21 October 2026

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

11.00AM WEDNESDAY, 28 October 2026

QUORUM: Three Panel members.

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

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Live Streaming of Meetings

This meeting is streamed live via the internet and an audio-visual recording of the meeting will be publicly available on Council's website.

By attending this meeting, you consent to your image and/or voice being live streamed and publicly available

AGENDA

WLPP-2610.A
Apologies

WLPP-2610.DI
Declarations of Interest

The Chair will call for any declarations of interest.

WLPP-2610.1 **PAGE 6**
5-7 Tipper Avenue BRONTE NSW 2024 - Remedial works to the existing residential flat building's roof, replacing membrane with increased parapet heights. **(DA-131/2026)**

Report 16 October 2026 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be approved by the Waverley Local Planning Panel subject to conditions in Appendix A.

WLPP-2610.2 **PAGE 79**
130 Hewlett Street BRONTE NSW 2024 - Alterations and additions to existing house including internal reconfiguration to lower levels. **(DA-190/2026)**

Report 16 October 2026 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be approved by the Waverley Local Planning Panel subject to conditions in Appendix A.

WLPP-2610.3 **PAGE 128**
103 Military Road DOVER HEIGHTS NSW 2030 – Demolition of existing structures and construction of a new attached dual occupancy with basement parking, in ground swimming pools and Strata subdivision. **(DA-192/2026)**

Report 16 October 2026 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be refused by the Waverley Local Planning Panel for the reasons contained in Appendix A.

WLPP-2610.4 **PAGE 185**

108 Murriverie Road NORTH BONDI NSW 2026 – Substantial alterations and additions to existing dwelling including internal alterations to ground floor, addition of first floor, landscaping alterations and new pool. **(DA-282/2026)**

Report 13 October 2026 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be APPROVED by the Waverley Local Planning Panel subject to the conditions in Appendices A and B.

WLPP-2610.5 **PAGE 271**

14 Northcote Street ROSE BAY NSW 2029 - Alterations and additions to dwelling house including internal reconfiguration, rear extension, new balconies, new double garage, and associated landscaping works. **(DA-265/2026)**

Report dated 15 October 2026 from MoDA

Council Recommendation: That the development application be APPROVED by the Waverley Local Planning Panel subject to conditions in Appendix A.

WLPP-2610.6 **PAGE 334**

153 Hastings Parade BONDI NSW 2026 - Demolition of the existing building and construction of a residential flat building with three units. **(DA-45/2026)**

Report dated 15 October 2026 from MoDA

Council Recommendation: That the development application be APPROVED by the Waverley Local Planning Panel subject to conditions in Appendix A.

WLPP-2610.7 **PAGE 462**

89 Fletcher Street TAMARAMA NSW 2026 - Demolition of existing dwelling and associated structures, tree removal, Torrens title subdivision, construction of semi-detached dwellings with a basement, rooftop terrace, swimming pool, cabana and landscaping. **(DA-137/2026)**

Report 19 October 2026 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be APPROVED by the Waverley Local Planning Panel subject to conditions in Appendices A.

WLPP-2610.8 **PAGE 551**

5/69 Francis Street BONDI BEACH NSW 2026 - Alterations and additions to Unit 5 including internal reconfiguration, changes to windows and doors, excavation for a new storage room and bathroom and new rear balcony with stairs to the rear yard. **(DA-300/2026)**

Report 15 October 2026 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be APPROVED by the Waverley Local Planning Panel subject to the conditions in Appendix A.

WLPP-2610.9 **PAGE 601**

1 Wills Avenue WAVERLEY NSW 2024 - Demolition of existing structures and construction of an attached dual occupancy development including Strata title subdivision, basement parking and associated site works. **(DA-264/2026)**

Report 14 October 2026 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be REFUSED by the Waverley Local Planning Panel for the reasons contained in Appendix A.

WLPP-2610.10 **PAGE 656**

12 Imperial Avenue BONDI NSW 2026 – Alterations and additions to dwelling house. **(DA-128/2026)**

Report 13 October 2026 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be APPROVED by the Waverley Local Planning Panel subject to the conditions in Appendix A.



Report to the Waverley Local Planning Panel

Overview	
Application number	DA-131/2026 (PAN-627413)
Site address	5-7 Tipper Avenue, Bronte NSW 2024
Proposal	Remedial works to the existing residential flat building's roof, replacing membrane with increased parapet heights.
Date of lodgement	24 April 2026
Amended date of lodgement	7 July 2026
Owner	Proprietors of Strata Plan 5183
Applicant	Burton Architecture
Submissions	1 submission
Cost of works	$123,585.00
Principal Issues	• Exceedance to the maximum height of buildings development standard.
Recommendation	That the application be **APPROVED** in accordance with the conditions contained in the report.

Site Map



1. PREAMBLE

1.1. Executive Summary

The development application seeks consent for remedial works to the existing residential flat building's roof, replacing membrane with increased parapet heights at the site known as 5-7 Tipper Avenue, Bronte.

The principal issues arising from the assessment of the application are as follows:

- Exceedance to the maximum height of buildings development standard of the *Waverley Local Environmental Plan* (LEP) 2012.

The assessment finds these issues acceptable as the proposed building height relates to necessary building work and will maintain an acceptable level of amenity to neighbouring buildings.

One submission was received from residents and no submissions from Councillors were received. The issues raised in the submission have been considered and addressed in this report and in the Recommendation. There were no declared conflicts of interest on this application from Council staff.

The application has been assessed against the relevant matters for consideration under section *4.15(1) of the Environmental Planning and Assessment Act 1979* (the Act). It is recommended for approval subject to conditions of consent.

1.2. Site and Surrounding Locality

A site visit was carried out on 13 July 2026.

The site is identified as CP SP 5183, known as 5-7 Tipper Avenue, Bronte.

The site is rectangular in shape with a frontage of 16.815m to Tipper Avenue. It has an area of 661.8m^2 and it contains a cross site fall from south east to north west by approximately 4.07m.

The site is occupied by a four storey residential flat building (RFB) with on-site garages. The site is provided with vehicular access from Tipper Avenue.

The site is adjoined by a two storey dwelling house to the north and a three storey dwelling house to the south. The locality is characterised by a variety of low and medium density residential developments.

Figure 1 to **3** are photos of the site and its context.



Figure 1: Western view of the existing RFB from Tipper Avenue.



Figure 2: South western view of the existing RFB from Tipper Avenue.



Figure 3: Western view of the existing RFB and adjoining development in the surrounding context from Tipper Avenue.

1.3. Relevant Development History

A search of Council's records revealed there is no recent and relevant development history of the site.

1.4. Proposal

The development application seeks consent for remedial works to the existing residential flat building's roof, replacing membrane with increased parapet heights.

1.5. Background

The development application was lodged on 24 April 2026 and a Stop the Clock letter for additional information was issued on 26 May 2026 for the following reasons:

1. Submit side-by-side comparison plans for the existing and proposed development.
2. Insufficient view loss impact assessment.

3. Shadow diagrams are to be submitted.
4. The Statement of Environmental Effects (SEE) is to be amended to address the BASIX SEPP and section 4.15 of the *Environmental Planning and Assessment Act* 1979.

The amended documents were received on 27 May 2026 and the application was subsequently notified from 16 June 2026 to 2 July 2026.

The application was deferred on 26 June 2026 for the following reasons:

1. The proposal exceeds the height of buildings development standard and the clause 4.6 is not satisfactory as insufficient information has been submitted to demonstrate the preservation of neighbouring amenity.

The amended plans and documentation were received on 7 July 2026. The amended information was accepted on 22 July 2026 which becomes the amended lodgement date.

Further discussions were undertaken with the applicant regarding the view loss assessment and existing use rights and as a result, the updated view loss assessment was submitted on 9 September 2026 and the amended SEE was submitted on 12 October 2026. This documentation in conjunction with the documents received on 7 July 2026 form the basis of the assessment.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of 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. State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022
- SEPP (Housing) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Resilience and Hazards) 2021

SEPP (Housing) 2021

Chapter 4 – Design of residential apartment development

The proposal involves remedial works to an existing residential flat building. The extent of alterations are not considered to be substantial and therefore Chapter 4 of the Housing SEPP does not apply to the proposed development.

2.1.2. Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

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

Table 1: 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 plan.
Part 2 Permitted or prohibited development		
Land Use • *R2 Low Density Residential Zone*	No. Relies on Existing Use Rights	The use of the site as a residential flat building (*residential accommodation*) is prohibited in the R2 zone. The site benefits from existing use rights. Refer to detailed discussion below this table.
Part 4 Principal development standards		
4.3 Height of buildings • *8.5m*	No	The existing development has a building height of 13.2m as measured above existing ground level and a maximum RL of 49.800, exceeding the standard by 4.7m equating to a 55.29% variation. The proposed development has a building height of 13.6m as measured above existing ground level and a maximum RL of 50.200, exceeding the standard by 5.1m equating to a 60% variation.
4.6 Exceptions to development standards	See discussion	The application is accompanied by a written request pursuant to clause 4.6 of Waverley LEP 2012 to vary the height of buildings (HOB) development standard. A detailed discussion of the variation to the development standard is presented below this table.

Provision	Compliance	Comment
Part 6 Additional local provisions		
6.15 Stormwater Management	Yes	The proposal only seeks to increase the height of the parapet and the existing stormwater drainage is maintained. In this regard, the proposal satisfactorily meets clauses (a), (b) and (c).

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

1. Existing Use Rights

The proposal seeks consent for alterations involving necessary remedial works which will increase the parapet height of the existing residential flat building which is a prohibited use in the R2 Low Density Residential zone under the Waverley LEP 2012.

The site has operated as a residential flat building immediately before the Waverley LEP 2012 had the effect of prohibiting that use. The present use of the premises on the site is an existing use within the meaning of Section 4.65 of the *Environmental Planning and Assessment Act 1979* (the Act).

The continuance of that use is permitted by operation of Section 4.66(1) of the *Act*. There is no evidence to suggest that the use has been abandoned.

Any entitlement to carry out alterations or extensions to or the rebuilding of a building or work being used for an existing use is found at Part 7 of the *Environmental Planning and Assessment Regulation 2021* (EPA Regulation), made under Section 4.67 of the Act, which permits certain regulations to be made for an existing use to be altered or extended subject to development consent.

Clause 163 in Part 7 of the *Environmental Planning and Assessment Regulation 2021* allows an existing use to be altered or extended.

Clause 163 Certain development allowed

(1) An existing use may, subject to this Part—
(a) be enlarged, expanded or intensified, or
(b) be altered or extended, or
(c) be rebuilt, or
(d) be changed to another use, but only if that other use is a use that may be carried out with or without development consent under the Act, or

(e) if it is a commercial use—be changed to another commercial use (including a commercial use that would otherwise be prohibited under the Act), or
(f) if it is a light industrial use—be changed to another light industrial use or a commercial use (including a light industrial use or commercial use that would otherwise be prohibited under the Act).

Clause 165 in Part 7 of the *Environmental Planning and Assessment Regulation 2021* allows an existing use to be altered subject to development consent.

Clause 165 Alteration of buildings and works

(1) Development consent is required for an alteration of a building or work used for an existing use.

(2) The alteration must be—
(a) for the existing use of the building or work and for no other use, and
(b) erected or carried out only on the land on which the building or work was erected or carried out immediately before the relevant day.

As the site benefits from existing use rights, the proposal is permitted with development consent.

2. Clause 4.6 Exceptions to Development Standards – Height of Buildings

The application seeks to vary the maximum height of buildings (HOB) development standard in clause 4.3 under Waverley LEP 2012.

The site is subject to a maximum HOB development standard of 8.5m. The proposed development has a HOB of 13.6m, exceeding the standard by 5.1m equating to a 60% variation. It is noted that the existing building already exceeds the development standard by 4.7m or 55.29%.

A written request has been submitted to Council in accordance with clause 4.6(3)(a) of Waverley LEP 2012 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 HOB development standard on the following basis:

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

(i) Compliance with the height of buildings standard is unreasonable and unnecessary as the objectives of the development standard typically apply to new built form relating to additional floor space. This falls into one of the justifications raised in the Land & Environment Court case Wehbe v Pittwater Council (2007) 156 LGERA 446, namely "The underlying objective or purpose of the standard is not relevant to the development".

(ii) The proposed works are remedial works to an existing building that already breaches the height control. The rebuilding of the rooftop parapet (that is required to meet BCA and Waterproofing requirements under the Design and Building Practitioners Act) does not increase the height or bulk of the development to such an extent that it negatively impacts the visual character of the neighboured or neighbours views. Also, the amended design, submitted with this updated Clause 4.6 request, shows that the neighbouring properties and public domain maintain and preserve their environmental amenity.

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

(i) The subject building is existing and the proposed development application is for remedial replacement works only.

(ii) The remedial works are generally within the existing envelope of the existing building structure with an increase of parapet height required of 400mm (typically 3-4% increase on existing building heights).

(iii) The adjoining properties and public domain preserve their environmental amenity.

(iv) There will be little discernible visual change to the existing building after the remedial works.

(v) The remedial works are critical to be carried out as soon as possible to limit further deterioration

Consideration of Applicant's Written Request

The applicant's written request has correctly identified the development standard to be varied, relevant legislation and measured height using the correct ground level. The document also addressed those matters required in Clause 4.6(3)(a) and (b).

Consideration of 4.6(3)(a) whether compliance is unreasonable or unnecessary in the circumstances of the case

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 justifications 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; and

(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.

The applicant specifically relies upon justification (a) of *Wehbe v Pittwater Council* (2007) 156 LGERA 446]. The Council is satisfied that the proposed building height for the application meets the objectives subject to merit for preservation of amenity. In particular, the extent of the proposed works above the height limit resulting in view loss relate to necessary building works of a residential flat building that was existing immediately before the height control applied to the site. As such, it is unreasonable to require the proposal to comply with the height limit or not to exceed the existing building height as the necessary works cannot be carried out otherwise.

Consideration of 4.6(3)(b) whether there are sufficient environmental planning grounds to justify contravening the development standard.

The applicant has satisfactorily argued that that there are sufficient environmental planning grounds to justify contravening the development standard. Council is satisfied that the proposal will reasonably preserve the amenity of the neighbouring properties, subject to merit on view loss. As above, the proposed works relate to necessary remedial works to the existing residential flat building and the extent of view loss is acceptable. Furthermore, the proposal is of a similar bulk and scale in the context and character of the locality.

Conclusion

The written request provided by the applicant to vary the HOB development standard has adequately addressed clause 4.6 of the Waverley LEP 2012 and the justification provided by the applicant is satisfactory.

2.1.3. Waverley Development Control Plan 2022 (Waverley DCP 2022)

The relevant matters to be considered under the Waverley DCP 2022 are outlined below:

Table 2: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
5.Water Management	Yes	Satisfactory. Refer to the *6.15 Stormwater Management* section in Table 1 above.
11. Design Excellence	Yes	The proposed remedial works to increase the parapet height will be in keeping with the existing building design and will achieve an acceptable standard of architectural design.

Table 3: Waverley DCP 2022 – Part C2 Other Residential Development Compliance Table

Development Control	Compliance	Comment
2.5 Building design and streetscape		
• *Respond to streetscape* • *Sympathetic external finishes* • *Corner sites to address both streets as primary frontages* • *Removal of original architectural features not supported*	Yes	The proposed remedial works to increase the parapet height will be in keeping with the existing building design and the character of the locality and would appear consistent in the streetscape.
2.13 Solar access and overshadowing		
• *Minimum of 3 hours of sunlight to a minimum of 70% of units in the development on 21 June* • *New development should maintain at least 2 hours of sunlight to solar collectors on adjoining properties in mid-winter*	Yes	The proposal will result in nominal additional overshadowing which will not impact windows of adjoining properties and is acceptable.

Development Control	Compliance	Comment
• *Direct sunlight to north facing windows of habitable rooms on all private open space areas of adjacent dwellings to less than 3 hours of sunlight on 21 June*		
2.14 Views and view sharing		
• *Minimise view loss through design* • *Landscaping on sites adjacent to a Council Park or reserve should be sympathetic to soften the public/private interface* • *Views from public spaces to be maintained*	Yes	See discussion below.

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

Views and View Sharing

In accordance with Section 2.14 of the Waverley DCP 2022, the objectives seek to ensure that view loss is minimised.

A photomontage of the impacted viewpoints ('VP') from the view impact assessment ('VIA') was provided for Nos. 3/11, No. 5/11 and No. 9 Tipper Avenue, Bronte to demonstrate the views currently obtained from the impacted properties.

The photomontages form part of the view sharing assessment in accordance with the *NSW LEC, Tenacity v Warringah Council [2004] NSWLEC 140*, and the four steps in assessing view affection ('tenacity planning principles'):

1. *Assessment of the views affected*
2. *From what part of the property are the views obtained?*
3. *The extent of the impact*
4. *The reasonableness of the proposal.*

The following provides an analysis of view impact from affected properties, including photomontage image viewpoints ('VP') of the most representative impacted, including the current views and the proposed development, followed by an assessment of the reasonableness of the proposal.

No. 3/11 Tipper Avenue

Views to water, horizon and outlook to sky and district are obtained from a standing position within the property. The views are private static views, facing north and comprise of views to the ocean, visible across the side boundary with vegetation, buildings and rooftops of surrounding properties in the foreground.

The proposal will result in nil impact to water views and negligible impact to sky and district outlook in VP1 and VP2 (see **Figures 4** to **7**). Whilst the extent of loss is across a side boundary which is ordinarily more difficult to protect, the extent of loss relates to outlook and is acceptable. The view to the water and horizon remains unobstructed by the proposal.

VP 1: The VIA *Tenacity Assessment* is summarised as follows:

- *View location: Living room – the north facing view is over a side boundary.*
- *Extent of impact: Nil impact on water and horizon and negligible impact to sky outlook.*



Figure 4: Existing standing view from living room (VP 1).

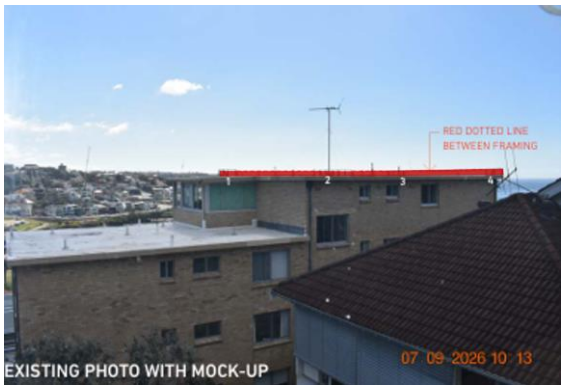


Figure 5: Height pole impact from the proposal is in red (VP 1).

VP 2: The VIA *Tenacity Assessment* is summarised as follows:

- *View location: Bedroom – the north facing view is over a side boundary.*
- *Extent of impact: Negligible impact to sky and district outlook.*



Figure 6: Existing standing view from bedroom 1(VP 2).

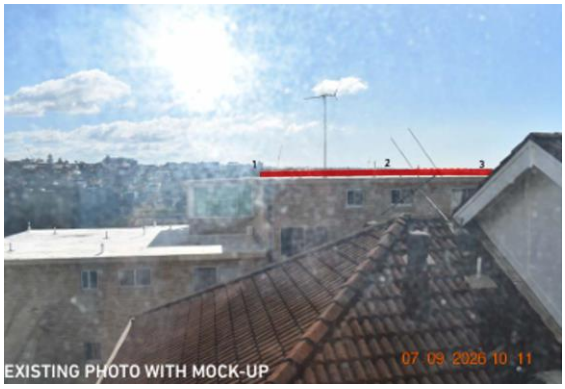


Figure 7: Height pole impact from the proposal is in red (VP 2).

No. 5/11 Tipper Avenue

Views to the land, sand and water interface at Bronte Beach, horizon and outlook to sky and district are obtained from a standing position within the property. The views are private static views, facing north and comprise of views to the ocean, visible across the side boundary with vegetation, buildings and rooftops of surrounding properties in the foreground. The proposal will result in nil impact to the horizon and outlook to sky and district in VP3 (see **Figures 8** to **11**). The proposal will result in view loss to the land, sand and water interface in VP4 (see **Figures 10** to **11**) which are identified in the VIA as '*significant'*. Given the extent of loss is across a side boundary which is ordinarily more difficult to protect, the extent of loss is considered acceptable given significant land/ sea interface views are still maintained and because the proposed works relate to necessary remedial works to the existing building.

VP 3: The VIA *Tenacity Assessment* is summarised as follows:

- *View location: Living room – the north facing view is over a side boundary.*
- *Extent of impact: Negligible impact on water views.*



Figure 8: Existing standing view from living room (VP 3).



Figure 9: Height pole impact from the proposal is in red (VP 3).

VP 4: The VIA *Tenacity Assessment* is summarised as follows:

- *View location: Bedroom 1 – the north facing view is over a side boundary.*
- *Extent of impact: Significant impact on the land, sand and water interface at Bronte Beach.*



Figure 10: Existing standing view from bedroom 1(VP 4).



Figure 11: Height pole impact from the proposal is in red (VP 4).

No. 9 Tipper Avenue

Views to the sand and water interface and outlook to sky and district are obtained from a standing position within the property. The views are private static views, facing north and comprise of views to the ocean, visible across the side boundary with vegetation, buildings and rooftops of surrounding properties in the foreground.

The proposal will result in nil impact to the sand and water interface at Bronte Beach, nil impact to the district outlook and negligible impact to sky outlook in VP5 and VP6 (see **Figures 12** to **14**). Given the extent of loss is across a side boundary which is ordinarily more difficult to protect, the extent of loss relates to outlook and is acceptable. The view to the sand and water interface at Bronte Beach remain unobstructed by the proposal.

VP 5: The VIA *Tenacity Assessment* is summarised as follows:

- *View location: Bedroom 1 terrace – the north facing view is over a side boundary.*
- *Extent of impact: Negligible impact on sky outlook.*

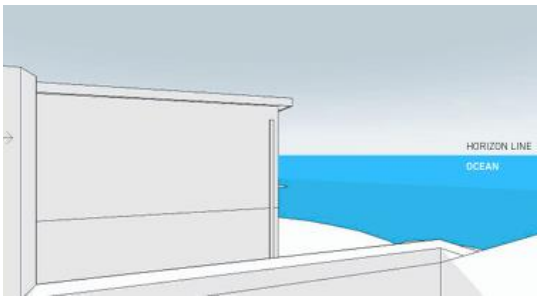


Figure 12: Existing standing view from bedroom 1 terrace (VP 5).

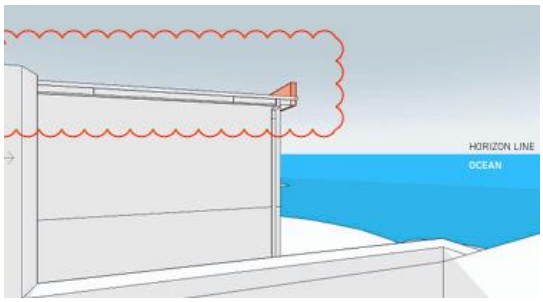


Figure 13: Photomontage of the proposal in red (VP 5).

VP 6: The VIA *Tenacity Assessment* is summarised as follows:

- *View location: Bedroom 1 – the north facing view is over a side boundary.*
- *Extent of impact: Nil impact to sand and water interface at Bronte Beach, Nil impact to district outlook and negligible impact on sky outlook.*



Figure 14: Existing standing view from bedroom 1 with height poles representing the proposal (VP 6).

Reasonableness of the proposal

The proposal will result in negligible impact to views for the properties at Nos. 3/11 and No. 9 Tipper Avenue and a '*significant*' impact to the property at 5/11 Tipper Avenue. The view loss impact experienced from No. 5/11 Tipper Avenue relates to the loss of views across a side boundary to the land, sand and water interface in VP4 identified in **Figures 10** and **11** above. It is noted that No.5/11 Tipper Avenue will still maintain significant land/sea interface views towards the north.

Whilst the proposed works to increase the parapet height are above the maximum height of buildings development standard in clause 4.3 of the Waverley LEP 2012, the extent of the proposed works which result in view loss from VP4 are necessary remedial works to an existing residential flat building which is already above the height limit whereby the building was existing before the height control was imposed on the site. In this regard, it is unreasonable to expect compliance with the height control and nonetheless, whilst the proposed works increase the overall building height, these are necessary remedial works to an existing building, which if not undertaken, may in time render the building uninhabitable.

2.2. Other Impacts of the Development

The proposal is considered to have no significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, subject to appropriate conditions being imposed and is recommended for approval.

2.3. Suitability of the Site for the Development

The site is considered suitable for the proposal.

2.4. Any Submissions

The application was lodged prior to 1 September 2026 and was notified for at least 14 days between 16 June 2026 to 2 July 2026 in accordance with the *Waverley Community Engagement Strategy Amendment 1 (2025)*.

Following receipt of amended plans and additional information, the application was not re-notified as the amended form of the proposal represents a lesser impact than that of the original form that was publicly notified, for the following reasons:

- The proposal has been amended to remove any additional overshadowing on windows.
- The documentation has been amended to provide further detail and does not represent a greater impact that what was originally notified.

Having regard to the nature of the amendments, there is a lesser impact on all properties.

No submissions were received during the submission period. During the assessment, height poles were constructed to enable the view loss assessment and as a result, 1 late submission was received on 21 September 2026 from 9 Tipper Avenue, Bronte.

The following issues raised in the submissions have already been discussed and addressed in the body of this report and/or the recommendation:

- View loss from increased building height.

2.5. Public Interest

The proposal is considered to have no detrimental effect on the public interest, subject to appropriate conditions being imposed and is recommended for approval.

3. REFERRALS

No internal or external referral comments were sought.

4. CONCLUSION

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the Act. It is recommended for approval subject to conditions of consent.

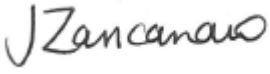
5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the development application be **APPROVED** by the Waverley Local Planning Panel subject to conditions in Appendix A.

Managers of Development Assessment (MODA) Review

The application was reviewed by the MODA at the meeting on 29 September 2026 and the MODA concurred with the Assessment Planner's recommendation.

MODA members: B McNamara, B Magistrale, J Zancanaro and D Knight

Report prepared by:	Application reviewed and agreed by:
	
Olivia Navratil	**Jo Zancanaro**
Senior Development Assessment Planner	**Manager, Development Assessment**
Date: 15 October 2026	**Date: 16 October 2026**

Reason for WLPP referral:

3. Departure from any development standard in an EPI by more than 10%

OFFICE USE ONLY

<table>
<tr><th colspan="2">Planning Portal Data</th></tr>
<tr><td>Clause 4.6 register entry required
(For the purposes of reporting to the planning portal, if the % approved is different to the % proposed in the original submission, please state what the variation initially proposed was – Planning Portal Requirement)</td><td>60% variation to height (Clause 4.3)<table>
<tr><td>X</td><td>Pre-existing non-compliance</td></tr>
<tr><td></td><td>No change to overall building height</td></tr>
<tr><td>X</td><td>No change to overall building envelope</td></tr>
<tr><td>X</td><td>Variation limited to the parapet only</td></tr>
<tr><td>X</td><td>No unreasonable impacts on the amenity of adjoining properties or streetscape</td></tr>
<tr><td>X</td><td>Sufficient environmental planning grounds</td></tr>
<tr><td>X</td><td>Consistent with the objectives of the standard</td></tr>
</table></td></tr>
<tr><td>Determining Authority
(Concurrence Authority for Clause 4.6 variation)</td><td>Local Planning Panel</td></tr>
<tr><td>Were the requirements of the Sustainable Buildings SEPP (effective 1 October 2023) met?</td><td>Yes</td></tr>
<tr><td>Have any dwellings been approved for affordable Rental Housing under this approval/consent?
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Secondary Dwelling
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Boarding House
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Group Home
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Does the proposal trigger a Housing & Productivity Contribution? If so, please ensure you have calculated the contribution in the CON case in the Planning Portal.</td><td>No</td></tr>
<tr><td>Is the development subject to the Special Infrastructure Contribution (SIC)?</td><td>No</td></tr>
<tr><td>Is the development located within an Urban Release area?</td><td>No</td></tr>
<tr><th colspan="2">Waverley Council Data</th></tr>
<tr><td>Trial Period database entry required</td><td>No</td></tr>
<tr><td>VPA submitted – follow up actions required</td><td>No</td></tr>
</table>

Refer to compliance for investigation	No
Commercial/liquor operational conditions	No
Was there a ‘Conflict of Interest’ declared	No

APPENDIX A – CONDITIONS OF CONSENT

GENERAL CONDITIONS

1. APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

(a) Architectural Plans prepared by Burton Architecture of Project No: BA2311 including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
A005, Rev C	Site Analysis Plan	06/07/2026	07/07/2026
A006, Rev C	Street Context Elevation	06/07/2026	07/07/2026
A010, Rev C	Main Roof Plan	06/07/2026	07/07/2026
A011, Rev C	Level 3 Roof Plan	06/07/2026	07/07/2026
A012, Rev C	Level 1 Roof Plan	06/07/2026	07/07/2026
A020, Rev C	North Elevation	06/07/2026	07/07/2026
A021, Rev C	South Elevation	06/07/2026	07/07/2026
A022, Rev C	East and West Elevation	06/07/2026	07/07/2026
A023, Rev C	Section AA and BB	06/07/2026	07/07/2026

(b) The BASIX Certificate;

(c) The Site Waste and Recycling Management Plan (SWRMP) Part 1 and received by Council on 24/04/2026.

Except where amended by the following conditions of consent.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. COMPLIANCE WITH NATIONAL CONSTRUCTION CODE

All proposed work must comply with the *National Construction Code* (previously known as the *Building Code of Australia*).

Condition reason: Prescribed condition pursuant to the *Environmental Planning and Assessment Regulation 2021*.

3. PUBLIC UTILITIES AND SERVICE ALTERATIONS

Any utility services and all public infrastructure which requires alteration due to works associated with the development, both internally and externally of the development boundary, must 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, Transport for NSW or similar) in relation to any connections, repairs, relocations, replacements and/or adjustments to public infrastructure or services affected by the proposed works.

Condition reason: To ensure that all existing and any proposed alteration or relocation of the utilities as a result of the development are as per utility providers requirements.

4. TRENCHING COUNCIL'S ROAD RESERVE AND RESTORATION WORKS

Public areas and Council's assets 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 is not limited to works performed for the purpose of connection/s to public utilities, including repair 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.

Condition reason: To ensure the ongoing safety of members of the public passing the site.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

GENERAL

5. NO BUILDING WORKS PRIOR TO RELEASE OF A CONSTRUCTION CERTIFICATE

The building work must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Principal Certifier in accordance with the *Environmental Planning and Assessment Act 1979*;

(b) a Principal Certifier has been appointed, and Council has been notified of the appointment in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and

(c) Council is given at least two days' notice in writing of the intention to commence the building works.

Condition reason: To ensure a Construction Certificate is obtained prior to work commencing.

CONTRIBUTIONS, FEES & BONDS

6. SECTION 7.12 CONTRIBUTION

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

(a) Where the total development cost is $500,000 or less:

  (i) a Cost Summary Report or Building Contract (dated within 12 months) or similar is to be submitted to Council's Customer Service Centre to process payment.

(b) Where the total development cost is more than $500,001 but less than $1,000,000:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to Council's Customer Service Centre to process payment.

(c) Where the total development cost is $1,000,001 or more:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to and approved by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate).

  (ii) Please forward documents to info@waverley.nsw.gov.au attention to Strategic Planning, and reference the relevant application number, address and condition number to satisfy.

  (iii) Upon confirmation of the contribution amount by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate), payment is to be processed via the Customer Service Centre.

(iv) Should there be a discrepancy between the Detailed Cost Report and the DA fee nominated in the original DA, then additional DA Fees may be payable prior to the issue of a Construction Certificate.

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

(d) As legislated in section 209 of the *Environmental Planning and Assessment Regulation 2021,* 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% of the **full** cost of the development; or

(iii) A development valued at more than $200,000 will attract a levy of 1% of the **full** cost of the development.

(e) Where a modification to a development consent has been granted, the contribution is to be recalculated based on the amended total development cost.

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

Condition reason: To ensure the S7.12 Contributions are paid for the development, and any amendments are accounted for.

7. SECURITY DEPOSIT

(a) Payment to the amount of **$5,070.00** must be provided to Council for any damage caused to any property of the consent authority (i.e. 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 fee is charged in accordance with Council's *Pricing Policy and Schedule of Fees and Charges*.

(b) This payment (security deposit) must be provided to Council prior to the issue of any Construction Certificate. The full amount of the security deposit, minus Council's costs for any repair of damage to Council property or rectification of unauthorised works on Council property, will be refunded after satisfactory completion of all of works associated with this consent (including the required public works) to the person who paid the deposit. Any works required to Council property associated with the consent need to be undertaken with the approval of the Infrastructure Services Department and in line with current Council standards. See the General Advisory Notes at the end of this consent for further details.

Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

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 of this building work. Evidence that the levy has been paid is to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: Council acts as a collecting agent for the Long Service Payment Corporation and the levy may be paid at Council's office or online via the Service NSW website. The levy rate is 0.25% of building work costing $250,000 or more.

Condition reason: To ensure the long service levy is paid.

CONSTRUCTION AND SITE MATTERS

9. HOARDING FOR CONSTRUCTION SITES

A hoarding is a temporary structure of solid construction, erected around the perimeter of construction sites to shield them from view and prevent unauthorised access. It is an important component in ensuring health and safety, for site workers, visitors and the general public and can also be part of a site security system to prevent theft or vandalism. The design and construction of any hoarding must be in accordance with the requirements of *Safe Work NSW*.

Council authorisation is required when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to Waverley Council's website by visiting the Hoarding and Scaffolding Guidelines webpage for more information.

To apply to occupy Council property (public domain and/or footway), complete the 'Application for Occupation of Council Footpath' form and submit it, directly to email building.compliance.admin@waverley.nsw.gov.au .

Please allow a minimum of 2weeks for processing your application.

Note: You are not to erect the hoarding or store building materials on Council's footpath until written permission is given by Council and all relevant fees have been paid. Failure to do so, may result in enforcement action.

Condition reason: Under Section 68 of the *Local Government Act 1993* and under Section 138 of *The Roads Act 1993*, where Occupation of Council property is required over the footpath or any public place, the approval of Council must be obtained and the applicable fees paid prior to any occupation. This is to ensure the safety of the site and public whilst construction occurs.

10. EROSION AND SEDIMENT CONTROL PLAN

(a) A *Soil and Water Management Plan* (SWMP), also known as an Erosion and Sediment Control Plan must be prepared by a suitably qualified person in accordance with *Waverley Council's Water Management Technical Manual*.

(b) The SWMP must be submitted and approved by the Principal Certifier prior to the issue of any Construction Certificate. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

(c) The recommendations of the SWMP must be implemented and maintained during all construction activities and until the site is fully stabilised following construction.

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

11. 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.

Condition reason: To ensure the structural stability of work on site.

COMPLIANCE PRIOR TO WORK COMMENCING AND DURING CONSTRUCTION

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

PRIOR TO ANY WORKS

12. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction phase, a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number and email address) of the Principal Certifier 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.

Condition reason: To ensure the general public are afforded the Principal Certifier and principal contractor's (the coordinator of the building works) contact details.

DEMOLITION & EXCAVATION

13. 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:

(a) *Work Health and Safety Act 2011*;

(b) *Work Health and Safety Regulation 2017*;

(c) SafeWork NSW *Code of Practice* for the Safe Removal of Asbestos;

(d) *Australian Standard 2601-2001* – Demolition of Structures;

(e) *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 and Hazardous Materials Assessment for the approval of the Principal Certifier in accordance with *Australian Standard AS 2601-2001* Demolition of Structure and a Hazardous Materials Assessment.

The Work Plan and Hazardous Materials Assessment shall be prepared by a suitably qualified person and shall:

(i) Outline the identification of any hazardous materials, including surfaces coated with lead paint;

(ii) Confirm that no asbestos products are present on the subject land, or

(iii) 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);

(iv) Describe the method of demolition;

(v) Describe the precautions to be employed to minimise any dust nuisance; and

(vi) Describe the disposal methods for hazardous materials.

Condition reason: To ensure the safety of workers and the general public.

14. 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.

(b) Water must not be allowed to enter the street and stormwater systems.

(c) Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

(d) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to *Australian Standard AS1716* -2012 Respiratory Protective Devices.

Condition reason: To ensure the safety of workers and the general public.

CONSTRUCTION MATTERS

15. CONSTRUCTION HOURS

(a) 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 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.

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

Condition reason: To protect the amenity of the surrounding area during construction.

16. 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 boundaries. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval. If required, you can apply to temporarily use Council's footpath for the erection of a hoarding, scaffold, mobile scaffold, scissor lift, ladders, barricades for abseiling work, and/or storage of building materials on Council's footpath. This is a separate application form and assessment process. Details of this can be found on Council's website under 'Occupation of Council Footpath'.

https://www.waverley.nsw.gov.au/planning/application_forms_and_certificates

Condition reason: To ensure building material is stored in an appropriate location.

17. CRITICAL/MANDATORY BUILDING INSPECTIONS DURING CONSTRUCTION

The building works are to be inspected during construction by the Principal Certifier in accordance with, Part 8 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* and the requirements of any other applicable legislation or instruments.

Condition reason: To ensure regular inspections occur throughout the construction process.

18. 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 for the new roof level is to be submitted to the Principal Certifier during construction. A final Certificate from a Registered Surveyor is required to be submitted for approval of the Principal Certifier, certifying the finished ridge and overall building height levels accord with the approved architectural plans.

Condition reason: To ensure buildings are sited and positioned in the approved location and to the approved height.

19. WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary, including storage of building materials or goods. Separate approval is required for any works outside the property boundary, with fees being paid where applicable. Requests are to be made via email to assets@waverley.nsw.gov.au.

Condition reason: To ensure all works are located within the property boundary and specific approval is sought for any external works.

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 Certifier in all instances, except where a condition explicitly specifies that the approval of Council or a Council Officer is required, prior to the issue of an Occupation Certificate or Subdivision Certificate, whichever applies.

CERTIFICATES, LICENSES, EASEMENTS AND RESTRICTIONS

20. FINAL OCCUPATION CERTIFICATE

(a) Prior to occupation or use of the development, an Occupation Certificate must be obtained.

(b) The Principal Certifier 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.

Condition reason: To ensure an Occupation Certificate is issued prior to occupation or use of the development.

21. CERTIFICATION OF BASIX COMMITMENTS

All commitments listed in each relevant BASIX Certificate for the development must be fulfilled prior to any Occupation Certificate being issued.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75, *Environmental Planning and Assessment Regulation 2021*).

GENERAL ADVISORY NOTES

1. DEVELOPMENT IS TO COMPLY WITH LEGISLATION

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.

2. DEVELOPMENT MUST MEET CONDITIONS OF CONSENT

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the *Environmental Planning and Assessment Act 1979* to carry out development that is not in accordance with this consent.

3. 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:

(a) Please read your conditions carefully.

(b) Information to be submitted to Council should be either via email to info@waverley.nsw.gov.au or via the NSW Planning Portal (if required).

(c) Attention the documentation to the relevant officer/position of Council (where known/specified in condition).

(d) Include DA reference number.

(e) Include condition number/s seeking to be addressed.

(f) 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).

(g) 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.

(h) 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.

(i) Please note, in some circumstances, additional fees and/or additional documents (hard copy) may be required.

(j) Council's standard for review (from date the relevant officer receives documentation) is 14 days. Times may vary or be delayed if information is not received in this required manner.

4. 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.

5. 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 1800 810 443.

6. ALTERATIONS AND ADDITIONS ONLY

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

7. ADDITIONAL INFORMATION IN RELATION TO SECURITY DEPOSIT – RELEASE PROCESS

Following completion of all works and satisfaction of all consent conditions, an Occupation Certificate will be issued for the site and uploaded to the NSW Planning Portal. Waverley Council will receive notification of this achievement and will begin the process of reviewing the site prior to release of the site's security deposit.

An officer from the Infrastructure Services team will attend the site and inspect the public domain in order to confirm that all public domain works within the conditions of consent have been completed to Council's satisfaction and that no damage has occurred associated with the works. Specifically, they will be assessing the condition of the:

(a) Footpath/s,

(b) Kerb and Gutter,

(c) Nature strip, turf and any trees,

(d) Stormwater assets,

(e) Driveway crossings,

(f) Roadway/s, &;

(g) Any other public assets within the frontage or affected by the works.

It is the applicant's responsibility to ensure that the public domain is undamaged from the construction works which have occurred, and that any assets which have been renewed are completed with the consent of the Infrastructure Services Department (assets@waverley.nsw.gov.au) and in line with current Waverley Council Standards and Guidelines. Should there be any damage identified or works completed which do not meet Council's quality requirements, a Council officer will be in contact to outline what needs to be rectified prior to the release of the Security Deposit. Once all issues have been rectified to Council's satisfaction, the finance department will be notified to process the refund.

If no issues are identified onsite, the full security deposit should be typically expected to be refunded within 12 weeks from the date of upload of the site's final Occupation Certificate to the NSW Planning Portal by the site's Principal Certifier.

8. APPROVALS FOR WORKING THROUGH OR WITHIN THE PUBLIC DOMAIN

In accordance with the *Local Government Act 1993* and *Roads Act 1993*, the following permits may be required for works in, on, or over Council's public domain. Applicants are responsible for obtaining and submitting any necessary permits prior to the commencement of relevant associated works.

(a) Road Opening Permit: The applicant shall apply for a road-opening permit and pay the required fee if there is a requirement to dig up a road, footpath or nature strip (typically trenching for service connection, maintenance or rehabilitation). Common purposes for this permit include electrical, gas, portable water connection, stormwater or telecommunication works. No opening of the road or footpath surface shall be carried out without this permit being obtained and a copy kept on the site. The applicant shall use Council's online portal to apply for a Road Opening Permit.

(b) Occupy/Close a Public Road or Footway: The applicant shall apply for a permit if construction works require the occupation of a parking lane, road lane, cycleway, footpath, or open space. Common reasons for needing this permit include the use of boom or line concrete pump, cherry picker, scissor or boom lift or a mobile crane. Public Liability Insurance of minimum $20m, a Traffic Guidance Scheme or Traffic Management Plan plus a NSW Police Notification are generally required. The applicant shall use Council's online portal to submit the application.

(c) Construction Zone Permit: If works require using a public space along the kerb of 9m or more, for a period of 13 weeks or more, a Construction Zone Permit is required. The applicant shall use Council's online portal to submit the application.

(d) Occupation of Council Footpath: The applicant shall apply for an Occupation of Council Footpath and pay the required fee when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to the Hoarding and Scaffolding Guidelines and apply via the PDF application form available online which is submitted directly to Council. For construction impacts that will go beyond the footpath, the applicant must use the 'Occupy/Close a Public Road or Footway' application.

(e) Stand a Skip Bin / Container / Storage Unit on Public Road: The applicant can pay a fee to temporarily house a bin or storage unit in a roadside parking space, regardless of whether the spot is metered or subject to a residential permit area. Apply via submitting the PDF application available online directly to Council. If there are more elaborate construction impacts on public land such as needing to use a cherry picker or mobile crane, use the Occupy/Close a Public Road or Footway application instead.

DICTIONARY

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021* and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Waverley Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the *Environmental Planning and Assessment Act 1979*.

Local planning panel means Waverley Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the *Environmental Planning and Assessment Act 1979* respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021*.

Suitably qualified acoustic consultant means a suitably qualified acoustic consultant means an individual who possesses the qualifications to render them eligible for membership of both the Australian Acoustics Society and Institution of Engineers Australia at the grade of member or an individual who is employed by a member firm of the Association of Australian Acoustic Consultants.

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	LEGEND / LOCATION PLAN		Drawing No:	A001

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

AMENDED

GENERAL LEGEND:

Refer to Architectural specifications A002+3 for details

AFPL	ABOVE FINISHED PAVING LEVEL
BK	BRICKWORK
BY	BALCONY
C	CENTRE
CF	CONCRETE FINISH
CJ	CONTROL JOINT
COS	CHECK ON SITE
CP	CONCRETE PRECAST
CD:01	ROOF EAVE FACIA: REFER TO A002 FOR SPECIFICATIONS
CD:02	ROOF EAVE SOFFIT: REFER TO A002 FOR SPECIFICATIONS
EJ	EXPANSION JOINT
EX	EXISTING
F	FALL
FFL	FINISHED FLOOR LEVEL TO AHD
FPL	FINISHED PAVING LEVEL
FRL	FIRE RESISTANCE LEVEL
G	EXISTING GARAGE
GUT	LOW FRONT QUAD GUTTER
NTS	NOT TO SCALE
OF	OVER FLOW
PA:01	PAINT FINISH - TO MATCH EXISTING
RF:01	FOLDED ALUMINIUM CAPPING: REFER TO A002 FOR SPECIFICATIONS
RF:03	AWNING PROFILED ROOF SHEET
RH	RAINHEAD
RL	RELATIVE LEVEL TO AHD
RN	RENDER FINISH
RWO	RAINWATER OUTLET
RV	ROOF VENT
SJ	STRUCTURAL JOINT
SOP	SETTING OUT POINT
SP	SERVICES PEDESTAL
SSL	STRUCTURAL SLAB LEVEL
SWD	STORMWATER DRAIN
TOP	TOP OF ROOF PARAPET
V	VOID
VP	VENT PIPE
W	WINDOW
WP:01	WATERPROOF MEMBRANE FOR EXPOSED FLAT ROOF: REFER TO A002 FOR SPECIFICATIONS
*	NEW SAFETY HARNESS ANCHOR POINTS ON NEW 300SQ CONCRETE PLINTHS ROTATED 45DEG TO ROOF ALIGNMENT - REFER TO FALL ARREST DESIGN LAYOUT BY OTHERS



SITE PLAN

courtesy of Six Maps NSW

DRAWING LIST

drw no	rev	title	scale
GENERAL			
A001	C	LEGEND / LOCATION PLAN	NTS
A002	B	SPECIFICATIONS 01	NTS
A003	C	SPECIFICATIONS 02	NTS
A005	C	SITE ANALYSIS PLAN	1:200 at A3
A006	C	STREET CONTEXT ELEVATION	1:200 at A3
PLANS			
A010	C	ROOF PLAN	1:100 at A3
A011	C	LEVEL 4 PLAN	1:100 at A3
A012	C	LEVEL 2 PLAN	1:100 at A3
A020	C	NORTH ELEVATION	1:100 at A3
A021	C	SOUTH ELEVATION	1:100 at A3
A022	C	EAST + WEST ELEVATION	1:100 at A3
A023	C	SECTION AA + BB	1:100 at A3
A025	D	VIEW IMPACT STUDY U5/no11	NTS
A026	D	VIEW IMPACT STUDY U3/no11	NTS
A027	D	VIEW IMPACT STUDY BED/no9	NTS

drw no	rev	title	scale
DETAILS			
A050	B	TYPICAL ROOF SLAB EDGE	1:5 at A3
A051	B	METAL ROOF EDGE	1:5 at A3
A052	C	ROOF GUTTER DETAIL	1:5 at A3
A055	B	WALL CAVITY FLASHING	1:5 at A3
A056	B	ROOF PENETRATION DETAIL	1:5 at A3
EXISTING/PROPOSED COMPARISON PLANS			
A070	B	ROOF COMPARISON PLAN	1:200 at A3
A071	B	ELEVATION COMPARISON	1:200 at A3
A072	B	ELEVATION COMPARISON	1:200 at A3
A073	B	SECTION COMPARISON	1:200 at A3
SHADOW PLANS			
A080	B	SHADOW PLAN 9am	1:200 at A3
A081	B	SHADOW PLAN 10am	1:200 at A3
A082	B	SHADOW PLAN 11am	1:200 at A3
A083	B	SHADOW PLAN 12pm	1:200 at A3
A084	B	SHADOW PLAN 1pm	1:200 at A3
A085	B	SHADOW PLAN 2pm	1:200 at A3
A086	B	SHADOW PLAN 3pm	1:200 at A3

drw no	rev	title	scale
SHADOW ELEVATIONS			
A090	B	9 TIPPER AVE NORTH SIDE ELEVATION	1:200 at A3
A091	B	9 TIPPER AVE NORTH SIDE ELEVATION	1:200 at A3

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Application No: DA-131/2026

Date Received: 7/7/2026

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rev	date	notes
A	19/03/25	Review issue
B	16/03/26	DA Issue
C	27/05/26	DA Additional Information
D	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	NTS
drawn	RB
project no	BA2311
drawing title	LEGEND / LOCATION PLAN
drawing no	A001 /D

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BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	SPECIFICATIONS 01		Drawing No:	A002
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

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REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

NOTES

These documents are not to be read in isolation. Refer to other associated drawings and related consultant documentation and specifications. The location of items identified in this schedule are general only - refer to all drawings for corresponding 'tagged' code reference.

Burton Architecture cannot be responsible for issues arising from unforeseen latent structural and building defects within existing building.

Inform Burton Architecture of any discrepancies between these schedules/ specifications and other related drawings.

Refer to the following documentation to be read in conjunction with the architectural drawings and specifications:

- Sutech Pty Ltd: Scope of Works / Specifications
- Ardex installation instructions for membrane
- A004 Product Specifications for the above manufacturers details and installation requirements

01 / GENERAL REQUIREMENTS

Item:	Specification/comments
Site information	
Site	5-7 Tipper Avenue Bronte NSW 2024
Brief outline of works	Remedial work to apartment balconies under the Design and Building Practitioners Act
Architect + Design Practitioner	Rob Burton / Burton Architecture - NSW reg 9224 - DEP0001740
Preliminaries	
	Preliminaries prepared by Sutech Pty Ltd for contractors
General requirements	
Submissions	Shop drawings for balustrades - allow 5 working days for review
Design and Building Practitioners Act	The remedial work on existing Class 2 building requires work to components that require BCA declarations. As a result, a Building Practitioner would need to lodge Design Declarations for each Design Practitioner in accordance with Design and Building Practitioners Regulation 2021.

