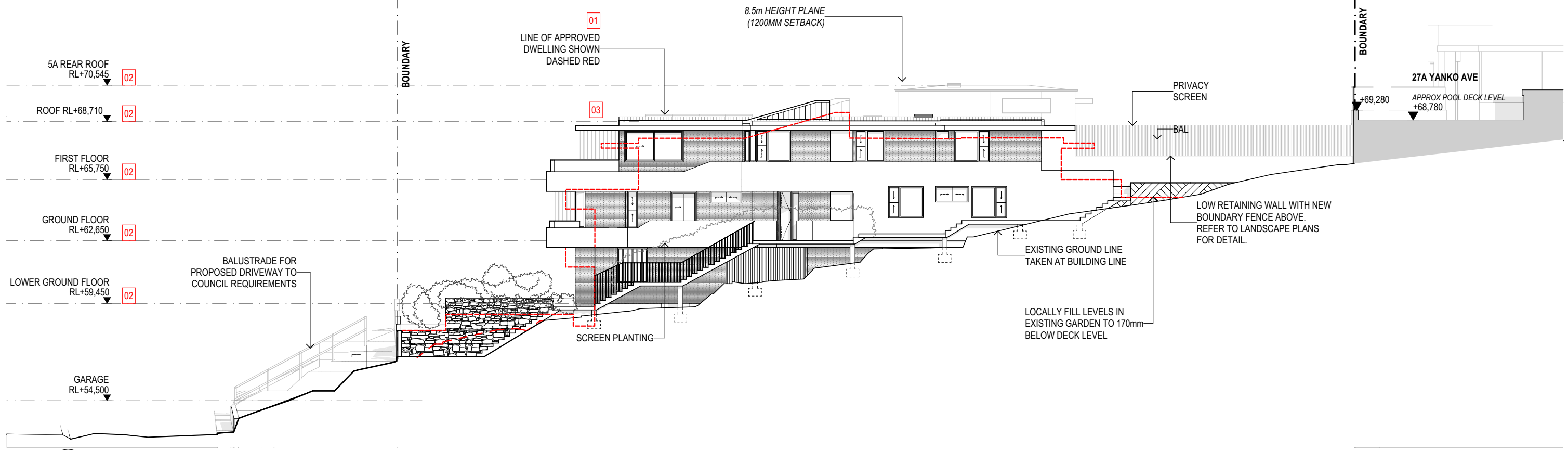
634mm MAX HT AT NO. 5A
ABOVE HEIGHT PLANE

8,500mm MAX HT ABOVE
EXISTING GROUND IN GREEN

1,352mm MAX HT AT NO. 5
ABOVE HEIGHT PLANE

2 7.5m HEIGHT PLANE

3 8.5m HEIGHT PLANE



1 NORTH ELEVATION
1:200

Amendments
01 Northern dwelling moved east 1000mm.
02 Lower ground to roof levels raised.
03 Roof pitch changed to 3°.

NOT FOR CONSTRUCTION



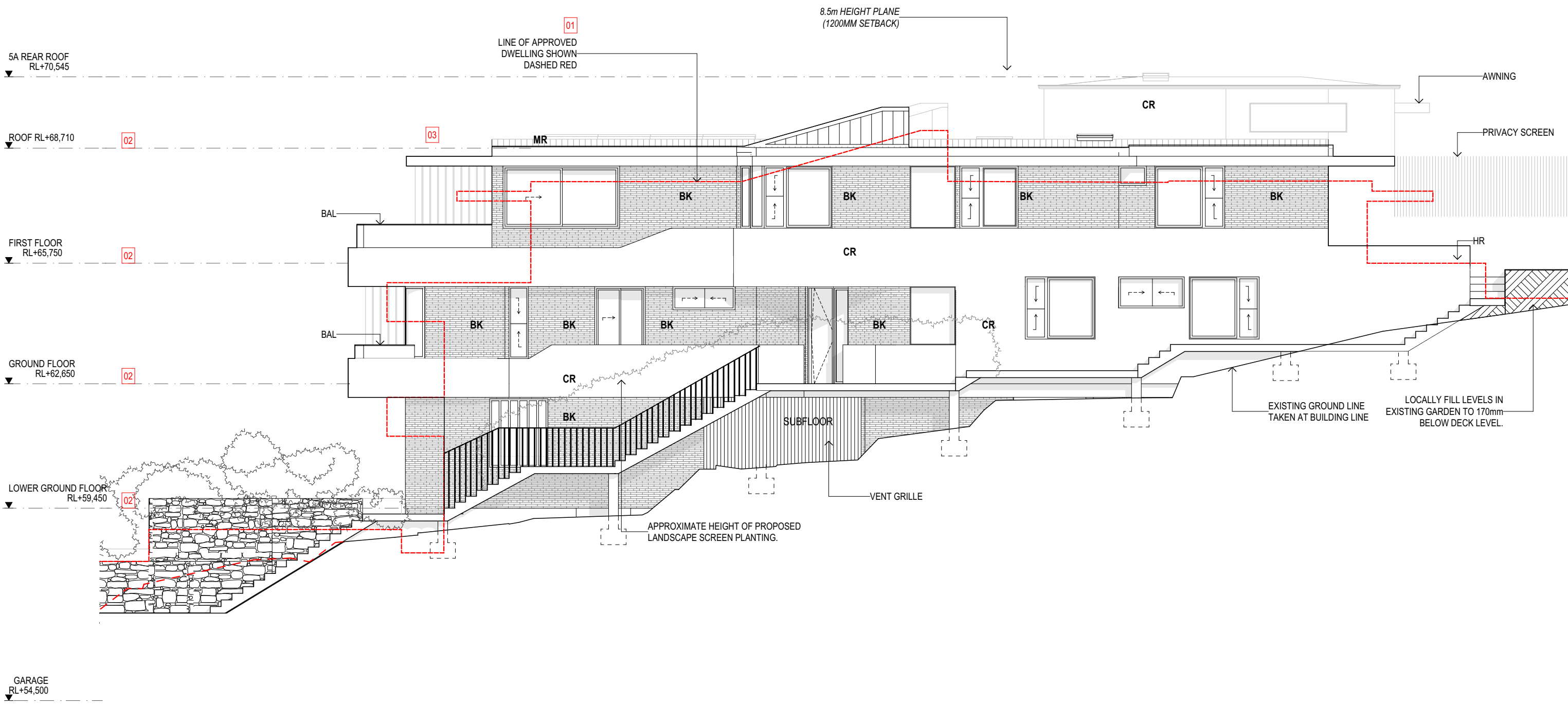
MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024
S:\01 Projects\171\1704_SLThomasID_design\02_ConceptDA\1704_201203_S455_REV01.pln

PROJECT NO	REVISION	DATE PRINTED: 15/12/2020	SCALE
1704	A DA SUBMISSION	SEPT 18	PAPER SIZE: A3
	B ADDITIONAL INFO TO PLANNER	28.10.19	DRAWN BY: MD,PL,RL
	C SECTION 34 CON	07.02.20	CHECKED BY: MM
	D AMENDEND PLANS	06.03.20	
	E AMENDEND PLANS S34	07.05.20	
	F S4.55	07.12.20	

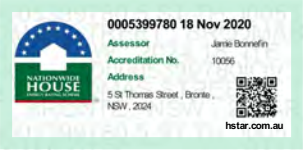
DRAWING TITLE
NORTH ELEVATION - 1:200
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA03.1
REVISION
F
117



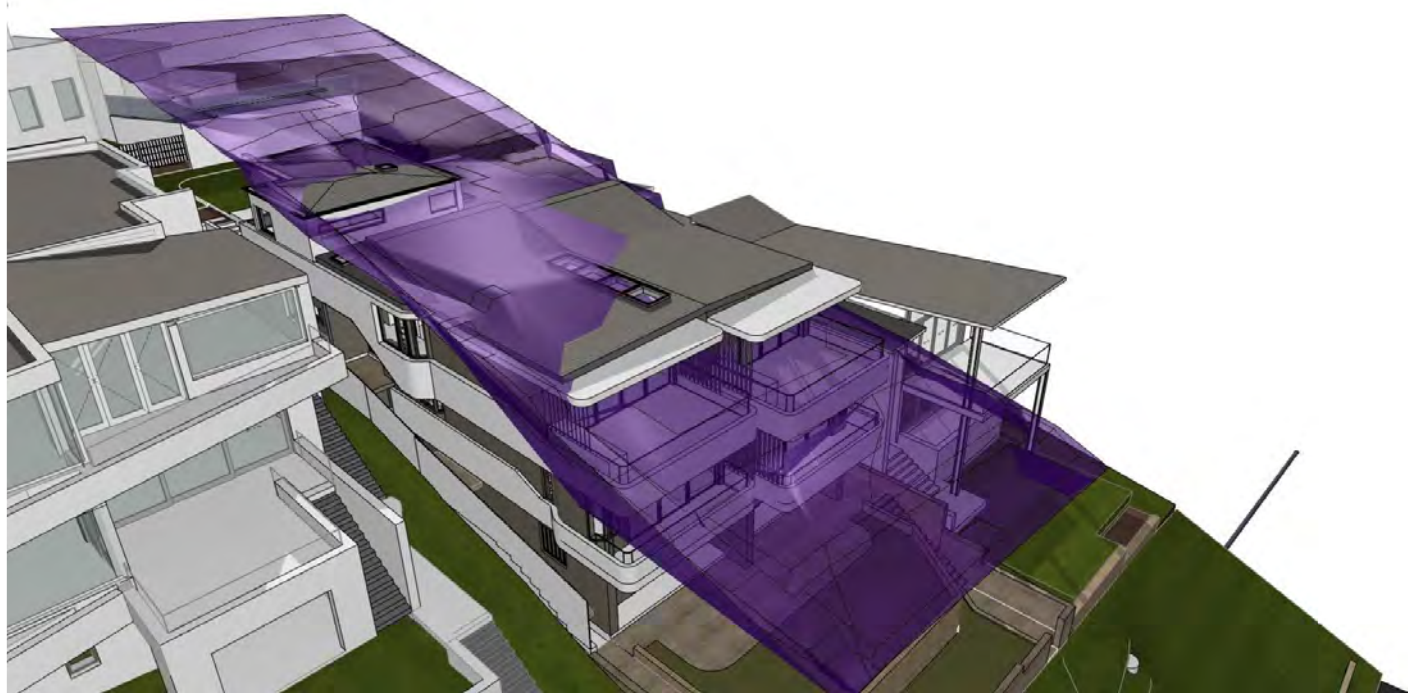
1

NORTH ELEVATION
1:100



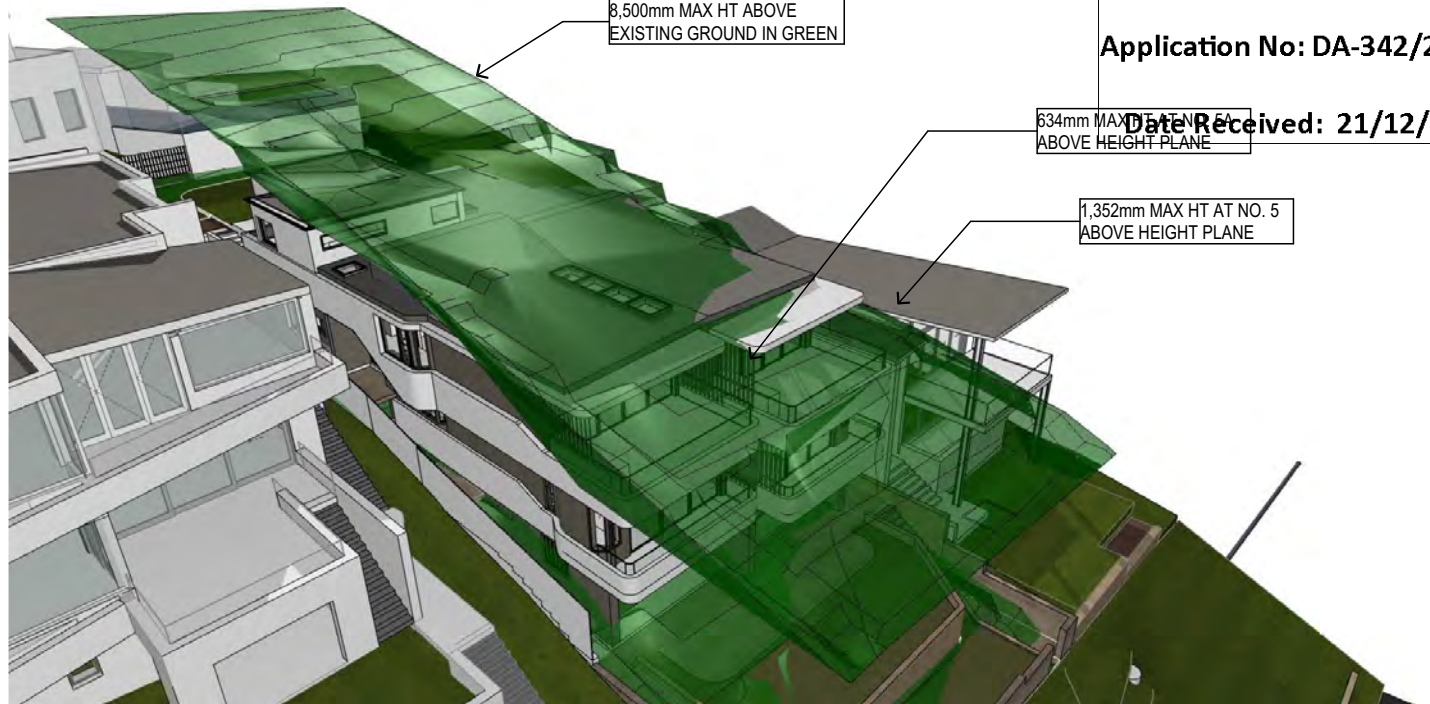
Amendments
01 Northern dwelling moved east 1000mm.
02 Lower ground to roof levels raised.
03 Roof pitch changed to 3°.

NOT FOR CONSTRUCTION



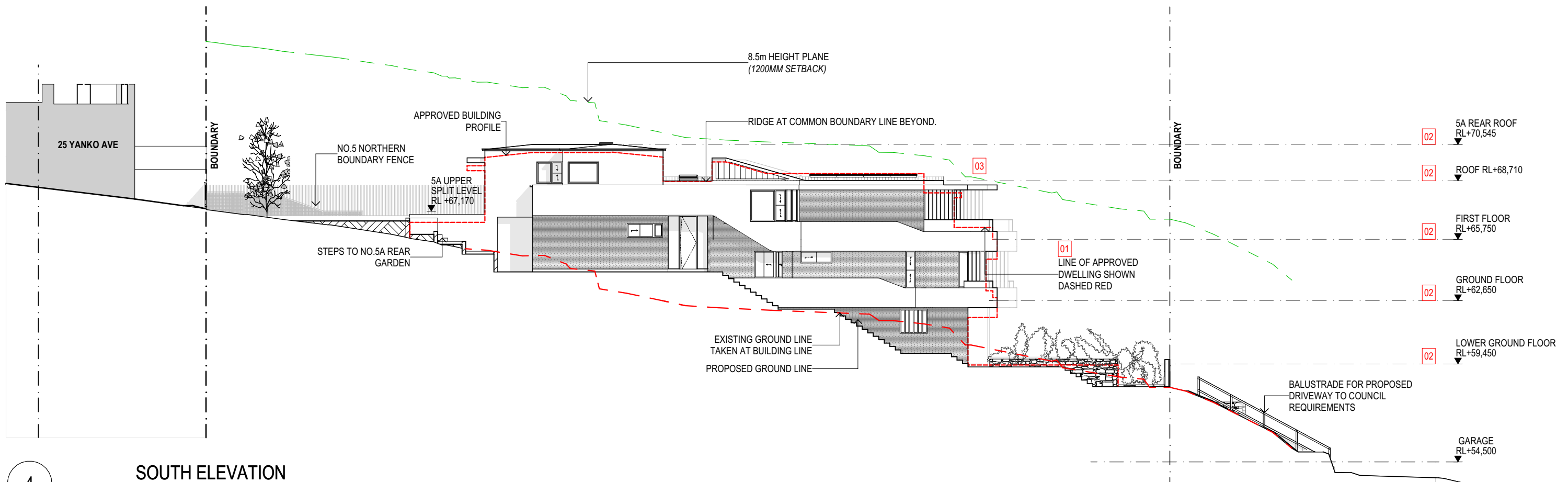
2

7.5 HEIGHT PLANE



3

8.5 HEIGHT PLANE



4

SOUTH ELEVATION

1:200



Amendments
01 Northern dwelling moved east 1000mm.
02 Lower ground to roof levels raised.
03 Roof pitch changed to 3°.

NOT FOR CONSTRUCTION



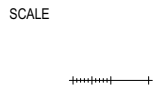
MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_STThomasID_design\02_ConceptDA\1704_201203_S455_REV1.pln

PROJECT NO	REVISION	DATE PRINTED: 15/12/2020	SCALE
1704	A DA SUBMISSION	SEPT 18	PAPER SIZE: A3
	B ADDITIONAL INFO TO PLANNER	28.10.19	DRAWN BY: MD,PL,RL
	C SECTION 34 CON	07.02.20	CHECKED BY: MM
	D AMENDEND PLANS	06.03.20	
	E AMENDEND PLANS S34	07.05.20	
	F S4.55	07.12.20	

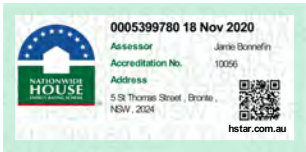
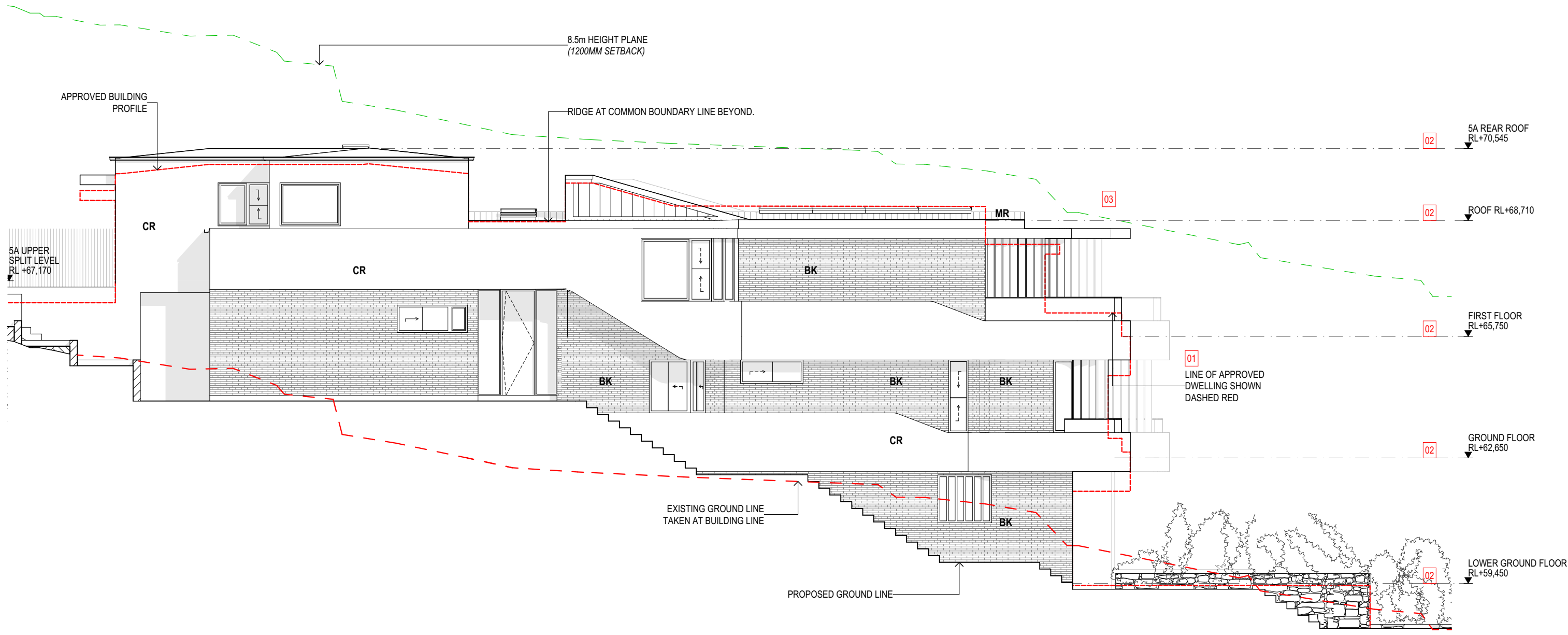
DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM



DRAWING TITLE
SOUTH ELEVATION - 1:200
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA03.3
REVISION
F

119



Amendments
01 Northern dwelling moved east 1000mm.
02 Lower ground to roof levels raised.
03 Roof pitch changed to 3°.

NOT FOR CONSTRUCTION



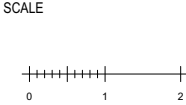
MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_STThomasID_design\02_Concept\DA\1704_201203_S455_REV.F.gn

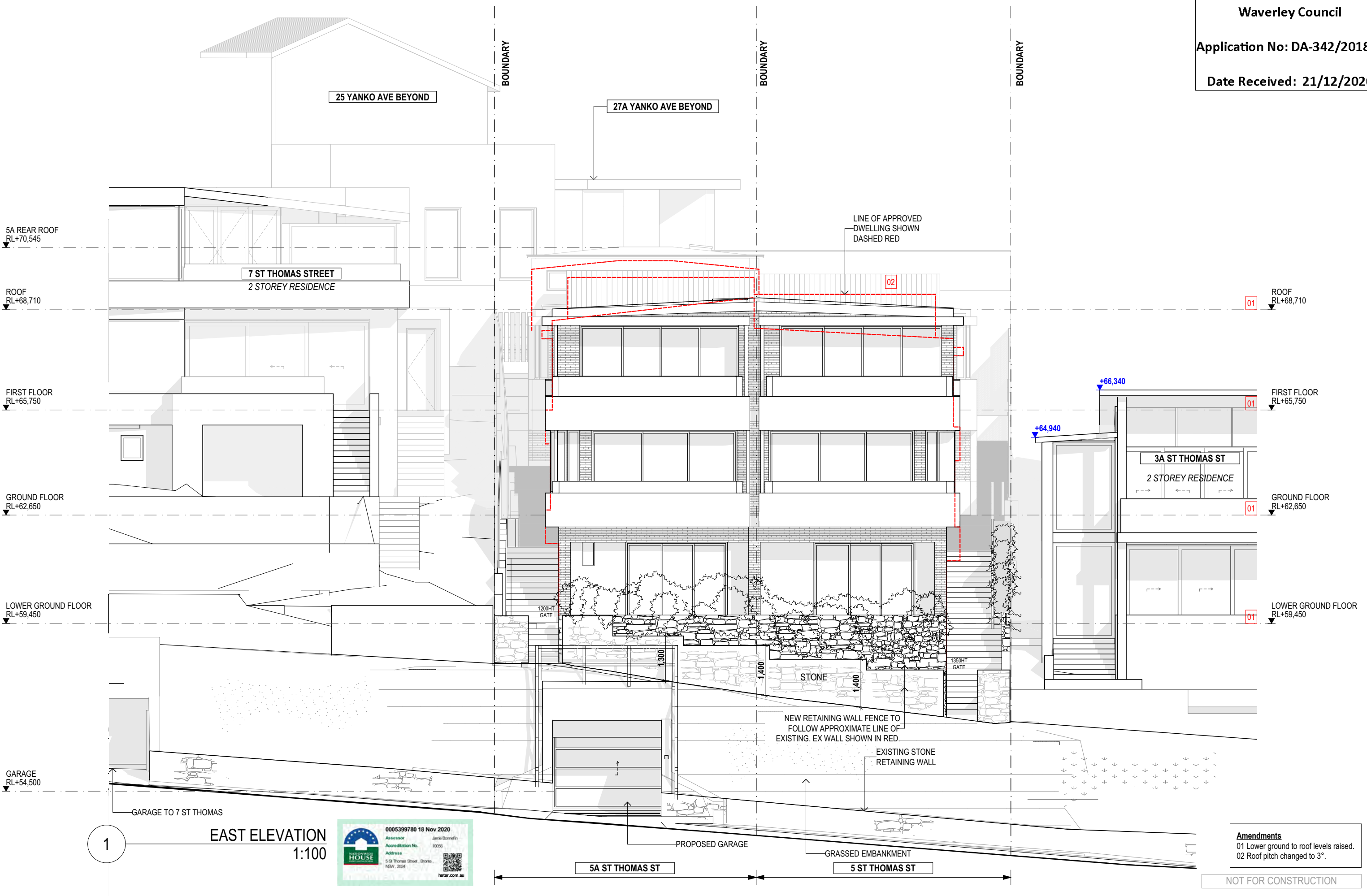
PROJECT NO	REVISION
1704	A DA SUBMISSION SEPT 18
	B ADDITIONAL INFO TO PLANNER 28.10.19
	C SECTION 34 CON 07.02.20
	D AMENDEND PLANS 06.03.20
	E AMENDEND PLANS S34 07.05.20
	F S4.55 07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM



DRAWING TITLE
SOUTH ELEVATION - 1:100
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA03.4
REVISION
F



Amendments
01 Lower ground to roof levels raised.
02 Roof pitch changed to 3°.

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024
S:\01 Projects\171704_SLThomasID_design\02_ConceptDA\1704_201203_S455_REV01.pln

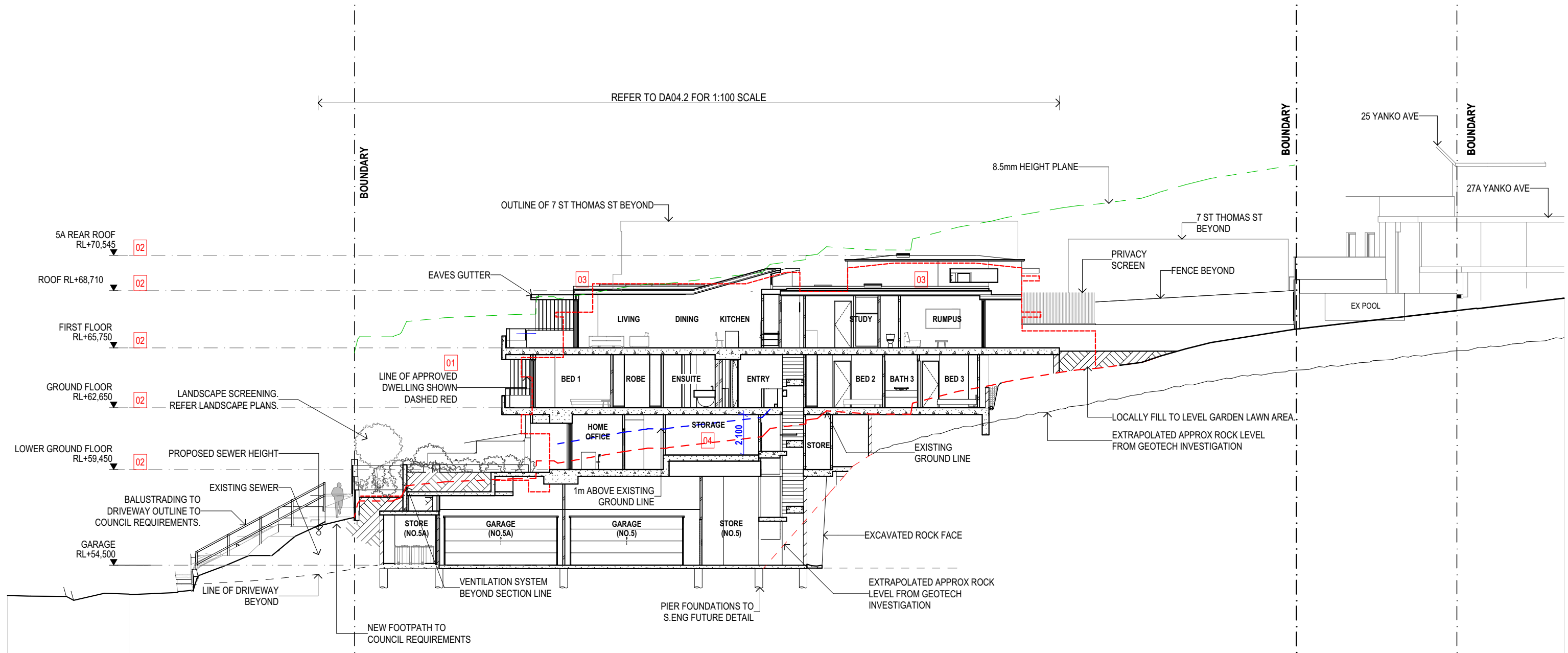
PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20

PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM
SCALE
0 1 2

DRAWING TITLE
EAST ELEVATION
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA03.5
REVISION
F
121





1 5 ST THOMAS ST - NORTH SECTION
1:200



Amendments
01 Northern dwelling moved east 1000mm.
02 Lower ground to roof levels raised.
03 Roof pitch changed to 3°.
04 Storage area floor level raised 1000mm to provide 2100mm floor to ceiling height for compliance with NCC.

NOT FOR CONSTRUCTION



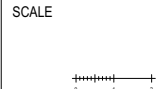
MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@macormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_SLThomasID_desig\02_Concept\DA1704_201203_S455_REV.F.plt

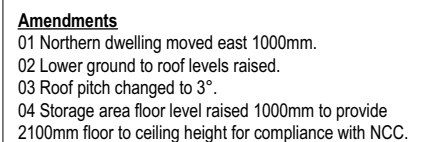
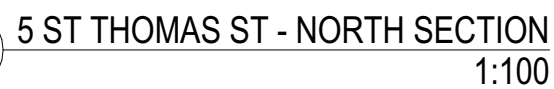
PROJECT NO	REVISION	DATE PRINTED: 15/12/2020	SCALE
1704	A DA SUBMISSION	SEPT 18	PAPER SIZE: A3
	B ADDITIONAL INFO TO PLANNER	28.10.19	DRAWN BY: MD,PL,RL
	C SECTION 34 CON	07.02.20	CHECKED BY: MM
	D AMENDEND PLANS	06.03.20	
	E AMENDEND PLANS S34	07.05.20	
	F S4.55	07.12.20	

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

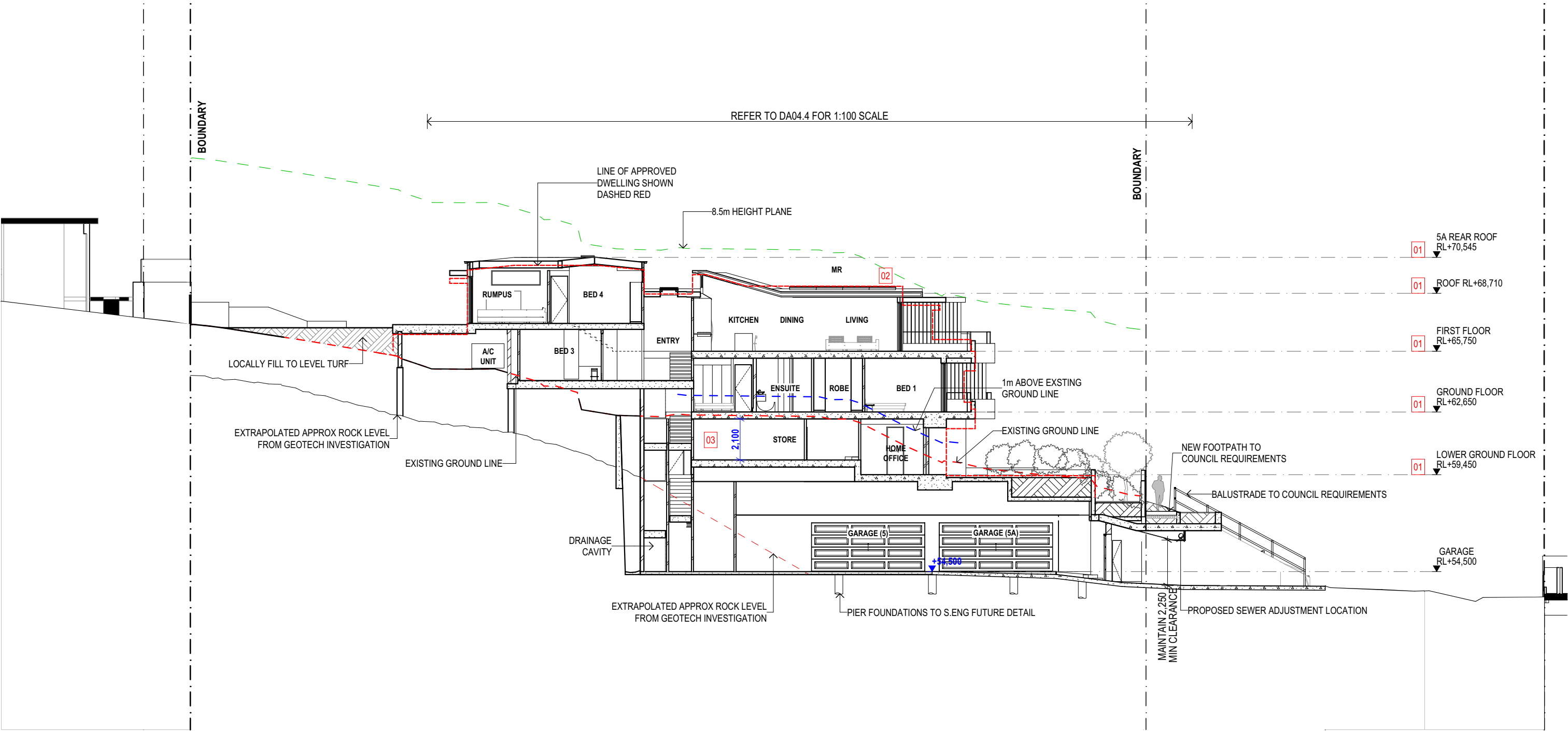


DRAWING TITLE
5 ST THOMAS STREET - NORTH
SECTION - 1:200
DRAWING STATUS
DA SUBMISSION

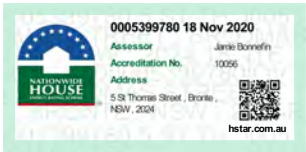
DRAWING NO
DA04.1
REVISION
F
123



NOT FOR CONSTRUCTION



1 5A ST THOMAS ST - SOUTH SECTION
1:200



Amendments
01 Lower ground to roof levels raised.
02 Roof pitch changed to 3°.
03 Storage area floor level raised 1000mm to provide 2100mm floor to ceiling height for compliance with NCC.

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_SLThomasID_desig\02_Concept\DA1704_201203_S455_REV1.plt

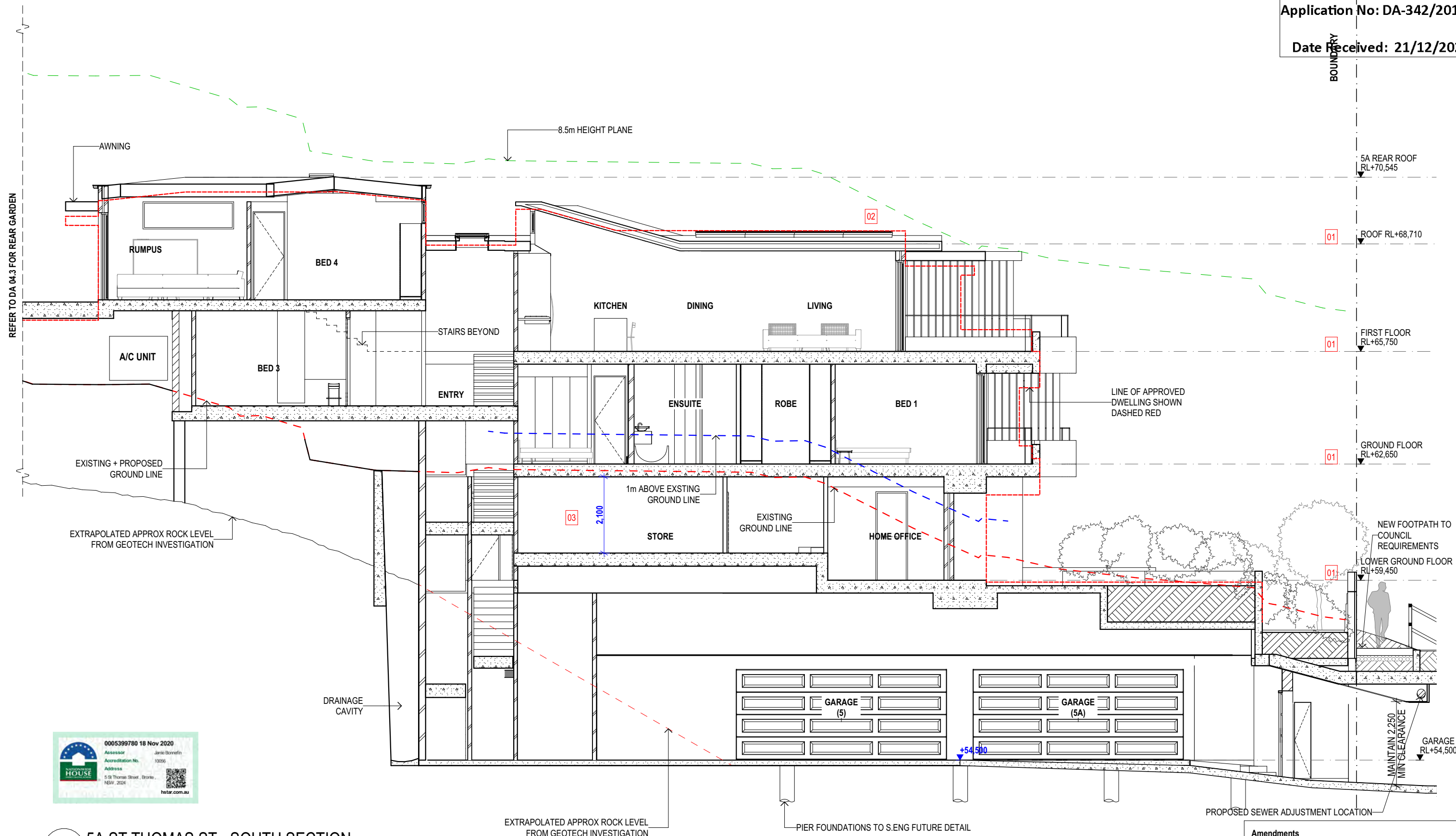
PROJECT NO	REVISION	DATE
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

SCALE
1:200

DRAWING TITLE
**5A ST THOMAS STREET -
SOUTHERN SECTION - 1:200**
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA04.3
F
125



Amendments
01 Lower ground to roof levels raised.
02 Roof pitch changed to 3°.
03 Storage area floor level raised 1000mm to provide 2100mm floor to ceiling height for compliance with NCC.

NOT FOR CONSTRUCTION



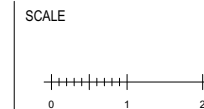
MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_SLThomasID_design\02_Concept\DA1704_201203_S455_REV.F.pln

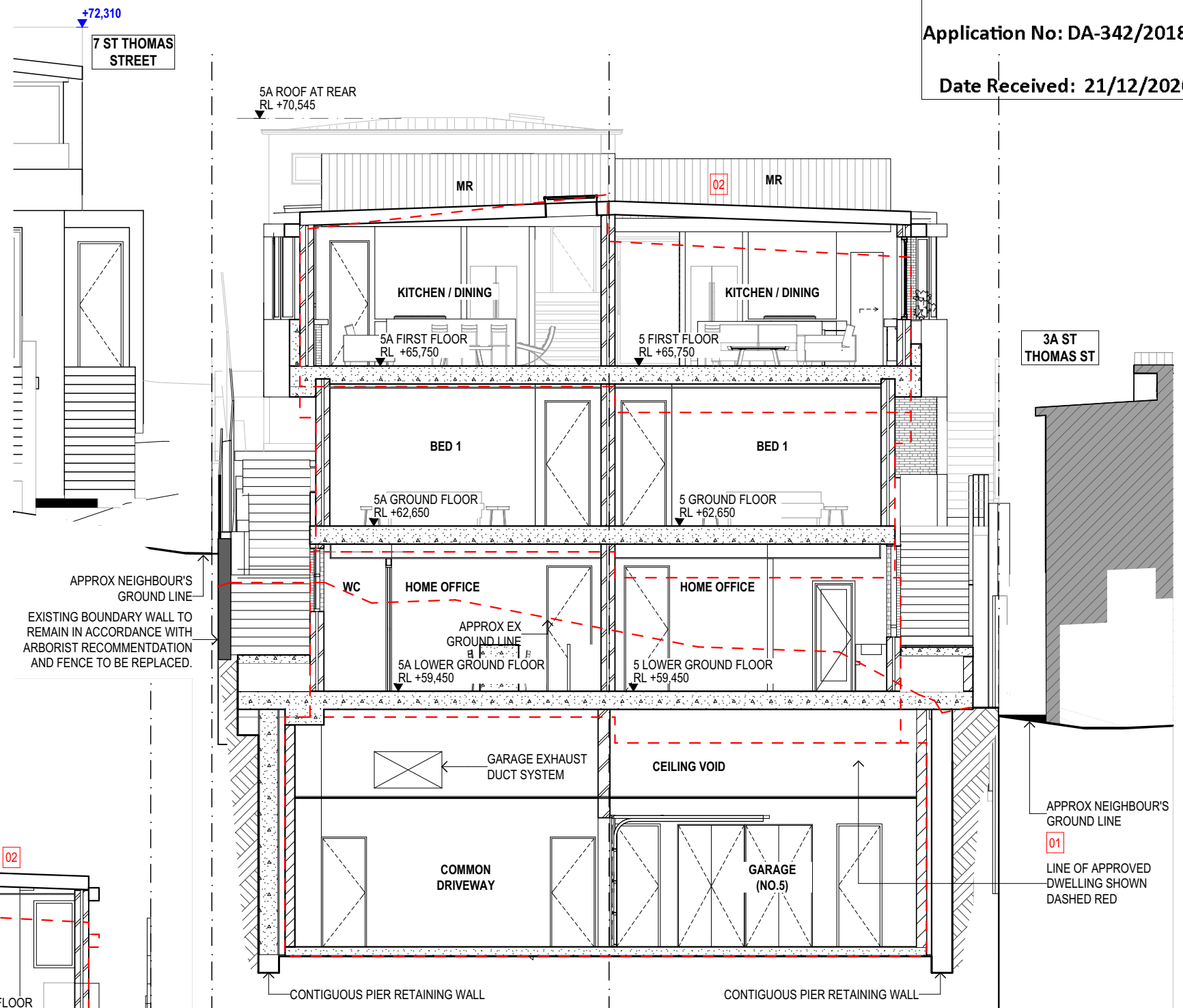
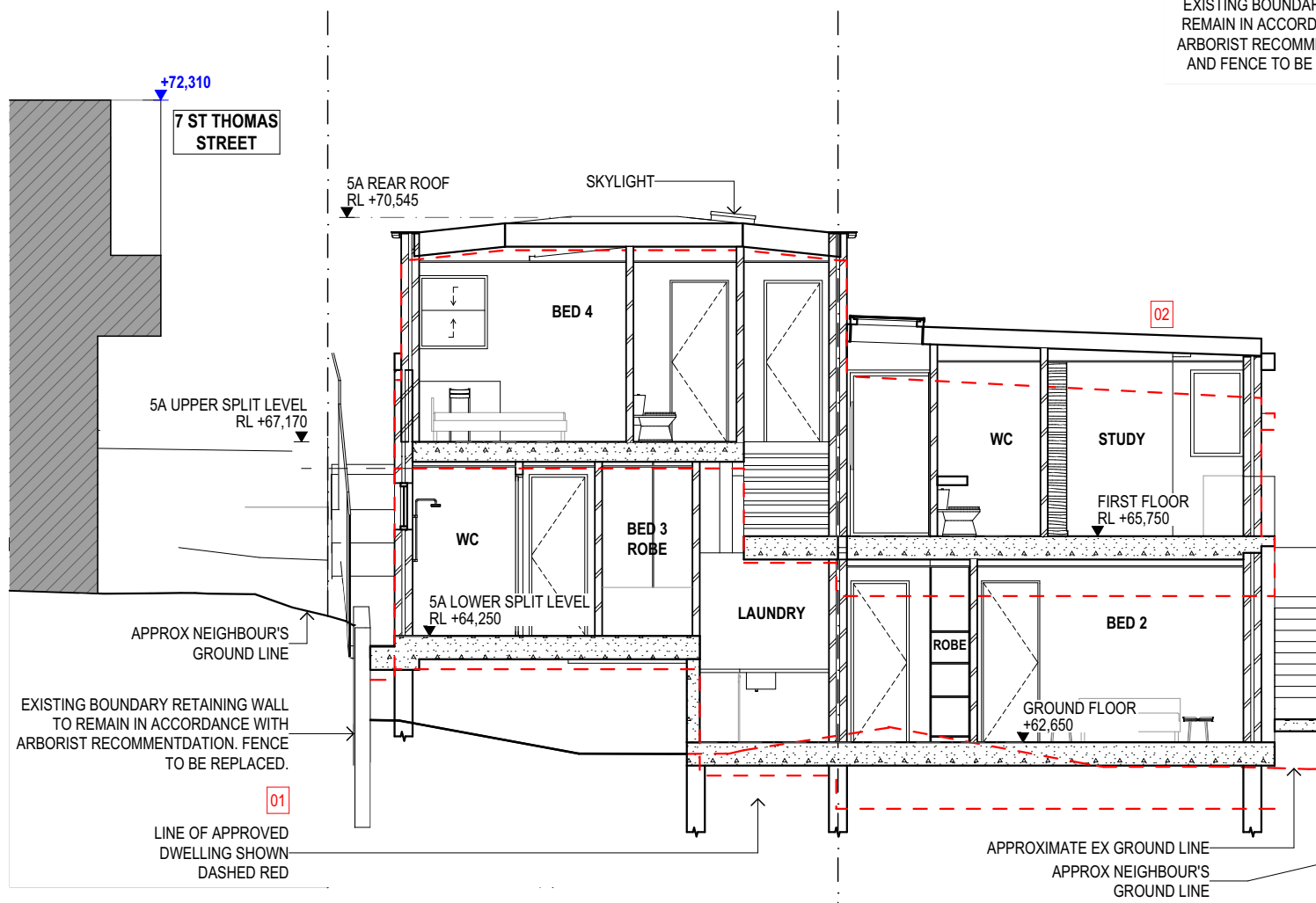
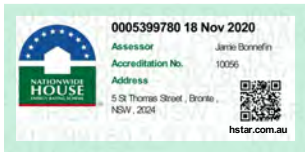
PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20

PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM



DRAWING TITLE
5A ST THOMAS STREET - SOUTH
- 1:100
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA04.4
REVISION
F
126



2 WEST SECTION B
1:100

1 WEST SECTION A
1:100

Amendments
01 Lower ground to roof levels raised.
02 Roof pitch changed to 3°.