01 / GENERAL REQUIREMENTS

Item:	Specification/comments
Substitutions	If alternatives to the documented products, methods or systems are proposed, submit sufficient technical information of the proposed substitution to permit evaluation to ensure equivalent or better performance is achieved. Substitutions to be documented through Design and Building Practitioners Act methodology for Variations
Certification	Submit certification that the plant, equipment and building services meets the requirements of the documentation, NCC, declared designs and relevant Australian Standards.
Site	
Demolition	Demolition work to conform to AS2601 and relevant authorities. Refer to Sutech Scope of Works and Specification for scope of demolition works. Design Practitioners are to be notified if existing building elements uncovered during demolition does not align with proposed declared designs where assumptions have been made for remedial work. Changes to design would require further variations to declared designs with re-lodgement onto NSWPortal
Hazardous materials	Hazardous materials including asbestos, to be managed in accordance with AS2601 clause 1.6. Submit evidence of compliance of off-site disposal with the relevant authorities. Contractors should ensure suitable safety procedures as per AS1715+AS1716, codes of practice and guidelines are undertaken when removing existing asbestos. Builder to follow method statement prepared by qualified asbestos contractor regarding encapsulation and screwing through existing asbestos soffit.

03 / STRUCTURE

Ref:	Description/Area	Specification/comments
Notes	Refer to structural engineers details and structure set out plan	Formwork to AS3610, concrete supply to AS1379 and concrete to AS3600.
CF:01	Reinforced concrete hob	Not used
CF:02	Reinforced concrete plinths	Concrete plinth for pipe penetrations - 400mm square on plan and 100mm above finished membrane for pipes and 300mm square for anchors (*) - refer to details to dimensions and structural engineers drawings for specifications. Allow 40x40mm fillet to perimeter junction with top of IN:01. Rotate plinth 45deg in plan to allow drainage flow unless abutting wall or parapet.
BK:01	Brick repair or relaying for flashing	Re-used or matching replacement brick for new lead flashing areas. Remove sections of existing brick to enable installation of new cavity flashings. Allow adequate support to brickwork above without settlement or cracking of mortar. Install new cavity weep joint holes at max 1000mm c/s onto of new flashing. Extend cavity flashings minimum 400mm beyond slab edges or corner returns. Refer to details for installation specifications
BK:02	Reinforced blockwork parapet	2 courses of 140W x 190H x 390L standard grey concrete block with epoxied dowel bars to structural engineers specifications. Allow mortar depth to level out slab deflections or float self levelling compound to slab. Allow movement joints at max 6m spacing.

04 / ENVELOPE

Ref:	Description/Area	Specification/comments
WP:01	2 layer bituminous roof sheet membrane system for tapered insulation installation	Materials/installation to a minimum standard set in AS4654.1+2:2012. Application must be in accordance with manufacturers instructions as supplied
	Manufacturer/supplier	Enduroflex / enduroflex.com.au
	Substrates	Remove all existing membrane and grading. Repair concrete spalling if required. Low points allow for polymer enhanced screed to level. It must be free from all residues, dirt, dust and such. It must be air dry and free of visible moisture. Remove any entrapped moisture between existing layers. Ensure new concrete hobs cured for 28 days and new screed for 7 days
	Slab primer	Sopradere Quick
	Vapour barrier to slab	Soprema Polibit S/P Mineral
	Insulation	As IN:01
	Mechanical fixings	As IN:01 if required by Wind Uplift Report
	Base sheet primer	Note: No primer to be used or in contact with PIR insulation
	Base sheet	DeboTack 2.5 T/F C15 Aero (peel + stick)
	Vertical terminations: Upstands/Hobs/Plinths (non-combustible)	Primer: Enduroflex Bitumen primer. Base Sheet: DeboTack 2.5 T/F C15 Aero (peel + stick)
	Cap sheet	Waterproofing torch on cap sheet: DuO HT 4/F C180 FC (Torch applied) by Enduroflex
	Coating system	Two coats of Dulux Weathershield in Vivid White
	Accessories	RWO: Turn both layers into rainhead.
		VP+SVP pipe penetrations: Enduroflex shrink sleeve pipe collars with integral flange and base
		Sheet terminations: Metal profile compression seal or reglet chase into masonry with metal flashing strip - refer to details
		Fillets - allow min 40mm wide fillets to all vertical junctions to membrane with compatible material to insulation, eg plastic/timber
WP:02	2 layer bituminous roof sheet membrane system - no insulation	Materials/installation to a minimum standard set in AS4654.1+2:2012. Application must be in accordance with manufacturers instructions as supplied. As WP:01 without tapered insulation - from base sheet primer, cap sheet and coating system.
WP:03	WPM300 epoxy liquid membrane	Materials/installation to a minimum standard set in AS4654.1+2:2012. Application must be in accordance with manufacturers instructions as supplied in A004
	Manufacturer	Ardex / ardexaustralia.com
WP:04	WPM310 coating system	2 coats. Application must be in accordance with manufacturers instructions provided in product specifications A004. Colour matched to existing exterior wall paint.
	Manufacturer	Ardex / ardexaustralia.com

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rev	date	notes
A	19/03/25	Review issue
B	16/03/26	DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	NTS
drawn	RB
project no	BA2311
drawing title	SPECIFICATIONS 01
drawing no	A002 /B

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BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	SPECIFICATIONS 02		Drawing No:	A003
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

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04 / ENVELOPE

Ref:	Description/Area	Specification/comments
IN:01	Tapered PIR insulation	Refer to WP:02 for substrate preparation
	Material	Kingspan Thermataper TT47 PIR rigid tapered insulation boards. Board layouts, tapering and scheduling of boards to be carried out by manufacturer/supplier of WP:02
	R-Value	N/A
	Fall	Mono-pitch taper at 1:80 (15mm fall across width of 1200mm board) with maximum board thickness of 90mm
	Installation	Heights built up from layers of 60mm boards. Boards to be laid with staggered joints along both long and short edges so that joints do not coincide with each other. Boards laid break bonded with joints lightly butted and adhesive fixed. Small gaps and voids to be filled with polyurethane expanding foam. Ensure foam fully cured before adding additional layers.
	Adhesive	Enduroflex PU adhesive (Easy Foam). Application in accordance with manufacturers instructions. Contractor to carry out sample bond strength to ensure compliance with AS/NZS 1170.2:2011Structural Design Actions (Wind) to prevent uplift. Wind ratings to be confirmed by Structural Engineer.
	Mechanical fixings	Refer to Suppliers Wind Lift Report based on AS1170.2:2011 for instructions.
	Accessories	Allow 30mm aluminium protection angle to edge of gutter and sumps to protect PIR board edges from crushing. Refer to details

04 / ENVELOPE

Ref:	Description/Area	Specification/comments
CD:01	Cemintel roof eave facia	Surround Whiteish Base 8mm sheet 1200mm wide panels with expressed joints. Panel lengths 3000mm. Allow matching stainless steel exposed rivet fixings. Installation to CSR External Cemintel Expresswall System.
	Manufacturer	CSR Cemintel. Refer to A004 Product Specifications for all product certificates and installation requirements
	Substrate	Existing concrete slab edge. Ensure existing colorbond facia and fixing are removed.
	Top hat rails	DCTech Nvelope NV9 aluminium 25mm top hat sections - Vertical OM25-120-2.4 aluminium top hats at maximum 450mm c/s spacing to concrete substrate with Nvelope NV9 vertical joint closer. Allow 5-10mm plastic packing shims for alignment. Allow Nvelope stainless steel fasteners to suit wind loads. Allow 25x25mm Aluminium angle corner flashings glued to inside face of panels.
	Wind rating	Wind class (AS4055) = N4 and Ultimate Wind Speed (AS1170.2) = 61m/s.
	Panel rivet fixings	Cemintel Surround 316 stainless steel with Whiteish colour. Allow for pre drilled holes in panels in accordance with manufacturer's instructions. Refer to A004. Max spacing of rivet fixings 400mm
	Drip edge	Extend facia 10mm below face of soffit
CD:02	Cemintel roof eave soffit	As CD:01. Joints to align with facia panels
		Existing concrete slab edge. Ensure existing colorbond facia and fixing are removed.
		DCTech Nvelope NV9 aluminium 25mm Z profile sections - rivets to align with facia rivets above - Z25-45-30-2.4 aluminium Z rails at maximum 450mm c/s spacing fixed through existing fibro soffit panels. Allow 5-10mm plastic packing shims for alignment. Allow Nvelope stainless steel fasteners to suit wind loads.
RF:01	Custom folded aluminium capping/flashing	Prefa aluminium sheet pre-painted 10 P10 PREFA White (RAL9002) custom folded with min 150mm overlaps with compatible silicone adhesive. Silicone adhesive to top of hob/CFC sheet and mechanical fixing to internal upstand face. Top of hob substrate 18mm CFC strip sheet anchored at 1deg fall towards roof. Supplier: KFC Roofing Supplies www.kfcrs.com.au
RF:03	Roof sheet to match existing	If required
GUT	New gutter	Low front quad colorbond gutter to match existing colour. DP at each end with 1:500 fall towards each gutter. Bracket fix gutter to CD:01 fascia with 10mm gap for overflow.

C

06 / FINISHES

Ref:	Description/Area	Specification/comments
Notes	Painting	General: To comply with AS2311 and to manufacturers instructions.
		Existing painted masonry/render: Dulux Weathertex exterior 3 coat system to walls and soffits. Paint to match existing colour. Prepare all substrates to receive the painting systems in accordance with AS2311 and manufacturers recommendations. Fill holes/cracks with compatible filler and sand or sponge smooth.
PA:01	Patch and patch	To match existing slab edge/soffit
RN:01	External render	Sand/cement render to match existing with matching external masonry paint finish

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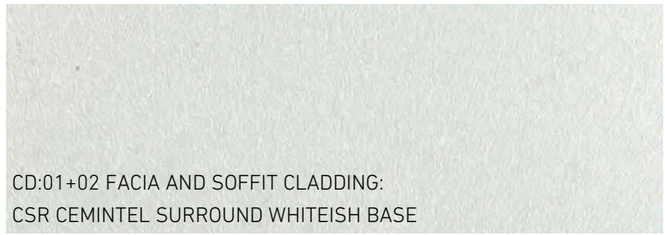
CD:01+02 ROOF EAVE FACIA AND SOFFIT RE-CLADDING

RF:01 ROOF CAPPING:
PREFA FOLDED ALUMINIUM GREY WHITE RAL9002



CD:01+02 FACIA AND SOFFIT CLADDING:
CSR CEMINTEL SURROUND WHITEISH BASE

BASIX REQUIREMENTS

Ref: A1837455

Requirements NONE

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rev	date	notes
A	19/03/25	Review issue
B	16/03/26	DA Issue
C	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	NTS
drawn	RB
project no	BA2311
drawing title	SPECIFICATIONS 02
drawing no	A003 /C

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Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	SITE ANALYSIS PLAN		Drawing No:	A005

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

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KEY:

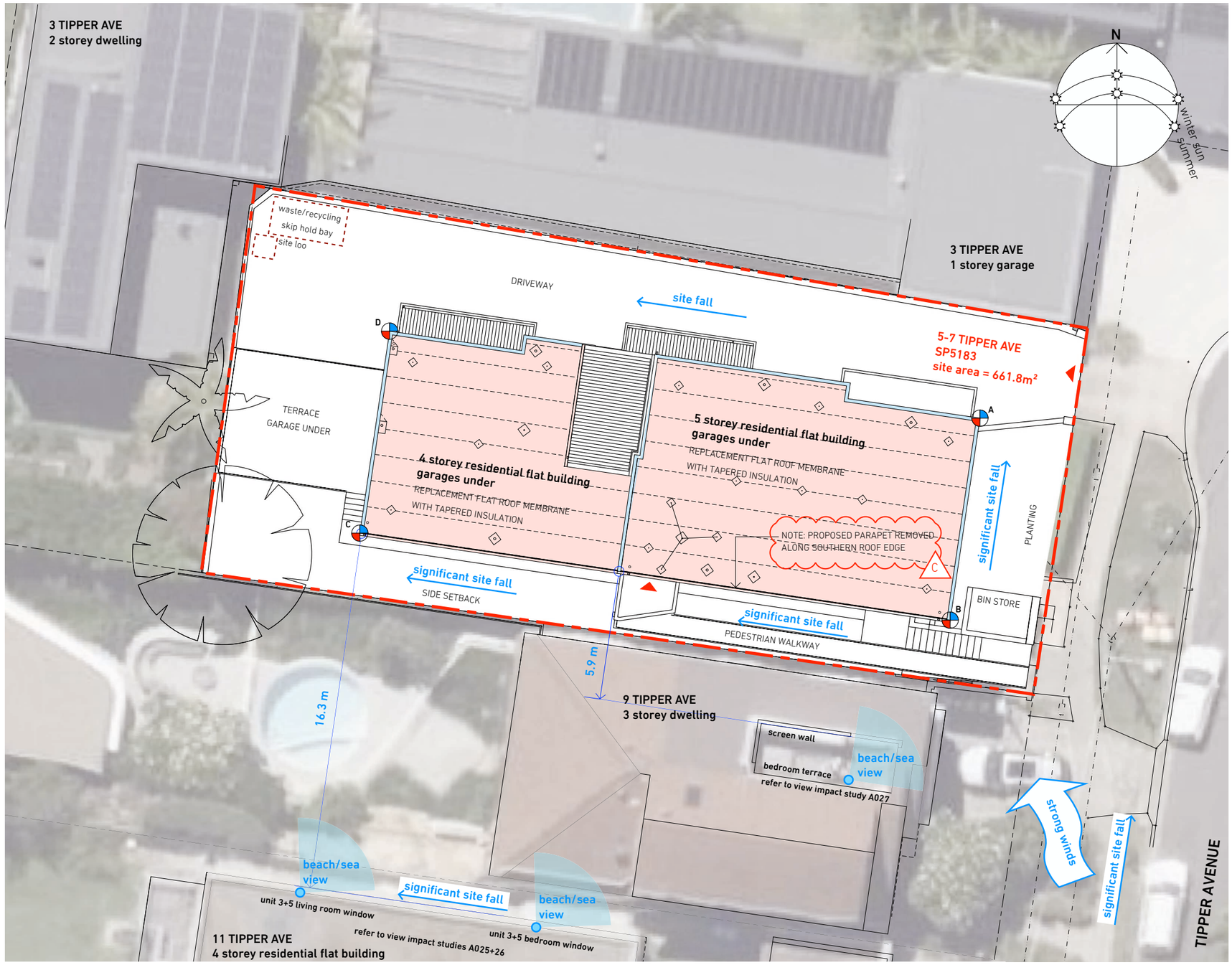
AREA OF REMEDIAL BUILDING WORK UNDER EXEMPT DEVELOPMENT

AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL

BUILDING HEIGHTS:

A	**13.2m**	EXISTING HEIGHT ABOVE NATURAL GROUND	
	4.7m	EXISTING ABOVE LEP HOB 8.5m HEIGHT	55% ABOVE LEP
	13.6m	PROPOSED HEIGHT ABOVE NATURAL GROUND	**3%** ABOVE EXISTING HEIGHT
	5.1m	PROPOSED ABOVE LEP HOB 8.5m HEIGHT	60% ABOVE LEP
B	**9.6m**	EXISTING HEIGHT ABOVE NATURAL GROUND	
	1.1m	EXISTING ABOVE LEP HOB 8.5m HEIGHT	13% ABOVE LEP
	10.0m	PROPOSED HEIGHT ABOVE NATURAL GROUND	**4%** ABOVE EXISTING HEIGHT
	1.5m	PROPOSED ABOVE LEP HOB 8.5m HEIGHT	17% ABOVE LEP
C	**9.8m**	EXISTING HEIGHT ABOVE NATURAL GROUND	
	1.3m	EXISTING ABOVE LEP HOB 8.5m HEIGHT	15% ABOVE LEP
	10.2m	PROPOSED HEIGHT ABOVE NATURAL GROUND	**4%** ABOVE EXISTING HEIGHT
	1.7m	PROPOSED ABOVE LEP HOB 8.5m HEIGHT	20% ABOVE LEP
D	**11.0m**	EXISTING HEIGHT ABOVE NATURAL GROUND	
	2.5m	EXISTING ABOVE LEP HOB 8.5m HEIGHT	29% ABOVE LEP
	11.4m	PROPOSED HEIGHT ABOVE NATURAL GROUND	**4%** ABOVE EXISTING HEIGHT
	2.9m	PROPOSED ABOVE LEP HOB 8.5m HEIGHT	34% ABOVE LEP

AMENDED



01 / - **SITE ANALYSIS PLAN**

scale 1:200 at A3

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Waverley Council

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scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	SITE ANALYSIS PLAN
drawing no	A005 /C

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Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	STREET CONTEXT ELEVATION		Drawing No:	A006
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

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KEY:

AREA OF REMEDIAL BUILDING WORK UNDER EXEMPT DEVELOPMENT

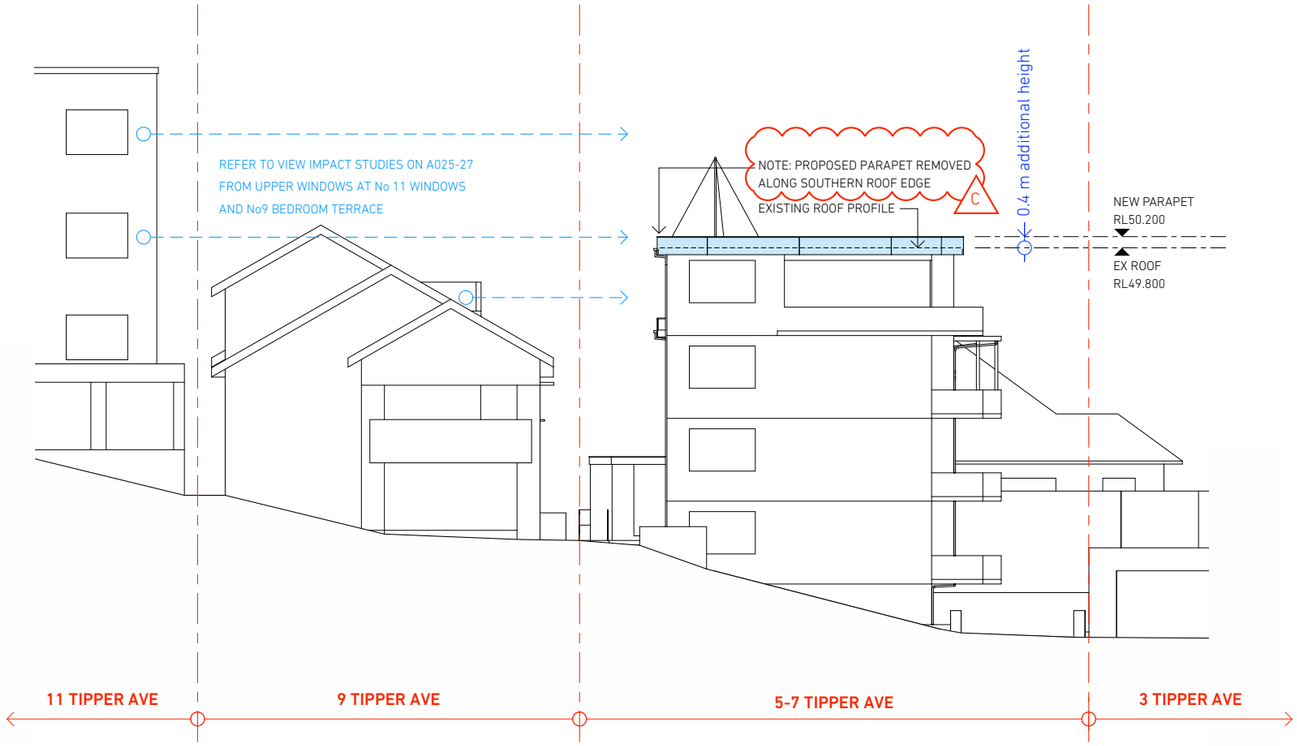
AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL



EAST ELEVATION OF 5-7 TIPPER AVENUE



STREETSCAPE FROM CORNER OF MACPHERSON STREET



01 - **STREET CONTEXT ELEVATION (EAST ELEVATION)**

scale 1:200 at A3

RECEIVED
Waverley Council

Application No: DA-131/2026

Date Received: 7/7/2026

AMENDED

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client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	STREET CONTEXT ELEVATION
drawing no	A006 /C

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BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	MAIN ROOF PLAN		Drawing No:	A010

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

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KEY:

AREA OF REMEDIAL BUILDING WORK UNDER EXEMPT DEVELOPMENT

AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL

ELEMENT TO BE REMOVED

GENERAL LEGEND:

Refer to Architectural specifications A002+3 for details

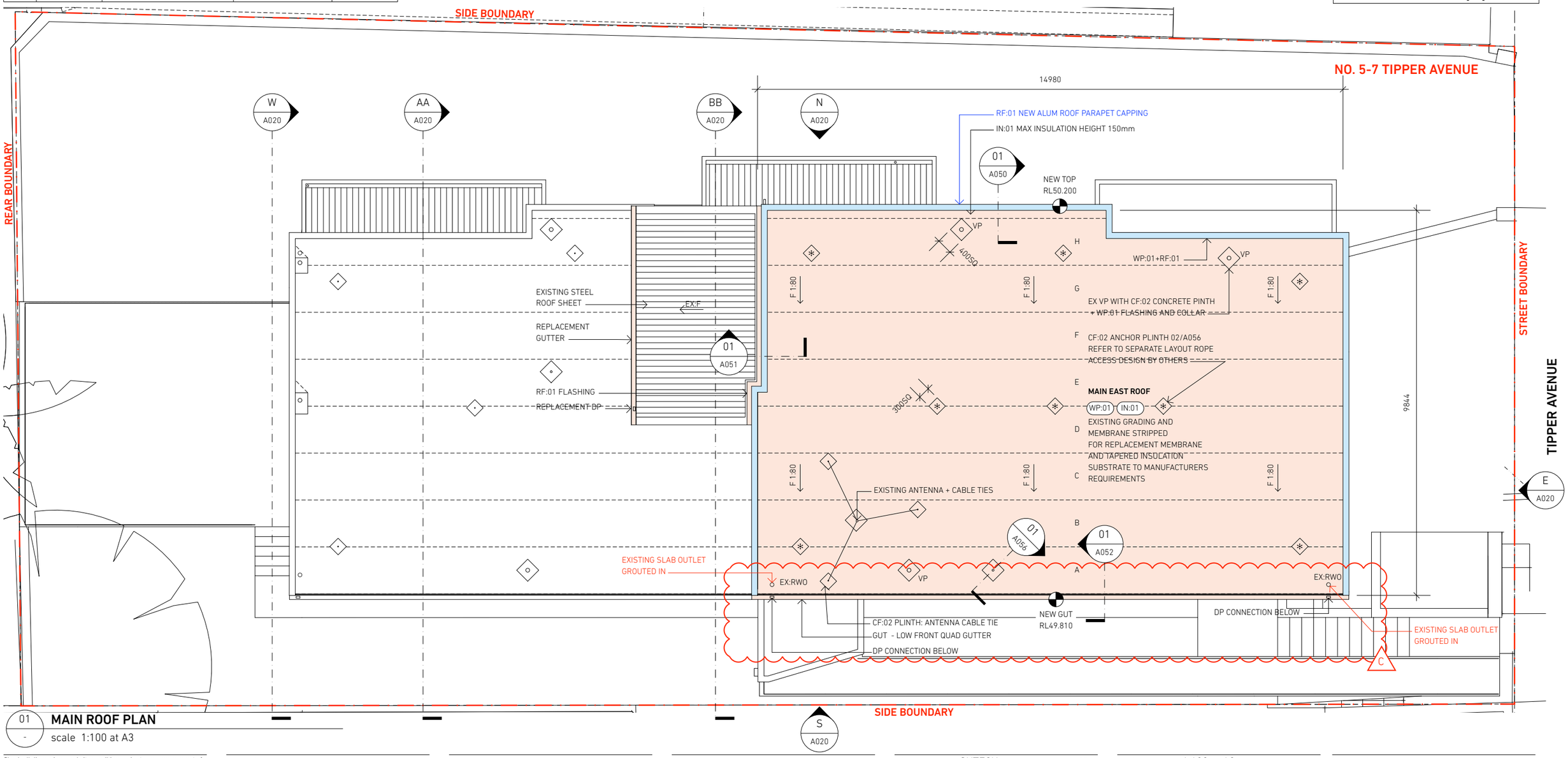
AFPL	ABOVE FINISHED PAVING LEVEL
BK	BRICKWORK
BY	BALCONY
C	CENTRE
CF	CONCRETE FINISH
CJ	CONTROL JOINT
COS	CHECK ON SITE
CP	CONCRETE PRECAST
CD:01	ROOF EAVE FACIA: REFER TO A002 FOR SPECIFICATIONS
CD:02	ROOF EAVE SOFFIT: REFER TO A002 FOR SPECIFICATIONS
EJ	EXPANSION JOINT
EX	EXISTING
F	FALL
FFL	FINISHED FLOOR LEVEL TO AHD
FPL	FINISHED PAVING LEVEL
FRL	FIRE RESISTANCE LEVEL
G	EXISTING GARAGE
GUT	LOW FRONT QUAD GUTTER
NTS	NOT TO SCALE
OF	OVER FLOW
PA:01	PAINT FINISH - TO MATCH EXISTING
RF:01	FOLDED ALUMINIUM CAPPING: REFER TO A002 FOR SPECIFICATIONS
RF:03	AWNING PROFILED ROOF SHEET
RH	RAINHEAD
RL	RELATIVE LEVEL TO AHD
RN	RENDER FINISH
RWO	RAINWATER OUTLET
RV	ROOF VENT
RV	ROOF VENT
SJ	STRUCTURAL JOINT
SOP	SETTING OUT POINT
SP	SERVICES PEDESTAL
SSL	STRUCTURAL SLAB LEVEL
SWD	STORMWATER DRAIN
TOP	TOP OF ROOF PARAPET
V	VOID
VP	VENT PIPE
W	WINDOW
WP:01	WATERPROOF MEMBRANE FOR EXPOSED FLAT ROOF: REFER TO A002 FOR SPECIFICATIONS
✻	NEW SAFETY HARNESS ANCHOR POINTS ON NEW 300SQ CONCRETE PLINTHS ROTATED 45DEG TO ROOF ALIGNMENT - REFER TO FALL ARREST DESIGN LAYOUT BY OTHERS

AMENDED

RECEIVED
Waverley Council

Application No: DA-131/2026

Date Received: 7/7/2026



01 / - **MAIN ROOF PLAN**

scale 1:100 at A3

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rev	date	notes
A	19/03/25	Review issue
B	16/03/26	DA Issue
C	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	MAIN ROOF PLAN
drawing no	A010 /C

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mobile +61 (0)415 190677
NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	LEVEL 3 ROOF PLAN		Drawing No:	A011

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

KEY:

AREA OF REMEDIAL BUILDING WORK UNDER EXEMPT DEVELOPMENT

AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL

ELEMENT TO BE REMOVED

GENERAL LEGEND:

Refer to Architectural specifications A002+3 for details

AFPL	ABOVE FINISHED PAVING LEVEL
BK	BRICKWORK
BY	BALCONY
C	CENTRE
CF	CONCRETE FINISH
CJ	CONTROL JOINT
COS	CHECK ON SITE
CP	CONCRETE PRECAST
CD:01	ROOF EAVE FACIA: REFER TO A002 FOR SPECIFICATIONS
CD:02	ROOF EAVE SOFFIT: REFER TO A002 FOR SPECIFICATIONS
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EX	EXISTING
F	FALL
FFL	FINISHED FLOOR LEVEL TO AHD
FPL	FINISHED PAVING LEVEL
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NTS	NOT TO SCALE
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RF:03	AWNING PROFILED ROOF SHEET
RH	RAINHEAD
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RV	ROOF VENT
RV	ROOF VENT
SJ	STRUCTURAL JOINT
SOP	SETTING OUT POINT
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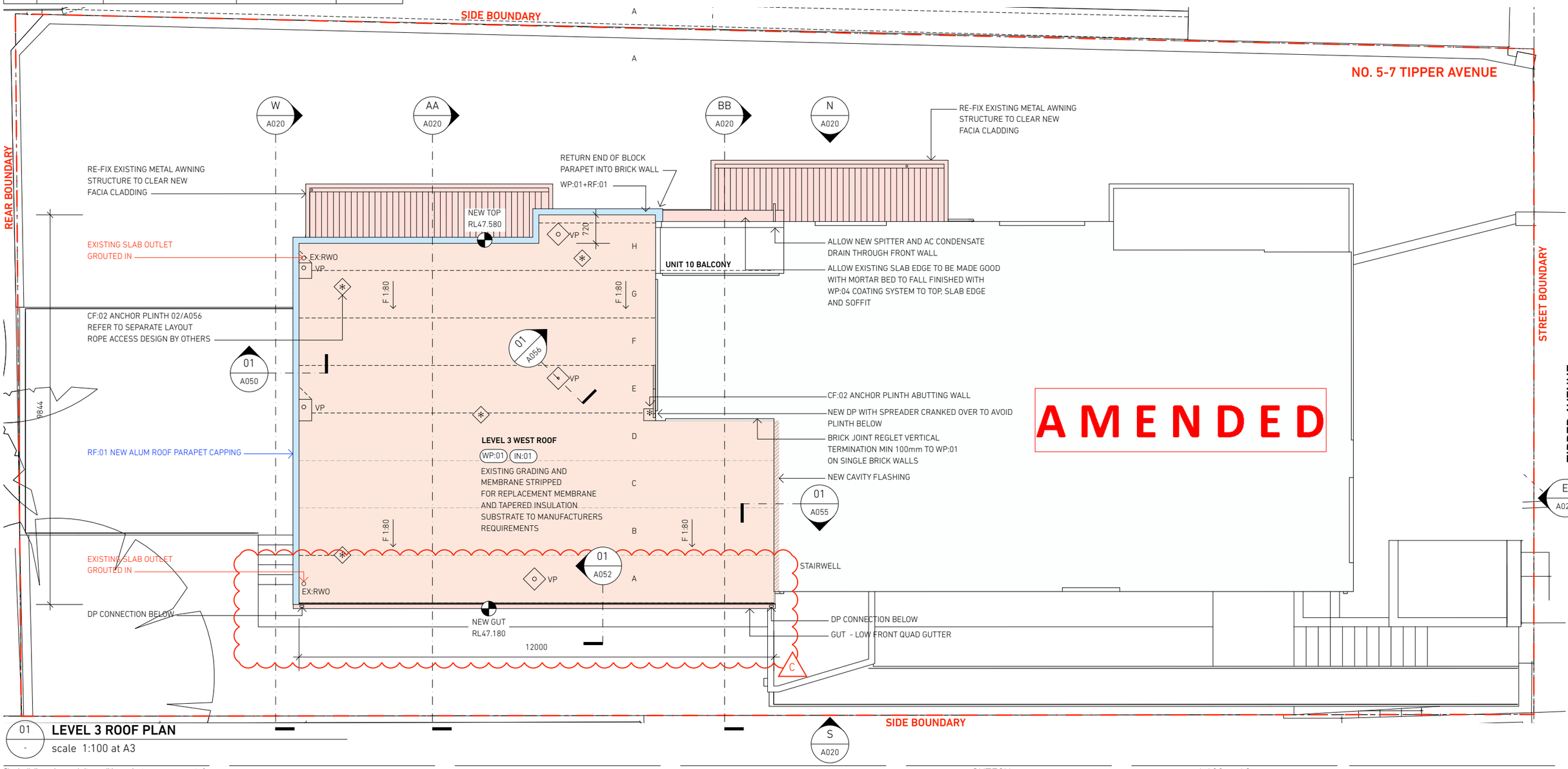

01 / - **LEVEL 3 ROOF PLAN**

scale 1:100 at A3

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client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	LEVEL 3 ROOF PLAN
drawing no	A011 /C

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mobile +61 (0)415 190677
NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	LEVEL 1 ROOF PLAN		Drawing No:	A012

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

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KEY:

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AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL

ELEMENT TO BE REMOVED

GENERAL LEGEND:

Refer to Architectural specifications A002+3 for details

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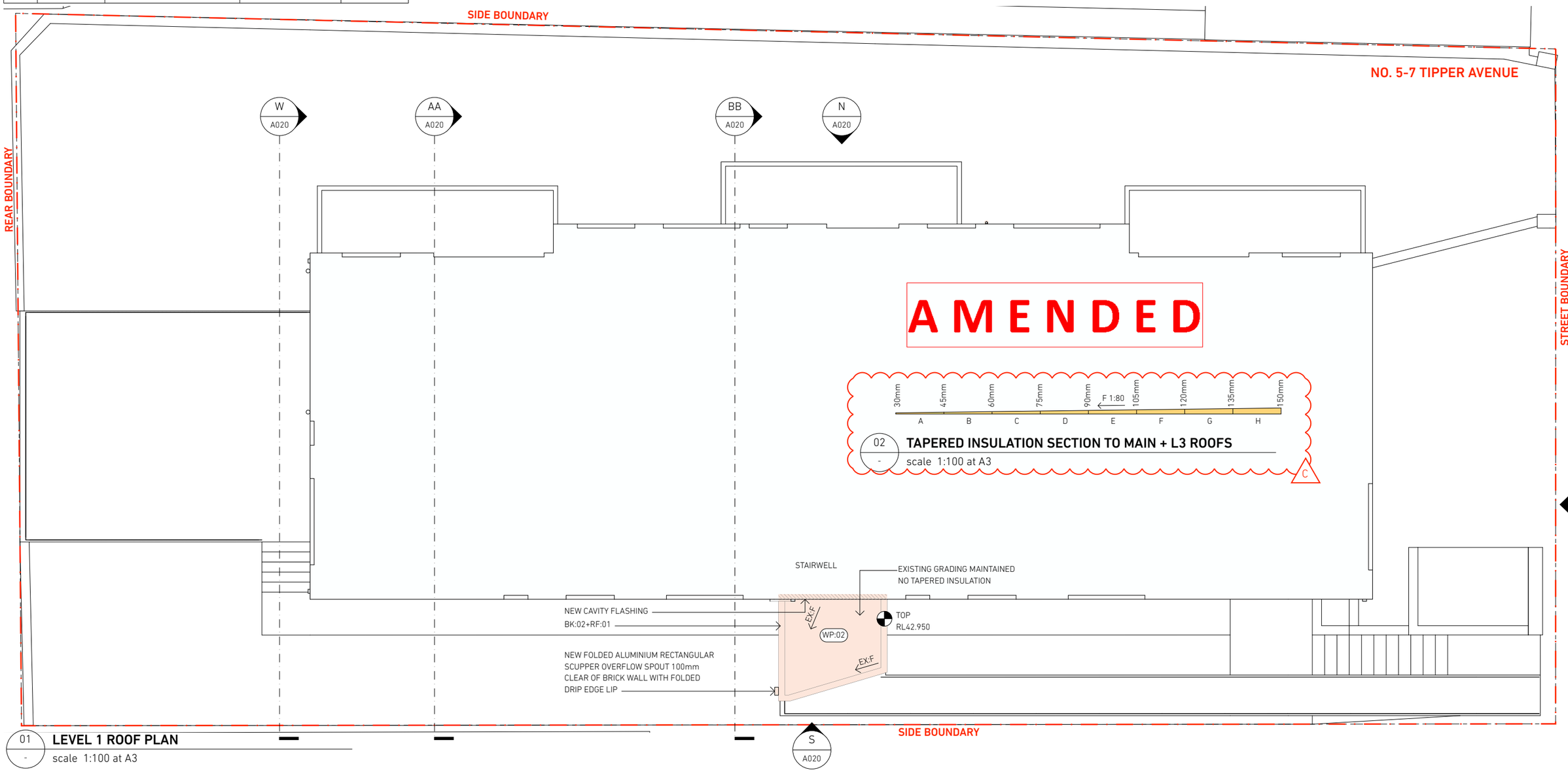

02 - **TAPERED INSULATION SECTION TO MAIN + L3 ROOFS**
scale 1:100 at A3

01 - **LEVEL 1 ROOF PLAN**
scale 1:100 at A3

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client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	LEVEL 1 ROOF PLAN
drawing no	A012 /C

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ABN 25 457 669 610
mobile +61 (0)415 190677
NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address: 5-7 TIPPER AVENUE BRONTE NSW 2024				
Project Title: REMEDIAL ROOF WORKS				
Consent No: N/A			Body Corp. Reg No: -	
Drawing Title: NORTH ELEVATION			Drawing No: A020	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

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AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL

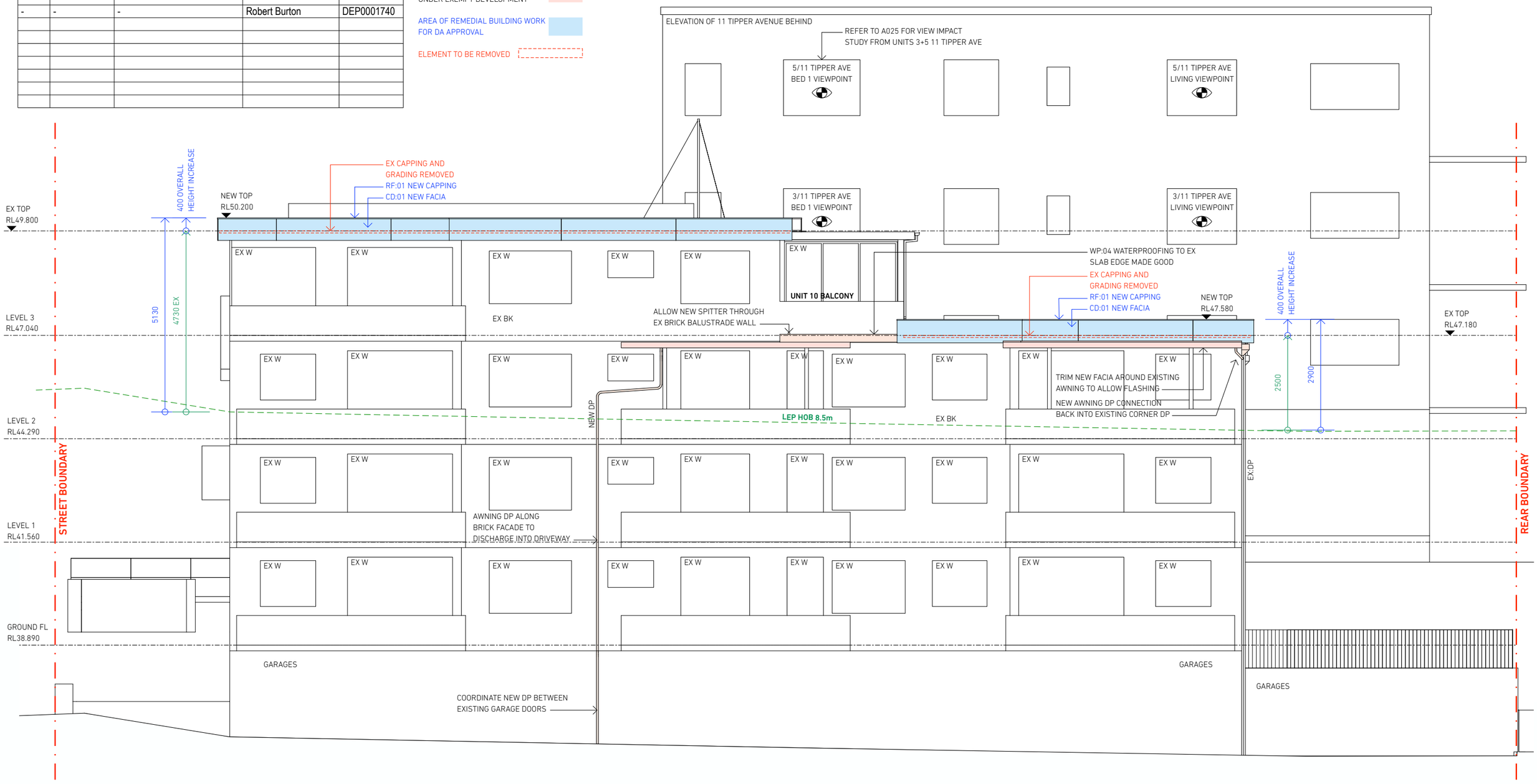
ELEMENT TO BE REMOVED

AMENDED

RECEIVED
Waverley Council

Application No: DA-131/2026

Date Received: 7/7/2026



N

-

NORTH ELEVATION

scale 1:100 at A3

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scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	NORTH ELEVATION
drawing no	A020 /C

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ABN 25 457 669 610
mobile +61 (0)415 190677
NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	SOUTH ELEVATION		Drawing No:	A021

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

KEY:

AREA OF REMEDIAL BUILDING WORK UNDER EXEMPT DEVELOPMENT

AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL

ELEMENT TO BE REMOVED

GENERAL LEGEND:

Refer to Architectural specifications A002+3 for details

AFPL	ABOVE FINISHED PAVING LEVEL
BK	BRICKWORK
BY	BALCONY
C	CENTRE
CF	CONCRETE FINISH
CJ	CONTROL JOINT
COS	CHECK ON SITE
CP	CONCRETE PRECAST
CD:01	ROOF EAVE FACIA: REFER TO A002 FOR SPECIFICATIONS
CD:02	ROOF EAVE SOFFIT: REFER TO A002 FOR SPECIFICATIONS
EJ	EXPANSION JOINT
EX	EXISTING
F	FALL
FFL	FINISHED FLOOR LEVEL TO AHD
FPL	FINISHED PAVING LEVEL
FRL	FIRE RESISTANCE LEVEL
G	EXISTING GARAGE
NTS	NOT TO SCALE
OF	OVER FLOW
PA:01	PAINT FINISH - TO MATCH EXISTING
RF:01	FOLDED ALUMINIUM CAPPING: REFER TO A002 FOR SPECIFICATIONS
RF:03	AWNING PROFILED ROOF SHEET
RH	RAINHEAD
RL	RELATIVE LEVEL TO AHD
RN	RENDER FINISH
RWO	RAINWATER OUTLET
RV	ROOF VENT
RV	ROOF VENT
SJ	STRUCTURAL JOINT
SOP	SETTING OUT POINT
SP	SERVICES PEDESTAL
SSL	STRUCTURAL SLAB LEVEL
SWD	STORMWATER DRAIN
TOP	TOP OF ROOF PARAPET
V	VOID
VP	VENT PIPE
W	WINDOW
WP:01	WATERPROOF MEMBRANE FOR EXPOSED FLAT ROOF: REFER TO A002 FOR SPECIFICATIONS
✻	NEW SAFETY HARNESS ANCHOR POINTS ON NEW 300SQ CONCRETE PLINTHS ROTATED 45DEG TO ROOF ALIGNMENT - REFER TO FALL ARREST DESIGN LAYOUT BY OTHERS

RECEIVED
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Application No: DA-131/2026

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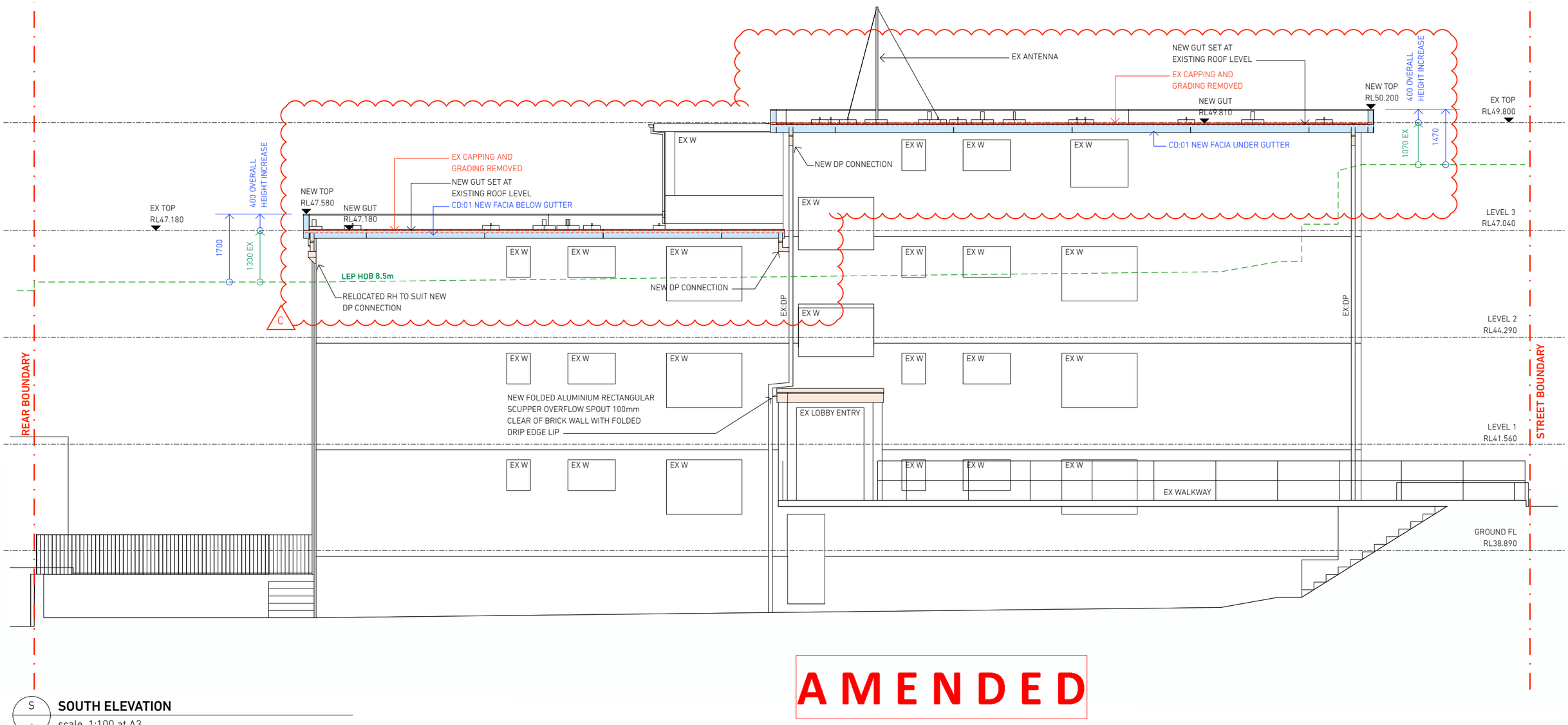

AMENDED

S
-

SOUTH ELEVATION

scale 1:100 at A3

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client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	SOUTH ELEVATION
drawing no	A021 /C

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NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	EAST+WEST ELEVATION		Drawing No:	A022

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

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AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL

ELEMENT TO BE REMOVED

GENERAL LEGEND:

Refer to Architectural specifications A002+3 for details

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C	CENTRE
CF	CONCRETE FINISH
CJ	CONTROL JOINT
COS	CHECK ON SITE
CP	CONCRETE PRECAST
CD:01	ROOF EAVE FACIA: REFER TO A002 FOR SPECIFICATIONS
CD:02	ROOF EAVE SOFFIT: REFER TO A002 FOR SPECIFICATIONS
EJ	EXPANSION JOINT
EX	EXISTING
F	FALL
FFL	FINISHED FLOOR LEVEL TO AHD
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FRL	FIRE RESISTANCE LEVEL
G	EXISTING GARAGE
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PA:01	PAINT FINISH - TO MATCH EXISTING
RF:01	FOLDED ALUMINIUM CAPPING: REFER TO A002 FOR SPECIFICATIONS
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SJ	STRUCTURAL JOINT
SOP	SETTING OUT POINT
SP	SERVICES PEDESTAL
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AMENDED

RECEIVED
Waverley Council

Application No: DA-131/2026

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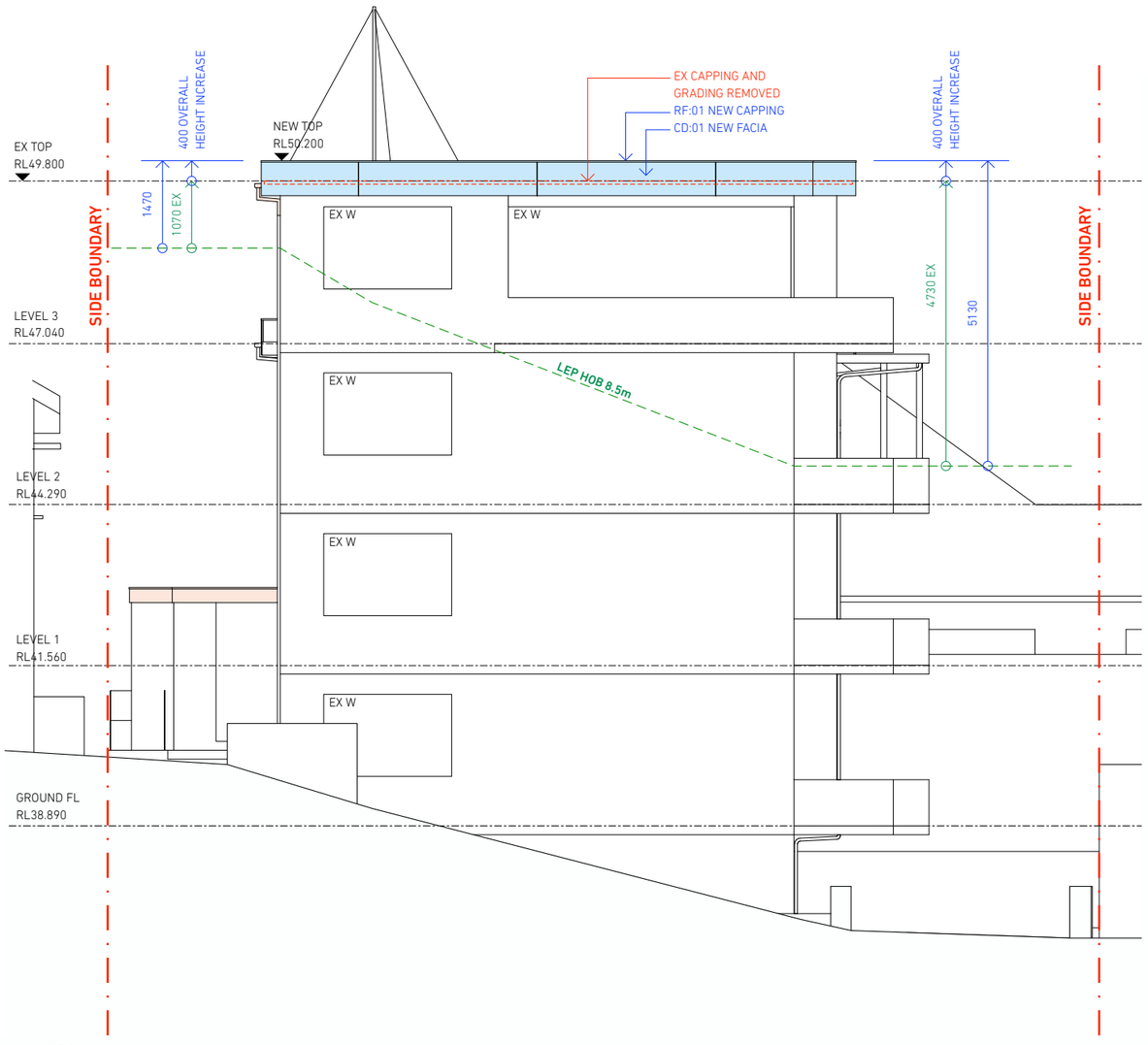
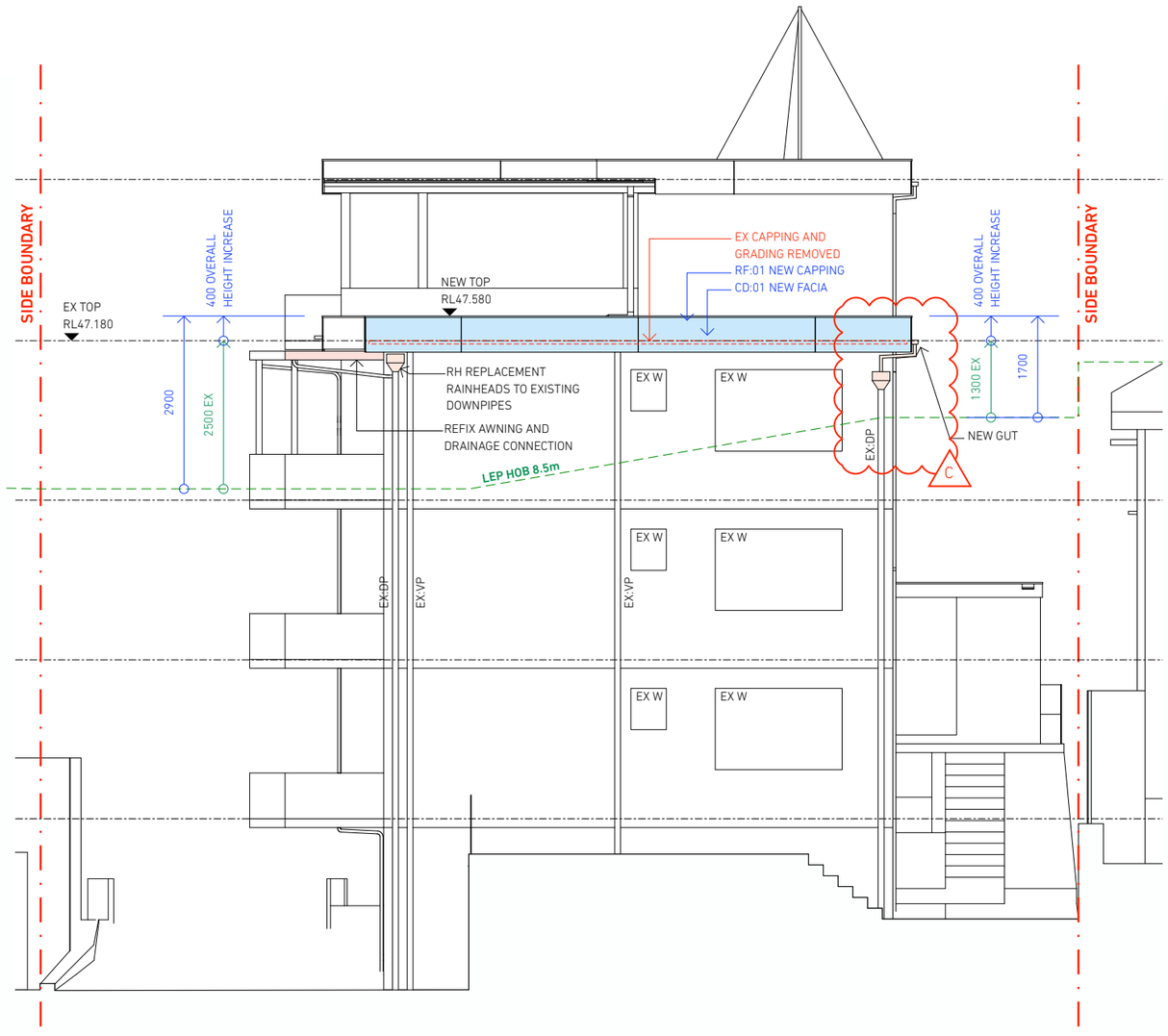


E
-

EAST ELEVATION (TIPPER AVENUE)

scale 1:100 at A3



W
-

WEST ELEVATION

scale 1:100 at A3

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client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	EAST+WEST ELEVATION
drawing no	A022 /C

burtonarchitecture.com
ABN 25 457 669 610
mobile +61 (0)415 190677
NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	SECTION AA+BB		Drawing No:	A023

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

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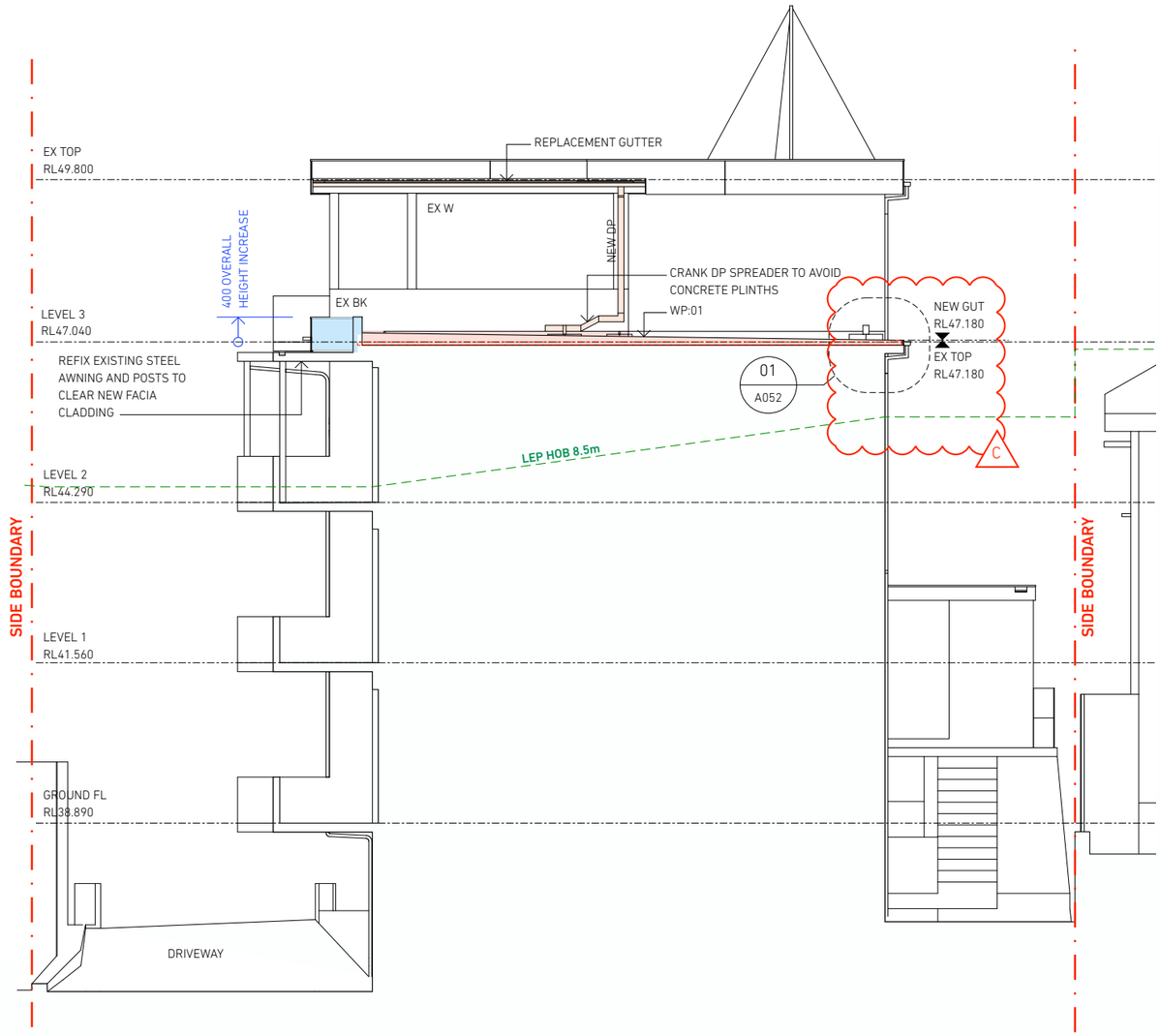

AA
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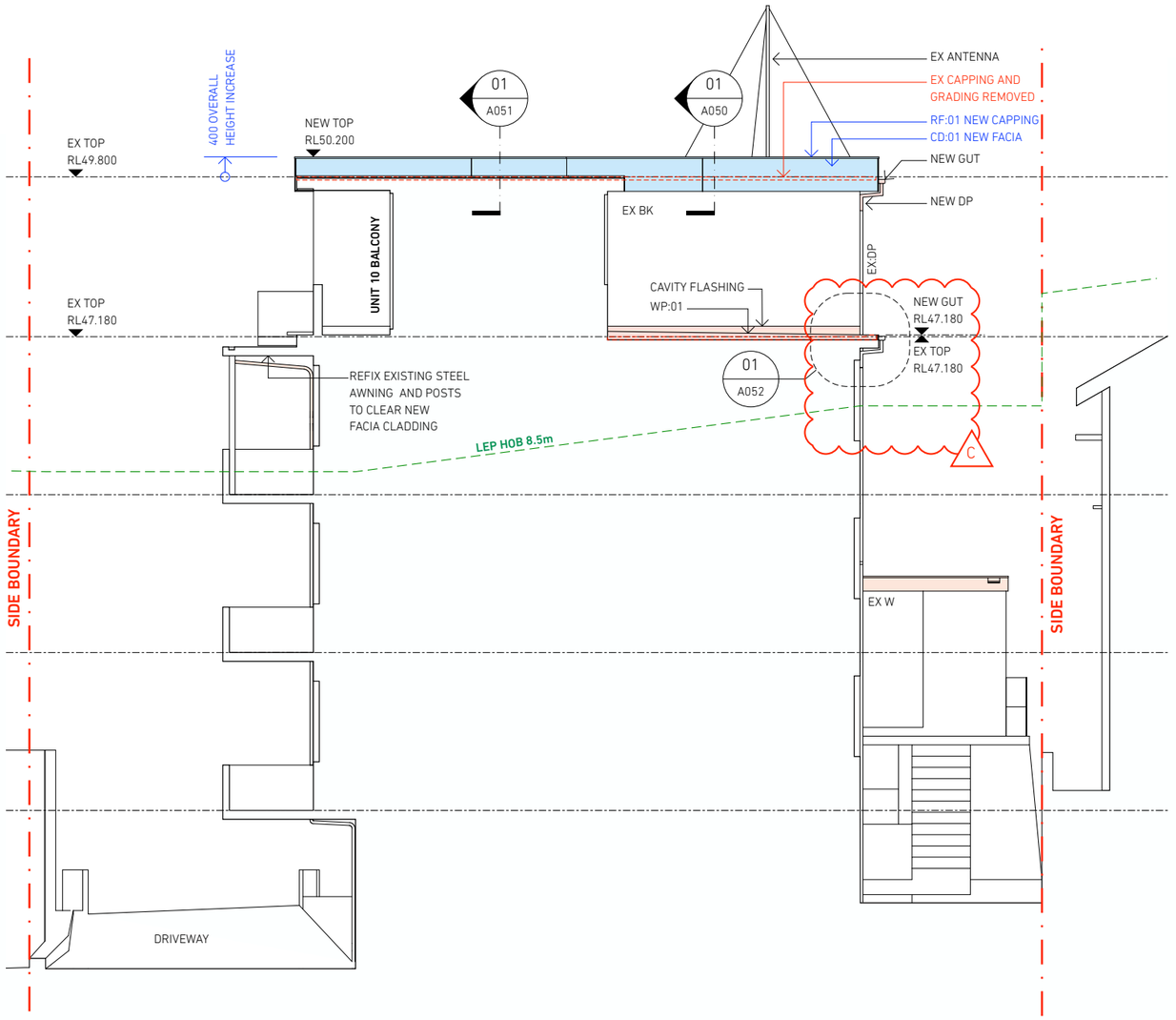
SECTION AA

scale 1:100 at A3



BB
-

SECTION BB

scale 1:100 at A3

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
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rev	date	notes
A	19/03/25	Review issue
B	16/03/26	DA Issue
C	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	SECTION AA+BB
drawing no	A023 /C

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NSW Registered Architect Rob Burton 9224

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Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	VIEW IMPACT STUDY U5/no11		Drawing No:	A025

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

AMENDED

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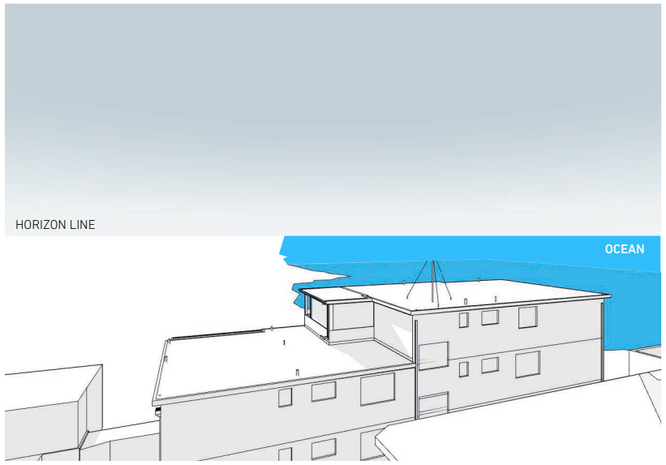
Waverley Council

Application No: DA-131/2026

Date Received: 7/7/2026

LIVING ROOM WINDOW VIEW
UNIT 5 / no11 TIPPER AVE



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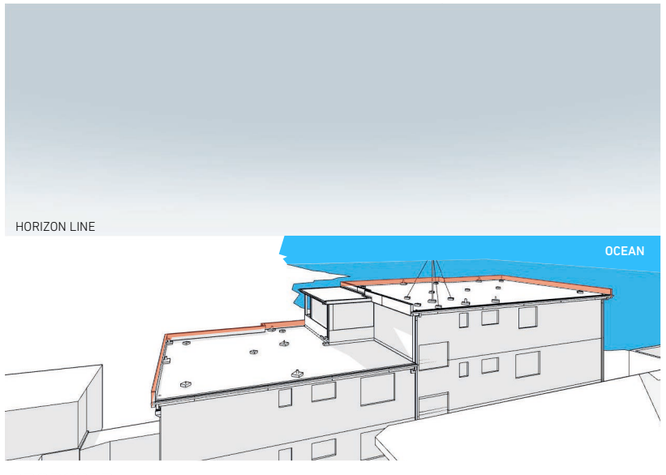
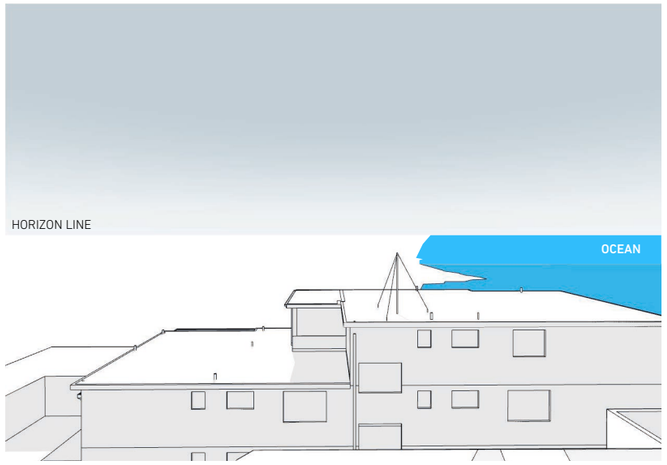


PROPOSED

BEDROOM 1 WINDOW VIEW
UNIT 5 / no11 TIPPER AVE



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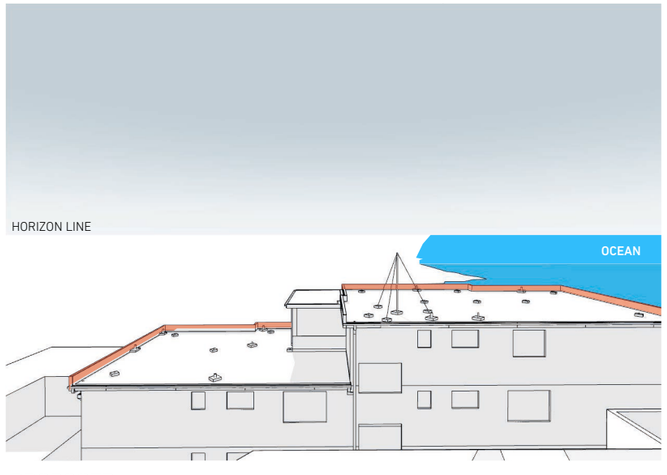

PROPOSED

KEY:

PROPOSED ADDITIONAL HEIGHT ABOVE EXISTING

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
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B	16/03/26	DA Issue
C	26/05/26	Ocean and height annotation added
D	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	VIEW IMPACT STUDY U5/ no11
drawing no	A025 /D

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NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	VIEW IMPACT STUDY U3/no11		Drawing No:	A026

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

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AMENDED

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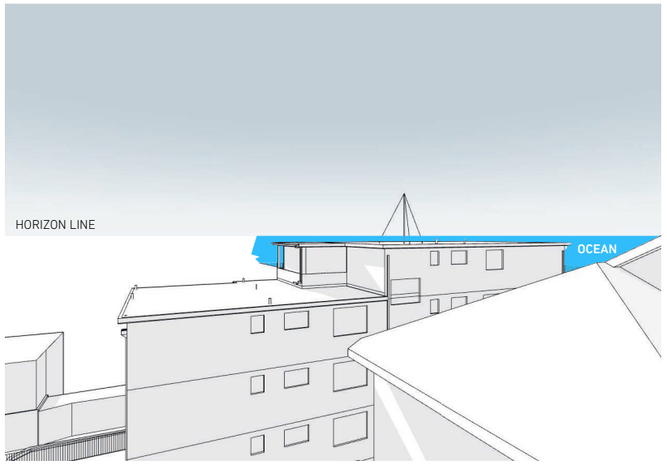
Application No: DA-131/2026

Date Received: 7/7/2026

LIVING ROOM WINDOW VIEW
UNIT 3 / no11 TIPPER AVE



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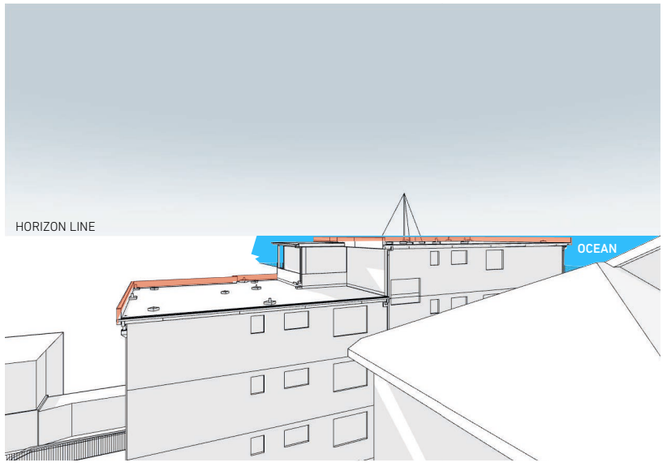
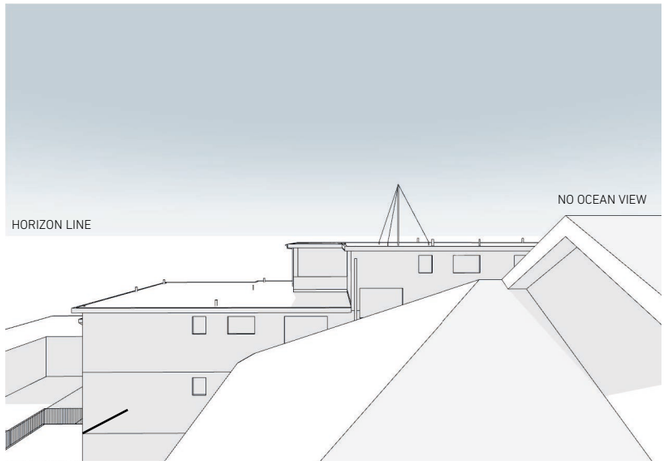


PROPOSED

BEDROOM 1 WINDOW VIEW
UNIT 3 / no11 TIPPER AVE



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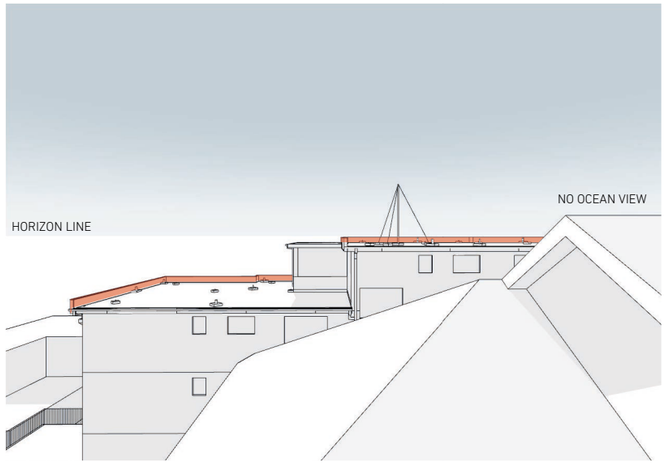

PROPOSED

KEY:

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C	26/05/26	Ocean and height annotation added
D	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	VIEW IMPACT STUDY U3/ no11
drawing no	A026 /D

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NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	VIEW IMPACT STUDY BED/no9		Drawing No:	A027

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

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Application No: DA-131/2026

Date Received: 7/7/2026

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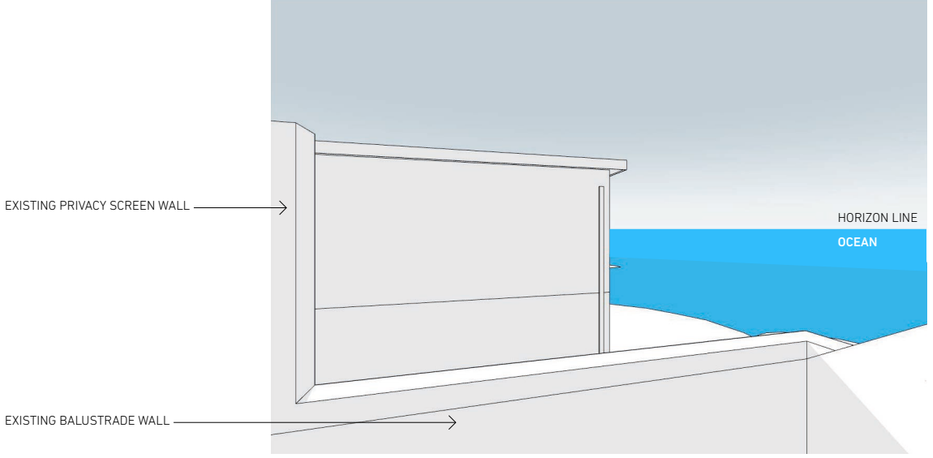
BEDROOM 1 TERRACE VIEW
no9 TIPPER AVE



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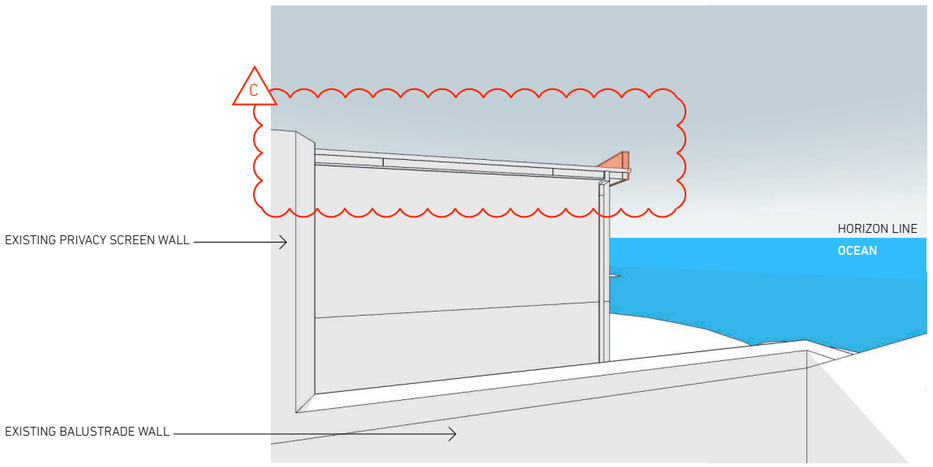

PROPOSED

KEY:

PROPOSED ADDITIONAL HEIGHT ABOVE EXISTING

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D	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	VIEW IMPACT STUDY BED/ no9
drawing no	A027 /D

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NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address: 5-7 TIPPER AVENUE BRONTE NSW 2024				
Project Title: REMEDIAL ROOF WORKS				
Consent No: N/A			Body Corp. Reg No: -	
Drawing Title: TYPICAL ROOF SLAB EDGE			Drawing No: A050	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

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Application No: DA-131/2026

Date Received: 7/7/2026

AMENDED

GENERAL LEGEND:

Refer to Architectural specifications A002+3 for details

AFPL	ABOVE FINISHED PAVING LEVEL
BK	BRICKWORK
BY	BALCONY
C	CENTRE
CF	CONCRETE FINISH
CJ	CONTROL JOINT
COS	CHECK ON SITE
CP	CONCRETE PRECAST
CD:01	ROOF EAVE FACIA: REFER TO A002 FOR SPECIFICATIONS
CD:02	ROOF EAVE SOFFIT: REFER TO A002 FOR SPECIFICATIONS
EJ	EXPANSION JOINT
EX	EXISTING
F	FALL
FFL	FINISHED FLOOR LEVEL TO AHD
FPL	FINISHED PAVING LEVEL
FRL	FIRE RESISTANCE LEVEL
G	EXISTING GARAGE
NTS	NOT TO SCALE
OF	OVER FLOW
PA:01	PAINT FINISH - TO MATCH EXISTING
RF:01	FOLDED ALUMINIUM CAPPING: REFER TO A002 FOR SPECIFICATIONS
RF:03	AWNING PROFILED ROOF SHEET
RH	RAINHEAD
RL	RELATIVE LEVEL TO AHD
RN	RENDER FINISH
RWO	RAINWATER OUTLET
RV	ROOF VENT
SJ	STRUCTURAL JOINT
SOP	SETTING OUT POINT
SP	SERVICES PEDESTAL
SSL	STRUCTURAL SLAB LEVEL
SWD	STORMWATER DRAIN
TOP	TOP OF ROOF PARAPET
V	VOID
VP	VENT PIPE
W	WINDOW
WP:01	WATERPROOF MEMBRANE FOR EXPOSED FLAT ROOF: REFER TO A002 FOR SPECIFICATIONS
*	NEW SAFETY HARNESS ANCHOR POINTS ON NEW 300SQ CONCRETE PLINTHS ROTATED 45DEG TO ROOF ALIGNMENT - REFER TO FALL ARREST DESIGN LAYOUT BY OTHERS

NOT FOR CONSTRUCTION

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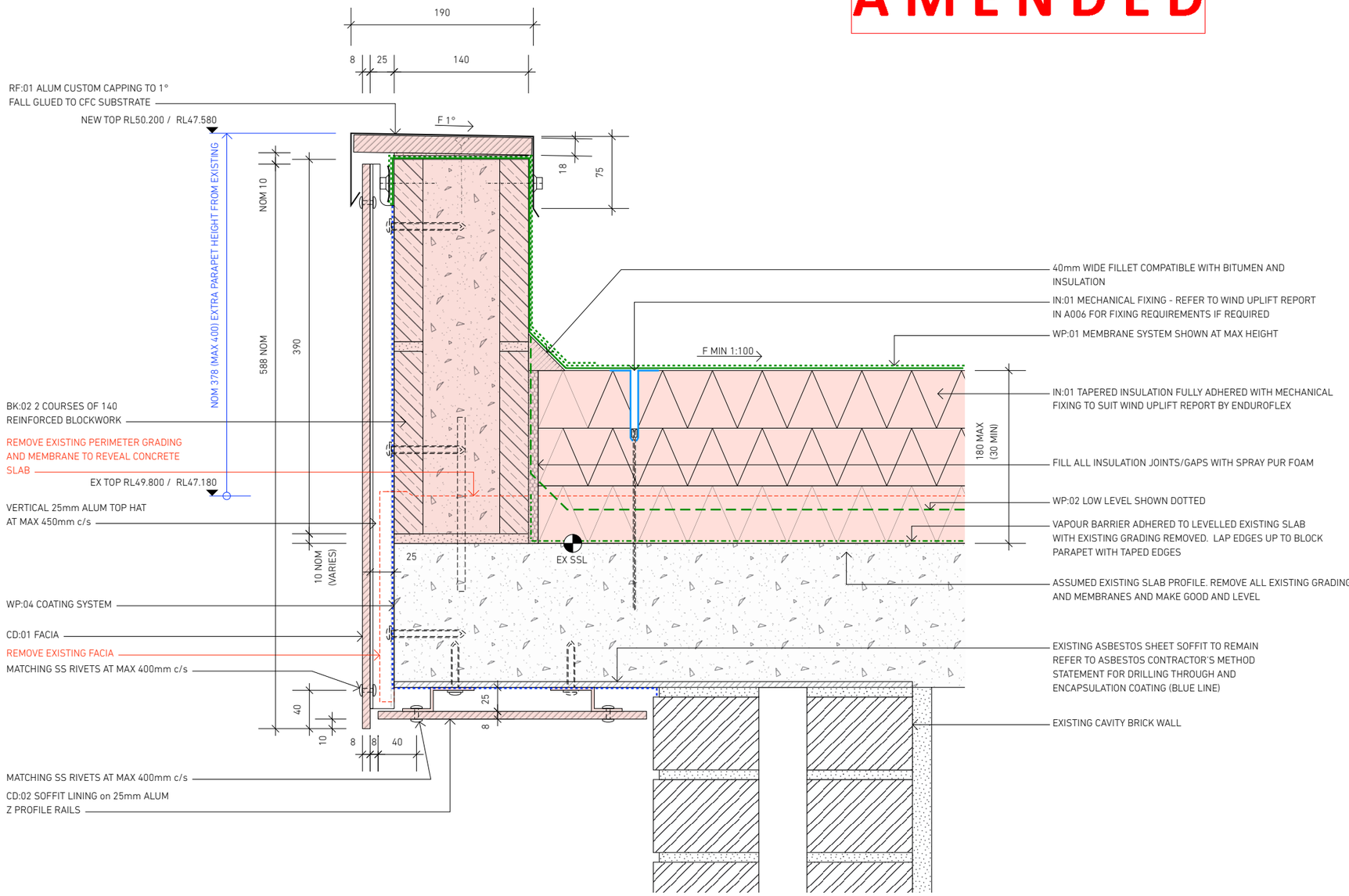
KEY:

AREA OF REMEDIAL BUILDING WORK

ELEMENT TO BE REMOVED



01 / - **TYPICAL ROOF SLAB EDGE**

scale 1:5 at A3

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A	19/03/25	Review issue
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client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:5 at A3
drawn	RB
project no	BA2311
drawing title	TYPICAL ROOF SLAB EDGE
drawing no	A050 /B

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NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	METAL ROOF EDGE		Drawing No:	A051

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

AMENDED

GENERAL LEGEND:

Refer to Architectural specifications A002+3 for details

AFPL	ABOVE FINISHED PAVING LEVEL
BK	BRICKWORK
BY	BALCONY
C	CENTRE
CF	CONCRETE FINISH
CJ	CONTROL JOINT
COS	CHECK ON SITE
CP	CONCRETE PRECAST
CD:01	ROOF EAVE FACIA: REFER TO A002 FOR SPECIFICATIONS
CD:02	ROOF EAVE SOFFIT: REFER TO A002 FOR SPECIFICATIONS
EJ	EXPANSION JOINT
EX	EXISTING
F	FALL
FFL	FINISHED FLOOR LEVEL TO AHD
FPL	FINISHED PAVING LEVEL
FRL	FIRE RESISTANCE LEVEL
G	EXISTING GARAGE
NTS	NOT TO SCALE
OF	OVER FLOW
PA:01	PAINT FINISH - TO MATCH EXISTING
RF:01	FOLDED ALUMINIUM CAPPING: REFER TO A002 FOR SPECIFICATIONS
RF:03	AWNING PROFILED ROOF SHEET
RH	RAINHEAD
RL	RELATIVE LEVEL TO AHD
RN	RENDER FINISH
RWO	RAINWATER OUTLET
RV	ROOF VENT
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SWD	STORMWATER DRAIN
TOP	TOP OF ROOF PARAPET
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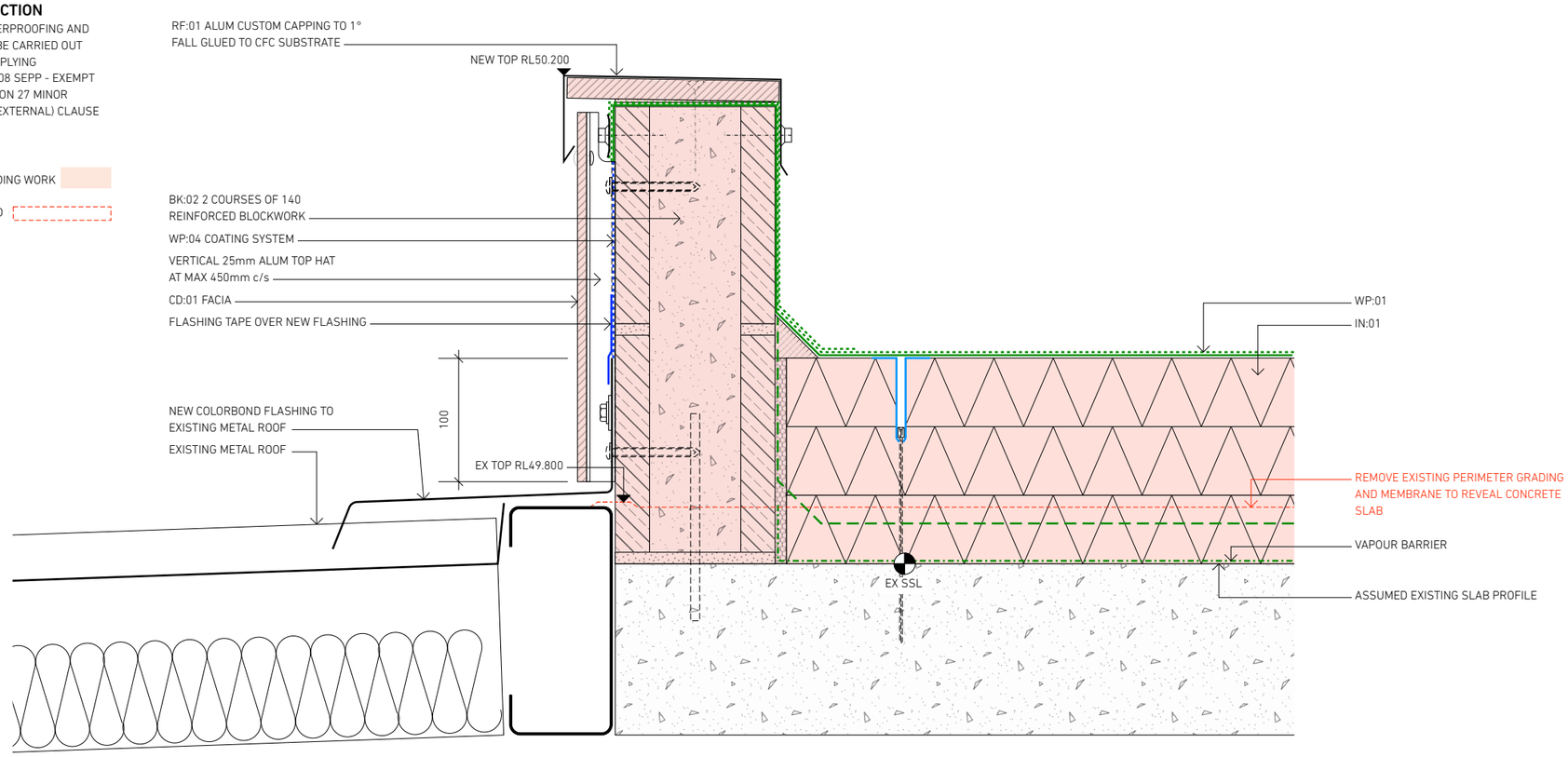
KEY:

AREA OF REMEDIAL BUILDING WORK

ELEMENT TO BE REMOVED



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Application No: DA-131/2026

Date Received: 7/7/2026

01 / - **METAL ROOF EDGE**

scale 1:5 at A3

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client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:5 at A3
drawn	RB
project no	BA2311
drawing title	METAL ROOF EDGE
drawing no	A051 /B

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mobile +61 (0)415 190677
NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address: 5-7 TIPPER AVENUE BRONTE NSW 2024				
Project Title: REMEDIAL ROOF WORKS				
Consent No: N/A			Body Corp. Reg No: -	
Drawing Title: GUTTER EDGE DETAIL			Drawing No: A052	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

GENERAL LEGEND:

Refer to Architectural specifications A002+3 for details

AFPL	ABOVE FINISHED PAVING LEVEL
BK	BRICKWORK
BY	BALCONY
C	CENTRE
CF	CONCRETE FINISH
CJ	CONTROL JOINT
COS	CHECK ON SITE
CP	CONCRETE PRECAST
CD:01	ROOF EAVE FACIA: REFER TO A002 FOR SPECIFICATIONS
CD:02	ROOF EAVE SOFFIT: REFER TO A002 FOR SPECIFICATIONS
EJ	EXPANSION JOINT
EX	EXISTING
F	FALL
FFL	FINISHED FLOOR LEVEL TO AHD
FPL	FINISHED PAVING LEVEL
FRL	FIRE RESISTANCE LEVEL
G	EXISTING GARAGE
NTS	NOT TO SCALE
OF	OVER FLOW
PA:01	PAINT FINISH - TO MATCH EXISTING
RF:01	FOLDED ALUMINIUM CAPPING: REFER TO A002 FOR SPECIFICATIONS
RF:03	AWNING PROFILED ROOF SHEET
RH	RAINHEAD
RL	RELATIVE LEVEL TO AHD
RN	RENDER FINISH
RWO	RAINWATER OUTLET
RV	ROOF VENT
SJ	STRUCTURAL JOINT
SOP	SETTING OUT POINT
SP	SERVICES PEDESTAL
SSL	STRUCTURAL SLAB LEVEL
SWD	STORMWATER DRAIN
TOP	TOP OF ROOF PARAPET
V	VOID
VP	VENT PIPE
W	WINDOW
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KEY:

AREA OF REMEDIAL BUILDING WORK

ELEMENT TO BE REMOVED

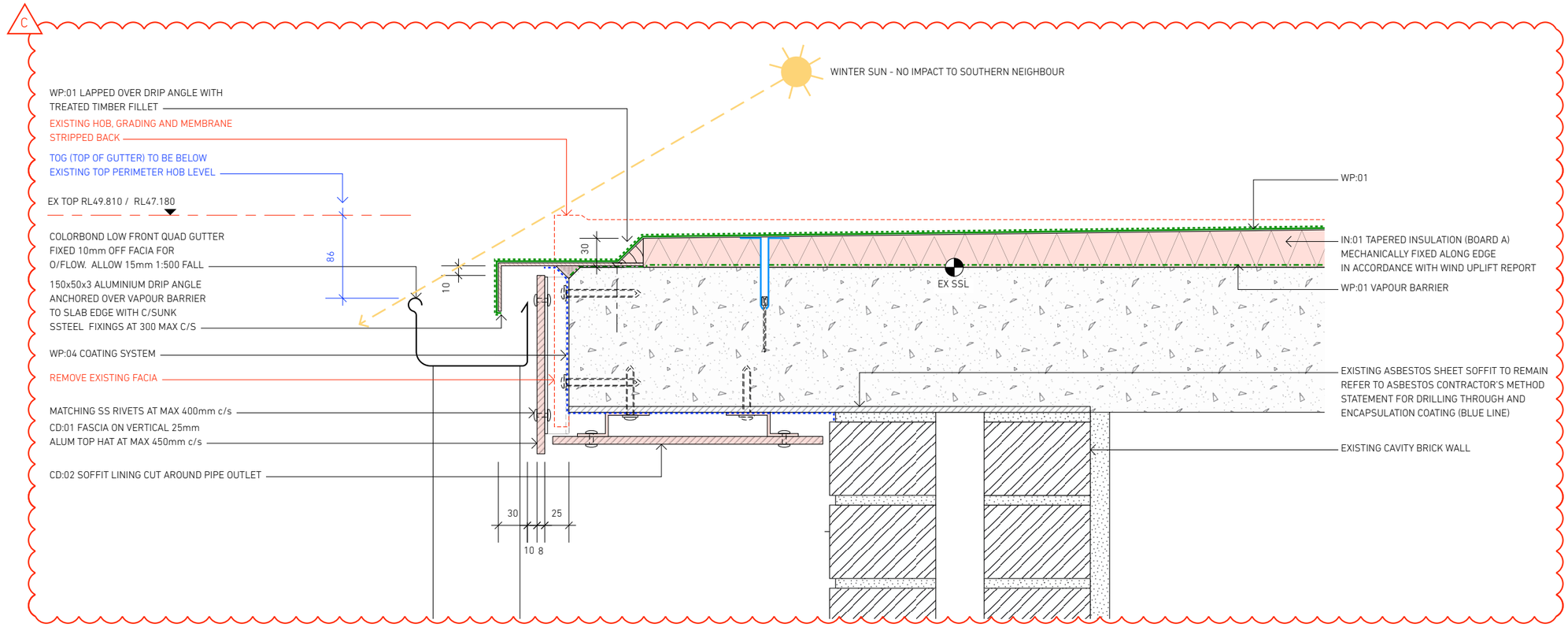
AMENDED

RECEIVED
Waverley Council

Application No: DA-131/2026

Date Received: 7/7/2026

C



01 / - **GUTTER EDGE DETAIL - SOUTH ELEVATION**

scale 1:5 at A3

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C	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:5 at A3
drawn	RB
project no	BA2311
drawing title	GUTTER EDGE DETAIL
drawing no	A052 /C

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mobile +61 (0)415 190677
NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address: 5-7 TIPPER AVENUE BRONTE NSW 2024				
Project Title: REMEDIAL ROOF WORKS				
Consent No: N/A			Body Corp. Reg No: -	
Drawing Title: WALL CAVITY FLASHINGS			Drawing No: A055	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

RECEIVED
Waverley Council

Application No: DA-131/2026

Date Received: 7/7/2026

GENERAL LEGEND:

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AFPL	ABOVE FINISHED PAVING LEVEL
BK	BRICKWORK
BY	BALCONY
C	CENTRE
CF	CONCRETE FINISH
CJ	CONTROL JOINT
COS	CHECK ON SITE
CP	CONCRETE PRECAST
CD:01	ROOF EAVE FACIA: REFER TO A002 FOR SPECIFICATIONS
CD:02	ROOF EAVE SOFFIT: REFER TO A002 FOR SPECIFICATIONS
EJ	EXPANSION JOINT
EX	EXISTING
F	FALL
FFL	FINISHED FLOOR LEVEL TO AHD
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FRL	FIRE RESISTANCE LEVEL
G	EXISTING GARAGE
NTS	NOT TO SCALE
OF	OVER FLOW
PA:01	PAINT FINISH - TO MATCH EXISTING
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RWO	RAINWATER OUTLET
RV	ROOF VENT
SJ	STRUCTURAL JOINT
SOP	SETTING OUT POINT
SP	SERVICES PEDESTAL
SSL	STRUCTURAL SLAB LEVEL
SWD	STORMWATER DRAIN
TOP	TOP OF ROOF PARAPET
V	VOID
VP	VENT PIPE
W	WINDOW
WP:01	WATERPROOF MEMBRANE FOR EXPOSED FLAT ROOF: REFER TO A002 FOR SPECIFICATIONS
✻	NEW SAFETY HARNESS ANCHOR POINTS ON NEW 300SQ CONCRETE PLINTHS ROTATED 45DEG TO ROOF ALIGNMENT - REFER TO FALL ARREST DESIGN LAYOUT BY OTHERS

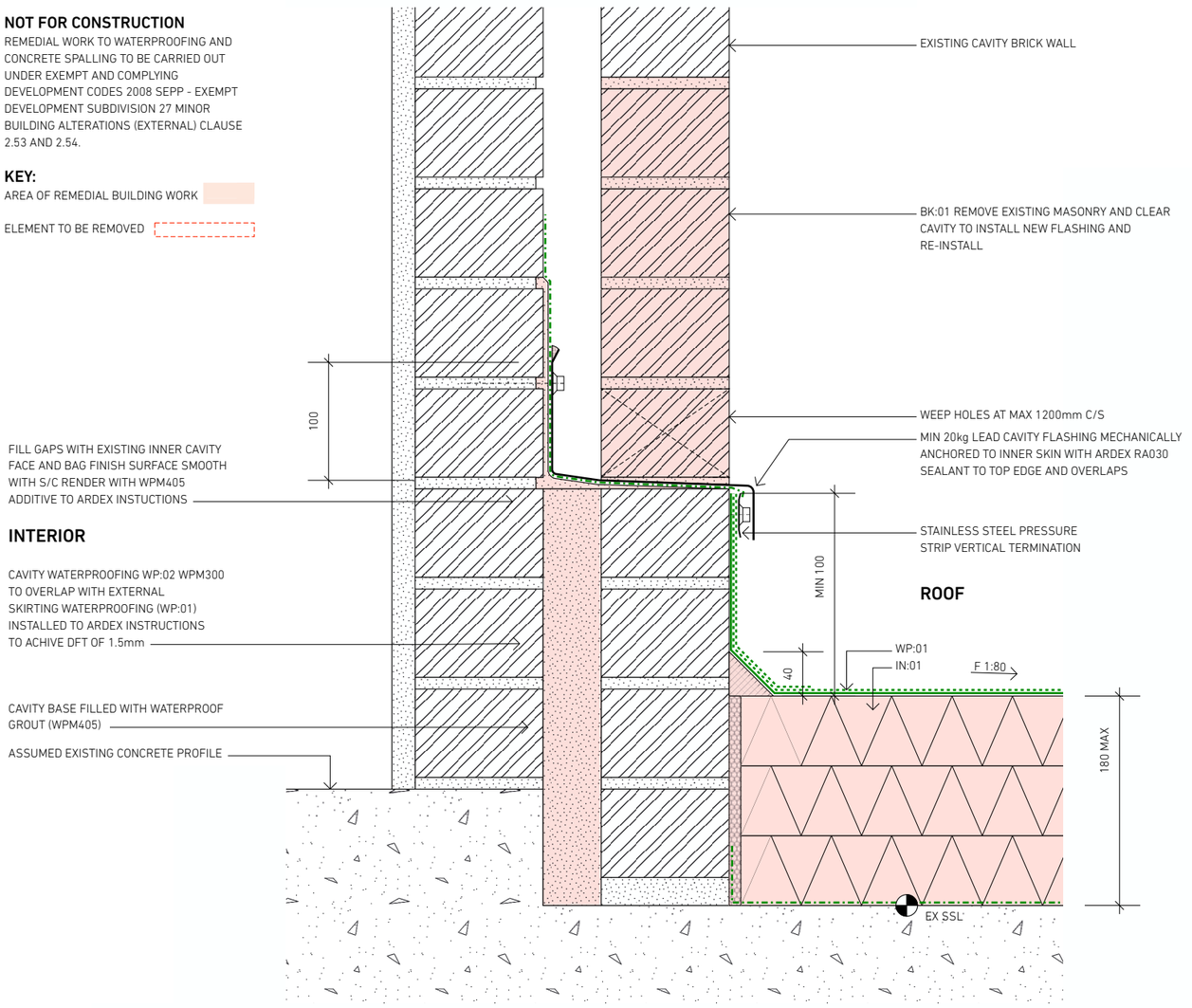
NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