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@macormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_STThomasID_design\02_Concept\DA1704_201203_S455_REV.F.gn

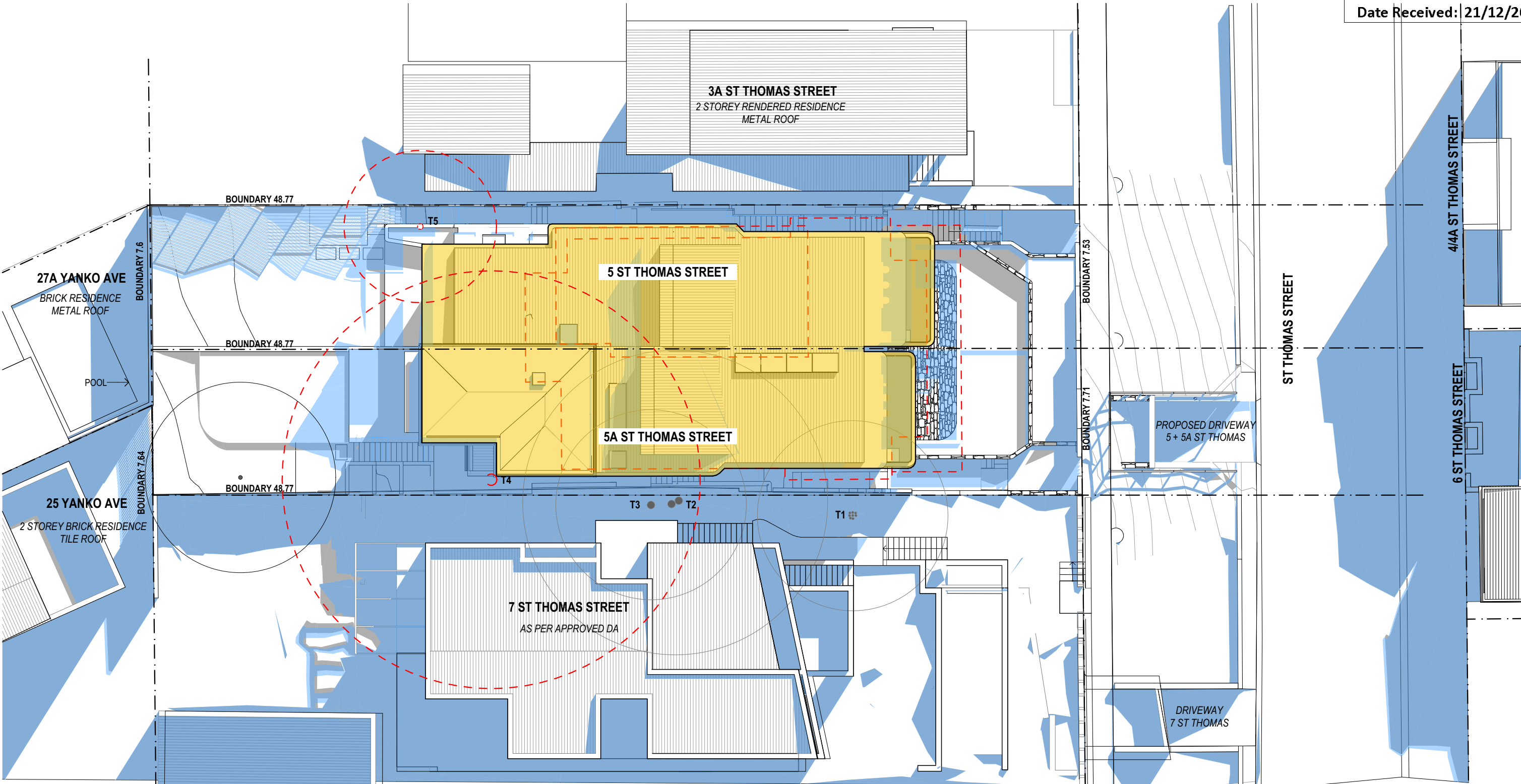
PROJECT NO	REVISION	DATE
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

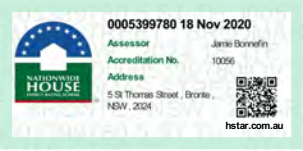


DRAWING TITLE
WEST SECTIONS
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA04.5
REVISION
F
127



1 JUNE 21 9AM - APPROVED + PROPOSED PLAN
1:200



LEGEND

- APPROVED SHADOWS
- NEW SHADOWS
- PROPOSED BUILDING

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

NOTE THAT AREAS OF DEMOLISHED BUILDING WERE ALSO PREVIOUSLY IN SHADOW AS THEY WERE INTERNAL

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS,
T 9037 0437 E hello@maccormickarchitects.com.au
13 VICTORIA STREET QUEENS PARK NSW 2022
ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REV.F.pln

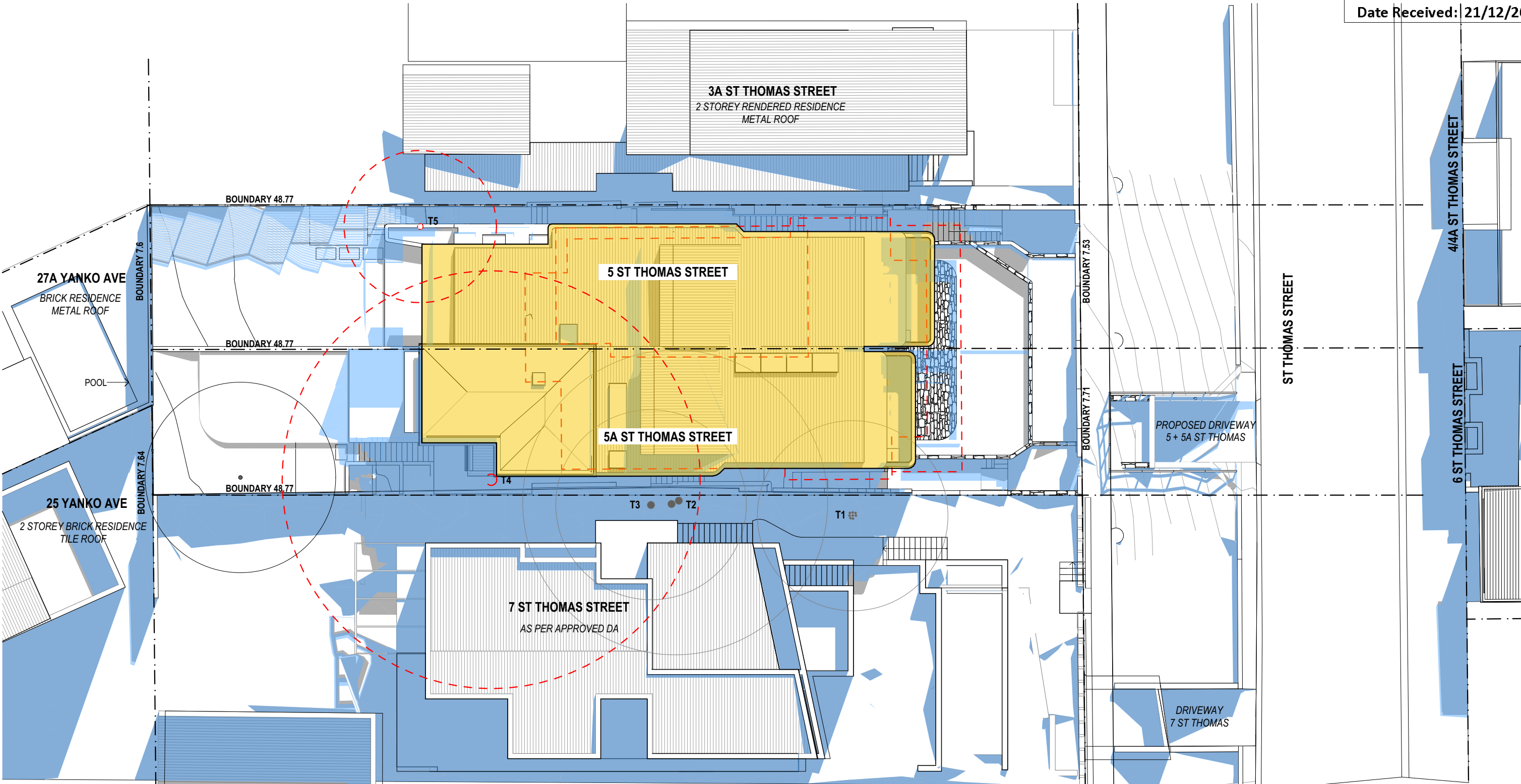
PROJECT NO	REVISION	DATE
1704	P1 CONFERENCE	22.01.20
	B SECTION 34 CON.	07.02.20
	C AMENDEND PLANS.	06.03.20
	F S4.55	07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
SHADOWS PLANS - 9AM

DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA09.1.1
REVISION
F
128



1 JUNE 21 10AM - APPROVED + PROPOSED PLAN
1:200



LEGEND

APPROVED SHADOWS

NEW SHADOWS

PROPOSED BUILDING

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

NOTE THAT AREAS OF DEMOLISHED BUILDING WERE ALSO PREVIOUSLY IN SHADOW AS THEY WERE INTERNAL

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_SLThomasID_design\02_ConceptDA\1704_201203_S455_REV.F.pln

PROJECT NO	REVISION	
1704	P1 CONFERENCE	22.01.20
	B SECTION 34 CON.	07.02.20
	C AMENDEND PLANS.	06.03.20
	F S4.55	07.12.20

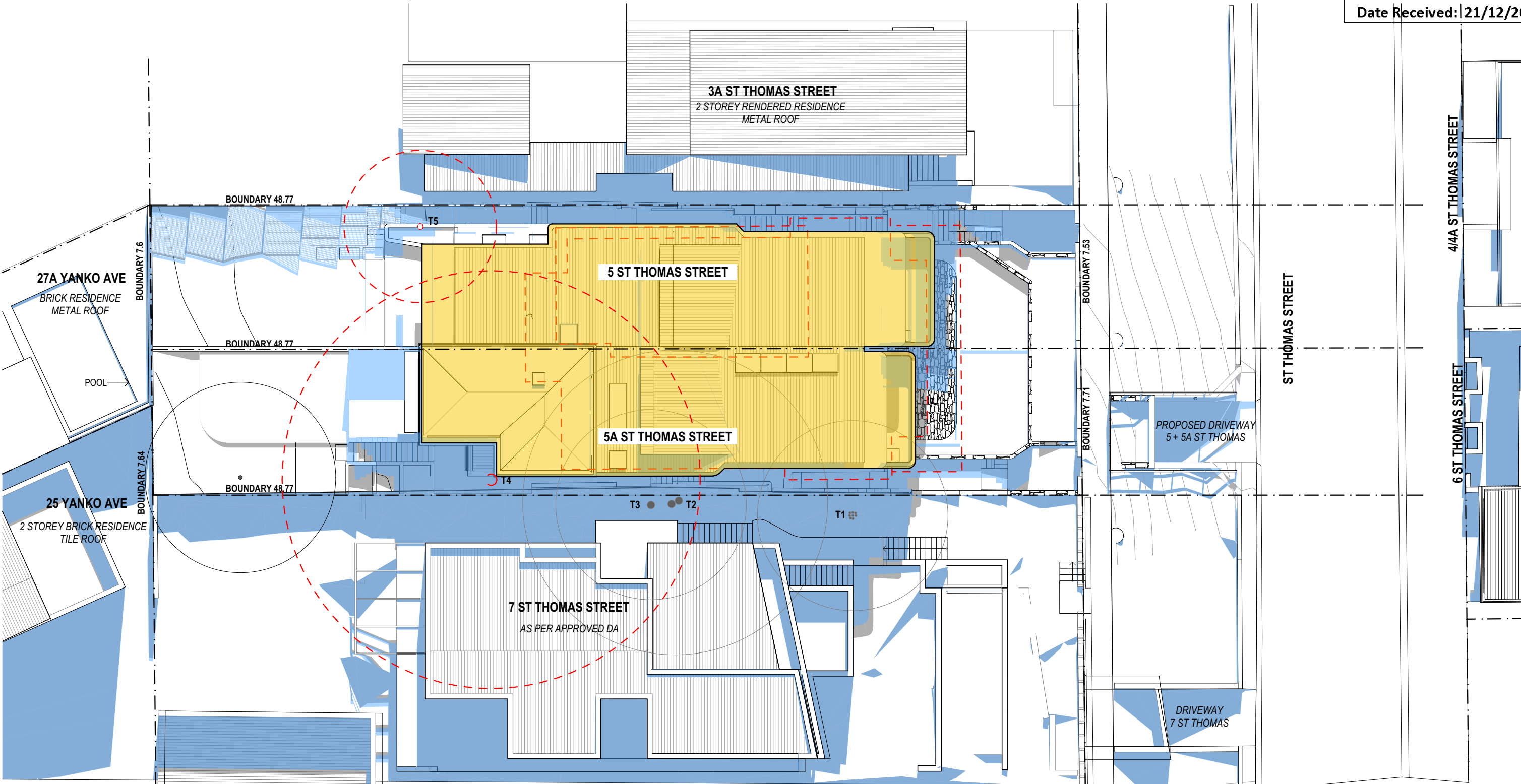
DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
SHADOW PLANS 10AM

DRAWING STATUS
DA SUBMISSION

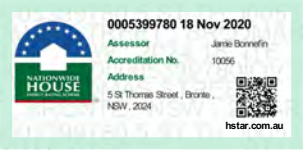
DRAWING NO
DA09.1.2

REVISION
F
129



1

JUNE 21 11AM - APPROVED + PROPOSED PLAN
1:200



LEGEND

APPROVED SHADOWS

NEW SHADOWS

PROPOSED BUILDING

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

NOTE THAT AREAS OF DEMOLISHED BUILDING WERE ALSO PREVIOUSLY IN SHADOW AS THEY WERE INTERNAL

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REV.F.pln

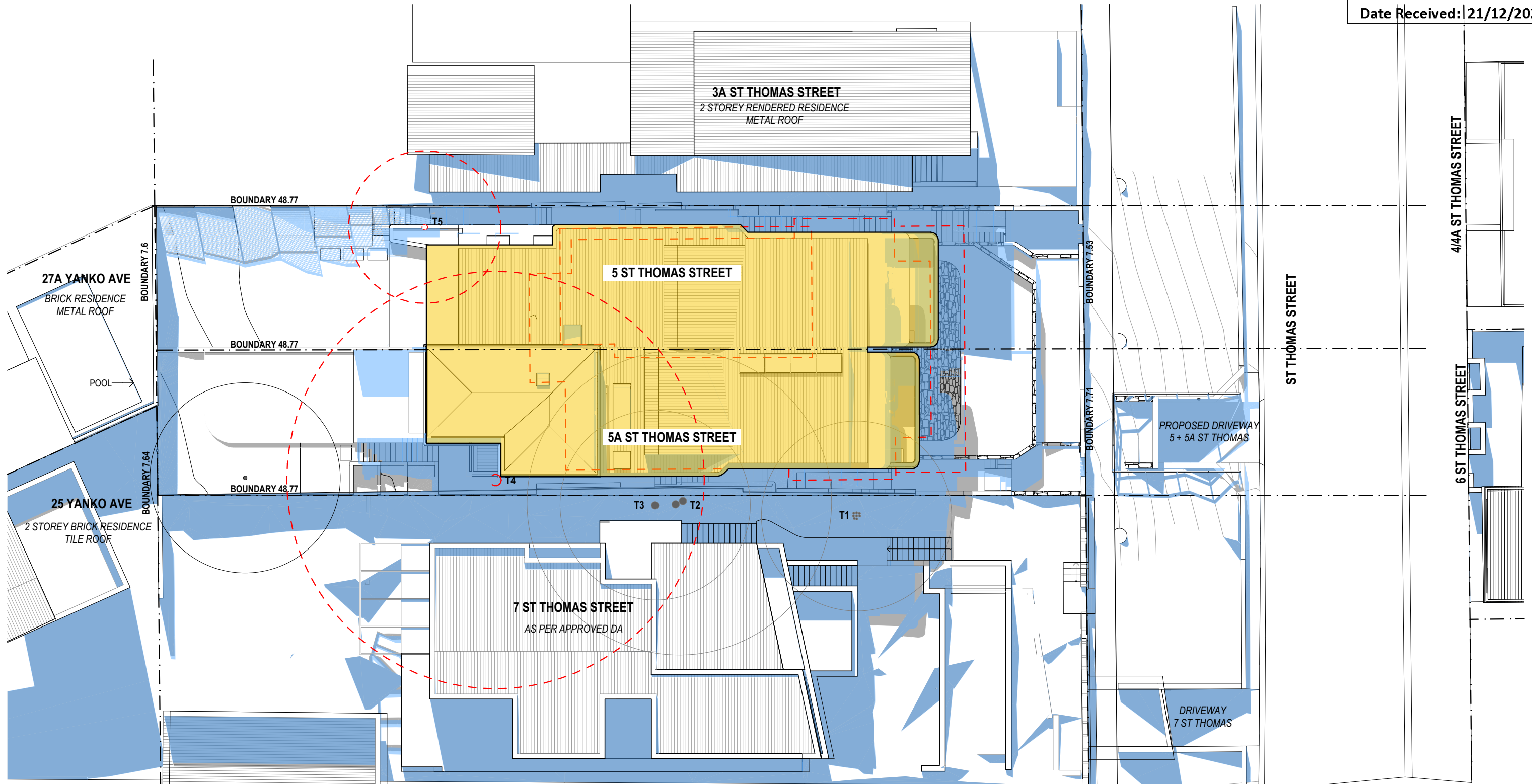
PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	P1 CONFERENCE	22.01.20
	B SECTION 34 CON.	07.02.20
	C AMENDEND PLANS.	06.03.20
	F S4.55	07.12.20

PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

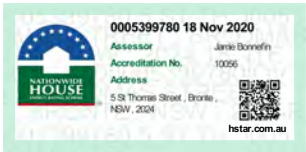
DRAWING TITLE
SHADOW PLANS - 11AM

DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA09.1.3
REVISION
F
130



1 JUNE 21 12PM - APPROVED + PROPOSED PLAN
1:200



LEGEND

APPROVED SHADOWS

NEW SHADOWS

PROPOSED BUILDING

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

NOTE THAT AREAS OF DEMOLISHED BUILDING WERE ALSO PREVIOUSLY IN SHADOW AS THEY WERE INTERNAL

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_ConceptDA\1704_201203_S455_REV01.plt

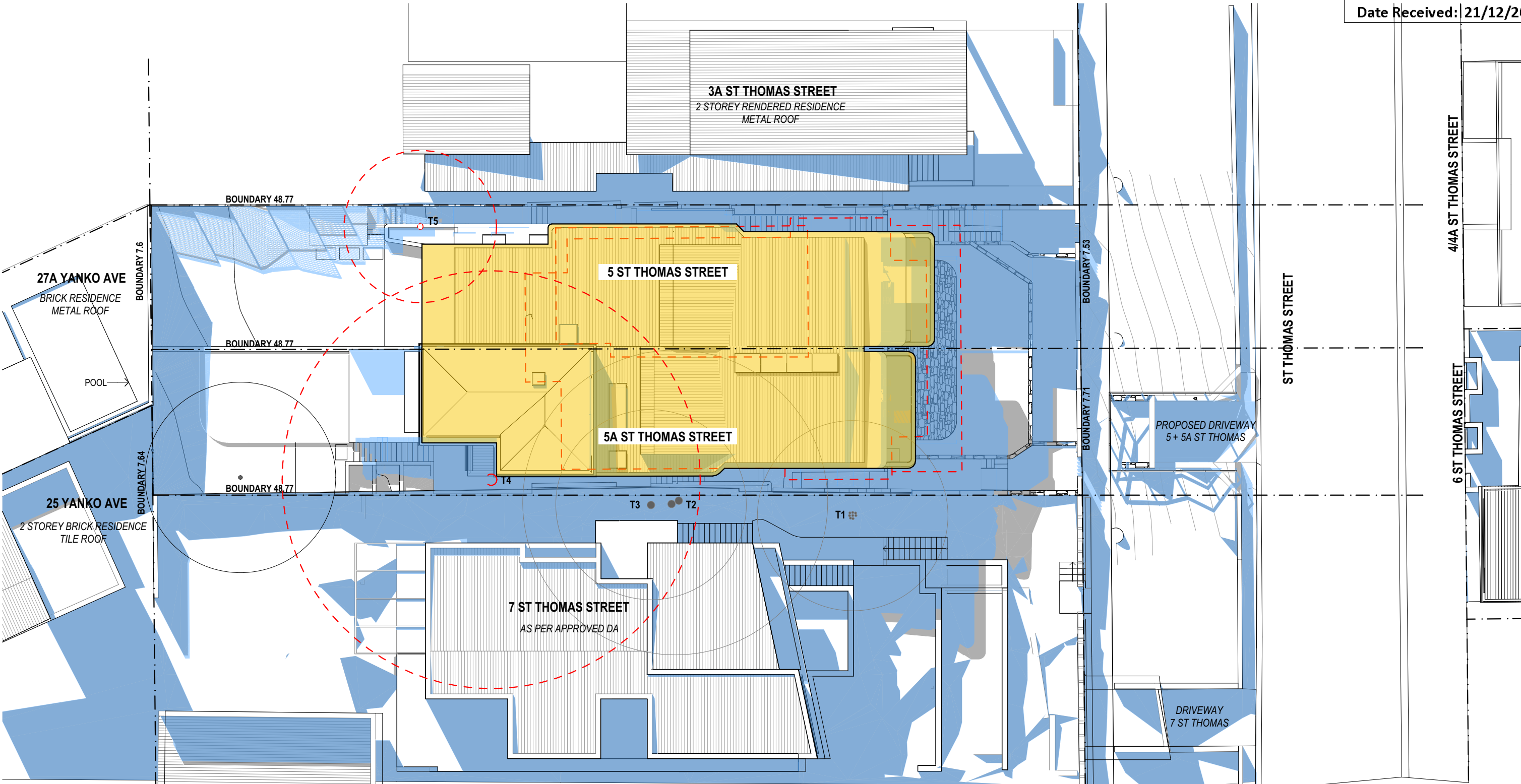
PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	P1 CONFERENCE	22.01.20
	B SECTION 34 CON.	07.02.20
	C AMENDEND PLANS.	06.03.20
	F S4.55	07.12.20

PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
SHADOWS PLANS - 12PM

DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA09.1.4
REVISION
F
131

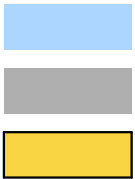


1

JUNE 21 1PM - APPROVED + PROPOSED PLAN
1:200



LEGEND



APPROVED SHADOWS

NEW SHADOWS

PROPOSED BUILDING



OUTLINE OF EXISTING BUILDING
TO BE DEMOLISHED

NOTE THAT AREAS OF DEMOLISHED BUILDING WERE ALSO
PREVIOUSLY IN SHADOW AS THEY WERE INTERNAL

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_STThomasID_design\02_ConceptDA\1704_201203_S455_REV.F.pln

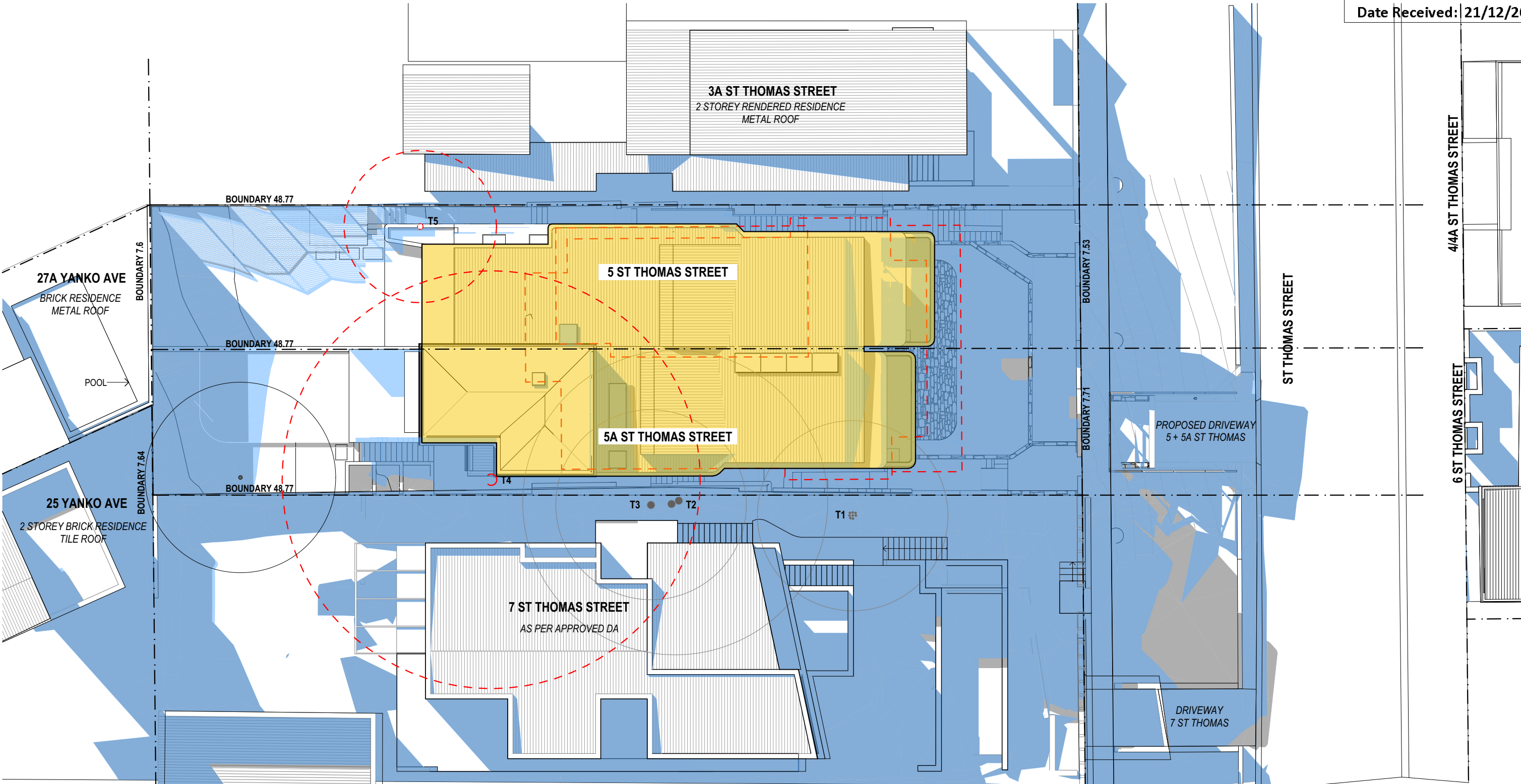
PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	P1 CONFERENCE	22.01.20
	B SECTION 34 CON.	07.02.20
	C AMENDEND PLANS.	06.03.20
	F S4.55	07.12.20

PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

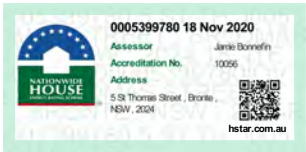
DRAWING TITLE
SHADOW PLANS - 1PM

DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA09.1.5
REVISION
F
132



1 JUNE 21 2PM - APPROVED + PROPOSED PLAN
1:200



LEGEND

APPROVED SHADOWS

NEW SHADOWS

PROPOSED BUILDING

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

NOTE THAT AREAS OF DEMOLISHED BUILDING WERE ALSO PREVIOUSLY IN SHADOW AS THEY WERE INTERNAL

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_SLThomasID_design\02_ConceptDA\1704_201203_S455_REV01.pln

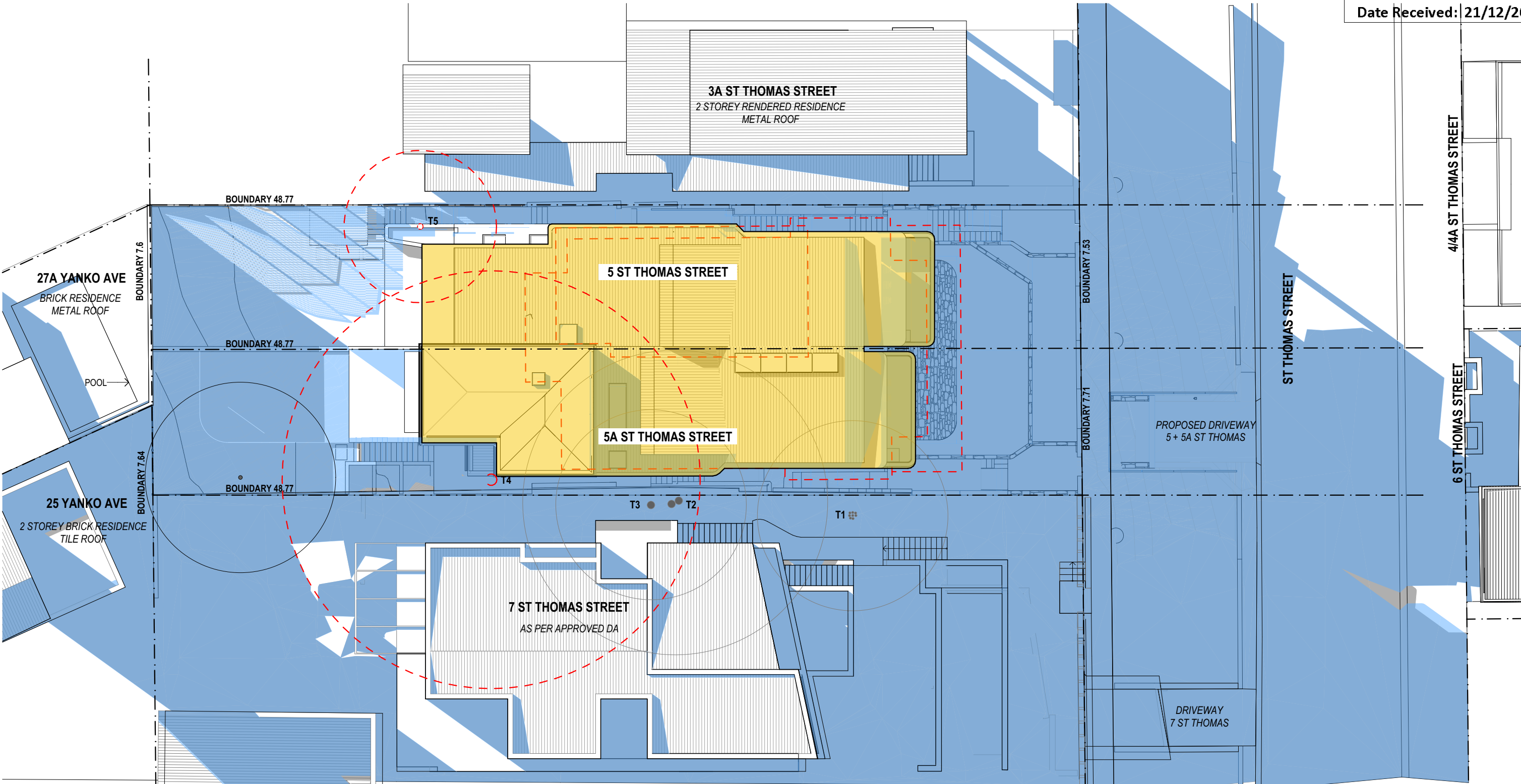
PROJECT NO	REVISION	DATE
1704	P1 CONFERENCE	22.01.20
	B SECTION 34 CON.	07.02.20
	C AMENDEND PLANS.	06.03.20
	F S4.55	07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
SHADOW PLANS - 2PM

DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA09.1.6
REVISION
F
133



1

JUNE 21 3PM - APPROVED + PROPOSED PLAN
1:200



LEGEND

APPROVED SHADOWS

NEW SHADOWS

PROPOSED BUILDING

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

NOTE THAT AREAS OF DEMOLISHED BUILDING WERE ALSO PREVIOUSLY IN SHADOW AS THEY WERE INTERNAL

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION. THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_ConceptDA\1704_201203_S455_REV.F.plt

PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20
		PAPER SIZE: A3
		DRAWN BY: MD,PL,RL
		CHECKED BY: MM

DRAWING TITLE
SHADOWS PLANS - 3PM

DRAWING STATUS
DA SUBMISSION

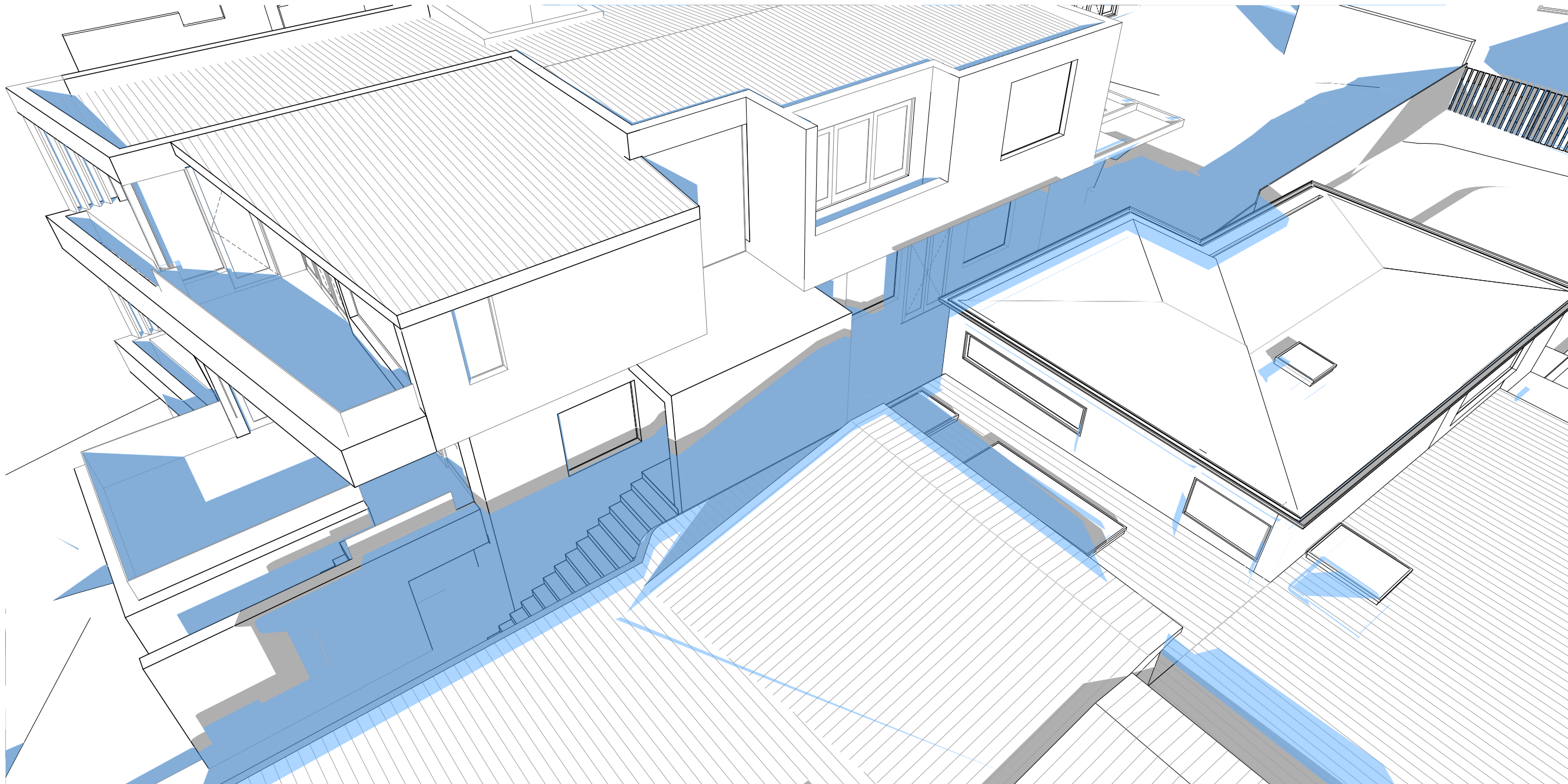
DRAWING NO
DA09.1.7

REVISION
F
134

LEGEND

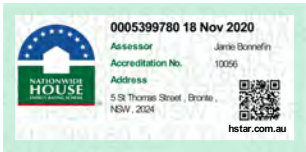
APPROVED SHADOWS

NEW SHADOWS



1

JUNE 21 9AM - APPROVED + PROPOSED
NOT TO SCALE



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REV5.pln

PROJECT NO	REVISION	
1704	A	ADDITIONAL INFO TO PLANNER 28.10.19
	B	SECTION 34 CON. 07.02.20
	C	AMENDEND PLANS. 06.03.20
	F	S4.55 07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
SHADOWS ELEVATIONS - 9AM

DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA09.2.1

REVISION
F

NOT FOR CONSTRUCTION

LEGEND

APPROVED SHADOWS

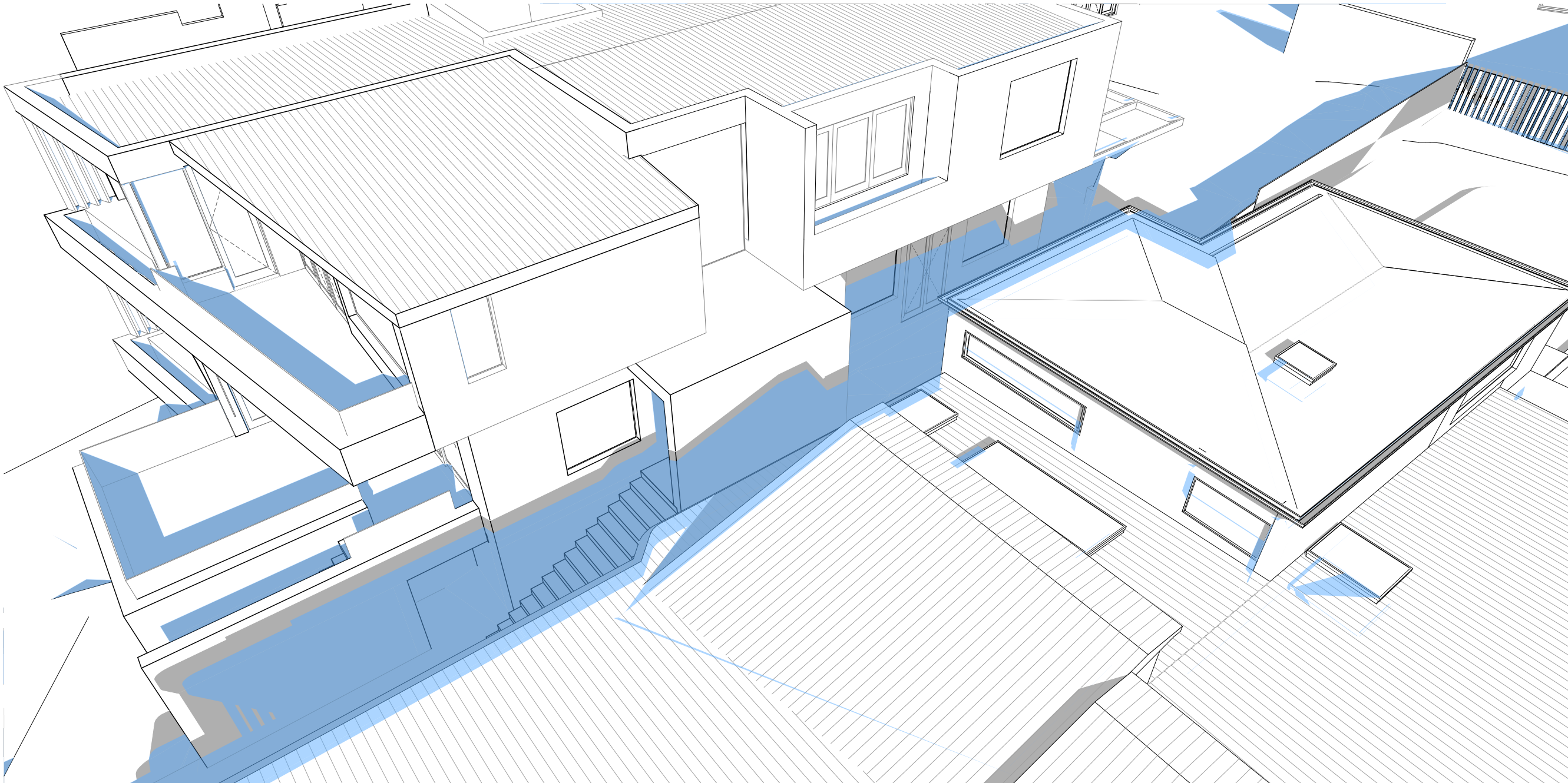
NEW SHADOWS

RECEIVED

Waverley Council

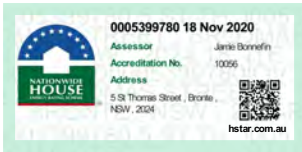
Application No: DA-342/2018/A

Date Received: 21/12/2020



1

JUNE 21 10AM - APPROVED + PROPOSED



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REV6.plt

PROJECT NO	REVISION	
1704	A	ADDITIONAL INFO TO PLANNER 28.10.19
	B	SECTION 34 CON. 07.02.20
	C	AMENDEND PLANS. 06.03.20
	F	S4.55 07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
SHADOWS ELEVATIONS - 10AM
DRAWING STATUS
DA SUBMISSION

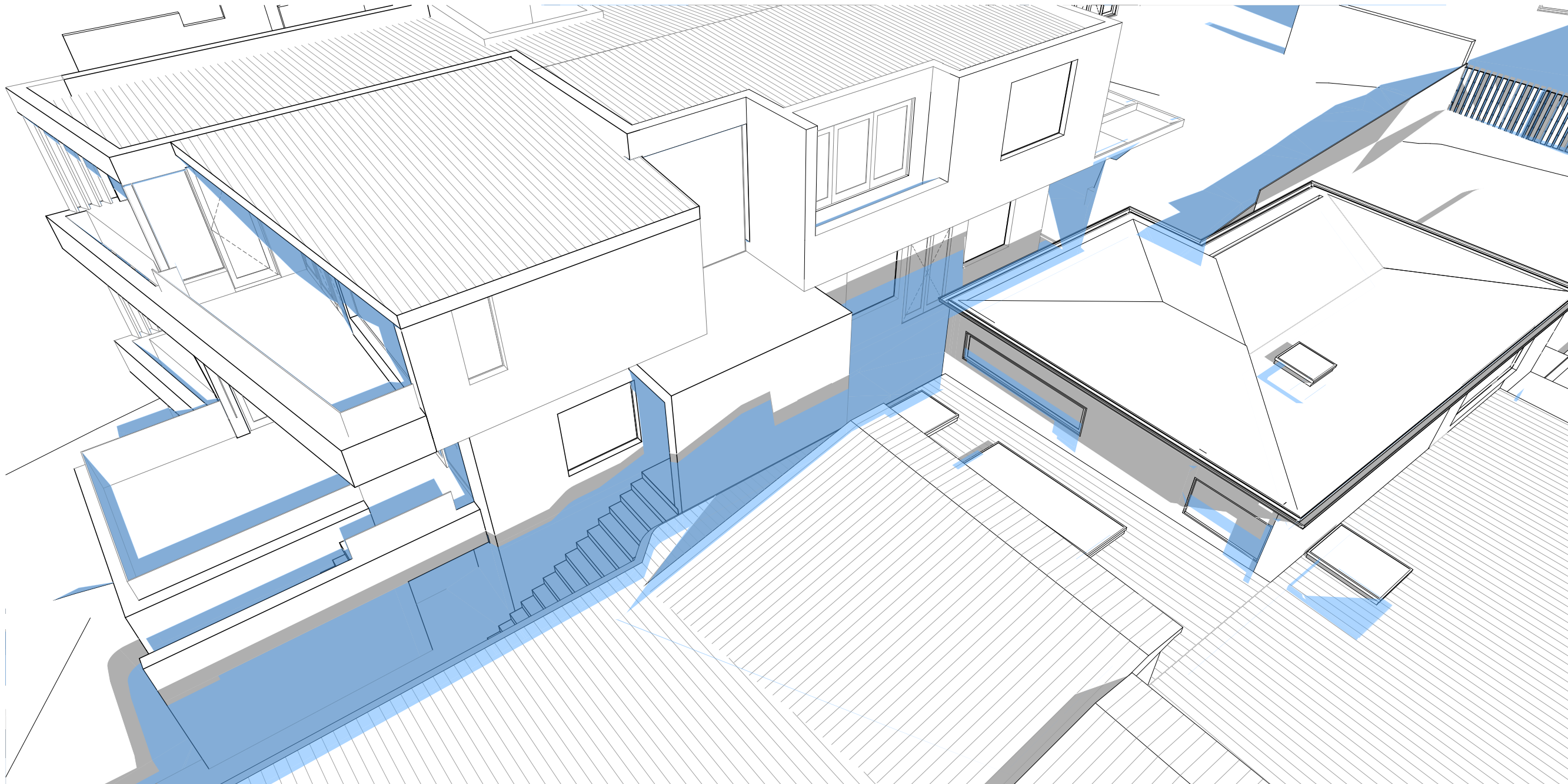
DRAWING NO
DA9.2.1a
REVISION
F

NOT FOR CONSTRUCTION

LEGEND

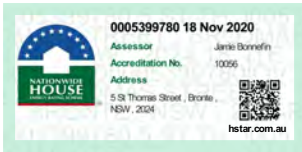
APPROVED SHADOWS

NEW SHADOWS



1

JUNE 21 11AM - APPROVED + PROPOSED



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REVf.pln

PROJECT NO	REVISION	
1704	A	ADDITIONAL INFO TO PLANNER 28.10.19
	B	SECTION 34 CON. 07.02.20
	C	AMENDEND PLANS. 06.03.20
	F	S4.55 07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
SHADOW ELEVATIONS - 11AM
DRAWING STATUS
DA SUBMISSION

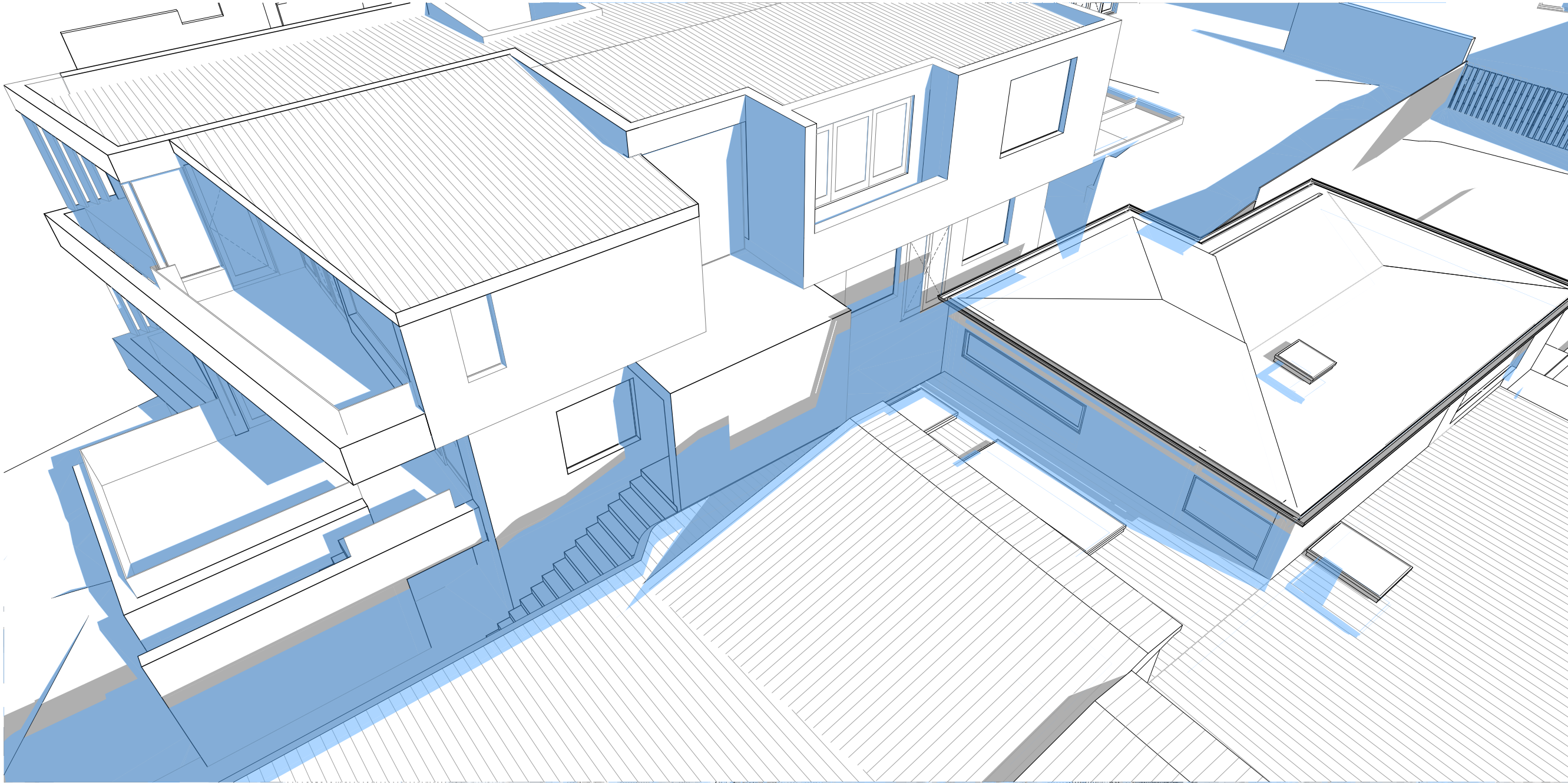
DRAWING NO
DA9.2.1b
REVISION
F

NOT FOR CONSTRUCTION

LEGEND

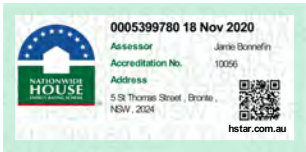
APPROVED SHADOWS

NEW SHADOWS



1

JUNE 21 12PM - APPROVED + PROPOSED
NOT TO SCALE



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REV01.plt

PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	A ADDITIONAL INFO TO PLANNER	28.10.19
	B SECTION 34 CON.	07.02.20
	C AMENDEND PLANS.	06.03.20
	F S4.55	07.12.20
		PAPER SIZE: A3
		DRAWN BY: MD,PL,RL
		CHECKED BY: MM

DRAWING TITLE
SHADOWS ELEVATIONS - 12PM

DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA09.2.2

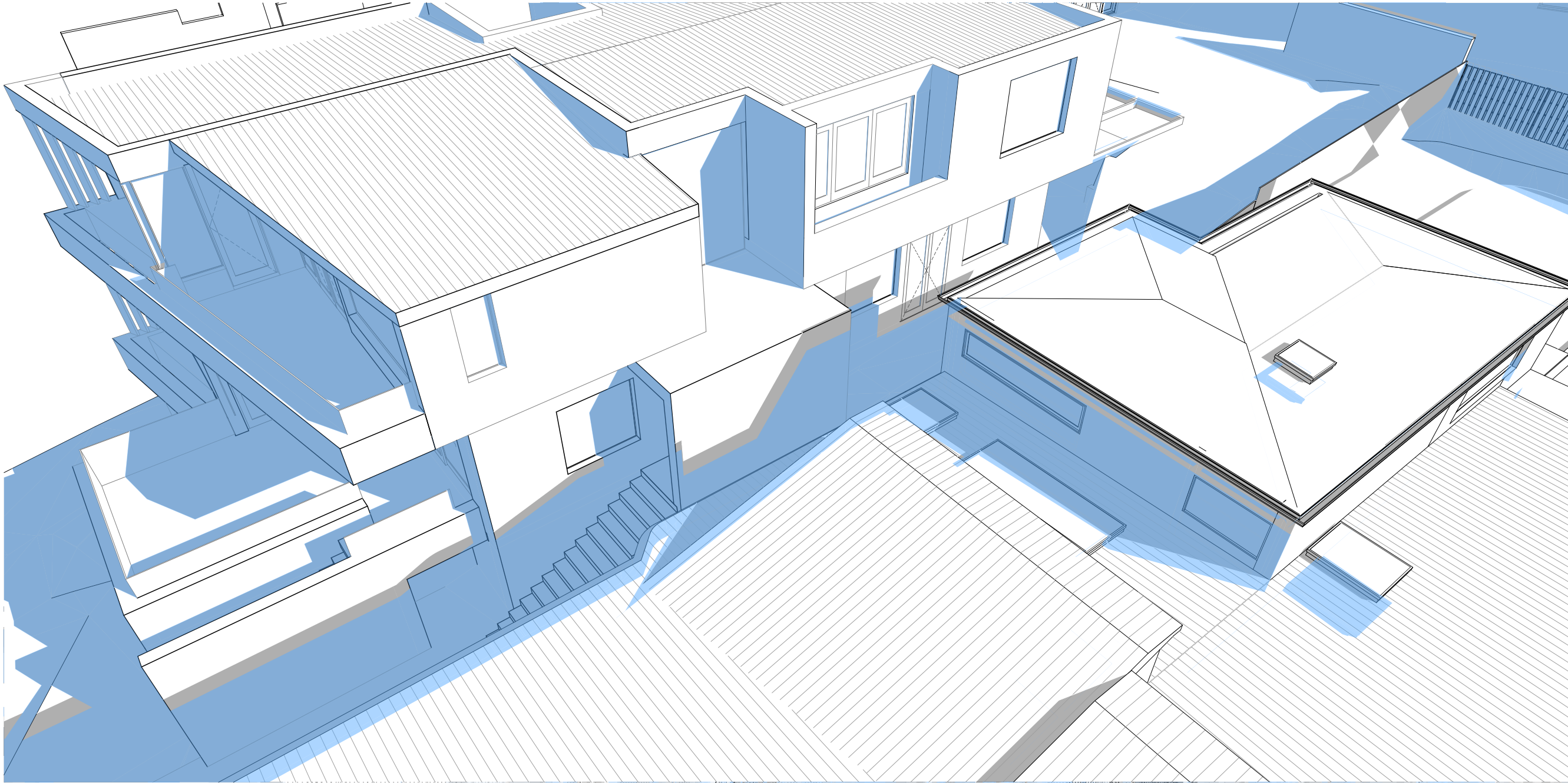
REVISION
F

NOT FOR CONSTRUCTION

LEGEND

APPROVED SHADOWS

NEW SHADOWS



1

JUNE 21 1PM - APPROVED + PROPOSED



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\17171704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REV01.gn

PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	A ADDITIONAL INFO TO PLANNER	28.10.19
	B SECTION 34 CON.	07.02.20
	C AMENDEND PLANS.	06.03.20
	F S4.55	07.12.20
		PAPER SIZE: A3
		DRAWN BY: MD,PL,RL
		CHECKED BY: MM

DRAWING TITLE
SHADOW ELEVATIONS - 1PM

DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA9.2.2a

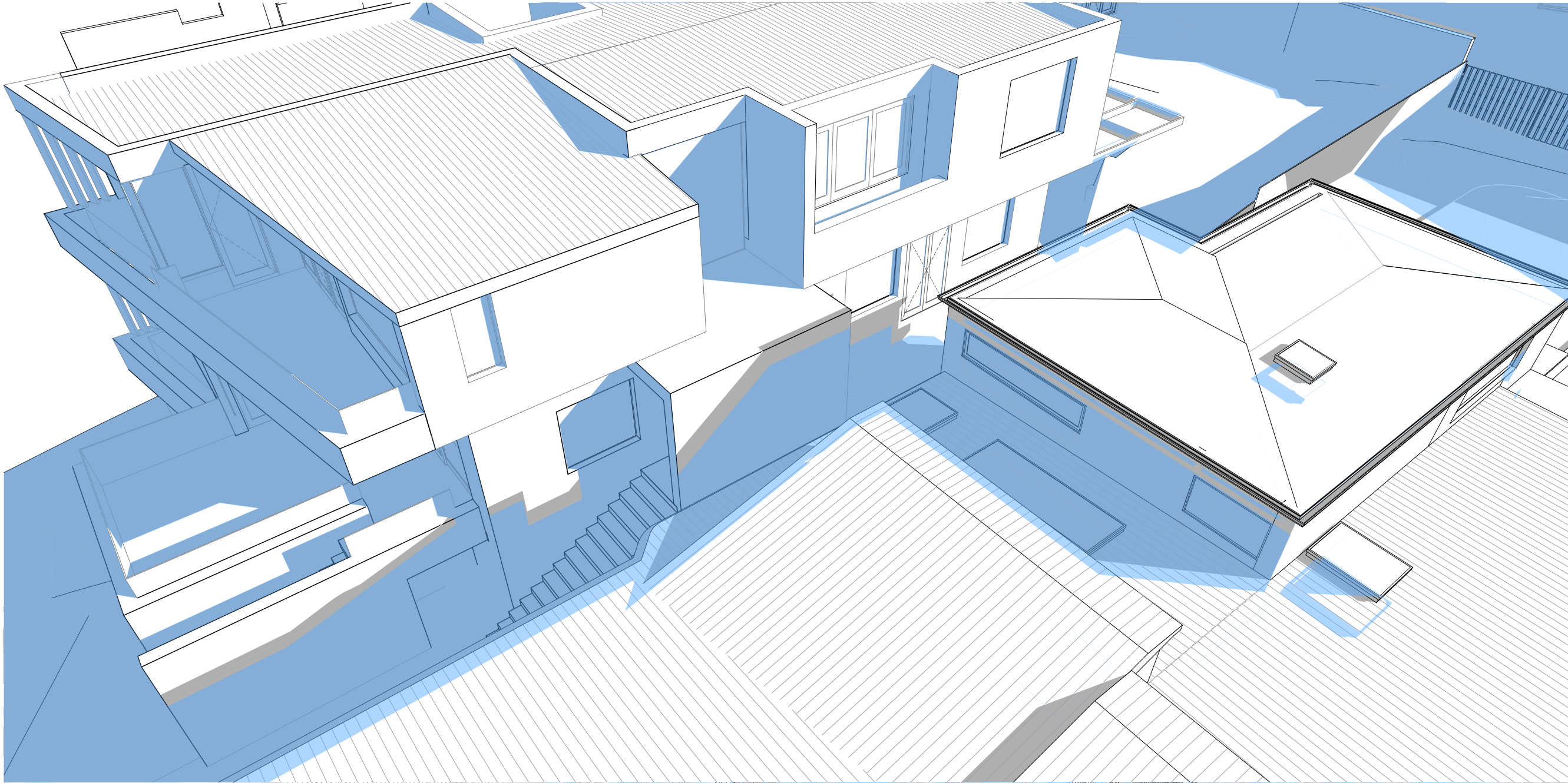
REVISION
F

NOT FOR CONSTRUCTION

LEGEND

APPROVED SHADOWS

NEW SHADOWS



1

JUNE 21 2PM - APPROVED + PROPOSED



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REVf.pln

PROJECT NO	REVISION	
1704	A	ADDITIONAL INFO TO PLANNER 28.10.19
	B	SECTION 34 CONL 07.02.20
	C	AMENDEND PLANS. 06.03.20
	F	S4.55 07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
SHADOW ELEVATIONS - 2PM

DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA9.2.2b

REVISION
F

NOT FOR CONSTRUCTION

LEGEND

APPROVED SHADOWS

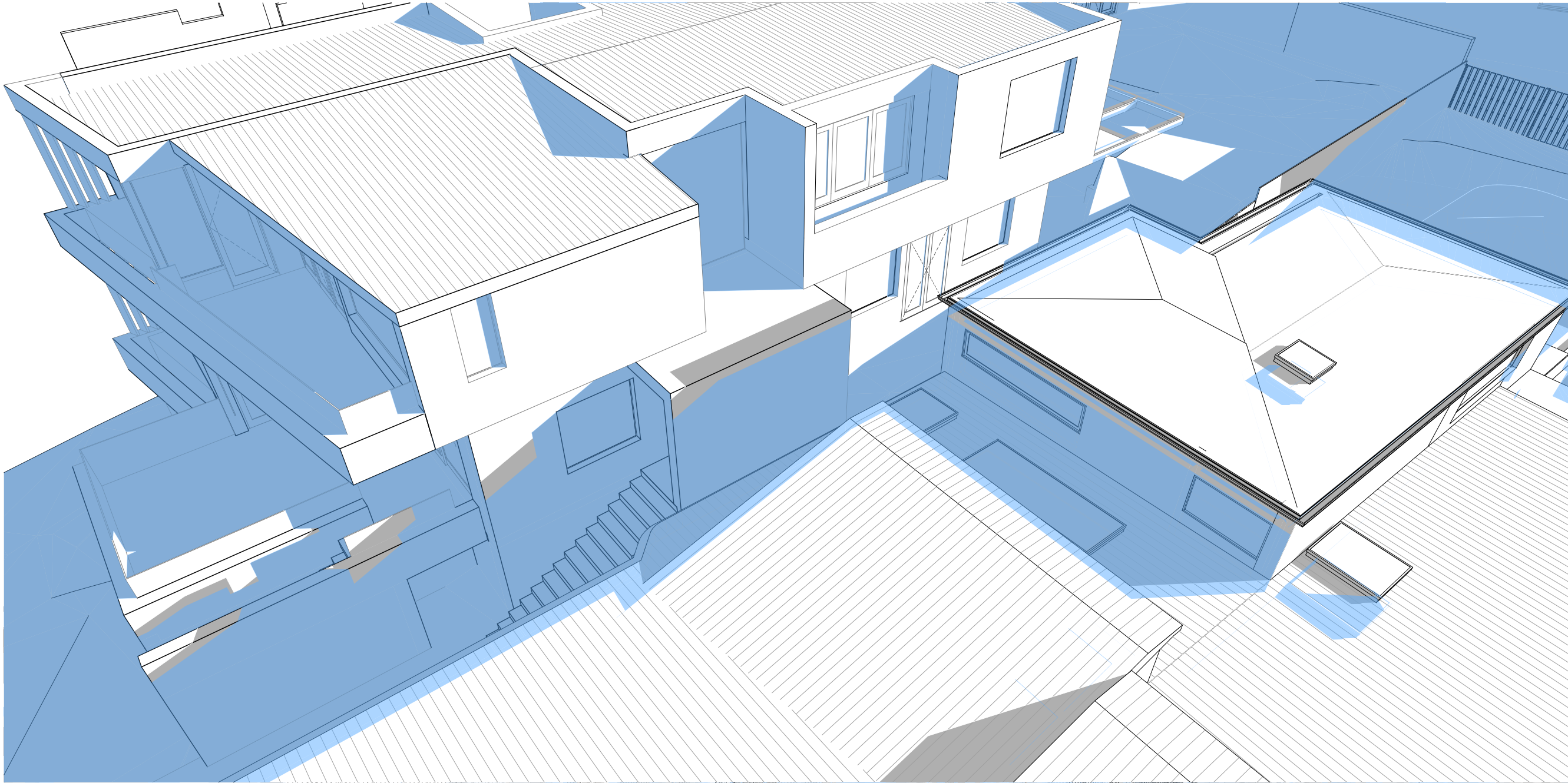
NEW SHADOWS

RECEIVED

Waverley Council

Application No: DA-342/2018/A

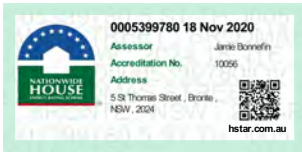
Date Received: 21/12/2020



1

JUNE 21 3PM - APPROVED + PROPOSED

NOT TO SCALE



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\17171704_SLThomasID_design\02_Concept\DA\1704_201203_S455_REVf.pln

PROJECT NO	REVISION	
1704	A	ADDITIONAL INFO TO PLANNER 28.10.19
	B	SECTION 34 CON. 07.02.20
	C	AMENDEND PLANS. 06.03.20
	F	S4.55 07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

DRAWING TITLE
SHADOWS ELEVATIONS - 3PM
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA09.2.3
REVISION
F

NOT FOR CONSTRUCTION

141

NO. 5 ST THOMAS

SITE AREA (MEASURE FROM SURVEY)	
CATEGORY	Measured Area
SITE AREA No. 5	368.87

GFA No. 5		
STOREY	CATEGORY	Measured Area
LOWER GROUND FLOOR	GFA No. 5	56.13
GROUND FLOOR	GFA No. 5	111.40
FIRST FLOOR	GFA No. 5	104.01
		271.54 m ²

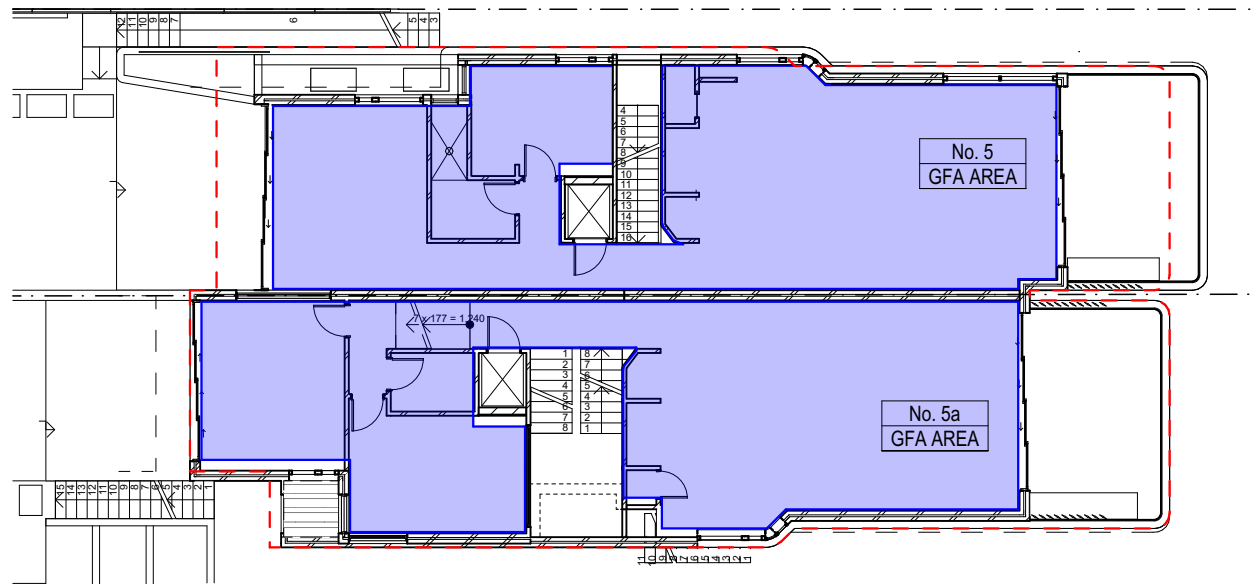
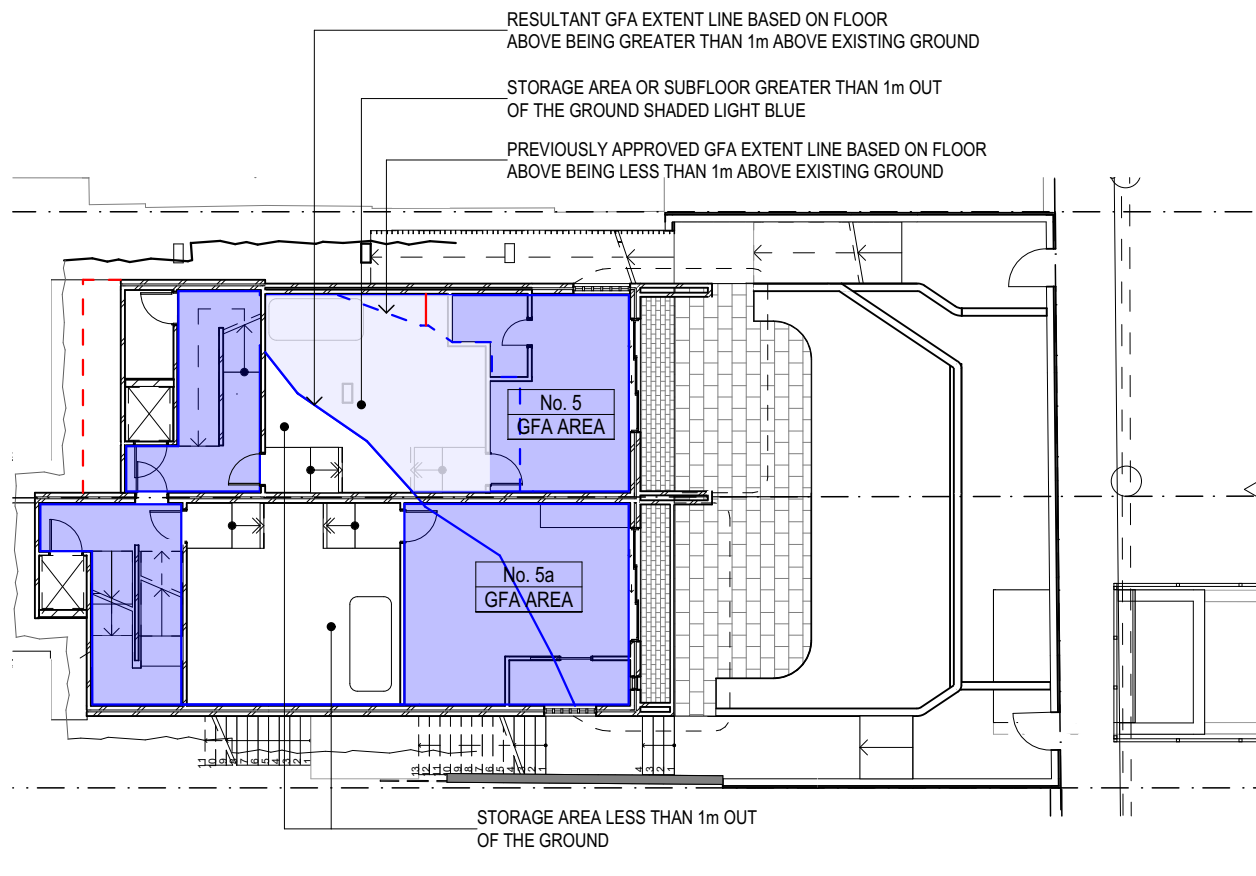
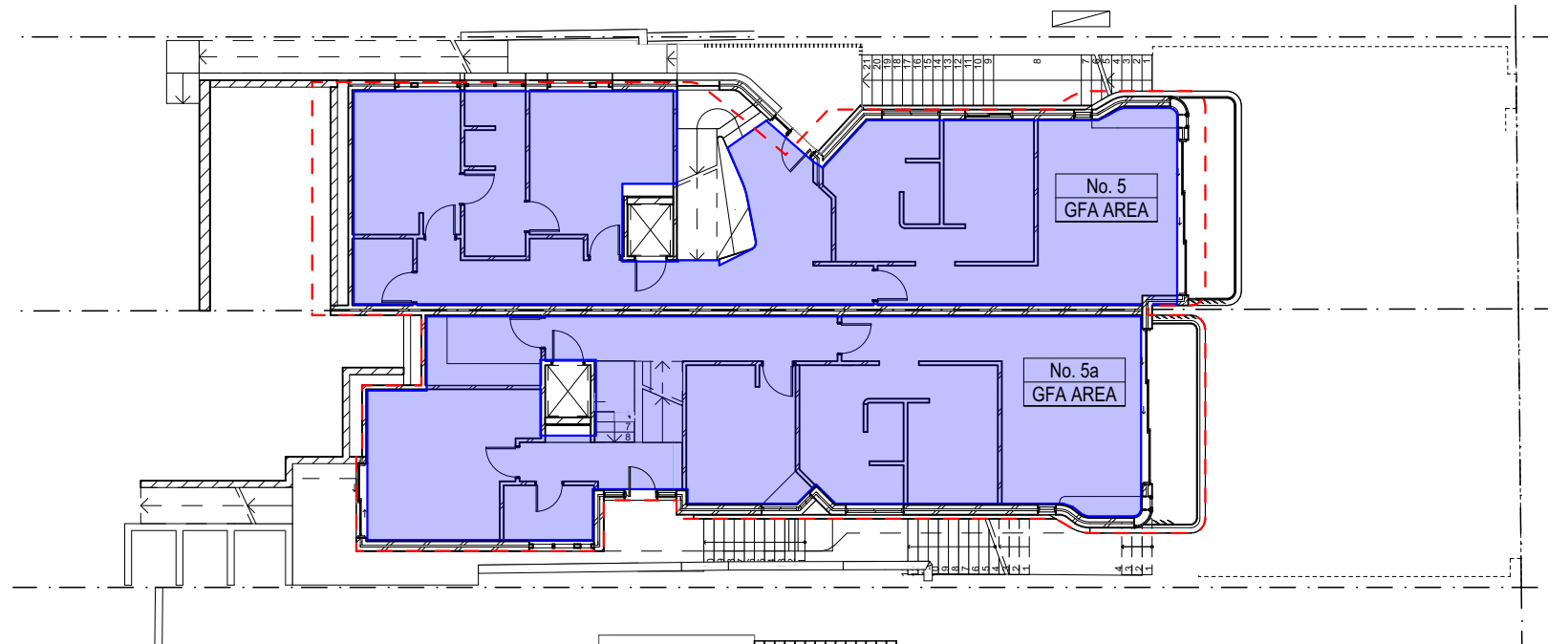
MAX PERMISSIBLE: 257.92

NO. 5a ST THOMAS

SITE AREA (MEASURED FROM SURVEY)	
CATEGORY	Measured Area
SITE AREA No. 5a	374.37

GFA No. 5a		
STOREY	CATEGORY	Measured Area
LOWER GROUND FLOOR	GFA No. 5a	45.66
GROUND FLOOR	GFA No. 5a	110.03
FIRST FLOOR	GFA No. 5a	103.40
		259.09 m ²

MAX PERMISSIBLE: 259.51

FIRST FLOOR FSR
1:200LOWER GROUND FLOOR - FSR
1:200GROUND FLOOR FSR
1:200

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@mccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_SLThomasID_design\02_Concept\DA1704_201203_S455_REV1.pln

PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20

PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

SCALE
0 1 2

DRAWING TITLE
FSR PLANS

DRAWING STATUS
DA SUBMISSION

DRAWING NO

DA11.1

REVISION

F

142

Application No: DA-342/2018/A

Date Received: 21/12/2020

LEGEND

	PRIVATE OPEN SPACE
	SOFT LANDSCAPING
	OPEN SPACE
	OPEN SPACE FWD B.LINE
	DEEP SOIL
	DEEP SOIL FWD B.LINE

NO. 5 ST THOMAS

SITE AREA (MEASURED FROM SURVEY)	
CATEGORY	Measured Area
SITE AREA No. 5	368.87

LANDSCAPE AREA	
STOREY	Measured Area
LOWER GROUND FLOOR	18.86
GROUND FLOOR	13.27
GROUND FLOOR	4.44
GROUND FLOOR	0.88
FIRST FLOOR	93.70
TOTAL:	131.15 m ²

NO. 5a ST THOMAS

SITE AREA (MEASURED FROM SURVEY)	
CATEGORY	Measured Area
SITE AREA No. 5a	374.37

LANDSCAPE AREA	
STOREY	Measured Area
LOWER GROUND FLOOR	23.09
LOWER GROUND FLOOR	11.45
GROUND FLOOR	6.25
FIRST FLOOR	85.46
TOTAL:	126.25 m ²

OPEN SPACE	
STOREY	Measured Area
LOWER GROUND FLOOR	86.06
GROUND FLOOR	32.97
FIRST FLOOR	113.95
TOTAL:	232.98 m ²

OPEN SPACE	
STOREY	Measured Area
LOWER GROUND FLOOR	88.78
GROUND FLOOR	37.46
FIRST FLOOR	108.44
TOTAL:	234.68 m ²

OPEN SPACE FWD B.LINE No. 5	
STOREY	Measured Area
LOWER GROUND FLOOR	81.97
TOTAL:	81.97 m ²

OPEN SPACE FWD B.LINE	
STOREY	Measured Area
LOWER GROUND FLOOR	84.64
TOTAL:	84.64 m ²

DEEP SOIL	
STOREY	Measured Area
LOWER GROUND FLOOR	2.22
GROUND FLOOR	0.88
GROUND FLOOR	4.44
FIRST FLOOR	90.74
TOTAL:	98.28 m ²

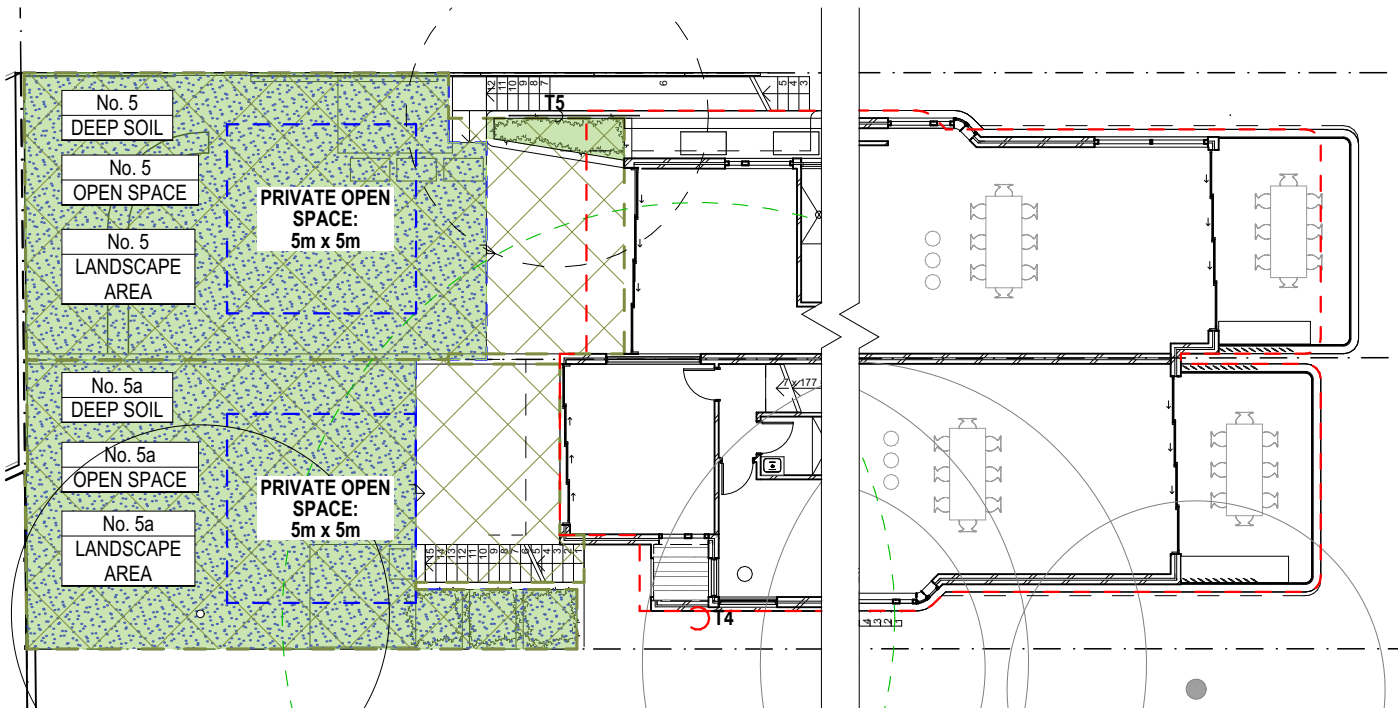
DEEP SOIL	
STOREY	Measured Area
LOWER GROUND FLOOR	0.22
GROUND FLOOR	6.41
FIRST FLOOR	85.53
TOTAL:	92.16 m ²

DEEP SOIL FWD B.LINE	
STOREY	Measured Area
LOWER GROUND FLOOR	2.22
TOTAL:	2.22 m ²

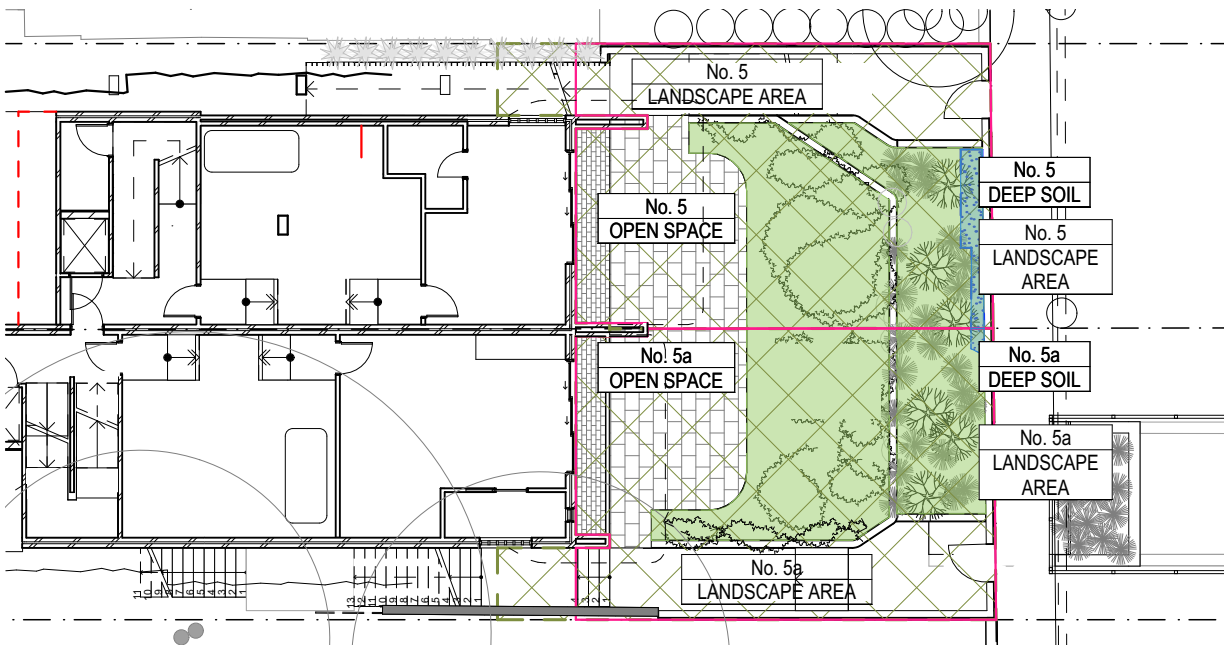
DEEP SOIL FWD B.LINE	
STOREY	Measured Area
LOWER GROUND FLOOR	0.22
TOTAL:	0.22 m ²

PRIVATE OPEN SPACE -
CONTROL 25m² (REFER TO FIRST FLOOR)

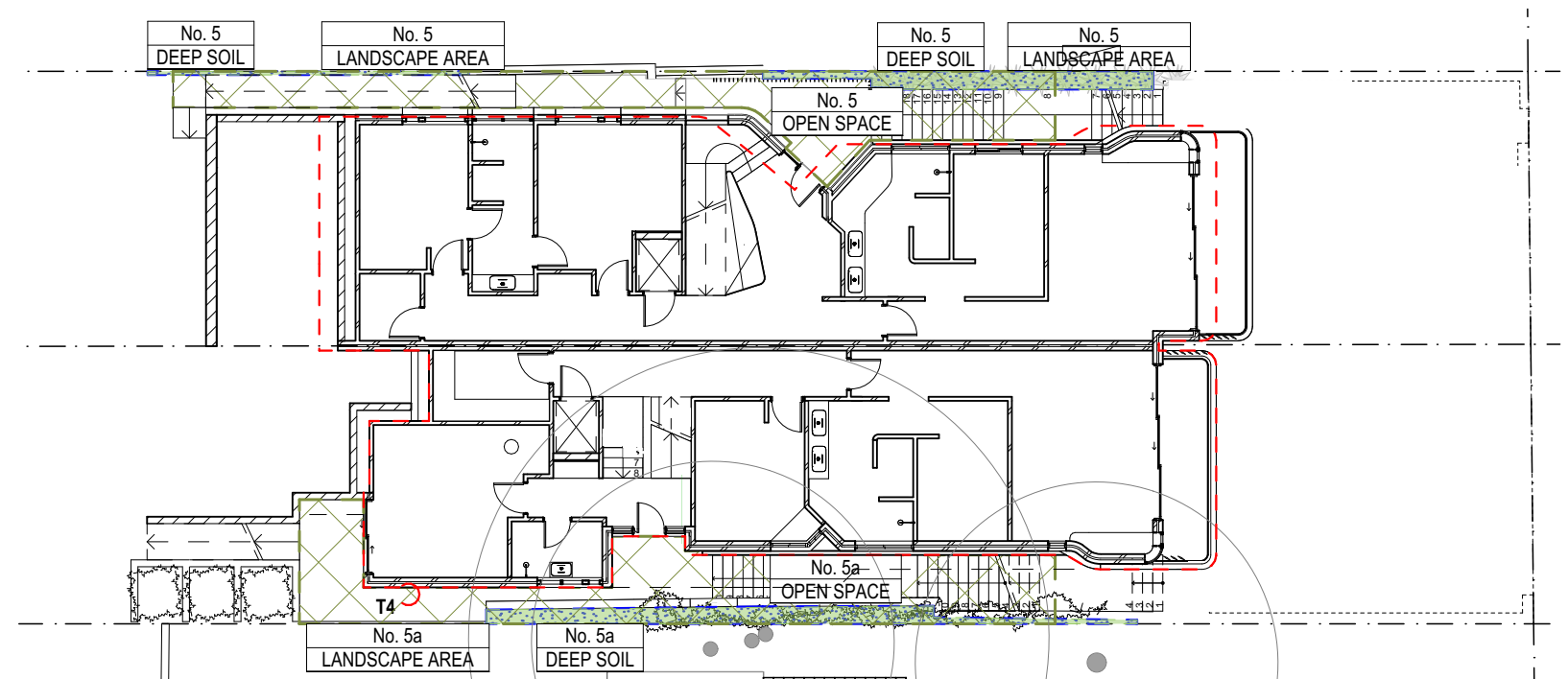
PRIVATE OPEN SPACE -
CONTROL 25m² (REFER TO FIRST FLOOR)



3 FIRST FLOOR LANDSCAPE AREA
1:200



1 LOWER GRD LANDSCAPE AREA
1:200



2 GROUND FLOOR LANDSCAPE AREA
1:200

NOT FOR CONSTRUCTION



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@macormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT



PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\1711704_STThomasID_design\02_Concept\DA11704_201203_S455_REV01.ppt

PROJECT NO	REVISION	DATE PRINTED: 15/12/2020
1704	A DA SUBMISSION	SEPT 18
	B ADDITIONAL INFO TO PLANNER	28.10.19
	C SECTION 34 CON	07.02.20
	D AMENDEND PLANS	06.03.20
	E AMENDEND PLANS S34	07.05.20
	F S4.55	07.12.20

PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM

SCALE
0 1 2

DRAWING TITLE
LANDSCAPED AREA PLANS
DRAWING STATUS
DA SUBMISSION

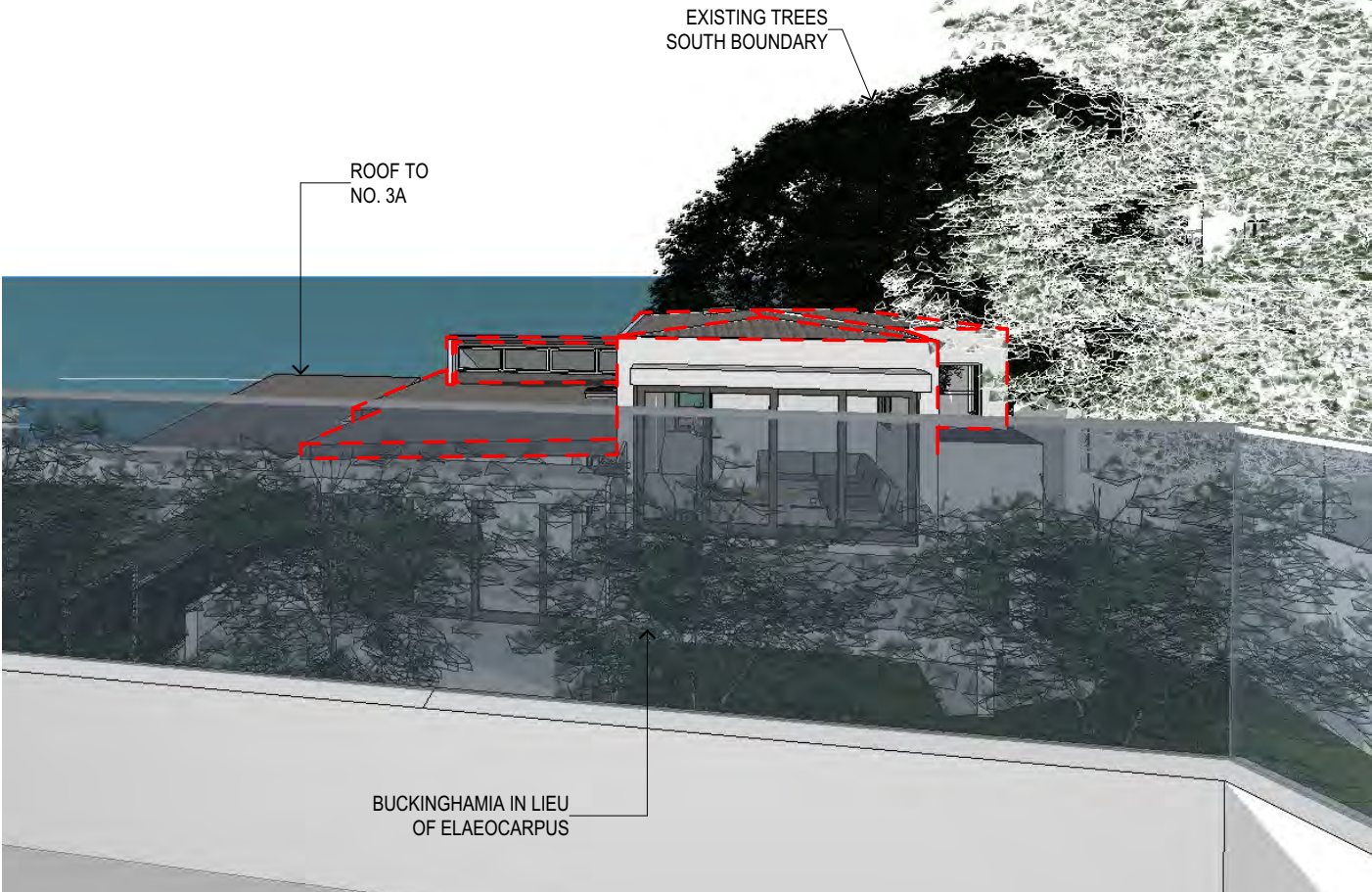
DRAWING NO
DA11.2
REVISION
F
143

RECEIVED
Waverley Council
Application No: DA-342/2018/A
Date Received: 21/12/2020

1 EXCERPT 'WLPP AGENDA 26 JUNE 2019'



Figure 7: View from the rear terrace of 27A Yanko Avenue.



1 VIEW ANALYSIS - 27A YANKO APPROVED



1 VIEW ANALYSIS - 27A YANKO PROPOSED

NOT FOR CONSTRUCTION



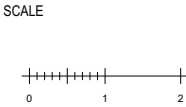
MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171704_StThomas\2_design\02_Concept\DA\1704_201203_S455_REV.fpl

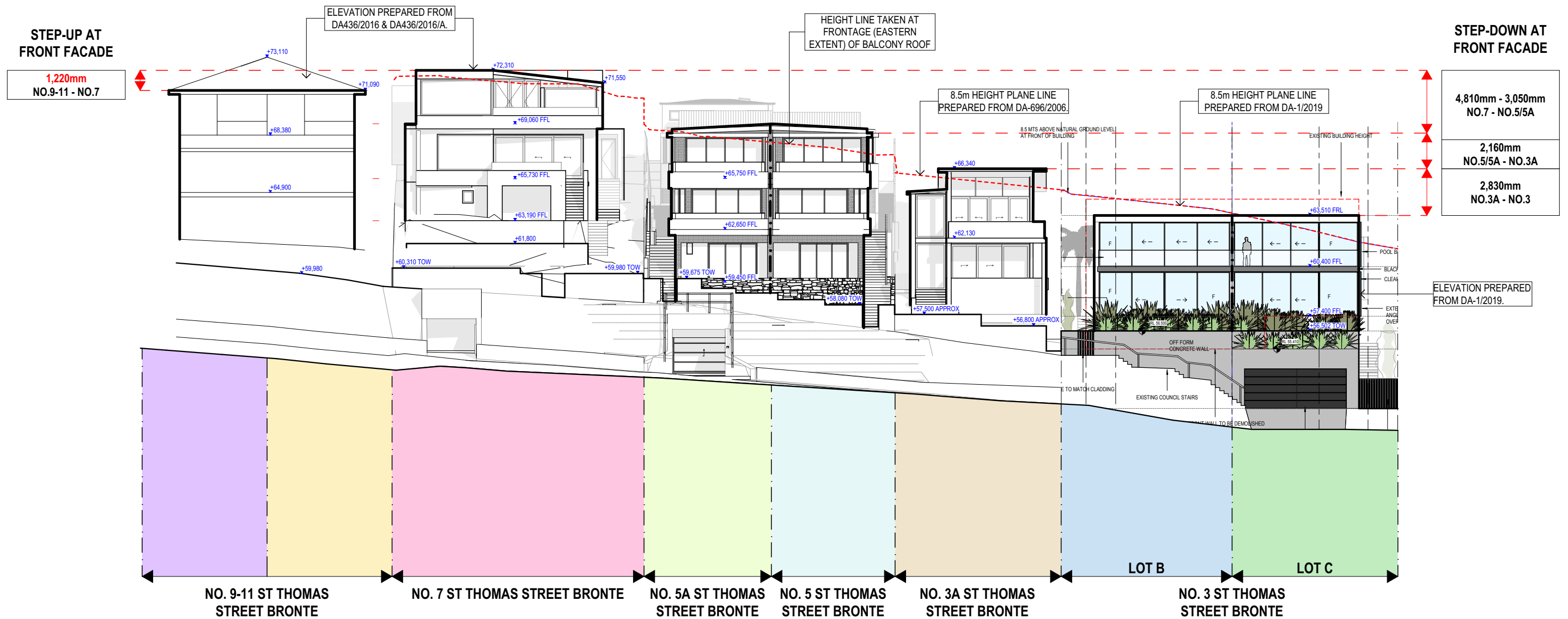
PROJECT NO	REVISION	
1704	P1	CONFERENCE 22.01.20
	B	SECTION 34 CON. 07.02.20
	C	AMENDEND PLANS. 06.03.20
	F	S4.55 07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM



DRAWING TITLE
VIEW ANALYSIS - 27A YANKO
DRAWING STATUS
DA SUBMISSION

DRAWING NO
DA12.1
REVISION
F
144



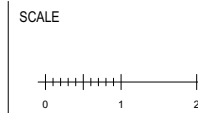
MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_SLThomasID_design\02_Concept\DA1704_201203_S455_REV1.plt

PROJECT NO	REVISION	
1704	A	SECTION 34 CON. 07.02.20
	B	SECTION 34 CON. 27.02.20
	F	S4.55 07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM



DRAWING TITLE
STREETSCAPE VIEW ANALYSIS
DRAWING STATUS
DA SUBMISSION

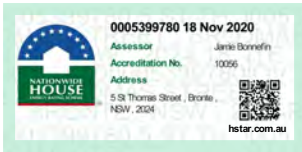
DRAWING NO
DA12.2
REVISION
F
145

NOT FOR CONSTRUCTION



1

PROPOSED STREET VIEW



MACCORMICK + ASSOCIATES ARCHITECTS, 13 VICTORIA STREET QUEENS PARK NSW 2022
T 9037 0437 E hello@maccormickarchitects.com.au ACN 147 572 807 ARCHITECT REG 6702
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS & VERIFY ALL ERRORS AND OMISSIONS TO THE
ARCHITECT. CONTRACTOR TO REPORT DISCREPANCIES IMMEDIATELY. THIS DRAWING IS TO BE USED IN
CONJUNCTION WITH ALL RELEVANT CONTRACTS. DO NOT SCALE OFF DRAWINGS. DRAWINGS SHALL NOT
BE USED FOR CONSTRUCTION PURPOSES UNTILL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT

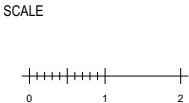


PROJECT
ST THOMAS STREET
5 St Thomas Street Bronte NSW 2024

S:\01 Projects\171\1704_STThomasID_design\02_Concept\DA\1704_201203_S455_REV01.plt

PROJECT NO	REVISION	
1704	A	DA SUBMISSION SEPT 18
	B	ADDITIONAL INFO TO PLANNER 28.10.19
	C	SECTION 34 CON 07.02.20
	D	AMENDEND PLANS 06.03.20
	E	AMENDEND PLANS S34 07.05.20
	F	S4.55 07.12.20

DATE PRINTED: 15/12/2020
PAPER SIZE: A3
DRAWN BY: MD,PL,RL
CHECKED BY: MM



DRAWING TITLE
STREET VIEW
DRAWING STATUS
DA SUBMISSION

NOT FOR CONSTRUCTION

DRAWING NO	REVISION
DA12.3	F
	146

Application number	DA-365/2020
Site address	72A Lamrock Avenue, BONDI BEACH
Proposal	Demolition of garage and construction of a garage with storeroom above
Date of lodgement	03 November 2020
Owner	Mr J W Lunt
Applicant	Cape Cod Australia
Submissions	Original: 14 Amended: 1
Cost of works	\$295,787.00
Issues	Materials and Finishes
Recommendation	That the application be APPROVED

Site Map



Source: Nearmap, 2020

1. PREAMBLE

1.1 Site and Surrounding Locality

A site visit was carried out on 14 January 2020.

The site is identified as Lot 2 in DP 549177, known as 72A Lamrock Avenue, Bondi Beach. The site is irregular in shape with a 'L form' providing a primary frontage to Lamrock Avenue of 5.29m and secondary frontage to Rickard Avenue of 6.45m. The site has an area of 252.9m² and is generally flat.

The site is occupied by a two storey semi-detached dwelling with vehicular access provided from Rickard Avenue to a detached garage.

The subject site is adjoined by a semi-detached dwellings on either side. The locality is characterised by a variety of residential developments including semi-detached dwellings, detached dwellings and residential flat buildings.

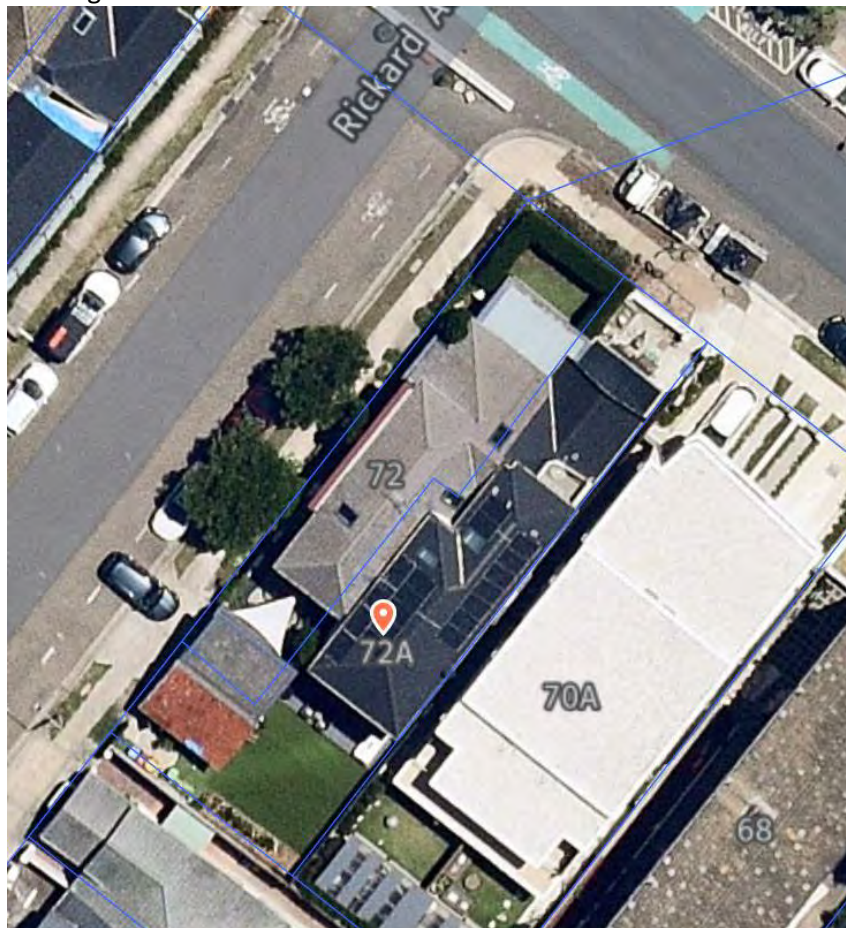


Figure 1: Lot layout (source: NearMap, 2021)

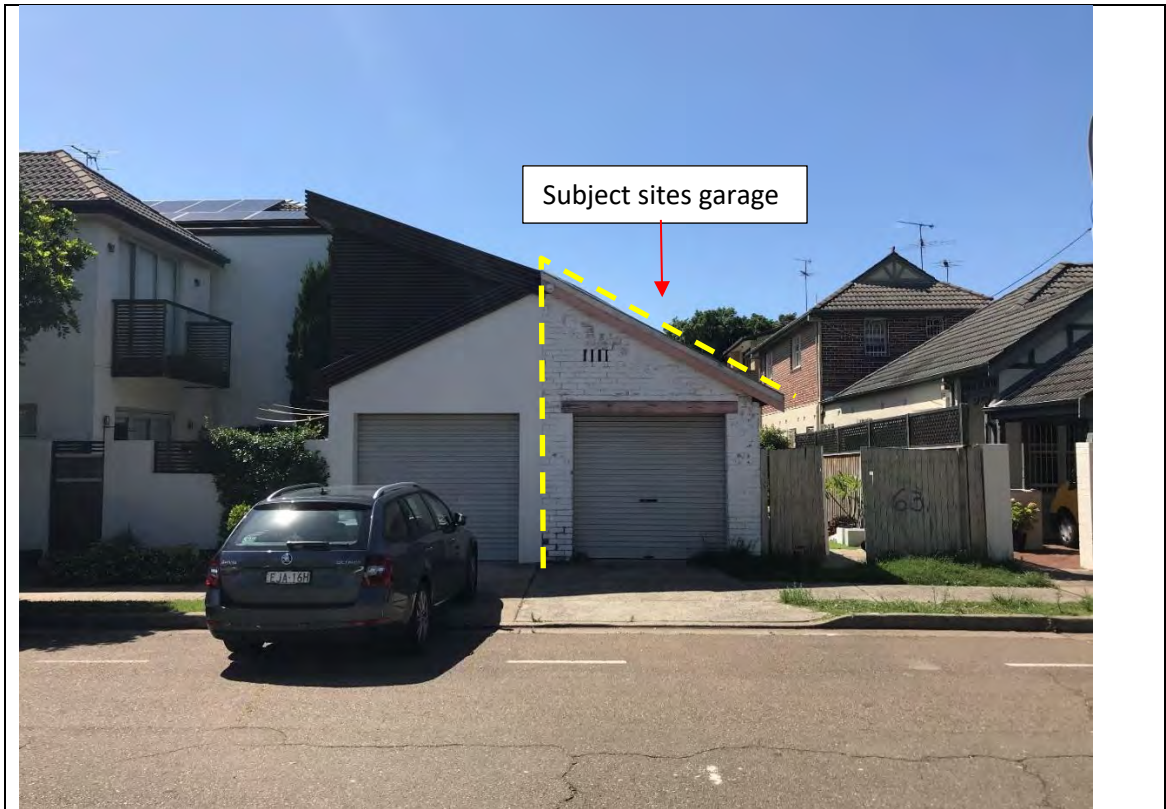


Figure 2: Subject garage viewed from Rickard Avenue.



Figure 3: Rear of garage viewed from private open space.



Figure 4: Site viewed from private open space, looking south.

1.2 Relevant History

The subject site has the following relevant history:

DA-466/2018

Alterations and additions including first floor addition to an existing semi-detached dwelling
Approved: 01/10/2019

DA-250/2006

The neighbouring addition to the garage at 72 Lamrock Avenue was approved on 05 February 2007 under DA-250/2006. The addition above the garage was approved as a storage loft.

1.3 DA-365/2020 History

03 November 2020 Application lodged with Council.

14 January 2021 Site visit undertaken by Assessment Officer.

22 January 2021 Application deferred to address the following:

- The design was not supported and was requested to take reference from the existing first floor addition above the garage at 72 Lamrock Avenue.
- Widening the crossover was not supported due to the impact to on-street parking. If two off-street parking spaces were desired an alternate design was required.

- The space above the garage was to be amended to storage only in order to provide appropriate floor to ceiling heights.

16 February 2021 Amended plans and documentation lodged with Council.

22 February 2021 Re-notification commenced.

1.4 Proposal

The amended application is for the partial demolition of the existing garage and the construction of a new garage with storeroom above. In detail the works will consist of:

Demolition

- Demolish the garage roof, except front gable roof and gable end brick wall;
- Demolish side and rear walls;
- Demolish and remove concrete slab (external);
- Remove existing garage door; and
- Demolish ceiling, single brick external walls, including areas around the garage if required;

Construction

- Bathroom and workshop accessed from the garage on ground floor; and
- Storage space located above the garage, accessed via internal stairs.

2. ASSESSMENT

The following matters are to be considered in the assessment of this Development Application (DA) under section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act).

2.1 Planning Instruments and Development Control Plans

The following is an assessment against relevant legislation, environmental planning instruments, including State Environmental Planning Policies (SEPPs), and development control plans.

2.1.1 SEPP (Building Sustainability Index – BASIX) 2004

A BASIX Certificate has been submitted with the DA.

The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal. A standard condition is recommended ensuring the measures detailed in the BASIX Certificate are incorporated into the Construction Certificate drawings and implemented.

2.1.2 SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. The subject site has historically been used for residential purposes. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

2.1.3 Waverley Local Environmental Plan 2012 (WLEP)

The relevant matters to be considered under the WLEP for the proposed development are outlined below:

Table 1: WLEP Compliance Table

Provision	Compliance	Comment
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal meets the aims of the WLEP.
Part 2 Permitted or prohibited development		
Land Use Table <i>Low Density Residential</i> <i>'R2' Zone</i>	Yes	The proposal is defined as a bathroom, workshop and storage room, which is permitted with consent in the R2 zone.
Part 4 Principal development standards		
4.3 Height of buildings • 8.5m	Yes	The development will have a height of 5.83m.
4.4 Floor Space Ratio (FSR) and 4.4A Exceptions to FSR • Site Area: 252.9m ² • Max GFA: 209.1m ² • Max FSR: 0.83:1	Yes	<u>Gross Floor Area (GFA) Calculation:</u> Primary Dwelling (as calculated under DA-466/2018): 155.5m ² Garage (ground floor): 23.1m ² Garage (first floor): 14.6m ² TOTAL GFA: 193.2m ² FSR: 0.76:1

2.1.4 Waverley Development Control Plan 2012 (WDCP)

The relevant matters to be considered under the WDCP for the proposed development are outlined below:

Table 2: WDCP – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste	Yes	A Site Waste & Recycling Management plan has been submitted with the application to address waste disposal during construction. Condition of consent will be imposed regarding ongoing waste on site. The site is capable of appropriately storing garbage bins in a convenient location for users of the site.
2. Ecologically sustainable Development	Yes	A BASIX Certificate is submitted with the application and is supported.
5. Vegetation Preservation	Yes	Council's Tree Officer is in support of the application.
6. Stormwater	Yes. Conditions Recommended.	The stormwater plans submitted with the application are satisfactory.

Development Control	Compliance	Comment
		Standard conditions of consent are recommended.
8. Transport		
8.1 Streetscape	Yes	Off-street parking is characteristic of the locality.
8.2 On-site parking	N/A	The subject site is in parking zone 2.
8.2.1 Vehicle Access	Yes	The driveway crossover is retained.
8.2.2 Parking Rates	Yes	The existing single parking space will remain.
12. Design Excellence	Yes	The proposed design has been amended to reflect the design of the garage structure at 72 Lamrock Avenue. The development results in a cohesive pair that presents positively to the street, with similar height, pitch and form.
	Condition Recommended.	To better relate and have an improved streetscape appearance the materials of the walls of the of the first floor addition are to match the first floor addition of 72 Lamrock Avenue. If works are proposed to the front wall of the garage (including gable) it is to match the white render of the adjoining garage.

Table 3: WDCP– Part C2 Low Density Residential Development Compliance Table

Development Control	Compliance	Comment
2.0 General Objectives		
<ul style="list-style-type: none"> • Appropriate scale • Does not detract from amenity of other dwellings or view corridors • ESD has been considered • Alterations & additions are sympathetic in bulk & scale to the character of the area • High design standard 	Yes	The proposal does not contravene the general objectives of this part of the DCP.
2.1 Height		
Pitched Roof dwelling house <ul style="list-style-type: none"> • Maximum external wall height of 7m 	Yes	The wall height does not exceed 7m.
2.2 Setbacks		
2.2.1 Front and rear building lines	Yes	<u>Front Setback</u>

Development Control	Compliance	Comment
<ul style="list-style-type: none"> Predominant front building line Predominant rear building line at each floor level 	Acceptable on merit	<p>The existing garage will remain in the same position, built to the boundary, fronting Rickard Avenue.</p> <p>The side addition is acceptable given it is located behind a tall fence and will read as a secondary addition.</p> <p><u>Rear Setback</u> Given the unique lot layout, the rear building line is to be assessed on merit. It is acceptable given the minimal environmental impacts of shadowing and visual privacy.</p>
<p>2.2.2 Side setbacks</p> <ul style="list-style-type: none"> Minimum of 0.9m 	Yes	<p>The development is setback more than 0.9m from the southern boundary.</p> <p>The first floor addition abutting against the neighbours party wall is acceptable given the built form and the design excellence the first floor addition achieves by relating well to the adjoining garage and associated first floor.</p>
2.3 Streetscape and visual impact		
<ul style="list-style-type: none"> New development to be compatible with streetscape context Replacement windows to complement the style & proportions of existing dwelling Significant landscaping to be maintained. Porticos only permitted where a character of the streetscape 	<p>Yes</p> <p>Condition Recommended.</p>	<p>The built form is similar to the garage structure at 72 Lamrock Avenue. The development has been designed to reflect the bulk and scale of the adjoining development, whilst taking into account the design elements of pitch and form. This results in the proposal presenting well to Rickard Avenue.</p> <p>To better improved the streetscape and visual impact appropriate materials and finishes are recommended to be conditioned.</p>
2.5 Visual and acoustic privacy		
<ul style="list-style-type: none"> Windows to habitable rooms are not to directly face windows to habitable rooms and / or open space of neighbouring dwellings unless direct views are screened or other appropriate measures are incorporated into the design. 	Yes	W1 will not look directly into private open space of lots fronting Rickard Avenue. This window does not align with the first floor addition of 61 Rickard Avenue, therefore there is not visual privacy impacts.
	Yes	W2 is acceptable given it is ground floor and it will not look into neighbouring dwellings.
	Yes	W3 incorporates translucent glazing.
2.6 Solar access		
<ul style="list-style-type: none"> Minimum of three hours of sunlight to living areas and 	Yes	Private Open Space of the subject site or neighbouring lots will be compliant.