KEY:

AREA OF REMEDIAL BUILDING WORK

ELEMENT TO BE REMOVED



AMENDED

01 / - **WALL CAVITY FLASHINGS**

scale 1:5 at A3

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
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rev	date	notes
A	19/03/25	Review issue
B	16/03/26	DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:5 at A3
drawn	RB
project no	BA2311
drawing title	WALL CAVITY FLASHINGS
drawing no	A055 /B

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Regulated Design Record				
Project Address: 5-7 TIPPER AVENUE BRONTE NSW 2024				
Project Title: REMEDIAL ROOF WORKS				
Consent No: N/A			Body Corp. Reg No: -	
Drawing Title: ROOF PENETRATION DETAIL			Drawing No: A056	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

GENERAL LEGEND:

Refer to Architectural specifications A002+3 for details

AFPL	ABOVE FINISHED PAVING LEVEL
BK	BRICKWORK
BY	BALCONY
C	CENTRE
CF	CONCRETE FINISH
CJ	CONTROL JOINT
COS	CHECK ON SITE
CP	CONCRETE PRECAST
CD:01	ROOF EAVE FACIA: REFER TO A002 FOR SPECIFICATIONS
CD:02	ROOF EAVE SOFFIT: REFER TO A002 FOR SPECIFICATIONS
EJ	EXPANSION JOINT
EX	EXISTING
F	FALL
FFL	FINISHED FLOOR LEVEL TO AHD
FPL	FINISHED PAVING LEVEL
FRL	FIRE RESISTANCE LEVEL
G	EXISTING GARAGE
NTS	NOT TO SCALE
OF	OVER FLOW
PA:01	PAINT FINISH - TO MATCH EXISTING
RF:01	FOLDED ALUMINIUM CAPPING: REFER TO A002 FOR SPECIFICATIONS
RF:03	AWNING PROFILED ROOF SHEET
RH	RAINHEAD
RL	RELATIVE LEVEL TO AHD
RN	RENDER FINISH
RWO	RAINWATER OUTLET
RV	ROOF VENT
SJ	STRUCTURAL JOINT
SOP	SETTING OUT POINT
SP	SERVICES PEDESTAL
SSL	STRUCTURAL SLAB LEVEL
SWD	STORMWATER DRAIN
TOP	TOP OF ROOF PARAPET
V	VOID
VP	VENT PIPE
W	WINDOW
WP:01	WATERPROOF MEMBRANE FOR EXPOSED FLAT ROOF: REFER TO A002 FOR SPECIFICATIONS
*	NEW SAFETY HARNESS ANCHOR POINTS ON NEW 300SQ CONCRETE PLINTHS ROTATED 45DEG TO ROOF ALIGNMENT - REFER TO FALL ARREST DESIGN LAYOUT BY OTHERS

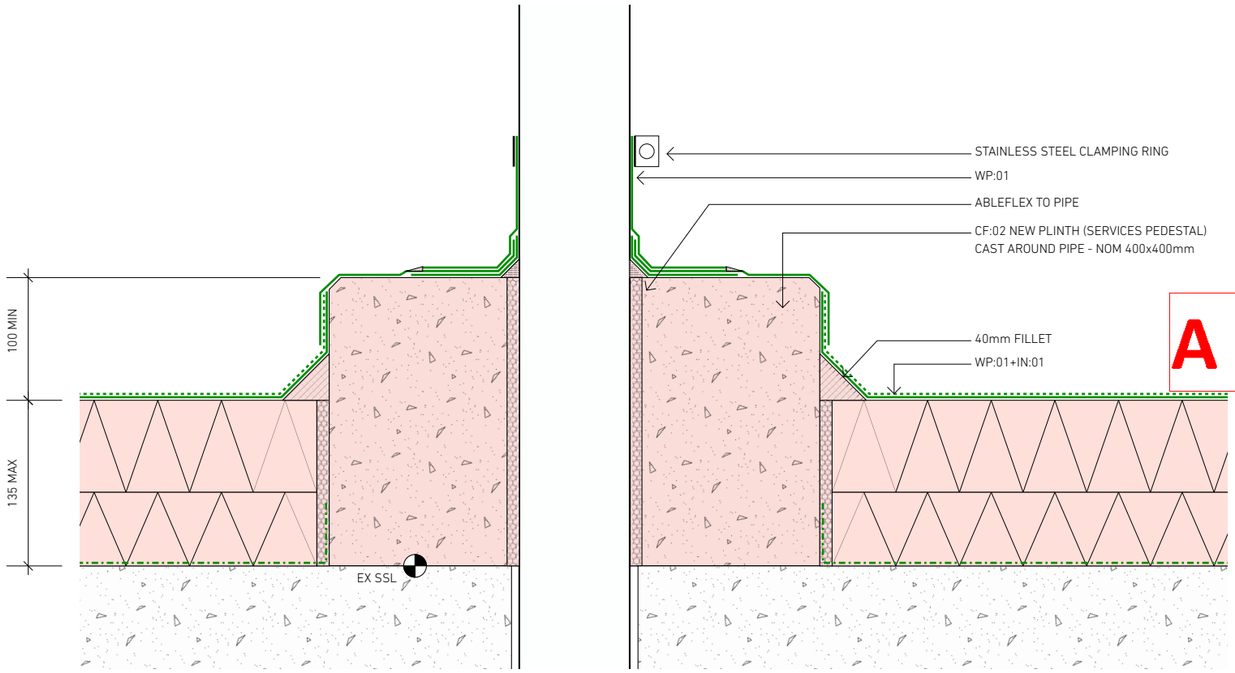
NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

KEY:

AREA OF REMEDIAL BUILDING WORK

ELEMENT TO BE REMOVED



01 / - **ROOF PENETRATION PLINTH - VENT PIPES**

scale 1:5 at A3

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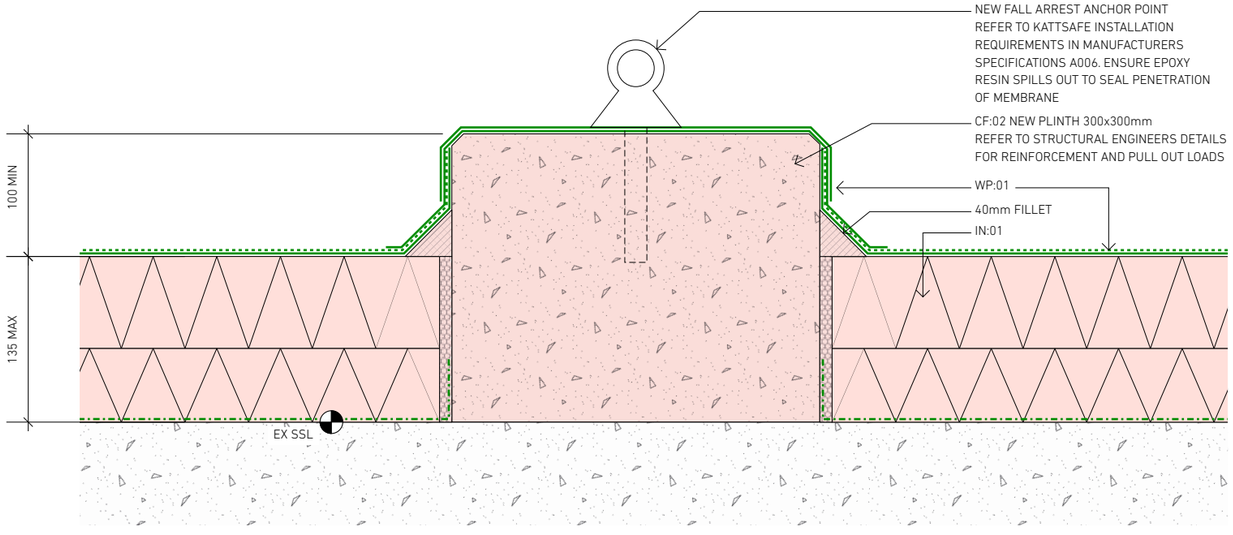
Waverley Council

Application No: DA-131/2026

Date Received: 7/7/2026



02 / - **ROOF PENETRATION PLINTH - FALL ARREST ANCHOR**

scale 1:5 at A3

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rev	date	notes
A	19/03/25	Review issue
B	16/03/26	DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:5 at A3
drawn	RB
project no	BA2311
drawing title	ROOF PENETRATION DETAIL
drawing no	A056 /B

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Application No: DA-131/2026

Date Received: 7/7/2026

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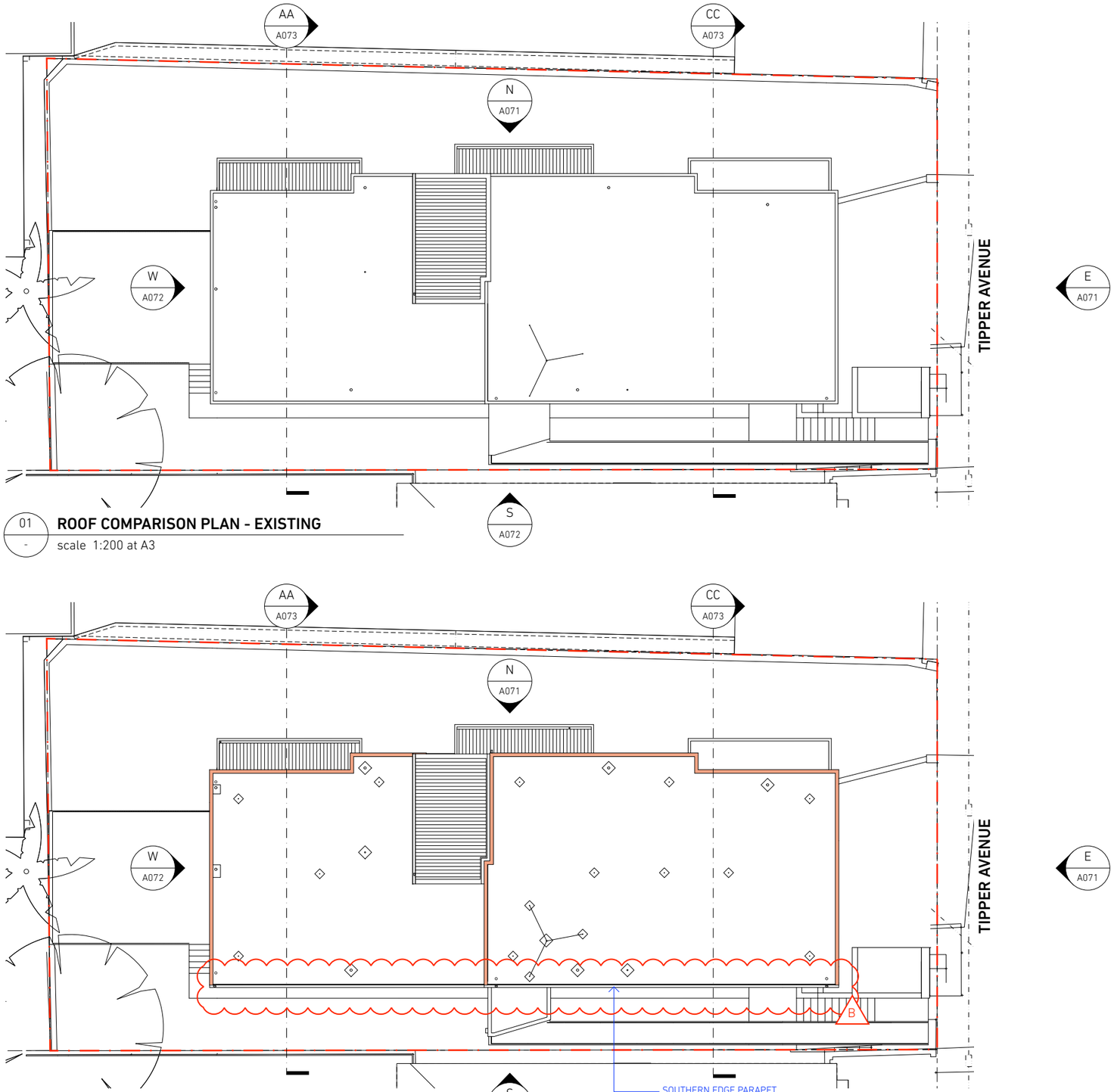

01 - **ROOF COMPARISON PLAN - EXISTING**
scale 1:200 at A3

02 - **ROOF COMPARISON PLAN - PROPOSED**
scale 1:200 at A3

KEY:

PROPOSED ADDITIONAL HEIGHT ABOVE EXISTING

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rev	date	notes
A	27/05/25	DA ISSUE
B	06/07/26	Amended DA issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	ROOF COMPARISON PLAN
drawing no	**A070** /B

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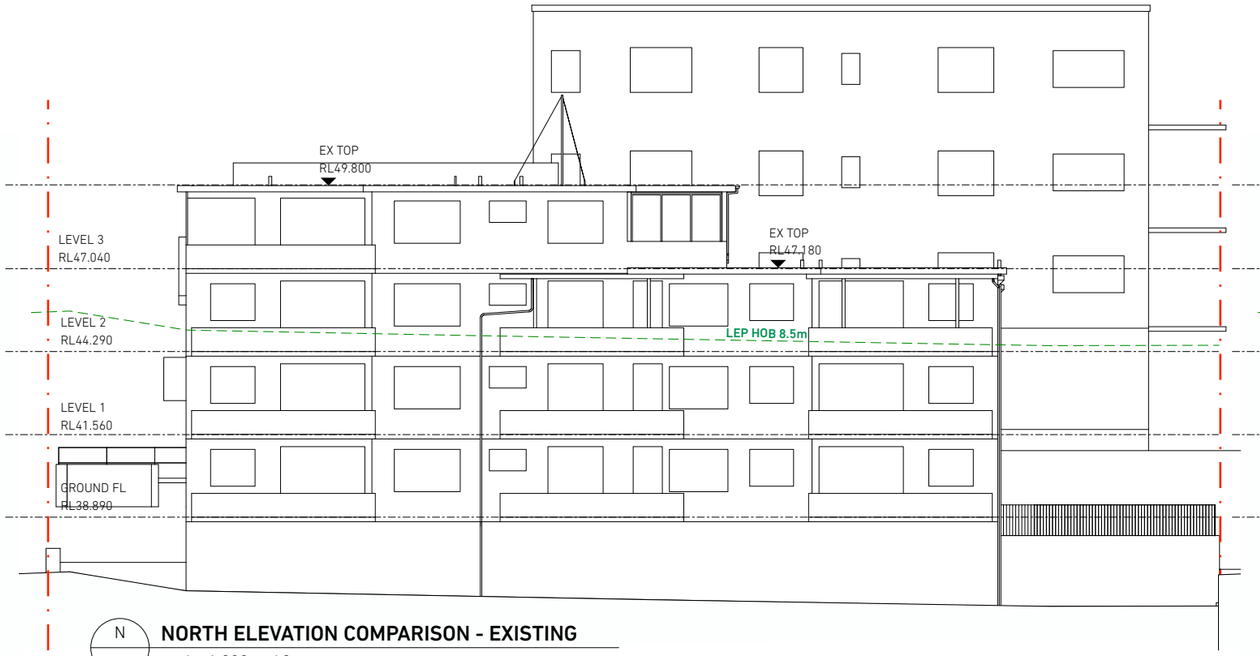

N
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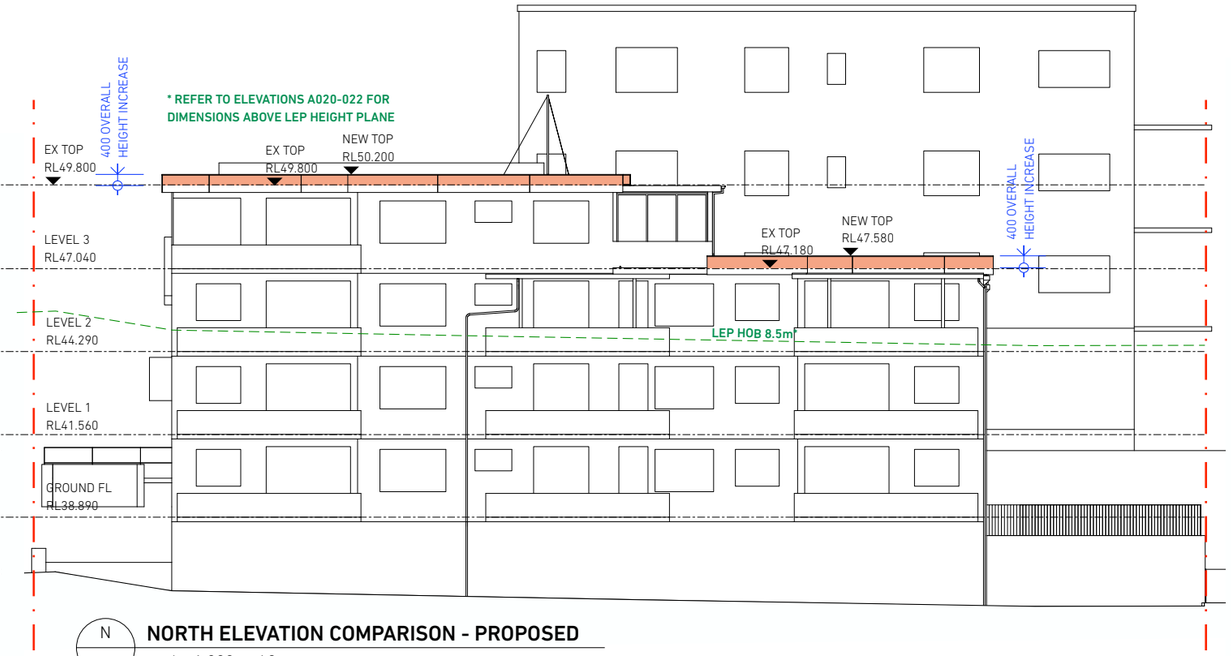
NORTH ELEVATION COMPARISON - EXISTING

scale 1:200 at A3



N
-

NORTH ELEVATION COMPARISON - PROPOSED

scale 1:200 at A3

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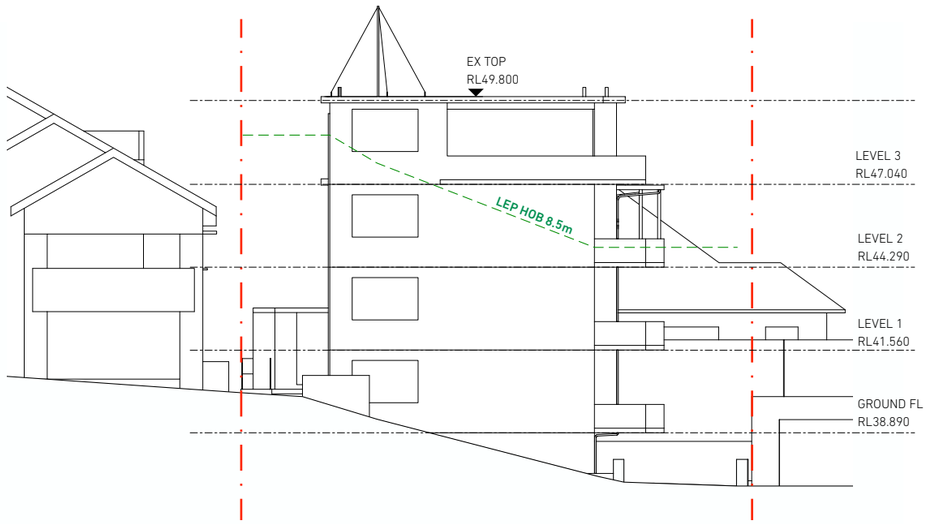
Application No: DA-131/2026

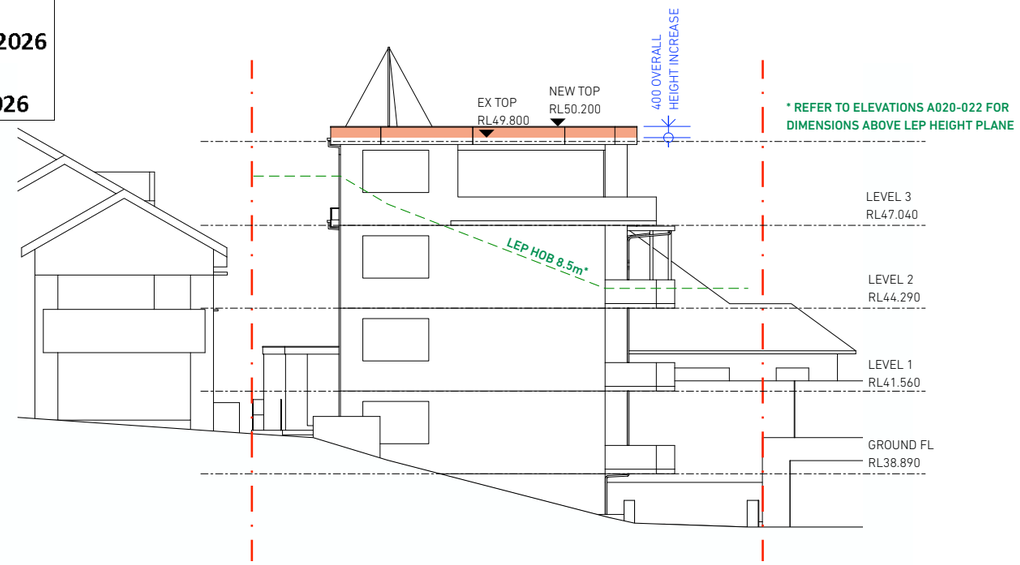
Date Received: 7/7/2026



E
-

EAST ELEVATION COMPARISON - EXISTING

scale 1:200 at A3



E
-

EAST ELEVATION COMPARISON - PROPOSED

scale 1:200 at A3

AMENDED

KEY:

PROPOSED ADDITIONAL HEIGHT ABOVE EXISTING

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rev	date	notes
A	27/05/25	DA ISSUE
B	06/07/26	Amended DA issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	ELEVATION COMPARISON
drawing no	A071 /B

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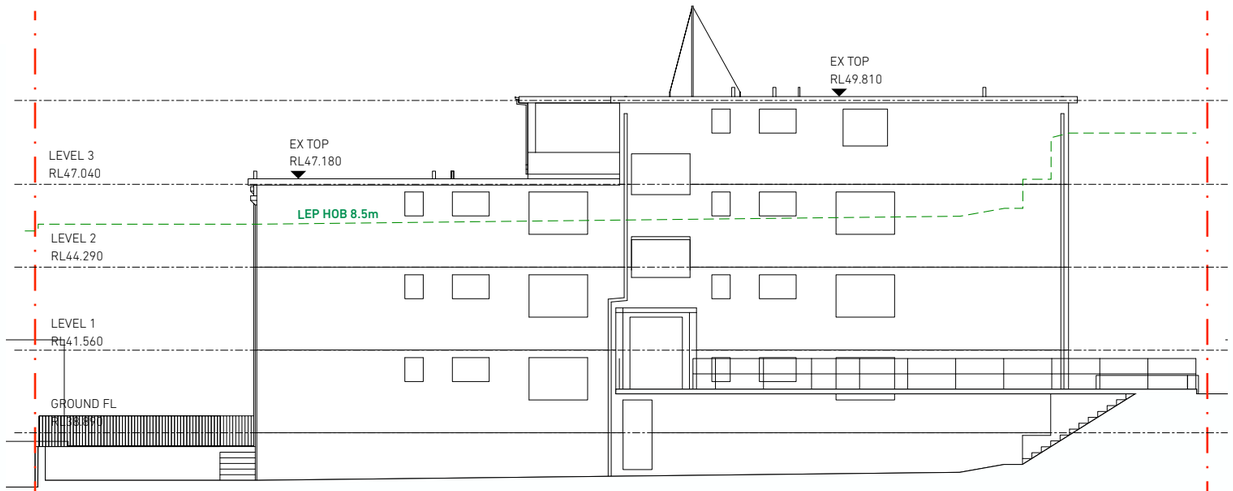
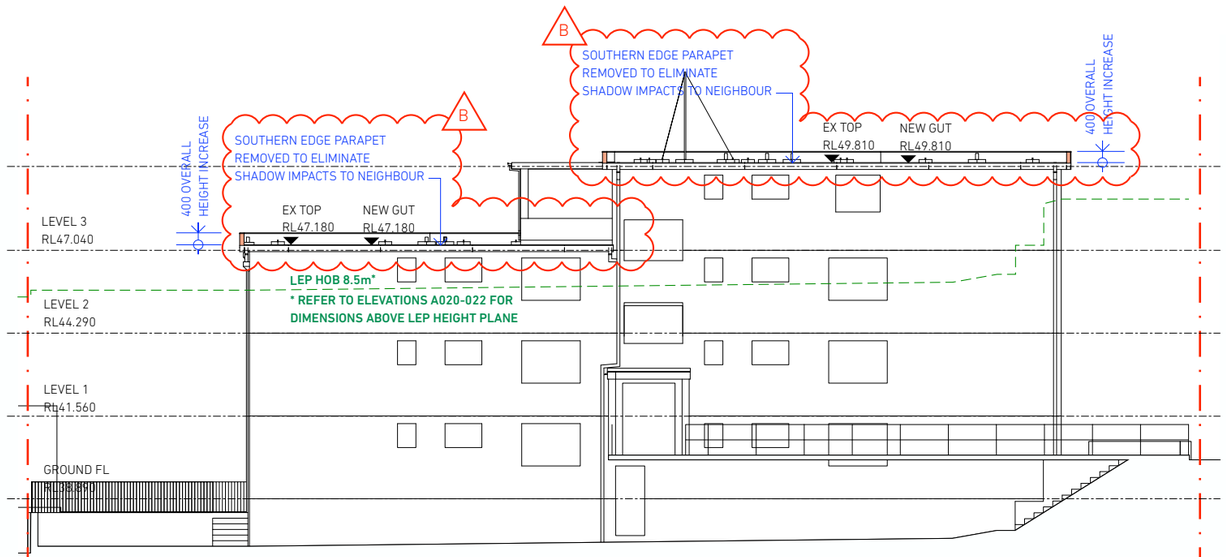


S - **SOUTH ELEVATION COMPARISON - EXISTING**
scale 1:200 at A3



S - **SOUTH ELEVATION COMPARISON - PROPOSED**
scale 1:200 at A3

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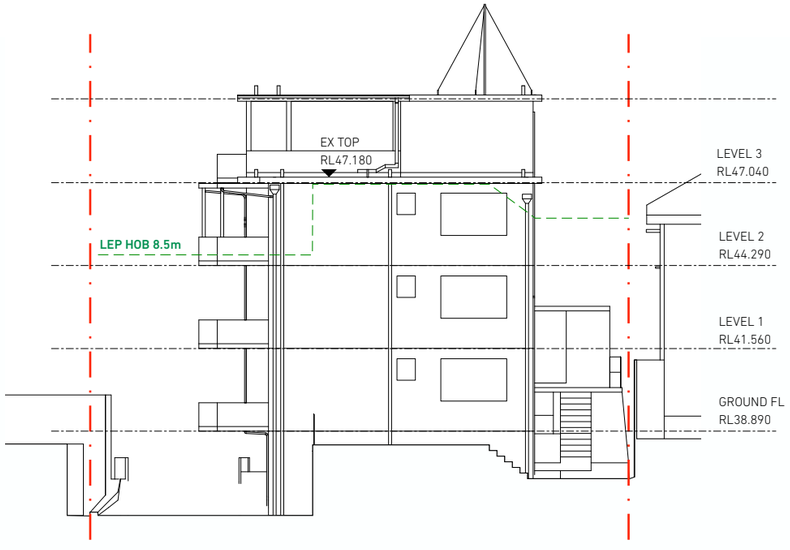
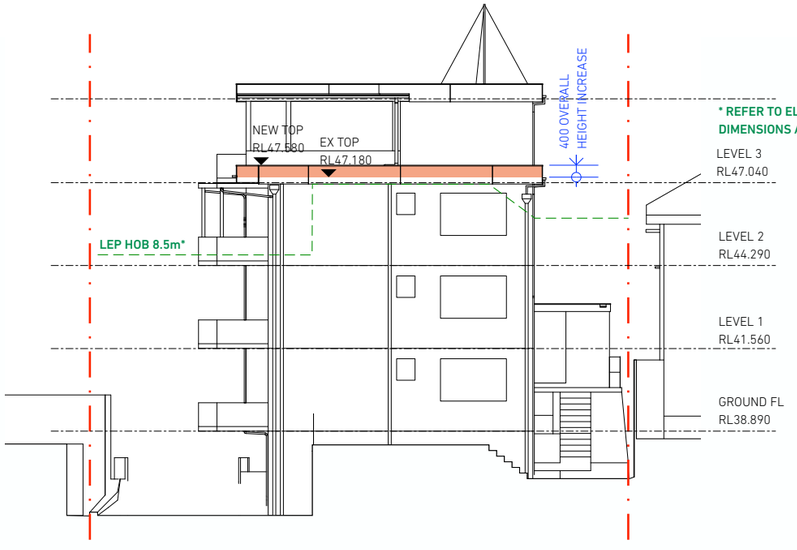
Application No: DA-131/2026

Date Received: 7/7/2026



W - **WEST ELEVATION COMPARISON - EXISTING**
scale 1:200 at A3



W - **WEST ELEVATION COMPARISON - PROPOSED**
scale 1:200 at A3

AMENDED

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rev	date	notes
A	27/05/25	DA ISSUE
B	06/07/26	Amended DA issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	ELEVATION COMPARISON
drawing no	A072 /B

KEY:

PROPOSED ADDITIONAL HEIGHT ABOVE EXISTING

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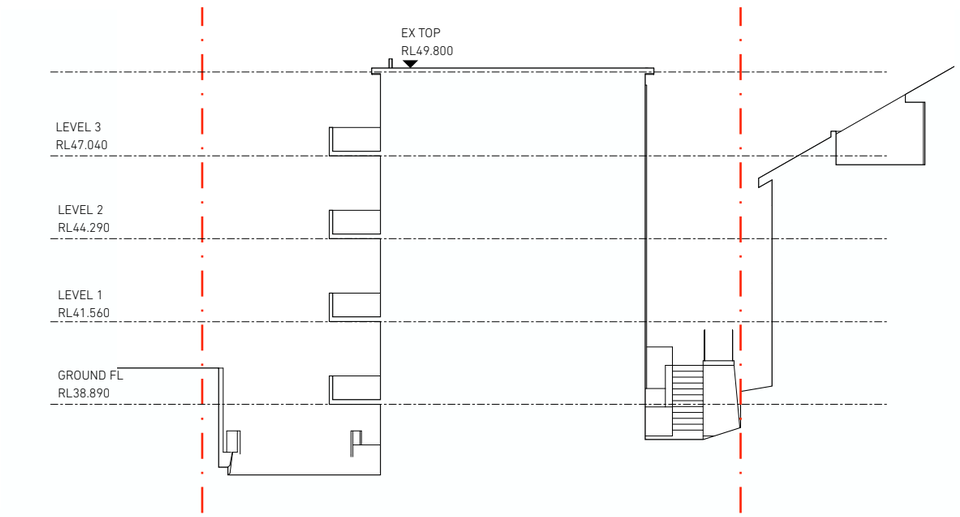
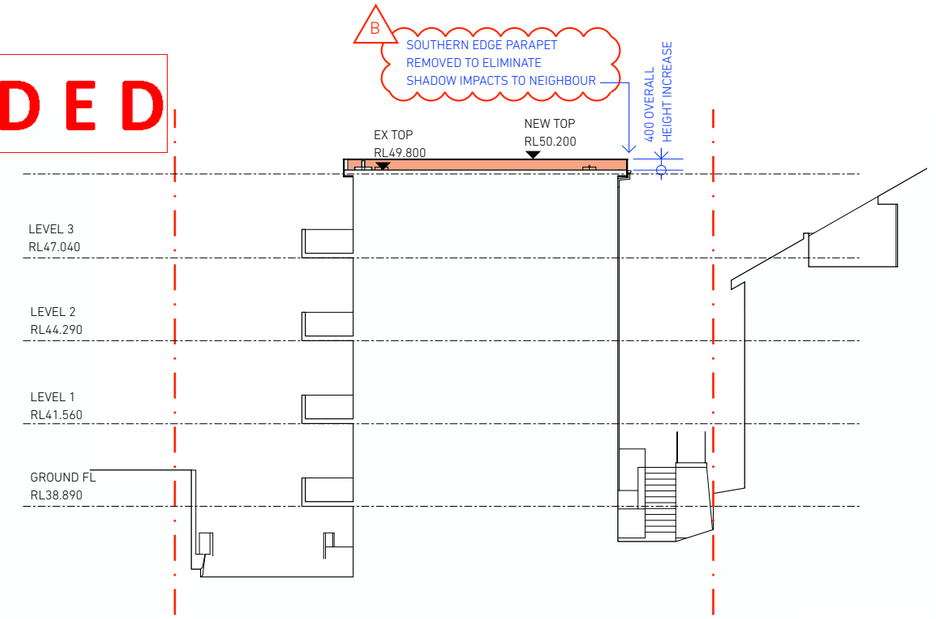


AA
-
AA SECTION COMPARISON - EXISTING
scale 1:200 at A3



AA
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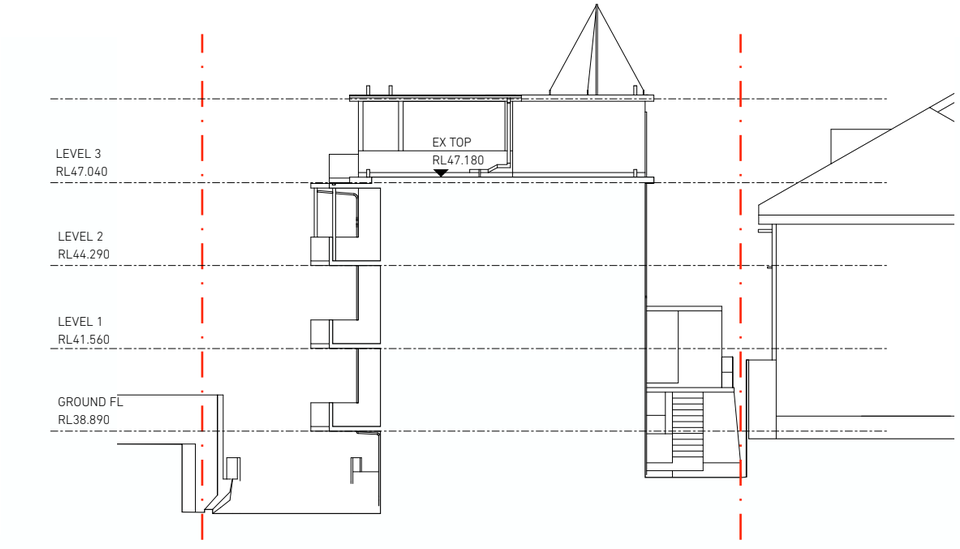
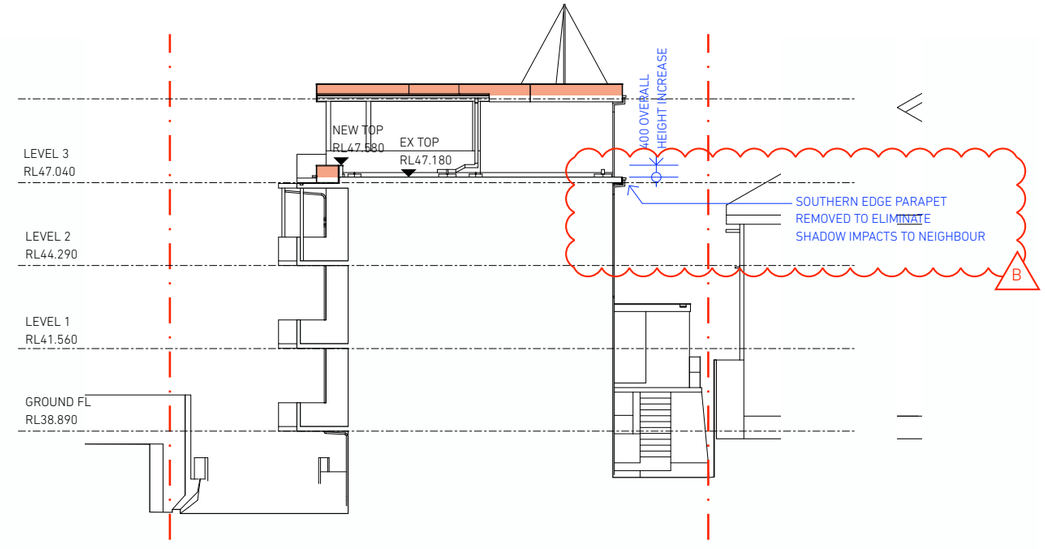
AA SECTION COMPARISON - PROPOSED
scale 1:200 at A3



CC
-
CC SECTION COMPARISON - EXISTING
scale 1:200 at A3



CC
-
CC SECTION COMPARISON - PROPOSED
scale 1:200 at A3

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Application No: DA-131/2026

Date Received: 7/7/2026

KEY:

PROPOSED ADDITIONAL HEIGHT ABOVE EXISTING

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rev	date	notes
A	27/05/25	DA ISSUE
B	06/07/26	Amended DA issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	SECTION COMPARISON
drawing no	A073 /B

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Application No: DA-131/2026

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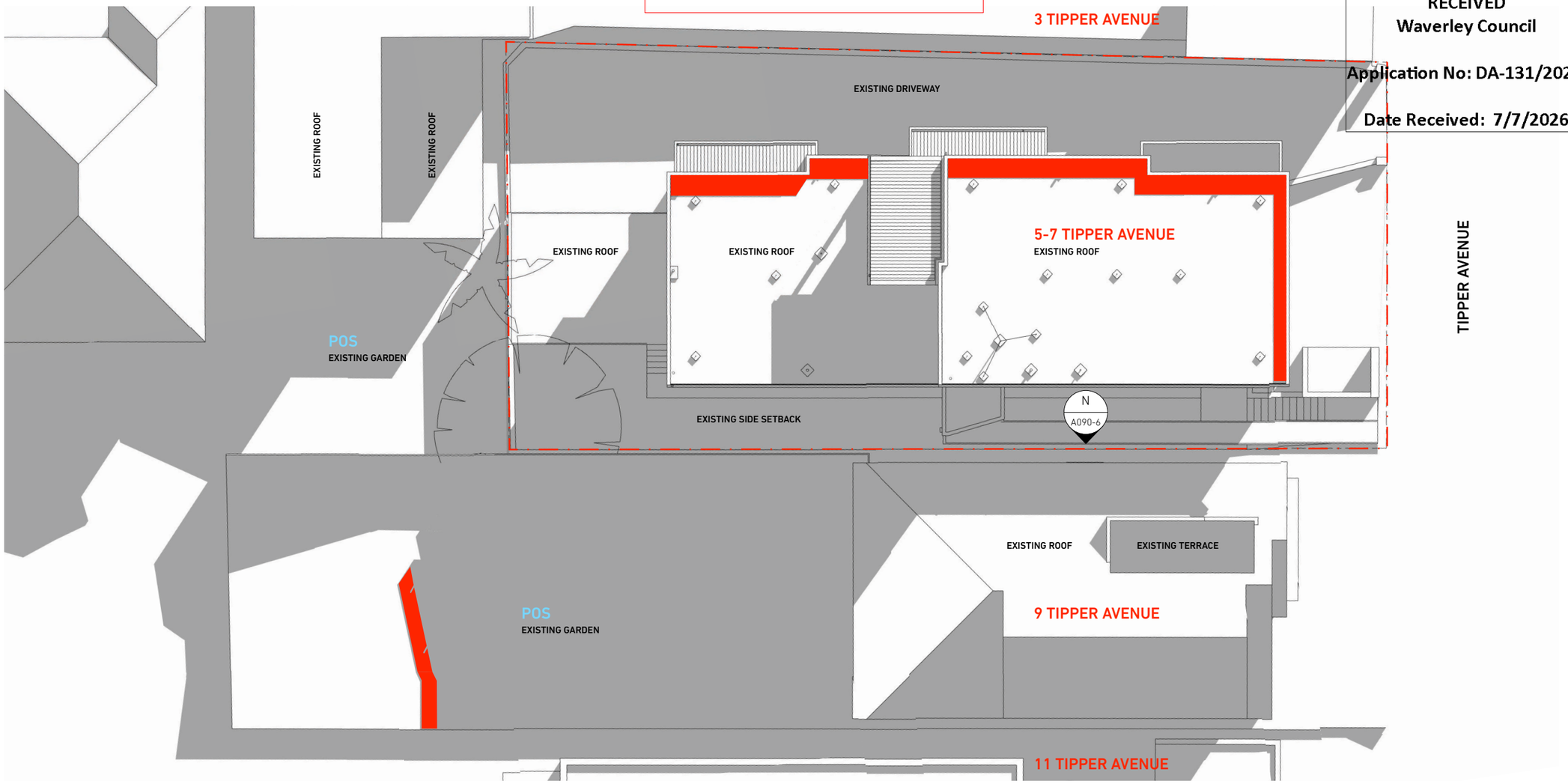

01
-
SHADOW PLAN 9am - 21 JUNE
scale 1:200 at A3

SHADOW KEY:

ADDITIONAL SHADOW IMPACT ABOVE EXISTING BUILDING

EXISTING SHADOWS

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rev	date	notes
A	27/05/25	DA ISSUE
B	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	SHADOW PLAN 9am
drawing no	A080 /B

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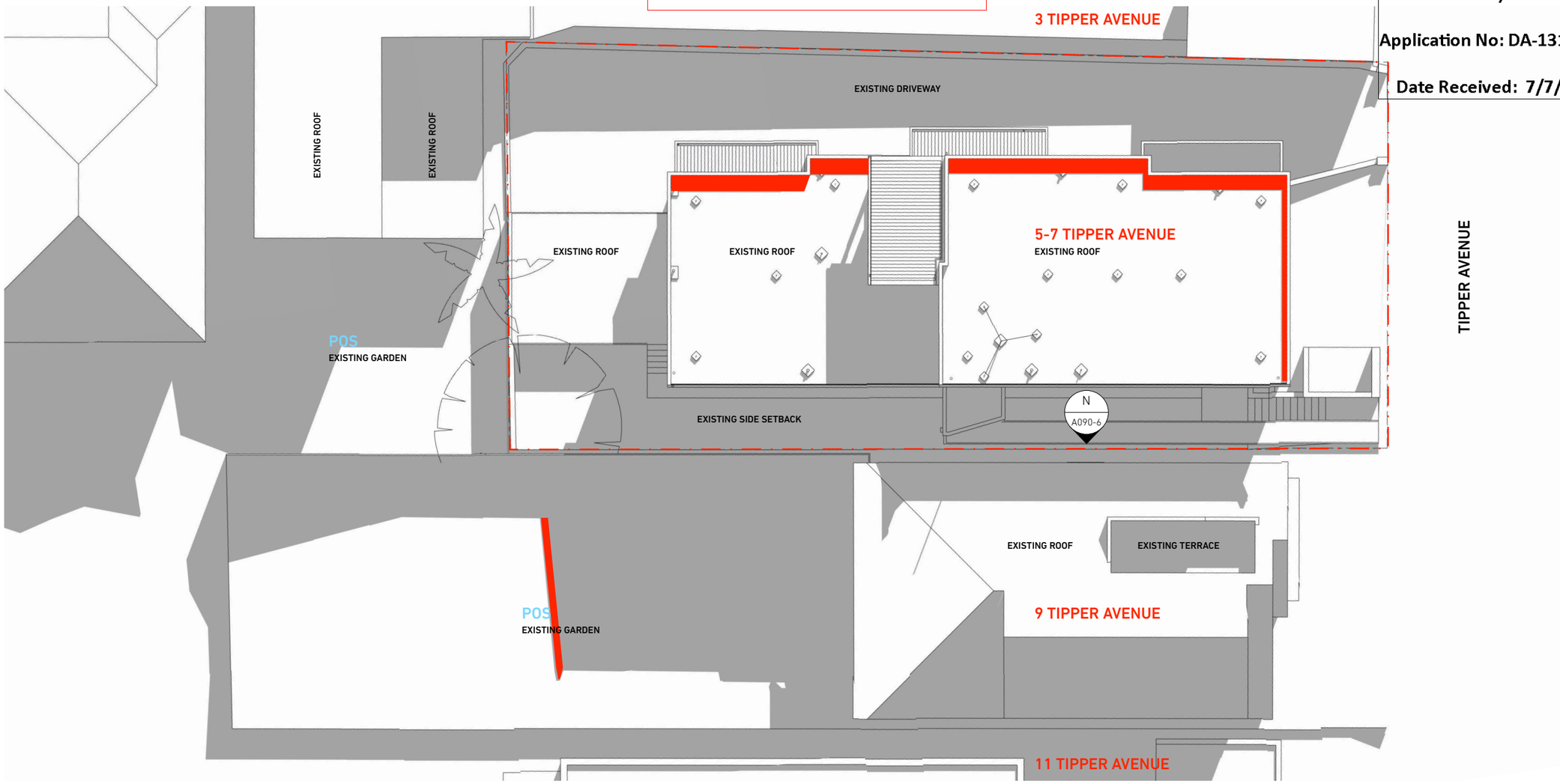
Application No: DA-131/2026

Date Received: 7/7/2026



01
-

SHADOW PLAN 10am - 21 JUNE

scale 1:200 at A3

SHADOW KEY:

ADDITIONAL SHADOW IMPACT ABOVE EXISTING BUILDING

EXISTING SHADOWS

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
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B	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	SHADOW PLAN 10am
drawing no	A081 /B

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AMENDED

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Waverley Council

Application No: DA-131/2026

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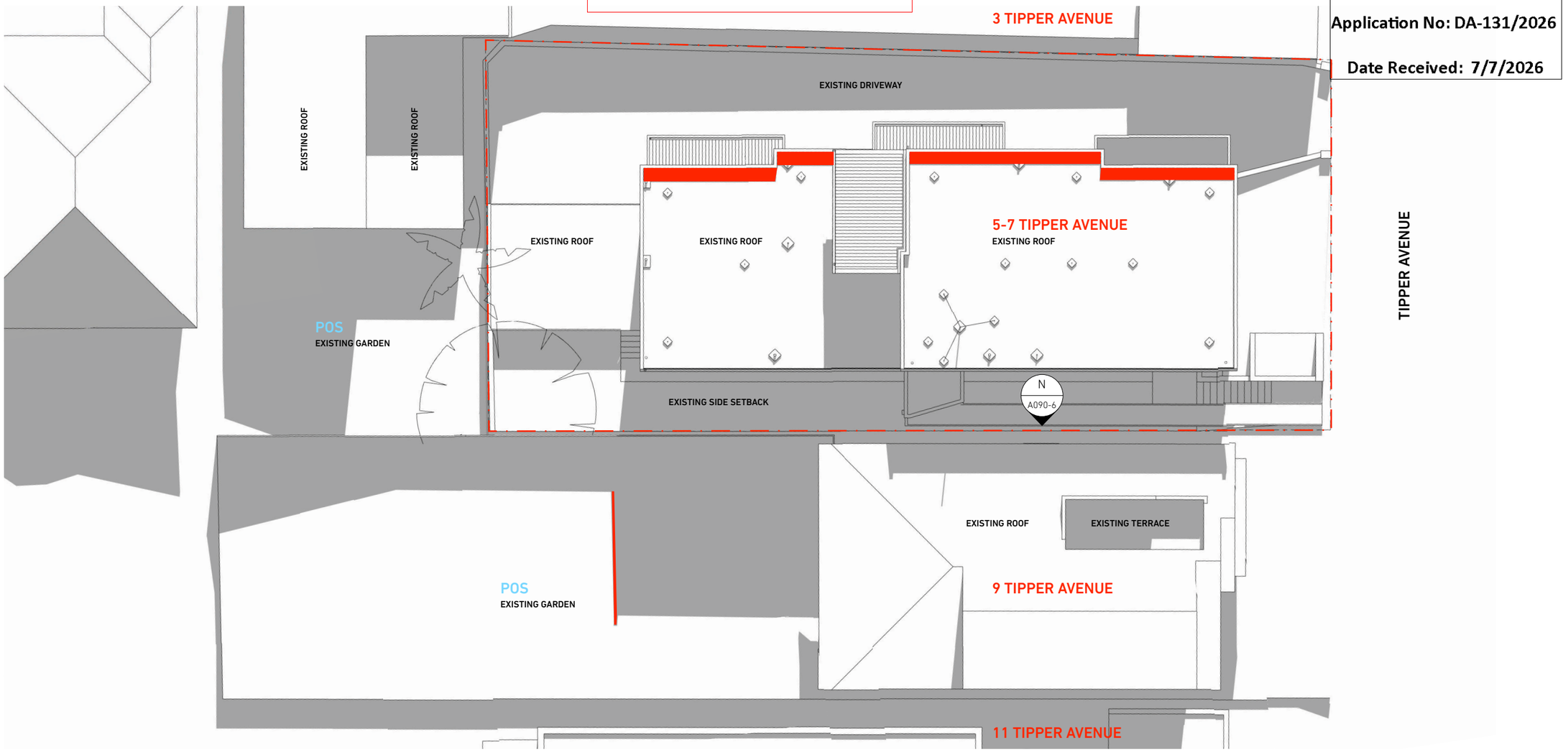