Development Control	Compliance	Comment
<p>principal open space areas on 21 June</p> <ul style="list-style-type: none"> Minimum of three hours of sunlight maintained to living areas and principal open space areas of adjoining properties on 21 June 		The approved plans of 61 Rickard demonstrate its living areas are located to the rear of the dwelling. The shadow diagrams indicated that the development will only shadow the living room windows in late the afternoon, not impacting these areas in the morning to mid afternoon.
2.8 Car parking		
<p>2.8.1 Design Approach</p> <ul style="list-style-type: none"> Parking only allowed where site conditions permit Designed to complement the building and streetscape Car parking structures to be behind the front building line Driveways are to be located to minimise the loss of on street parking Parking to be provided from secondary streets or lanes where possible. 	Yes	The garage will replicate the built form of the existing garage. The proposed development will enhance the streetscape as it will result in a pair of garages that relate well to one another.
<p>2.8.2 Parking rates</p> <p><i>Maximum rates:</i></p> <ul style="list-style-type: none"> 1 space for 2 or less bedrooms 2 spaces for 3 or more bedrooms 	Yes	The existing single parking space will remain.
<p>2.8.3 Location</p> <ul style="list-style-type: none"> Behind front building line for new dwellings Existing development to be in accordance with the hierarchy of preferred car parking locations 	Yes	The garage will remain in the same position.
<p>2.8.4 Design</p> <ul style="list-style-type: none"> Complement the style, massing and detail of the dwelling Secondary in area & appearance to the design of the residences 	Yes	The garage is well designed to reflect the garage structure at 72 Lamrock Avenue, resulting in a cohesive pair.

Development Control	Compliance	Comment
<ul style="list-style-type: none"> No part of the façade is to be demolished to accommodate car parking Gates to have an open design 		
2.8.5 Dimensions <ul style="list-style-type: none"> 5.4m x 2.4m per vehicle 	Acceptable on merit.	The garage has dimensions of 5m x 2.9m. Although the car length is non-compliant it is acceptable given the existing garage is being retained.
2.8.6 Driveways <ul style="list-style-type: none"> Maximum of one per property Maximum width of 3m at the gutter (excluding splay) Crossings not permitted where 2 on street spaces are lost 	N/A	The driveway will remain unaltered.
2.9 Landscaping and open space		
<ul style="list-style-type: none"> Overall open space: 40% of site area Overall landscaped area: 15% of site area Minimum area of 25m² for private open space Front open space: 50% of front building setback area Front landscaped area: 50% of front open space provided 	Yes Yes Yes N/A N/A	40% 19.8% Over 25m ² N/A N/A
2.14 Dual Frontage Development		
2.14.1 - General Controls <ul style="list-style-type: none"> Primary and secondary frontage to be defined Appropriate forms to be provided to each street Privacy treatments to be provided for first floors above garages 	Yes	The development appropriately fronts Rickard Avenue, presenting as a pair of well related garages.

2.2 Other Impacts of the Development

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.3 Suitability of the Site for the Development

The site is considered to be suitable for the proposed development.

2.4 Any Submissions

The application was notified for 14 days, in accordance with *Waverley Community Participation Plan 2019*.

14 submissions were received for the originally proposed development.

The application was deferred and amended plans received were re-notified for 14 days. One submission was received.

The issues raised in the submissions are summarised and discussed below.

Table 5: Summary of property addresses that lodged a submission

Property
3 Rickard Ave, BONDI BEACH (2 submissions)
96 O'Brien St, BONDI BEACH
2 Tivoli Ave, ROSE BAY
2B Tivoli Ave, ROSE BAY
66 Lamrock Ave, BONDI BEACH
27 Rickard Ave, BONDI BEACH
5 Rickard Ave, BONDI BEACH
11 Battery St, Clovelly
72 Lamrock Ave, BONDI BEACH (2 submissions) (commented on amended plans)
5/22-28 Wellington St, BONDI
45 Rickard Ave, BONDI BEACH
31 Barracluff Ave, BONDI BEACH

Issue: *Sets a negative precedent to the area that may impact the quiet enjoyment and neighbourly vibe of the street.*

Comment: The amended plans have been designed to reflect the existing garage structure at 72 Lamrock Avenue.

Issue: *Out of place with the street and looks as a two storey house.*

Comment: The amended plans have been designed to reflect the existing garage structure at 72 Lamrock Avenue.

Issue: *No intention parking vehicles in the garage, impacting on-street parking*

Comment: This appears to be a general/personal view of the intended future use of the structure. While the proposal seeks a garage, there is no force in place to ensure a vehicle is parked in this space. Notwithstanding this, no permission is granted or implied for the driveway being used to park across the footpath.

Issue: *Loss of on-street parking*

Comment: The amended plans retain the existing crossover.

Issue: *Site being overdeveloped*

Comment: The development is of a compliant height and FSR.

Issue: Overshadowing

Comment: This has been discussed within the report.

Issue: Roof does not fit in with streetscape

Comment: The amended plans have been designed to reflect the existing garage structure at 72 Lamrock Avenue.

Issue: Ensuite

Comment: A bathroom is proposed, the development will not be approved as a secondary dwelling.

Issue: Increase in FSR

Comment: Although FSR is increasing, it will not exceed the maximum permitted FSR.

Issue: Use as a secondary dwelling

Comment: The development will not be permitted to be utilised as a secondary dwelling, a condition is recommended to ensure this.

Issue: Stability to objectors building

Comment: Appropriate construction conditions are recommended.

Issue: First floor addition is out of character

Comment: The amended plans have been designed to reflect the existing garage structure at 72 Lamrock Avenue.

Issue: Does not relate well to adjoining garage

Comment: The amended plans have been designed to reflect the existing garage structure at 72 Lamrock Avenue.

Issue: Non-compliant side setback

Comment: This has been discussed within the report.

Issue: Non-compliant open space

Comment: Open space is compliant as discussed within the report.

Issue: BASIX

Comment: The BASIX has been amended to reflect alterations and additions.

Issue: Activities in workshop

Comment: The workshop will not be used as industrial use as it is not permitted in the zone.

2.5 Public Interest

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

3.1 Traffic and Development (Infrastructure Services)

An internal referral was sought from Council's Traffic Engineer who did not object to the proposal subject to conditions of consent.

3.2 Stormwater (Infrastructure Services)

An internal referral was sought from Council's Stormwater Engineer who supported the proposal subject to recommended conditions of consent.

3.3 Tree Management Officer (Open Space and Sports fields Management)

An internal referral was sought from Council's Tree Officer who did not object to the proposal.

4. SUMMARY

The development application is for demolition of garage and construction of a garage with storeroom above.

The main issues with the original development was the loss of on-street parking (widened driveway) and the fact the development did not relate well to the adjoining garage structure at 72 Lamrock Avenue. However, the amended plans are considered to be more in keeping with the streetscape and adjoining garage design at 72 Lamrock Avenue and have reduced the crossing in width (as existing).

The original application received 14 submissions. The amended scheme when renotified received one submission. The issues raised in those submissions have been dealt with via amended plans, conditions of consent or within the report.

The development is considered to improve the streetscape by proposing a development that is similar to 72 Lamrock Avenues.

DBU Decision

The application and assessment report was reviewed by the DBU at the meeting on 24 March 2021 and the DBU determined:

(a) *The application is acceptable and should be approved, subject to the conditions in Appendix A.*

DBU members: *B McNamara, E Finnegan*

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the Development Application be **APPROVED** by the Waverley Local Planning Panel subject to the Conditions in Appendix A:

Report prepared by:



Application determined by:



Joseph Somerville
Development Assessment Planner

Angela Rossi
Manager, Development Assessment (Central)

**(Reviewed and agreed on behalf of the
Development and Building Unit)**

Date: 09 March 2021

Date: 14 April 2021

Reason for referral:

- 1 More than 10 submissions received.

APPENDIX A - CONDITIONS OF THE DEVELOPMENT CONSENT

A. APPROVED DEVELOPMENT

1. APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

(a) Architectural Plans prepared by Cape Cod Australia of Project No: 8067 including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
1 / Rev D	Title	16/02/2021	16/02/2021
2 / Rev D	Site Plan	16/02/2021	16/02/2021
3 / Rev D	Existing Garage Demolition Plan	16/02/2021	16/02/2021
4 / Rev D	Proposed Garage Floor Plan	16/02/2021	16/02/2021
5 / Rev D	Proposed Floor Plan	16/02/2021	16/02/2021
6 / Rev D	Proposed Roof Plan	16/02/2021	16/02/2021
7 / Rev D	North West and South West Elevations	16/02/2021	16/02/2021
8 / Rev D	South East and North East Elevations	16/02/2021	16/02/2021
9 / Rev D	Section AA	16/02/2021	16/02/2021

(b) BASIX Certificate

(c) Stormwater Details and documentation prepared by E2 Civil and Structural Design Pty Ltd, Job No. 18.428, Drawing No. SW1, Revision 0, dated 26.11.2018

(d) Schedule of external finishes and colours received by Council on 02/11/2020

(e) The Site Waste and Recycling Management Plan (SWRMP) Part 1 received by Council on 02/11/2020

Except where amended by the following conditions of consent.

2. GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments;

(a) The external finish of the proposed works are to match the existing finish of the garage structure at 72 Lamrock Avenue.

The amendments are to be approved by the **Principal Certifying Authority** prior to the issue of any Construction Certificate.

3. APPROVED USE – GARAGE STRUCTURE

This application approves the use of the rear building/s on the site for garage with workshop and storage only. In this regard, no consent is granted for the use of the rear building / structure as a secondary dwelling, without separate development consent.

B. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required.

GENERAL REQUIREMENTS

4. NO BUILDING OR DEMOLITION WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE

The building work, or demolition work, must not be commenced until:

- (a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with the Environmental Planning & Assessment Act, 1979 and
- (b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with the Environmental Planning & Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000 and
- (c) Council is given at least two days' notice in writing of the intention to commence the building works.

5. HOME BUILDING ACT

The builder or person who does the residential building work shall comply with the applicable requirements of Part 6 of the *Home and Building Act, 1989*. In this regard a person must not contract to do any residential building work unless a contract of insurance that complies with this Act is in force in relation to the proposed work. It is the responsibility of the builder or person who is to do the work to satisfy the Principal Certifying Authority that they have complied with the applicant requirements of Part 6, before any work commences.

CONTRIBUTIONS, FEES & BONDS

6. SECTION 7.12 CONTRIBUTION

A cash contribution is payable to Waverley Council pursuant to section 7.12 of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

- (a) A cost report indicating the itemised cost of the development shall be completed and submitted to Council:
 - (i) Where the total development cost is less than \$500,000:
"Waverley Council Cost Summary Report"; or,
 - (ii) Where the total development cost is \$500,000 or more:
"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".

A copy of the required format for the cost reports are in the Waverley Council Contributions Plan 2006, available on Council's website.

(b) As legislated in section 25K of the Environmental Planning and Assessment Regulation 2000, the levy must be paid in accordance with the following;

- (i) A development valued at \$100,000 or less will be exempt from the levy.
- (ii) A development valued at \$100,001 - \$200,000 will attract a levy of 0.5% OR
- (iii) A development valued at \$200,001 or more will attract a levy of 1% based on the full cost of the development.

Prior to the issue of any Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than \$100,000.

7. SECURITY DEPOSIT

A deposit (cash or cheque) or guarantee for the amount of \$6,680.00 must be provided to Council for any damage caused to any property of the consent authority (ie. public land) as a consequence of the works and completing any public work (such as road work, kerbing and guttering, footway construction, stormwater drainage and environmental controls) required in connection with the consent.

This deposit (cash or cheque) or guarantee must be established prior to the issue of any Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion all of works associated with this consent (including the required public works) to the person who paid the deposit.

8. LONG SERVICE LEVY

A long service levy, as required under Section 34 of the *Building and Construction Industry Long Service Payments Act, 1986*, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to the Principal Certifying Authority prior to the issue of any Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing \$25,000 or more.

9. ENGINEERING PLANS ASSESSMENT AND WORKS INSPECTION FEES

The applicant is to pay to Council fees for assessment of all engineering plans and inspection of the completed works in the public domain inclusive of all stormwater assessment, in accordance with Council's Schedule of Fees & Charges at the time of engineering plan approval, prior to such approval being granted by Council.

An invoice will be issued to the applicant for the amount payable, which will be calculated based on the design plans for the subject development.

CONSTRUCTION MATTERS

10. HOARDING

To ensure the site is contained during construction, if hoarding is required for the approved works which is to be designed and constructed in accordance with the requirements of Safe Work NSW.

Where the hoarding is to be erected over the footpath or any public place, the approval of Council's Compliance Unit must be obtained and applicable fees paid, prior to the erection of the hoarding.

11. EROSION & SEDIMENT CONTROL

A Soil and Water Management Plan (SWMP), also known as an Erosion and Sediment Control Plan shall be prepared in accordance with Waverley Council's Water Management Technical Manual be installed and maintained until construction activities have been completed and the site is fully stabilised. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

12. ENGINEERING DETAILS

Structural details are to be prepared and certified by a practicing Structural Engineer in connection with all structural components of the approved works, prior to the issue of the relevant Construction Certificate.

13. ENGINEERING CERTIFICATE OF ADEQUACY

A Certificate of Adequacy prepared by a practicing Structural Engineer is to be provided certifying the adequacy of the existing building structure to carry the extra load of the proposed additions, prior to the issue of the relevant Construction Certificate.

14. EXISTING PARTY WALL IS TO BE EXTENDED

The existing separating wall is to be extended to the underside of the roof in accordance with the requirements of the National Construction Code. All work to the separating wall must be contained within the boundaries of the subject site only, unless agreement between neighbours for work affecting both sides of a separating wall, including written consent of all owners of all properties upon which work will take place has been obtained.

STORMWATER & FLOODING

15. STORMWATER MANAGEMENT AND PUBLIC INFRASTRUCTURE MANAGEMENT

To ensure that stormwater runoff from the development is drained in an appropriate manner, without impact to neighbouring properties and downstream systems, a detailed plan and certification of the development's stormwater management system must be submitted and approved by the Executive Manager, Infrastructure Services (or delegate) prior to the issue of the relevant Construction Certificate.

The submitted stormwater management plans prepared by E2 Civil and Structural Design Pty Ltd, Job No. 18.428, Drawing No. SW1, Revision 0, dated 26.11.2018, are conditionally considered satisfactory.

The applicant must submit updated stormwater management plans and specifications to comply with the current Waverley Council Water Management Technical Manual and Development Control Plan (DCP) at the time of engineering plan approval. The submitted plans shall be in accordance with the approved stormwater drainage design drawing, except where modified by the following:

- a) Updated on-site stormwater detention (OSD) details need to be submitted. This includes but is not limited to an OSD Plaque, top water level, invert levels of inlet and outlet pipes, orifice plate details including orifice diameter, depth of water above centreline of orifice etc. shall be

included. Council's mandatory OSD checklist as set out in page 22 of the Council's Water Management Technical Manual shall be submitted.

- b) The stormwater management plan must specify any components of the existing system to be retained and certified during construction to be in good condition and of adequate capacity to convey additional runoff and be replaced or upgrade if required.
- c) Detail the location of the existing stormwater drainage system including all pipes, inspection openings, surface drains, pits and their discharge location as well as any new stormwater drainage system.
- d) Any affected Council's infrastructure as the result of construction activities within the public domain area, inclusive of stormwater, stormwater outlet/s, kerb and gutter, pavement, grass verges and vehicle crossovers within the extent works shall be replaced as per Waverley Council Public Domain Technical Manual.

Notes:

- Since a sewer main runs through the property, plans must also be presented to a Sydney Water Tap in™ for their approval.
- The Applicant is advised to consider the finished levels of the public domain, including new or existing footpaths and pavement prior to setting the floor levels for the proposed development.
- Waverley Council standard drawings for public domain infrastructure assets are available upon request. Details that are relevant may be replicated in the Engineering design submissions however, Council's title block shall not be replicated.
- Prior to commencement of works a security deposit will be made payable to Council to ensure any additional damage or unauthorised works within the Council property, not conditioned above. Council will reserve the right to withhold the cost of restoring the damaged assets from the security deposit should the applicant fail to restore the defects to the satisfaction of Council.
- Council's contact for infrastructure assessment: E-mail: assets@waverley.nsw.gov.au or Phone: 9083 8886 (operational hours between 9.30am to 4pm Monday to Friday)

16. FLOODING REQUIREMENTS

The development must have a net neutral effect on flood behaviour. This includes increasing flood effects elsewhere, loss of flood storage, changes in flood levels, flows and velocities caused by alterations to the flood conveyance, and the cumulative impact of neighbouring developments. To ensure this has been considered, the submitted architectural plans will need to be updated to reflect the following:

- I. The Finished Floor Level (FFL) of the workshop must not be lower than 27.150 m AHD.
- II. All new building material must be flood resistant or flood compatible to a height of 27.150 m AHD.
- III. All new electrical switches, power points or similar utilities liable to flood damage must be set at a minimum level of 27.150 m AHD.
- IV. A suitably qualified engineer must certify that any new structure can withstand the forces of floodwater, scour debris and buoyancy up to an including 27.150 m AHD.
- V. A storage area is to be provided above the RL of 27.150 m AHD for the storage of goods that can be damaged or mobilised by flooding, or goods that have potential to cause pollution during flooding.
- VI. There is to be no filling of the land within the property.

Details and certification must accompany the Construction Certificate and be submitted to Waverley Council.

ENERGY EFFICIENCY & SUSTAINABILITY

17. BASIX

All requirements of the BASIX Certificate and NatHERS documentation are to be shown on the Construction Certificate plans and documentation.

WASTE

18. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A *Site Waste and Recycling Management Plan (SWRMP) - Part 2* is to be submitted to the Principal Certifying Authority prior to the issue of the relevant Construction Certificate, which outlines materials to be reused and/or recycled as a result of demolition and construction works. At least one copy of the *SWRMP Part 2* is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

TRAFFIC MANAGEMENT

19. CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP)

The applicant is to submit a Construction Traffic Management Plan (CTMP) for the approval of Council's Executive Manager, Infrastructure Services, or delegate prior to the issue of any Construction Certificate. For further information on what is required in the CTMP, please refer to Council's website at:

[https://www.waverley.nsw.gov.au/building/development_applications/post_determination/development_applications - conditions of consent](https://www.waverley.nsw.gov.au/building/development_applications/post_determination/development_applications_-_conditions_of_consent)

C. COMPLIANCE PRIOR TO WORK COMMENCING AND DURING CONSTRUCTION

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required.

PRIOR TO ANY WORKS

20. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

21. DILAPIDATION REPORT

A Dilapidation report is to be prepared for any adjoining or nearby property that may be subject to potential damage as a result of any works being undertaken. The dilapidation report is to be made available to affected property owners on request.

Note: Any damage that may be caused is a civil matter. This consent does not allow or authorise any party to cause damage, trespass, or any other unlawful act and Council will not be held responsible for any damage that may be caused to adjoining buildings as a consequence of the development being carried out. Council will not become directly involved in disputes between the builder, owner, developer, its contractors and the owners of neighbouring buildings.

DEMOLITION & EXCAVATION

22. DEMOLITION – ASBESTOS AND HAZARDOUS MATERIALS

The demolition, removal, storage, handling and disposal of products and materials containing asbestos must be carried out in accordance with the relevant requirements of SafeWork NSW and the NSW Environment Protection Authority (EPA), including:

- Work Health and Safety Act 2011;
- Work Health and Safety Regulation 2017;
- SafeWork NSW Code of Practice for the Safe Removal of Asbestos;
- Australian Standard 2601 (2001) – Demolition of Structures;
- The Protection of the Environment Operations Act 1997;

At least 5 days prior to the demolition, renovation work or alterations and additions to any building, the person acting on the consent shall submit a Work Plan to the Principal Certifying Authority in accordance with Australian Standard AS 2601-2001, Demolition of Structure and a Hazardous Materials Assessment prepared by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

- (a) Outline the identification of any hazardous materials, including surfaces coated with lead paint;

- (b) Confirm that no asbestos products are present on the subject land; or
- (c) Particularise a method of safely disposing of the asbestos in accordance with the Code of Practice on how to safely remove asbestos published by SafeWork NSW (catalogue WC03561)
- (d) Describe the method of demolition;
- (e) Describe the precautions to be employed to minimise any dust nuisance; and
- (f) Describe the disposal methods for hazardous materials.

23. CONTROL OF DUST ON CONSTRUCTION SITES

The following requirements apply to demolition and construction works on site:

- (a) Hazardous dust is not to be allowed to escape from the site. The use of fine mesh dust proof screens or other measures are recommended. Any existing accumulations of dust (e.g.: ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency particle air (HEPA) filter. All dusty surfaces and dust created from work are to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.
- (b) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to Australian Standard AS1716 Respiratory Protective Devices.

24. CLASSIFICATION OF WASTE/ DISPOSAL OF EXCAVATED SOILS

Prior to the exportation of waste (including fill or soil) from the site the material must be classified in accordance with the provisions of the Protection of the Environment Operations Act, 1997 and the NSW EPA Waste classification guidelines 2014.

CONSTRUCTION MATTERS

25. CONSTRUCTION HOURS

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

- (a) Sundays and public holidays;
- (b) Excavation works involving the use of heavy earth movement equipment including rock breakers and the like must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays with no such work to be carried out on Saturday, Sunday or a public holiday.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2017.

26. STOCKPILES, STORAGE OF MATERIALS AND LOCATION OF BUILDING OPERATIONS

All building materials and any other items associated with the development are to be stored within the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

27. CONSTRUCTION INSPECTIONS

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) in accordance with the Building Legislation Amendment (Quality of Construction) Act 2002 and 162A Critical stage inspections for building work of the Environmental Planning and Assessment Regulation 2000.

28. CERTIFICATE OF SURVEY - LEVELS

All construction works are to be in accordance with the Reduced Levels (RLs) as shown on the approved plans. Certification from a Registered Surveyor certifying ground, upper floor/s and finished ridge levels is to be submitted to the Principal Certifying Authority during construction and prior to continuing to a higher level of the building.

29. CERTIFICATE OF SURVEY - BOUNDARIES AND LOCATION OF BUILDING

A Certificate of Survey prepared by a Registered Surveyor setting out the boundaries of the site and the location of the building on the site is to be submitted to the Principal Certifying Authority to certify the building is located in accordance with the development consent plans. The Certificate is to be submitted prior to the construction of the external walls above the ground floor level of the building

30. STRUCTURAL STABILITY OF ADJOINING GARAGES ROOF

Adequate measures are to be undertaken to ensure structural stability and water proofing of the existing roof over the adjoining garage having particular regard to the following:

- (a) Adequate measures are undertaken to secure the existing rafters and ridge to the brickwork of the party wall; and
- (b) Adequate measures are undertaken to ensure that the roof where it abuts the extended party wall is water proofed.

TREE PROTECTION AND REMOVAL

31. TREE PROTECTION

All trees on site and adjoining properties, including street trees are to be retained and protected in accordance with AS4970-2009 'Protection of Trees on Construction Sites' and to be certified by an Arborist with AQF level 5 qualification or above, unless approved to be removed in this development consent.

32. STREET TREES TO BE RETAINED/TREE PROTECTION

No existing street trees shall be removed without Council approval. Precautions shall be taken when working near trees to ensure their retention, including the following:

- (a) Do not store harmful or bulk materials or spoil under or near trees;
- (b) event damage to bark and root system;
- (c) Do not use mechanical methods to excavate within root zones;
- (d) Do not add or remove topsoil from under the drip line;
- (e) Do not compact ground under the drip line;

- (f) Do not mix or dispose of liquids within the drip line of the tree; and
- (g) All trees marked for retention must have a protective fence/guard placed around a nominated perimeter in accordance with AS4970-2009 "Protection of trees on construction sites.

STORMWATER & FLOODING

33. FINISHED FLOOR LEVEL OF THE WORKSHOP

The minimum floor level of the workshop must be constructed at 27.150 m AHD. The floor level must be certified by a registered surveyor prior to placing of the concrete floor slab or installation of flooring (where there is no slab).

D. PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE OR SUBDIVISION CERTIFICATE

The requirements outlined in this section are to be provided to the satisfaction of the Principal Certifying Authority in all instances, except where a condition explicitly specifies the approval of Council or a Council Officer is required, prior to the issue of an Occupation Certificate or Subdivision Certificate, whichever applies.

34. FINAL OCCUPATION CERTIFICATE

Prior to occupation or use of the development, the Principal Certifying Authority must issue an Occupation Certificate. The Principal Certifying Authority must be satisfied that the requirements of the Environmental Planning & Assessment Act, 1979 have been satisfied including all critical stage inspections. Documentary evidence of all required inspections is to be submitted to Council.

35. CERTIFICATION OF BASIX COMMITMENTS

The Principal Certifying Authority shall certify that the all the undertakings in the approved BASIX certificate have been completed.

36. ON-SITE STORMWATER DETENTION CERTIFICATION

The submission of certification by a suitably qualified and practising Civil Engineer for the on-site stormwater detention system, attesting the storage volume, discharge rate and satisfactory operation of the system prior to the release of the Occupation Certificate.

37. CERTIFICATION OF CONSTRUCTED STORMWATER DRAINAGE SYSTEM

Prior to issue of any Occupation Certificate, certification is to be provided from a suitably qualified and practicing Hydraulics Engineer, that the stormwater drainage system has been constructed in accordance with the approved stormwater management plans and to best engineering practice.

38. CERTIFICATION OF RETAINED STORMWATER DRAINAGE SYSTEM

Prior to issue of any Occupation Certificate, certification is to be provided from a suitably qualified and practising Engineer or Plumber, that the existing stormwater drainage system is unblocked, in good working order and to be repair/replaced in accordance with Council's Water Management Technical Manual and Development Control Plan.

39. CREATION OF POSTIVE COVENANT AND RESTRICTION FOR OSD

A "Restriction on the Use of Land" and "Positive Covenant" shall be created for the On-Site Stormwater Detention (OSD) system, under Section 88E of the Conveyancing Act 1919. This is to place a restriction on the title that the OSD system is maintained and kept free of debris/weed to allow unobstructed passage of stormwater through the site and underneath the residence. The property owner/occupant shall not modify or remove the OSD system without consent from Council.

The wording of the Instrument shall be submitted to and approved by Council's Public Domain Engineer prior to lodgement at NSW Land Registry Services. The Instrument shall be registered and a registered

copy of the document shall be submitted to and approved by the consent authority prior to the issue of an Occupation Certificate/use of the building. All associated costs shall be borne by the applicant.

40. CERTIFICATION OF THE FINISHED FLOOR LEVEL OF THE WORKSHOP

The certification referred to in "COMPLIANCE PRIOR TO AND DURING CONSTRUCTION- FINISHED FLOOR LEVEL OF THE WORKSHOP" must form part of the application for an Occupation Certificate.

41. AIR EMISSIONS

The use of the premises shall not give rise to air impurities in contravention of the Protection of the Environment Operations Act, 1997.

42. NOISE EMISSIONS

The use of the premises shall not give rise to the transmission of "Offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy.

E. ADVISORY MATTERS

The following advisory matters are provided as additional information to ensure compliance with the relevant legislation and requirements. You must also check other Commonwealth and NSW Acts and Regulations which may apply to the works or use approved in this application.

AD1. POST CONSENT CONDITIONS REQUIRING COUNCIL INPUT

Various conditions require further input, review or approval by Council in order to be satisfied following the determination of the application (that is, post consent). In those instances, please adhere to the following process to avoid delays:

- Please read your conditions carefully.
- Information to be submitted to Council should be either via email to info@waverley.nsw.gov.au , in person (at Council's Customer Service Centre) or via post service.
- Attention the documentation to the relevant officer/position of Council (where known/specified in condition)
- Include DA reference number
- Include condition number/s seeking to be addressed
- Where multiple conditions need Council input, please try to group the documentation / email/s into relevant subjects (multiple emails for various officers may be necessary, for example).
- Information to be submitted in digital format – refer to 'Electronic lodgement guidelines' on Council's website. Failure to adhere to Council's naming convention may result in documentation being rejected.
- Where files are too large for email, the digital files should be sent to Council via CD/USB. Council does not support third party online platforms (data in the cloud) for receipt of information.
- Please note in some circumstances, additional fees and/or additional documents (hard copy) may be required.
- Council's standard for review (from date the relevant officer receives documentation) is 14days. Times may vary or be delayed if information is not received in this required manner.
- Any queries, please contact Council's Duty Planner on duty.planner@waverley.nsw.gov.au

AD2. SYDNEY WATER REQUIREMENTS

You are required to submit your plans to the appropriate Sydney Water office to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements.

If you are increasing the density of the site, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. The application must be made through an authorised Water Servicing Coordinator, for details see the Sydney Water website.

Following application a "Notice of Requirements" will be forwarded detailing water and sewer extensions to be built and charges to be paid. Please make early contact **with the Coordinator**, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

AD3. DIAL BEFORE YOU DIG

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

AD4. TELECOMMUNICATIONS ACT 1997 (COMMONWEALTH)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

AD5. ALTERATIONS AND ADDITIONS ONLY

This consent is for alterations and additions to the existing building only and should during the course of construction a significant amount of the remaining fabric of the building be required to be removed, works must cease immediately and a new development application will be required to be submitted for assessment.

AD6. EXCAVATION TO BE LIMITED

Excavation shall be limited to that shown in the approved plans. Any further excavation will require Council approval.

AD7. BONDI - ROSE BAY SAND BODY

This site may be located within the Bondi - Rose Bay Sand Body as identified in Council's Aboriginal Cultural Heritage Study 2009. Should an object of potential Aboriginal or archaeological significance be discovered during the demolition, excavation or construction period associated with this development, works are to immediately cease and the NSW National Parks and Wildlife Service must be contacted.

Waverley Council must be notified of any referral to the NSW National Parks and Wildlife Service and be provided with a copy of any subsequent response.

AD8. TREE REMOVAL/PRESERVATION

Any trees not identified for removal in this application have not been assessed and separate approval may be required. Any pruning of trees on adjoining properties required for the erection of scaffolding and/or the construction of the building may also require approval.

AD9. WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary.

AD10. ONGOING FLOODING REQUIREMENTS

- Materials which may be damaged by flood waters, materials which may be mobilised during flooding and materials which may cause pollution must be stored above 27.150 m AHD.
- The site flood emergency response warning systems and plan are to be regularly maintained, reviewed and/or updated and should be in good working order at all times.

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-365/2020

Date Received: 16/02/2021

SPECIFICATION SUMMARY

STRUCTURAL TIMBER - All to ASA 1684.2

WALLS: MGP 10
90 X 35 EXT. STUDS @ .600 CTS
70 X 35 INT. STUDS @ .600 CTS

ROOF: ROOF TRUSSES
TO MANUFACTURERS
DETAILS @ .600 CTS

FLOOR: 190x45mm MIN. FLOOR JOISTS WIND LOAD W 33 N

FINISHES

BRICKWORK	COMMON BRICKWORK FOR RENDER AND PAINT FINISH COMMON BRICKWORK LAID AS FACE ON THE INSIDE FACE of GARAGE AND WORKSHOP
FLOORING	19MM STRUCTURAL PARTICLEBOARD TO FIRST FLOOR PLAIN FINISH CONCRETE SLAB TO PROPOSED WORKSHOP AND SHOWER
CLADDING	75mm POLYSTYRENE WALL SHEETING OVER POLYSTYRENE CORE WALL INSULATION WITH APPLIED TEXTURE PAINT FINISH
WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: PREFINISHED ALUMINIUM
INSECT SCREENS: TO ALL NEW OPERABLE WINDOW SASHES & STACKER DOOR	FRAME: PREFINISHED ALUMINIUM MESH: FIBREGLASS
ROOF COVERING	PROVIDE ALL NEW TERRA COTTA ROOF TILES TO PROPOSED GROUND FLOOR + FIRST FLOOR ADDITION
ROOF SARKING	FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL
INSULATION (FIBREGLASS)	R3.5 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.0 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES 12mm POLASTIC INSULATION BLANKET TO FIRST FLOOR EXTERNAL WALL FRAMES WITH R2.4 RATING R3.0 BATTS TO GROUND FLOOR CEILING AREA
INTERNAL FIXINGS	DAR: FINGER JOINTED PINE SKIRTING: Ex. 150x25mm COLONIAL ARCHITRAVE: Ex. 100x25mm COLONIAL
INTERNAL DOORS	PRIMED HARDBOARD SOLID CORE "FLUSH"
STAIRCASE MAPLE TREADS & RISERS	TYPE: CLOSED TIMBER WIDTH: 900mm RISE: 13 @ 185mm GOING: 240mm (260mm TREAD)
FASCIA & BARGE BOARDS	MATERIAL: DAR TIMBER
GUTTERS	TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME
DOWNPIPES	TYPE: PVC MATERIAL: 100mm ROUND
HOT WATER UNIT	CONNECT TO NEW "RENNAI INFINITY 26"
PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER
FINISHED GROUND LEVELS SHOWN ON PLAN ARE SUBJECT TO SITE CONDITIONS.	
DO NOT SCALE OFF DRAWINGS.	
ALL DIMENSIONS SHOWN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE MEASURE DURING CONSTRUCTION.	
NO ALLOWANCE HAS BEEN MADE FOR SHRINKAGE OR MILLING.	
COPYRIGHT THIS DESIGN AND PRINT IS THE PROPERTY OF CAPE COD AND IS ISSUED FOR THE SOLE PURPOSE OF ENTERING INTO A BUILDING CONTRACT WITH THE COMPANY. IT MUST NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE COMPANY.	

SPECIAL NOTES

- PROVIDE ONE (1) SMOKE DETECTORS AS SHOWN
- ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC).
- AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- CONNECT/INSTALL TWENTY FOUR (24) DOWNLIGHT FITTINGS & ONE (1) FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).

WORKS BY OWNER

- SUPPLY TWENTY FOUR (24) DOWNLIGHTS & ONE (1) FAN/LIGHT/HEATER UNIT TO BE INSTALLED BY CAPE COD
- WATERPROOFING AND FIT OUT TO PROPOSED ENSUITE INCLUDING THE SUPPLY AND INSTALLATION OF TOILET SUITE, VANITY UNIT, TAPS AND OUTLETS, TOWEL RAIL, TOILET SOAP HOLDER, SOAP HOLDER AND TILES.
- SUPPLY AND INSTALLATION OF SHOWER SCREEN AND MIRROR.
- SUPPLY AND INSTALLATION OF THE NEW BAR, WORKSHOP, LAUNDRY CUPBOARDS (INCLUDING ANY BULKHEAD OVER, IF REQUIRED), SINKS AND TAPS, WHITE GOODS AND SPLASHBACKS.
- MAKING GOOD TO EXISTING TIMBER FENCE
- RELOCATE CLOTHES HOIST, IF REQUIRED
- SUPPLY AND INSTALL SOLAR PANELS TO POWER NEW HWU
- FLOOR FINISH TO FIRST FLOOR
- ALL WORKS ASSOCIATED WITH LANDSCAPING AND GARDENING
- SUPPLY & INSTALLATION OF STEPS TO EXTERNAL DOORS IF REQUIRED.

D	COUNCIL REDESIGN	A.T.M.	16.02.21
C	BASIX ADDED & TO COUNCIL	C.S.	30.10.20
B	TO CLIENT	N.L.	09.10.20
A	TECHNICAL	A.T.M.	22.09.20
No.	ISSUE	DRAWN	DATE
DESIGN CONSULTANT: DAREK SZYMANSKI			

PROPOSED ADDITIONS & ALTERATIONS

FOR MR J LUNT

AT 72A LAMROCK AVENUE
BONDI BEACH NSW 2026

COUNCIL: WAVERLEY

Cape Cod

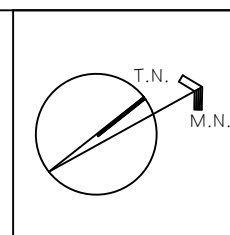
A U S T R A L I A

A.B.N. 54 000 605 407
SUITE 41, 410 CHURCH STREET,
NORTH PARRAMATTA 2151
PHONE: (02) 9849 4444
BUILDERS LICENCE NO. 5519

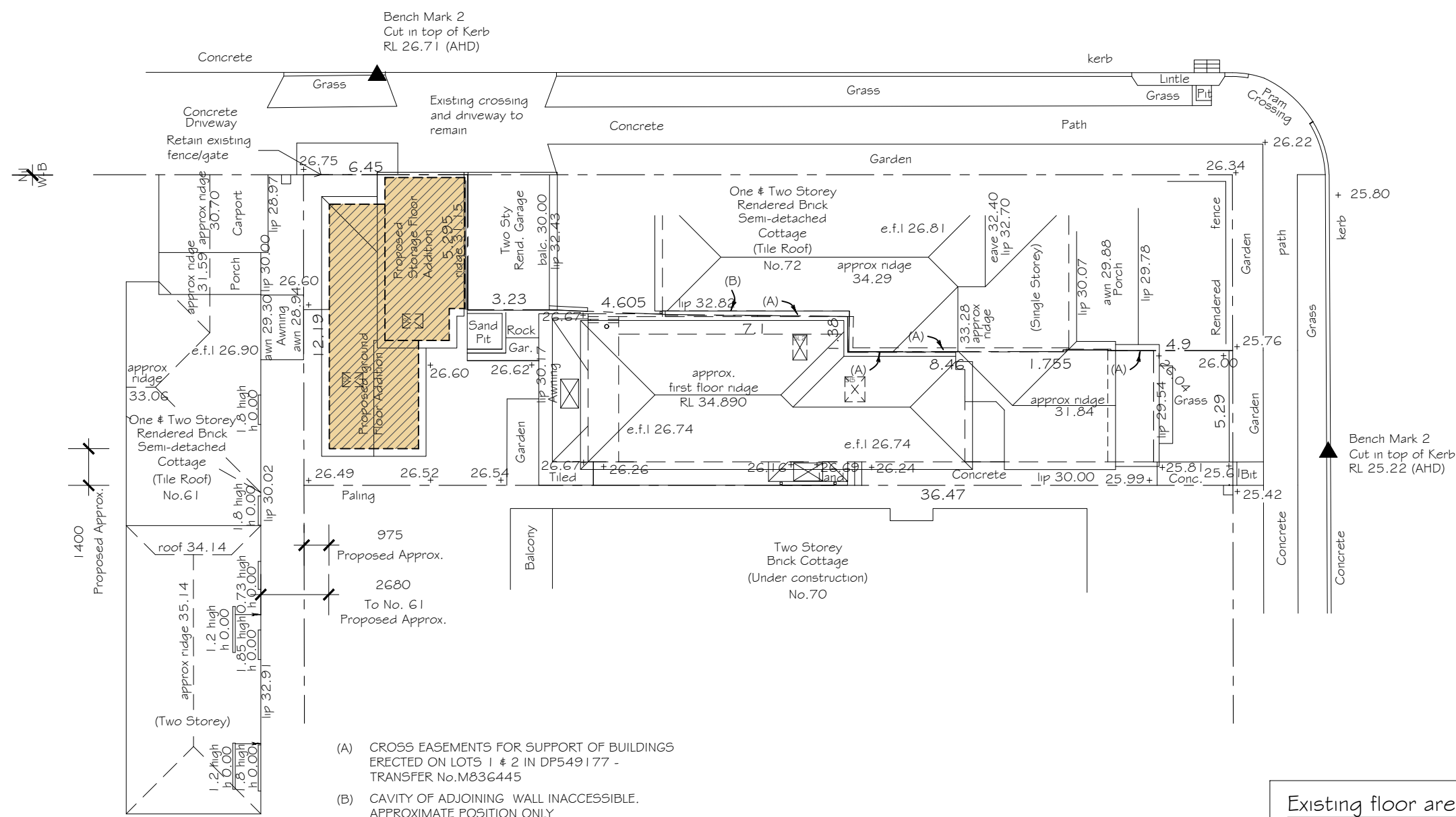
SHEET: 1 OF 10

JOB NO: 8067

D



Lamrock Avenue



Site Plan

No. : 72A
Lot. : 2
DP : 549177
AREA: 252.9m² (By Title)

Existing floor area (main dwelling)
Existing Ground Floor: 98.18m²
Existing First Floor: 58.63m²
(Excluding Stairs & Garage)

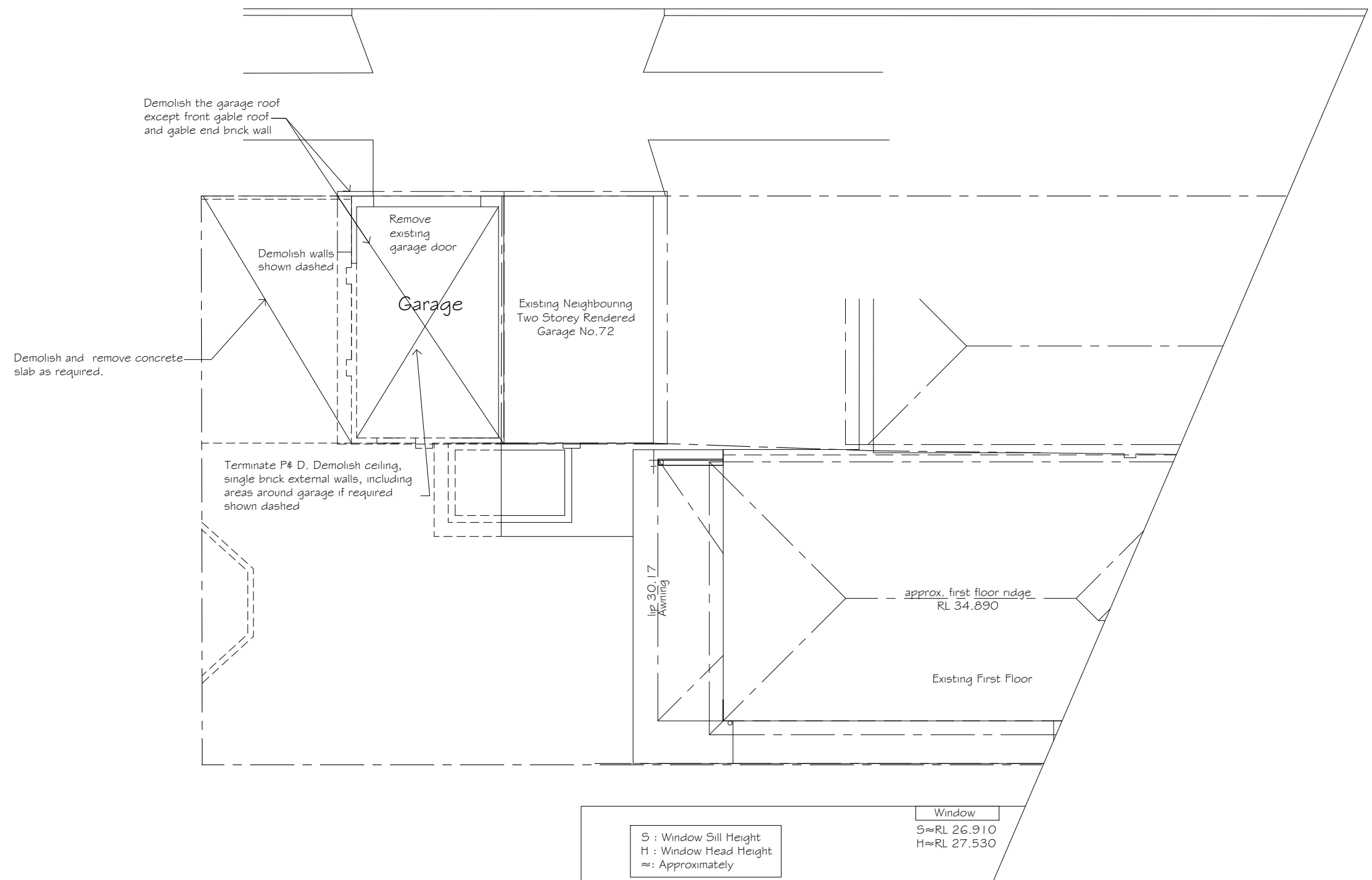
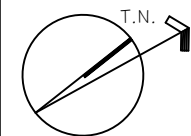
Proposed floor area

Proposed Storeroom: 13.76m²
Proposed Shower : 3.97m²
(Excludes Stairs, Workshop and
Garage)

Legend

Application No: DA-365/2020

Date Received: 16/02/2021



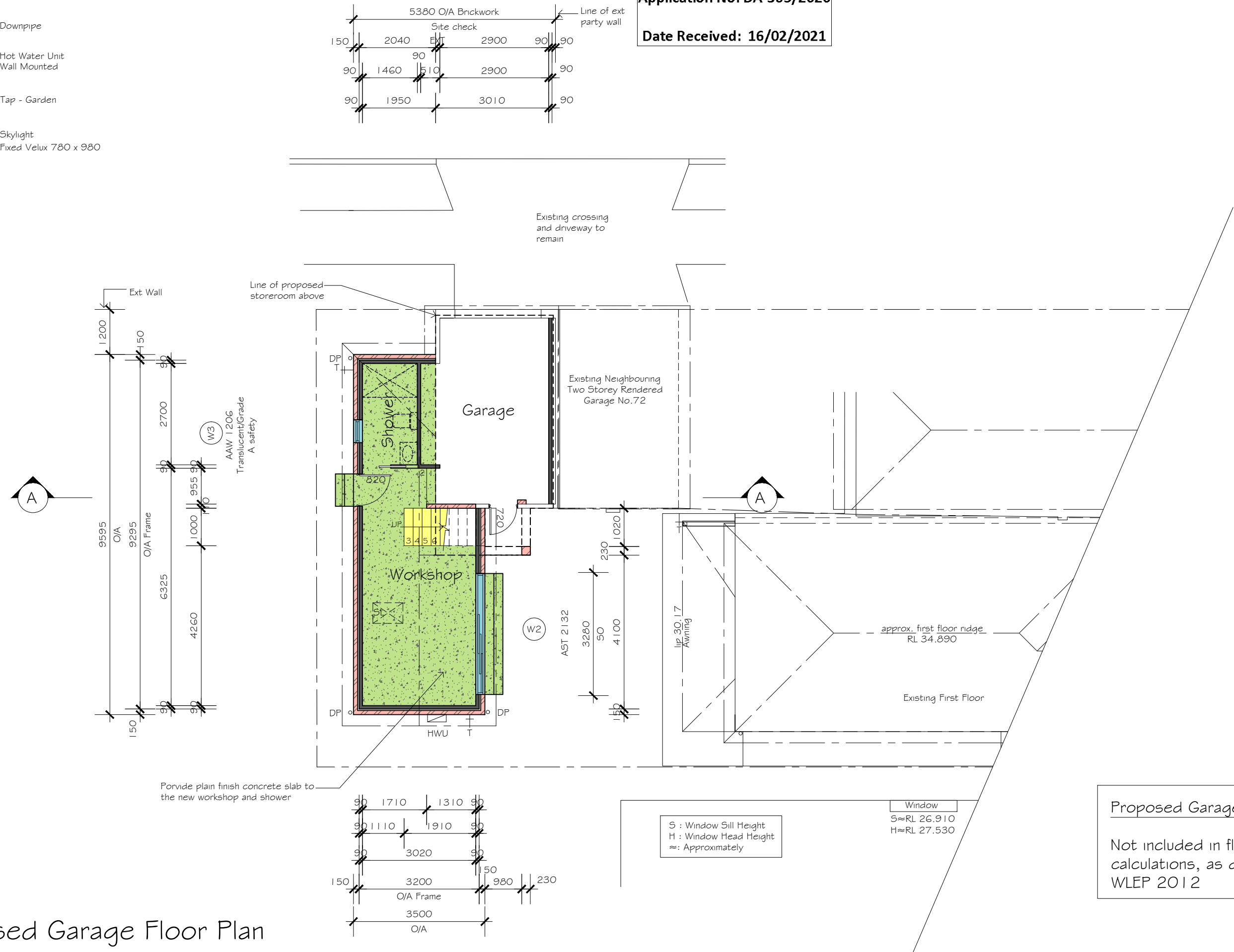
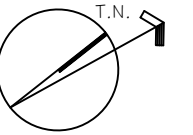
Existing Garage Demolition Plan

Application No: DA-365/2020

Date Received: 16/02/2021

Legend

- DP_o Downpipe
- HWU Hot Water Unit
Wall Mounted
- T Tap - Garden
- Skylight
Fixed Velux 780 x 980



Proposed Garage Floor Plan

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-365/2020

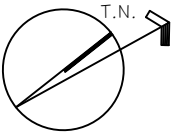
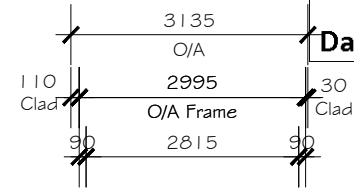
✓ Date Received: 16/02/2021

Legend

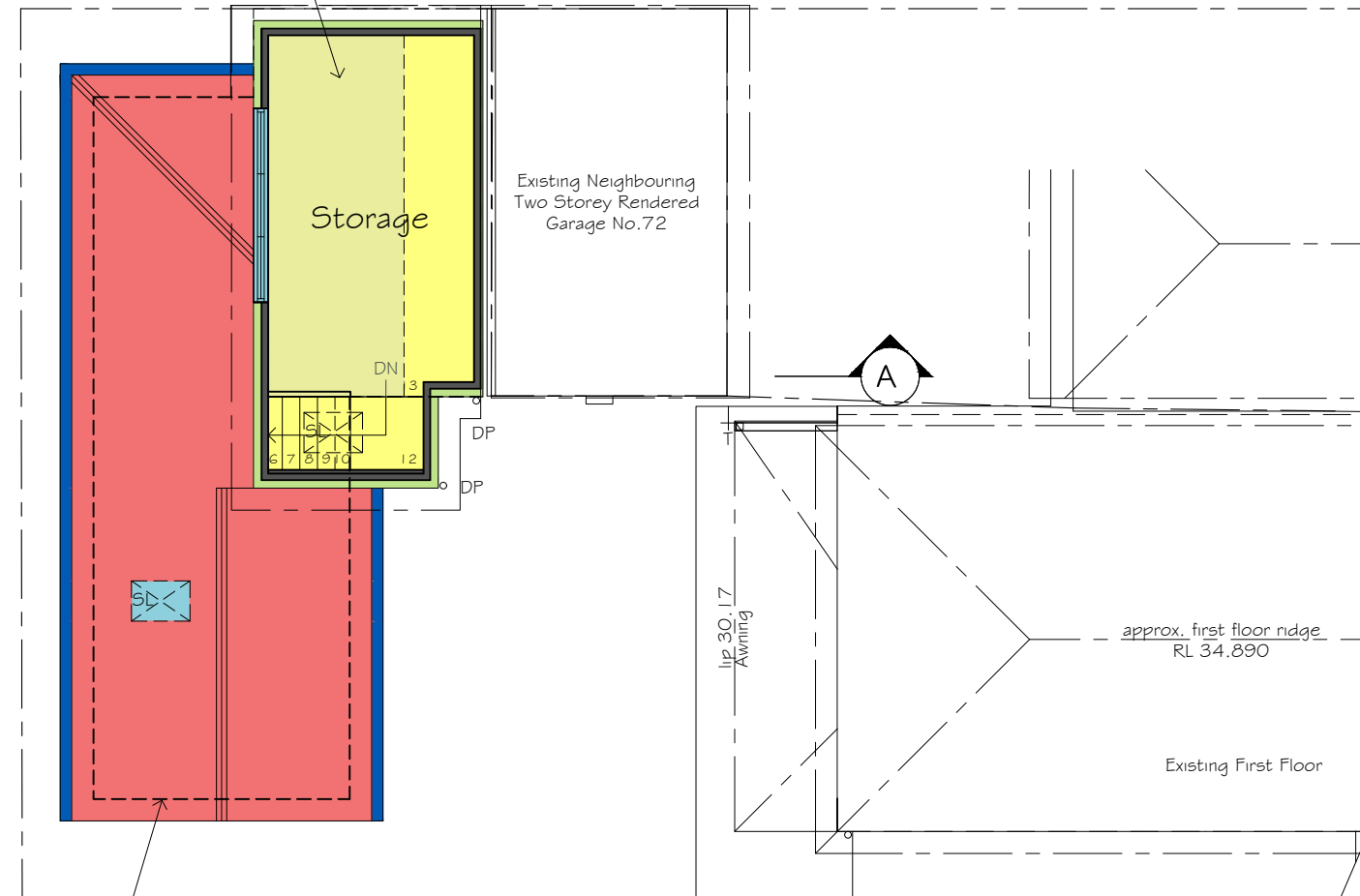
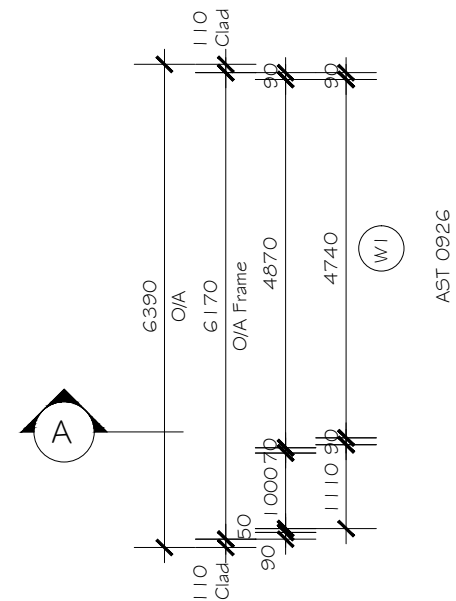
DP = Downpipe

RV  Roof Ventilator

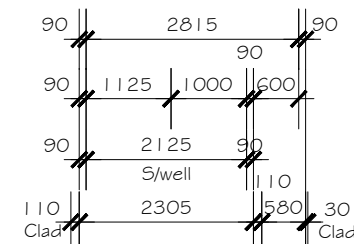
 Skylight
Fixed Velux 780 x 980



shaded area demonstrates
height above 2100 for $\frac{2}{3}$
of floor area



Line of proposed —
garage below shown
dashed



S : Window Sill Height
H : Window Head Height
≈: Approximately

Window
S \approx RL 26.910
H \approx RL 27.530

Proposed Storage Floor Area

13.76m²

Proposed Floor Plan

FOR: MR J LUNT

AT: 72A LAMROCK AVENUE, BONDI BEACH NSW 2026

SCALE: 1 : 100

SHEET: 5 OF 11

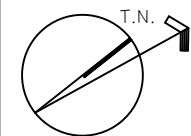
JOB NO: 8067

D

Cape Cod
AUSTRALIA

Legend

 Skylight
Fixed Velux 780 x 980



Line of Proposed
Storage Floor
below shown
dashed.

Line of proposed
workshop below
shown dashed

Existing Neighbouring
Two Storey Rendered
Garage No.72

lip 30.17
Awning

approx. first floor ridge
RL 34.890

Existing First Floor

S : Window Sill Height
H : Window Head Height
≈ : Approximately

Window
S≈RL 26.910
H≈RL 27.530

Proposed Roof Plan

Application No: DA-365/2020

Date Received: 16/02/2021

No. 72
One & Two Storey
Rendered Brick
Semi-detached
Cottage
(Tile Roof)

Existing Neighbouring
Two Storey Rendered Garage
No. 72

boundary

Retain existing fence/
gate to the front

Pitching Plate
RL 30.950

Top of New Particleboard
Flooring RL 29.230

U/side of Garage Ceiling
Lining RL 29.000

1720

2150

Top of Existing Garage
RL 26.850

Max Ridge RL 32.430

Pitching Plate RL
30.950

U/side of Workshop Ceiling
RL 29.580

2430

Top of proposed Workshop
RL 27.150

RL 26.750

North West Elevation

8.5m Maximum
Building Height

7.0m Maximum
Wall Height

Max Ridge RL 32.430

Pitching Plate
RL 30.950

Top of New Particleboard
Flooring RL 29.230

U/side of Garage Ceiling
Lining RL 29.000

1720

2150

Top of Existing Garage
RL 26.850

Pitching Plate RL
30.950

U/side of Workshop Ceiling
RL 29.580

2430

Top of proposed Workshop
RL 27.150

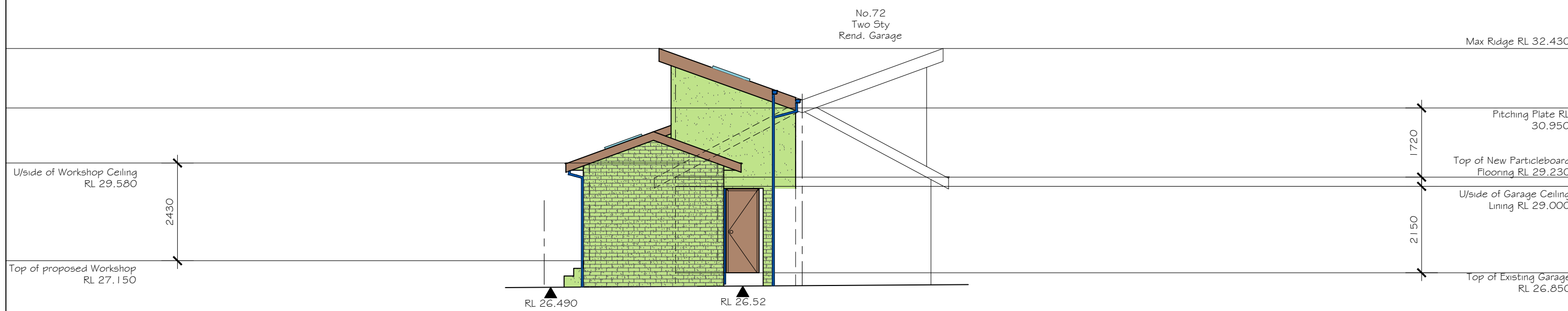
RL 26.750

RL 26.600

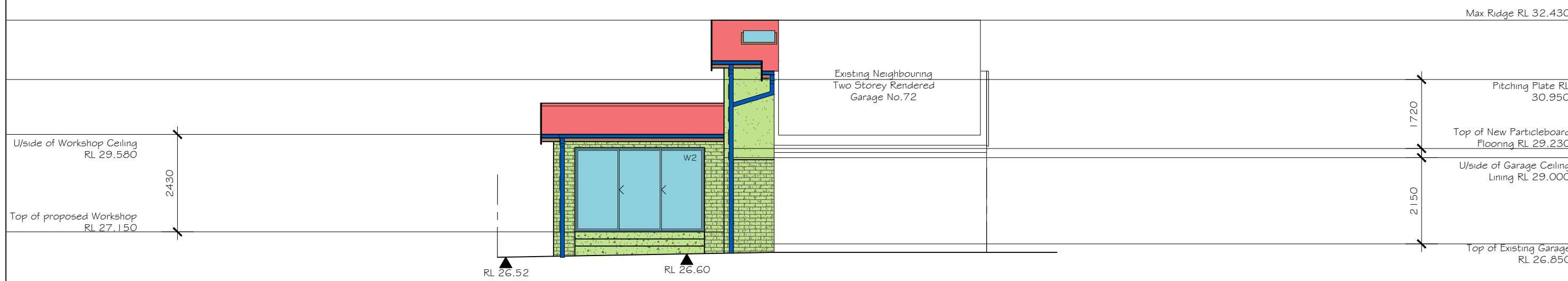
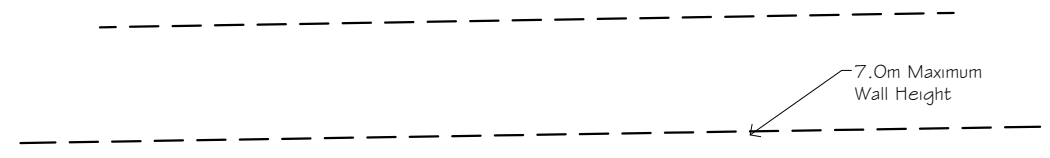
RL 26.490

South West Elevation

RECEIVED
Waverley Council
Application No: DA-365/2020
Date Received: 16/02/2021

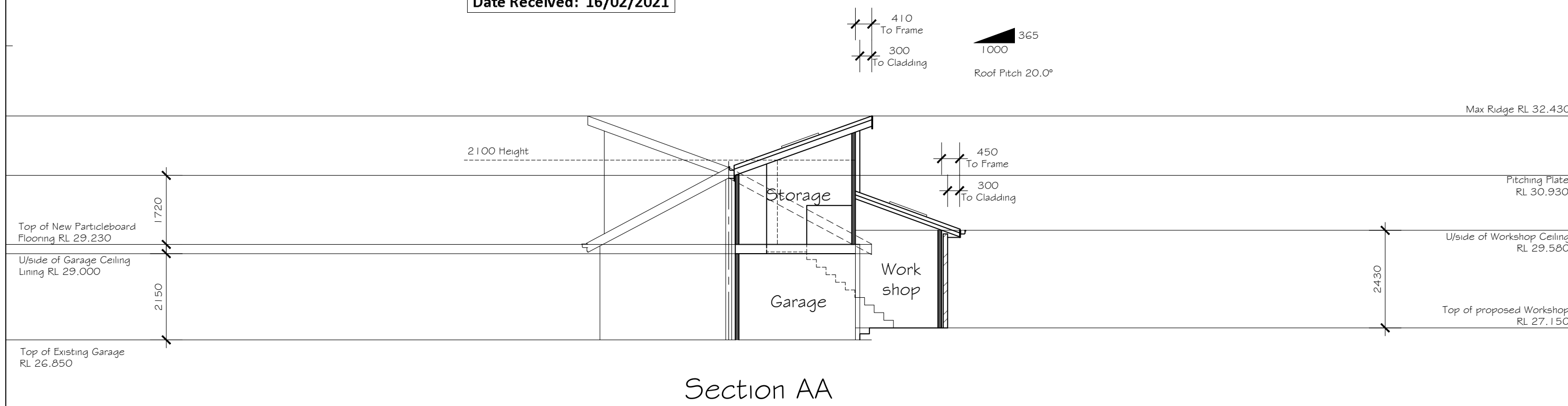


South East Elevation



North East Elevation

RECEIVED
Waverley Council
Application No: DA-365/2020
Date Received: 16/02/2021



Application number	DA-29/2021
Site address	62 St James Road, BONDI JUNCTION
Proposal	Substantial demolition of existing dwelling and construction of a three storey semi-detached dwelling
Date of lodgement	27 January 2021
Owner	Davette Pty Ltd
Applicant	Pyramid Consulting Pty Ltd
Submissions	6
Cost of works	\$473,000
Issues	FSR non-compliance, inadequate clause 4.6 variation, impact on Heritage Conservation Area (HCA), wall height, setbacks, design of addition not cohesive with adjoining semi-detached dwelling, lack of information, streetscape
Recommendation	That the application be REFUSED

Site Map



Source: Nearmap, 2021

1. PREAMBLE

1.1 Site and Surrounding Locality

The site is identified as Lot 91 in DP 252258, known as 62 St James Road BONDJUNCTION. The site is rectangular in shape with a front western boundary measuring 3.685m, a rear eastern boundary measuring 3.55m and a site length of 27m. The site has an area of 99.9m² and has a gradual slope from the rear boundary to the street of 1.4m.

The site is occupied by a single storey with attic room semi-detached dwelling. The site has no vehicular access.

The subject site is adjoined by a semi-detached dwellings to the north and a detached dwelling to the south. The locality is characterised by a variety of residential developments including semi-detached, detached and attached dwellings.



Figure 1: Site viewed from St James Road, BODNI JUNCTION.



Figure 2: Rear of dwelling viewed from private open space

1.2 Relevant History

DA-3/2019

Alterations and additions to semi-detached dwelling, including partial demolition, new first and second levels, and garage.

Refused: 30 September 2019

Reasons for Refusal:

- Exceeds height;
- Exceeds Floor Space Ratio (FSR);
- Lack of Clause 4.6 Variation to address the breach to height and FSR;
- The building is not compatible with the bulk and scale of the desired future character of the locality;
- The proposed driveway will adversely impact a street tree;
- The works are not sympathetic in bulk, scale and character with the desired future character of the area;
- Wall height is not sympathetic to surrounding development ;
- The works extend past the predominantly rear building line;
- The proposal does not comply with the side setback control;
- the proposal is not visually compatible with its streetscape context with regard to bulk, scale and height;
- Increased privacy impacts arise from the proposed balconies located at the first and second floor addition;
- The additional shadowing results in an unacceptable impact to the adjoining property at No. 64 St James Road;

- Parking was not supported;
- Inadequate landscaping within the front setback;
- The proposed alterations and additions do not maintain the appearance of the pair of semi-detached dwellings and alterations and additions are not visually read as a cohesive part of the existing dwelling from the streetscape;
- The additions do not match the original style of the semi-detached dwelling, and the existing roof form is not maintained forward of principle ridgeline;
- The proposed upper level additions are not complementary to the overall building size and style and are not setback from the principle street frontage; and
- Materials and finishes not supported.

DA-3/2019/1

Review of Alterations and additions to semi-detached dwelling, including partial demolition, new first and second levels, and garage.

Refused: 24 April 2020

Reasons for Refusal:

- Exceeds height;
- Exceeds FSR;
- Unsatisfactory 4.6 Variation to address the breach to FSR;
- Lack of Clause 4.6 Variation to address the breach to height;
- The building is not compatible with the bulk and scale of the desired future character of the locality;
- Unsatisfactory Stormwater Management Plan;
- The proposal is not satisfactory for the Heritage Conservation Area;
- Wall height is not sympathetic to surrounding development;
- The works extend past the predominantly rear building line;
- the proposal is not visually compatible with its streetscape context with regard to bulk, scale and height;
- Increased privacy impacts arise from the proposed balconies located at the first and second floor addition;
- The additional shadowing results in an unacceptable impact to the adjoining property at No. 64 St James Road;
- Parking was not supported;
- Inadequate landscaping within the front setback;
- The proposed alterations and additions do not maintain the appearance of the pair of semi-detached dwellings and alterations and additions are not visually read as a cohesive part of the existing dwelling from the streetscape;
- The additions do not match the original style of the semi-detached dwelling, and the existing roof form is not maintained forward of principle ridgeline;
- The proposed upper level additions are not complementary to the overall building size and style and are not setback from the principle street frontage; and
- Materials and finishes not supported.

1.3 Proposal

The Development Application (DA) is for substantial demolition of existing dwelling and construction of a three storey semi-detached dwelling, in detail the works will include:

Demolition:

- Demolition of all structures with the exception of the side boundary walls;

Ground Floor:

- Family room with laundry nook;
- WC;
- Kitchen/lounge/dining;
- Internal stairs;
- Rear patio; and
- Landscaping with associated excavation

First Floor

- Bedroom 3 with associated balcony;
- Bathroom; and
- Bedroom 2 with associated balcony

Second Floor

- Bedroom 1 with associated en suite

2. ASSESSMENT

The following matters are to be considered in the assessment of this DA under section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act).

2.1 Planning Instruments and Development Control Plans

The following is an assessment against relevant legislation, environmental planning instruments, including State environmental planning policies (SEPPs), and development control plans.

2.1.1 SEPP (Building Sustainability Index – BASIX) 2004

A BASIX Certificate has been submitted with the DA.

The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal. A standard condition is recommended ensuring the measures detailed in the BASIX Certificate are incorporated into the Construction Certificate drawings and implemented.

2.1.2 SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. The subject site has historically been used for residential purposes. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

2.1.3 Waverley Local Environmental Plan 2012 (WLEP)

The relevant matters to be considered under the WLEP for the proposed development are outlined below:

Table 1: WLEP Compliance Table

Provision	Compliance	Comment
Part 1 Preliminary		

Provision	Compliance	Comment
1.2 Aims of plan	Yes	The proposal meets the aims of the WLEP.
Part 2 Permitted or prohibited development		
Land Use Table <i>Medium Density Residential</i> <i>'R3' Zone</i>	Yes	The proposal is defined as a new dwelling due to the substantial additions proposed (in lieu of alterations and additions), which is permitted with consent in the R3 zone.
Part 4 Principal development standards		
4.3 Height of buildings <ul style="list-style-type: none"> 9.5m 	Yes	The proposal will have an overall height of 9.5m.
4.4 FSR and <ul style="list-style-type: none"> Lot Size: 99.9m² Max FSR: 1:1 Max GFA: 99.9m² 	No	Gross Floor Area (GFA) Calculations: Ground Floor: 50.0m ² First Floor: 42.3m ² Second Floor: 20.7m ² TOTAL: 113.0m ² FSR: 1.13:1 The development exceeds the FSR development standard by 13.1m ² or 13.1%.
4.6 Exceptions to development standards	See discussion	The application is accompanied by a written request pursuant to clause 4.6 of the WLEP to vary the FSR development standard. A detailed discussion of the variation to the development standard is presented below this table.
Part 5 Miscellaneous provisions		
5.10 Heritage conservation	No	The property is considered a contributory item that is located within the Mill Hill Heritage Conservation Area. The proposal is not supported by Council's Heritage Advisor, as discussed in greater detail below.

The following is a detailed discussion of the issues identified in the compliance table above in relation to the WLEP.

Clause 4.6 Exceptions to Development Standards - FSR

The application seeks to vary the FSR development standard in Clause 4.4 of the WLEP.

The site is subject to a maximum FSR control of 1:1. The proposed development has a FSR of 1.13:1, exceeding the standard by 13.1m² equating to a 13.1% variation.

A written request has been submitted to Council in accordance with Clause 4.6(3)(a) and (b) of the WLEP seeking to justify the contravention of the development standard by demonstrating:

- (a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and
- (b) That there are sufficient environmental planning grounds to justify contravening the standard.

A copy of the applicant's written request has been provided to the Waverley Local Planning Panel for consideration.

Applicants Written Request - Clause 4.6(3)(a) and (b)

The applicant seeks to justify the contravention of the FSR development standard on the following basis:

(a) That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case:

(i) Objectives of the FSR development standard are met:

a. Objective a: to ensure sufficient floor space can be accommodated within the Bondi Junction Centre to meet foreseeable future needs,

The proposed increase in area of 16.01m² is contained wholly within the existing building footprint. The additional floor area is generated from the additional attic level on the Second Floor Level. The additional space is needed for the growing family needs and achieves the housing needs of the family and thus to the population growth of the area. The proposed development retains the medium density dwelling character of the zone and is consistent with the Bondi Junction Centre housing needs.

b. Objective b: to provide an appropriate correlation between maximum building heights and density controls,

There is a concern that the remaining semi-detached part of the house will remain at 2 storey level, but there is a future proposal to alter and add to No. 60 and therefore it should not limit No.62 in pursuing an additional height and space for the growing family. It is also noted that the adjoining dwellings at No.66, 68, and No.70 have been approved with similar height and increase in floor space area for their site. The proposed height, design along with the proposed material and colours mirrors these properties and maintains a consistent correlation between these dwellings heights and density.

c. Objective c: to ensure that buildings are compatible with the bulk, scale, streetscape and desired future character of the locality,

The proposed dwelling has been redesigned and is within the 9.5m height limit. The proposal will not affect the amenity of surrounding properties or impact on the development as viewed from the street as it neighbouring dwellings at No.66, No.68, and No.70 have similar height, built form and building materials and finishes. The existing adjoining buildings all build to boundary and do not have rear setbacks and built to the front setback with fronting garages. The required side setback compromise can't be achieved as it is existing.

d. Objective d: to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and minimise the adverse impacts on the amenity of the locality.

The variation of the FSR represents a marginal increase of 16.01m² in the attic area. This increase will provide habitable space to the proposed dwelling. This space is needed to accommodate the growing family. This area is within a space which is wholly within the existing building footprint and within the building envelope. The proposal will not adversely affect the street scape. The appearance of the building, from the outside will not change as a result of the inclusion of the additional storage area.

The variation of the FSR is not a significant departure from the FSR permitted under cl. 4.4(2). The additional floor space of 16.01m² is minor and in itself does not warrant refusal of the application. It is found that the proposal generally satisfies the objectives of the FSR controls in cl. 4.4 WLEP.

- (b) That there are sufficient environmental planning grounds to justify contravening the standard:
 - (i) Nil justification provided by the applicant.

Consideration of Applicants Written Request - Clause 4.6(4) (a) (i) and (ii)

Development consent must not be granted unless the consent authority is satisfied that:

- a) The applicant's written request has not adequately addressed the matters required to be demonstrated by subclause 3 of Clause 4.6 being that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the standard; and
- b) The proposed development will not be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Does the written request adequately address those issues at clause 4.6(3)(a)?

It is considered that the applicant has not adequately addressed that compliance with the standard is unreasonable or unnecessary in the circumstances of the case and has referenced one or more of the following justification as set out in *Wehbe v Pittwater Council* (2007) 156 LGERA 446:

- a) *the objectives of the development standard are achieved notwithstanding non-compliance with the standard;*
- b) *to establish that the underlying objective or purpose is not relevant to the development with the consequence that compliance is unnecessary;*
- c) *to establish that the underlying objective or purpose would be defeated or thwarted if compliance was required with the consequence that compliance is unreasonable;*
- d) *to establish that the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;*
- e) *to establish that "the zoning of particular land" was "unreasonable or inappropriate" so that "a development standard appropriate for that zoning was also unreasonable or unnecessary as it*

applied to that land” and that “compliance with the standard in that case would also be unreasonable or unnecessary.

Does the written request adequately address those issues at clause 4.6(3)(b)?

The applicant has not adequately addressed that there are sufficient environmental planning grounds to justify contravening the standard nor referencing the significant impacts to the locality or the amenity of neighbouring properties. It is inappropriate to rely on one 3 storey dwelling at 70 St James Road to justify a similar height or built form for a FSR variation because the three dwellings closest to the subject site maintain a single or two storey front facade. The proposal is not comparable to 70 St James Road because it is a semi-detached dwelling with characteristic architectural feature, whereas 60 and 64 St James Road are both contributory buildings to the streetscape. All development is to respect contributory features such as verandahs and dormer windows. Should increased development for this site be sought, then ideally, the additions should be located to the rear of the building, similar to the recent development at 64 St James Road.

Is the development in the public interest?

The proposed development will not be in the public interest because it is inconsistent with both the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out including:

Clause 4.4, Objective (b) of FSR

to provide an appropriate correlation between maximum building heights and density controls

Comment:

An appropriate correlation of height and density has not been achieved. The development results in a three storey dwelling, which does not respect the streetscape or adjoining single storey semi-detached dwelling with associated attic.

Clause 4.4, Objective (c) of FSR

to ensure that buildings are compatible with the bulk, scale, streetscape and desired future character of the locality,

Comment:

The subject site is a contributory item of the Mill Hill Conservation Area and a three storey semi-detached dwelling is not compatible with the surrounding bulk, scale, streetscape or character of the locality. The first and second floor addition is significantly higher than neighbouring properties at 60 and 64 St James Road, which offers no gradual height or bulk increase.

Clause 4.4, Objective (d) of FSR

to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and minimise the adverse impacts on the amenity of the locality.

Comment:

The subject site is small in size and is therefore limited in the scale of development available to it. Furthermore, it is located within the Mill Hill Conservation Area and accordingly considerations of the heritage character must be considered. In this instance, the proposal is not considered to preserve the amenity of the neighbouring properties and minimise the adverse impact on the streetscape and

heritage character of the area. A two storey with attic addition with no front setback would cause detrimental overshadowing, privacy, view loss and result in an adverse streetscape impact and overdevelopment when viewed from the street and St James Reserve.

Medium Density Residential Zone

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

Comment:

The proposal does not provide an appropriately sized semi-detached dwelling in the medium density residential environment.

Conclusion

For the reasons provided above the requested variation to the FSR is not supported as the applicant's written request has not adequately addressed the matters required to be addressed by cl 4.6(3) of the WLEP. In addition, the proposed development is not in the public interest because it is inconsistent with the objectives FSR and the R3 Zone.

2.1.4 Waverley Development Control Plan 2012 (Amendment 9) Effective 1 October 2020

The relevant matters to be considered under the Waverley DCP 2012 for the proposed development are outlined below:

Table 2: WDCP – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste	Yes	A Site Waste & Recycling Management plan has been submitted with the application to address waste disposal during construction. In the event the application was being supported, a condition of consent would be imposed regarding ongoing waste on site.
2. Ecologically sustainable Development	Yes	A BASIX Certificate was submitted with the application and is acceptable.
3. Landscaping and Biodiversity	Yes	The landscaping plan has been reviewed and is considered acceptable, maintaining as much existing vegetation as possible and is cohesive with the site and streetscape.
5. Vegetation Preservation	Yes	Council's Tree Officer does not object to the proposal. If the application was supported a condition would be recommended that the two (2) Eucalyptus species trees and one (1) Lophostemon confertus (Brush Box) be retained and protected and a Tree Bond of \$5000 for each tree be paid to ensure their protection.
6. Stormwater	No. Could be addressed via a condition of consent.	The stormwater plans submitted with the application are not satisfactory and do not comply with the Water Management Technical Manual. If the application was supported, this matter could be addressed as a condition of consent.

Development Control	Compliance	Comment
8. Transport	N/A	Off-street parking is not proposed.
9. Heritage	No	The site is in a Heritage Conservation Area and is considered a contributory building. The amended proposal does not follow the guidance of this part of the WDCP. Council's Heritage Architect has reviewed the proposal and maintains issues with the proposal and recommends a complete redesign of the proposal. The scale and bulk of the additions to the contributory building is not sympathetic or respectful to the heritage character
12. Design Excellence	No	The development does not encompass design excellence. The design is not sympathetic or respectful of the heritage character and results in a large bulk and scale that is not suitable for the site or streetscape.
14. Excavation	No	Excavation is proposed to the side boundary within the private open space.

Development Control	Compliance	Comment
<ul style="list-style-type: none"> Roof tops to be non-trafficable unless predominant in the immediate vicinity 		
2.6 Solar access		
<ul style="list-style-type: none"> Minimum of three hours of sunlight to living areas and principal open space areas on 21 June Minimum of three hours of sunlight maintained to living areas and principal open space areas of adjoining properties on 21 June 	<p>Yes</p> <p>No</p> <p>Lack of detail.</p>	<p>According to the submitted shadow diagrams, the subject site will receive compliant solar access.</p> <p>However, adjoining properties to the south will be substantially overshadowed throughout the day.</p> <p>Notwithstanding the above, adjoining dwellings have not been clearly shown on site and floor plans, including side facing windows and rear setbacks. Accordingly, it is difficult to accurately assess the impact of the proposal on neighbouring properties.</p>
2.7 Views		
<ul style="list-style-type: none"> Existing views and vistas available from the public domain, including but not limited to ocean, harbour, beach, city and parks views are to be maintained where possible by the design of buildings 	No	<p>Objections have been received for loss of outlook. As the bulk and scale of the current dwelling is excessive, objections to loss of outlook is reasonable. If the development was brought back to a more reasonable scale then any loss of outlook from the reduced building form could be more readily supported.</p>
2.9 Landscaping and open space		
<ul style="list-style-type: none"> Overall open space: 40% of site area Overall landscaped area: 15% of site area Minimum area of 25m² for private open space Front open space: 50% of front building setback area Front landscaped area: 50% of front open space provided 	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>No</p>	<p>52.3%</p> <p>15.8%</p> <p>Over 25m²</p> <p>100%</p> <p>23.2%</p>
2.11 Dormer windows		
<ul style="list-style-type: none"> If < 2.5m from gutter to ridge, flush to the roof and maximum of one per single fronted dwelling or one pair on a double fronted dwelling 	Yes	The proposed dormer windows meet the design controls of the WDCP.

Development Control	Compliance	Comment
<ul style="list-style-type: none"> Minimum 0.3m below main roof ridge Skillion dormer permitted at the rear of the roof, provided ridge line is maintained 		
2.13 Semi-detached dwellings and terrace style development		
<p>2.13.1 - Built form</p> <ul style="list-style-type: none"> Additions to match the style of the original semi-detached dwelling Existing roof form maintained forward of principle ridgeline Use of roof as an attic permitted provided Front verandahs to be maintained. 	<p>No</p> <p>No</p> <p>No</p>	<p>Additions do not match the original style of the semi-detached dwelling.</p> <p>Existing roof form is not maintained forward of principle ridgeline.</p> <p>Front verandah not maintained and a nil front setback is proposed.</p>
<p>2.13.2 - First floor additions to semi-detached dwellings</p> <ul style="list-style-type: none"> First floor addition to be setback from the principle street frontage and maintain the existing front roof slope Additions to be located a minimum of 1m behind the front main gable Limit the rise of the interface with adjoining semi-detached dwelling to 600mm First floor additions should match the style of the additions on the adjoining semi (if relevant). 	<p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>The proposal does not maintain the existing front roof slope or ridge line and reduces the front setback.</p> <p>Additions are not located a minimum of 1m behind the front main gable.</p> <p>The rise of the interface with adjoining semi-detached dwelling exceeds 600mm.</p> <p>The proposed additions do not match the style of the additions on the adjoining semi which includes a single level with an attic space with a dormer window facing St James Road.</p>
<p>2.13.3 - Material finishes and detail for semi-detached dwellings</p> <ul style="list-style-type: none"> Finishes and detailing are to be cohesive with the existing dwelling Historic features of the roofscape are to be incorporated into the addition 	<p>No</p> <p>No</p>	<p>Finishes and detailing are not cohesive with the existing dwelling. The proposed colourbond sheet on ground level off the amended family room is unsympathetic to the streetscape.</p> <p>Historic features of the roofscape including the attic and the dormer window are not maintained.</p>

Development Control	Compliance	Comment
<ul style="list-style-type: none"> Dormer roof forms are to match the style of the original dwelling New windows to have a similar proportion to the existing Upper wall finishes to reflect the style & character of the original building. 	No	The existing dormer roof is not maintained and is replaced with a balcony.
	No	New windows are not proportionate to the existing.
	No	Upper wall finishes do not reflect the style & character of the original building.
2.13.5- Streetscape and visual impact controls for terraces <ul style="list-style-type: none"> Additional storey reflects character of terrace Extensions no higher than the existing ridge Attic conversions maintain existing roof envelope with only dormers 	No	<p>There is a mix of 1 and 2 storey terrace style dwellings within the immediate streetscape so a 3 storey building form is unacceptable and does not reflect the heritage character or preserve the contributory building elements. The applicant compares the proposal with a 3 storey dwelling located at 70 St James Road, which is a detached dwelling and therefore does not need to meet development controls for semi-detached dwellings.</p> <p>The extension demolishes the existing ridge line and proposes an unrelated 3 storey structure. This proposal would be detrimental to the heritage conservation area and the streetscape.</p>

2.2 Other Impacts of the Development

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have significant detrimental effect relating to environmental, social or economic impacts on the locality, and subsequently the application is recommended for refusal.

2.3 Suitability of the Site for the Development

The site is not considered to be suitable for the proposed development.

2.4 Any Submissions

The application was notified for 14 days, in accordance with *Waverley Council Community Participation Plan 2019*.

Six submissions were received. The issues raised in the submissions are summarised and discussed below.

Table 5: Summary of property addresses that lodged a submission

Property
57 Ruthven Street, BONDI JUNCTION
66 St James Road, BONDI JUNCTION
61 Ruthven Street, BONDI JUNCTION
55 Ruthven Street, BONDI JUNCTION
Unknown Address
64 St James Road, BONDI JUNCTION

Issue: Lowering the rear yard – Impact on surrounding structures

Response: Not supported as excavation is less than 0.9m from boundary.

Issue: Wall height

Response: The breach in wall height is not supported.

Issue: Third storey widows – visual privacy impacts

Response: The third storey is not supported.

Issue: Does not meet the semi-detached dwelling controls in the WDCP

Response: This has been discussed within the body of the report in detail.

Issue: Loss of Contributory item to the Heritage Conservation Area

Response: The application has been reviewed by Council's Heritage Officer, who does not support the application.

Issue: Overshadowing

Response: The unacceptable bulk and scale of the development creates unreasonable shadowing.

Issue: Loss of outlook

Response: As the bulk and scale of the current dwelling is excessive, objections to loss of outlook is reasonable. If the development was brought back to a more reasonable scale then any loss of outlook from the reduced building form may be more reasonable.

Issue: Exceeds FSR

Response: The exceedance to FSR is not supported.

Issue: Exceeds height

Response: Whilst the development complies with overall height, it does exceed wall height.

Issue: Applicant relies on precedence of surrounding dwellings

Response: This has been discussed within the body of the report.

Issue: Lack of geotechnical report

Response: If supported, standard conditions of consent would be imposed addressing this issue.

Issue: Lack of dilapidation report

Response: If supported, standard conditions of consent would be imposed addressing this issue.

Issue: No plan around asbestos removal

Response: If supported, standard conditions of consent would be imposed addressing this issue.

Issue: Statement of Environmental Effects and Heritage Impact Statement are inconsistent (i.e. reference to garage and two storey dwelling)

Response: Noted.

Issue: Plans and photos do not take into account recent construction at 64 St James Rd

Response: Noted.

Issue: Setbacks

Response: The proposed building lines are either not supported or rely on additional information to conduct a proper assessment.

Issue: Is not consistent with the streetscape

Response: This has been discussed within the body of the report.

Issue: Landscaping

Response: This has been discussed within the body of the report.

2.5 Public Interest

It is considered that the proposal will have detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

3.1 Stormwater (Infrastructure Services)

An internal referral was sought from Council's Stormwater Engineer, who supported the application subject to conditions of consent.

3.2 Tree Management Officer (Open Space and Sports fields Management)

An internal referral was sought from Council's Stormwater Engineer, who supported the application subject to conditions of consent.

3.3 Heritage

An internal referral was sought from Council's Heritage Officer, who did not support the application.

4. SUMMARY

The application is for substantial demolition of existing dwelling and construction of a three storey semi-detached dwelling.

The proposal exceeds the maximum FSR prescribed in WLEP. The applicant has submitted a Clause 4.6 written request to vary the FSR.

The proposal is not supported on the basis that the written Clause 4.6 request relating to FSR does not meet the minimum requirements or demonstrate whether compliance is unreasonable or unnecessary. The proposal would result in additional bulk that will dominate the streetscape and overshadow surrounding buildings.

The proposal does not comply with a wide range of controls contained within the WDCP, including, but not limited to, setback controls, overshadowing, visual privacy, and design controls relating to alterations and additions to semi-detached dwellings. The non-compliances stated in this report result in a development that is not appropriate for the site. In this regard, the proposal, in the current form, is not supported.

The proposal was notified and 6 submissions were received. The matters raised are discussed in this report.

The application is recommended for refusal.

DBU Decision

The application and assessment report was reviewed by the DBU at the meeting on 07/04/2021 and the DBU determined:

(a) *The application is not acceptable and should be refused for the reasons in Appendix A.*

DBU members: A Rossi, B McNamara, B Magistrale

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the Development Application be **REFUSED** by the Waverley Local Planning Panel for the reasons contained in Appendix A:

Report prepared by:



Joseph Somerville
Development Assessment Planner

Date: 08 April 2021

**Application reviewed and agreed on behalf of
the Development and Building Unit by:**



Angela Rossi
Manager, Development Assessment (Central)

Date: 15 April 2021

Reason for referral:

- 1 Departure from any development standard in an EPI by more than 10%

APPENDIX A – REASONS FOR REFUSAL

Having regard to section 4.15(1) of the Environmental Planning and Assessment Act 1979 the development application is refused for the following reasons:

1. The Clause 4.6 Variation is not well founded and considered to not adequately address the necessary requirements.
2. The proposal does not satisfy the objectives of the Environmental Planning and Assessment Act 1979, as stipulated in section 1.3 (g) as the proposal does not promote good design and amenity in the built environment.
3. The proposal does not satisfy section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, as the proposal does not satisfy the Waverley Local Environmental Plan (WLEP) 2012, in particular, the following provisions:
 - a. *Clause 4.4(1)(b) to (d) and (2) as the proposal exceeds the maximum floor space ratio (FSR) permitted for the site and will have unacceptable impacts.*
 - b. *Clause 4.6 of the WLEP 2012, as the written request to justify the proposed FSR variance is unsatisfactory and does not meet the minimum requirements raised in Wehbe v Pittwater Council [2007] NSWLEC 827 case. In the absence of a well-founded Clause 4.6 written request, justifying the contravention of the FSR development standard is not possible and development consent must not be granted.*
4. The proposal does not satisfy section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979 as the proposed development is contrary to Waverley Development Control Plan 2012 (Amendment 9), in respect to the following provisions:
 - a. *Part B9 – Heritage*
 - i *Section 9 General Objectives, in particular Objectives (e), (f) and (g), as the proposed extension does not enhance the character and significance of the conservation area or reflect the appreciation of heritage significance or promote the retention and repurposing of the existing building stock.*
 - ii *Section 9.4 Heritage Conservation Area, in particular Objectives (a), (b), (c) and (d), as the development does not respect the original built form or character and that the contributory item is retained and improved.*
 - iii *Section 9.6 Character and Streetscape, in particular Objectives (a), (b), (c) and (d), as the infill development does not respect the existing character, dwelling facades, building setbacks, fences and landscapes.*
 - iv *Section 9.8 Scale and Proportion, in particular Objective (a), (b) and (c), as the alterations to the contributory building is not consistent with the scale or proportion of the streetscape.*
 - b. *Part B12 – Design Excellence*
 - i *Section 12.1 General Objectives, in particular Objectives (a) and Controls (a), (b), (e)(i), (e)(iii), (e)(iv), (e)(v), (e)(vi) and (e)(vii) as the proposal is considered an overdevelopment of the site that will have a detrimental impact on the*

streetscape the existing contributory building, resulting in unreasonable environmental impacts.

c. *Part B14 - Excavation*

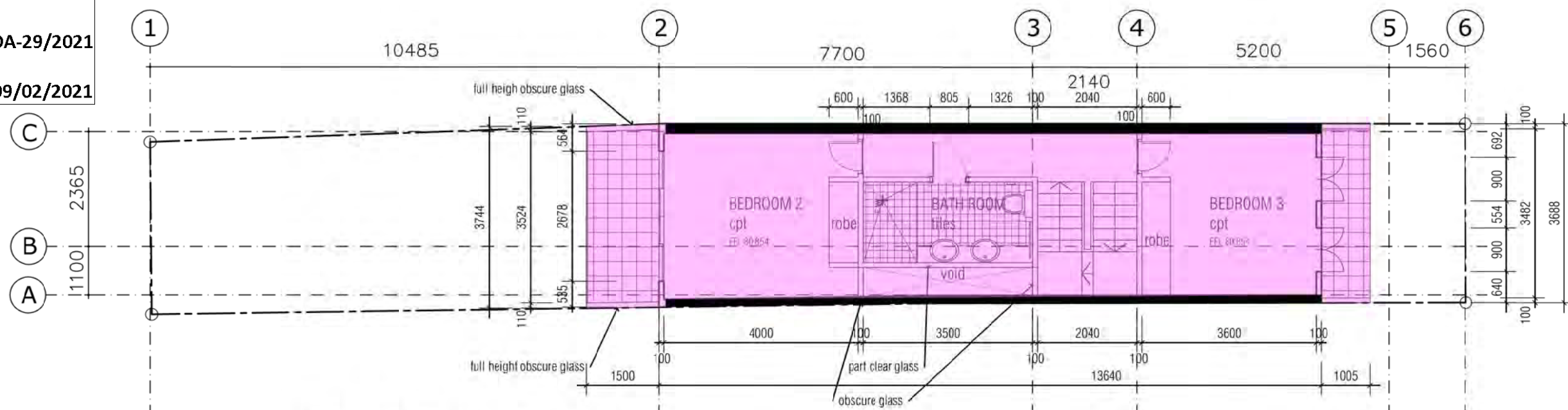
- i. *Control (l) as excavation to the private open space is less than 900mm from the side boundaries.*

d. *Part C2 – Low Density Residential Development.*

- i. *Section 2.0 General Objectives, specifically objectives (a), (b), (d) & (e), as the alterations and additions are not sympathetic in bulk, scale and character with the desired future character of the area.*
- ii. *Section 2.1 Height, specifically objectives (a), (b) and (d), and control (a) as wall height exceeds 7m and is not sympathetic to surrounding development, particularly the adjoining semi-detached dwelling and does not relate to the street character.*
- iii. *Section 2.2, specifically objectives (a), (b) and (c) as the development does not result in appropriate bulk and scale to the streetscape, disturbing the rhythm of the streetscape and resulting in inappropriate shadowing to neighbouring residential uses.*
- iv. *Section 2.2.1, specifically controls (a) and (b) as the proposal has an unsatisfactory front building line.*
- v. *Section 2.2.2, specially control (a) as the nil side setback to the first and second floor creates unreasonable impacts including overshadowing and loss of privacy.*
- vi. *Section 2.3 Streetscape and Visual Impact, specifically control (a), as the proposal is not visually compatible with its streetscape context with regard to bulk, scale and height.*
- vii. *Section 2.5 Visual and Acoustic Privacy, specifically objective (a), as increased privacy impacts arise from the proposed balconies located at the rear of the first floor addition.*
- viii. *Section 2.6 Solar Access, specifically objectives (a), (b) and (d) and controls (b) and (c), as the additional shadowing results in an unacceptable impact to the adjoining property at No. 64 St James Road.*
- i. *Section 2.9 Landscaping and Private Open Space, specifically objective (a) and control (g), as inadequate landscaping is provided within the front setback, which will reduce the amenity and visual setting of the site.*
- ii. *Section 2.13 Semi-detached dwellings and terrace style development, specifically objectives (a)-(f), as the proposed alterations and additions do not maintain the appearance of the pair of semi-detached dwellings and alterations and additions are not visually read as a cohesive part of the existing dwelling from the streetscape.*
- iii. *Section 2.13.1 Built Form, specifically controls (a)-(d), as the additions do not match the original style of the semi-detached dwelling, and the existing roof form is not maintained forward of principle ridgeline.*
- iv. *Section 2.13.2 First Floor Additions to Semi-detached Dwellings, specifically controls (a), (b), (f), (h), (j) and (n), as the proposed upper level additions are not complementary to the overall building size and style and are not setback from the principle street frontage.*
- v. *Section 2.13.3 Material Finishes and Detail for Semi-detached Dwellings, specifically controls (a) – (c) and (e) – (g) as the proposed additions are not cohesively integrated with the finishes and detail of the existing building, the style, pitch, profile and colour of the proposed roof does not match and complement the*

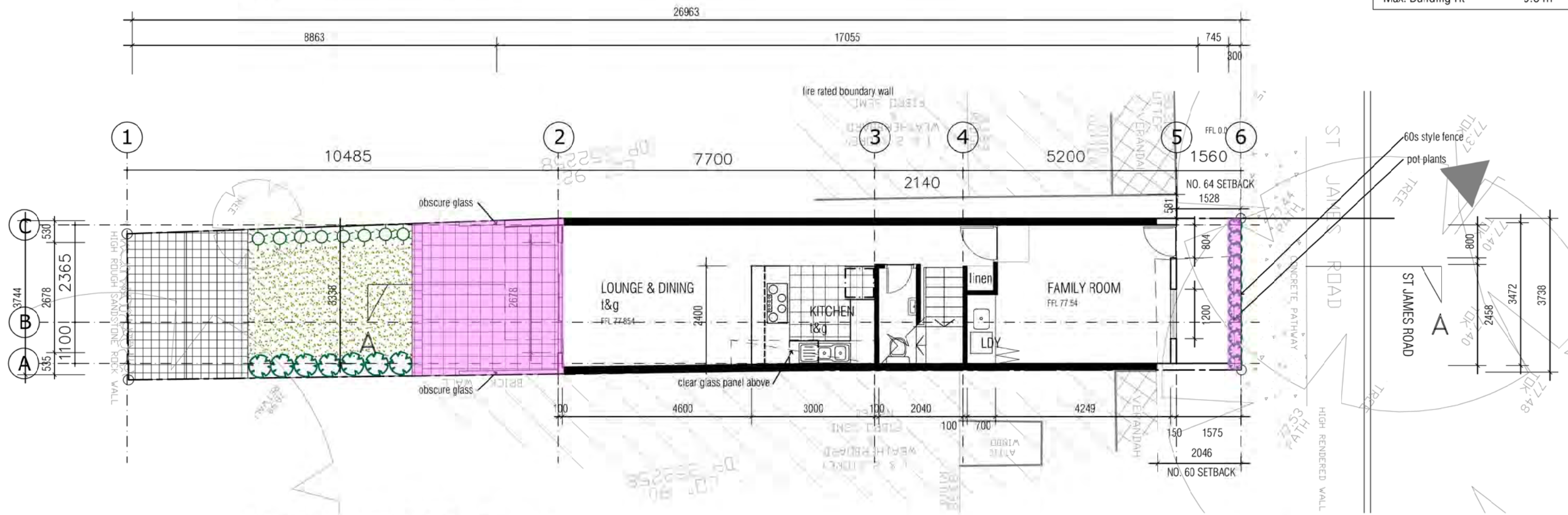
existing roof form of the dwelling, and new windows are not proportionate to the original windows of the semi-detached dwelling.

5. The proposal does not satisfy Section 4.15 (1)(a)(iv) of the Environmental Planning and Assessment Act 1979, as the proposal does not satisfy Schedule 1, Part 1 of the Environmental Planning and Assessment Regulation 2000, as insufficient documentation has been provided to properly assess the application, including but not limited to:
 - a. A report prepared by a practicing structural engineer, which demonstrates that the structural integrity of the adjoining semi-detached dwelling can be adequately maintained during demolition and construction of the proposed dwelling, has not been submitted.
 - b. The outline of neighbouring dwellings needs to be clearly shown to adequately assess the rear building line.
 - c. Fence details are to be provided.
 - d. The location of windows on neighbouring dwellings are to be identified on the plans.
 - e. The lot boundary and location of any structure that will be overshadowed must be shown on the shadow diagrams.
6. The proposed development does not satisfy section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979, as the proposal will have an adverse environmental impact in the locality as it represents an overdevelopment of the subject site, is excessive in terms of bulk and scale, overshadowing and has an undesirable and unacceptable impact on the streetscape and surrounding properties.
7. The proposal is contrary to 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979, as the proposal is not suitable for the site due to adverse amenity impacts on surrounding properties, as well as adverse impacts on the Mill Hill Conservation Area.
8. The proposal is not considered to be in the public interest for the reasons outlined above and contrary to Section 4.15(1)(e) of the Environmental Planning and Assessment Act, 1979.