01
-

SHADOW PLAN 11am - 21 JUNE

scale 1:200 at A3

SHADOW KEY:

ADDITIONAL SHADOW IMPACT ABOVE EXISTING BUILDING

EXISTING SHADOWS

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rev	date	notes
A	27/05/25	DA ISSUE
B	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	SHADOW PLAN 11am
drawing no	A082 /B

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Waverley Council

Application No: DA-131/2026

Date Received: 7/7/2026



01
-

SHADOW PLAN 12pm - 21 JUNE

scale 1:200 at A3

SHADOW KEY:

ADDITIONAL SHADOW IMPACT ABOVE EXISTING BUILDING

EXISTING SHADOWS

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rev	date	notes
A	27/05/25	DA ISSUE
B	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	SHADOW PLAN 12pm
drawing no	A083 /B

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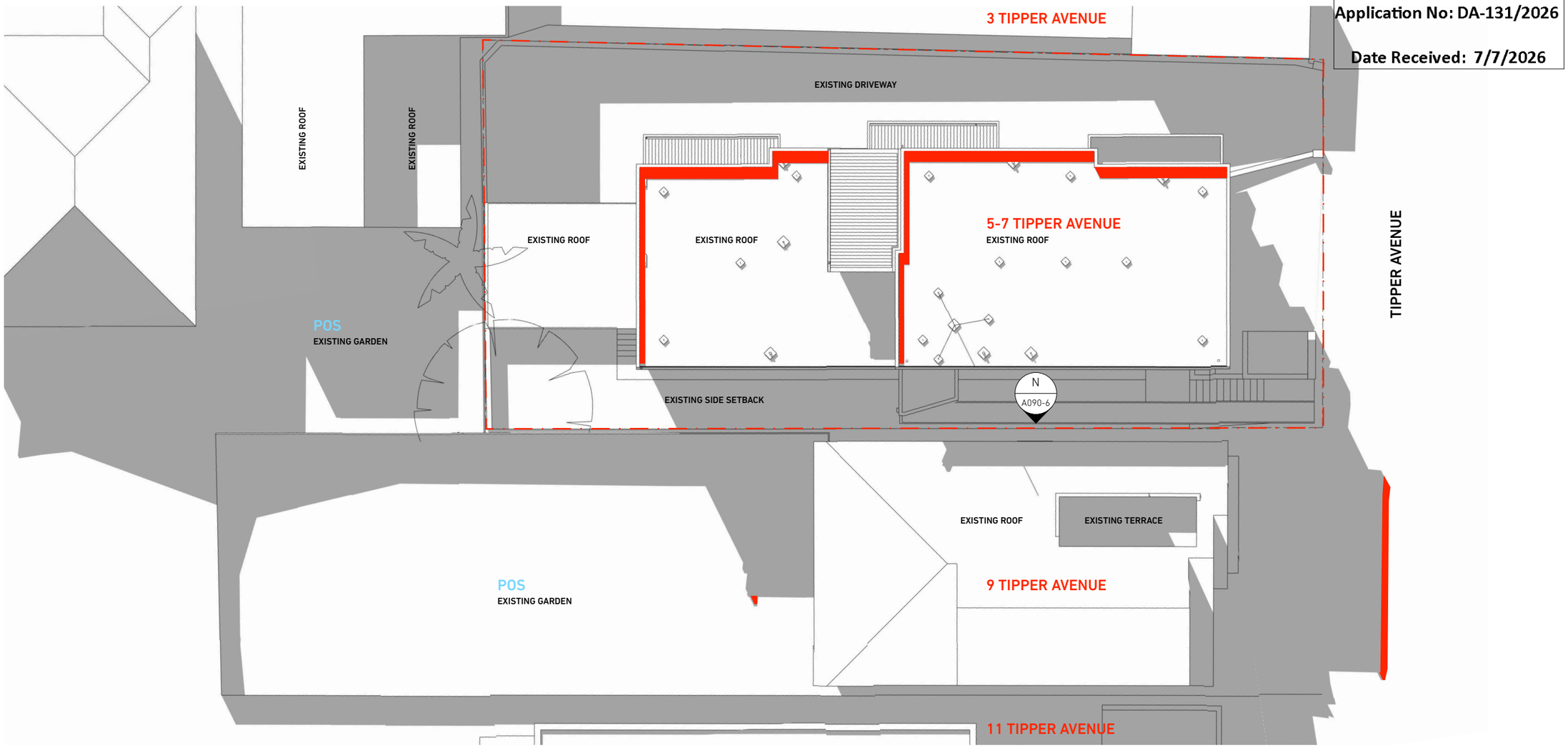
Application No: DA-131/2026

Date Received: 7/7/2026



01
-

SHADOW PLAN 1pm - 21 JUNE

scale 1:200 at A3

SHADOW KEY:

ADDITIONAL SHADOW IMPACT ABOVE EXISTING BUILDING

EXISTING SHADOWS

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rev	date	notes
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B	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	SHADOW PLAN 1pm
drawing no	A084 /B

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AMENDED

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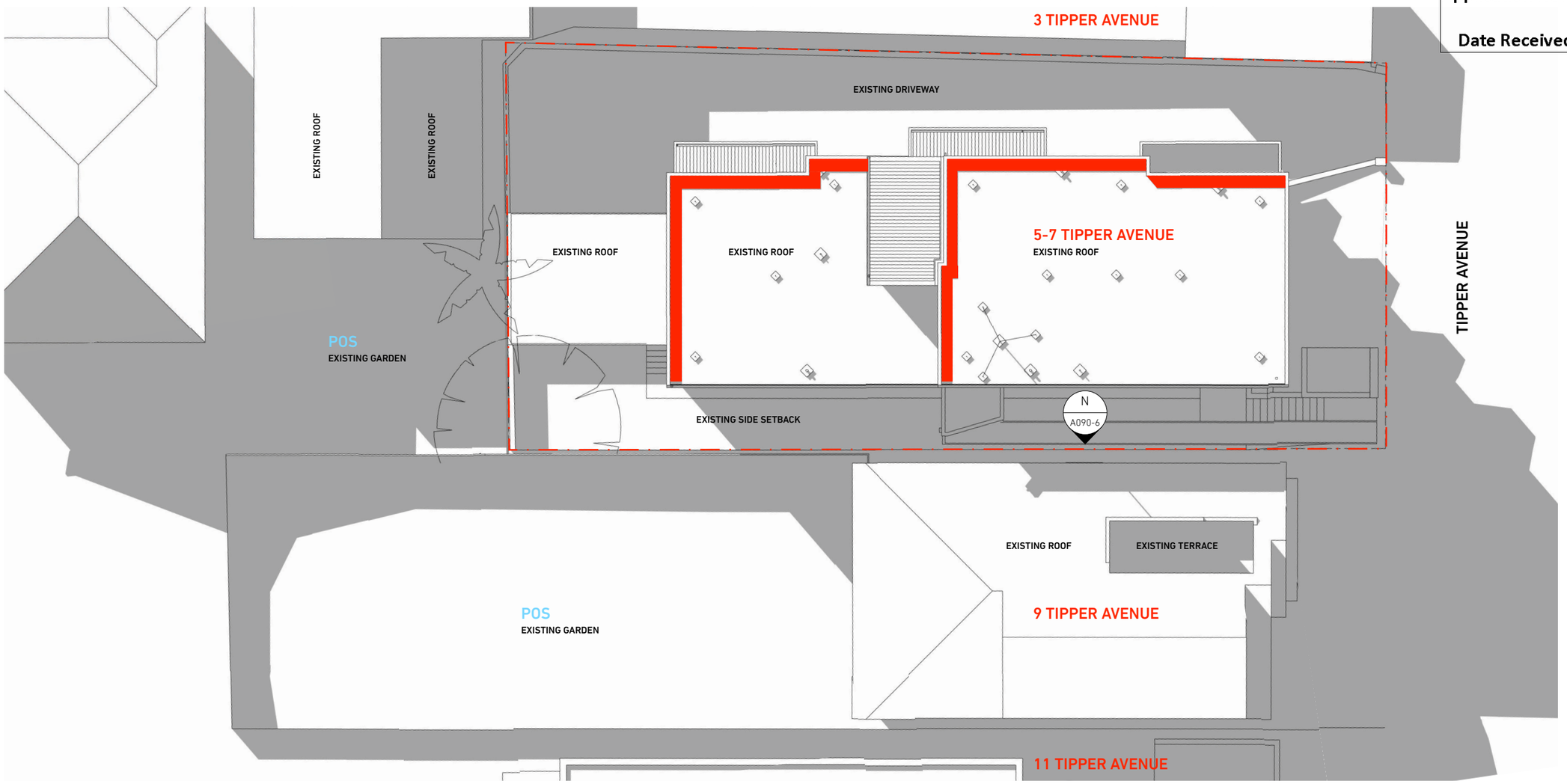
Application No: DA-131/2026

Date Received: 7/7/2026



01
-

SHADOW PLAN 2pm - 21 JUNE

scale 1:200 at A3

SHADOW KEY:

ADDITIONAL SHADOW IMPACT ABOVE EXISTING BUILDING

EXISTING SHADOWS

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
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rev	date	notes
A	27/05/25	DA ISSUE
B	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	SHADOW PLAN 2pm
drawing no	A085 /B

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NSW Registered Architect Rob Burton 9224

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Application No: DA-131/2026

Date Received: 7/7/2026



01
-

SHADOW PLAN 3pm - 21 JUNE

scale 1:200 at A3

SHADOW KEY:

ADDITIONAL SHADOW IMPACT ABOVE EXISTING BUILDING

EXISTING SHADOWS

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A	27/05/25	DA ISSUE
B	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	SHADOW PLAN 3pm
drawing no	A086 /B

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AMENDED

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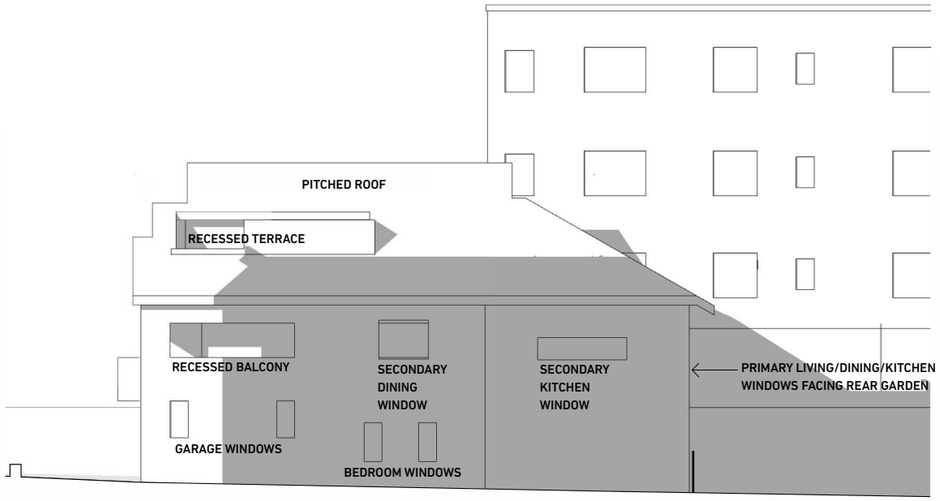
Application No: DA-131/2026

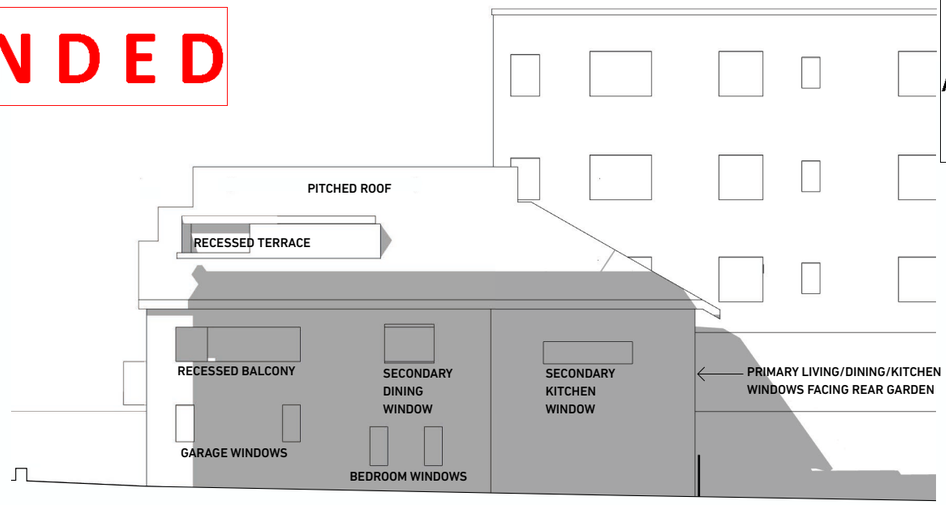
Date Received: 7/7/2026



N

9 TIPPER AVE NORTH SIDE ELEVATION - 9am 21 JUNE

scale 1:200 at A3



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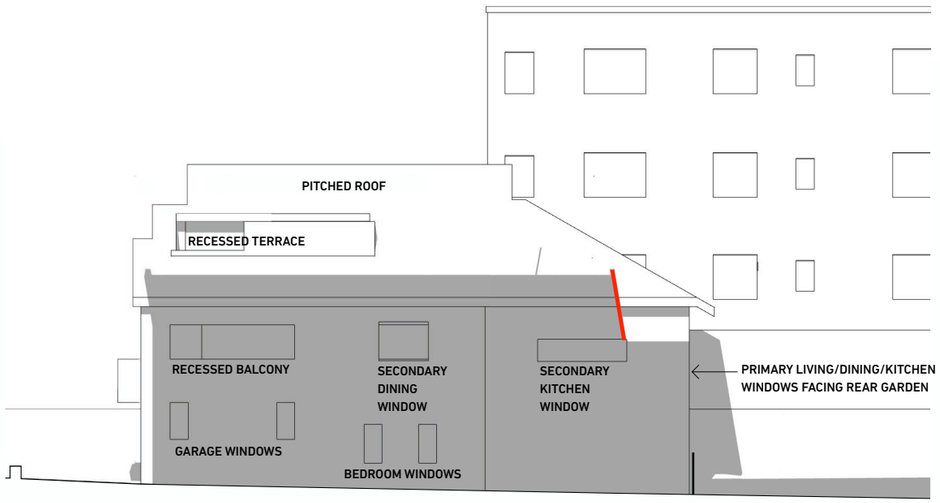
9 TIPPER AVE NORTH SIDE ELEVATION - 10am 21 JUNE

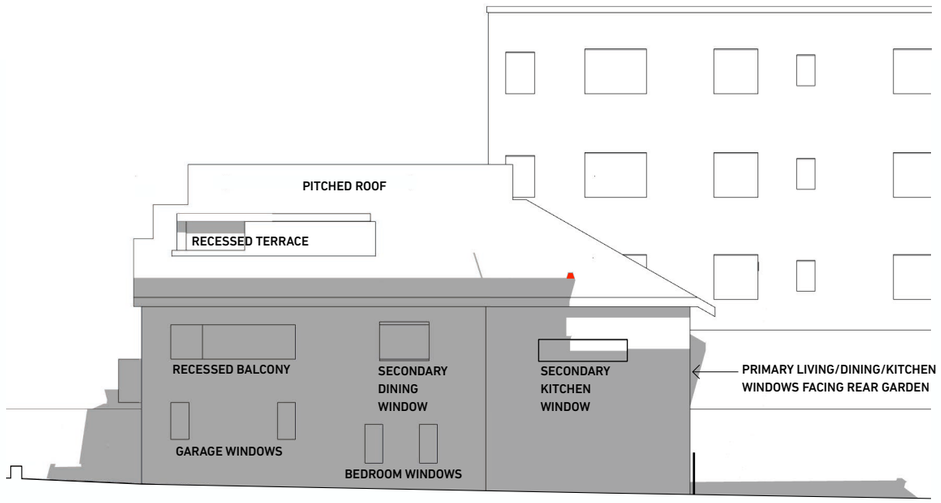
scale 1:200 at A3



N

9 TIPPER AVE NORTH SIDE ELEVATION - 11am 21 JUNE

scale 1:200 at A3



N

9 TIPPER AVE NORTH SIDE ELEVATION - 12pm 21 JUNE

scale 1:200 at A3

SHADOW KEY:

ADDITIONAL SHADOW IMPACT ABOVE EXISTING BUILDING

EXISTING SHADOWS

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rev	date	notes
A	27/05/25	DA ISSUE
B	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	9 TIPPER AVE NORTH SIDE ELEVATION
drawing no	A090 /B

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NSW Registered Architect Rob Burton 9224

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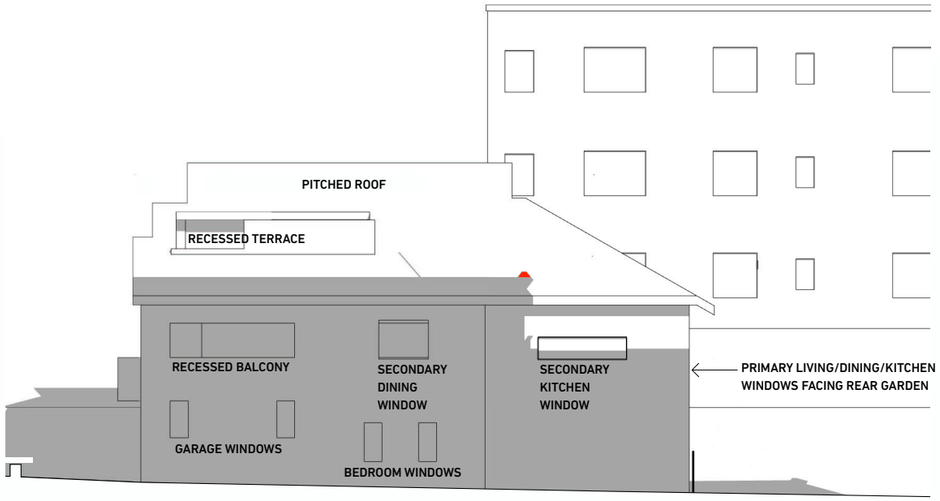
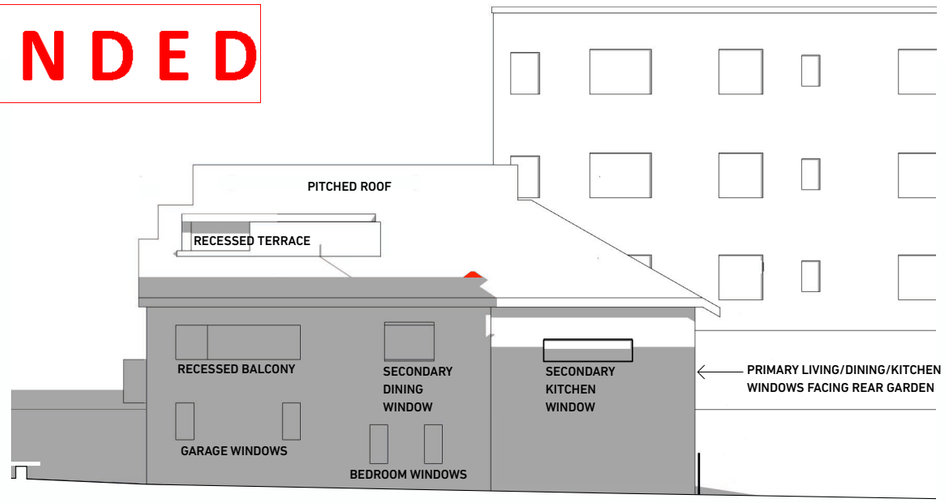


N

9 TIPPER AVE NORTH SIDE ELEVATION - 1pm 21 JUNE

scale 1:200 at A3



N

9 TIPPER AVE NORTH SIDE ELEVATION - 2pm 21 JUNE

scale 1:200 at A3

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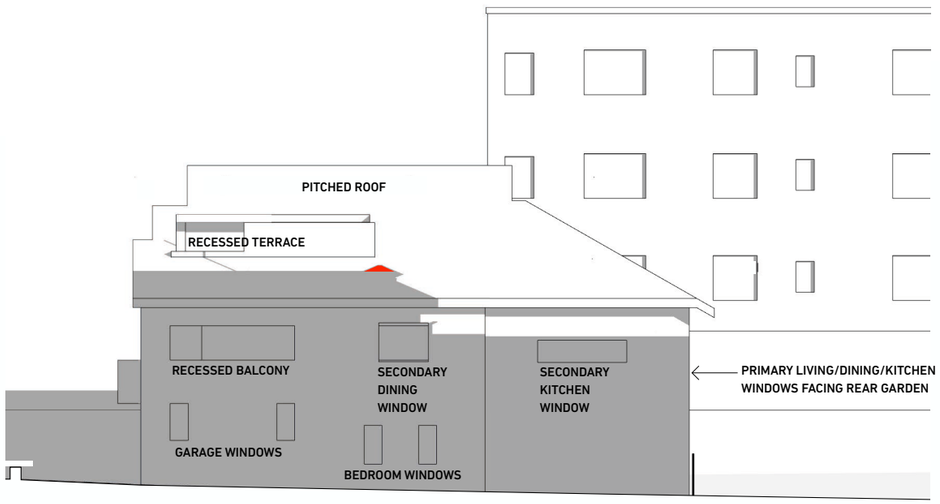
Application No: DA-131/2026

Date Received: 7/7/2026



N

9 TIPPER AVE NORTH SIDE ELEVATION - 3pm 21 JUNE

scale 1:200 at A3

SHADOW KEY:

ADDITIONAL SHADOW IMPACT ABOVE EXISTING BUILDING

EXISTING SHADOWS

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rev	date	notes
A	27/05/25	DA ISSUE
B	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	9 TIPPER AVE NORTH SIDE ELEVATION
drawing no	A091 /B

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NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	SITE ANALYSIS PLAN		Drawing No:	A005

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

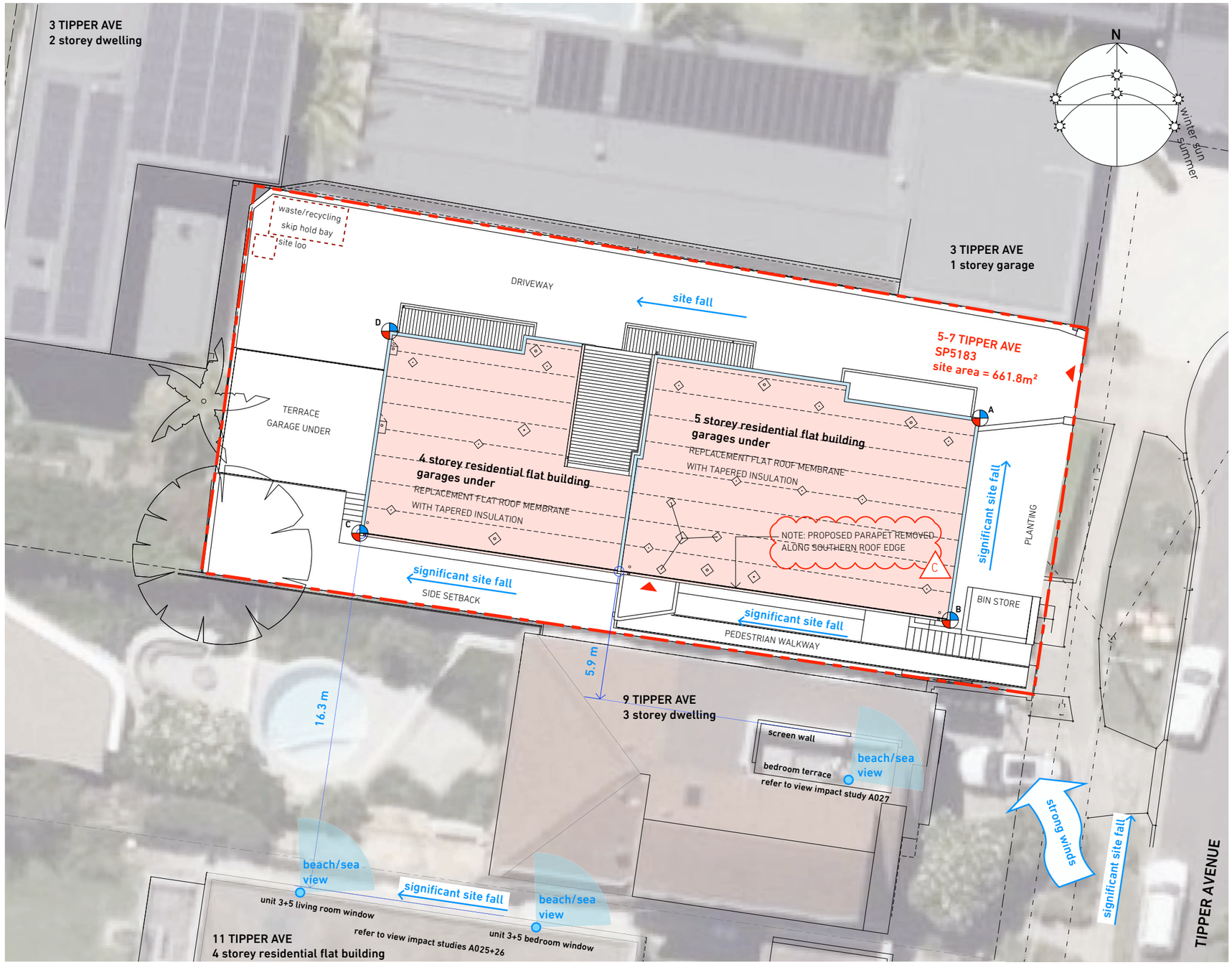
KEY:

AREA OF REMEDIAL BUILDING WORK UNDER EXEMPT DEVELOPMENT

AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL

BUILDING HEIGHTS:

A	**13.2m**	EXISTING HEIGHT ABOVE NATURAL GROUND	
	4.7m	EXISTING ABOVE LEP HOB 8.5m HEIGHT	55% ABOVE LEP
	13.6m	PROPOSED HEIGHT ABOVE NATURAL GROUND	**3%** ABOVE EXISTING HEIGHT
	5.1m	PROPOSED ABOVE LEP HOB 8.5m HEIGHT	60% ABOVE LEP
B	**9.6m**	EXISTING HEIGHT ABOVE NATURAL GROUND	
	1.1m	EXISTING ABOVE LEP HOB 8.5m HEIGHT	13% ABOVE LEP
	10.0m	PROPOSED HEIGHT ABOVE NATURAL GROUND	**4%** ABOVE EXISTING HEIGHT
	1.5m	PROPOSED ABOVE LEP HOB 8.5m HEIGHT	17% ABOVE LEP
C	**9.8m**	EXISTING HEIGHT ABOVE NATURAL GROUND	
	1.3m	EXISTING ABOVE LEP HOB 8.5m HEIGHT	15% ABOVE LEP
	10.2m	PROPOSED HEIGHT ABOVE NATURAL GROUND	**4%** ABOVE EXISTING HEIGHT
	1.7m	PROPOSED ABOVE LEP HOB 8.5m HEIGHT	20% ABOVE LEP
D	**11.0m**	EXISTING HEIGHT ABOVE NATURAL GROUND	
	2.5m	EXISTING ABOVE LEP HOB 8.5m HEIGHT	29% ABOVE LEP
	11.4m	PROPOSED HEIGHT ABOVE NATURAL GROUND	**4%** ABOVE EXISTING HEIGHT
	2.9m	PROPOSED ABOVE LEP HOB 8.5m HEIGHT	34% ABOVE LEP



01
-
SITE ANALYSIS PLAN
scale 1:200 at A3

RECEIVED
Waverley Council

Application No: DA-131/2026

Date Received: 09/09/2026

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rev	date	notes
A	19/03/25	Review issue
B	16/03/26	DA Issue
C	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	SITE ANALYSIS PLAN
drawing no	**A005** /C

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NSW Registered Architect Rob Burton 9224

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Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	STREET CONTEXT ELEVATION		Drawing No:	A006

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

KEY:

AREA OF REMEDIAL BUILDING WORK UNDER EXEMPT DEVELOPMENT

AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL



EAST ELEVATION OF 5-7 TIPPER AVENUE



STREETSCAPE FROM CORNER OF MACPHERSON STREET

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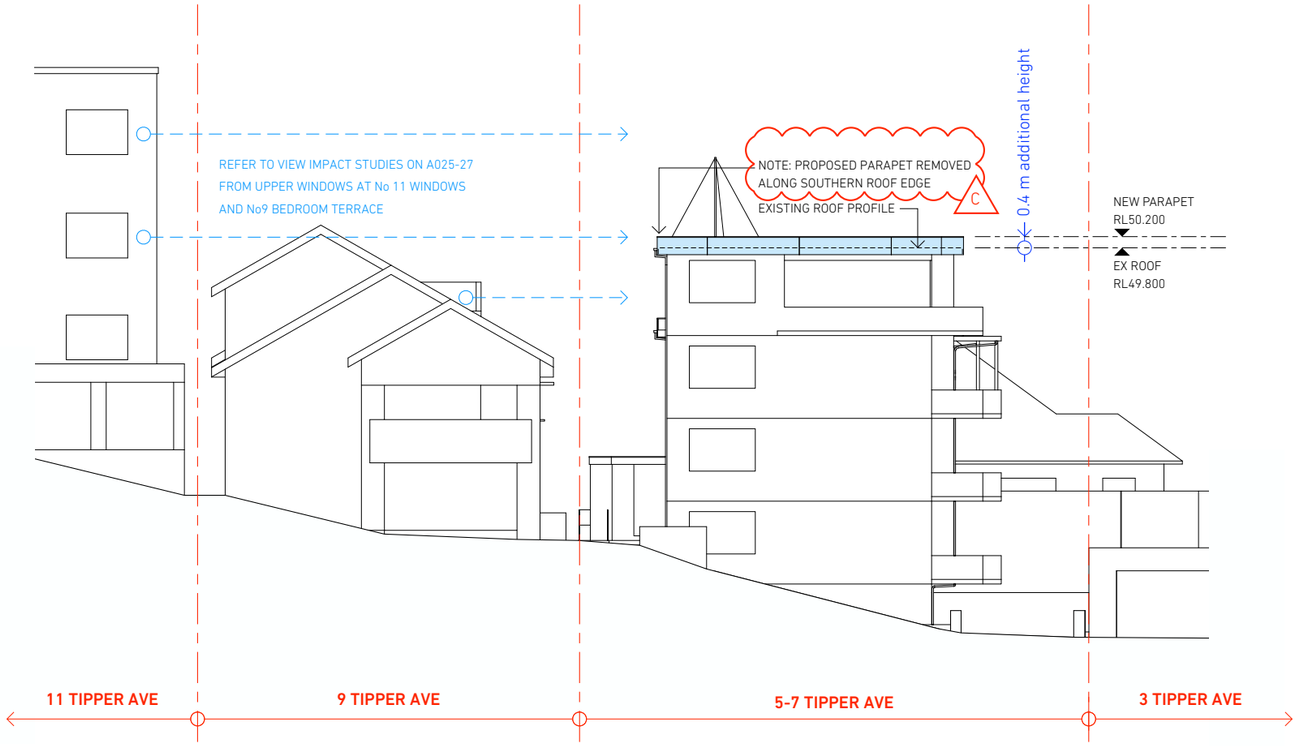
Application No: DA-131/2026

Date Received: 09/09/2026



01 - **STREET CONTEXT ELEVATION (EAST ELEVATION)**

scale 1:200 at A3

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rev	date	notes
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B	16/03/26	DA Issue
C	06/07/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:200 at A3
drawn	RB
project no	BA2311
drawing title	STREET CONTEXT ELEVATION
drawing no	A006 /C

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BURTON ARCHITECTURE

Regulated Design Record				
Project Address: 5-7 TIPPER AVENUE BRONTE NSW 2024				
Project Title: REMEDIAL ROOF WORKS				
Consent No: N/A			Body Corp. Reg No: -	
Drawing Title: NORTH ELEVATION			Drawing No: A020	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

KEY:

AREA OF REMEDIAL BUILDING WORK UNDER EXEMPT DEVELOPMENT

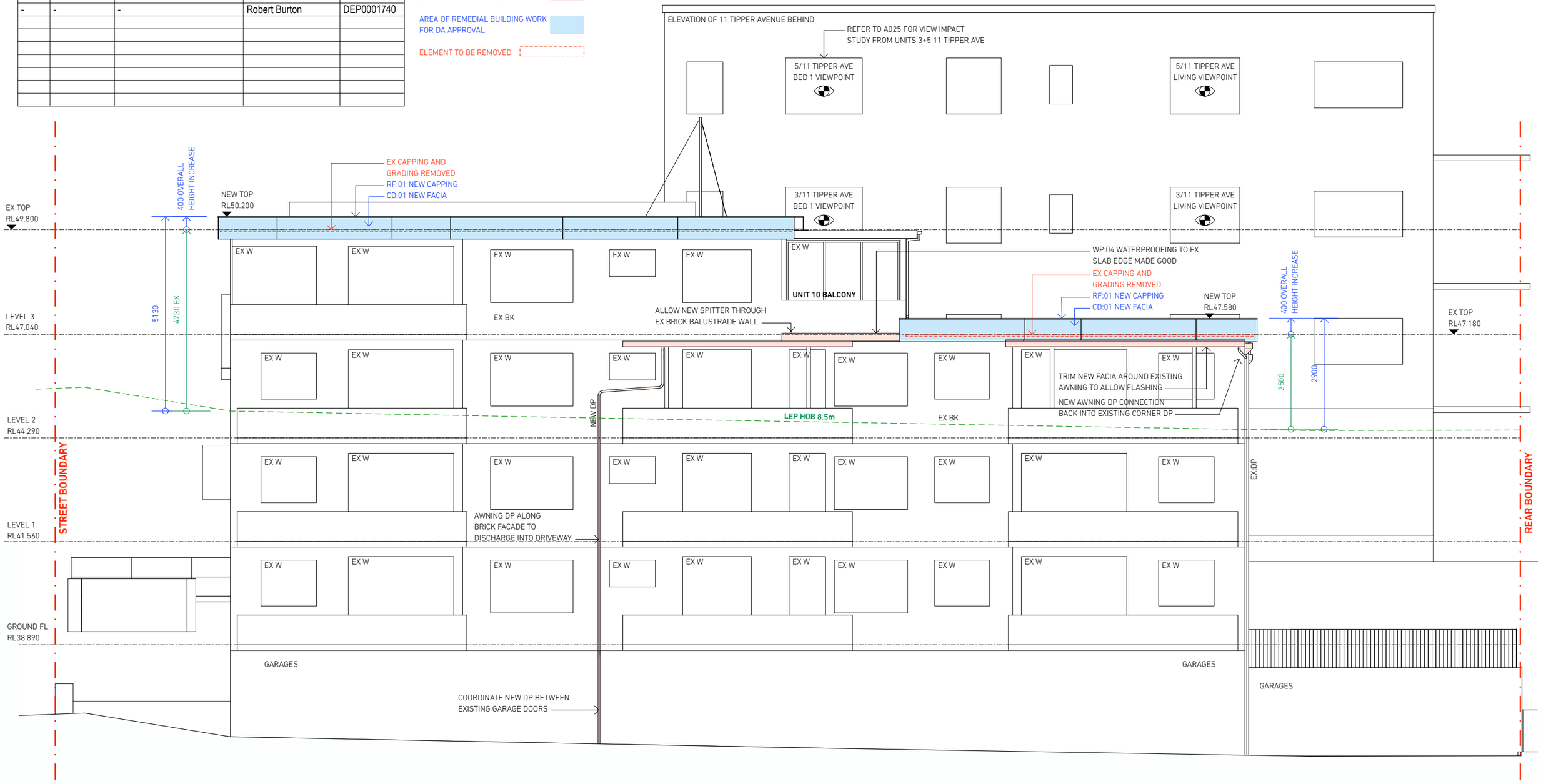
AREA OF REMEDIAL BUILDING WORK FOR DA APPROVAL

ELEMENT TO BE REMOVED

RECEIVED
Waverley Council

Application No: DA-131/2026

Date Received: 09/09/2026



N

-

NORTH ELEVATION

scale 1:100 at A3

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scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	NORTH ELEVATION
drawing no	A020 /C

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Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	VIEW IMPACT STUDY U5/no11		Drawing No:	A025

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

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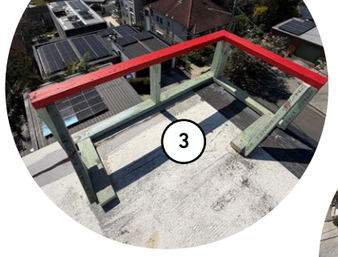
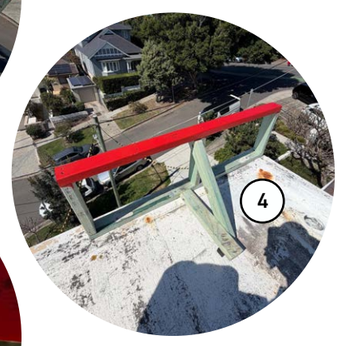






PROPOSED NEW PARAPET HEIGHT MOCK-UP FRAMING

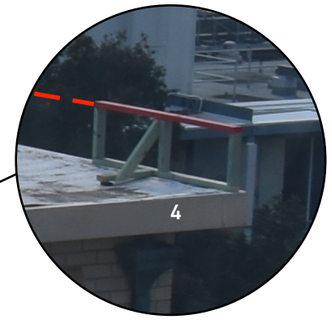
FRAMING HEIGHT = 390mm ABOVE THE EXISTING HOB. ACTUAL PROPOSED HEIGHT INCREASE FROM EXISTING = 378mm (REFER TO A050)

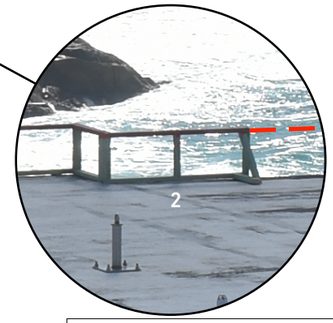
KEY:

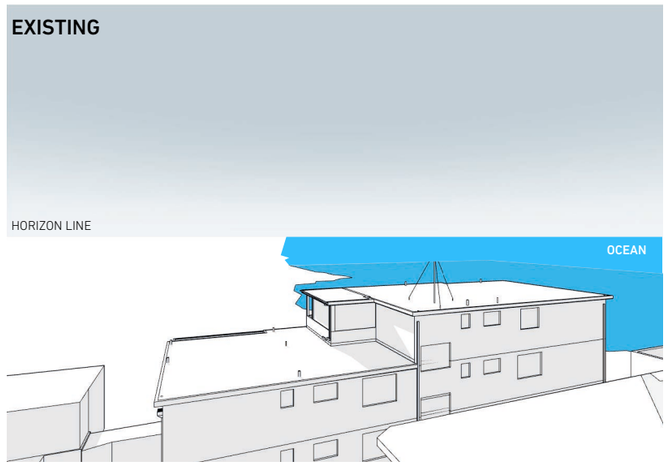
PROPOSED ADDITIONAL HEIGHT ABOVE EXISTING

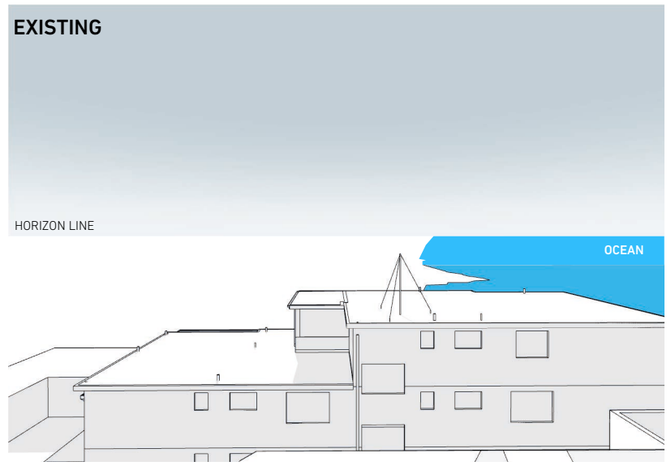


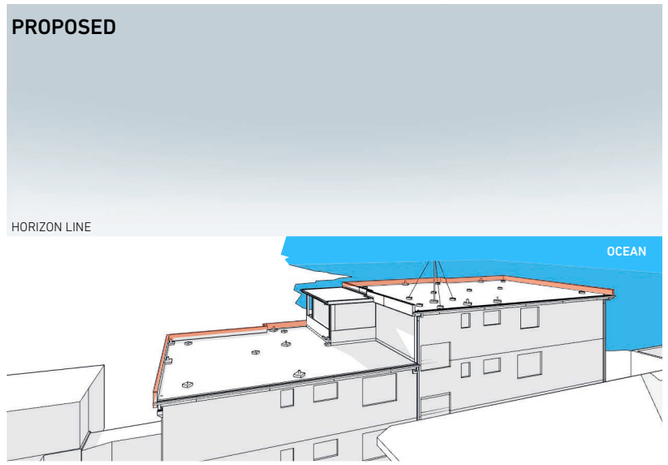




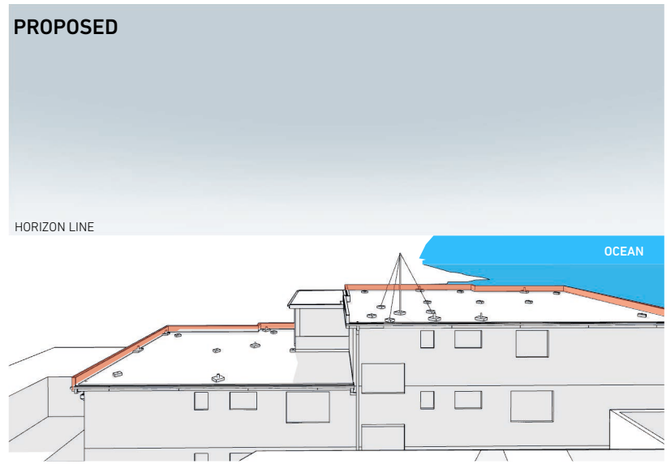








LIVING ROOM WINDOW VIEW
UNIT 5 / no11 TIPPER AVE



BEDROOM 1 WINDOW VIEW
UNIT 5 / no11 TIPPER AVE

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Application No: DA-131/2026

Date Received: 09/09/2026

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rev	date	notes
A	19/03/25	Review issue
B	16/03/26	DA Issue
C	26/05/26	Ocean and height annotation added
D	06/07/26	Amended DA Issue
E	09/09/26	Amended DA Issue

client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	VIEW IMPACT STUDY U5/ no11
drawing no	A025 /E

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mobile +61 (0)415 190677
NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	VIEW IMPACT STUDY U3/no11		Drawing No:	A026

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

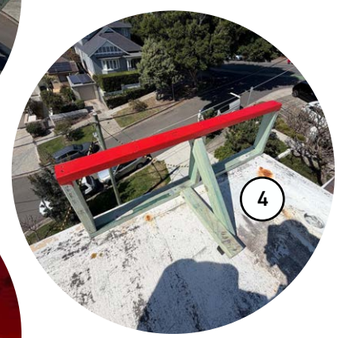
NOT FOR CONSTRUCTION

REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.











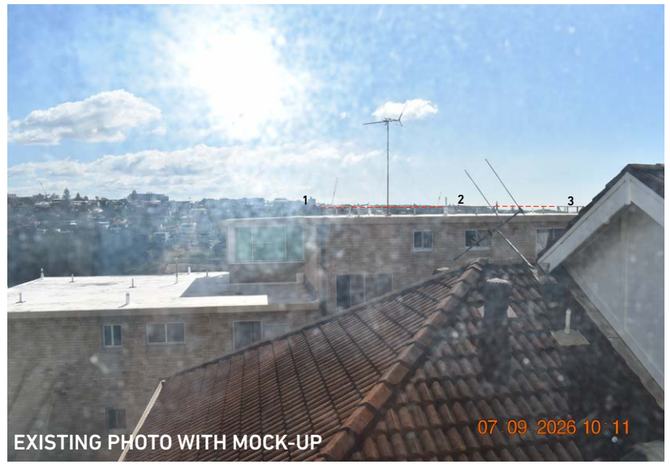
PROPOSED NEW PARAPET HEIGHT MOCK-UP FRAMING

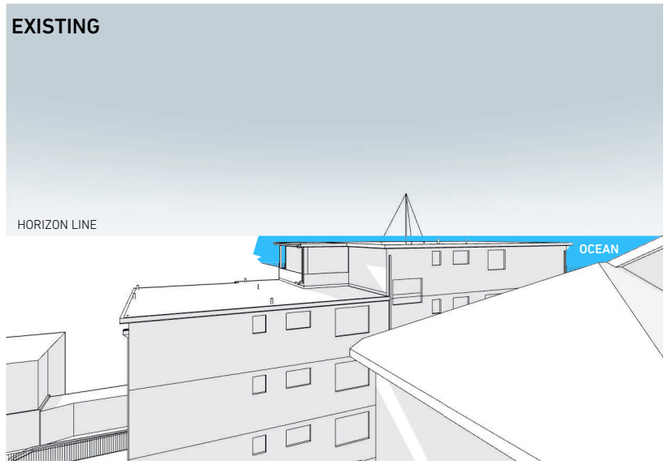
FRAMING HEIGHT = 390mm ABOVE THE EXISTING HOB. ACTUAL PROPOSED HEIGHT INCREASE FROM EXISTING = 378mm (REFER TO A050)

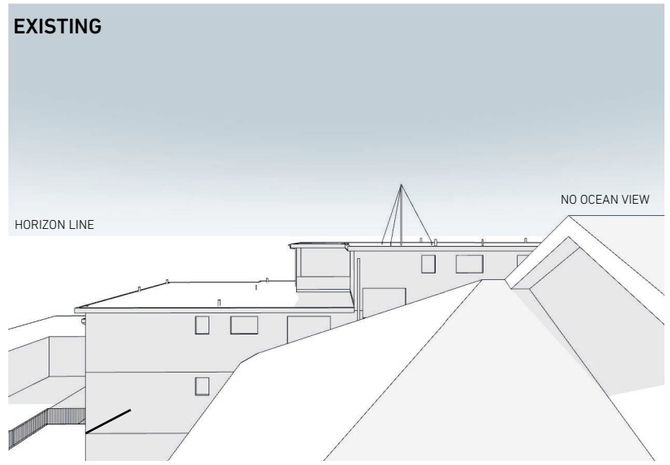
KEY:

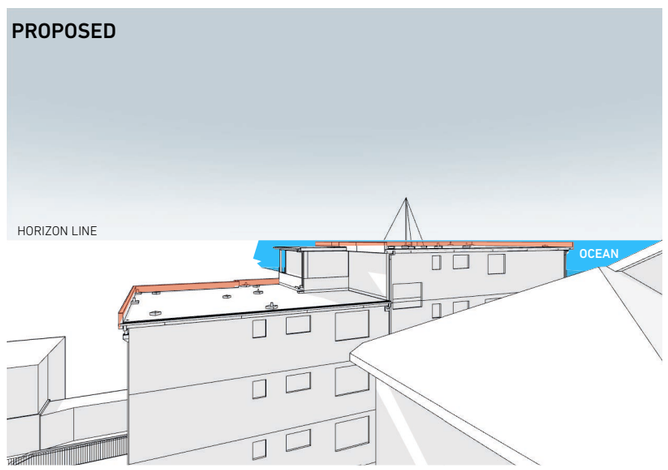
PROPOSED ADDITIONAL HEIGHT ABOVE EXISTING

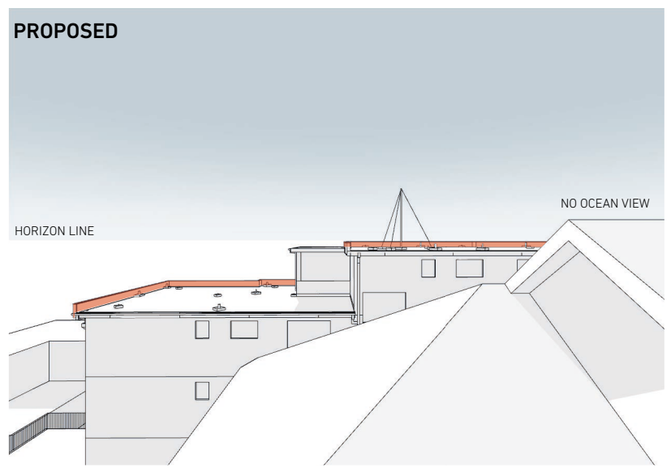












LIVING ROOM WINDOW VIEW
UNIT 3 / no11 TIPPER AVE

BEDROOM 1 WINDOW VIEW
UNIT 3 / no11 TIPPER AVE

RECEIVED
Waverley Council

Application No: DA-131/2026

Date Received: 09/09/2026

rev	date	notes
A	19/03/25	Review issue
B	16/03/26	DA Issue
C	26/05/26	Ocean and height annotation added
D	06/07/26	Amended DA Issue
E	09/09/26	Amended DA Issue

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall be immediately referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission of the architect.
Burton Architecture can not be responsible for issues arising from latent structural defects within existing building.