FIRST FLOOR PLAN

SCALE 1:100



GROUND FLOOR PLAN

SCALE 1:100

AREAS

SITE AREA	99.9 m ²
GROUND FLOOR	47.27 m ²
FIRST FLOOR	37.88 m ²
SECOND FLOOR	20.77 m ²
TOTAL FLOOR AREA	105.92 m ²
TOTAL AREA ALLOWED	89.91 m ²
SEPP 1	16.01 m ²
FSR ALLOWED	0.9:1
FSR PROVIDED	1.06:1
GF REAR BALCONY	11.86 m ²
1F FRONT BALCONY	3.52 m ²
1F REAR BALCONY	5.28 m ²
Max. Building Ht	9.5 m

NOTES			
amendments			
A	30.11.2020	DA ISSUE	
B	13.01.2021	DA ISSUE	

CHECKED DATE



PYRAMID CONSULTING P/L

Level 1, 619 Pacific HWY ST LEONARDS NSW 2065
PO BOX 359 ST LEONARDS 2065
TEL: 9460 2888
EMAIL: info@pyramidconsulting.com.au

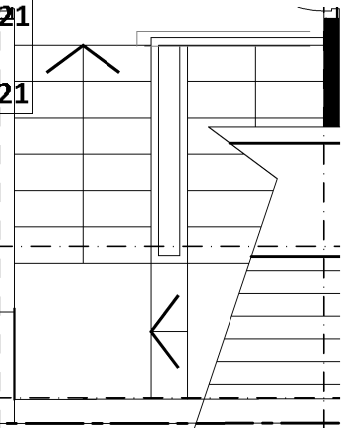
PROJECT
62 St James Road
BONDI JUNCTION

DRAWING
GROUND AND FIRST FLOOR PLANS

DRAWING REFERENCE

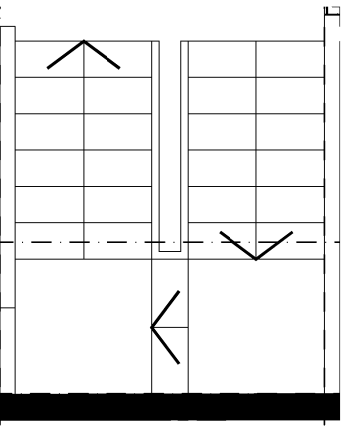
JOB NUMBER	DRAWING NUMBER
16240	DA01 B
SCALE	DATE
as shown on A3	10 Apr 18
AMENDMENT	

16 risers @ 188mm with
240mm goings



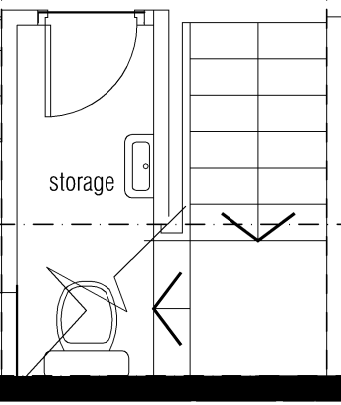
SECOND FLOOR PLAN

16 risers @ 188mm with
240mm goings



FIRST FLOOR LEVEL

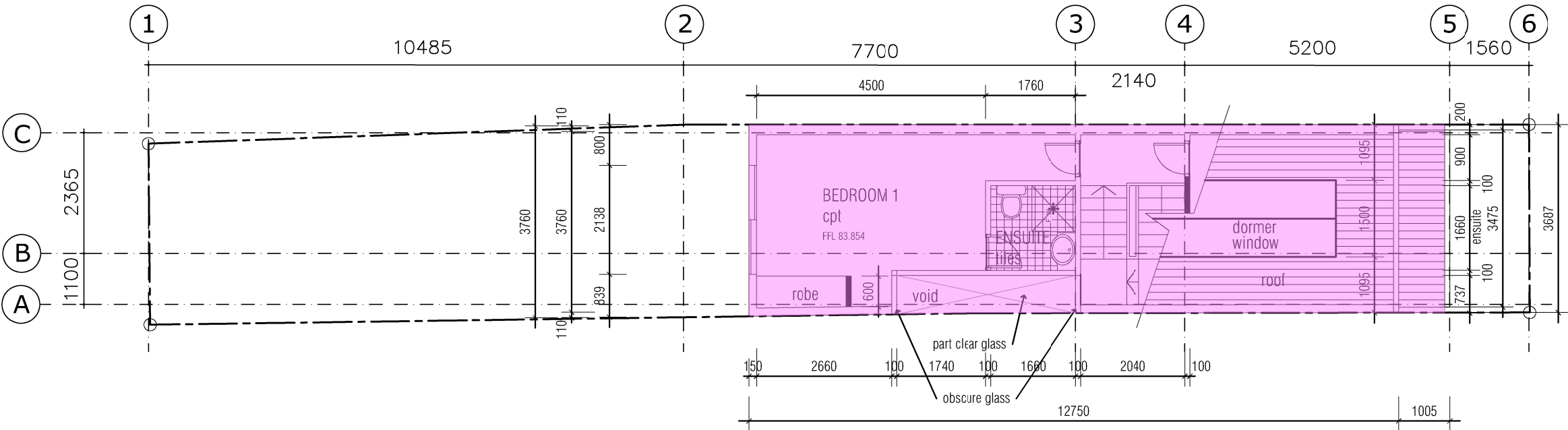
16 risers @ 188mm with
240mm goings



GROUND FLOOR LEVEL

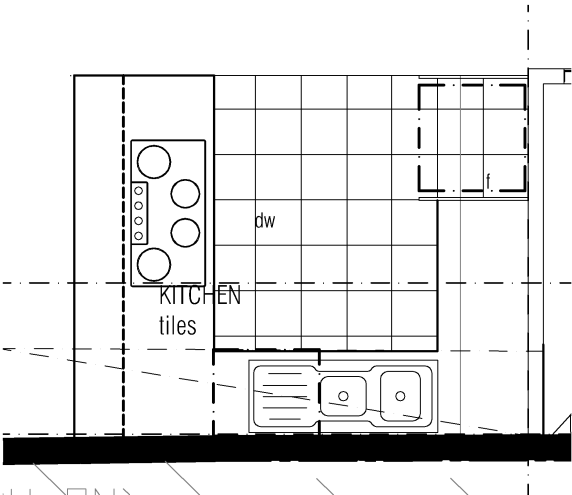
STAIR PLAN

SCALE 1:50



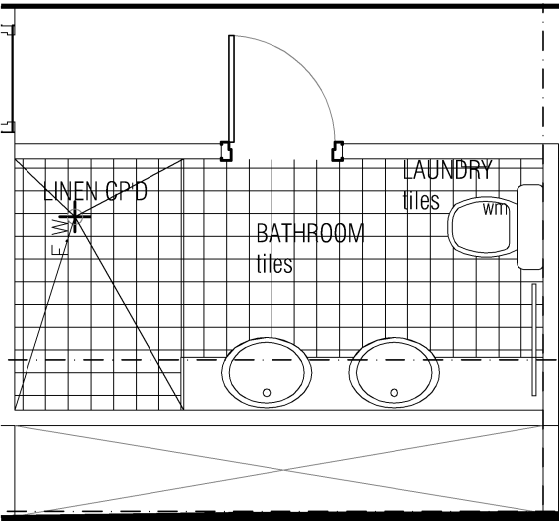
SECOND LEVEL FLOOR PLAN

SCALE 1:100



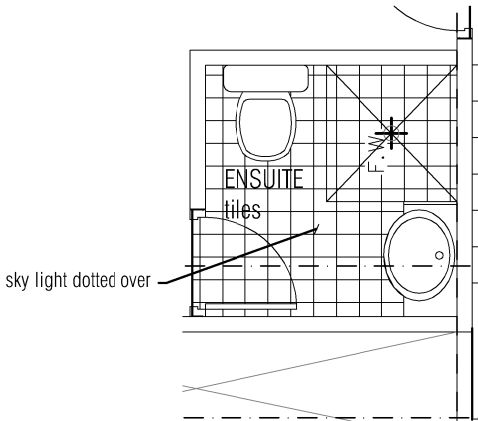
KITCHEN PLAN

SCALE 1:50



BATHROOM PLAN

SCALE 1:50



ENSUITE PLAN

SCALE 1:50

EXISTING WALL
NEW WORK

NOTES

amendments

A 30.11.2020 DA ISSUE
B 13.01.2021 DA ISSUE



PYRAMID CONSULTING P/L

Level 1, 619 Pacific HWY ST LEONARDS NSW 2065
PO BOX 359 ST LEONARDS 2065
TEL: 9460 2888
EMAIL: info@pyramidconsulting.com.au

PROJECT

62 St James Road
BONDI JUNCTION

DRAWING

SECOND LEVEL FLOOR PLANS

DRAWING REFERENCE

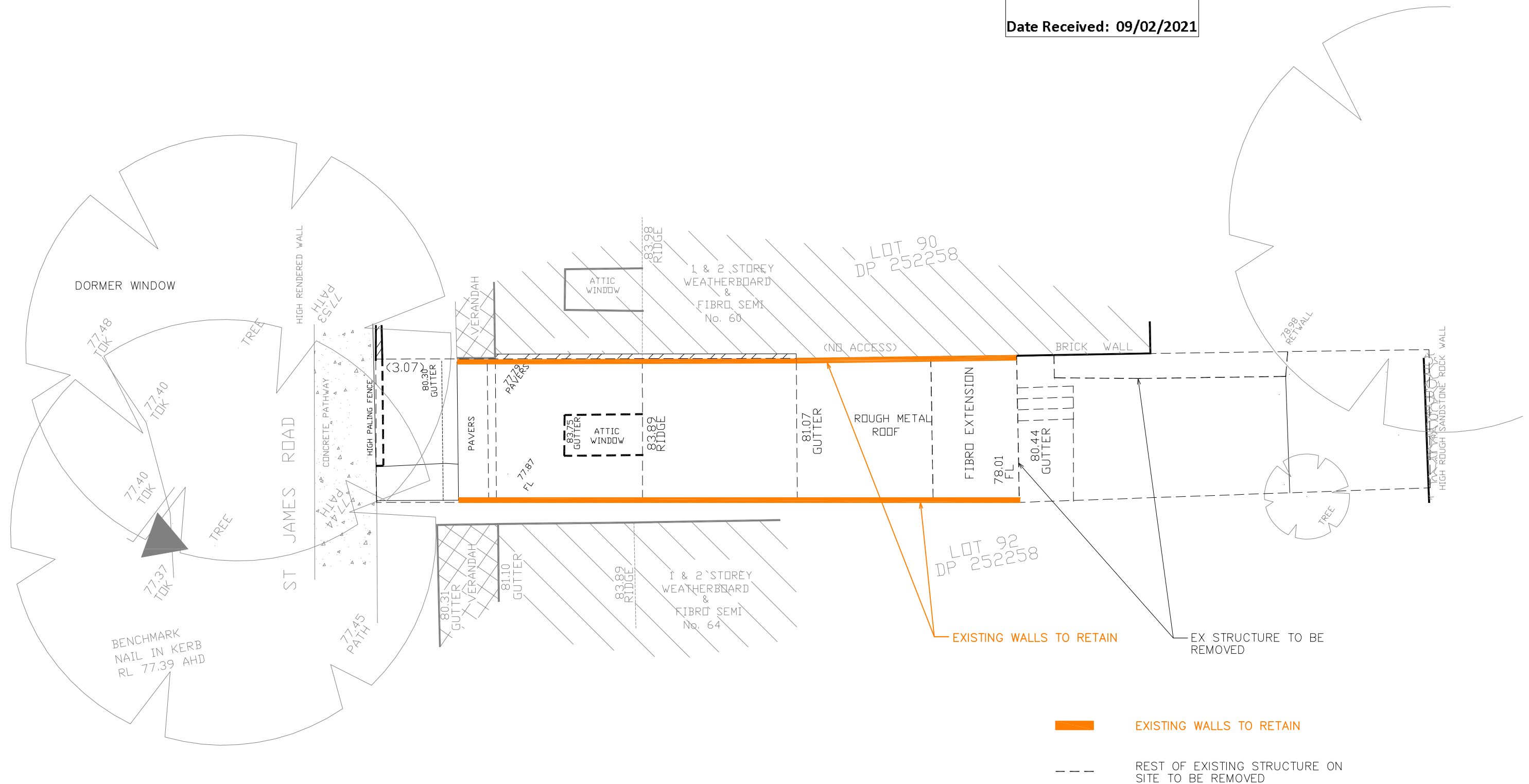
JOB NUMBER 16240
DRAWING NUMBER DA02 B


SCALE as shown on A3
DATE 10 Apr 18

AMENDMENT

Application No: DA-29/2021

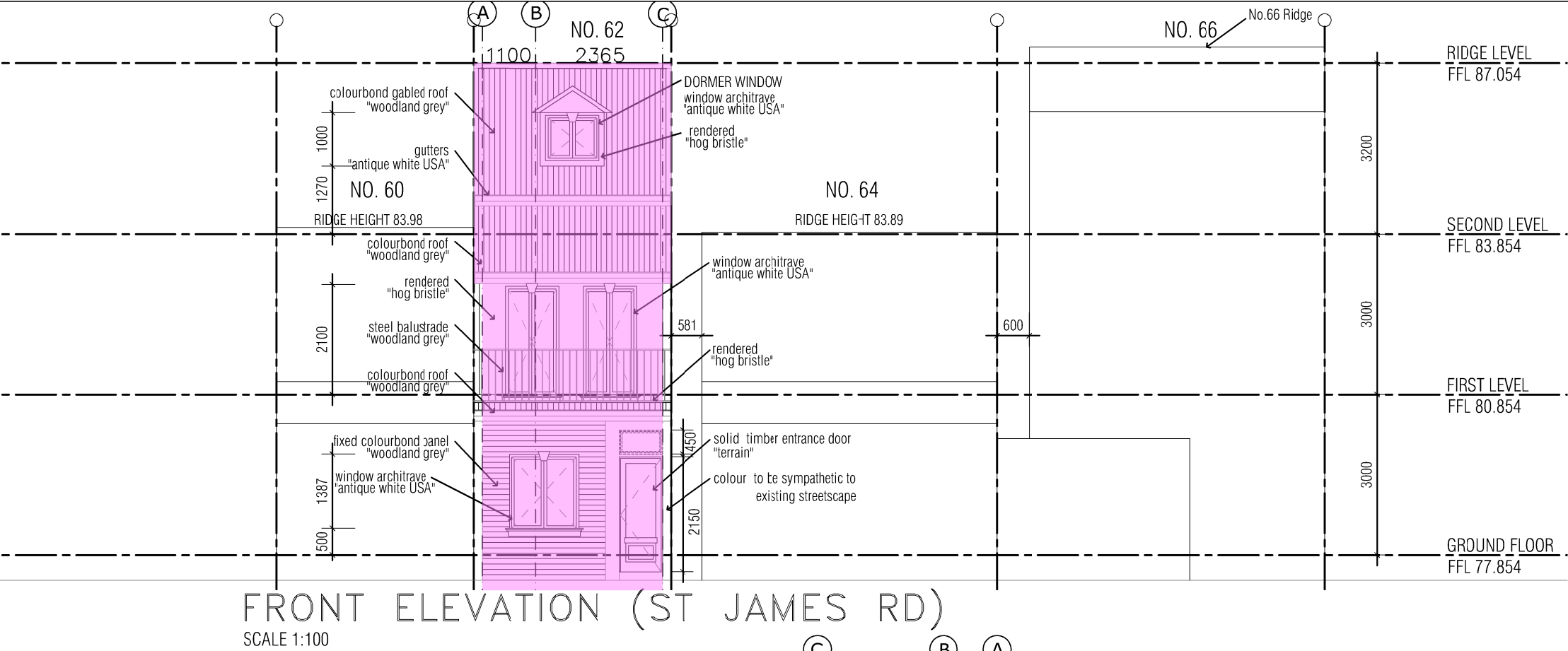
Date Received: 09/02/2021



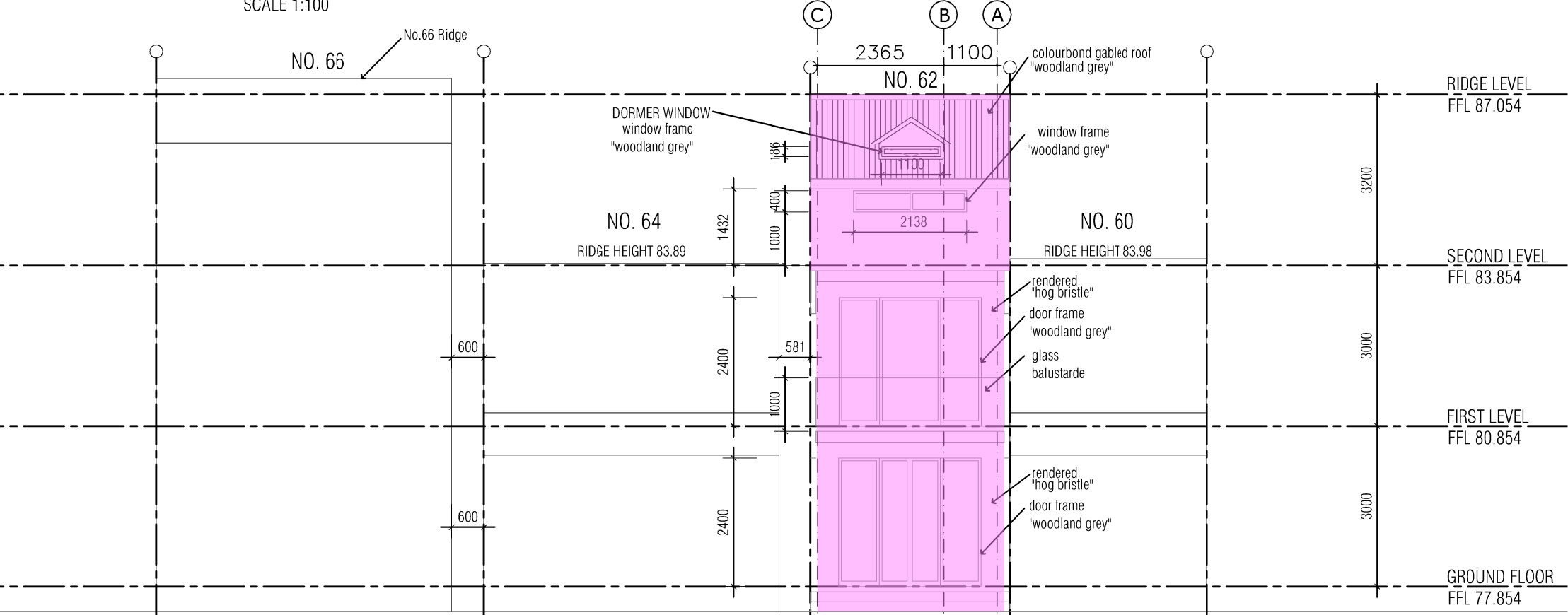
NOTES	amendments				PYRAMID CONSULTING P/L Level 1, 619 Pacific HWY ST LEONARDS NSW 2065 PO BOX 359 ST LEONARDS 2065 TEL: 9460 2888 EMAIL: info@pyramidconsulting.com.au	PROJECT	DRAWING REFERENCE		
	A	05.02.2021	DA ISSUE			62 St James Road BONDI JUNCTION		JOB NUMBER 16240	DRAWING NUMBER DP01 A
CHECKED	DATE					DRAWING	SCALE		DATE
						DEMOLITION PLAN	1:100 on A3		10 Apr 18
							AMENDMENT		208

Application No: DA-29/2021

Date Received: 09/02/2021



FRONT ELEVATION (ST JAMES RD)
SCALE 1:100



REAR ELEVATION
SCALE 1:100

EXISTING WALL NEW WORK

NOTES			
amendments			
A	30.11.2020	DA ISSUE	
B	13.01.2021	DA ISSUE	

CHECKED DATE

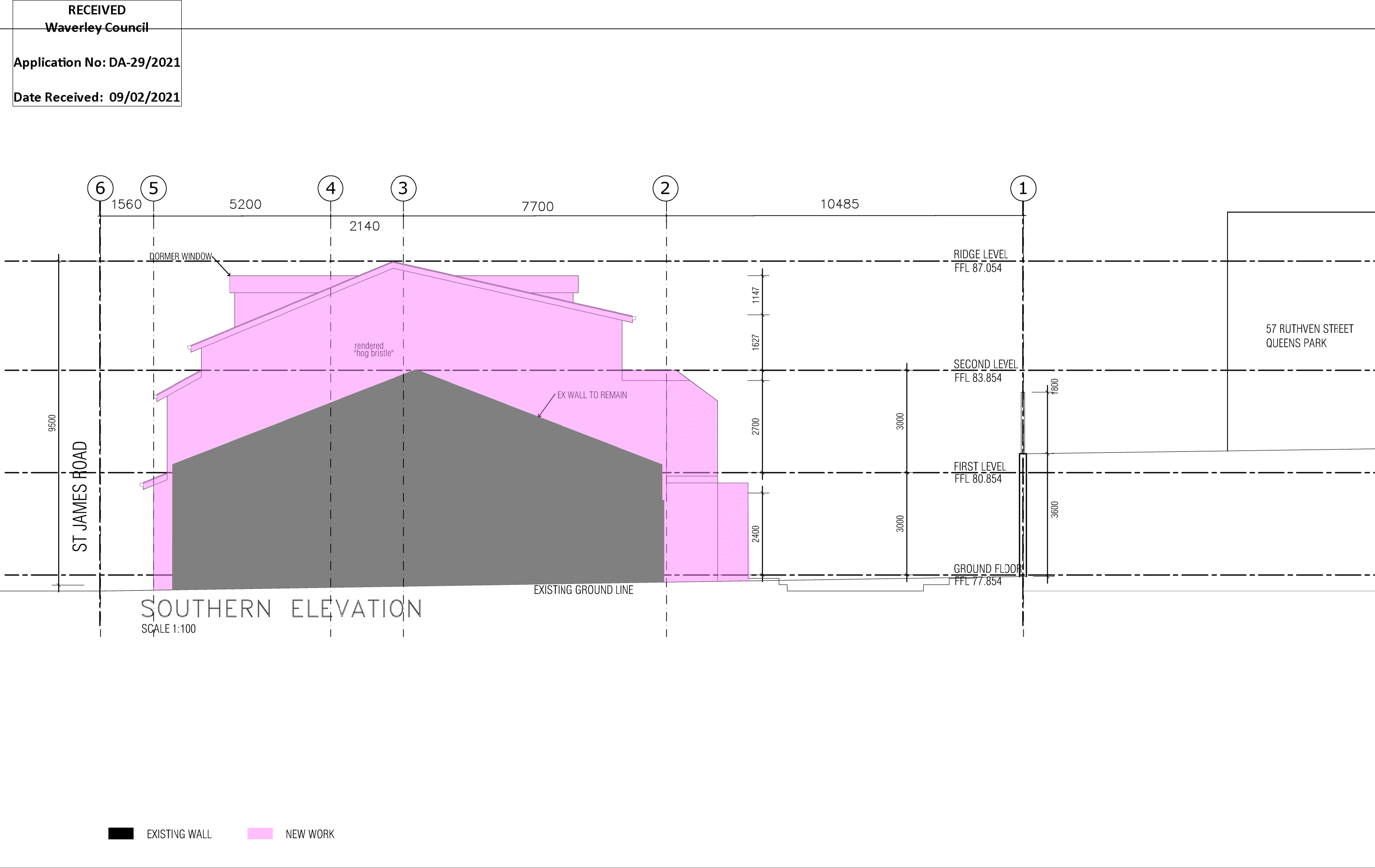
PYRAMID CONSULTING P/L

Level 1, 619 Pacific HWY ST LEONARDS NSW 2065
PO BOX 359 ST LEONARDS 2065
TEL: 9460 2888
EMAIL: info@pyramidconsulting.com.au

PROJECT
62 St James Road
BONDI JUNCTION

DRAWING
FRONT & REAR ELEVATIONS

DRAWING REFERENCE	
JOB NUMBER 16240	DRAWING NUMBER DA03 ^B
SCALE <i>as shown on A3</i>	DATE <i>10 Apr 18</i>
AMENDMENT 200	



NOTES	amendments			PYRAMID CONSULTING P/L Level 1, 619 Pacific HWY ST LEONARDS NSW 2065 PO BOX 359 ST LEONARDS 2065 TEL: 9460 2888 EMAIL: info@pyramidconsulting.com.au	PROJECT 62 St James Road BONDI JUNCTION DRAWING SOUTH ELEVATION	DRAWING REFERENCE	
	A	30.11.2020	DA ISSUE			JOB NUMBER	DRAWING NUMBER
	B	13.01.2021	DA ISSUE			16240	DA04 B
						SCALE	DATE
						as shown on A3	10 Apr 18
CHECKED	DATE					AMENDMENT	

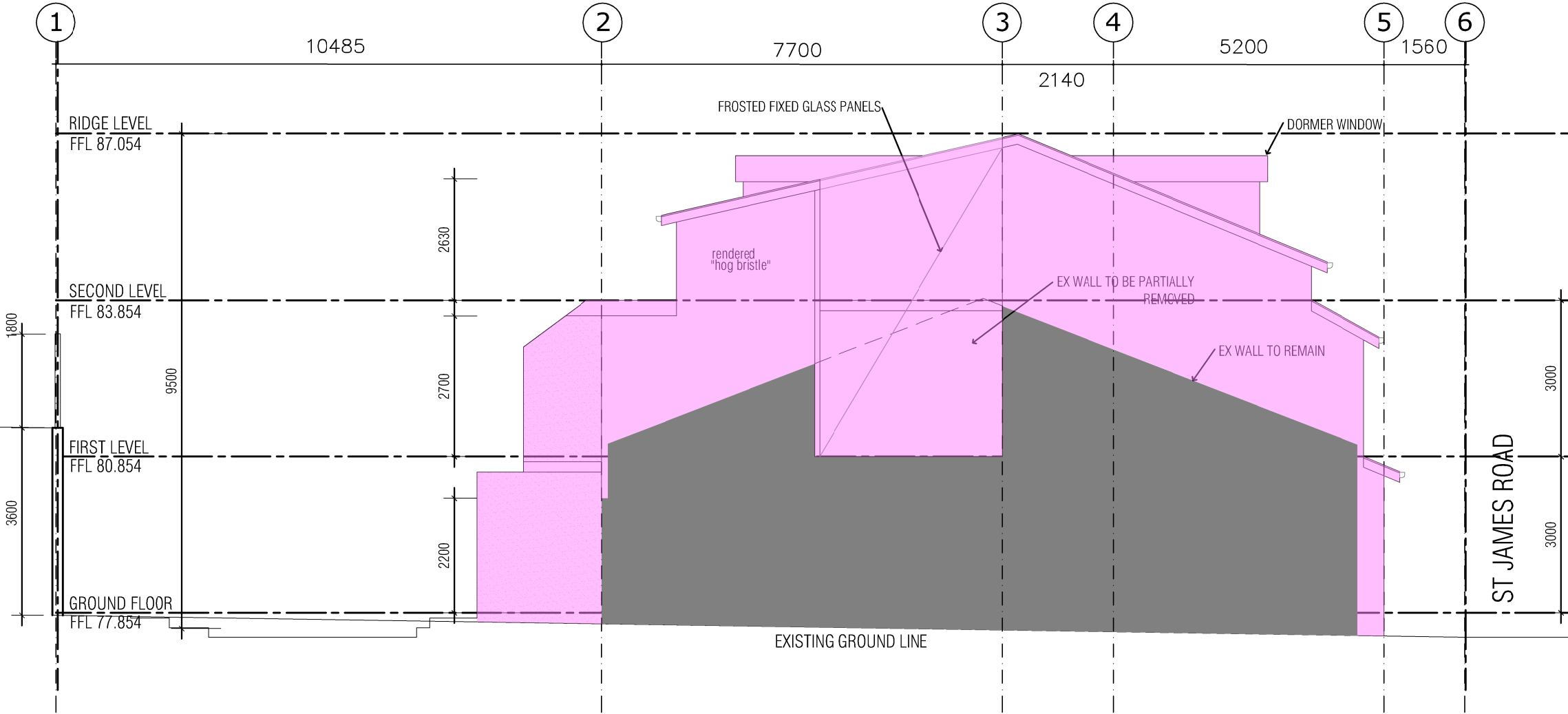
RECEIVED

Waverley Council

Application No: DA-29/2021

Date Received: 09/02/2021

57 RUTHVEN STREET
QUEENS PARK



NORTHERN ELEVATION
SCALE 1:100

EXISTING WALL NEW WORK

NOTES			
amendments			
A	30.11.2020	DA ISSUE	
B	13.01.2021	DA ISSUE	

CHECKED DATE

PYRAMID CONSULTING P/L

Level 1, 619 Pacific HWY ST LEONARDS NSW 2065
PO BOX 359 ST LEONARDS 2065
TEL: 9460 2888
EMAIL: info@pyramidconsulting.com.au

PROJECT
62 St James Road
BONDI JUNCTION

DRAWING
NORTH ELEVATION

DRAWING REFERENCE

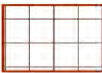
JOB NUMBER	DRAWING NUMBER
16240	DA05 B

SCALE	DATE
as shown on A3	10 Apr 18

AMENDMENT



LAWN AREA
SIR WALTER BUFFALO
REFER TO DETAIL 1



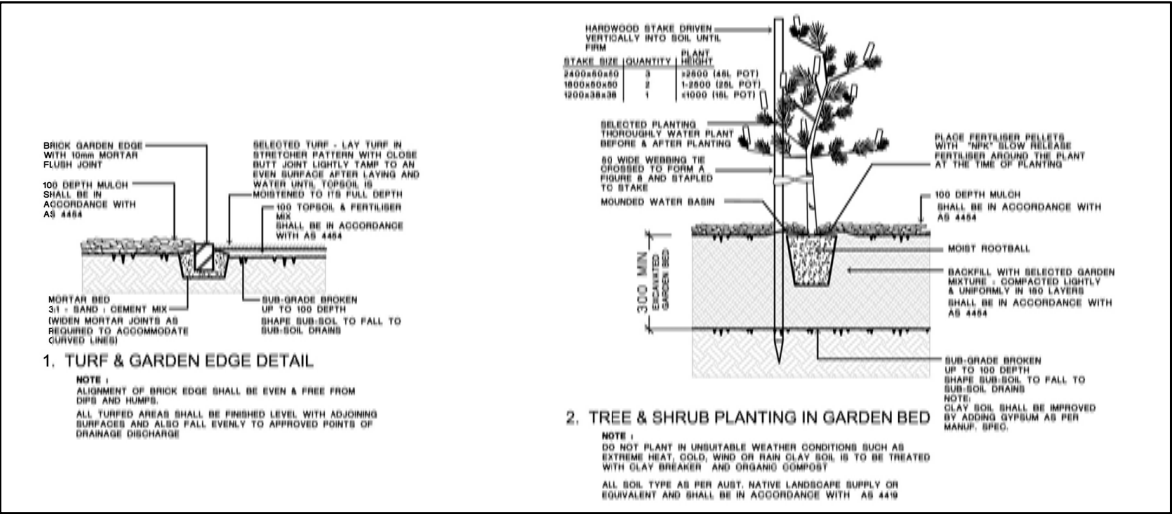
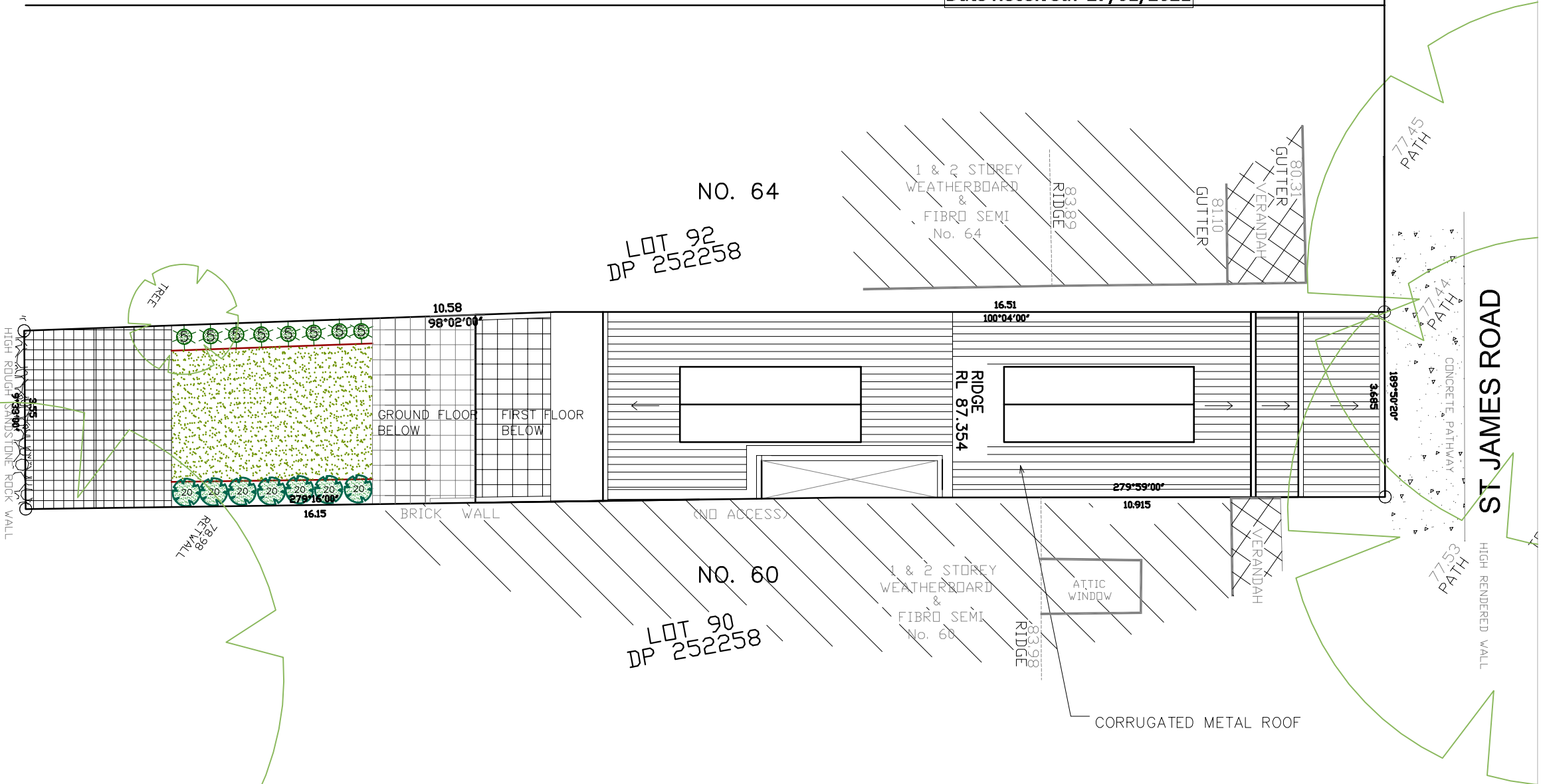
PATIO / TERRACE / PATH
SELECTED TILES

ITEM	MATERIAL
SOIL	NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOSTS
LAWN AREA	1st QUALITY TOP SOIL
NATIVE GARDEN BED	NATIVE GARDEN MIX
EXOTIC GARDEN BED	ORGANIC GARDEN MIX
PLANTER BOX	IN PLANTER BOX MIX ACCORDANCE WITH AS4419:1998 & AS3743
MULCH	SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454 DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED PRESSED BRICK OR AS SELECTED REFER TO DETAIL 1
RETAINING WALL & PLANTER BOX	SELECTED MASONRY RETAINING WALL AND DRAINAGE TO ENG. DETAIL
FENCE	
SIDES & REAR BOUNDARY	1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND
COURTYARD SEPERATION FENCE	1800 HIGH LAPPED & CAPPED TIMBER FENCE OR 1800 HIGH COLOURBOND
FRONT	REFER TO ARCHTECT'S DETAIL

PROPOSED PLANT SCHEDULE

IN ACCORDANCE WITH AS 2303: 2015

NO.	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BOARDER					
5	Dianella tasmanica 'Destiny'	Destiny Flax Lily	0.4	150mm	9
LOW SHRUBS					
20	Westringia fruticosa	Westringia	1.5	200mm	7



NOTES

0 1 2 3 4 5 10m



CHECKED: DATE: ADDITIONAL INFORMATION:

amendments

B 08.01.2021 DA ISSUE
A 17.12.2018 DA ISSUE

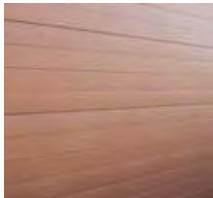


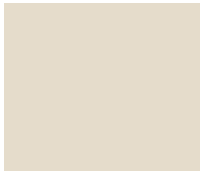

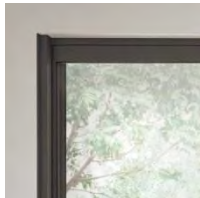
CLIENT:

ANTHONY JOHN LARKINGS + ASSOCIATES
PYRAMID CONSULTING P/L
LEVEL 1, 619 PACIFIC HIGHWAY, ST LEONARDS NSW 2065
PO BOX 359 ST LEONARDS NSW 2065
TEL: 9460 2888
EMAIL: info@pyramidconsulting.com.au

PROJECT:
PROPOSED HOUSE
62 ST JAMES ROAD BONDI JUNCTION
DRAWING:
LANDSCAPE PLAN

DRAWING REFERENCE
JOB NUMBER
16240
DRAWING NUMBER
LP01 B
SCALE
1:100 @ A3
DATE
AUG 18
AMENDMENT

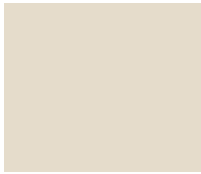



3 Newman Street Mortdale – Schedule of Materials & Finishes:**08.02.2021**

	Material	Finish	Sample
Entry Door	Solid Timber	Dulux - Terrain	
Front windows & Doors	Timber architrave	Dulux - Antique white USA	
Front external wall panel – Ground Floor	Colourbond Panel	Colourbond - Woodland grey	
Front external wall – First Floor	Rendered masonry wall	Dulux – Hog Bristle	
Front Balustrade	Steel Palisade	Colourbond - Woodland grey	
Rear windows & Doors	Aluminium Frame	Colourbond - Woodland grey	

RECEIVED
Waverley Council

Application No: DA-29/2021

213
Date Received: 09/02/2021

Rear external wall	Rendered masonry wall	Dulux – Hog bristle	
Rear Balustrade	Glass	Clear glass	
Gutters	Colourbond	Colourbond - Antique white USA	
Roof	Colourbond Roof	Colourbond - Woodland grey	

Application number	DA-415/2020
Site address	Retail Level 1, 182 Campbell Parade BONDİ BEACH
Proposal	Alterations to the ground and first floor of the Bondi Pacific building including a partial change of use for Level 1 from retail shops to three new residential apartments and two retail tenancies
Date of lodgement	03/12/2020
Owner	Bondi Beachside Pty Limited; Bondi Beachside Rebel Pty Limited; Bondi Beachside Holdings Pty Limited
Applicant	Bondi Beachside Trust and Others
Submissions	One
Cost of works	\$1 573 627
Issues	Design excellence; Loss of commercial space; DCP non-compliance.
Recommendation	That the application be REFUSED

Site Map



1. PREAMBLE

1.1 Site and Surrounding Locality

The site is identified as Lot 204 in DP 1211700, known as Retail Level 1, 182 Campbell Parade, Bondi Beach. The subject site is part of the larger Bondi Pacific development, a mixed-use development comprised of retail shops, restaurants, a pub, a gymnasium, residential and hotel apartments.

That part of the development that relates to the subject application is located at the ground and first floor retail levels to the northern portion of the building fronting Campbell Parade. The Bondi Pacific is comprised of a northern and southern portion separated by a through-site link from Gould Street and Beach Road to Campbell Parade.

Figure 1 indicates that northern part of the site where the subject development is proposed to be carried out. The proposal relates to one retail shop at ground and then involves the conversion of the commercial space at the first floor level to residential with the use of the first floor balconies as shown below as residential space.

Figure 2 shows the southern portion of the Bondi Pacific. This part of the development already has the first floor level converted to residential as indicated by the residential uses of the balconies.



Figure 1: Subject site frontage (Source: Google Streetview)



Figure 2: Southern part of the site viewed from Campbell Parade



Figure 3: Internal atrium

1.2 Relevant History

DA-619/2007 was approved on 9 December 2008 and allowed for the substantial redevelopment of the Swiss Grand Hotel building at the site. The scheme included a total floor area of 25,926m², including 74 residential apartments, 68 hotel apartments, two levels of retail space including a gymnasium at the rear facing Gould Street, and works of the existing basement area to accommodate parking.

There have since been a multitude of applications for amendments to the main development and subsequent fitout applications. Those of particular relevance to the subject application are:

DA-619/07/H was approved on 6 November 2013 allowing for the conversion of 1397m² of approved retail space on the first floor into 18 residential apartments, including reallocation of 23 car spaces from retail to residential, other minor changes and amendments to conditions.

DA-245/2016 for change of use of a part of level 1 (corner of Campbell Pde and Beach Rd) from retail to residential uses comprising 9 apartments, including associated fitout, stratum and strata subdivision was refused by the former Waverley Development Assessment Panel (now known as the Waverley Local Planning Panel) on 16 December 2016 for the following reasons:

1. *The proposal does not satisfy section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, as the proposal does not comply with State Environmental Planning Policy (SEPP) 65 Design Quality of Residential Flat Development as the proposal does not achieve Design Quality Principles 1, 2, 3, 4, 6, 7, 8 and 10 or the Apartment Design Guide (ADG) in the following manner:*
 - a. *Solar and daylight access in that the proposal does not meet the minimum requirements for solar access.*
 - b. *Private open space and balconies in that the proposal does not meet the minimum requirements for balconies and private open space.*
 - c. *Common circulation and spaces in that the proposal does not provide lobbies the promote safety and provide for social interaction between residents.*
 - d. *Storage requirements in that the proposal does not provide for adequate storage to each of the 9 residential units.*
2. *The proposal does not satisfy section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979, as the proposal does not satisfy the Waverley Local Environmental Plan (WLEP) 2012, in particular, the following provisions:*
 - a. *Clause 2.6(1) as the proposal provides insufficient detail for the proposed stratum and strata subdivision to properly assess.*
 - b. *Clause 4.4(1)(b) to (d) and (2) as the proposal will further exceed the maximum floor space ratio for the site which will be incompatible with the character of the locality.*
 - c. *Clause 4.6(3) in that a written request from the application seeking to justify the contravention of the floor space ratio development standard has not been received.*
 - d. *Clause 4.6(4)(a)(i) and (ii) as the proposal would be inconsistent with the objectives of the floor space ratio development standards.*
 - e. *Clause 5.10 Heritage Conservation objectives (a) and (b) in that the proposal does not conserve the heritage significant of the heritage conservation area.*
3. *The proposal does not satisfy section 79C(1)(a)(iv) of the Environmental Planning and Assessment Act 1979, as the proposal does not satisfy Schedule 1, Part 1 of the Environmental*

Planning and Assessment Regulation 2000, as insufficient documentation has been provided to properly assess the application, including but not limited to:

- a. A written request under Clause 4.6 to vary the floor space ratio development standard.*
- 4. The proposal does not satisfy section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, as the proposed development is contrary to Waverley Development Control Plan 2012, in respect to the following provisions:*
 - a. Part B – General Provisions*
 - i. Waste - Clause 1.2 Ongoing Management, specifically control 1.2.1(a) as insufficient information has been provided to ensure adequate space is available in the residential garbage room to accommodate the increased demand of an additional 9 residential units.*
 - ii. Energy and Water Conservation – Clause 2.1 Passive Energy Design, specifically controls (a) to (g) in that the apartments provide inadequate cross ventilation and solar access.*
 - iii. Heritage – Clause 9.1.2 General Conservation Areas in that the outcome is not considered to enhance significant aspects of the Conservation Area.*
 - b. Part C2 – Multi Unit and Multi Dwelling Housing:*
 - i. Clause 2.2 Site, Scale and Frontage, specifically control (a) as the proposal exceeds the maximum FSR permitted in the WLEP 2012 and results in unacceptable impacts.*
 - ii. Clause 2.5.1 Street Setbacks, specifically objective (a) and control (a) as the extension of the front bay windows on the Campbell Parade and Beach Road elevations and new balconies on the Beach Road elevation will intrude on the established setbacks within the street and will have detrimental impacts upon public and private views and the character of the locality.*
 - iii. Clause 2.8 Building Design and Streetscape, specifically objectives (a), (b) and (c) in that the proposed projecting bay windows and new balconies on the Beach Road elevation are incongruous with the remainder of the building and details regarding materials and finishes of elements of the proposal are insufficient.*
 - iv. Clause 2.16 Views and View Sharing, specifically objectives (a) and (b) in that public and private views may be obstructed due to the projection of the balconies on the Beach Road frontage.*
 - v. Clause 2.2 Acoustic Privacy, specifically objectives (a) and (b) in that the proposal does not protect the acoustic privacy of the proposed residential units and does not provide satisfactory acoustic treatment between the residential units and the commercial tenancies adjoining and below.*
 - c. Part E2 – Bondi Beachfront Area:*
 - i. Clause 2.1.2 Building Use, objectives (c) and (e) and controls (b) in that the proposal does not retain the first floor level as commercial, retail or business premises or visitor accommodation.*
 - ii. Clause 2.1.5 Views, objectives (a), (b) and (c) and controls (a) and (b), in that the proposed balconies on the Beach Road elevation may inhibit public and private domain views.*

- iii. *Clause 2.1.6 Heritage Conservation, objective (a), in that the proposal does not protect and enhance the conservation area.*
 - iv. *Clause 2.2.3 Campbell Parade Centre, objective (c), (d) and (e) and controls (a) and (d), in that the proposal does not maintain the mixed use character of the Centre by locating commercial at first floor level and inconsistent with the character of the conservation area.*
5. *The proposed development does not satisfy section 79C (1)(b) of the Environmental Planning and Assessment Act 1979, as the proposal will have an adverse environmental impact in the locality as it represents an overdevelopment of the subject site and would adversely impact upon the character and amenity of the locality.*
 6. *The proposal is contrary to 79C(1)(c) of the Environmental Planning and Assessment Act 1979, as the development is excessive in bulk and scale and is therefore considered unsuitable for the site.*
 7. *The proposal is not considered to be in the public interest for the reasons outlined above, contrary to Section 79C(1)(e) of the Environmental Planning and Assessment Act, 1979.*
 8. *Insufficient details have been provided relating to the use and operation of the balconies and bay windows sought to encroach over Council land, including any amendment to stratum subdivision and lease agreements.*

1.3 Proposal

The subject proposal seeks consent for the conversion of the approved retail area at the first floor level into three residential apartments and two smaller commercial units. The apartments will be located at the northern end of the first floor level and will be comprised of 2 x three-bedroom and 1 x for-bedroom apartments.

As part of the residential component of the application a new inset balcony will be provided on the Beach Road frontage of the site. There will be no extension of the building outside of the existing envelope.

No parking for the new residential apartments is sought.

A small waste service room is provided for the exclusive use of the new residential apartments. The commercial tenancies will continue to utilise the existing waste storage rooms within the basement of the building.

The two new commercial units will adjoin the new residential apartments to the east and will have frontage to the existing internal atrium (through-site link). Details regarding the tenants/use of these spaces are not included with the subject application.

At the ground floor level on Campbell Parade, an existing commercial unit will be altered to remove stairs and a lift to the first floor level increasing the floor area of the commercial unit. Associated modifications to the shopfront to accommodate this alteration are included.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act).

2.1 Planning Instruments and Development Control Plans

The following is an assessment against relevant legislation, environmental planning instruments, including State environmental planning policies (SEPPs), and development control plans.

2.1.1 SEPP (Building Sustainability Index – BASIX) 2004

A BASIX Certificate has been submitted with the development application.

The BASIX Certificate and NatHERs certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal. A standard condition is recommended ensuring the measures detailed in the BASIX Certificate and NatHERs certificate are incorporated into the Construction Certificate drawings and implemented.

2.1.2 SEPP 55 Remediation of Land

There is no known history of contamination applicable to the site. No excavation is proposed with all works contained within the existing building. Accordingly, site land contamination is considered unlikely and no further investigation is necessary.

2.1.3 SEPP 65 Design Quality of Residential Apartment Development

The application was referred to the Waverley Design Excellence Advisory Panel (DEAP) on 17 February 2021. The Panel's comment of the proposed development with regard to the nine design quality principles under SEPP 65 and a planning response to each comment are set out in **Table 1** below:

Table 1: Assessment against the Nine Design Quality Principles under SEPP 65

Principle 1: Context and Neighbourhood
<i>The Proposal does not affect the existing scale and built form.</i>
Principle 2: Built Form and Scale
<i>The Proposal does not affect the existing scale and built form.</i>
Principle 3: Density
<i>The Proposal does not affect the existing scale and built form.</i>
Principle 4: Sustainability
<i>The Proposal does not affect the existing scale and built form.</i>
Principle 5: Landscape
<i>The proposal may achieve this principle subject to:</i>

- *While the Proposal does not affect the existing landscape, it would achieve better visual privacy by adding planting similar to the balcony's further south.*

Principle 6: Amenity

The proposal may achieve this principle subject to:

- *Mitigating the relationship between outdoor entertainment space below and the proposed apartments.*
- *Acoustic wall should be created between retail units. Acoustic protection should be applied in the flooring to protect from noise from the retail units below.*
- *Daylight access to the apartments could be enhanced by providing skylights if acceptable by other residents in apartments above.*
- *Maintaining non-residential uses on level 1 facing the atrium is supported.*

Principle 7: Safety

The Proposal does not affect the existing safety.

Principle 8: Housing Diversity and Social Interaction

The proposal does achieve this principle in the following ways:

- *Supplies additional housing.*

Principle 9: Aesthetics

The proposal does achieve this principle in the following ways:

- *The Proposal does not affect the existing aesthetics.*

Clause 6A Development control plans cannot be inconsistent with Apartment Design Guide

Clause 6A of SEPP 65 requires that DCP's cannot be inconsistent with the Apartment Design Guide (ADG) in respect of the following:

- visual privacy,
- solar and daylight access,
- common circulation and spaces,
- apartment size and layout,
- ceiling heights,
- private open space and balconies,
- natural ventilation,
- storage.

If a development control plan contains provisions that specify requirements, standards or controls in relation to a matter to which this clause applies, those provisions are of no effect. An assessment against the provisions within the ADG is provided in the table below.

Table 2: Apartment Design Guide

Design Criteria	Compliance	Comment
3F Visual privacy		
<ul style="list-style-type: none"> Min separation distances from buildings to side and rear boundaries: Up to 12m (4 storey) – 6m habitable & 3m non-habitable Increased separation of 3m where adjoins a lower density zone 	Yes	The built form of the development already exists and the proposal seeks to utilise previously approved retail space as residential apartments. There is sufficient distance between the proposed new residential area and the nearest residential units being located on the opposite side of Beach Road.
4A Solar and daylight access		
<ul style="list-style-type: none"> Living rooms and private open spaces of at least 70% of units receive minimum of 2 hours direct sunlight between 9am-3pm mid-winter A maximum of 15% receive no direct sunlight between 9am-3pm mid-winter. 	No	<p>Refer to previous comments by DEAP. Only one of the new apartments will meet the required 2 hours of solar access and as such, the proposal does not meet the minimum requirements for solar access under the ADG.</p> <p>However, it should be noted that the site is positioned to overlook Bondi Beach and the iconic views it provides. In this regard, living areas and balconies of these apartments and those already existing above, have been orientated toward the east and south-east to achieve these views.</p> <p>Given the unique characteristics of the site, it is considered appropriate to provide the main windows and balconies on the southern side of the building and the variation to the solar access controls of the ADG are supported in this instance.</p>
4B Natural ventilation		
<ul style="list-style-type: none"> All habitable rooms are naturally ventilated Number of units with natural cross ventilation is maximised: <ul style="list-style-type: none"> At least 60% of units naturally ventilated 	Yes	<p>Two of the three new apartments will provide some degree of cross-ventilation equating to 67%. The proposal will meet the minimum requirements for natural ventilation under the ADG.</p> <p>The southern apartment has limited cross-ventilation as windows on the southern wall are problematic due to a small bar being located on the opposite side of the atrium and associated noise impacts from any substantial windows. Notwithstanding, cross-ventilation is achieved to this unit to comply with the requirements of the ADG.</p>

Design Criteria	Compliance	Comment
4C Ceiling heights		
<ul style="list-style-type: none"> Habitable rooms – 2.7m Non-habitable rooms – 2.4m 	Yes	The proposal achieves a minimum floor-to-ceiling height of 3.32m.
4D Apartment size and layout		
<p>The following minimum internal areas apply:</p> <ul style="list-style-type: none"> 3 Bed = 90 m² Add 5m² for each additional bathroom (above 1) Add 12m² for each additional bedroom <p>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room.</p>	Yes	All apartments comply with or exceed the minimum requirements.
4E Private open space and balconies		
<p>All apartments provide primary balcony as follows:</p> <ul style="list-style-type: none"> 3+bed - 12m² & 2.4m depth 	Yes	All proposed units have balconies exceeding the minimum.
4F Common circulation and spaces		
<ul style="list-style-type: none"> Max of 8 units accessed off a circulation core on a single level 	Yes	Three apartments are accessed off the circulation core.
4G Storage		
<p>In addition to kitchens, bathrooms and bedrooms, the following is provided:</p> <ul style="list-style-type: none"> 1-bed – 6m³ 2-bed – 8m³ 3+bed – 10m³ <p>At least 50% is to be located within the apartment.</p>	Yes	The proposal provides separate storage within each apartment, satisfying the requirements and objectives of the ADG.

2.1.4 Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

Table 3: Waverley LEP 2012 Compliance Table

Provision	Compliance	Comment
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal is consistent with the aims of the LEP.
Part 2 Permitted or prohibited development		
Land Use Table B4 Mixed Use Zone	Yes	The proposal is defined as 'shop top housing', which is permitted with consent in the B4 zone.
Part 4 Principal development standards		
4.3 Height of buildings <ul style="list-style-type: none"> 15m 	N/A	The proposal is contained within the existing building and does not involve any increase in the height of the building.
4.4 Floor space ratio <ul style="list-style-type: none"> 3:1 	No	<p>The most recent modification approval (DA-619/2007/T) provided an FSR of 4.23:1.</p> <p>The proposal will result in a reduction in gross floor area (GFA) of 2m² generally maintaining the approved FSR of the overall development site.</p> <p>The reduction in gross floor area (GFA) is due to the provision of the inset balcony and the reclassification of floor space from retail to residential.</p>
4.6 Exceptions to development standards	N/A	The application is NOT accompanied by a written request pursuant to clause 4.6 of Waverley LEP 2012 to vary the FSR development standards as the proposal will reduce the gross floor area on site.
Part 5 Miscellaneous provisions		
5.10 Heritage conservation	Yes	<p>The site is not heritage listed however it is located within the Bondi Beach Conservation Area (C2) and within vicinity of heritage listed items.</p> <p>The proposed modifications to the building are predominantly internal works with only minor works to the exterior which will not</p>

Provision	Compliance	Comment
		<p>impact upon the aesthetics of the development overall.</p> <p>Accordingly, it is considered that the proposed physical alterations are minor and will not impact negatively upon the building, the streetscape or the conservation area.</p>
Part 6 Additional local provisions		
6.9 Design Excellence	No	Refer to discussion following this table.

The following is a detailed discussion of the issues identified in the compliance table above in relation to the Waverley LEP 2012.

Design Excellence

Clause 6.9 relates to design excellence and requires that in considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:

- (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- (b) *whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
- (c) *whether the development detrimentally impacts on view corridors,*
- (d) *how the development addresses the following matters—*
 - (i) *the suitability of the land for development,*
 - (ii) *existing and proposed uses and use mix,*
 - (iii) *heritage issues and streetscape constraints,*
 - (iv) *the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (v) *bulk, massing and modulation of buildings,*
 - (vi) *street frontage heights,*
 - (vii) *environmental impacts such as overshadowing, wind and reflectivity,*
 - (viii) *the achievement of the principles of ecologically sustainable development,*
 - (ix) *pedestrian, cycle, vehicular and service access, circulation and requirements,*
 - (x) *the impact on, and any proposed improvements to, the public domain,*
 - (xi) *the quality and integration of landscape design.*

The proposal will have little impact upon the external appearance of the development and will not impact upon view corridors within the public domain, being contained within the existing envelope. The inset balcony on the Beach Road frontage will not harm the character of the building or streetscape and is integrated into the design of the existing development.

Ideally, to assist towards achieving design excellence, the landscaping component of these units should closely align with the southern portion of the building by incorporating cascading landscape planters which assist to reduce the bulk and scale of the building and provide a green edge at first floor level.

As will be detailed later in this report, the proposal is contrary to the desired future character controls of the DCP in that it will not retain the first floor level as commercial uses. This is considered inconsistent with the design excellence clauses (d) (ii) in that the residential uses are not suitable for the first floor level. For this reason the proposal is not supported and is recommended for refusal.

2.1.5 Waverley Development Control Plan (DCP) 2012 – Amendment 9

The relevant matters to be considered under the Waverley DCP 2012 for the proposed development are outlined below:

Table 4: Waverley DCP 2012 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste 1.4.1.1 Storage <ul style="list-style-type: none"> Bin storage area to be provided with rates in B1-2 1.4.1.2 – Residential <ul style="list-style-type: none"> Bulky waste storage area To be provided and bulky problem waste area with rates. > 3 storeys convenient waste transport system (ie. Chute) 	No	<p>The residential apartments will have access to a separate waste room as they will not have access to an existing internal chute system employed in the remainder of the building. It will be the responsibility of the caretaker to ensure these bins are transported to and from the collection point.</p> <p>The proposed waste room provides area for only 4 bins whereas 6 bins are required for the apartments.</p> <p>The two smaller retail tenancies will continue with the waste management arrangements that already exist for the retail and commercial tenancies.</p>
2. Ecologically sustainable Development	Yes	Given the scale of the modifications to the development, the proposal is considered to adequately consider the design of the building in relation to ecologically sustainable development and achieves the objectives of Part B2.
7. Accessibility and adaptability	Yes	Conditions of consent are recommended to ensure that the proposed works comply with the access standards.
8. Transport 8.1 – Streetscape 8.2 – On Site Parking Zone 2		The additional three apartments will be provided with no parking. The DCP provides parking rates which are a maximum control, with the minimum being nil. The proposal is consistent with the DCP in this regard.
9. Heritage	Yes	Refer to previous discussion in Table 2.
10. Safety	Yes	The proposal does not contravene the objectives of this part of the DCP.

Development Control	Compliance	Comment
11. Design Excellence	No	Refer to previous discussion in Section 2.1.4 of this report.

Table 5: Waverley DCP 2012 – Part C3 – Other Residential Development

Development Control	Compliance	Comment
3.5 Building Design and Streetscape		
<ul style="list-style-type: none"> • Building design is to respond to the existing streetscape character of the area. • Alterations and additions should demonstrate architectural compatibility with the existing building. • The colour and finish of external finishes should be sympathetic to the street and contribute to the overall appearance of the building. • Corner sites, each frontage of the development must present as a primary street frontage. 	Yes	The proposal makes only minor changes to the exterior of the building by way of a new recessed balcony on the Beach Road elevation and minor changes with windows and balcony dividers on Campbell Parade. The alterations are integrated into the design of the building demonstrating architectural compatibility. However, greater consistency could be achieved with the implementation of planters to assist to reduce the bulk of the building and be more in keeping with the southern portion of the development.
3.8 Pedestrian access and entry		
<ul style="list-style-type: none"> • Entry at street level and respond to pattern within the street • Accessible entry • Separate to vehicular entry • Legible, safe, well-lit 	Yes	<p>The proposal will remove an existing entry from the ground level on Campbell Parade to the first floor. This will be replaced with a retail shop consistent with the DCP and adjoining retail premises.</p> <p>The entry to the residential apartments is from the internal courtyard and will provide an accessible entry to a private lobby for the three new apartments. This lobby is accessible, safe and legible.</p>
4.11 Visual privacy and security		
<ul style="list-style-type: none"> • Dwellings to be orientated to the street with entrances and street numbering visible • Privacy be considered in relation to context density, separation use and design. 	Yes	<p>All new apartments are orientated toward Beach Road and Campbell Parade overlooking these streets.</p> <p>There are sufficient distances to surrounding residential properties (ie, on the opposite side of Beach Road) to ensure that privacy impacts are not unreasonable.</p>

Development Control	Compliance	Comment
3.19 Acoustic privacy		
<ul style="list-style-type: none"> • Sound proofing through acoustic glazing • Internal amenity by locating noisy areas away from quiet areas 	Yes	<p>An Acoustic Report was provided with the application assessing noise impact upon the proposed residential apartments from the commercial tenancies below. The report concludes the following:</p> <p><i>Based on the current use of the ground floor commercial/retail areas and restaurants, the existing fitout of these areas include suitable acoustic treatments and constructions to ensure the noise level criteria detailed in Table 6 above will be achieved.</i></p> <p><i>The current tenancies include a barber and retail outlets as well as restaurants. The current building constructions include those required to ensure the specified noise levels detailed in Table 5 and 6 above are achieved.</i></p> <p><i>Any future change of tenancies including extended hours of use past midnight are required to undertake an acoustic review to ensure noise levels within the residential units are above comply with the criteria detailed in Table 6 and 7 above.</i></p> <p>It is worth noting that the DCP restricts trading hours in this area to 11pm with 12am permitted only on a trial basis. As such, it is unlikely that trading hours beyond midnight would be permitted for the retail spaces below the apartments. Notwithstanding this, the construction and materiality of the proposed development should ensure compliance with respect to current and potential future retail uses below with respect to acoustic issues. This could be dealt with via conditions, if supported.</p>

Table 6: Waverley DCP 2012 - Part E2 Bondi Beachfront Area Compliance Table

Development Control	Compliance	Comment
2.1 General Controls		
<p>2.1.2 Building use</p> <p><i>(b) The ground floor and first floor of any development</i></p>	No	<p>The proposal is inconsistent with the DCP control which requires that the ground and first floor of buildings in the Bondi Beachfront Area zoned B4 must have active street frontages and be used</p>

Development Control	Compliance	Comment
<i>that is a building on land zoned B4 Mixed Use in the Bondi Beachfront Area as identified on the Area Map must have active street frontages and be used for retail premises, business premises, tourist and visitor accommodation or a combination of those uses.</i>		for retail premises, business premises, tourist and visitor accommodation or a combination of those uses. The proposal alters the use of the first floor level to residential use which is inconsistent with this control. Furthermore, the proposal privatises the main Campbell Parade frontage, and to a lesser extent the Beach Road frontage, of the development eroding the active streetscape at the first floor level. The proposed residential area also adjoins the through-site link and discourages public access by eroding the retail spaces adjoining this link. Minimal retail/commercial uses within the link will not encourage the use of this area. This is inconsistent with objective (c) of this part of the DCP which seeks to ensure that the Bondi Beachfront Area maintains a high level of vibrancy.
2.1.6 Heritage conservation	Yes	Refer to Table 3 for comments.
2.2 Character Areas		
Campbell Parade Centre	No	The proposal is inconsistent with the land use control requiring commercial at ground and first floor levels (discussed previously).
	Yes	This part also requires that balconies are recessed into the building. The proposal incorporates a new recessed balcony on Beach Road consistent with this control. The existing balcony on Campbell Parade is to be retained.

2.2 Other Impacts of the Development

The proposed development is capable of complying with the BCA.

Although the proposal will not have unreasonable impacts on the natural and built environment, it is considered that it will have a detrimental social and economic impact upon the locality in that it will result in the loss of commercial space within the locality. Commercial space contributes to job growth and social interaction and the loss of this space is considered detrimental to the locality.

2.3 Suitability of the Site for the Development

The site is considered to be unsuitable for the proposed development.

2.4 Any Submissions

The application was notified for 30 days in accordance with the *Waverley Community Participation Plan*. One submission was received. The issues raised in the submissions are summarised and discussed below.

Table 7: Summary of property addresses that lodged a submission

Property
22/68 Gould St, Bondi Beach

Issue: *Any works should not restrict access to, or degrade, the through-site link.*

Response: The through-site link will be maintained as existing.

2.5 Public Interest

It is considered that the proposal will not be in the public interest for the reasons discussed throughout this report.

3. REFERRALS

Environmental Health (Compliance)

Environmental Health Officers raised no objections to the proposal and provided conditions for in the event of consent.

Heritage Conservation (Strategic Planning)

Council's Heritage Architect raised no issues with the proposal.

Urban Design (Strategic Planning)

The following comments were provided:

In summary, the proposed works on the existing building are accepted as they don't result in any alterations of the built form or in significant changes on its façade and relationship with the streetscape.

However, it is worth mentioning that there is potential for the occupants of the units on the first floor to complain about noise and other nuisances emanating from the retail or outdoor dining spaces underneath.

Waste and Recycling (Sustainable Waste)

Council's Waste Officer stated that insufficient information was provided. In the event of approval, this information could be required by condition. Waste has been discussed previously in this report.

Stormwater (Infrastructure Services)

No objections were raised subject to recommended conditions, in the event of approval.

Public Domain (Infrastructure Services)

No objections were raised subject to recommended conditions, in the event of approval. The following comments were also provided in relation to the balconies on Campbell Parade:

The existing balconies on Campbell Parade of the subject development site overhang the footpath and encroaching into Council road reserve, currently being leased to applicant. The Term of the Lease for the commercial balconies is for 99 years, commencing from 1 September 2015 to 31 August 2114, and total rent amount of \$400,000 plus GST being paid to Council.

Council Property Team confirmed and advised the following on 02/03/2021:

“Council resolved in 2014 to grant 2 x leases for air space associated with the Swiss Grand Campbell Parade development. One was for commercial balconies and one for residential balconies which had areas overhanging the airspace of the footpath roadway. An upfront rental premium was paid for both long term leases...”

Proposal

The Permitted use of the leases is:

The erection of and use of the balconies in conjunction with any approved use of that part of the adjoining Property Stratum Lot which is contiguous to each part of the premises.

Summary

On face value it would seem if there is an approved use adjoining the balcony, (ie residential approved D/A converted from commercial) then the lease still meets its Permitted use.

In the event of an approval, a condition could be imposed ensuring any lease agreement is updated to reflect the varied use types.

4. SUMMARY

The subject proposal seeks consent for the conversion of part of the approved retail area at the first floor level into three residential apartments and two smaller commercial units. The apartments will be located at the northern end of the first floor level and will be comprised of 2 x three-bedroom and 1 x four-bedroom apartments. Previously approved retail areas in this section of level 1 will be reduced to two smaller retail tenancies.

The proposal does not comply with the design excellence clause of LEP 2012 and the controls for the Bondi Beachfront Area within DCP 2012 that requires commercial uses or tourist and visitor accommodation at the ground and first floor levels with active street frontages. The proposal privatises the main Campbell Parade frontage, and to a lesser extent the Beach Road frontage, of the development eroding the active streetscape at the first floor level. The proposed residential area also adjoins the through-site link and discourages public access by eroding the retail spaces adjoining this link.

The application was notified and one submission was received raising issues relating to use of the through-site link (internal atrium) for access.

The application is recommended for refusal.

DBU Decision

The application and assessment report was reviewed by the DBU at the meeting on 2 March 2021 and the DBU determined:

(a) *The application is not acceptable and should be refused for the reasons in Appendix A.*

DBU members: *M Reid, B McNamara, B Magistrale*

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the Development Application be **REFUSED** by the Waverley Local Planning Panel for the reasons contained in Appendix A:

Report prepared by:



Kylie Lucas
Senior Development Assessment Planner

Date: 30/03/2021

**Application reviewed and agreed on behalf of
the Development and Building Unit by:**



Angela Rossi
Manager, Development Assessment (Central)

Date: 15/04/2021

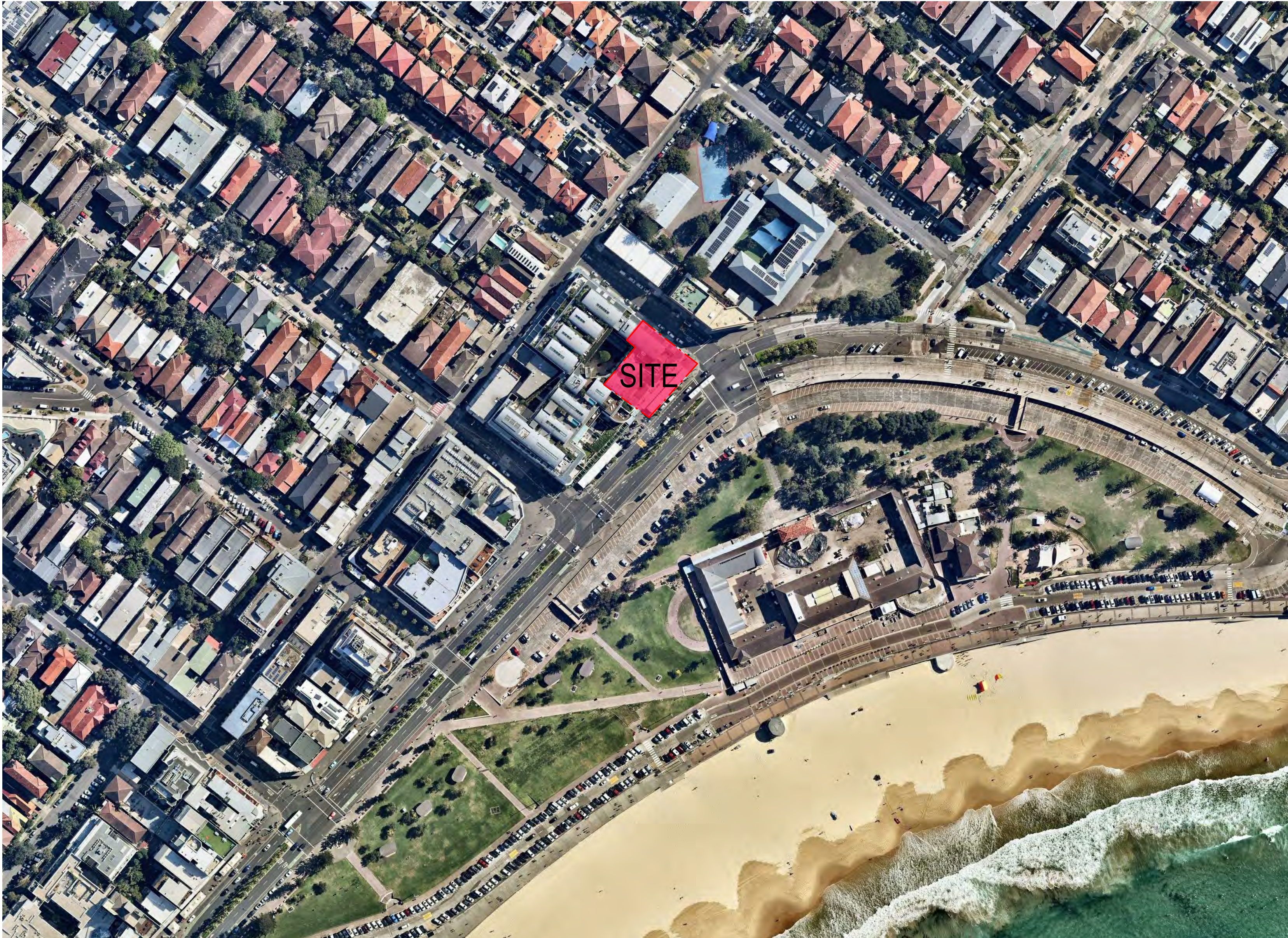
Reason for referral:

- 4 Sensitive development:
 - (b) SEPP 65 development

APPENDIX A – REASONS FOR REFUSAL

Having regard to section 4.15(1) of the Environmental Planning and Assessment Act 1979 the development application is refused for the following reasons:

1. The proposal does not satisfy section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, as the proposal does not satisfy the Waverley Local Environmental Plan (WLEP) 2012, in particular the following provisions:
 - a. Clause 6.9(4)(d)(ii) as the use of the first floor level for residential apartments is not consistent with the desired future character constituting an inappropriate mix of uses within the building.
2. The proposal does not satisfy section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, as the proposed development is contrary to Waverley Development Control Plan 2012, in respect to the following provisions:
 - a. Part B – General Provisions
 - i. Waste - Clause 1.4.1, specifically control 1.4.1.1(b) as insufficient space has been provided for the storage of garbage bins in the proposed residential garbage room to accommodate the increased demand of the additional 6 bins required for the residential apartments.
 - ii. Design Excellence – Clause 12.1, specifically control (e)(ii) as the use of the first floor level for residential apartments is not consistent with the desired future character constituting an inappropriate mix of uses within the building.
 - b. Part E2 – Bondi Beachfront Area:
 - i. Clause 2.1.2 Building Use, objectives (c) and (e) and control (b) in that the proposal does not retain the first floor level as commercial, retail or business premises or visitor accommodation.
 - ii. Clause 2.2.3 Campbell Parade Centre, objectives (c) and (d) and control (a), in that the proposal does not maintain the mixed use character of the Centre by locating commercial at first floor level and inconsistent with the desired future character of the area.
3. The proposed development does not satisfy section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979, as the proposal will adversely impact upon the character of the locality by reducing the amount of commercial space within the area having detrimental economic and social impacts.
4. The proposal is not considered to be in the public interest for the reasons outlined above, contrary to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act, 1979.



LOCATION PLAN NOT TO SCALE

WATER	
Pass – 45% (minimum 40%)	
Rainwater Tank	Nil
Landscape	Nil
Private Landscape	Nil
Fire Sprinkler Systems	Nil
All Showerheads	3 Star WELS (> 6 but <= 7.5 L/min)
All Toilets	4 Star WELS
All Kitchen Taps	4 Star WELS
All Bathroom Taps	4 Star WELS
All Dishwashers	3.5 Star WELS
All Clothes Washers	3.5 Star WELS

THERMAL COMFORT (Residential)	
Pass	
GLAZING	
Awning and Hinged Doors	U-value < 4.30; SHGC 0.42 ± 10%
Sliding, Fixed and Louvre Windows	U-value < 4.30; SHGC 0.50 ± 10%
WALLS	
External Walls	103 – R1.5 insulation to colour back glass
Inter-Tenancy Walls	101 – R2.5 insulation to party walls between public toilet, corridor & services 102 – R2.5 insulation to corridors 103 – R0.4 insulation to corridors
FLOORS	
	Concrete – no additional insulation
ROOF	
	Concrete with plasterboard ceiling - no additional insulation

ENERGY	
Pass – 45% (minimum 45%)	
COMMON AREA	
Ventilation	Hallway/Lobby – Ventilation exhaust only (time clock or BMS controlled)
Lighting	Hallway/Lobby – LED (daylight sensor or motion sensor)
BMS Lighting Control	No
Lifts	Nil
DWELLINGS	
Hot Water	Gas Instantaneous 4 Star
Heating/Cooling	Central Cooling and Heating System 1 – VRV with gas driven compressor, air cooled condenser, Unit efficiency: low – COP < 0.9 Central Cooling and Heating System 2 – VRV with gas driven compressor + air sourced evaporator, Unit efficiency: low – COP < 1.2
Lighting	Dedicated LED throughout
Ventilation	Bathroom – individual fan ducted to façade/roof (interlocked to light) Kitchen – no mechanical ventilation (i.e. natural) Laundry - individual fan ducted to façade/roof (manual on / timer off)
Appliances	Gas Cooktop and Electric Oven Refrigerator – 4 Star Energy (not well ventilated space) Dishwasher – 4 Star Energy Clothes Washer – 4 Star Energy Clothes Dryer – 4 Star Energy
BMS	Nil
PV System	Nil

RECEIVED
Waverley Council
Application No: DA-415/2020
Date Received: 03/12/2020

DRAWING LIST			
Sheet Number	Sheet Name	Current Revision	Package

DA0000	COVER SHEET	B	DA
DA1000	SITE PLAN/SITE ANALYSIS	B	DA
DA1001	GROUND FLOOR PLAN EXISTING	B	DA
DA1002	LEVEL 1 PLAN EXISTING	B	DA
DA1003	DEMOLITION PLAN GROUND FLOOR	B	DA
DA1004	DEMOLITION PLAN LEVEL 1	B	DA
DA2000	GROUND FLOOR PLAN PROPOSED	B	DA
DA2001	LEVEL 1 PLAN PROPOSED	B	DA
DA3000	ELEVATION EAST	B	DA
DA3001	ELEVATION NORTH	B	DA
DA3100	SECTION A-A	B	DA
DA3101	SECTION B-B	B	DA
DA3102	SECTION C-C	B	DA
DA4000	GFA DIAGRAMS	B	DA
DA4005	ADG COMPLIANCE DIAGRAMS	B	DA



0005370640 06 Nov 2020

Assessor Hbda Shah Nazari

Accreditation No. 100821

Address Campbell Parade, Bondi Beach, NSW, 2026

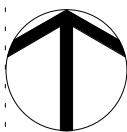
www.nathers.gov.au

hstar.com.au





Amendments		
Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20



DA SUBMISSION

Consultant Services

EMF
PH:0411 699 063
EMAIL: mattp@emf.com.au

Consultant Heritage

Weir Phillips
PH:02 8076 5317
EMAIL: mattp@emf.com.au

Consultant Acoustic

acoustic logic

EMAIL: gcampbell@acousticlogic.com.au

Consultant Waste

Elephants Foot

EMAIL: wmp@elephantsfoot.com.au

Client

BONDI BEACHSIDE TRUST AND OTHERS

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE, BONDI

Drawing Title

COVER SHEET

Scale As indicated @A1

Drawing Created (date) 22/10/20

Drawing Created (by) DN

Plotted and checked by DN/AE

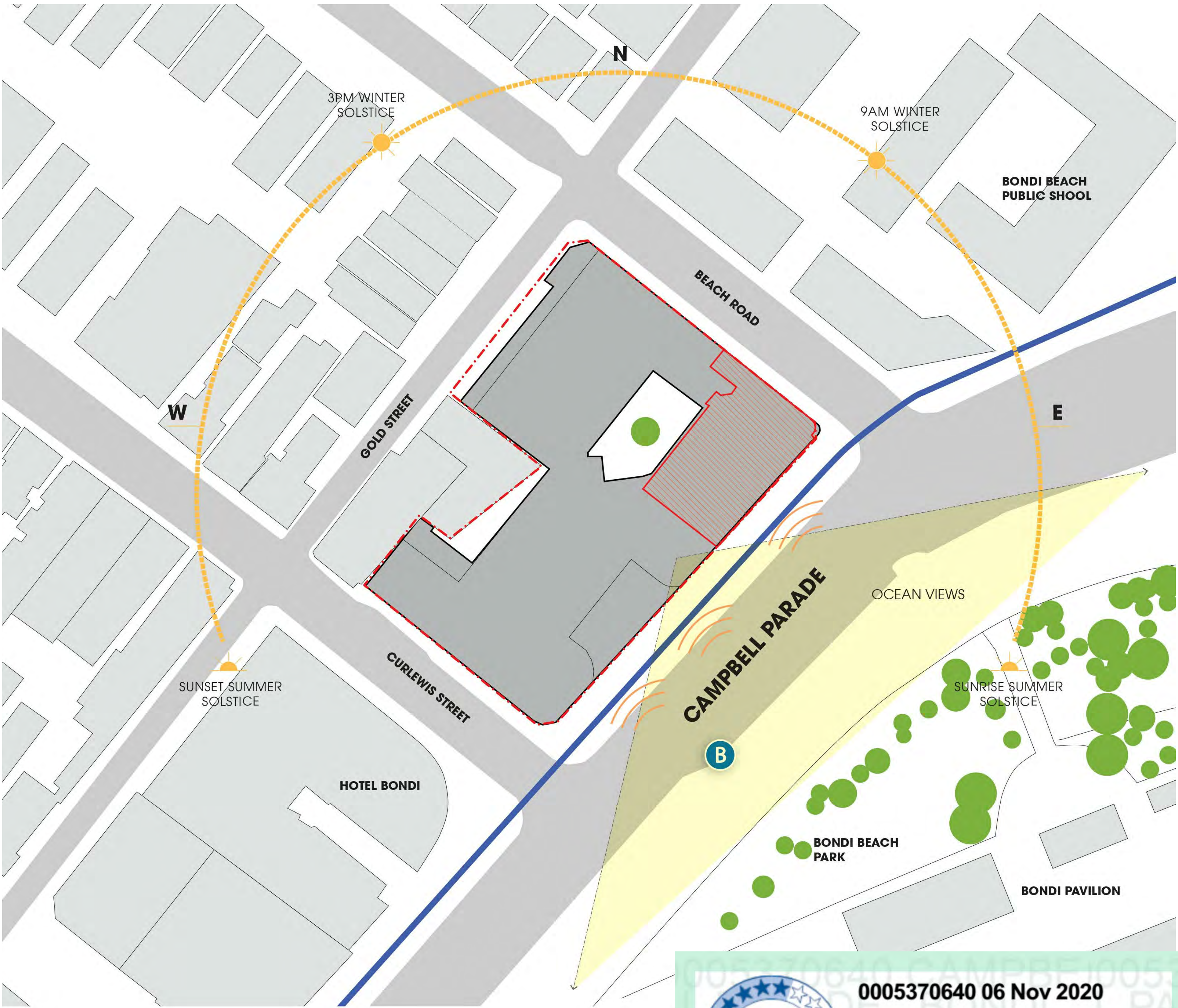
Verified AE

Approved Approver

Project No Drawing No Issue

200281 DA 0000 B

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



LEGEND

SITE BOUNDARY

PROJECT SITE

B

BUS STOP

OCEAN VIEWS

TREES

FOOTPATH

NOISE IMPACT

6.2

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0005370640 06 Nov 2020

Assessor Hoda Shah Nazari

Accreditation No. 100821

Address Campbell Parade , Bondi Beach , NSW , 2026

hstar.com.au

RECEIVED
Waverley Council

Application No: DA-415/2020

Date Received: 03/12/2020

Amendments

Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20

DA SUBMISSION

Consultant

Services

EMF

PH:0411 699 063

EMAIL: mattp@emf.com.au

Consultant

Heritage

Weir Phillips

PH:02 8076 5317

EMAIL: mattp@emf.com.au

Consultant

Acoustic

acoustic logic

EMAIL: gcampbell@acousticlogic.com.au

Consultant

Waste

Elephants Foot

EMAIL: wmp@elephantsfoot.com.au

Client

BONDI BEACHSIDE TRUST AND OTHERS

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE, BONDI

Drawing Title

SITE PLAN/SITE ANALYSIS

Scale

1 : 500 @A1

Drawing Created (date)

10/23/20

Drawing Created (by)

DN

Plotted and checked by

DN/AE

Verified

AE

Approved

Approver

Project No

Drawing No

Issue

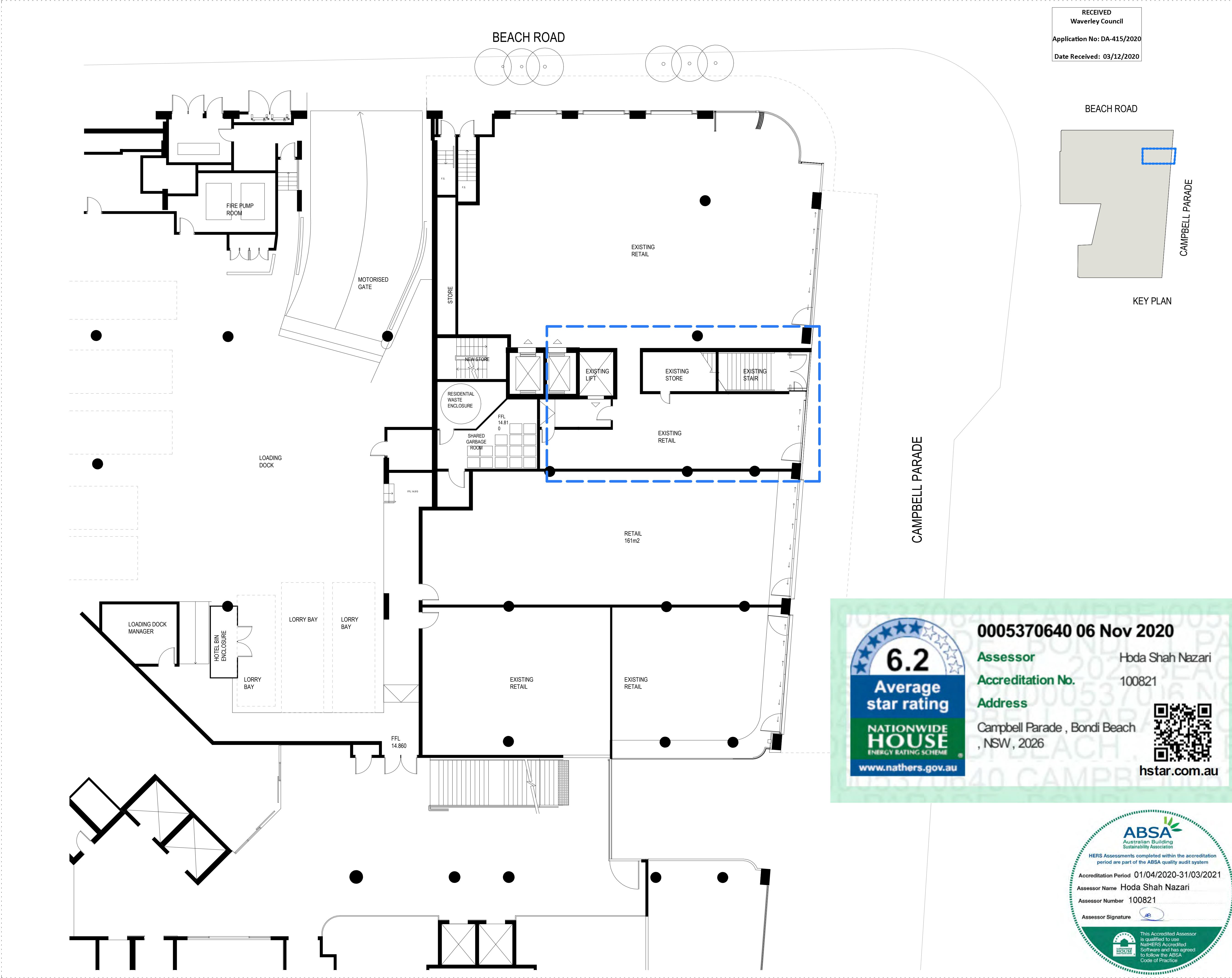
200281

DA 1000

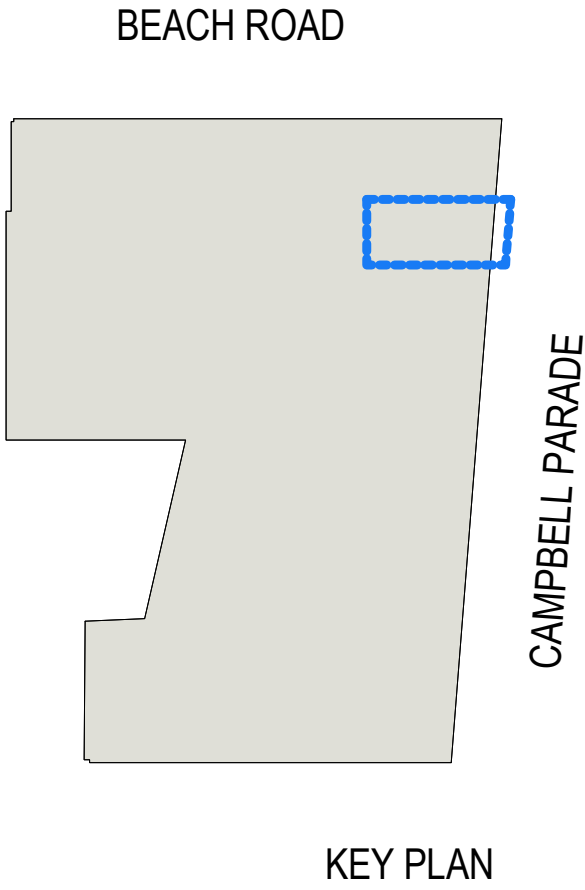
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

10/11/2020 10:39:25 AM

236



RECEIVED
Waverley Council
Application No: DA-415/2020
Date Received: 03/12/2020



Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20

--- EXTENTS OF BUILDING
SUBJECT TO THE DA



North Point

DA SUBMISSION

Consultant Services

EMF
PH:0411 699 063
EMAIL: mattp@emf.com.au

Consultant Heritage

Weir Phillips
PH:02 8076 5317
EMAIL: mattp@emf.com.au

Consultant Acoustic

acoustic logic

EMAIL: gcampbell@acousticlogic.com.au

Consultant Waste

Elephants Foot

EMAIL: wmp@elephantsfoot.com.au

Client

BONDI BEACHSIDE TRUST AND
OTHERS

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE,
BONDI

Drawing Title

GROUND FLOOR
EXISTING

Scale As indicated @A1

Drawing Created (date) 09/18/20

Drawing Created (by) DN

Plotted and checked by DN/AE

Verified AE

Approved Approver

Project No Drawing No Issue

200281 DA 1001

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

10/11/2020 10:39:25 AM



0005370640 06 Nov 2020

Assessor Hoda Shah Nazari

Accreditation No. 100821

Address Campbell Parade , Bondi Beach , NSW , 2026



hstar.com.au



ABSA
Australian Building
Sustainability Association

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

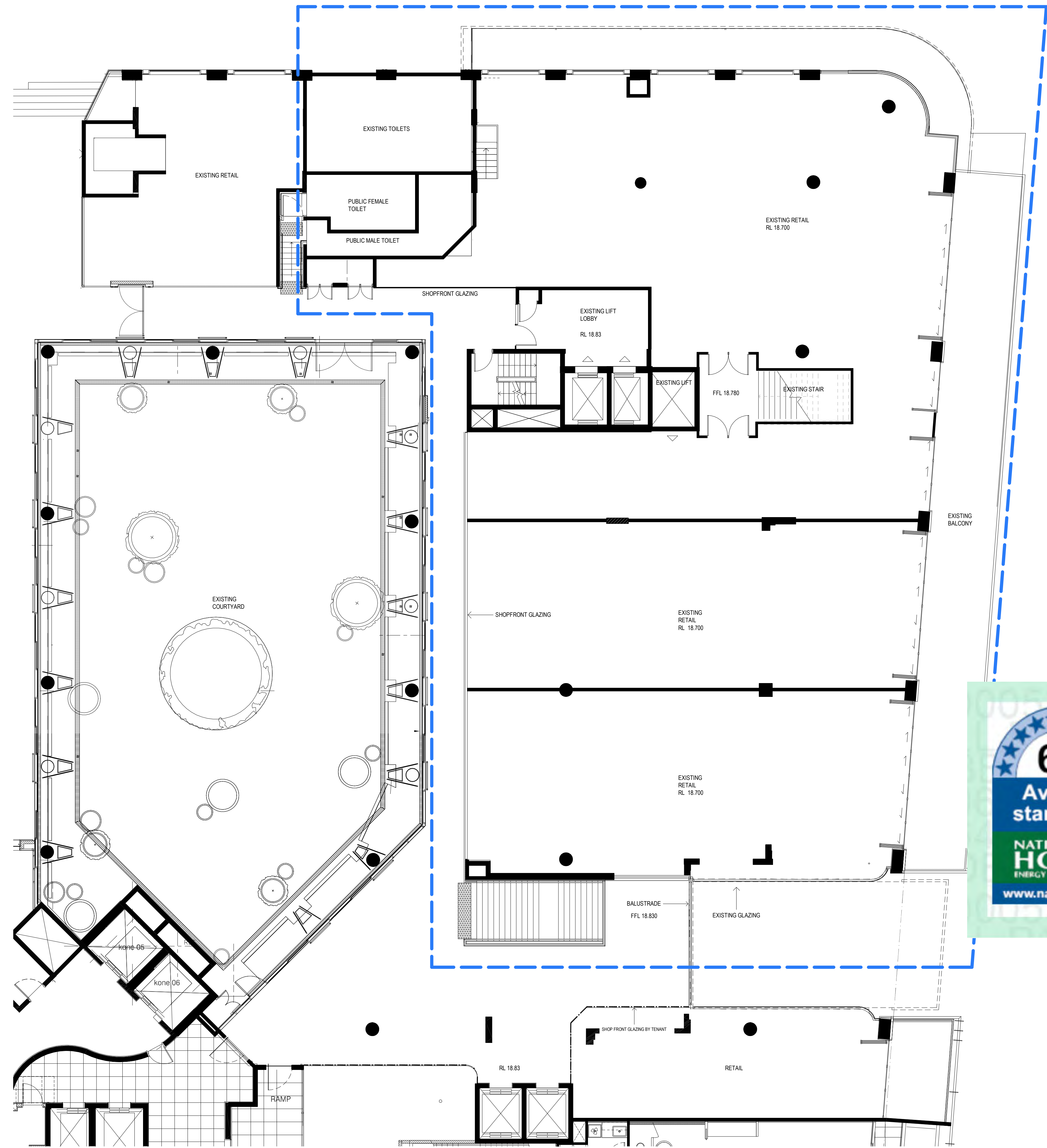
Accreditation Period 01/04/2020-31/03/2021

Assessor Name Hoda Shah Nazari

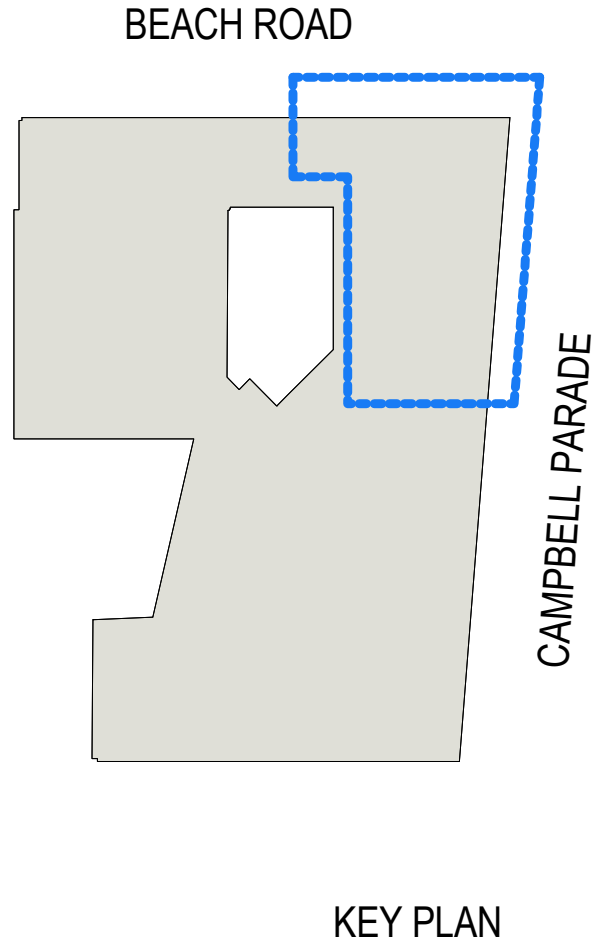
Assessor Number 100821

Assessor Signature 

This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice



RECEIVED
Waverley Council
Application No: DA-415/2020
Date Received: 03/12/2020



Amendments		
Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20

--- EXTENTS OF BUILDING
SUBJECT TO THE DA



North Point

DA SUBMISSION

Consultant Services

EMF
PH:0411 699 063
EMAIL: mattp@emf.com.au

Consultant Heritage

Weir Phillips
PH:02 8076 5317
EMAIL: mattp@emf.com.au

Consultant Acoustic

acoustic logic

EMAIL: gcampbell@acousticlogic.com.au

Consultant Waste

Elephants Foot

EMAIL: wmp@elephantsfoot.com.au

Client

BONDI BEACHSIDE TRUST AND
OTHERS

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE,
BONDI

Drawing Title

LEVEL 1 EXISTING

Scale As indicated @A1

Drawing Created (date) 09/18/20

Drawing Created (by) DN

Plotted and checked by DN/AE

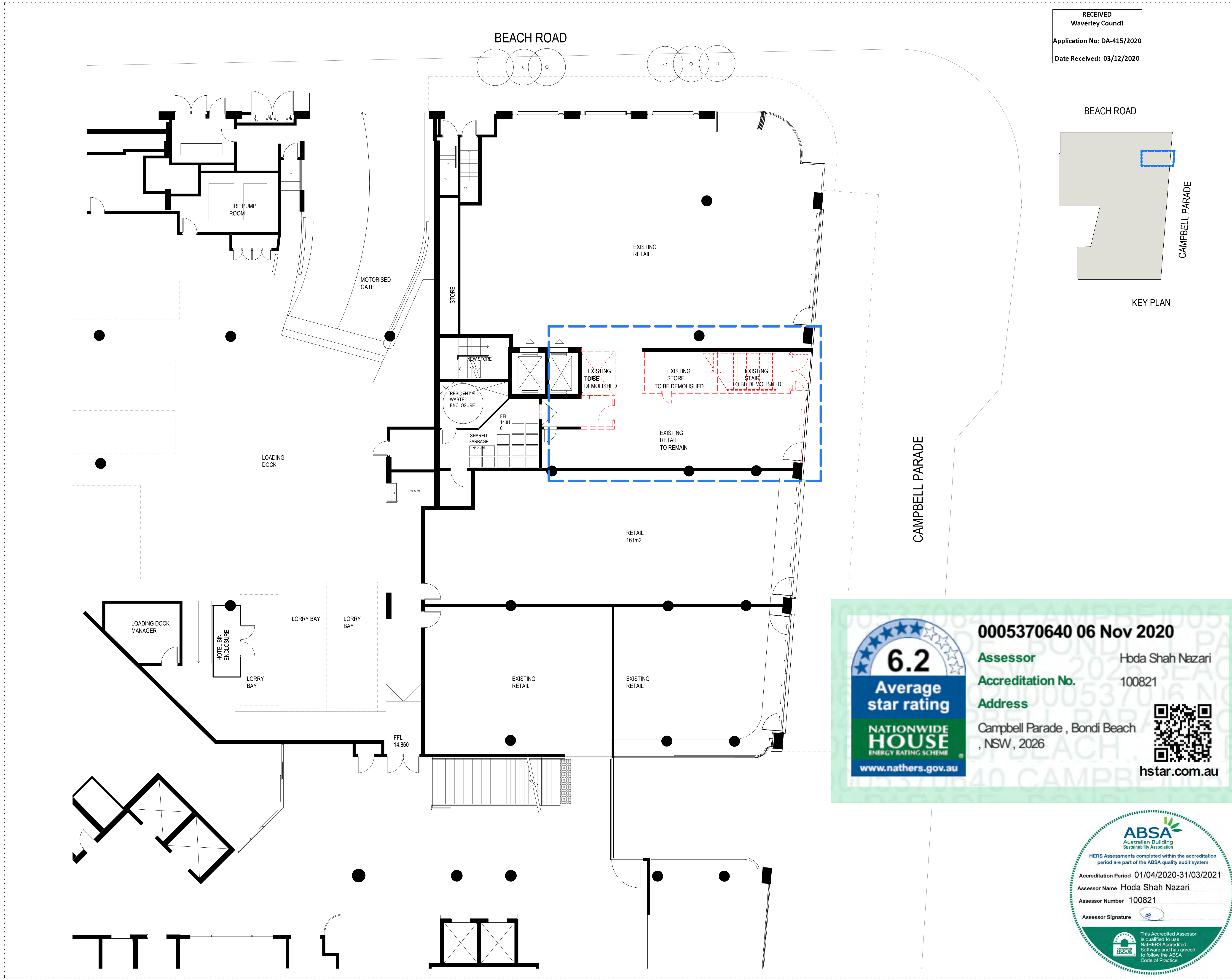
Verified AE

Approved Approver

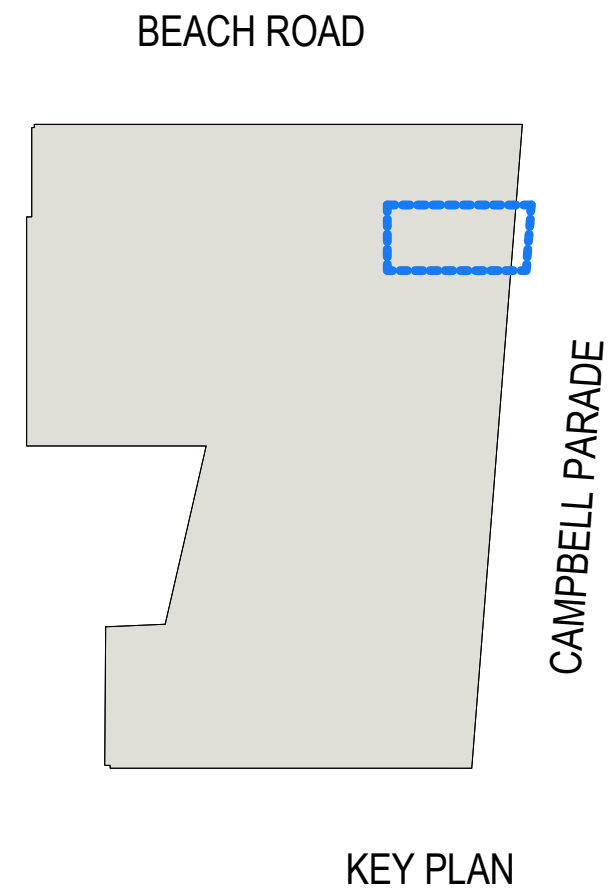
Project No Drawing No Issue

200281 DA 1002

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



RECEIVED
Waverley Council
Application No: DA-415/2020
Date Received: 03/12/2020



Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20

KEY:

- EXISTING RETAINED
- DEMOLISHED
- EXTENTS OF BUILDING SUBJECT TO THE DA



North Point

DA SUBMISSION

Consultant Services

EMF
PH:0411 699 063
EMAIL: matt@emf.com.au

Consultant Heritage

Weir Phillips
PH:02 8076 5317
EMAIL: matt@weir.com.au

Consultant Acoustic

acoustic logic

EMAIL: gcampbell@acousticlogic.com.au

Consultant Waste

Elephants Foot

EMAIL: wmp@elephantsfoot.com.au

Client

BONDI BEACHSIDE TRUST AND OTHERS

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE,
BONDI

Drawing Title

DEMOLITION PLAN
GROUND FLOOR

Scale As indicated @A1

Drawing Created (date) 10/23/20

Drawing Created (by) DN

Plotted and checked by DN/AE

Verified AE

Approved Approver

Project No Drawing No Issue

200281 DA 1003

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

10/11/2020 10:39:23 AM

0005370640 06 Nov 2020

Assessor Hoda Shah Nazari

Accreditation No. 100821

Address Campbell Parade , Bondi Beach , NSW , 2026

6.2 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

hstar.com.au

ABSA Australian Building Sustainability Association

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

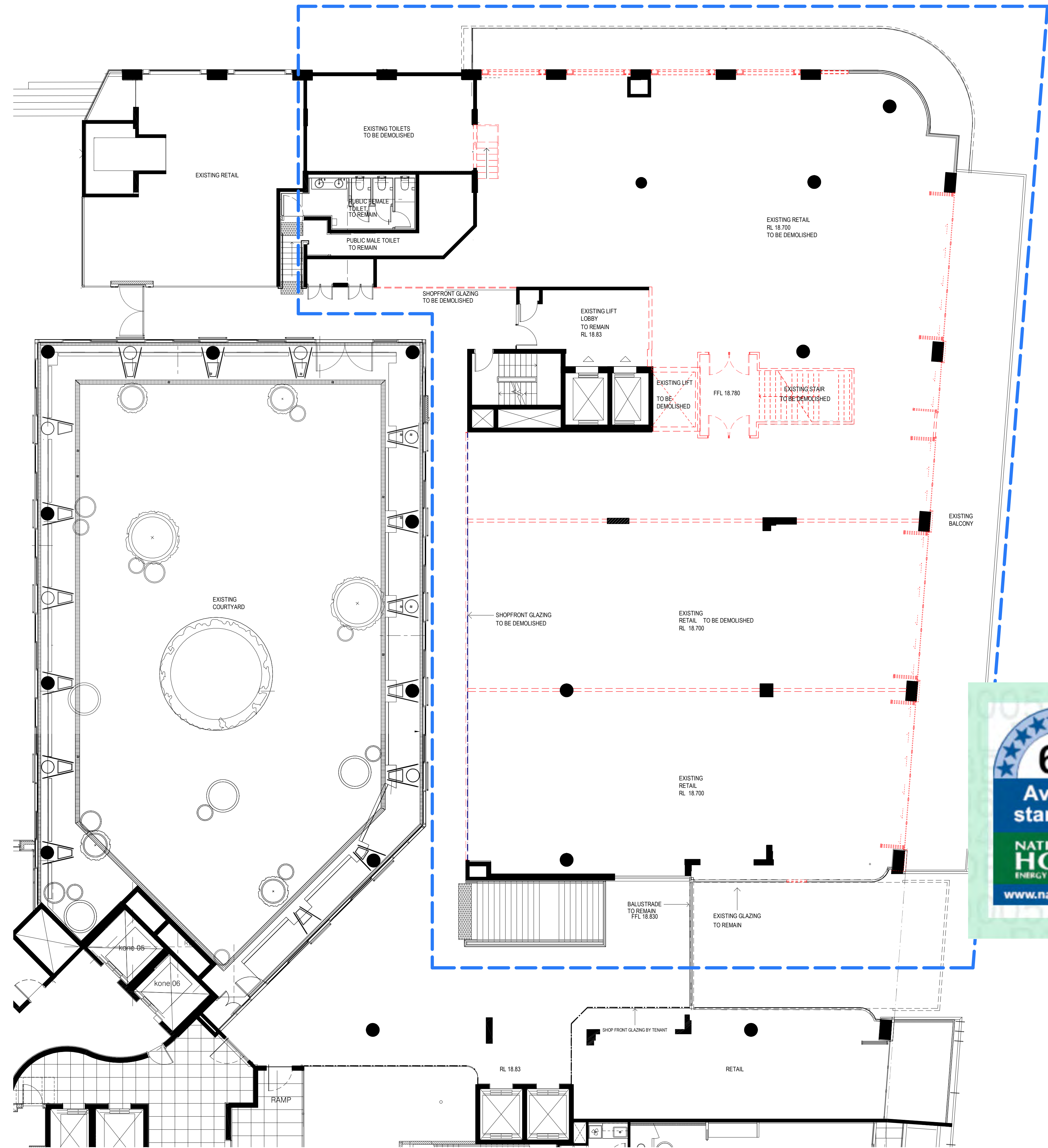
Accreditation Period 01/04/2020-31/03/2021

Assessor Name Hoda Shah Nazari

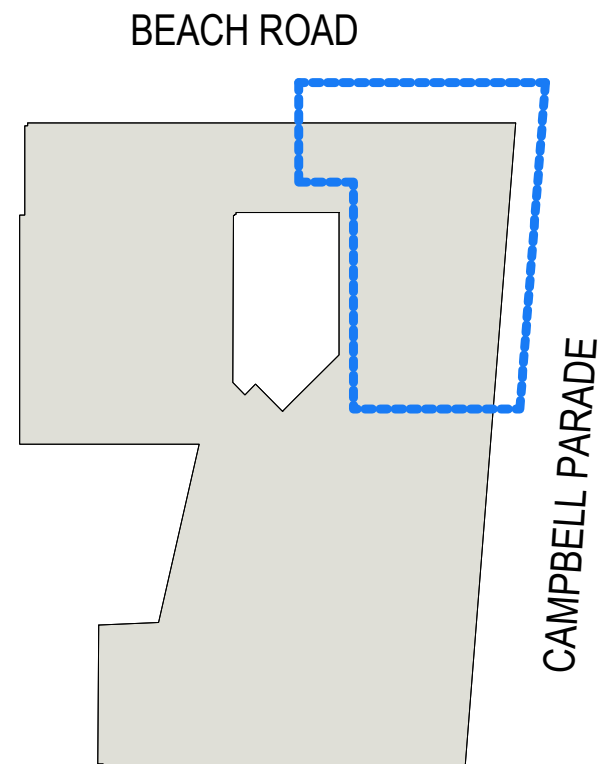
Assessor Number 100821

Assessor Signature

This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

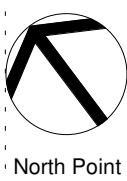


RECEIVED
Waverley Council
Application No: DA-415/2020
Date Received: 03/12/2020



KEY PLAN

- KEY:
- EXISTING RETAINED
 - DEMOLISHED
 - EXTENTS OF BUILDING SUBJECT TO THE DA



North Point

DA SUBMISSION

Consultant	Services
EMF PH:0411 699 063 EMAIL: matt@emf.com.au	
Consultant	Heritage
Weir Phillips PH:02 8076 5317 EMAIL: matt@emf.com.au	
Consultant	Acoustic
acoustic logic EMAIL: gcampbell@acousticlogic.com.au	
Consultant	Waste
Elephants Foot EMAIL: wmp@elephantsfoot.com.au	
Client	
BONDI BEACHSIDE TRUST AND OTHERS	

0005370640 06 Nov 2020

Assessor Hoda Shah Nazari

Accreditation No. 100821

Address Campbell Parade , Bondi Beach , NSW , 2026

This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

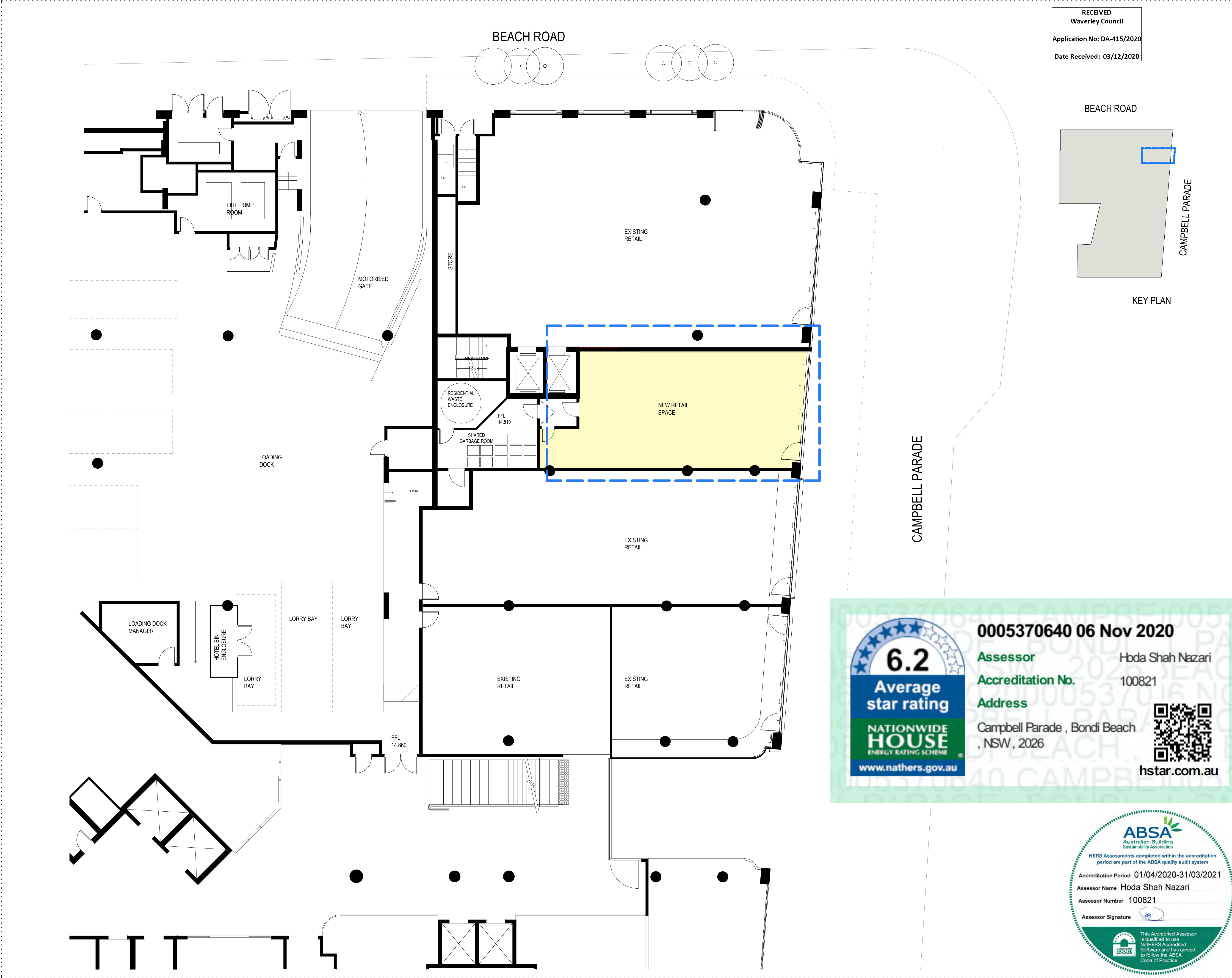
180 CAMPBELL PARADE, BOND

DEMOLITON PLAN LEVEL 1

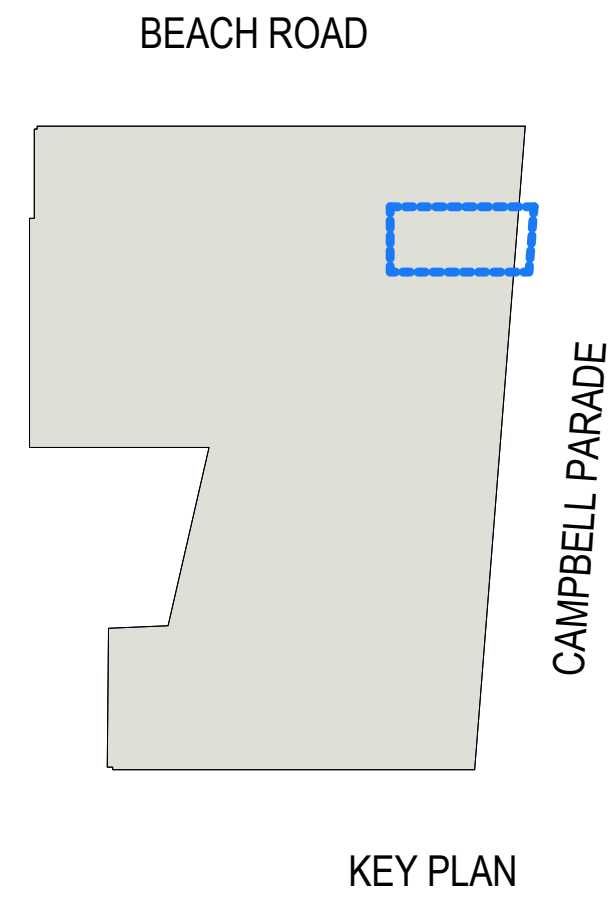
Scale	As indicated @A1	
Drawing Created (date)	10/23/20	
Drawing Created (by)	Author	
Plotted and checked by	Designer	
Verified	Checker	
Approved	Approver	
Project No	Drawing No	Issue

200281 DA 1004

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.