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client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	VIEW IMPACT STUDY U3/ no11
drawing no	A026 /E

burtonarchitecture.com
ABN 25 457 669 610
mobile +61 (0)415 190677
NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE

Regulated Design Record				
Project Address:	5-7 TIPPER AVENUE BRONTE NSW 2024			
Project Title:	REMEDIAL ROOF WORKS			
Consent No:	N/A		Body Corp. Reg No:	-
Drawing Title:	VIEW IMPACT STUDY BED/no9		Drawing No:	A027

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
-	-	-	Robert Burton	DEP0001740

NOT FOR CONSTRUCTION

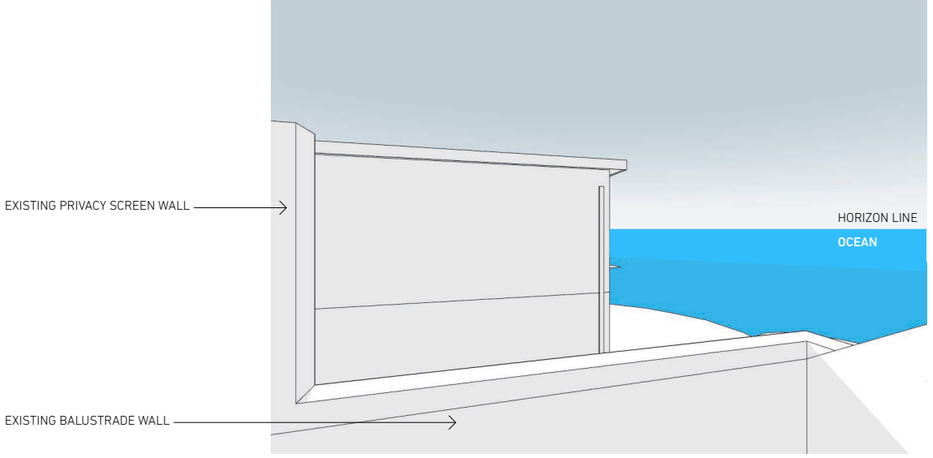
REMEDIAL WORK TO WATERPROOFING AND CONCRETE SPALLING TO BE CARRIED OUT UNDER EXEMPT AND COMPLYING DEVELOPMENT CODES 2008 SEPP - EXEMPT DEVELOPMENT SUBDIVISION 27 MINOR BUILDING ALTERATIONS (EXTERNAL) CLAUSE 2.53 AND 2.54.

RECEIVED
Waverley Council

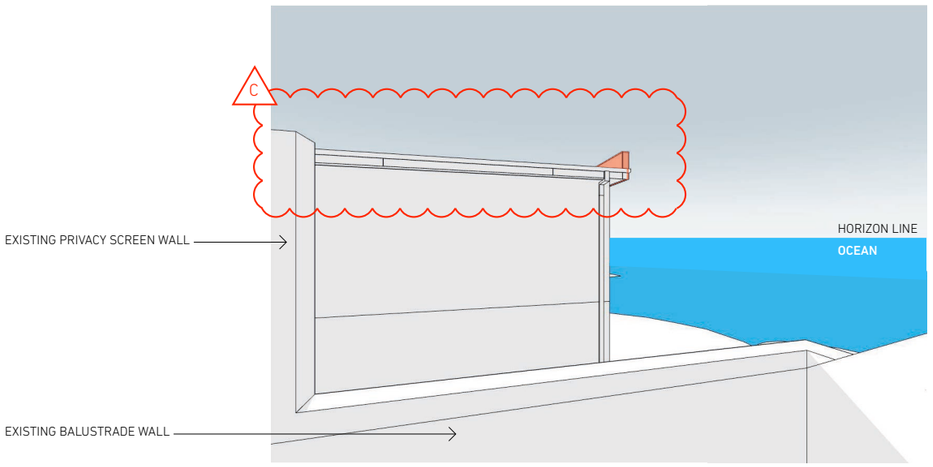
Application No: DA-131/2026

Date Received: 09/09/2026

BEDROOM 1 TERRACE VIEW
no9 TIPPER AVE



EXISTING



PROPOSED

KEY:

PROPOSED ADDITIONAL HEIGHT ABOVE EXISTING

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
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client	SUTECH
project	REMEDIAL ROOF WORKS 5-7 TIPPER AVENUE BRONTE NSW 2024 SP5183

scale	1:100 at A3
drawn	RB
project no	BA2311
drawing title	VIEW IMPACT STUDY BED/ no9
drawing no	**A027** /D

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NSW Registered Architect Rob Burton 9224

BURTON ARCHITECTURE



Report to the Waverley Local Planning Panel

Overview	
Application number	DA-190/2026
Site address	130 Hewlett Street, BRONTE NSW 2024
Proposal	Alterations and additions to existing house including internal reconfiguration to lower levels.
Date of lodgement	10 June 2026 24 September 2026 (amended lodgement date)
Owner	X Chang
Applicant	Black and Hellyer
Submissions	6 submissions
Cost of works	$ 308,000.00
Principal Issues	• Exceedance of the Floor Space Ratio principal development standard.
Recommendation	That the application be **APPROVED** in accordance with the conditions contained in the report.

Site Map



1. PREAMBLE

1.1. Executive Summary

The development application seeks consent for alterations and additions to the existing dwelling house including internal reconfiguration to lower levels at the site known as 130 Hewlett Street, Bronte.

The principal issues arising from the assessment of the application are as follows:

- Exceedance of the floor space ratio (FSR) principal development standard of the *Waverley Local Environmental Plan* (LEP) 2012.

The assessment finds these issues acceptable, as the proposed alterations and additions are wholly located within the existing building envelope and are considered to be of a compatible bulk and scale to the streetscape. Additionally, the proposal does not cause any additional overshadowing or view loss to neighbouring dwellings.

A total number of six submissions from residents and no submissions from Councillors were received. The issues raised in the submissions have been considered and addressed in this report and in the Recommendation. There were no declared conflicts of interest on this application from Council staff.

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act* 1979 (the Act). It is recommended for approval subject to conditions of consent.

1.2. Site and Surrounding Locality

A site visit was carried out on 14 August 2026.

The site is identified as Lot 2 DP202821, known as 130 Hewlett Street, Bronte.

The site is rectangular in shape with a frontage of 6.98m to Hewlett Street. It has an area of 233.8m^2 and it falls from the rear of the site towards the front by approximately 7.14m.

The site is occupied by a three storey detached dwelling with off-street car parking space. The site is provided with vehicular access from Hewlett Street.

The site is adjoined by the Andrew Street Reserve to the east, two to three storey detached dwellings to the south, four to five storey multi dwelling housing under construction to the west and a three storey residential flat building to the north. The locality is characterised by a variety of low to medium density residential developments.

Figure 1 to **10** are photos of the site and its context.



Figure 1: View of the subject site Along Hewlett Street looking north.



Figure 2: View opposite the subject site Along Hewlett Street looking south.



Figure 3: View of the subject site along Andrew Street Reserve looking south west.



Figure 4: View opposite the subject site along Andrew Street Reserve looking south east.



Figure 5: View of the rear yard of the subject site looking south



Figure 6: View of the rear yard of the subject site looking north



Figure 7: First floor level front balcony



Figure 8: Second floor level front balcony



Figure 9: View from 1/1 Andrew Street



Figure 10: View from 1/2 Andrew Street

1.3. Relevant Development History

A search of Council's records revealed the following recent and relevant development history of the site:

- DA-612/2003:
  - Alterations and additions to existing dwelling including various window changes.
  - Approved on 28 October 2003 by delegate.
- DA-612/2003/A:
  - Amendments to approved plans, including alterations to ground and first floor and change of roof materials.
  - Approved on 10 November 2006 by delegate.
- DA-612/2003/B:
  - S82A Review of refusal to modify development consent to reinstate eastern side entry and rear steps.
  - Approved on 7 May 2008 by delegate.
- DA-138/2009:
  - Construction of waste/recycling bins enclosure at existing dwelling.
  - Approved on 31 March 2009 by delegate.

- DA-261/2020:
  - Demolition of existing and construction of new dwelling house with integrated parking.
  - Council recommended refusal, Deferred Commencement approved by WLPP on 9 December 2021 and Satisfied 21 July 2021.
  - No works have started; consent has since lapsed.
- DA-261/2020/A:
  - Modification to correct reference to assessed stormwater plans in condition 11 of the development consent.
  - Approved 3 August 2021 by delegate.
  - No works have started and the consent has since lapsed.

1.4. Proposal

The development application seeks consent for alterations and additions to the dwelling house, and specifically includes the following:

Ground Floor

- New door to storeroom

First Floor

- Infill of front balcony
- Demolition of central staircase
- New staircase to second floor
- New internal configuration of the bathroom and bedroom
- New external windows

Second Floor

- Expansion of the front balcony
- Infill of staircase void
- New staircase from first floor
- New bathroom
- New internal living, kitchen and dining room layout

Roof

- Skylights

1.5. Background

The development application was lodged on 10 June 2026 and a Stop the Clock letter for additional information was issued on 12 June 2026 for the following reasons:

1. Architectural Drawing clarification
2. Maximum height of building line incorrectly shown

3. FSR incorrectly calculated
4. View Impact Assessment required from:
    a. 122-128 Hewlett Street, Bronte; and
    b. Andrew Street public domain
5. Overshadowing diagrams
6. Cost of Works

The amended documents were received on 9 July 2026 and then the application was notified.

The application was further deferred on 18 August 2026 for the following reasons:

1. Exceedance of the FSR and height development standards of the Waverley LEP 2012 resulting in:
    a. Overshadowing
    b. View Loss

The amended plans received on 24 September 2026 form the basis of the assessment.

The proposal has been amended to remove the upper floor addition, which reduces the total proposed FSR and results in a compliant height with the Waverley LEP 2012 height development standard. This amendment directly resolves the view loss and overshadowing issues raised in the deferral letter.

The amended documents were considered to be non-minor and in accordance with Section 38 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation) the lodgement date has been reset to the date the amendment was applied for on 24 September 2026.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of 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. State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Resilience and Hazards) 2021

SEPP (Sustainable Buildings) 2022

The requirements outlined in the SEPP have been satisfied in the design of the proposed development. The application has been accompanied by a BASIX certificate and associated commitments are contained within the submitted plans. A condition to ensure that BASIX commitments are fulfilled prior to occupation is retained.

2.1.2. Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

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

Table 1: 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 plan.
Part 2 Permitted or prohibited development		
Land Use • R3 Medium Density Residential Zone	Yes	Complies. The proposal is defined as detached dwelling, which is permitted with consent in the R3 zone.
Part 4 Principal development standards		
4.3 Height of buildings • 9.5m	Yes	Complies. The proposed development results in a maximum building height of 9m.
4.4 Floor space ratio (FSR) **4.4A Exceptions to floor space ratio (FSR)** • Site Area – 233.8m^2 • Maximum permissible FSR – 0.85:1 • Maximum permissible Gross Floor Area (GFA) – 198.22m^2	No	The proposed development results in a maximum FSR of 0.96:1 with a GFA of 225.08m^2, equating to a variation of 13.6%. Proposed Ground Floor 50.18 m^2 First Floor 90.90 m^2 Second Floor 84.00 m^2 **Total GFA 225.08 m^2** It is noted that the proposal results in a reduction of 4.42m^2 in GFA from what's currently existing on site
4.6 Exceptions to development standards	See discussion	The application is accompanied by a written request pursuant to clause 4.6 of Waverley LEP 2012 to vary the FSR development standard. A detailed discussion of the variation to the development standard is presented below this table.
Part 6 Additional local provisions		
6.15 Stormwater Management	Yes	The proposal satisfactorily meets clauses (a), (b) and (c).

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

Clause 4.6 Exceptions to Development Standards –Floor Space Ratio

The application seeks to vary the floor space ratio (FSR) development standard in clause 4.4 under Waverley LEP 2012.

The site is subject to a maximum FSR of 0.85:1. The proposed development has a maximum FSR of 0.96:1 or 225.08m^2 of GFA, exceeding the standard by 26.86m^2 equating to a 13.6% variation.

It is noted that the existing building already exceeds the development standard by 31.28m^2 with an FSR of 0.98:1. The proposal results in a reduction of 4.42m^2.

The relevant objectives for the floor space ratio (FSR) development standard in clause 4.4 are as follows:

.....

(b) to provide an appropriate correlation between maximum building heights and density controls,

(c) to ensure that buildings are compatible with the bulk and scale of the desired future character of the locality,

(d) to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and the locality.

A written request has been submitted to Council in accordance with clause 4.6(3)(a) and (b) of Waverley LEP 2012 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.

<u>Applicant's Written Request - Clause 4.6(3)(a) and (b)</u>

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

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

(i) The maximum building height is not breached with this proposal.
(ii) The bulk and presence to the streetscape remain unchanged.

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

(i) There is no change to the impact to the neighbouring dwelling or surrounding area as the changes are contained within the existing envelope.

Consideration of Applicant's Written Request

The applicant's written request has correctly identified the development standard to be varied, relevant legislation and calculated the FSR using the definition in the LEP. The document also addressed those matters required in Clause 4.6(3)(a) and (b).

Consideration of 4.6(3)(a) whether compliance is unreasonable or unnecessary in the circumstances of the case

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 justifications 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; and
(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.

The applicant specifically relies upon justification (a) of Wehbe v Pittwater Council (2007) 156 LGERA 446.

Council is satisfied that the proposed FSR exceedance results in a bulk and scale compatible with the locality's desired future character. Furthermore, because the additional building bulk is contained within the existing building envelope, neighbouring amenities specifically solar access, privacy, and views are preserved.

Consideration of 4.6(3)(b) whether there are sufficient environmental planning grounds to justify contravening the development standard.

The applicant has satisfactorily argued that that there are sufficient environmental planning grounds to justify contravening the FSR development standard. Council is satisfied that the proposed alterations and additions and subsequent bulk from the non-compliance preserves the environmental amenity of the neighbouring dwellings. Furthermore, the proposal is of a similar bulk and scale to the character of the locality.

Conclusion

The written request provided by the applicant to vary the FSR development standard has adequately addressed clause 4.6 of the Waverley LEP 2012 and the justification provided by the applicant is satisfactory.

2.1.3. Waverley Development Control Plan 2022 (Waverley DCP 2022) (Amendment 6)

The relevant matters to be considered under the Waverley DCP 2022 are outlined below:

Table 2: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste • *Garbage bins are to be stored in an appropriate location.*	Yes	The architectural plans show the bin storage area within the ground floor garage. A site waste management plan has been submitted.
2. Ecologically Sustainable Development	Yes	A BASIX certificate has been submitted.
5.Water Management	Yes	Council's Stormwater Design Engineers did not object to the proposal.
11. Design Excellence	Yes	The proposed first floor and second floor balcony infill and window modifications will improve the internal amenity of the development.

Table 3: Waverley DCP 2022 – Part C1 Low Density Residential Development Compliance Table

Development Control	Compliance	Comment
1.0 General Objectives		
	Yes	The proposal does not contravene the general objectives of this part of the DCP.
1.1 Height		
Flat roof dwelling house • *Maximum wall height of 7.5m*	As existing	The existing external wall height is 8.7m. No change is proposed.
1.2 Setbacks		
1.2.1 Front and rear building lines • *Predominant front building line*	Yes	*Ground Floor:* • No changes proposed.

Development Control	Compliance	Comment
• *Predominant rear building line at each floor level* • *Development at first floor level and above shall be set back from the rear building line of the ground floor level*	No change No change	*First Floor:* • The proposed infill of the front balcony aligns with the existing front building line. *Second Floor:* • No change proposed to the existing front building line.
1.2.2 Side setbacks • *Minimum of 0.9m for ground floor and first floors.* • *Minimum 1.5m for second floor.*	No (acceptable on merit)	Although the proposed first and second-floor infill of the front balconies is less than the minimum required side setback, it is considered acceptable as it aligns with the existing side setbacks and is contained entirely within the established building footprint and envelope.
1.3 Streetscape and visual impact		
• *New development to be compatible with streetscape context* • *Replacement windows to complement the style and proportions of existing dwelling* • *Significant landscaping to be maintained.*	Yes	The proposed alterations and additions are wholly located within the existing envelope and will not significantly alter its streetscape appearance. The proposed replacement windows are of a complementary style and proportion to the existing dwelling.
1.5 Visual and acoustic privacy		
• *Habitable windows are not to directly face habitable windows or open space of neighbouring dwellings unless direct views are screened or other appropriate measures are incorporated into the design* • *Maximum size of balconies: 10m^2 in area, 1.5m deep*	Yes No (acceptable on merit)	The proposed south-facing windows on the ground, first and second floors are sufficiently setback from the neighbouring property to ensure negligible privacy impacts. The expanded second-floor front balcony is to have a depth of 4.9m and an area of 25.75m^2 exceeding the maximum allowable limit. Its orientation toward the street and significant building separation ensures no adverse privacy impacts. The size of the proposed balcony is also similar to others in the immediate locality. Consequently, this variation is considered acceptable on merit.

1.6 Solar access		
• *Minimum of 3 hours of sunlight to 50% of living areas and principal open space areas on 21 June to subject site* • *Minimum of 3 hours of sunlight maintained to at least 50% of principal open space areas of adjoining properties on 21 June.* • *Avoid unreasonably overshadowing of solar collectors (including habitable windows).*	Yes	A minimum of 3 hours of sunlight is expected for the living areas and principal open space. The proposal is expected to preserve the solar access to the open space and windows of the adjacent neighbours.
1.7 Views		
• *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.*	Yes	During the public exhibition period of the original proposal, submissions were received from neighbouring properties raising concerns regarding potential view loss. These concerns specifically related to the proposed third-floor addition which has been removed in response to the deferral letter. The proposed development does not result in any view loss of any significant views available to the neighbouring properties as the additions are located wholly within the existing building envelope.

2.2. Other Impacts of the Development

The proposal is considered to have no significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, subject to appropriate conditions being imposed and is recommended for approval.

2.3. Suitability of the Site for the Development

The site is considered suitable for the proposal.

2.4. Any Submissions

The application was lodged prior to the 1 September 2026 and was notified for at least 14 days between 10 July 2026 and 28 July in accordance with the *Waverley Community Engagement Strategy Amendment 1 (2025)*.

Following receipt of amended plans and additional information, the application was not notified as the amended form of the proposal represents a lesser impact than that of the original form that was publicly notified, for the following reasons:

- Building bulk and scale has been reduced with the deletion of the upper level addition,
- Second floor balcony has been increased in size however is of a similar size to the existing balcony depth with no unreasonable impacts.

Having regard to the nature of the amendments, there is a lesser impact on all properties and the original non-compliance with the height of building development standard has since been removed.

A total of 6 unique submissions were received from the following properties:

- Unit 1, 2 Andrew Street, Bronte
- Unit 1, 1 Andrew Street, Bronte
- Unit 2, 1 Andrew Street, Bronte
- 4 Andrew Street, Bronte

The following issues raised in the submissions have already been discussed and addressed in the body of this report and the recommendation:

- Exceedance of the Height of Buildings principal development standard.
- Exceedance of the FSR principal development standard.
- View loss
- Overshadowing
- Streetscape Character
- Rooftop terrace/balcony (now deleted from the proposal)
- Additional Bulk and roof form
- Wall height
- Side setbacks
- Open space
- Inaccurate documentation

All other issues raised in the submissions are summarised and discussed below.

Issue: Incorrect reference to 122-128 Hewlett Street.

Response: This is a minor typographical error in the documentation and does not alter the nature of the proposal for the subject site.

2.5. Public Interest

The proposal is considered to have no detrimental effect on the public interest, subject to appropriate conditions being imposed and is recommended for approval.

3. REFERRALS

The following internal and external referral comments were sought:

3.1. Stormwater Design and Flooding (Infrastructure Services)

The application was referred to Council's Infrastructure Engineers, and they have raised no objections to the proposal, subject to the satisfaction of the conditions of consent.

4. CONCLUSION

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the Act. It is recommended for approval subject to conditions of consent.

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the development application be **APPROVED** by the Waverley Local Planning Panel subject to conditions in Appendix A.

Managers of Development Assessment (MODA) Review

The application was reviewed by the MODA at the meeting on 13 October 2026 and the MODA concurred with the Assessment Planner's recommendation.

MODA members: B McNamara, B Magistrale, and J Zancanaro

Report prepared by:	Application reviewed and agreed by:
D Wilmotte	J Zancanaro
Damien Wilmotte	**Jo Zancanaro**
Senior Development Assessment Planner	**Manager, Development Assessment**
Date: 16 October 2026	**Date: 16 October 2026**

Reason for WLPP referral:

3. Departure from any development standard in an EPI by more than 10%

OFFICE USE ONLY

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(For the purposes of reporting to the planning portal, if the % approved is different to the % proposed in the original submission, please state what the variation initially proposed was – Planning Portal Requirement)</td><td>13.6% variation to FSR (Clause 4.4)<table>
<tr><td>X</td><td>Pre-existing non-compliance</td></tr>
<tr><td>X</td><td>No change to overall building height</td></tr>
<tr><td>X</td><td>No change to overall building envelope</td></tr>
<tr><td></td><td>Variation limited to the [lift/plant/parapet/attic] only</td></tr>
<tr><td>X</td><td>No unreasonable impacts on the amenity of adjoining properties or streetscape</td></tr>
<tr><td>X</td><td>Sufficient environmental planning grounds</td></tr>
<tr><td>x</td><td>Consistent with the objectives of the standard</td></tr>
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(Concurrence Authority for Clause 4.6 variation)</td><td>Council</td></tr>
<tr><td>Were the requirements of the Sustainable Buildings SEPP (effective 1 October 2023) met?</td><td>Yes</td></tr>
<tr><td>Have any dwellings been approved for affordable Rental Housing under this approval/consent?
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Secondary Dwelling
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Boarding House
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Group Home
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Does the proposal trigger a Housing & Productivity Contribution? If so, please ensure you have calculated the contribution in the CON case in the Planning Portal.</td><td>No</td></tr>
<tr><td>Is the development subject to the Special Infrastructure Contribution (SIC)?</td><td>No</td></tr>
<tr><td>Is the development located within an Urban Release area?</td><td>No</td></tr>
<tr><th colspan="2">Waverley Council Data</th></tr>
<tr><td>Trial Period database entry required</td><td>No</td></tr>
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VPA submitted – follow up actions required	No
Refer to compliance for investigation	No
Commercial/liquor operational conditions	No
Was there a ‘Conflict of Interest’ declared	No

APPENDIX A

GENERAL CONDITIONS

1. APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

(a) Architectural Plans prepared by Black and Hellyer including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
DA00 Rev H	Cover Sheet	24/09/2026	24/09/2026
DA05 Rev G	Floor Plans - Proposed	24/09/2026	24/09/2026
DA06 Rev G	Floor Plans - Proposed	24/09/2026	24/09/2026
DA08 Rev G	Roof Plan - Proposed	24/09/2026	24/09/2026
DA09 Rev G	East Elevation	24/09/2026	24/09/2026
DA10 Rev G	South + North Elevations	24/09/2026	24/09/2026
DA11 Rev G	West Elevation	24/09/2026	24/09/2026
DA12 Rev G	Long Section	24/09/2026	24/09/2026
DA13 Rev G	Cross Section	24/09/2026	24/09/2026
DA50 Rev G	Schedule of Finishes	24/09/2026	24/09/2026
DA60 Rev F	BASIX Notes	24/09/2026	24/09/2026

(b) The BASIX Certificate;

(c) The Site Waste and Recycling Management Plan (SWRMP) Part 1 and received by Council on 10/06/2026;

Except where amended by the following conditions of consent.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. COMPLIANCE WITH NATIONAL CONSTRUCTION CODE

All proposed work must comply with the *National Construction Code* (previously known as the *Building Code of Australia*).

Condition reason: Prescribed condition pursuant to the *Environmental Planning and Assessment Regulation 2021*.

3. MATERIALS FOR MAKING GOOD

New materials for making good and repairs, are to match the existing in terms of colours, finishes, sizes, profile and properties.

Condition reason: To ensure appropriate materials and finishes are used.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

GENERAL

4. NO BUILDING WORKS PRIOR TO RELEASE OF A CONSTRUCTION CERTIFICATE

The building work must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Principal Certifier in accordance with the *Environmental Planning and Assessment Act 1979*;

(b) a Principal Certifier has been appointed, and Council has been notified of the appointment in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and

(c) Council is given at least two days' notice in writing of the intention to commence the building works.

Condition reason: To ensure a Construction Certificate is obtained prior to work commencing.

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 Certifier that they have complied with the applicable requirements of Part 6, before any work commences.

Condition reason: To ensure the builder or person who does the residential building work, complies with the applicable requirements of Part 6 of the *Home and Building Act 1989*.

CONTRIBUTIONS, FEES & BONDS

6. SECTION 7.12 CONTRIBUTION

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

(a) Where the total development cost is $500,000 or less:

  (i) a Cost Summary Report or Building Contract (dated within 12 months) or similar is to be submitted to Council's Customer Service Centre to process payment.

(b) Where the total development cost is more than $500,001 but less than $1,000,000:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to Council's Customer Service Centre to process payment.

(c) Where the total development cost is $1,000,001 or more:

(i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to and approved by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate).

(ii) Please forward documents to info@waverley.nsw.gov.au attention to Strategic Planning, and reference the relevant application number, address and condition number to satisfy.

(iii) Upon confirmation of the contribution amount by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate), payment is to be processed via the Customer Service Centre.

(iv) Should there be a discrepancy between the Detailed Cost Report and the DA fee nominated in the original DA, then additional DA Fees may be payable prior to the issue of a Construction Certificate.

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

(d) As legislated in section 209 of the *Environmental Planning and Assessment Regulation 2021,* 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% of the **full** cost of the development; or

(iii) A development valued at more than $200,000 will attract a levy of 1% of the **full** cost of the development.

(e) Where a modification to a development consent has been granted, the contribution is to be recalculated based on the amended total development cost.

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

Condition reason: To ensure the S7.12 Contributions are paid for the development, and any amendments are accounted for.

7. 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 of this building work. Evidence that the levy has been paid is to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: Council acts as a collecting agent for the Long Service Payment Corporation and the levy may be paid at Council's office or online via the Service NSW website. The levy rate is 0.25% of building work costing $250,000 or more.

Condition reason: To ensure the long service levy is paid.

8. SECURITY DEPOSIT

(a) Payment to the amount of **$12,250.00** must be provided to Council for any damage caused to any property of the consent authority (i.e. 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 fee is charged in accordance with Council's *Pricing Policy and Schedule of Fees and Charges*.

(b) This payment (security deposit) must be provided to Council prior to the issue of any Construction Certificate. The full amount of the security deposit, minus Council's costs for any repair of damage to Council property or rectification of unauthorised works on Council property, will be refunded after satisfactory completion of all of works associated with this consent (including the required public works) to the person who paid the deposit. Any works required to Council property associated with the consent need to be undertaken with the approval of the Infrastructure Services Department and in line with current Council standards. See the General Advisory Notes at the end of this consent for further details.

Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

CONSTRUCTION AND SITE MATTERS

9. HOARDING FOR CONSTRUCTION SITES

A hoarding is a temporary structure of solid construction, erected around the perimeter of construction sites to shield them from view and prevent unauthorised access. It is an important component in ensuring health and safety, for site workers, visitors and the general public and can also be part of a site security system to prevent theft or vandalism. The design and construction of any hoarding must be in accordance with the requirements of *Safe Work NSW*.

Council authorisation is required when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to Waverley Council's website by visiting the Hoarding and Scaffolding Guidelines webpage for more information.

To apply to occupy Council property (public domain and/or footway), complete the 'Application for Occupation of Council Footpath' form and submit it, directly to email building.compliance.admin@waverley.nsw.gov.au .

Please allow a minimum of 2weeks for processing your application.

Note: You are not to erect the hoarding or store building materials on Council's footpath until written permission is given by Council and all relevant fees have been paid. Failure to do so, may result in enforcement action.

Condition reason: Under Section 68 of the *Local Government Act 1993* and under Section 138 of *The Roads Act 1993*, where Occupation of Council property is required over the footpath or any public place, the approval of Council must be obtained and the applicable fees paid prior

to any occupation. This is to ensure the safety of the site and public whilst construction occurs.

10. EROSION AND SEDIMENT CONTROL PLAN

(a) A *Soil and Water Management Plan* (SWMP), also known as an Erosion and Sediment Control Plan must be prepared by a suitably qualified person in accordance with *Waverley Council's Water Management Technical Manual*.

(b) The SWMP must be submitted and approved by the Principal Certifier prior to the issue of any Construction Certificate. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

(c) The recommendations of the SWMP must be implemented and maintained during all construction activities and until the site is fully stabilised following construction.

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

11. 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.

Condition reason: To ensure the structural stability of work on site.

12. ENGINEERING CERTIFICATE OF ADEQUACY

A 'Certificate of Adequacy' prepared by a suitably qualified Structural Engineer is to be submitted for approval of the Principal Certifier 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.

Condition reason: To ensure existing structures are capable of taking the extra load from a structural integrity perspective.

STORMWATER AND FLOODING

13. STORMWATER MANAGEMENT

The submitted stormwater management plan prepared by Black and Hellyer, Dwg No. DA40, Issue G, dated 24/09/2026 is considered conditionally satisfactory.

The applicant must submit stormwater management plans and specification to the Principal Certifier for approval to demonstrate that the drainage system is designed in accordance with the Development Consent, the current Water Management Technical Manual, all applicable Codes, Policies, Plans, Standards, and good engineering practices.

Condition reason: To ensure the design is in accordance with the Development Consent, relevant Water Management Technical Manual, all applicable Codes, Policies, Plans, Standards, and good engineering practices.

ENERGY EFFICIENCY & SUSTAINABILITY

14. BASIX CERTIFICATE – DETAILS TO BE LODGED WITH A CONSTRUCTION CERTIFICATE

A copy of the required completed BASIX certificate accepted as part of this Development Consent with respect to the proposed residential building works, must be lodged with an application for a Construction Certificate and the items nominated as part of the subject BASIX certificate must be specified on the plans submitted with the construction certificate application. – See Note.

Note: Any requirement detailed in the accompanying BASIX Certificate, MUST be included as a specific notation or inclusion on any future Construction Certificate plans and specification in accordance with Part 3 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2021*.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 *EP&A Regulation 2021*.

15. RENEWABLE ENERGY AND ENERGY EFFICIENCY

(a) No gas cooktops or gas ovens are permitted where works are proposed to the kitchen. Alternate options must be used such as electric or induction.

(b) No gas heating systems are permitted. If heating is provided it must be electric or solar sourced.

(c) Ceiling or wall mounted fans must be installed in all habitable rooms (main living areas and bedrooms).

(d) In circumstances where the existing BASIX certificate does not comply with the above, the BASIX certificate must be amended and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

(e) The architectural plans shall be updated to notate the above and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

Condition reason: To improve air quality and human health, and to ensure all new (or altered) homes have future capacity to be an all-electric building, powered by renewable energy.

WASTE

16. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A *Site Waste and Recycling Management Plan (SWRMP) - Part 2* is to be submitted and approved by the Principal Certifier 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, and the contact details of those removing the waste must be retained on site at all times during construction.

Condition reason: To ensure resource recovery is promoted and the local amenity is protected during construction.

COMPLIANCE PRIOR TO WORK COMMENCING AND DURING CONSTRUCTION

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

PRIOR TO ANY WORKS

17. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction phase, a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number and email address) of the Principal Certifier 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.

Condition reason: To ensure the general public are afforded the Principal Certifier and principal contractor's (the coordinator of the building works) contact details.

18. SURVEY SETOUT

Prior to the commencement of construction, all footings, walls and floor slabs adjacent to a boundary must be set out by a registered surveyor. The building shall be sufficiently set back to ensure that no component of the building (such as the roof, guttering, or downpipes) encroach upon or overhang the boundaries of the site.

The registered surveyor shall provide a survey and report to the Principal Certifier indicating the position of the footings, walls and floor slabs in relation to the boundaries of the allotment, prior to the commencement of construction works.

Condition reason: To ensure the proposed development does not encroach onto neighbouring properties.

DEMOLITION & EXCAVATION

19. 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:

(a) *Work Health and Safety Act 2011*;

(b) *Work Health and Safety Regulation 2017*;

(c) SafeWork NSW *Code of Practice* for the Safe Removal of Asbestos;

(d) *Australian Standard 2601-2001* – Demolition of Structures;

(e) *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 and Hazardous Materials

Assessment for the approval of the Principal Certifier in accordance with *Australian Standard AS 2601-2001* Demolition of Structure and a Hazardous Materials Assessment.

The Work Plan and Hazardous Materials Assessment shall be prepared by a suitably qualified person and shall:

(i) Outline the identification of any hazardous materials, including surfaces coated with lead paint;

(ii) Confirm that no asbestos products are present on the subject land, or

(iii) 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);

(iv) Describe the method of demolition;

(v) Describe the precautions to be employed to minimise any dust nuisance; and

(vi) Describe the disposal methods for hazardous materials.

Condition reason: To ensure the safety of workers and the general public.

20. 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.

(b) Water must not be allowed to enter the street and stormwater systems.

(c) Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

(d) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to *Australian Standard AS1716* -2012 Respiratory Protective Devices.

Condition reason: To ensure the safety of workers and the general public.

CONSTRUCTION MATTERS

21. CONSTRUCTION HOURS

(a) 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 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.

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

Condition reason: To protect the amenity of the surrounding area during construction.

22. 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 boundaries. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval. If required, you can apply to temporarily use Council's footpath for the erection of a hoarding, scaffold, mobile scaffold, scissor lift, ladders, barricades for abseiling work, and/or storage of building materials on Council's footpath. This is a separate application form and assessment process. Details of this can be found on Council's website under 'Occupation of Council Footpath'.

https://www.waverley.nsw.gov.au/planning/application_forms_and_certificates

Condition reason: To ensure building material is stored in an appropriate location.

23. BASIX (DURING BUILDING WORK)

During construction, the Principal Certifier should ensure the commitments listed in the BASIX certificate are met when conducting critical stage inspections.

Condition reason: To ensure compliance with the *SEPP (Sustainable Buildings 2022)*

24. CRITICAL/MANDATORY BUILDING INSPECTIONS DURING CONSTRUCTION

The building works are to be inspected during construction by the Principal Certifier in accordance with, Part 8 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* and the requirements of any other applicable legislation or instruments.

Condition reason: To ensure regular inspections occur throughout the construction process.

25. WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary, including storage of building materials or goods. Separate approval is required for any works outside the property boundary, with fees being paid where applicable. Requests are to be made via email to assets@waverley.nsw.gov.au.

Condition reason: To ensure all works are located within the property boundary and specific approval is sought for any external works.

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 Certifier in all instances, except where a condition explicitly specifies that the approval of Council or a Council Officer is required, prior to the issue of an Occupation Certificate or Subdivision Certificate, whichever applies.

CERTIFICATES, LICENSES, EASEMENTS AND RESTRICTIONS

26. FINAL OCCUPATION CERTIFICATE

(a) Prior to occupation or use of the development, an Occupation Certificate must be obtained.

(b) The Principal Certifier 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.

Condition reason: To ensure an Occupation Certificate is issued prior to occupation or use of the development.

27. FLOOR SPACE RATIO

The following applies to Floor Space Ratio:

(a) The Gross Floor Area of the building shall be limited to 225.08m^2.

(b) Prior to any Occupation Certificate (including Interim) being issued, a Registered Surveyor must provide certification of the total Gross Floor Area (categorised by each 'use' in the development), utilising the definition under the *Waverley Local Environmental Plan 2012*, applicable at the time of development consent, to the satisfaction of the Principal Certifier. A copy is to be forwarded to Council for its records on the Development Application file.

Condition reason: To ensure the constructed development complies with the approved floor space ratio in the relevant consent.

28. CERTIFICATION OF BASIX COMMITMENTS

All commitments listed in each relevant BASIX Certificate for the development must be fulfilled prior to any Occupation Certificate being issued.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75, *Environmental Planning and Assessment Regulation 2021*).

29. CERTIFICATION OF RETAINED STORMWATER DRAINAGE

Prior to the issue of any Occupation Certificate, certification must be provided from a suitably qualified and practicing Engineer or Plumber, that any retained stormwater drainage system is unblocked, in good working order, and has been repaired or replaced in accordance with

Council's *Water Management Technical Manual* and *Waverley Development Control Plan 2022* and all applicable Codes, Policies, Plans, Standards and good engineering practice.

A copy of the certification/s must be submitted via email to assets@waverley.nsw.gov.au for Council's records and the Principal Certifier for approval, prior to the issue of any Occupation Certificate.

Condition reason: To ensure the stormwater system has been retained in accordance with the approved stormwater management plans and to best engineering practice.

GENERAL ADVISORY NOTES

1. DEVELOPMENT IS TO COMPLY WITH LEGISLATION

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.

2. DEVELOPMENT MUST MEET CONDITIONS OF CONSENT

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the *Environmental Planning and Assessment Act 1979* to carry out development that is not in accordance with this consent.

3. 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:

(a) Please read your conditions carefully.

(b) Information to be submitted to Council should be either via email to info@waverley.nsw.gov.au or via the NSW Planning Portal (if required).

(c) Attention the documentation to the relevant officer/position of Council (where known/specified in condition).

(d) Include DA reference number.

(e) Include condition number/s seeking to be addressed.

(f) 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).

(g) 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.

(h) 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.

(i) Please note, in some circumstances, additional fees and/or additional documents (hard copy) may be required.

(j) Council's standard for review (from date the relevant officer receives documentation) is 14 days. Times may vary or be delayed if information is not received in this required manner.

4. 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.

5. 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 1800 810 443.

6. ALTERATIONS AND ADDITIONS ONLY

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

7. ADDITIONAL INFORMATION IN RELATION TO SECURITY DEPOSIT – RELEASE PROCESS

Following completion of all works and satisfaction of all consent conditions, an Occupation Certificate will be issued for the site and uploaded to the NSW Planning Portal. Waverley Council will receive notification of this achievement and will begin the process of reviewing the site prior to release of the site's security deposit.

An officer from the Infrastructure Services team will attend the site and inspect the public domain in order to confirm that all public domain works within the conditions of consent have been completed to Council's satisfaction and that no damage has occurred associated with the works. Specifically, they will be assessing the condition of the:

(a) Footpath/s,

(b) Kerb and Gutter,

(c) Nature strip, turf and any trees,

(d) Stormwater assets,

(e) Driveway crossings,

(f) Roadway/s, &;

(g) Any other public assets within the frontage or affected by the works.

It is the applicant's responsibility to ensure that the public domain is undamaged from the construction works which have occurred, and that any assets which have been renewed are completed with the consent of the Infrastructure Services Department (assets@waverley.nsw.gov.au) and in line with current Waverley Council Standards and Guidelines. Should there be any damage identified or works completed which do not meet Council's quality requirements, a Council officer will be in contact to outline what needs to be rectified prior to the release of the Security Deposit. Once all issues have been rectified to Council's satisfaction, the finance department will be notified to process the refund.

If no issues are identified onsite, the full security deposit should be typically expected to be refunded within 12 weeks from the date of upload of the site's final Occupation Certificate to the NSW Planning Portal by the site's Principal Certifier.

8. FIRE SAFETY SCHEDULE

Attached is a fire safety schedule as required under section 78 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

9. ENCROACHMENT BEYOND BOUNDARY

Vehicles parked on the hardstand shall not encroach onto the Council's footpath area at any time.

DICTIONARY

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021* and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Waverley Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the *Environmental Planning and Assessment Act 1979*.

Local planning panel means Waverley Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the *Environmental Planning and Assessment Act 1979* respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021*.

Suitably qualified acoustic consultant means a suitably qualified acoustic consultant means an individual who possesses the qualifications to render them eligible for membership of both the Australian Acoustics Society and Institution of Engineers Australia at the grade of member or an individual who is employed by a member firm of the Association of Australian Acoustic Consultants.

130 HEWLETT STREET, BRONTE

DEVELOPMENT APPLICATION



LOCATION PLAN (NTS)

(Source Google maps)

RECEIVED
Waverley Council

Application No: DA-190/2026

Date Received: 24/09/2026

Drawing Register

Drawing Number	Drawing Title	Issue Date							
		day	15	5	25	1	8	1	18	24
		month	12	6	6	7	7	9	9	9
		year	25	26	26	26	26	26	26	26
	Drawing Title	**Revision**							
DA00	Cover Sheet	A	B	C	D	E	F	G	H
DA01	Site Plan - Existing		B	C	D	D	E	F	G
DA02	Site Analysis Plan	A	B	C	D	D	E	F	G
DA03	Existing Floor Plans	A	B	C	D	D	E	F	G
DA04	Existing Floor Plans	A	B	C	D	D	E	F	G
DA05	Floor Plans - Proposed	A	B	C	D	D	E	F	G
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DA12	Long Section	A	B	C	D	D	E	F	G
DA13	Cross Section			A	B	B	C	D	E
DA20	GFA Calculation	A	B	C	D	E	F	G	H
DA30	Shadow Diagrams - 9am July 21	A	B	C	D	E	F	G	H
DA31	Shadow Diagrams - 10am July 21			A	B	C	D	E	F
DA32	Shadow Diagrams - 11am July 21			A	B	C	D	E	F
DA33	Shadow Diagrams - 12pm July 21	A	B	C	D	E	F	G	H
DA34	Shadow Diagrams - 1pm July 21			A	B	C	D	E	F
DA35	Shadow Diagrams - 2pm July 21			A	B	C	D	E	F
DA36	Shadow Diagrams - 3pm July 21	A	B	C	D	E	F	G	H
DA40	Stormwater Management Plan	A	B	C	D	D	E	F	G
DA41	Soil and Erosion Sediment Control Plan	A	B	C	D	D	E	F	G
DA50	Schedule of External Materials + Finishes	A	B	C	D	D	E	F	G
DA60	BASIX Notes	A	B	C	C	C	D	E	F
DA70	Height Plane			A	B	C	D	E	
DA71	Proposed Height Plane						A	B	
DA80	Views From the Sun					A	B	C	

Document Distribution:	DA						
Client	1		1		1	1	1
Structural Engineer							
Hydraulic Engineer							
Landsc. Consultant							
Approval Authority	1		1	1	1	1	1

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Nominated Architect Trevor Black ARB 9958

NOTES

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DO NOT SCALE FROM DRAWINGS.

KEY

WALL LEGEND:
- EXISTING WALL
- PROPOSED WALL

North

113

Amendments

REV	DATE	DESCRIPTION
D	1/7/26	Council RFI
E	8/7/26	Council RFI
F	1/9/26	Council RFI
G	18/9/26	Revised DA
H	24/9/26	Revised DA

Project: **130 Hewlett Street, Bronte LOT 2 DP202821**

Status: DEVELOPMENT APPLICATION

Client: -

Dwg: Cover Sheet

Scale: 1:100

Dwg No.: **DA00**

Date: 11/12/2025

Rev.: **H**

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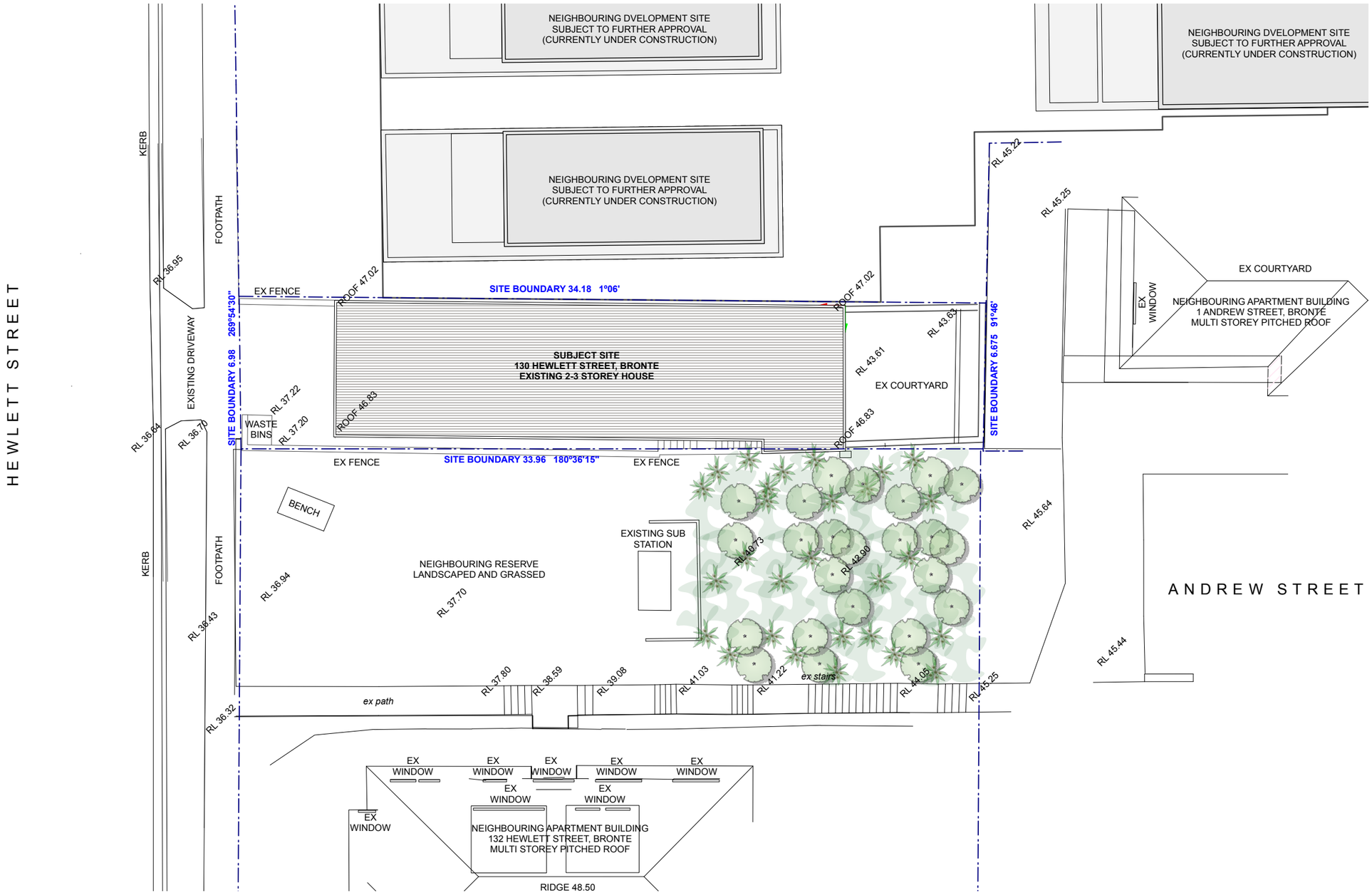

1 **Site Plan**
Scale: 1:200

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Nominated Architect Trevor Black ARB 9958

KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

114

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project
130 Hewlett Street, Bronte LOT 2 DP202821

Dwg
Site Plan - Existing

Status
DEVELOPMENT APPLICATION

Scale
1:100

Dwg No.
DA01

Client
-

Date
11/12/2025

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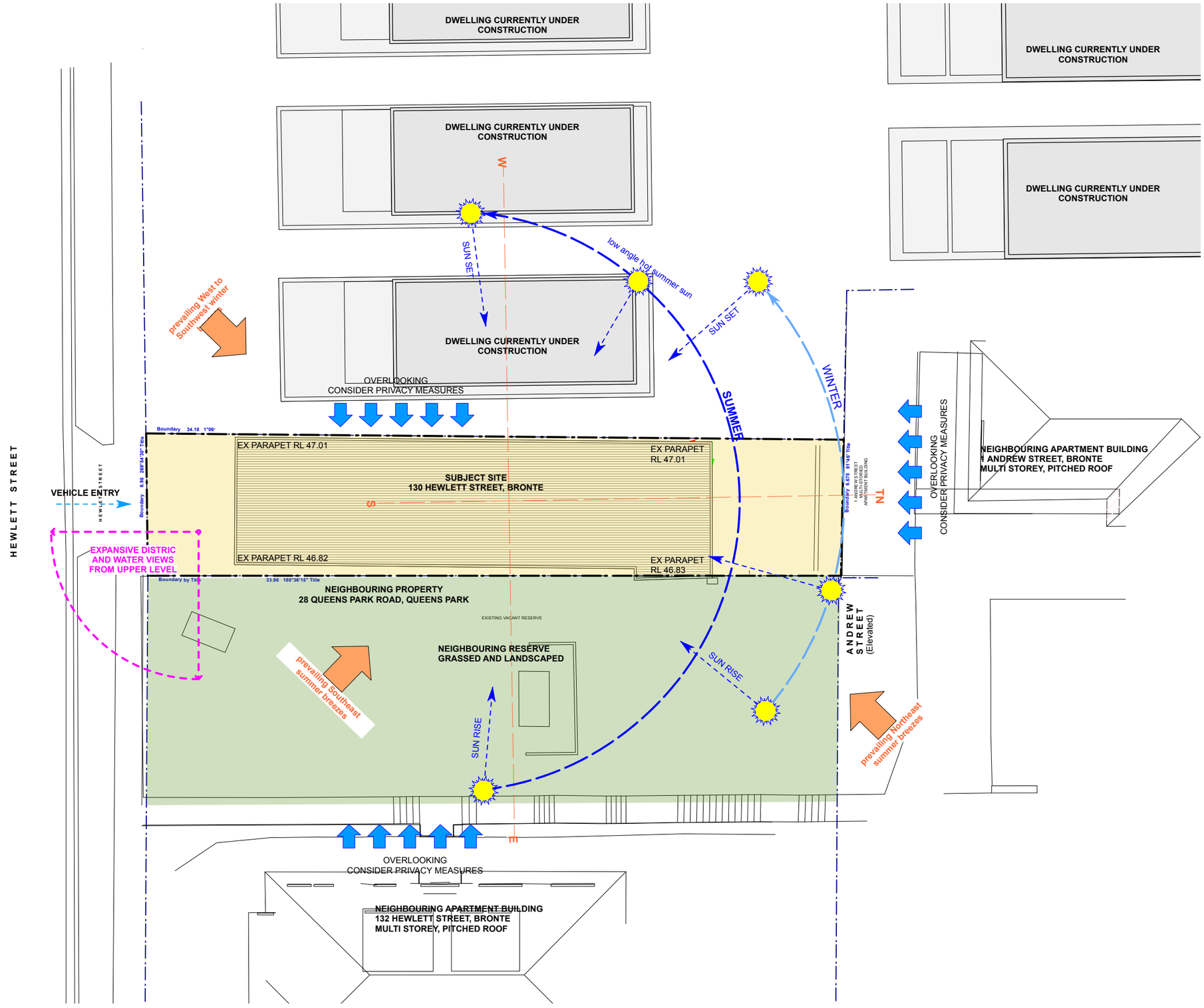