RECEIVED
Waverley Council
Application No: DA-415/2020
Date Received: 03/12/2020



Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20

KEY:
RETAIL
EXTENTS OF BUILDING SUBJECT TO THE DA



Consultant Services
EMF
PH:0411 699 063
EMAIL: matt@emf.com.au
Consultant Heritage
Weir Phillips
PH:02 8076 5317
EMAIL: matt@emf.com.au
Consultant Acoustic
acoustic logic
EMAIL: gcampbell@acousticlogic.com.au
Consultant Waste
Elephants Foot
EMAIL: wmp@elephantsfoot.com.au
Client
BONDI BEACHSIDE TRUST AND OTHERS

0005370640 06 Nov 2020
Assessor Hoda Shah Nazari
Accreditation No. 100821
Address Campbell Parade, Bondi Beach, NSW, 2026
www.nathers.gov.au
hstar.com.au

ABSA
Australian Building Sustainability Association
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Hoda Shah Nazari
Assessor Number 100821
Assessor Signature
This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

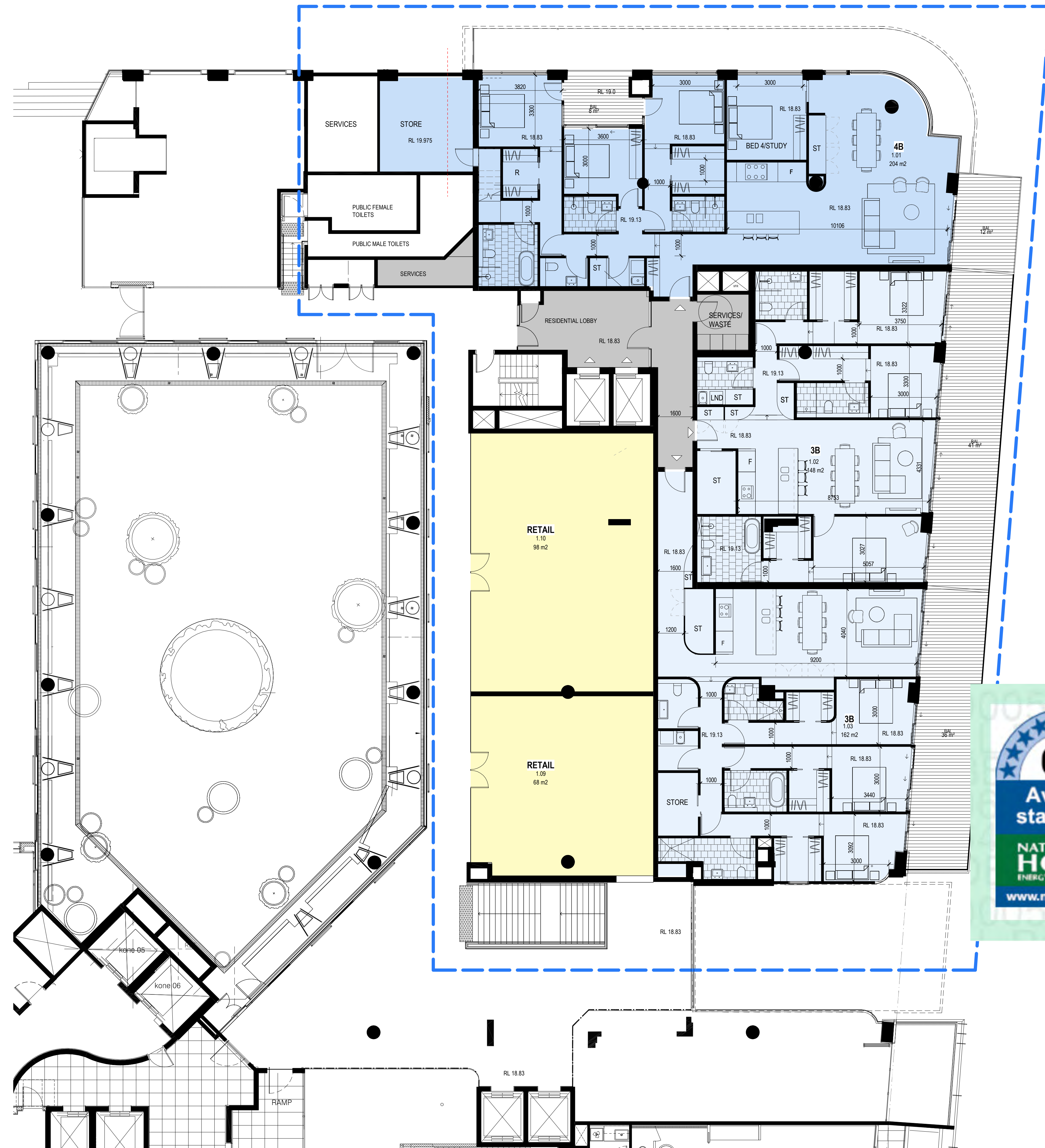
GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE, BONDI

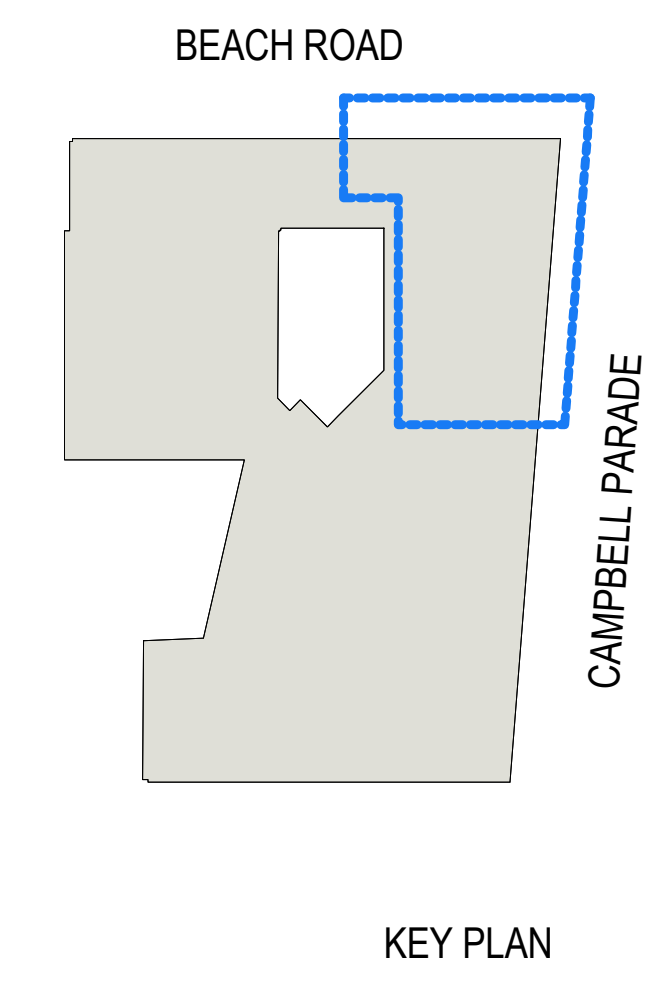
GROUND FLOOR PROPOSED

Scale		As indicated @A1
Drawing Created (date)		09/18/20
Drawing Created (by)		Author
Plotted and checked by		Designer
Verified		Checker
Approved		Approver
Project No	Drawing No	Issue
200281	DA 2000	

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

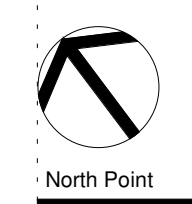


RECEIVED
Waverley Council
Application No: DA-415/2020
Date Received: 03/12/2020



Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20

- KEY:
- 4 BED
 - 3 BED
 - RETAIL
 - EXTENTS OF BUILDING SUBJECT TO THE DA



DA SUBMISSION

Consultant	Services
EMF PH:0411 699 063 EMAIL: matt@emf.com.au	
Consultant	Heritage
Weir Phillips PH:02 8076 5317 EMAIL: matt@emf.com.au	
Consultant	Acoustic
acoustic logic EMAIL: gcampbell@acousticlogic.com.au	
Consultant	Waste
Elephants Foot EMAIL: wmp@elephantsfoot.com.au	
Client	BONDI BEACHSIDE TRUST AND OTHERS

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE,
BONDI

Drawing Title

LEVEL 1 PROPOSED

Scale	As indicated @A1	
Drawing Created (date)	10/07/20	
Drawing Created (by)	DN	
Plotted and checked by	AE/DN	
Verified	AE	
Approved	Approver	
Project No	Drawing No	Issue

200281 DA 2001

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

0005370640 06 Nov 2020

Assessor Hoda Shah Nazari

Accreditation No. 100821

Address Campbell Parade, Bondi Beach, NSW, 2026

6.2
Average star rating

NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

hstar.com.au

ABSA
Australian Building Sustainability Association

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 01/04/2020-31/03/2021

Assessor Name Hoda Shah Nazari

Assessor Number 100821

Assessor Signature

This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

6.2

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0005370640 06 Nov 2020

Assessor
Accreditation No.
Address

Hoda Shah Nazari
100821
Campbell Parade , Bondi Beach , NSW , 2026



hstar.com.au

ABSA

Australian Building Sustainability Association

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 01/04/2020-31/03/2021

Assessor Name Hoda Shah Nazari

Assessor Number 100821

Assessor Signature 



This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

RECEIVED
Waverley Council

Application No: DA-415/2020

Date Received: 03/12/2020

Amendments		
Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20

KEY:

EXTENTS OF BUILDING
SUBJECT TO THE DA

DA SUBMISSION

Consultant Services

EMF
PH:0411 699 063
EMAIL: mattp@emf.com.au

Consultant Heritage

Weir Phillips
PH:02 8076 5317
EMAIL: mattp@emf.com.au

Consultant Acoustic

acoustic logic

EMAIL: gcampbell@acousticlogic.com.au

Consultant Waste

Elephants Foot
EMAIL: wmp@elephantsfoot.com.au

Client

BONDI BEACHSIDE TRUST AND OTHERS

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE,
BONDI

Drawing Title

ELEVATION EAST

Scale As indicated @A1

Drawing Created (date) 09/09/20

Drawing Created (by) Author

Plotted and checked by Designer

Verified Checker

Approved Approver

Project No Drawing No Issue

200281 DA 3000

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

10/11/2020 10:39:24 AM

1 EAST ELEVATION OVERALL DIAGRAM
1:200 @ A1

CAMPBELL PARADE

Note:
All drawings of the existing plans, sections and elevations have been generated from As-built drawings

2 EAST ELEVATION
1:75 @ A1

CAMPBELL PARADE

NEW RETAIL SHOP FRONT

BEACH ROAD

243

6.2

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0005370640 06 Nov 2020

Assessor
Accreditation No.
Address

Hoda Shah Nazari
100821
Campbell Parade , Bondi Beach
, NSW , 2026



hstar.com.au

ABSA

Australian Building Sustainability Association

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 01/04/2020-31/03/2021

Assessor Name Hoda Shah Nazari

Assessor Number 100821

Assessor Signature 



This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

RECEIVED
Waverley Council

Application No: DA-415/2020

Date Received: 03/12/2020

Amendments	Issue	Description	Date
A	FOR INFORMATION		28/10/20
	DEVELOPMENT APPLICATION		10/11/20

KEY:

EXTENTS OF BUILDING
SUBJECT TO THE DA

DA SUBMISSION

Consultant Services

EMF
PH:0411 699 063
EMAIL: mattp@emf.com.au

Consultant Heritage

Weir Phillips
PH:02 8076 5317
EMAIL: mattp@emf.com.au

Consultant Acoustic

acoustic logic

EMAIL: gcampbell@acousticlogic.com.au

Consultant Waste

Elephants Foot

EMAIL: wmp@elephantsfoot.com.au

Client

BONDI BEACHSIDE TRUST AND OTHERS

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE,
BONDI

Drawing Title

ELEVATION NORTH

Scale As indicated @A1

Drawing Created (date) 09/18/20

Drawing Created (by) DN

Plotted and checked by Designer

Verified Checker

Approved Approver

Project No Drawing No Issue

200281 DA 3001

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

10/11/2020 10:39:25 AM

BEACH ROAD

1 NORTH ELEVATION OVERALL DIAGRAM
1: 200 @ A1

BEACH ROAD

2 NORTH ELEVATION
1: 75 @ A1

Note:
All drawings of the existing plans, sections and elevations have been generated from As-built drawings

244

6.2

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0005370640 06 Nov 2020

Assessor
Accreditation No.
Address

Hoda Shah Nazari
100821
Campbell Parade , Bondi Beach
, NSW , 2026



hstar.com.au

ABSA

Australian Building Sustainability Association

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 01/04/2020-31/03/2021

Assessor Name Hoda Shah Nazari

Assessor Number 100821

Assessor Signature 



This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

1 Section A-A DIAGRAM
1:300

2 Section A-A
1:75 @ A1

RECEIVED
Waverley Council
Application No: DA-415/2020
Date Received: 03/12/2020

KEY:

EXTENTS OF BUILDING
SUBJECT TO THE DA

FOR INFORMATION

Consultant	Services
EMF PH:0411 699 063 EMAIL: mattp@emf.com.au	
Consultant	Heritage
Weir Phillips PH:02 8076 5317 EMAIL: mattp@emf.com.au	
Consultant	Acoustic
acoustic logic EMAIL: gcampbell@acousticlogic.com.au	
Consultant	Waste
Elephants Foot EMAIL: wmp@elephantsfoot.com.au	
Client	
BONDI BEACHSIDE TRUST AND OTHERS	

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE,
BONDI

Drawing Title

SECTION A-A

Scale	As indicated @A1	
Drawing Created (date)	10/22/20	
Drawing Created (by)	DN	
Plotted and checked by	DN/AE	
Verified	AE	
Approved	Approver	
Project No	Drawing No	Issue

200281 DA 3100

Note:
All drawings of the existing plans,
sections and elevations have been
generated from As-built drawings

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

245

6.2

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0005370640 06 Nov 2020

Assessor

Hoda Shah Nazari

Accreditation No.

100821

Address

Campbell Parade , Bondi Beach , NSW , 2026



hstar.com.au

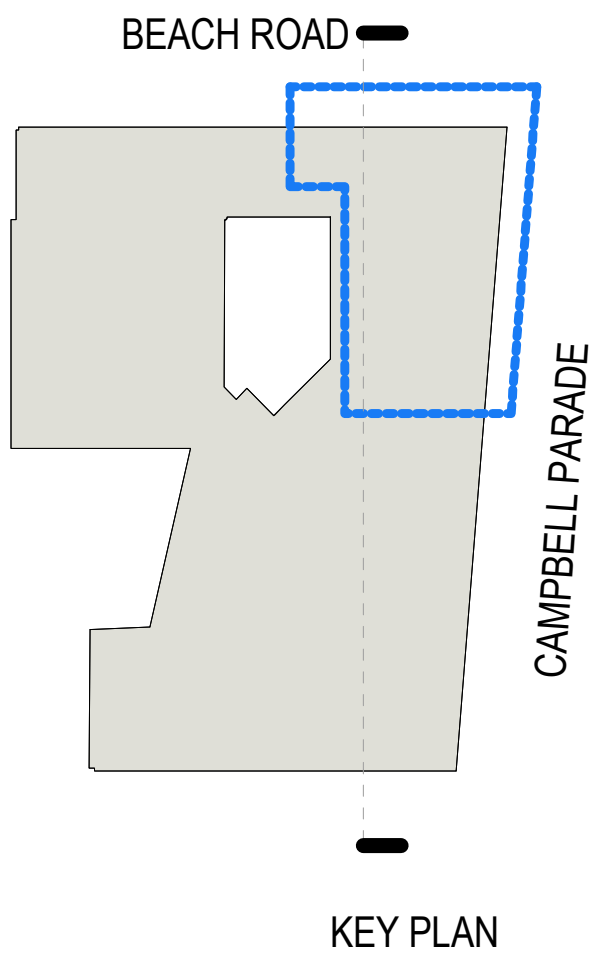


RECEIVED

Waverley Council

Application No: DA-415/2020

Date Received: 03/12/2020



Amendments		
Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20

KEY:

EXTENTS OF BUILDING SUBJECT TO THE DA

DA SUBMISSION

Consultant Services

EMF
PH:0411 699 063
EMAIL: mattp@emf.com.au

Consultant Heritage

Weir Phillips
PH:02 8076 5317
EMAIL: mattp@emf.com.au

Consultant Acoustic

acoustic logic
EMAIL: gcampbell@acousticlogic.com.au

Consultant Waste

Elephants Foot
EMAIL: wmp@elephantsfoot.com.au

Client

BONDI BEACHSIDE TRUST AND OTHERS

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE,
BONDI

Drawing Title

SECTION B-B

Scale As indicated @A1

Drawing Created (date) 09/11/20

Drawing Created (by) DN

Plotted and checked by DN/AE

Verified AE

Approved Approver

Project No Drawing No Issue

200281 DA 3101

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

6.2

Average star rating

NATIONWIDEHOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0005370640 06 Nov 2020

Assessor

Hoda Shah Nazari

Accreditation No.

100821

Address

Campbell Parade , Bondi Beach , NSW , 2026



hstar.com.au

ABSA

Australian Building Sustainability Association

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 01/04/2020-31/03/2021

Assessor Name Hoda Shah Nazari

Assessor Number 100821

Assessor Signature 



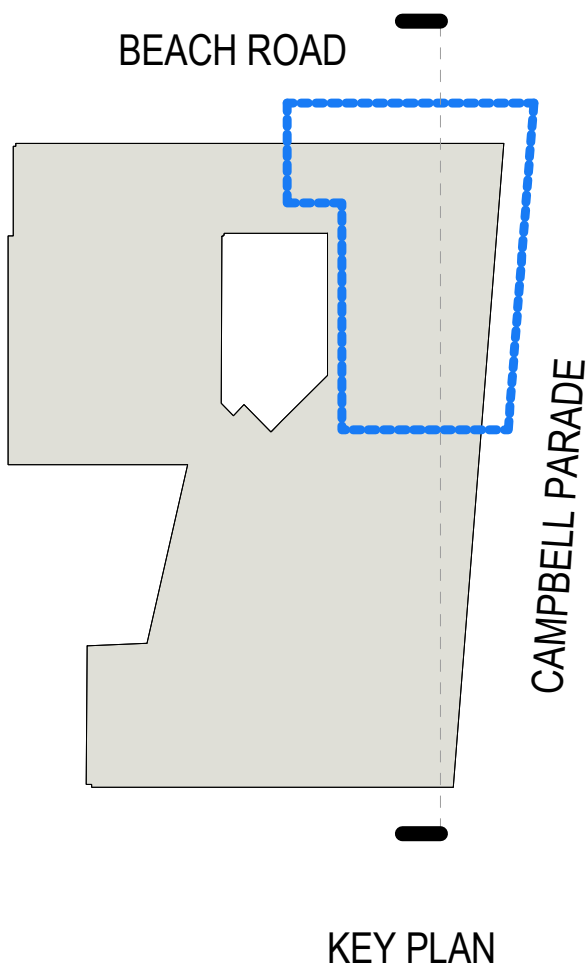
This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

RECEIVED

Waverley Council

Application No: DA-415/2020

Date Received: 03/12/2020



Amendments		
Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20

KEY:

— — — — — EXTENTS OF BUILDING SUBJECT TO THE DA

DA SUBMISSION

Consultant	Services
EMF PH:0411 699 063 EMAIL: mattp@emf.com.au	
Consultant	Heritage
Weir Phillips PH:02 8076 5317 EMAIL: mattp@emf.com.au	
Consultant	Acoustic
acoustic logic EMAIL: gcampbell@acousticlogic.com.au	
Consultant	Waste
Elephants Foot EMAIL: wmp@elephantsfoot.com.au	
Client	
BONDI BEACHSIDE TRUST AND OTHERS	

GROUPGSA

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE, BONDI

Drawing Title

SECTION C-C

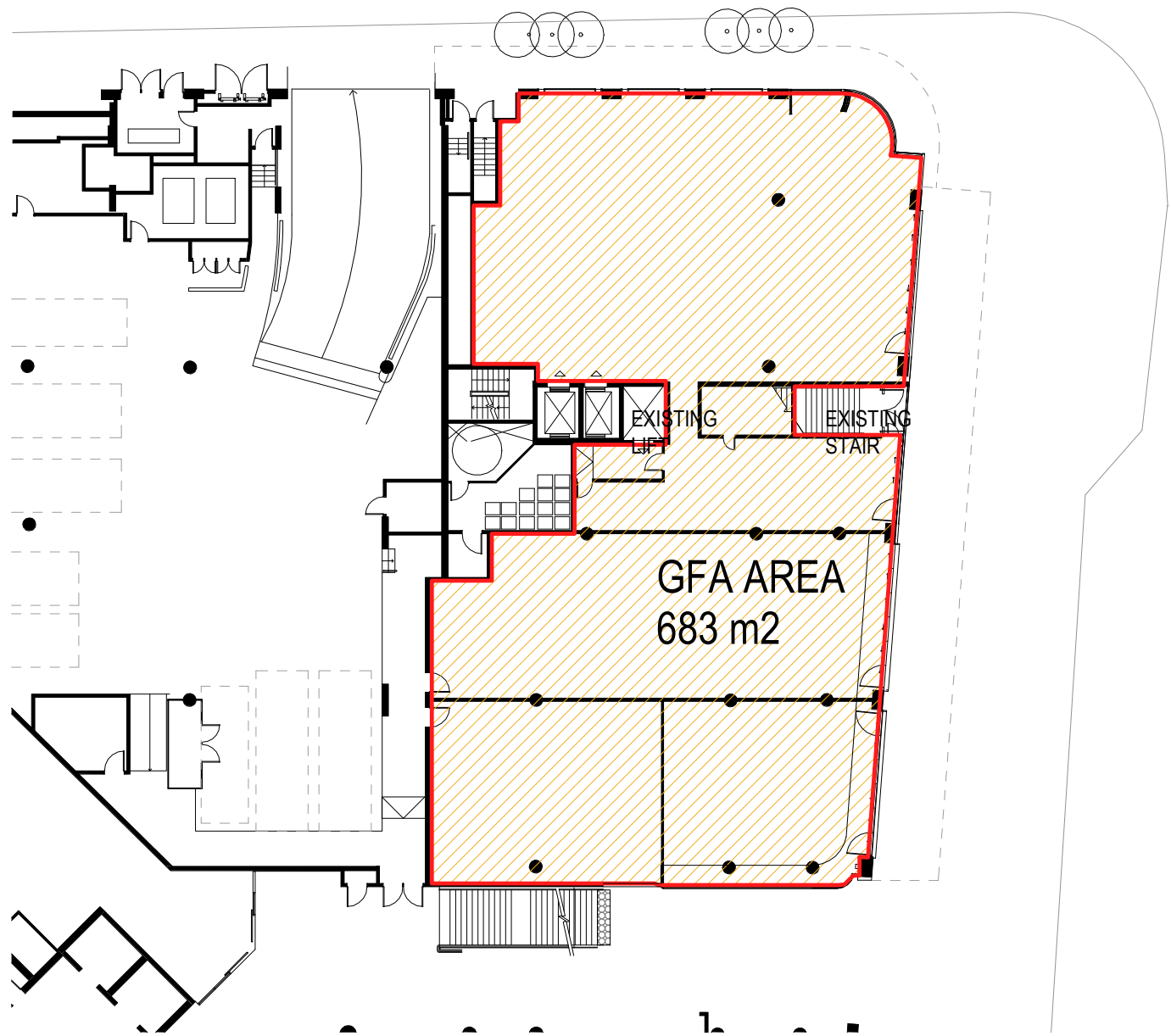
Scale		As indicated @A1
Drawing Created (date)		10/28/20
Drawing Created (by)		DN
Plotted and checked by		DN/AE
Verified		AE
Approved		Approver
Project No	Drawing No	Issue

200281 DA 3102

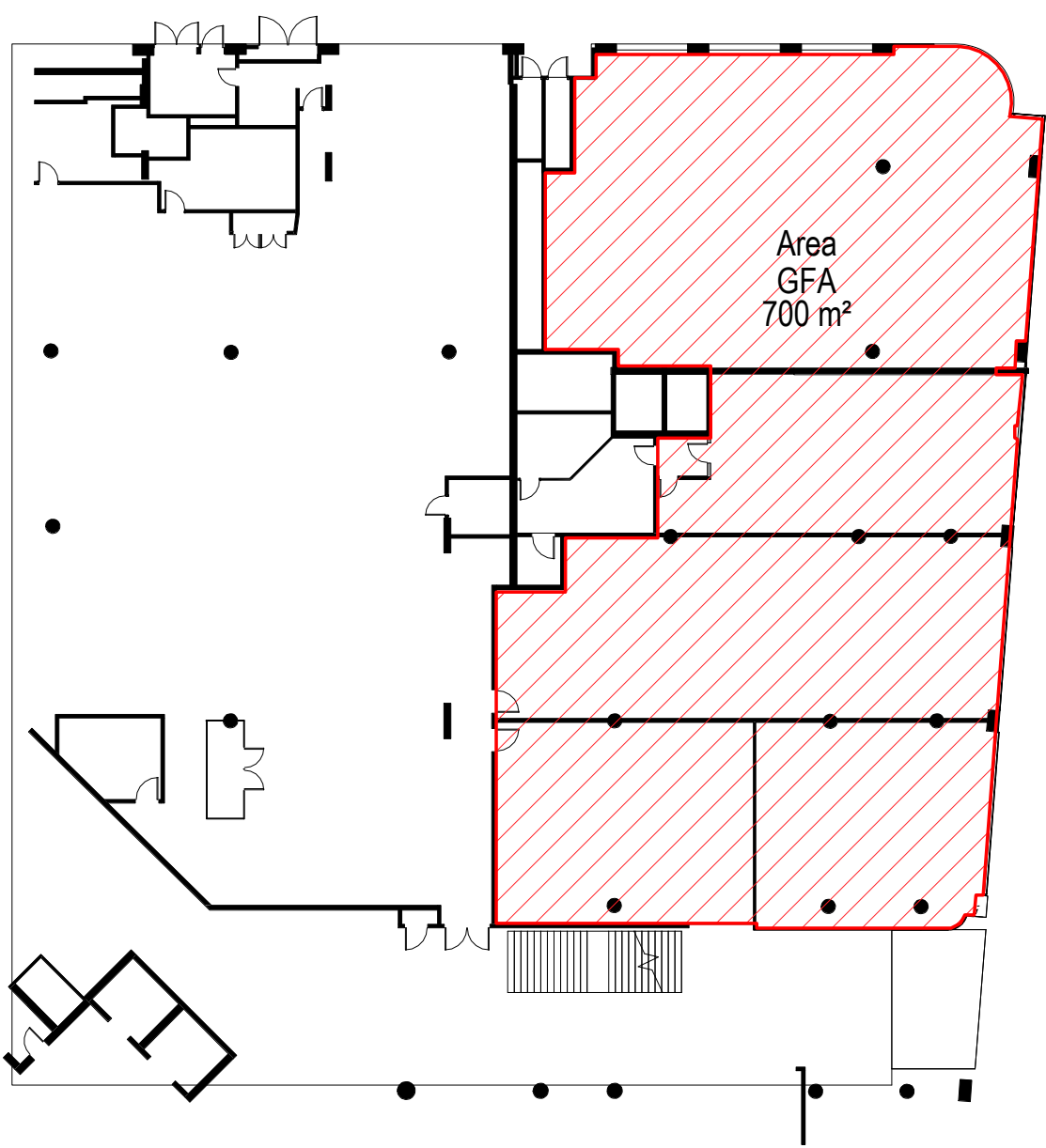
This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

RECEIVED
Waverley Council
Application No: DA-415/2020
Date Received: 03/12/2020

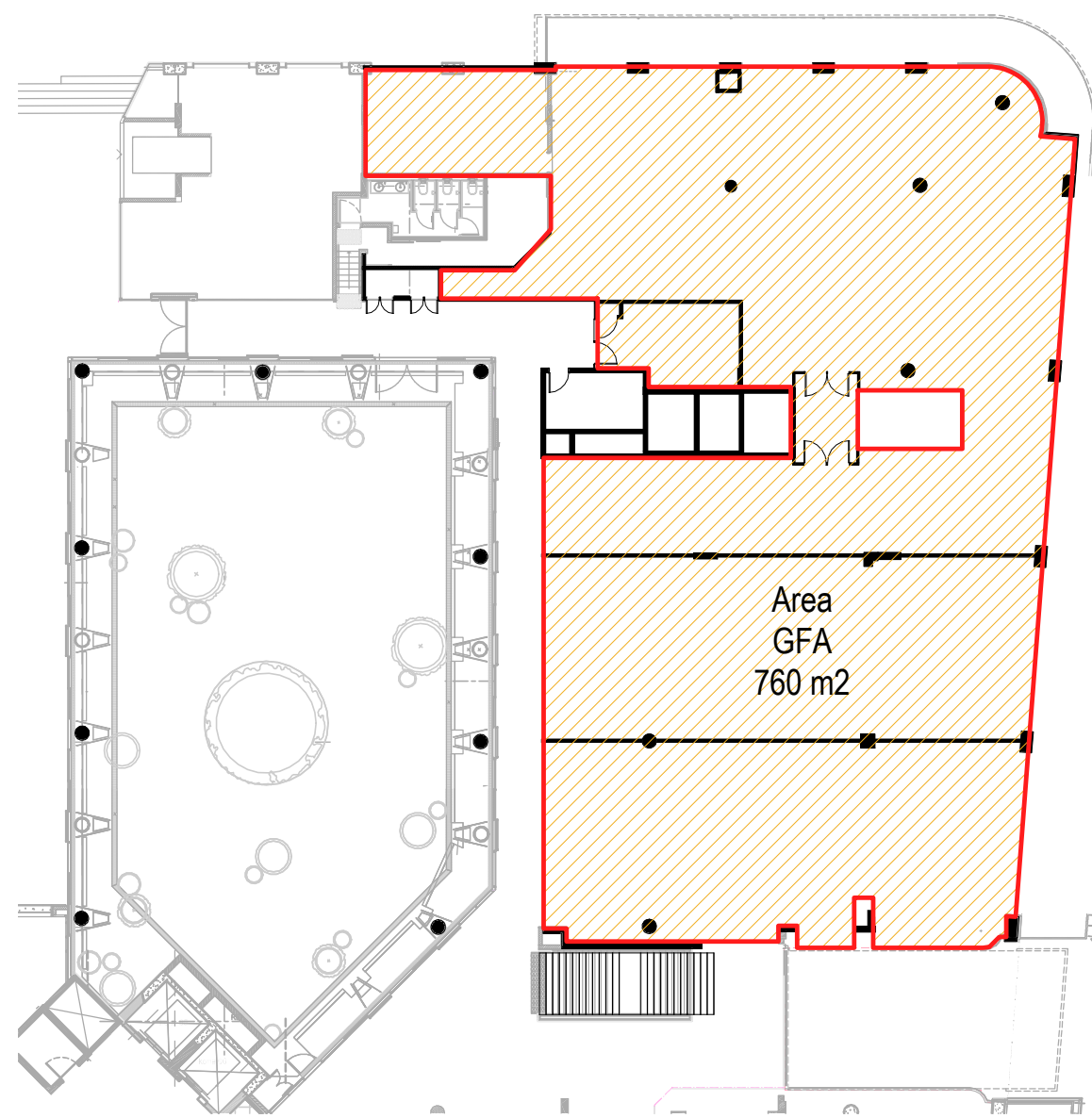
Amendments		Date
Issue	Description	
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20



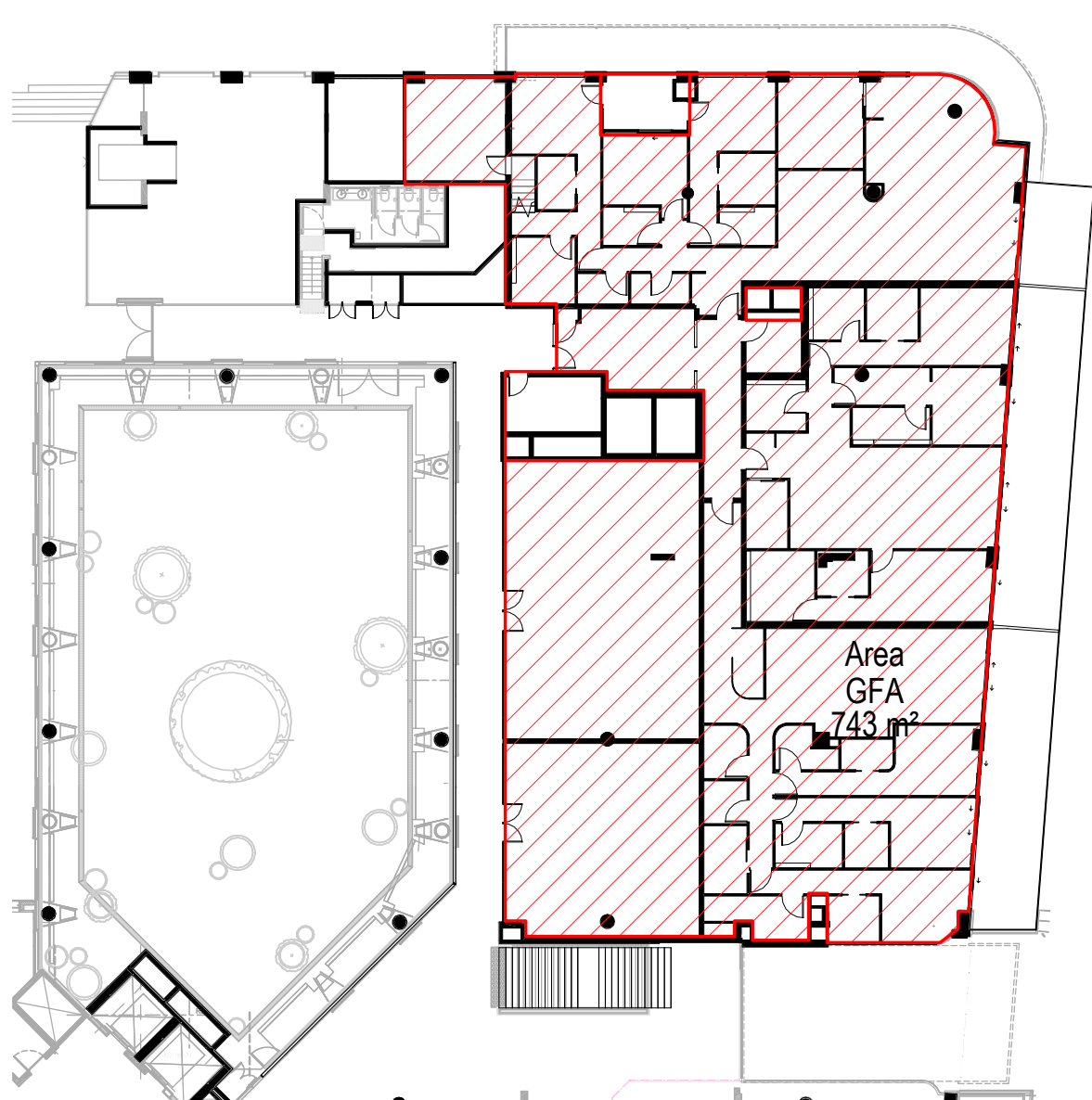
4 GROUND LEVEL GFA EXISTING
1:300



3 GROUND LEVEL GFA PROPOSED
1:300



1 LEVEL 1 GFA EXISTING
1:300
TOTAL EXISTING : 1443 m2



2 LEVEL 1 GFA PROPOSED
1:300
TOTAL EXISTING : 1443 m2

Note:
All drawings of the existing plans,
sections and elevations have been
generated from As-built drawings

KEY:
EXISTING GFA
PROPOSED GFA



North Point

DA SUBMISSION

Consultant Services

EMF
PH:0411 699 063
EMAIL: mattp@emf.com.au

Consultant Heritage

Weir Phillips
PH:02 8076 5317
EMAIL: mattp@emf.com.au

Consultant Acoustic

acoustic logic

EMAIL: gcampbell@acousticlogic.com.au

Consultant Waste

Elephants Foot

EMAIL: wmp@elephantsfoot.com.au

Client

BONDI BEACHSIDE TRUST AND
OTHERS

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE,
BONDI

Drawing Title

GFA DIAGRAMS

Scale As indicated @A1

Drawing Created (date) 10/07/20

Drawing Created (by) DN

Plotted and checked by DN/AE

Verified AE

Approved AE

Project No Drawing No Issue

200281 DA 4000

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

10/11/2020 10:29:40 AM

6.2

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0005370640 06 Nov 2020

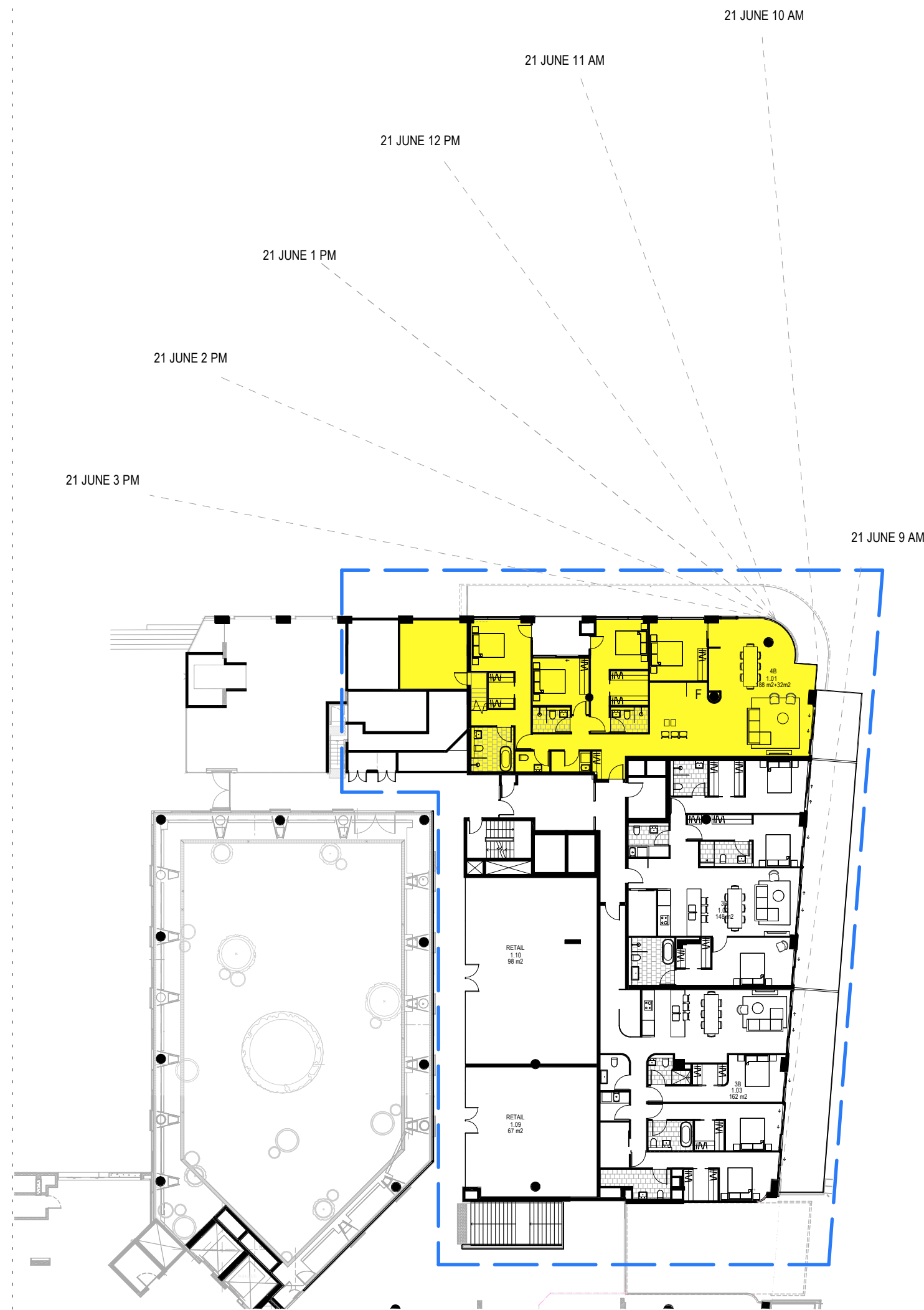
Assessor Hoda Shah Nazari

Accreditation No. 100821

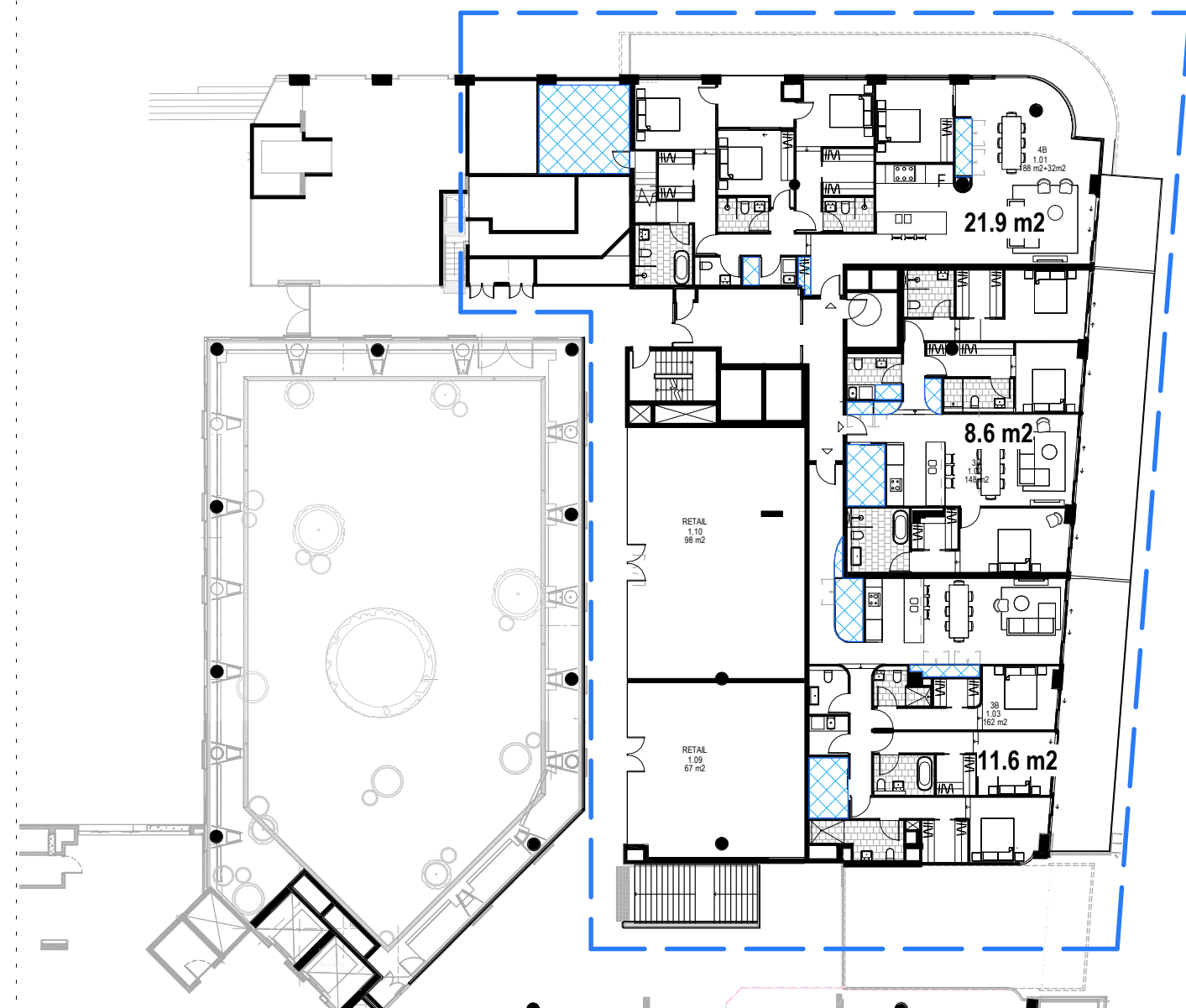
Address Campbell Parade , Bondi Beach , NSW , 2026

hstar.com.au





1 LEVEL 1 SOLAR COMPLIANCE
1: 300



3 LEVEL 1 STORAGE COMPLIANCE
1: 300

0005370640 06 Nov 2020

Assessor

Accreditation No.

Address

Campbell Parade , Bondi Beach , NSW , 2026

www.nathers.gov.au

6.2

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

Hoda Shah Nazari

100821

hstar.com.au

ABSA

Australian Building Sustainability Association

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 01/04/2020-31/03/2021

Assessor Name Hoda Shah Nazari

Assessor Number 100821

Assessor Signature

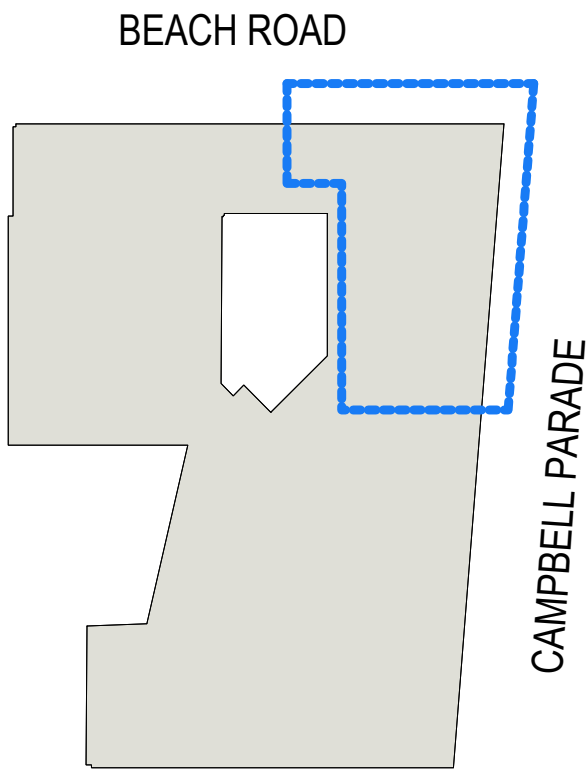
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

RECEIVED

Waverley Council

Application No: DA-415/2020

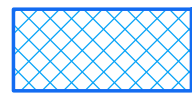
Date Received: 03/12/2020



KEY PLAN

Issue	Description	Date
A	FOR INFORMATION	28/10/20
B	DEVELOPMENT APPLICATION	10/11/20

KEY:



STORAGE



INDICATES THE APARTMENTS THAT RECEIVE 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER



INDICATES THE APARTMENTS THAT ARE NATURALLY CROSS VENTILATED AS PER OBJECTIVE 48-3 OF THE ADG



EXTENTS OF BUILDING SUBJECT TO THE DA



North Point

DA SUBMISSION

Consultant Services

EMF
PH:0411 699 063
EMAIL: mattp@emf.com.au

Consultant Heritage

Weir Phillips
PH:02 8076 5317
EMAIL: mattp@emf.com.au

Consultant Acoustic

acoustic logic

EMAIL: gcampbell@acousticlogic.com.au

Consultant Waste

Elephants Foot

EMAIL: wmp@elephantsfoot.com.au

Client

BONDI BEACHSIDE TRUST AND OTHERS



Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

180 CAMPBELL PARADE, BONDI

Drawing Title

ADG COMPLIANCE DIAGRAMS

Scale As indicated @A1

Drawing Created (date) 10/07/20

Drawing Created (by) DN

Plotted and checked by DN/AE

Verified AE

Approved AE

Project No Drawing No Issue

200281 DA 4005

This drawing is the copyright of Group GSA Pty Ltd and may not be altered, reproduced or transmitted in any form or by any means in part or in whole without the written permission of Group GSA Pty Ltd. All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

10/11/2020 10:39:44 AM

SOLAR ACCESS PROVISION (%)				
APARTMENT NUMBER	BEDS	SOLAR ACCESS ACHIEVED (h)	REQUIRED %OF APARTMENTS	% OF APARTMENTS
1.01	4	6	70%	33.3%
1.02	3	1		
1.03	3	1		

STORAGE PROVISION (METRES CUBED)					
APARTMENT NUMBER	BEDS	ADG REQUIREMENT IN APARTMENT (50%)	ADG STORAGE REQUIREMENT	STORAGE PROVISION IN UNIT	MINIMUM STORAGE REQUIRED IN BASEMENT
1.01	4	5	10	53 *	0
1.02	3	5	10	28	0
1.03	3	5	10	38	0

*NOTE: STORAGE (17m³) ASSOCIATED WITH BEDROOM 1 APARTMENT 1.01 IS INCLUDED IN CALCULATION

NATURAL CROSS VENTILATION PROVISION (%)				
APARTMENT NUMBER	BEDS	CROSS VENT	REQUIRED %OF APARTMENTS ACHIEVING NATURAL CROSS VENTILATION	% OF APARTMENTS ACHIEVING NATURAL CROSS VENTILATION
1.01	4	YES	60%	66.6%
1.02	3	NO		
1.03	3	YES		

Note:
All drawings of the existing plans, sections and elevations have been generated from As-built drawings