1 **Site Analysis Plan**
Scale: 1:200

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Nominated Architect Trevor Black ARB 9958

KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

115

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project **130 Hewlett Street, Bronte LOT 2 DP202821**

Dwg Site Analysis Plan

Status DEVELOPMENT APPLICATION

Scale 1:100

Dwg No. **DA02**

Client -

Date 11/12/2025

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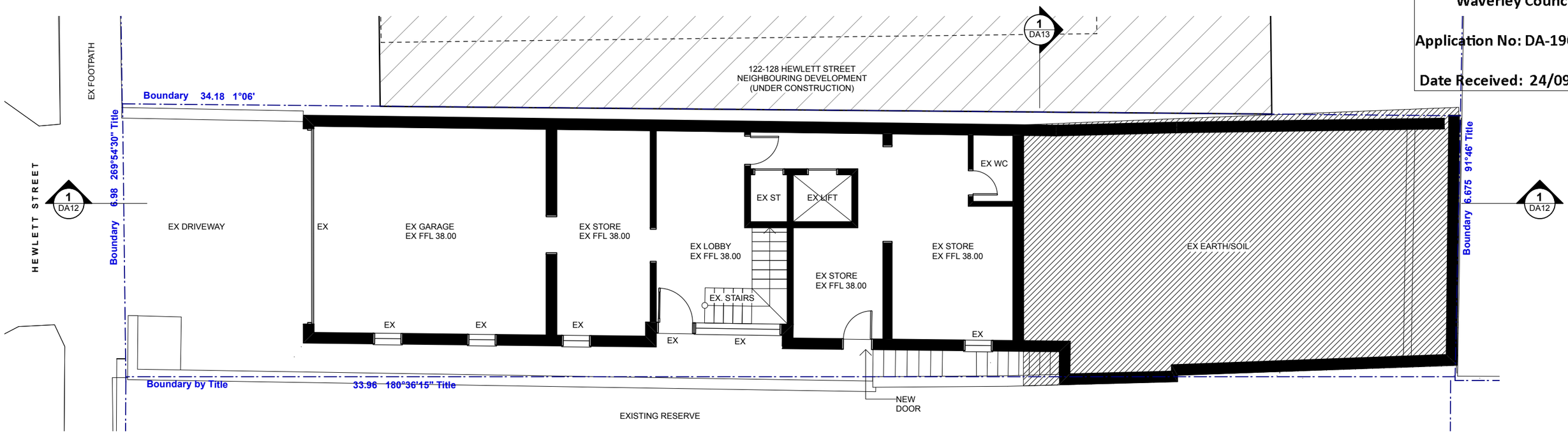
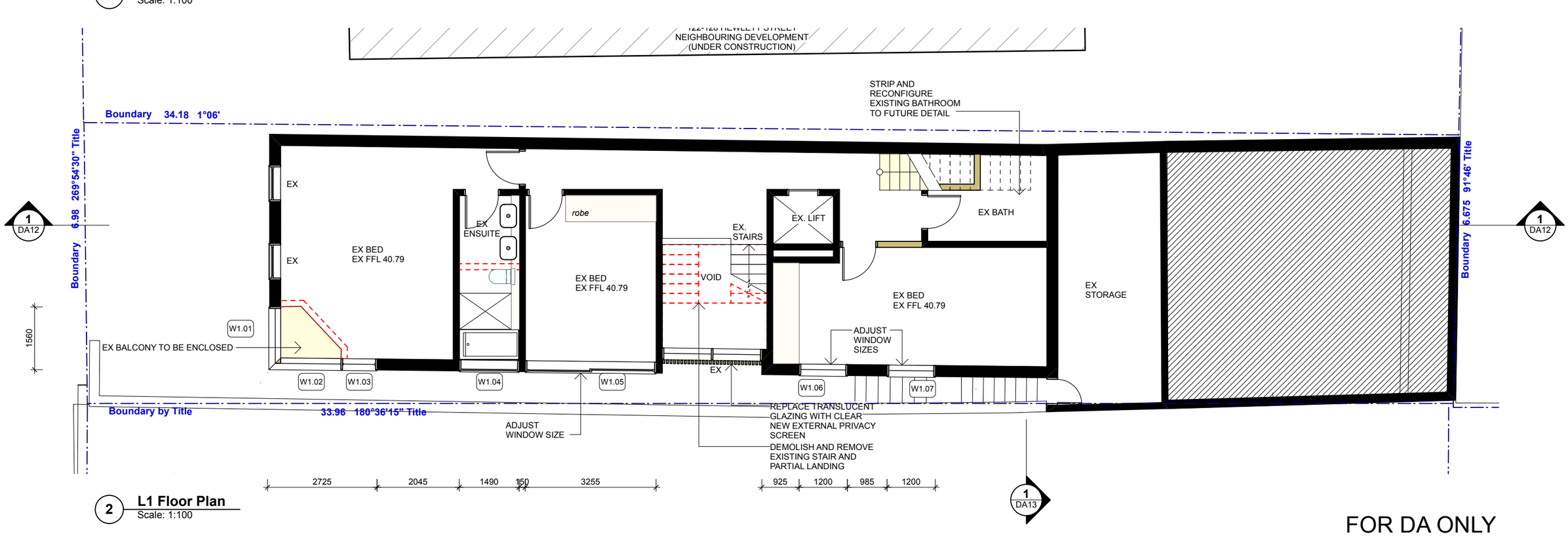


1 Ground Floor Plan
Scale: 1:100



2 L1 Floor Plan
Scale: 1:100

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KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

116

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project
130 Hewlett Street, Bronte LOT 2 DP202821

Status
DEVELOPMENT APPLICATION

Client
-

Dwg
Floor Plans - Proposed

Scale
1:100

Dwg No.
DA05

Date
11/12/2025

Rev.
G

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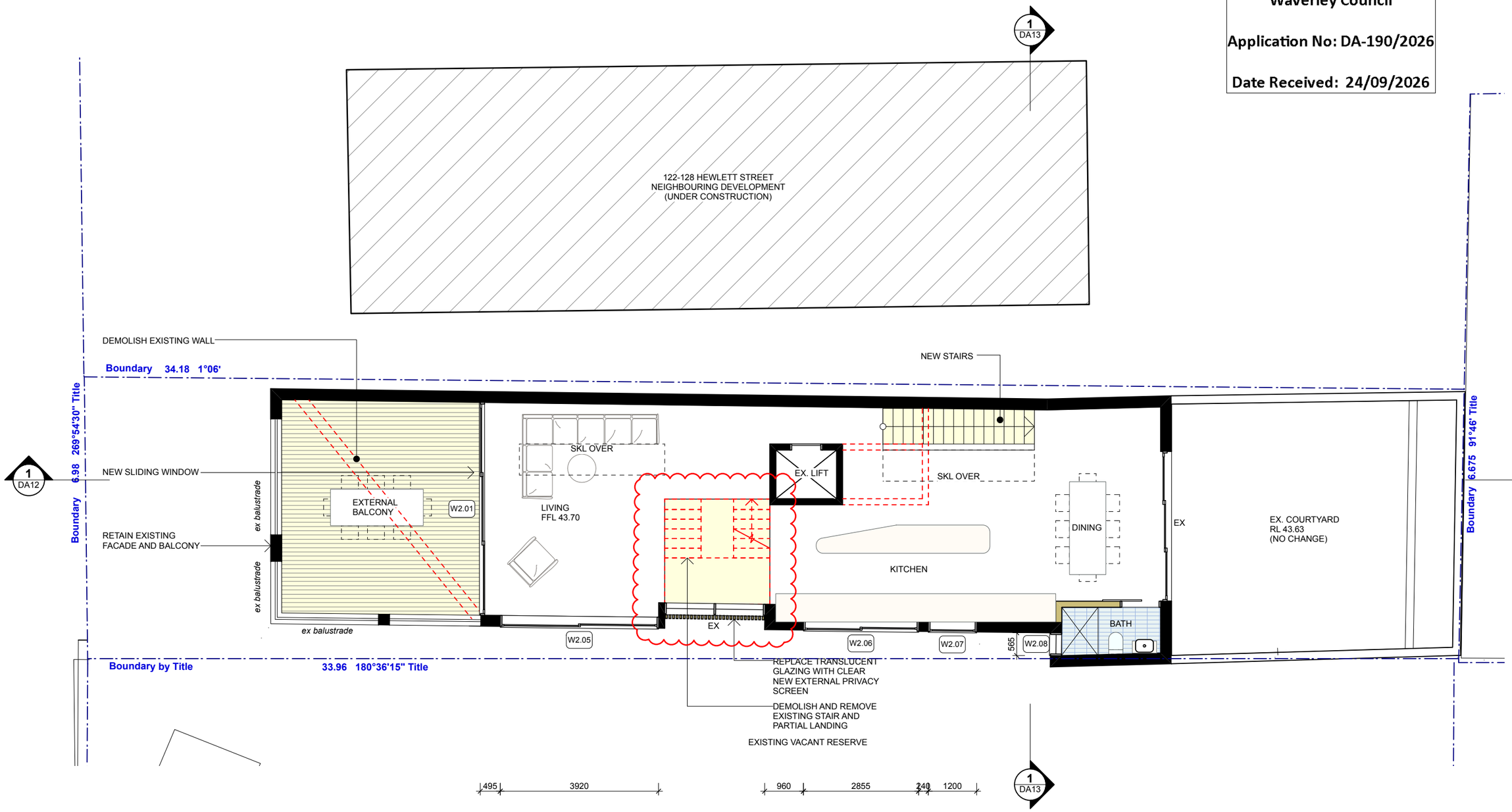
Application No: DA-190/2026

Date Received: 24/09/2026



1 L2 Floor Plan
Scale: 1:100

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blackandhellyer	NOTES THESE DRAWINGS ARE FOR THE PURPOSE OF DEVELOPMENT APPLICATION ONLY. THESE DRAWINGS ARE NOT FOR CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. T : 0412 110 879 E : blackandhellyer@gmail.com Nominated Architect Trevor Black ARB 9958	KEY	WALL LEGEND: EXISTING WALL PROPOSED WALL	North 117	Amendments C 25/6/26 Council RFI D 1/7/26 Council RFI E 1/9/26 Council RFI F 18/9/26 Revised DA G 24/9/26 Revised DA	Project 130 Hewlett Street, Bronte LOT 2 DP202821 Status DEVELOPMENT APPLICATION Client -	Dwg Floor Plans - Proposed Scale 1:100 Dwg No. DA06 Date 11/12/2025 Rev. G

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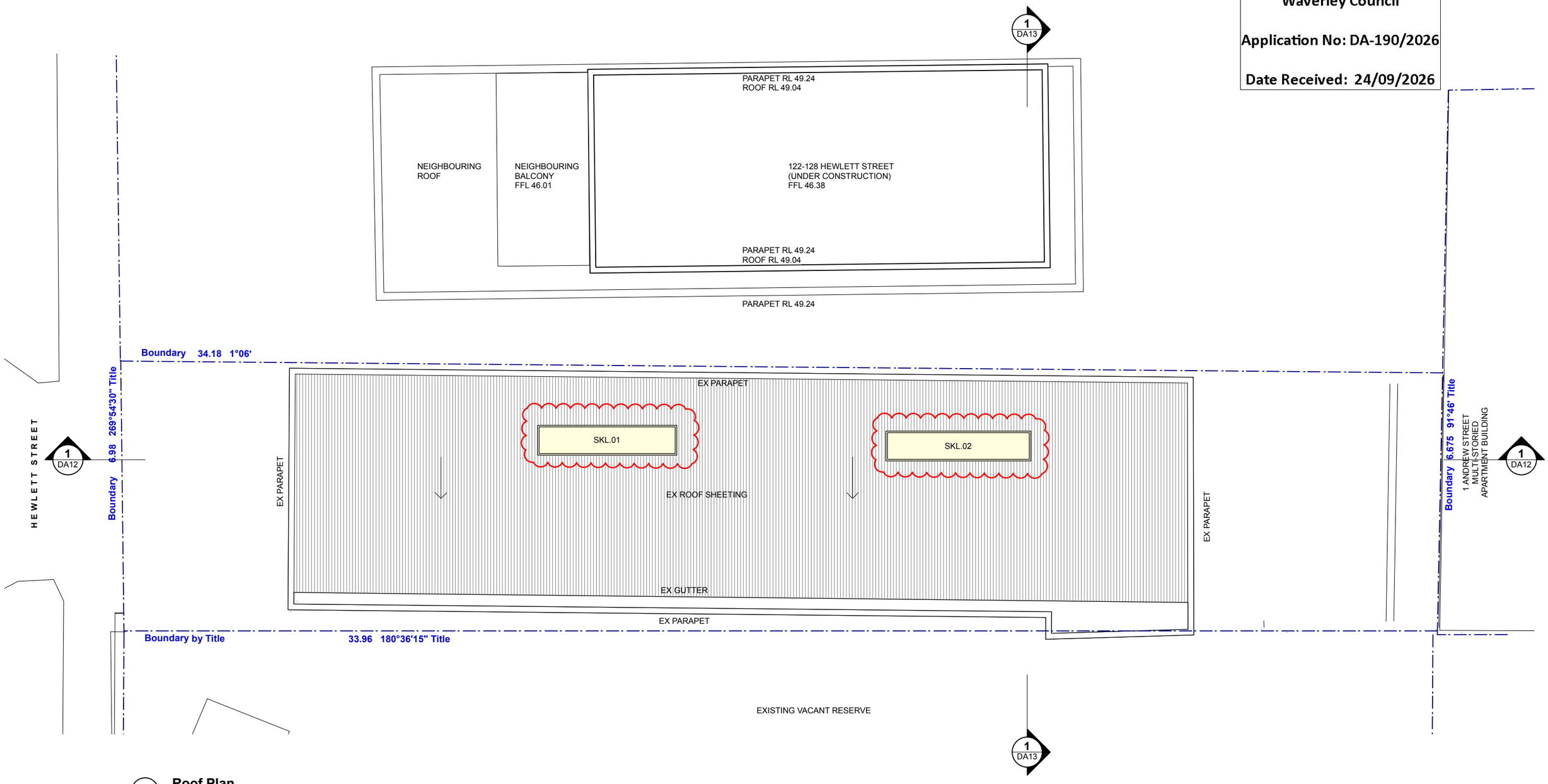
Application No: DA-190/2026

Date Received: 24/09/2026



1 **Roof Plan**
Scale: 1:100

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KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

118

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project **130 Hewlett Street, Bronte LOT 2 DP202821**

Dwg Roof Plan - Proposed

Status DEVELOPMENT APPLICATION

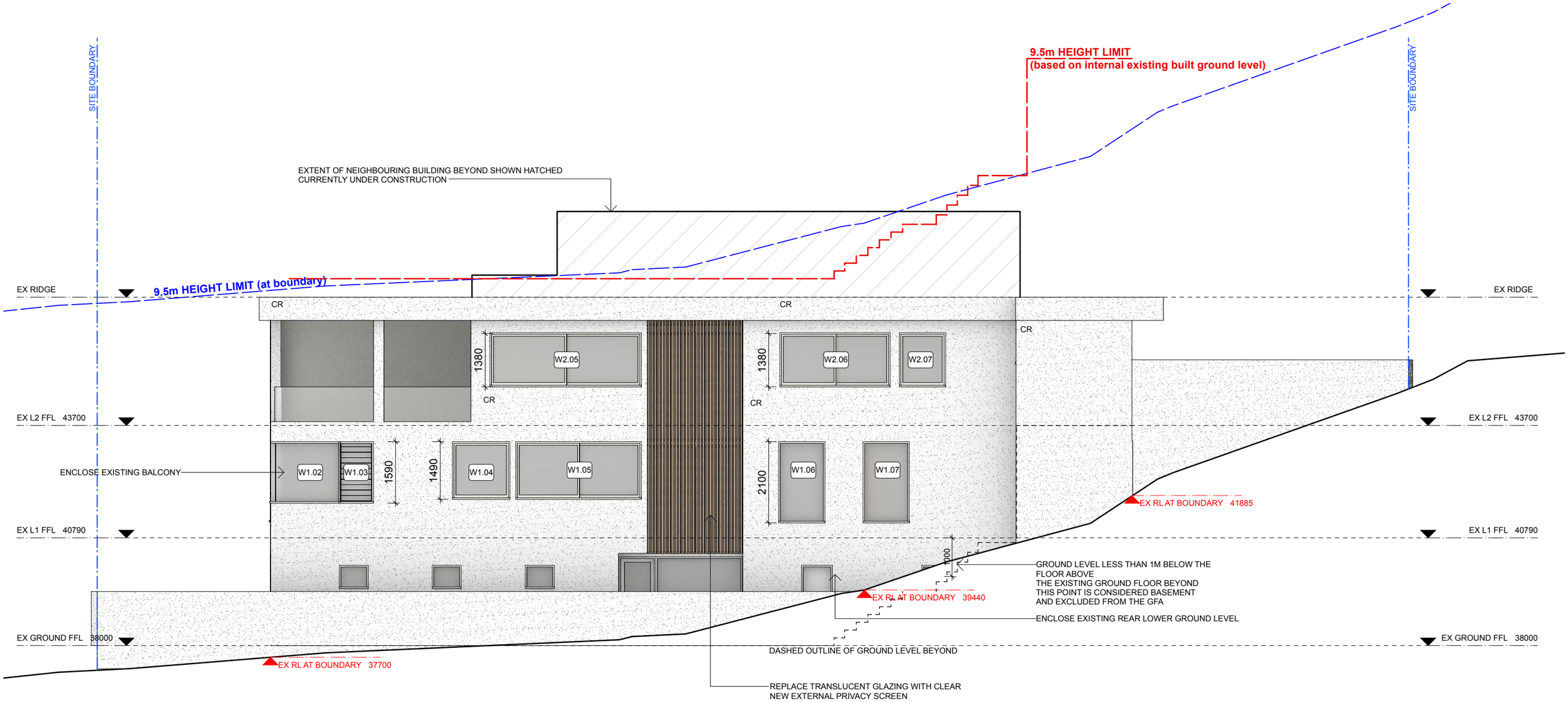
Scale 1:100

Dwg No. **DA08**

Client -

Date 11/12/2025

Rev. **G**



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Nominated Architect Trevor Black ARB 9958

KEY

WALL LEGEND:
- EXISTING WALL
- PROPOSED WALL

North

119

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project
130 Hewlett Street, Bronte LOT 2 DP202821

Status
DEVELOPMENT APPLICATION

Client
-

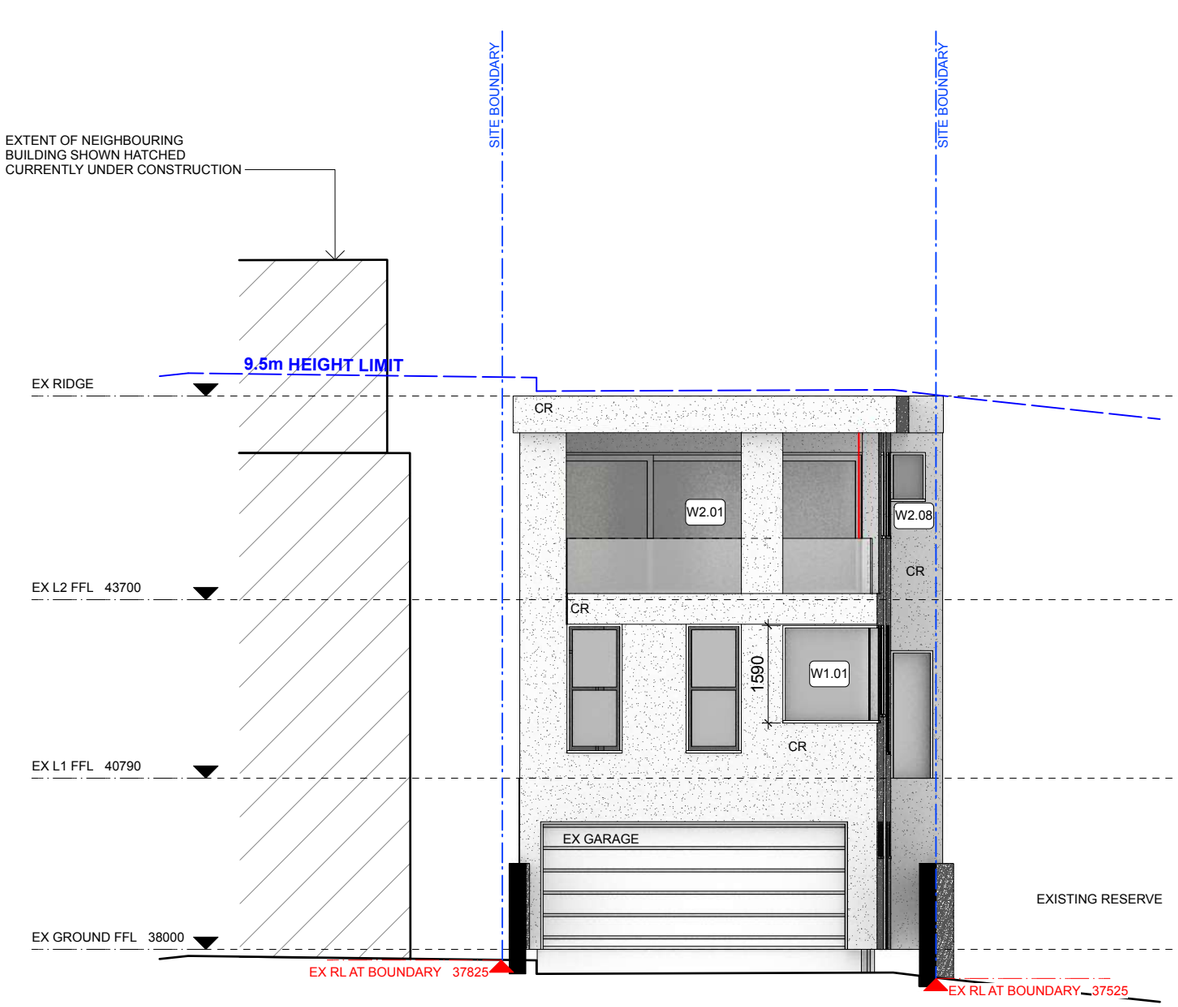
Dwg
East Elevation

Scale
1:100

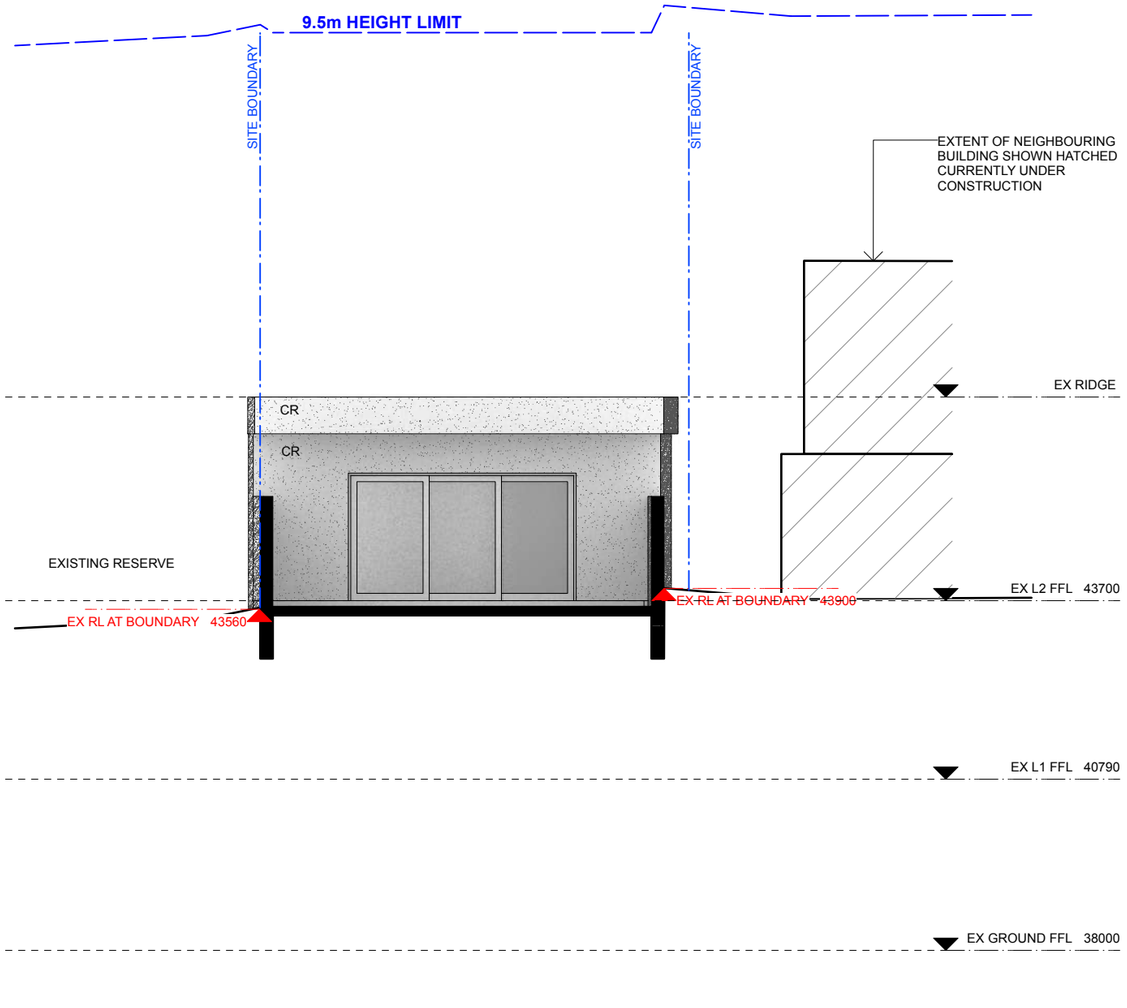
Dwg No.
DA09

Date
11/12/2025

Rev.
G



1 South Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100

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Nominated Architect Trevor Black ARB 9958

KEY

WALL LEGEND:
- EXISTING WALL
- PROPOSED WALL

North

120

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project **130 Hewlett Street, Bronte LOT 2 DP202821**

Dwg South + North Elevations

Status DEVELOPMENT APPLICATION

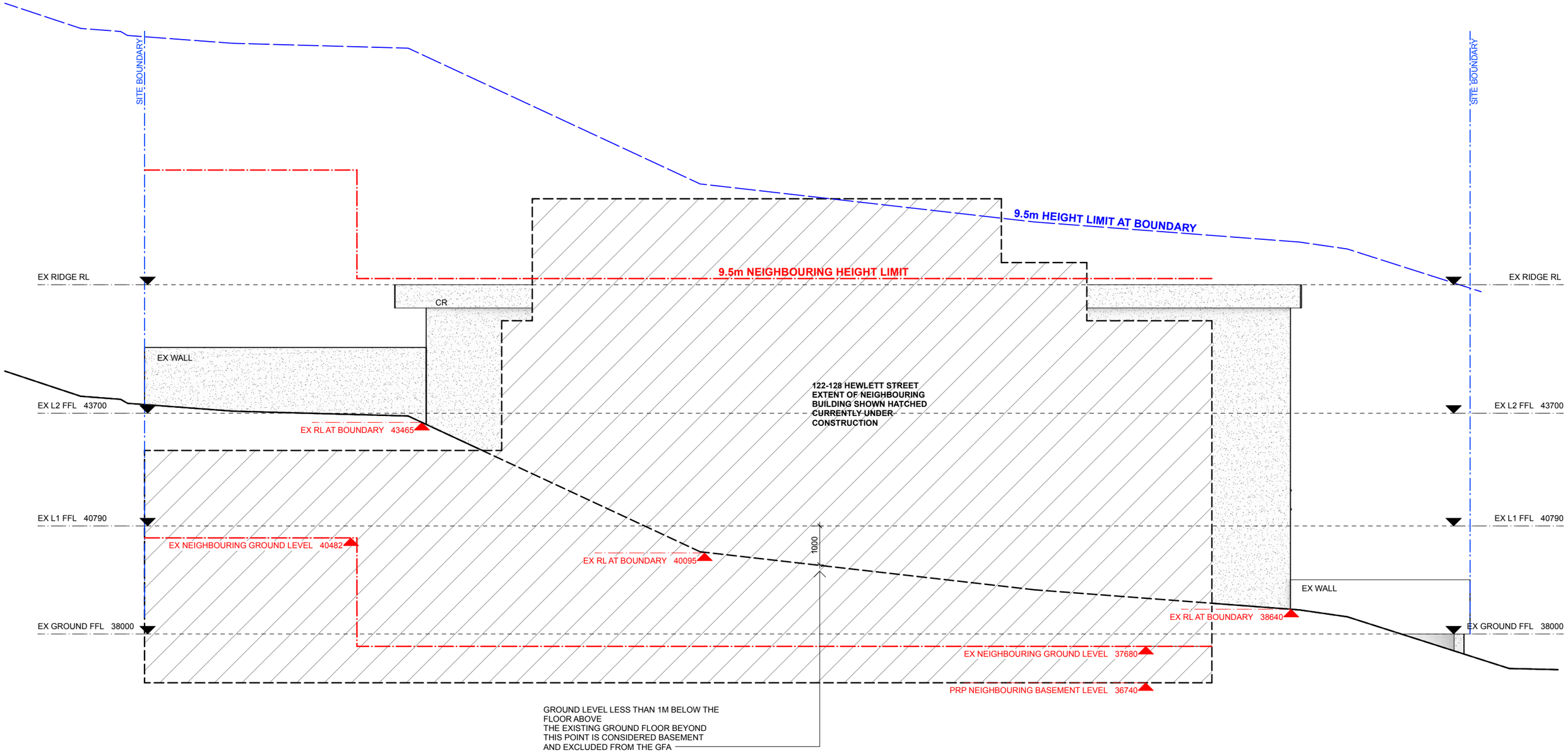
Scale 1:100

Dwg No. **DA10**

Client -

Date 11/12/2025

Rev. **G**



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Nominated Architect Trevor Black ARB 9958

KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

121

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project **130 Hewlett Street, Bronte LOT 2 DP202821**

Status DEVELOPMENT APPLICATION

Client -

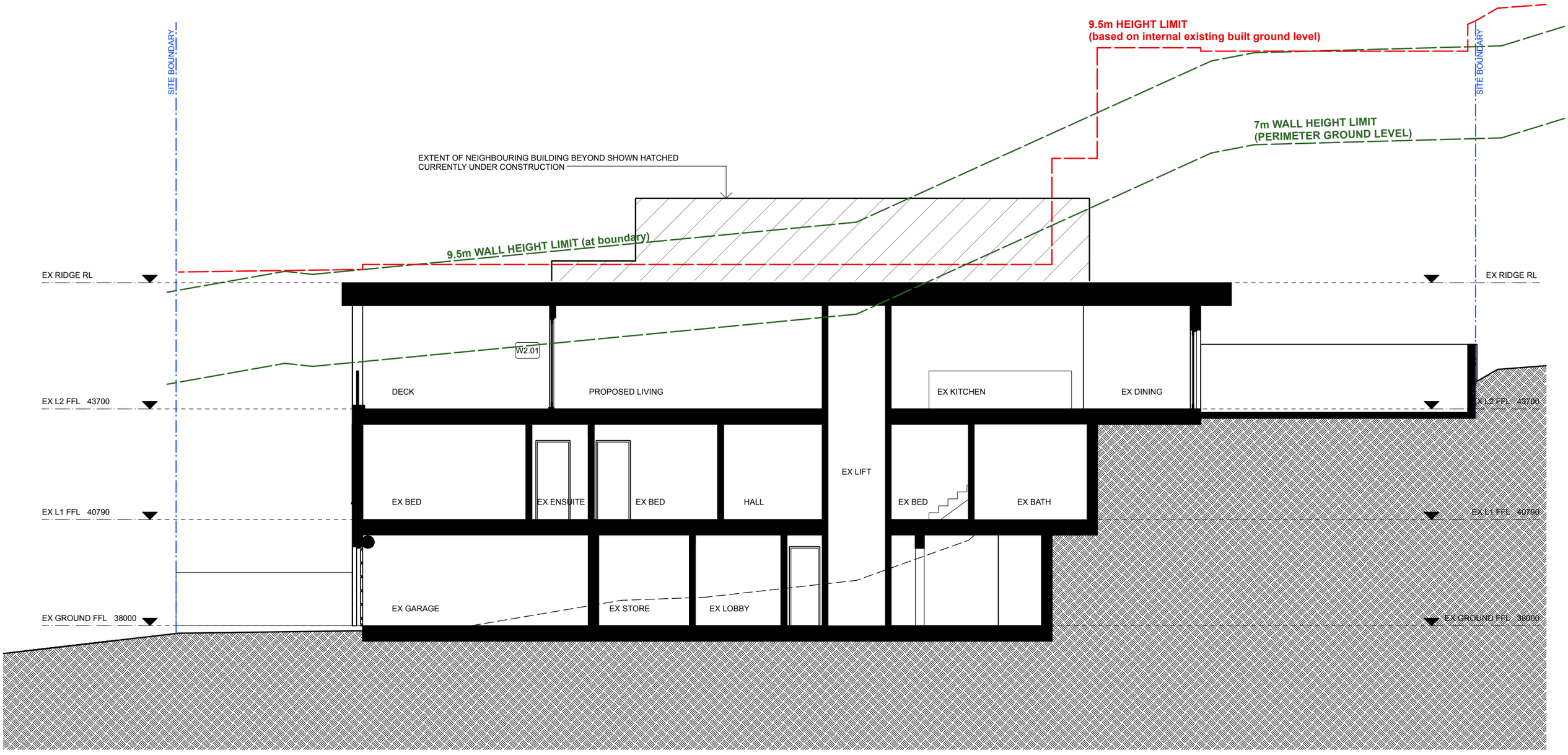
Dwg West Elevation

Scale 1:100

Dwg No. **DA11**

Date 11/12/2025

Rev. **G**



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Nominated Architect Trevor Black ARB 9958

KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

122

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project
130 Hewlett Street, Bronte LOT 2 DP202821

Dwg
Long Section

Status
DEVELOPMENT APPLICATION

Scale
1:100

Dwg No.
DA12

Client
-

Date
11/12/2025

Rev.
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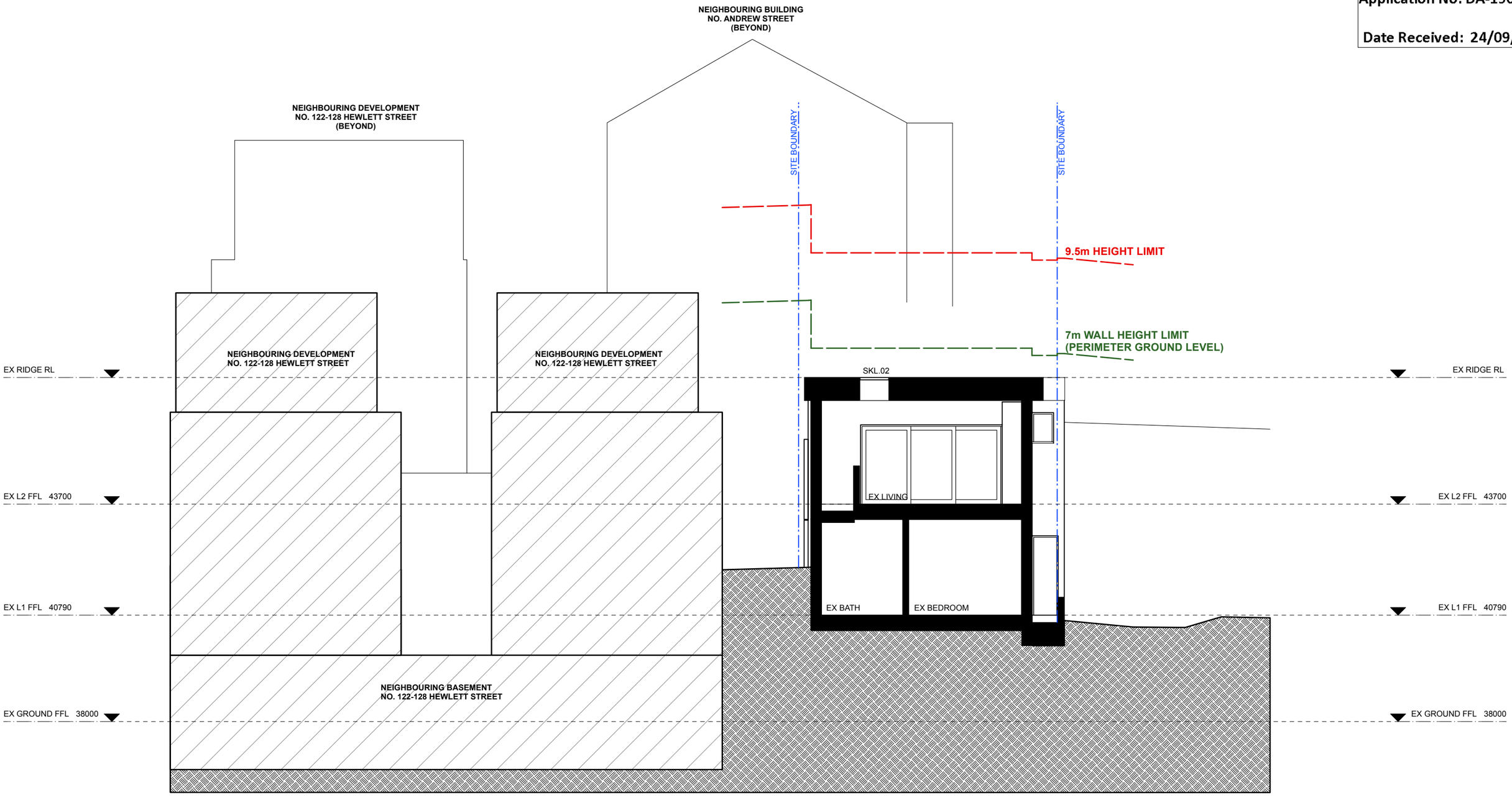
Application No: DA-190/2026

Date Received: 24/09/2026



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Nominated Architect Trevor Black ARB 9958

KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

123

Amendments

REV	DATE	DESCRIPTION
A	25/6/26	Council RFI
B	1/7/26	Council RFI
C	1/9/26	Council RFI
D	18/9/26	Revised DA
E	24/9/26	Revised DA

Project
130 Hewlett Street, Bronte LOT 2 DP202821

Dwg
Cross Section

Status
DEVELOPMENT APPLICATION

Scale
1:100

Dwg No.
DA13

Client
-

Date
11/12/2025

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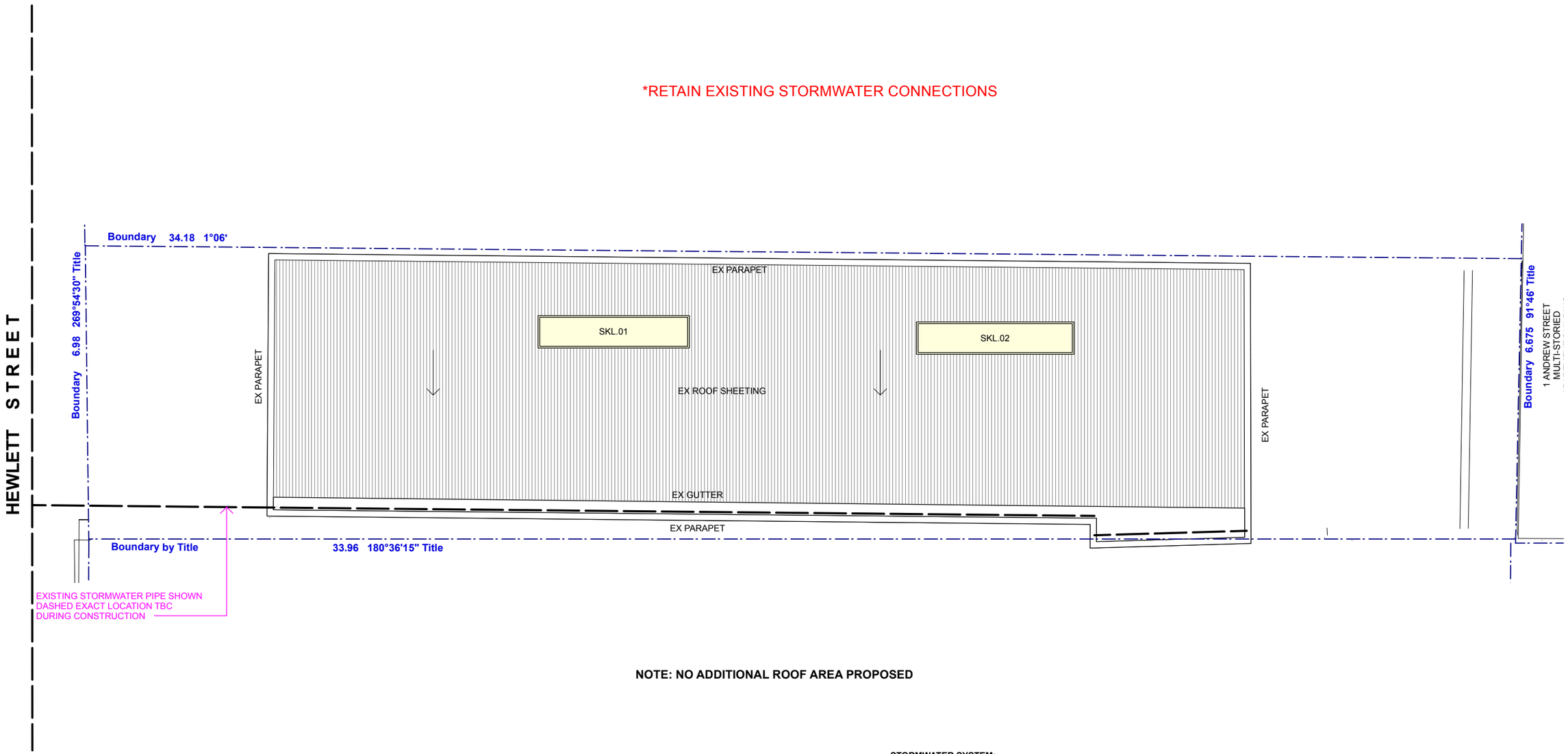
Application No: DA-190/2026

Date Received: 24/09/2026

*RETAIN EXISTING STORMWATER CONNECTIONS



NOTE: NO ADDITIONAL ROOF AREA PROPOSED

STORMWATER SYSTEM:

- PLAN IS CONCEPT ONLY. FINAL DESIGN DETAILS, DOWNPIPES, RWH'S, PITS, TANKS AND SPECIFICATIONS ETC, BY HYDRAULICS ENGINEER.
- ALL SYSTEMS ARE TO BE PRESSURE TESTED WITH ANY LEAKS RECTIFIED PRIOR TO ENCLOSING/ENCASING.
- ALL WORK TO BE CARRIED OUT AND CERTIFIED AS IN ACCORDANCE WITH AS/NZS 3500.3-2003 (PLUMBING AND DRAINAGE -
- ALL WORK IN ACCORDANCE WITH LOCAL GOVERNMENT AND EPA REQUIREMENTS, COUNCILS STANDARDS, CODES AND POLICIES, SYDNEY WATER REQUIREMENTS, THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS.
- INSTALL TEMPORARY SEDIMENT BARRIERS AROUND ALL INLET PITS TO PROTECT UNTIL SURROUNDING AREAS ARE PAVED.

1 **Stormwater Concept Plan**
Scale: 1:100

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KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

124

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project **130 Hewlett Street, Bronte LOT 2 DP202821**

Dwg Stormwater Management Plan

Status DEVELOPMENT APPLICATION

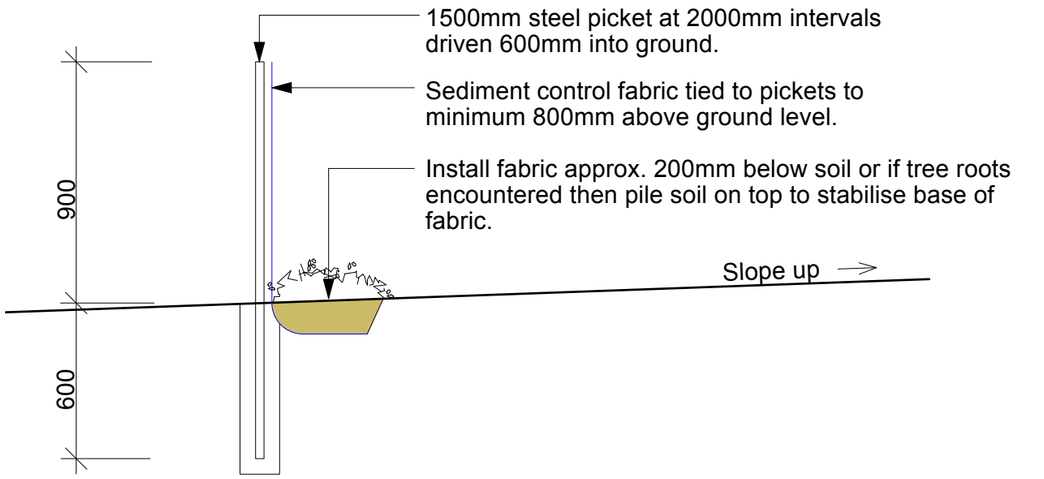
Scale 1:100

Dwg No. **DA40**

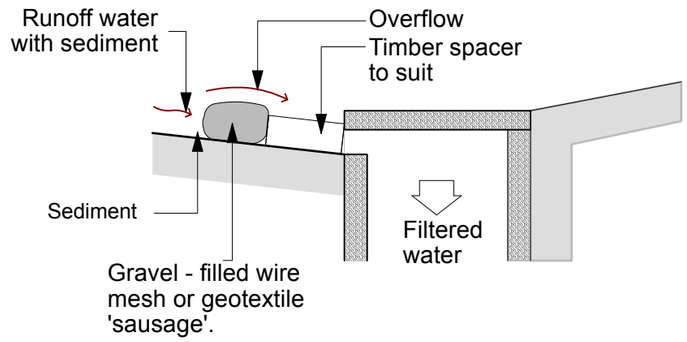
Client -

Date 11/12/2025

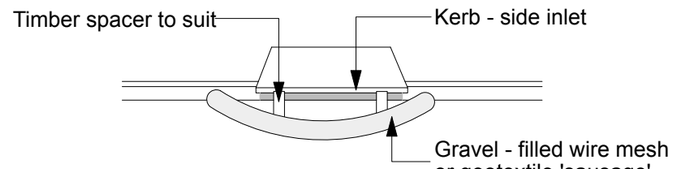
Rev. **G**



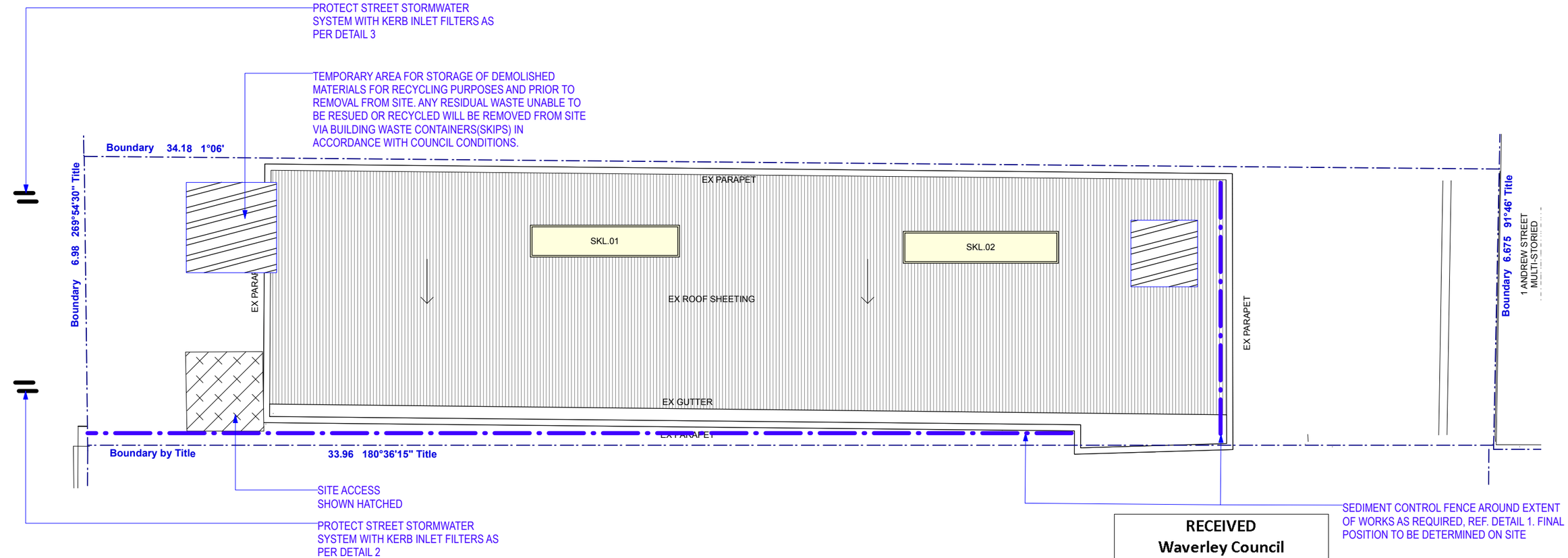
1 Sediment Control Fence
Scale: NTS



2 Mesh and Gravel Inlet Filter
Scale: NTS



3 Mesh and Gravel Inlet Filter
Scale: NTS



4 Mesh and Gravel Inlet Filter
Scale: 1:100

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Nominated Architect Trevor Black ARB 9958

KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

125

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project
130 Hewlett Street, Bronte LOT 2 DP202821

Dwg
Soil Erosion and Sediment Control

Status
DEVELOPMENT APPLICATION

Scale
1:100

Dwg No.
DA41

Client
-

Date
11/12/2025

Rev.
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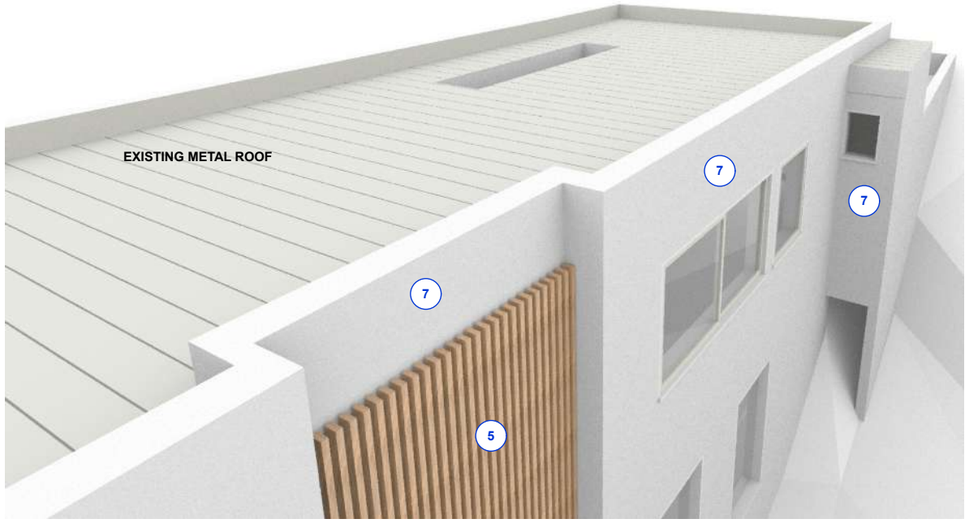
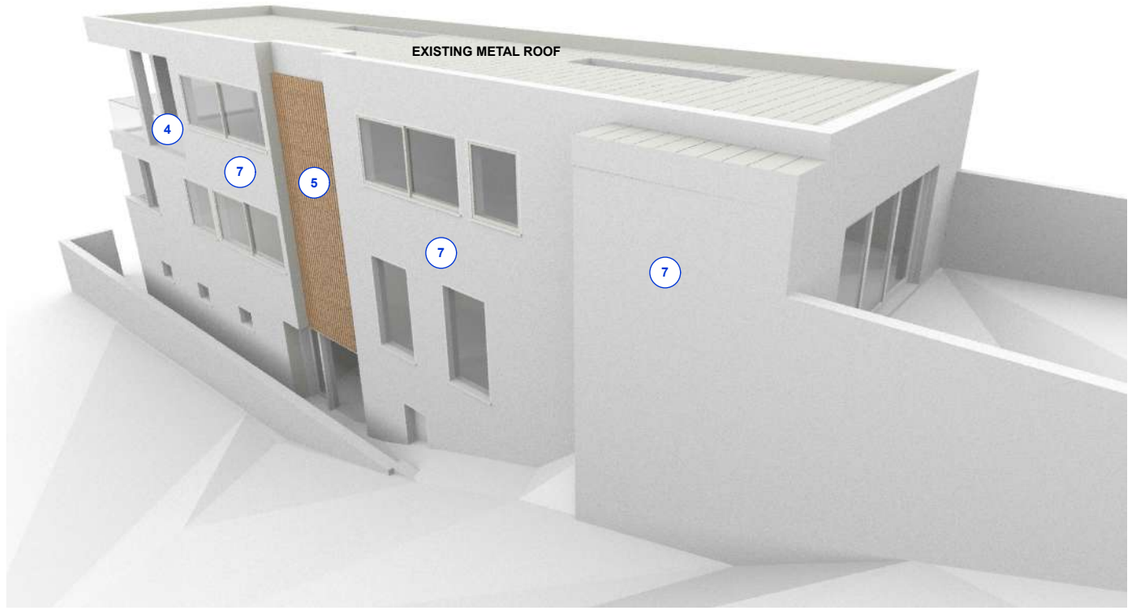
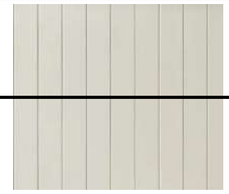
Application No: DA-190/2026

Date Received: 24/09/2026





KEY	ELEVATION CODE	MATERIAL	FINISH/COLOUR	IMAGE
1	FC1	FC SHEETING JAMES HARDIE AXON	DULUX - TBC CODE: TBC	
2	MR3	LYSAGHT TRIMDEK	DULUX - WINDSPRAY CODE: #80847f	
3	TD1	TIMBER DECK	SPOTTED GUM - TBC	
4	GB	GLASS BALUSTRADE	CLEAR TOUGHENED GLASS	
5	TB1	TIMBER BATTEN SCREEN	SPOTTED GUM - TBC	
6		LANDSCAPED WALL		
7	CR	CEMENT RENDER	WHITE - TBC	

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Nominated Architect Trevor Black ARB 9958

KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

126

Amendments

REV	DATE	DESCRIPTION
C	25/6/26	Council RFI
D	1/7/26	Council RFI
E	1/9/26	Council RFI
F	18/9/26	Revised DA
G	24/9/26	Revised DA

Project
130 Hewlett Street, Bronte LOT 2 DP202821

Status
DEVELOPMENT APPLICATION

Client
-

Dwg
Schedule of FInishes

Scale
1:100

Dwg No.
DA50

Date
11/12/2025

Rev.
G

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RECEIVED
Waverley Council

Application No: DA-190/2026

Date Received: 24/09/2026

Alterations and Additions

Certificate number: A1846335_03

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
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.		✔	✔
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✔	✔
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✔	✔
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✔	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✔	✔	✔

Construction	Additional insulation required (R-value)	Other specifications
flat ceiling, flat roof: framed	ceiling: R0.58 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:		✔	✔
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✔	✔
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✔	✔	✔
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✔	✔
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✔	✔
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✔	✔

Glazing requirements

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1.01	S	1.92	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W1.02	E	2	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W1.03	E	1.4	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W1.04	E	3	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W1.05	E	4.5	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1.06	E	2.5	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W1.07	E	2.5	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2.01	S	6.2	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2.05	E	5.4	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2.06	E	3.92	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Glazing requirements

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W2.07	E	1.7	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2.08	S	0.6	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3.01	S	7.7	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3.02	E	2.6	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W3.03	E	1.9	0	0	external louvre/blind (adjustable)	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Glazing requirements

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	2.5	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)
S2	2.5	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)

FOR DA ONLY

blackandhellyer

NOTES

THESE DRAWINGS ARE FOR THE PURPOSE OF DEVELOPMENT APPLICATION ONLY.
THESE DRAWINGS ARE NOT FOR CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.

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Nominated Architect Trevor Black ARB 9958

KEY

WALL LEGEND:
EXISTING WALL
PROPOSED WALL

North

127

Amendments

REV	DATE	DESCRIPTION
B	25/6/26	Council RFI
C	1/7/26	Council RFI
D	1/9/26	Council RFI
E	18/9/26	Revised DA
F	24/9/26	Revised DA

Project: **130 Hewlett Street, Bronte LOT 2 DP202821**

Status: DEVELOPMENT APPLICATION

Client: -

Dwg: BASIX Notes

Scale: 1:100

Dwg No.: **DA60**

Date: 11/12/2025

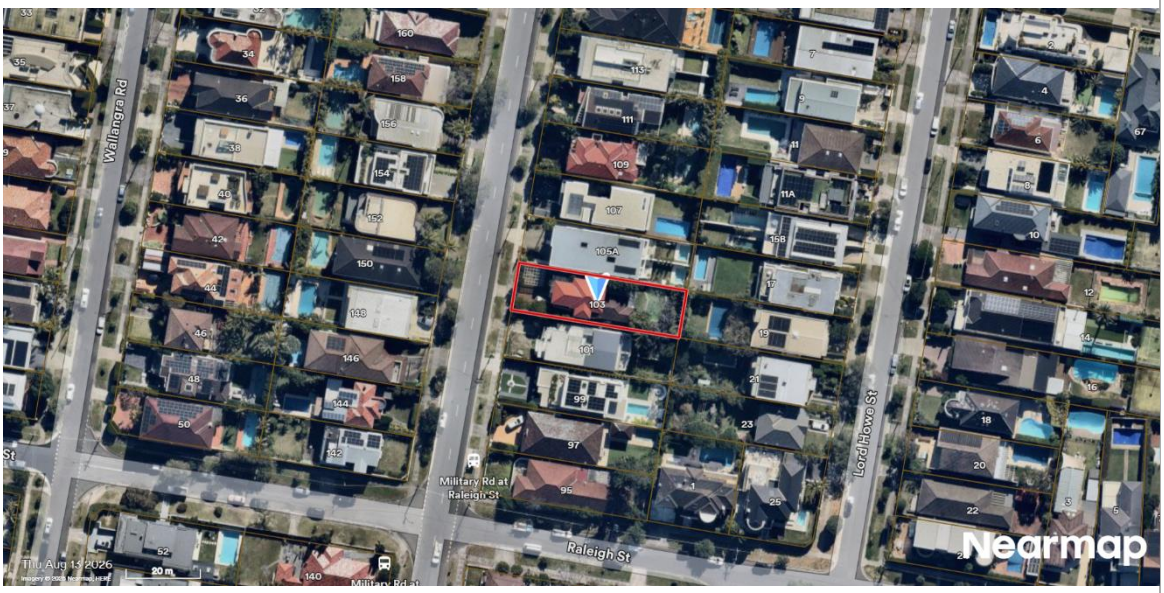
Rev.: **F**



Report to the Waverley Local Planning Panel / Delegated Assessment Report

Overview	
Application number	DA-192/2026
Site address	103 Military Road, Dover Heights
Proposal	Demolition of existing structures and construction of a new attached dual occupancy with basement parking, in-ground swimming pools and Strata subdivision.
Date of lodgement	12 June 2026
Owner	Mrs D Strumpman
Applicant	Habitat Housing Pty Limited
Submissions	Two submissions
Cost of works	$ 1,895,490. 72
Principal Issues	*Exceedance of the floor space ratio principal development standard.*
Recommendation	That the application be **REFUSED** for the reasons contained in the report.

Site Map



1. PREAMBLE

1.1. Executive Summary

The development application (DA) seeks consent for demolition of existing structures and construction of a new attached dual occupancy with basement parking, in-ground swimming pools and strata subdivision at the site known as 103 Military Road, Dover Heights.

The principal issue arising from the assessment of the application is:

- Exceedance of the floor space ratio (FSR) principal development standard.

The assessment finds this issue unacceptable as the FSR exceedance of 77.8m^2 or 26.6% is increasing overshadowing to the northern elevation including a habitable window, the roof terrace and part of the rear yard of the southern neighbouring property at 101 Military Road, above the existing situation. The Clause 4.6 variation request is insufficient in establishing sufficient environmental planning grounds and demonstrating whether compliance with the FSR development standard is unreasonable or unnecessary in the circumstances of the case.

The other issues raised in the report and in the reasons for refusal are matters that could be addressed by way of a deferred commencement or general modification conditions of consent should the application be approved.

Two unique submissions were received from residents. No submissions from Councillors were received. The issues raised in the submissions have been considered and addressed in this report and in the Recommendation. There were no declared conflicts of interest on this application from Council staff.

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (the Act). It is recommended for refusal for the reasons set out in Appendix A.

1.2. Site and Surrounding Locality

A site visit was carried out on 25 August 2026.

The site is identified as Lot 146 in DP 11822, known as 103 Military Road, Dover Heights.

The site is rectangular in shape with a frontage of 12.8m to Military Road. It has an area of 585.2m^2 and falls from the front western boundary towards the rear eastern boundary by approximately 3.2m.

The site is occupied by a three-storey dwelling with an on-site hardstand car parking area in the front setback. The site is provided with vehicular access from Military Road.

The site is adjoined by three storey semi-detached dwellings to the north and a three-storey single dwelling to the south. The locality is characterised by a variety of low-density residential development.

Figure 1 to **4** are photos of the site and its context.

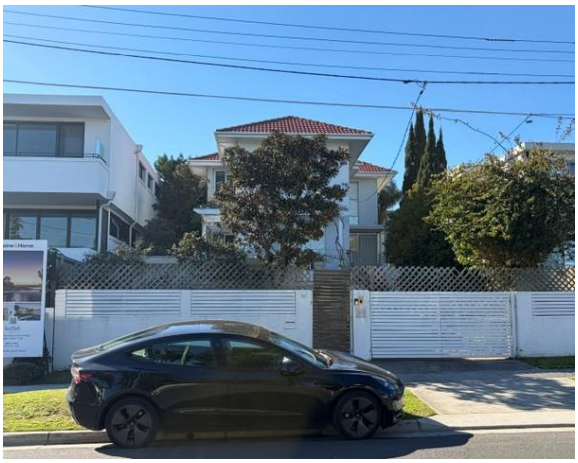


Figure 1: View of the existing dwelling, facing east.



Figure 2: View of the rear yard and swimming pool, facing west.



Figure 3: View of the neighbouring three storey dwelling, facing southeast.



Figure 4: View of the neighbouring semi-detached dwellings, facing northeast.

1.3. Relevant Development History

A search of Council's records revealed no recent or relevant development history of the site.

1.4. Proposal

The DA seeks consent for demolition of existing structures and construction of a new attached dual occupancy with basement parking, in-ground swimming pools and Strata subdivision, and specifically includes the following:

- Demolition of existing structures, swimming pool and tree removal.

- Basement:
  - Excavation to accommodate the basement level, including car parking for two vehicles per dwelling, plant rooms, laundry, storage, lift and stair access to the upper floors.

- Ground Floor level:
  - Access to the basement garages;
  - Front entry porches and landscaping;
  - Guest bedrooms and bathrooms;
  - Lift and stair access;
  - Open plan kitchens with butler's pantry, dining and living rooms;
  - Alfresco dining at rear and rear landscaping;
  - Swimming pools.

- First Floor level:
  - Main bedrooms with walk-in-robe and ensuites;
  - Bathrooms;
  - Two bedrooms at the rear of each dwelling both with built-in robes;
  - Two studies at the rear;
  - Front facing balconies;
  - Lift and stair access.

1.5. Background

The development application was lodged on 12 June 2026 and was deferred on 27 August 2026 the following reasons (summarised in parts):

1. ***Calculation of the gross floor area (GFA) and FSR***

The proposal seeks to vary the FSR development standard under Clause 4.3 of the Waverley Local Environmental Plan 2012 (Waverley LEP 2012). The submitted shadow diagrams show that the proposal will increase overshadowing to the neighbouring properties beyond the existing situation and therefore the proposal does not satisfy objective (d) of Clause 4.4 of the Waverley LEP 2012, 'to establish limitations on the overall scale of development to ***preserve the environmental amenity*** *of neighbouring properties and the locality'. Accordingly, the current proposal as submitted does not meet the Clause 4.6 test as the proposal is not consistent with the objectives of the FSR development standard.*

In addition, the extent of the GFA and massing of the built form is giving rise to bulk and scale impacts. Further consideration is to be given to the massing of the first floor level, articulation of the form and the relationship to the streetscape.

The following comments and recommendations are made:

a) Recalculate the GFA and FSR to include the lift once.

b) The basement level is extensive particularly the space allocated to plant at the rear eastern extent of the basement level for the dual occupancy development. The basement level is to be rationalised and the eastern extent of the basement reduced to only include the area required to accommodate the necessary plant.

c) Reconsider the scale of the proposal and reduce the extent of floor space to comply with the permitted FSR of 0.5:1. Any variation to the FSR development standard will only be

considered and supported if there is no net increase of overshadowing to neighbouring properties. The amended application must address this and remove any additional overshadowing from this proposal that does not preserve the amenity of neighbouring properties.

d) Provide additional shadow information including elevation diagrams with the neighbouring property windows included on both the elevation and view from the sun diagrams.

e) Amend the proposal to reduce the massing of the first floor level and provide greater articulation to the built form.

2. Survey and existing ground level

a) Amend the submitted elevations and sections (DA 4.01 & DA 5.01) to identify existing ground level (EGL) not natural ground level (NGL) and identify the permitted height development standard under the Waverley LEP 2012 and permitted wall height under the Waverley Development Control Plan 2022 (Waverley DCP 2022).

b) Provide spot RL's along the EGL to ensure accuracy of the height plane with the survey.

3. Tree removal and landscaping

a) Increase the provision of landscaped and deep soil area to comply with the minimum requirements under the Waverley DCP 2022, i.e. 30% of the site area to be provided as landscaped area and 15% of the landscaped area to be deep soil.

b) DA 6.01 is to be updated to reflect the comments above and to correctly identify open space, landscaped area and deep soil area. Refer to the landscaped area and deep soil definitions under the Waverley DCP 2022 to ensure the proposal is consistent with the requirements under each.

c) An amended Landscape Plan is required to be submitted to reflect the above comments and to also identify the two (2) medium-sized local native trees replacement trees' specifications, as well as the two (2) 200L Banksia integrifolia (Coastal Banksia) on either side of the new driveway crossover and the other amend.

4. Additional information required

a) The proposal seeks consent for strata subdivision therefore a draft subdivision plan is required to be submitted with the application.

b) The architectural drawings must clarify whether any changes are proposed to boundary fences.

c) As noted above, elevational shadow diagrams identifying existing shadow and proposed shadow profiles of impacted elevations are required. The elevation and view from the sun diagrams are to include windows of neighbouring properties, based on surveyed locations to ensure the overshadowing impact can be accurately assessed. The plan view diagrams are to include surveyed property boundaries to the extent of the shadow cast.

d) The architectural and landscape plans must be consistent.

e) The landscape plans planting schedule must clearly depict the location of all proposed plants and the TMO comments regarding replacement native species incorporated into the landscape plan.

On 8 September 2026, the applicant submitted amended plans partially addressing the deferral matters. The amended plans included:

- A reduction in extent of basement level.
- A reduction in floor space at ground floor level by introducing small, recessed gardens towards the rear of each dwelling.
- Planting amended to native species within the front setback.
- Nib walls removed from the rear first floor level.
- Roof over alfresco dining converted from an operable louvred roof to a pergola.

On 9 September 2026, Council advised the applicant that the amended plans could not be supported because the deferral matters were not fully addressed. A minimal reduction in GFA was provided and the plans continue to show increased overshadowing to the southern side neighbouring property beyond the existing situation and therefore the proposal does not satisfy objective (d) of Clause 4.4 of the Waverley LEP 2012, *'to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and the locality'*.

The applicant was advised that the submitted sun-eye view diagrams were insufficient as the diagrams did not identify the windows of directly adjacent properties and therefore the extent of impact on habitable windows could not be reasonably assessed. The applicant was advised that the proposal as submitted is not consistent with the objectives of the FSR development standard and therefore the Clause 4.6 Variation Request could not be accepted.

On 15 September 2026, the applicant advised Council that a further revision to the plans had been prepared to address the comments relating to overshadowing and FSR exceedance. The rear studies were reduced, the roof form lowered and the first floor wall pulled back to align with the southern side neighbouring property (No. 101 Military Road). The shadow diagrams were also amended to provide a clearer illustration of existing shadows, proposed shadows and shadows cast by the southern neighbouring dwelling, No 101 Military Road. The revised plans and documentation were formally submitted to Council on 17 September 2026.

Council reviewed the amendments and advised the applicant that while the proposal had reduced the GFA by approximately 14m^2, the proposal remained well over the permitted FSR (77.8m^2 or 26%) and continues to overshadow the southern side neighbours' private open space and some habitable windows on the winter solstice.

Council advised the applicant of the following:

> *'As set out below and in my deferral letter, dated 27 August 2026, and reiterated to Samuel Russo over the phone last week, there can be no additional overshadowing beyond the existing situation if you are seeking to vary a development standard. The upper floor level will need to be significantly reduced in scale to remove any additional*

overshadowing to the private open space and habitable windows of the neighbouring property, or the proposal amended to a compliant built form. '

Council reiterated the options for proceeding with the proposal as submitted which would result in a recommendation for refusal to the Local Planning Panel. The option to withdraw the application was also offered.

On 18 September 2026, the applicant requested a one-week extension to work through the comments, amend the plans and provide an amended response, which was granted subject to the amended plans being fully complaint with the principal development standards.

On 23 September 2026, the applicant provided amended documentation, including a comparative shadow analysis of the proposal, an indicative GFA-compliant two-storey dual occupancy and an indicative two-storey single dwelling that could be pursued under the Complying Development Certificate (CDC) pathway. The applicant noted:

> *'The diagrams* [revised shadow diagrams] *demonstrate that even if the first floor footprint of the proposed Dual Occupancy were significantly reduced to comply with the GFA control, overshadowing of the north-facing windows at No. 101 could not be avoided. This indicates that the proposed GFA variation is not the principal cause of the impact and compliance would not result in any meaningful improvement to the neighbouring property's solar access.*
>
> *The proposal has also been carefully amended to reduce its overall shadow impact. As previously advised, we have reduced the first floor footprint and lowered the rear portion of the first floor roof. As a result, the impact on the neighbour's private open space remains limited. The greatest additional impact occurs at 3:00 pm in midwinter, when the proposed development results in only a 6.8% increase in overshadowing compared with the shadow cast by the existing dwelling at No. 103.'*

Council notes that no architectural plans were supplied to verify the indicative compliant shadow diagrams, except for the indicative envelope provided on the plan view shadow diagrams. The applicant further advised that reducing GFA to comply would result in a dwelling containing only two bedrooms which would not represent the most appropriate /practical solution for the site.

On 28 September 2026, Council provided a response to the applicant regarding the comparative shadow analysis, noting that no amendment had been made to the drawings between the previous revision submitted to Council on 15 September 2026. Council further advised:

> *'The comparison provided of a GFA compliant and CDC development is noted however the diagrams demonstrate that the overshadowing impact under the current proposal is greater than with a compliant envelope. With respect to the CDC diagrams, without architectural plans demonstrating layout and envelope there is no way to assess or verify what has been presented. I also note that the neighbouring site comprises a roof terrace that has not been identified on the plans or shadow diagrams submitted.*

Importantly, a CDC could only be achieved on the site if it fully complied with the development standards, including that it must not exceed two storeys in height. The application as it stands is for a part two, part three storey dual occupancy that is seeking a variation of the FSR standard that would give rise to greater impacts than a compliant dwelling would.

As raised previously, the application does not meet the objectives of the FSR development standard, given the additional overshadowing beyond the existing situation therefore the Clause 4.6 variation request cannot be supported.'

The applicant was also advised that no further amendments would be accepted, given the back-and-forth that had occurred with no further amendments proposed by the applicant to reduce GFA. The application was considered by the Managers of Development Assessment (MoDA) on 29 September 2026 and MoDA concurred that the clause 4.6 variation request could not be supported due to the increased overshadowing of habitable windows, the roof terrace and open space of the neighbouring property.

Despite being advised that no further amendments would be accepted, the applicant provided a further revision of the architectural plans on 30 September 2026 with a compliant GFA. The amendment resulted in the splitting of the first floor level in half. No other supporting documentation or shadow diagrams were provided to accompany the revised plans. On 13 October 2026, Council advised the applicant as follows:

'I note that my email of 28 September 2026 states that no further amendments would be accepted. The acceptance of the amended plans submitted on 30 September was contingent on the plans addressing the amendments set out in full in Council's deferral letter, including addressing massing and articulation. The revised 'compliant' plans were not accompanied by amended shadow diagrams or supporting documentation and are not accepted'.

Accordingly, the plans and supporting documentation submitted by the applicant on 23 September 2026 (rev D) form the basis of the assessment.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of 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. State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Resilience and Hazards) 2021.

2.1.2. Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

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

Table 1: 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 plan.
Part 2 Permitted or prohibited development		
2.6 Subdivision – consent requirements	N/A	The proposal seeks consent for Strata subdivision. This clause relates to minimum site area requirements for subdivision of land and does not relate to strata subdivision. A draft Strata subdivision plan was submitted with the architectural plan set.
Land Use • *R2 Low Density Residential Zone*	Yes	The proposal is defined as a dual occupancy, which is permitted with consent in the R2 zone.
Part 4 Principal development standards		
4.3 Height of buildings • *8.5m*	Yes	The proposed development results in a maximum building height of 7.935m and complies with the development standard.
4.4 Floor space ratio • *Site Area – 585.2m²* • *Maximum permissible FSR – 0.5:1* • *Maximum permissible GFA – 292.6m²*	No	The proposed development results in a maximum FSR of 0.63:1 with a GFA of 370.4m² and does not comply with the development standard.
4.6 Exceptions to development standards	See discussion	The application is accompanied by a written request pursuant to clause 4.6 of Waverley LEP 2012 to vary the FSR development standard. A detailed discussion of the variation to the development standard is presented below this table.

Provision	Compliance	Comment
Part 6 Additional local provisions		
6.2 Earthworks	No	A civil engineering plan was submitted with the application. The application was not accompanied by a geotechnical report, which is a requirement for excavation of a basement level. If the application was recommended for approval, a condition of consent would be imposed to require a geotechnical report to be submitted to Council for approval prior to issue of any construction certificate.
6.14 Waste minimisation and recycling	Yes	The basement level comprises adequate space to accommodate the bin store.
6.15 Stormwater Management	Yes	The proposal satisfactorily meets clauses (a), (b) and (c).

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

Clause 4.6 Exceptions to Development Standards –Floor Space Ratio

The application seeks to vary the FSR development standard in clause 4.4 under Waverley LEP 2012.

The site is subject to a maximum FSR development standard of 0.5:1. The proposed development has a maximum FSR of 0.63:1, exceeding the standard by 77.8m^2 equating to a 26.6% variation.

The relevant objectives for the FSR development standard in clause 4.4 are as follows:

(b) to provide an appropriate correlation between maximum building heights and density controls,

(c) to ensure that buildings are compatible with the bulk and scale of the desired future character of the locality,

(d) to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and the locality.

A written request has been submitted to Council in accordance with clause 4.6(3)(a) and (b) of Waverley LEP 2012 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 FSR on the following basis:

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

(i) The residual 77.8m² exceedance is accommodated within the ground and first-floor residential form, rather than an additional residential level or roof terrace.

(ii) The proposed 370.4m² of GFA sits between substantial residential buildings at No. 101 and Nos. 105A and 105B. The approximately 8.9m front setback relates to No. 105. The dimensioned ground-floor rear setbacks are 14.59m and 14.53m; the revised first-floor setbacks are 16.05m and 15.99m. The upper floor consequently sits further behind the ground-floor rear line, with the smaller study roofs reducing its rear profile. These spatial characteristics are directly relevant to whether the additional floor area presents as excessive bulk.

(iii) The attached dwellings are expressed as a balanced and cohesive composition which reads as a single substantial residence from Military Road, consistent with Part C1.15 of Waverley DCP 2022. The garage entry is recessed below the primary facade, the upper floor is articulated, and the material palette uses render, stone, metal and timber screening to provide depth and visual modulation.

(iv) The winter drawings show substantial common shading over the lower facade in both the proposed and GFA-compliant models. Some entry and dining-window areas remain within existing or modelled shadow at the same plotted times; the rear family-room zone also remains affected in the afternoon sequence. Other parts of the rear facade and some upper opening relationships improve in the reduced-GFA model. The applicant relies on the similarities where demonstrated, not a claim that every window outcome is identical.

(v) The applicant does not read 'preserve the environmental amenity' out of objective (d). Its case is that useful residential amenity can be preserved notwithstanding a limited, localised change in shadow, where the actual affected space, time and window relationship remain acceptable. Council's concern requires more than identifying a positive area difference; it requires a judgement about the environmental amenity of the neighbouring property in the circumstances of this reduced design.

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

(i) Additional GFA contained within a height compliant two-storey form.

(ii) The street contains substantial adjoining residential forms, including an attached dual occupancy at No. 105. The particular location and distribution of the proposed GFA maintain a related front building line and cohesive street

composition. That compatibility is the ground relied upon, rather than an entitlement to equal the FSR of another property.

(iii) The site's fall allows parking and service accommodation to be recessed beneath the residential floors.

(iv) The measured proposed increments, compared with the existing dwelling, remain 2.1m² at 2 pm and 10.3m² at 3 pm in the nominated backyard. Revision D also shows that the selected GFA-compliant model benefits that yard by 3.5m² and 13.0m² compared with the proposal, while retaining common shading to several window areas.

(v) The two dwellings are arranged within one coordinated street composition and share one crossing. The added floor area remains within that arrangement rather than being expressed as a separate rear dwelling or a roof-level use.

Consideration of Applicant's Written Request

The applicant's written request has correctly identified the development standard to be varied, relevant legislation and calculated the FSR using the definition in the Waverley LEP 2012. The document addresses the matters set out in Clause 4.6(3)(a) and (b).

The applicant's Clause 4.6 variation request relies on the comparative overshadowing analysis of the proposed scheme and a 'GFA compliant' scheme to demonstrate that compliance with the development standard is unreasonable and unnecessary. Given the proposal is for a three-storey dual occupancy development, that would not be achievable under a CDC, this section only considers the proposed development and the applicant's purported 'GFA compliant' scheme.

Council has not received dimensioned floor plans, elevations or sections of the 'GFA compliant' scheme to verify compliance of the envelope presented therefore the extent to which the diagrams can be relied upon is limited.

Notwithstanding, the submitted shadow diagrams show an increase in overshadowing to habitable windows at No. 101 Military Road compared to a 'GFA compliant' scheme throughout the morning period on 21 June (see **Figures 5** and **6** below). The rear ground floor window is a living /family room and will have increase overshadowing as a result of the proposal compared to the 'GFA compliant' scheme. The upper floor windows show a similar shadow profile under both schemes with no increase to the front bedroom window and some additional shadowing to bathroom windows.

While a minor increase is shown on the diagrams to the rear living room window at 9am and 10am, under the compliant scheme, some solar access is shown to be maintained at 9am and 10am on 21 June, compared to the proposal, and the living room would continue to receive some sunlight in the morning compared to the proposed scheme which shows the shadow across the elevation extending to the upper level during the morning period.

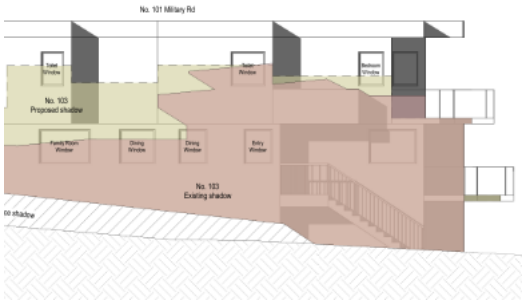


Figure 5: Proposed overshadowing in green to the ground floor living room window, 9am.



Figure 6: 'GFA compliant' scheme, 9am.



Figure 7: Proposed overshadowing in green to the ground floor living room window, 10am.

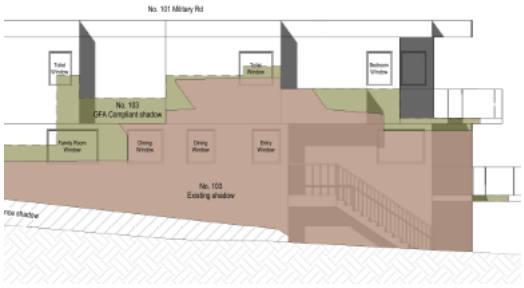


Figure 8: 'GFA compliant' scheme, 10am.

In addition, the diagrams indicate an increase in overshadowing under the proposal to the roof of the southern side neighbour at No. 101 Military Road, which comprises a roof terrace. The plans do not identify the location or configuration of the roof terrace; therefore, the extent of the impact cannot be fully or accurately assessed. Notwithstanding, the proposed development will increase overshadowing to the roof throughout the day on the winter solstice. **Figures 9** to **14** show the proposed development shadow impact and the 'GFA compliant' shadow impact at the regular shadow intervals of 9am, 12pm and 3pm.

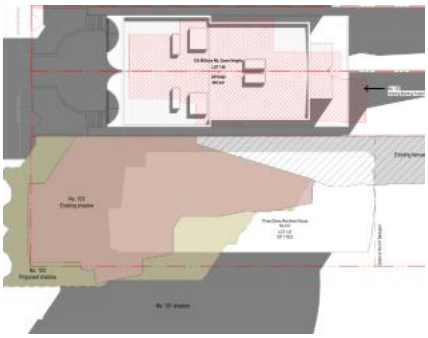


Figure 9: Proposed overshadowing (green) to the roof of No. 101 Military Road, 9am.

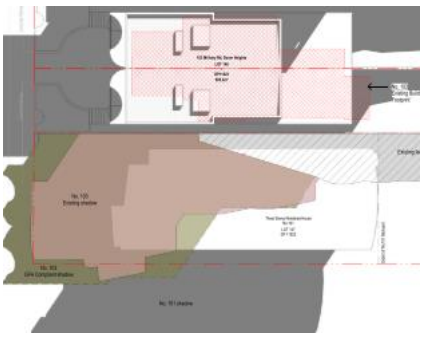


Figure 10: 'GFA compliant' scheme, 9am.

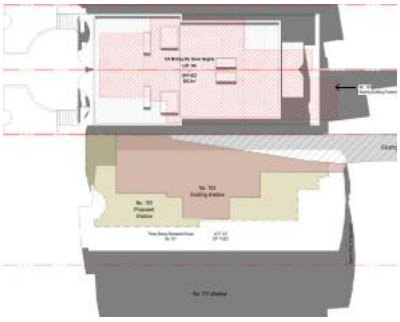


Figure 11: Proposed overshadowing (green) to the roof of No. 101 Military Road, 12pm.

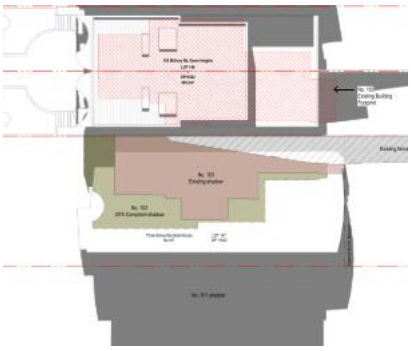


Figure 12: 'GFA compliant' scheme, 12pm.

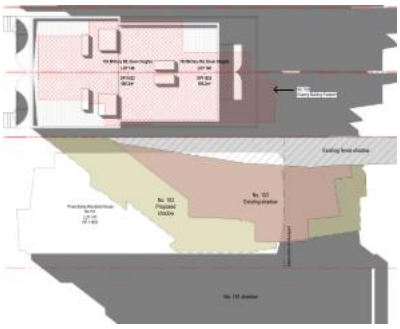


Figure 13: Proposed overshadowing (green) to the roof of No. 101 Military Road, 3pm.

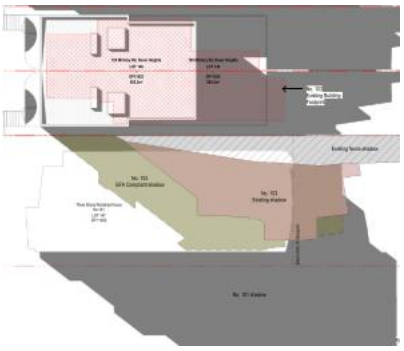


Figure 14: 'GFA compliant' scheme, 3pm.

In the afternoon, the comparative analysis shows an increase in overshadowing to the rear yard of the neighbouring property under the proposal compared to a 'GFA compliant' scheme. As above, **Figures 15** to **18** show the proposed development shadow impact and the 'GFA compliant' shadow impact at 2pm and 3pm.

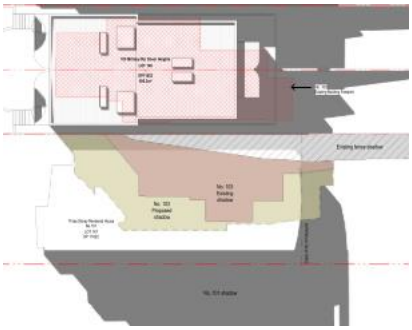


Figure 15: Proposed overshadowing (green) to the rear yard at No. 101 Military Road, 2pm.

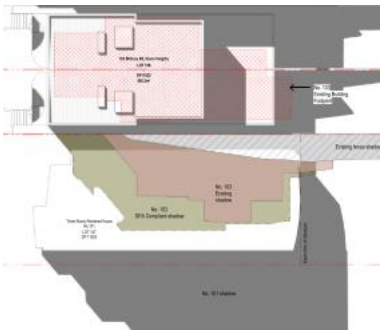


Figure 16: 'GFA compliant' scheme, 2pm.

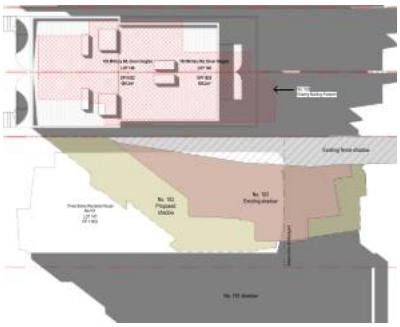


Figure 17: Proposed overshadowing (green) to the rear yard at No. 101 Military Road, 3pm.

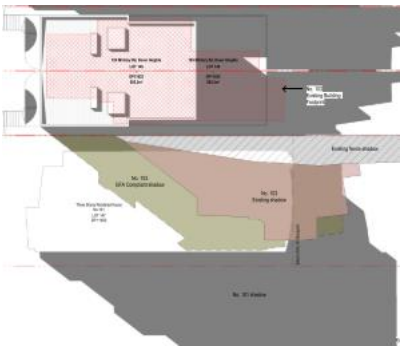


Figure 18: 'GFA compliant' scheme, 3pm.

The applicant's Clause 4.6 provides a detailed analysis of the existing shadow, proposed and 'compliant', providing a square meterage breakdown of the overshadowing impact to the private open space of the No. 101 Military Road under each development scenario to demonstrate the acceptability of the additional impact. The analysis also considers the relevant Waverley DCP 2022 controls relating to solar access and how both must be considered in the analysis of preservation of environmental amenity:

> *'C1.6(c) permits a sunlight reduction to be treated as unacceptable where a development standard is exceeded, and C1.6(d) deals with already deficient sunlight. The residual FSR departure attracts that closer scrutiny. The new design response and evidence are advanced as the reasons for accepting the limited residual effect, not as reasons to disregard those controls.'*

The Waverley DCP 2022 solar access controls are relevant and the application is largely consistent with the requirements of these controls (see **Table 3** below), however the consideration of environmental amenity in the context of assessing an exceedance to a development standard requires a stricter approach to the assessment of any additional impact, whether it be overshadowing, view or privacy impacts. Objective (d) of the FSR development standard requires *'to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and the locality'*. Accordingly, any application seeking to exceed a development standard is subject to meeting this objective and requires the proposed development to preserve environmental amenity of neighbouring properties, whereby no additional overshadowing, privacy or view impacts are acceptable, as such, impacts would not preserve the amenity of neighbouring properties. In this case, the proposed exceedance represents an overdevelopment of the site which will increase overshadowing to the northern elevation, rear open space and roof terrace of the neighbouring property and therefore the Clause 4.6 variation request is not supportable.

As noted above with respect to the shadow comparative analysis, no dimensioned floor plans, elevations or sections have been provided to verify compliance of this envelope. This is reiterated in the applicant's Clause 4.6 variation request, noting: *'DA 7.07 describes its envelope as designed to comply with the GFA control, but a separate floor-by-floor area calculation for that alternative is not included. It is therefore referred to as the designer's GFA-*

compliant model, rather than a verified design satisfying every LEP and DCP requirement. Its intended benchmark is the 292.6m² GFA permitted on this site.'

The envelope presented in DA 7.07, Rev D, dated 22.09.2026 provides a greater amount of floor space at the rear of the lift with the envelope extending further from the skylight towards the rear parapet compared to the GFA complaint scheme submitted to Council on 30 September 2026 but not ultimately accepted. Notwithstanding, in the absence of this detail and dimensioned drawings to verify the extent of the comparative GFA scheme, Council is unable to rely on this for the purposes of the assessment and to support the variation of a development standard. In addition, the shadow diagrams are insufficient in detailing the roof terrace at No. 101 Military Road, with both the diagrams and supporting documentation, including the Clause 4.6 variation request silent on any impacts to the roof terrace.

Consideration of 4.6(3)(a) whether compliance is unreasonable or unnecessary in the circumstances of the case

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 justifications 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; and*
(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.*

The applicant specifically relies upon justification (a) of Wehbe v Pittwater Council (2007) 156 LGERA 446. The Clause 4.6 variation request considers the proposal against the relevant objectives of the FSR development standard, focusing in on the amendments made to the proposal throughout the assessment process and submitting that strict compliance is unnecessary, and that compliance does not remove all relevant window shading, and the benefit to other areas must be weighed: *'useful residential amenity can be preserved notwithstanding a limited, localised change in shadow, where the actual affected space, time and window relationship remain acceptable'*.

For the reasons highlighted above, the approach described and relied upon to demonstrate whether compliance is unreasonable or unnecessary is not accepted. The FSR exceedance will give rise to a material impact on No. 101 Military Road, as demonstrated in the submitted shadow diagrams. While the proposal is largely consistent with the solar access controls under the Waverley DCP 2022, the application to vary the development standard requires a stricter assessment of additional impacts above the existing situation to determine whether an exceedance can be supported or not. In this case, the Clause 4.6 is not well founded in arguing whether compliance is either unreasonable or necessary.

Consideration of 4.6(3)(b) whether there are sufficient environmental planning grounds to justify contravening the development standard.

The applicant has not satisfactorily argued that that there are sufficient environmental planning grounds to justify contravening the development standard. The applicant states that the proposal is compatible with the immediate built form context, represents a cohesive coordinated design and has reduced the extent of development at the upper levels to reduce the overshadowing impact.

The proposal was reduced by 14m^2 from the original plans submitted (referred to as revision D in the Clause 4.6 request). The proposal still exceeds the FSR development standard by 77.8m^2 or 26.6% and the exceedance of floor space can be directly attributable to additional overshadowing of the neighbouring property to the south. The proposed FSR exceedance represents an overdevelopment of the site, and therefore the Clause 4.6 request cannot be supported.

Conclusion

The written request provided by the applicant to vary the FSR development standard has not has adequately addressed clause 4.6 of the Waverley LEP 2012 as the matters required to be addressed by clause 4.6(3) (a) and (b) are not justified.

2.1.3. Waverley Development Control Plan 2022 (Waverley DCP 2022) (Amendment 6)

The relevant matters to be considered under the Waverley DCP 2022 are outlined below:

Table 2: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste • *Garbage bins are to be stored in an appropriate location.*	Yes	Satisfactory.
2. Ecologically Sustainable Development • *Ceiling or wall mounted fans in all main living areas and bedrooms*	No	Unsatisfactory. The proposal does not provide ceiling or wall mounted fans. The BASIX Certificate identifies gas cooktops which are not permitted under the Waverley DCP 2022. Should the

Development Control	Compliance	Comment
(notated on DA and CC plans). • *Electric cooking and heating systems (notated on DA and CC plans).*		application be approved a condition of consent would be recommended to require these amendments.
3. Landscaping, Biodiversity and Vegetation Preservation	Yes	The site is not within an identified biodiversity habitat corridor. The proposal includes removal of 31 trees/shrubs ranging in height and scale. Council's Tree Management officer (TMO) reviewed the original application and requested amendments to the landscape plans to address the loss of canopy across the site. The amended landscape plan was reviewed by the TMO and assessed as satisfactory. A street tree bond would be payable if the application was recommended for approval.
5.Water Management	Yes	The submitted stormwater and drainage plans are acceptable.
7. Transport **7.1 Streetscape**	Yes	The basement garage parking arrangement is acceptable from a streetscape perspective.
7.2 On-Site Parking	Yes	The onsite parking arrangement provides adequate dimensions to comply with the relevant Australian Standards.
7.2.1 Vehicle Access	Yes	A single shared crossover is proposed to Military Road as is required for a dual occupancy.
7.2.2 Parking Rates • *Maximum parking rate: 2 per dwelling*	Yes	Satisfactory.
11. Design Excellence	No	The proposed development is inconsistent with Part B11, section 11.1, control (e), because the development does not adequately address: - the relationship of the development to development on the neighbouring sites in terms of setbacks and amenity; or - the bulk and massing across the site, particularly in relation to the first floor level and exceeds the FSR development standard by 26.6%.

Development Control	Compliance	Comment
		The proposal is an overdevelopment of the site and does not achieve design excellence.
13. Excavation • *Maximum floor to ceiling height of 2.1m* • *Maximum area of plant room is minimum required to meet Australian Standards* • *Excavation should not add to visual bulk and scale of the building* • *Avoid and minimise excavation where possible* • *Excavation not permitted within 900mm of side boundaries* • *Basement car parking is to be located fully below natural ground level. Where this cannot be achieved due to topographic constraints, a maximum protrusion above ground of 1.2m is permissible*	Partial compliance	The amended proposal reduced the extent of the basement level in line with the deferral letter comments; however, the scale of the basement level and in particular the area identified as the mudroom and plant room remain excessive. The front of the basement level that is only partially below ground extends to the side boundaries, which is contrary to the controls. The remaining rear part of the basement is set back 1m from the side boundaries, complying with the control. The internal floor to ceiling height exceeds the maximum 2.1m control and while the topography of the site supports a minor protrusion above existing ground level, this increases the appearance of bulk and massing of the overall development when viewed from the streetscape. It is acknowledged; however, that this approach is relatively consistent within the immediate context of the site.

Table 3: Waverley DCP 2022 – Part C1 Low Density Residential Development Compliance Table

Development Control	Compliance	Comment
1.0 General Objectives		
	Yes	The proposal does not contravene the general objectives of this part of the DCP.
1.1 Height		
Flat roof dwelling house • *Maximum wall height of 7.5m*	Yes	The proposal results in a maximum external wall height of approximately 7.4m, measured from the existing ground level line to below the rear parapet.
1.2 Setbacks		
1.2.1 Front and rear building lines	Yes	The front building lines along this section of Military Road are relatively consistent with

Development Control	Compliance	Comment
• *Predominant front building line*		the two neighbouring properties to the north extending slightly beyond the building lines of the subject proposal and dwellings to the south of the site. Notwithstanding, the proposal is considered to align with the predominant front building line along this section of the street and is satisfactory.
• *Predominant rear building line at each floor level*	Yes	Similarly, the rear building line of dwellings immediately adjacent to the subject are relatively consistent. The proposed rear building is reduced compared to that of the dwellings to the north and generally aligns with the two immediate southern side neighbours.
• *Development at first floor level and above shall be set back from the rear building line of the ground floor level*	Yes	The amended plans include a rear setback of the first floor level from the rear building line of the ground floor level.
1.2.2 Side setbacks • *Minimum of 0.9m for ground floor and first floors.*	Yes	The ground floor level is setback 900mm from the side boundaries. The first-floor level has setback of 900mm at the front portion of the dwellings. The setback increases to 1.5m at the bathroom and the studies are setback 3.6m from the side boundaries.
1.3 Streetscape and visual impact		
• *New development to be compatible with streetscape context*	Partial compliance	The proposal is not inconsistent with similar development types within the immediate context. However, a reduction in the massing of the first-floor level and provision of greater articulation of the built form was raised in the original deferral letter and only partially addressed with the reduction of floor space at the rear of the dwellings. However no amendment was made to address the front façade. The proposal is not incompatible with the streetscape context, but the scale of the development overall remains unacceptable as it does not comply with the FSR principal development standard.

Development Control	Compliance	Comment
• *Significant landscaping to be maintained.*	No	The proposal is for a new dual occupancy development. All existing landscaping and vegetation will be removed.
1.4 Fences		
Front: • *Maximum height of 1.2m* • *Solid section no more than 0.6m in height*	Yes	The front fence comprises a maximum height of 800mm, complying with the control.
Side and Rear: • *Maximum height of 1.8m*	Yes	Satisfactory.
1.5 Visual and acoustic privacy		
• *Habitable windows are not to directly face habitable windows or open space of neighbouring dwellings unless direct views are screened or other appropriate measures are incorporated into the design*	Partial compliance	The ground floor level comprises a series of highlight windows along the northern and southern elevations. At first floor level, two large windows are proposed within the rear bedrooms with a sill height of 1.5m to manage potential privacy concerns. The removal of vegetation along the rear boundary fenceline will increase privacy concerns for neighbouring properties. The trees along the rear would require removal to accommodate the development and the mature tree in the rear south-eastern corner is in bad health. The landscaping proposed along the rear fence, varies in maturity heights from a 1.2m-2.5m for the lower level plants to 15m Bangalow palms. The new landscaping along the rear boundary which would assist in screening the development if it was to be approved. The rear setback of the upper level is 16m from the edge of the studies to the rear boundary fenceline, which is adequate to assist in managing privacy impacts. The plans show rear sliding doors to the first floor studies; however, there is no balcony or Juliet style balustrade to prevent access or privacy screens to address overlooking. Should the application be approved, a condition of consent would be recommended to require a Juliet style balustrade to be included along the rear

Development Control	Compliance	Comment
		sliding doors to prevent access and an appropriate privacy treatment.
• *Maximum size of balconies: 10m^2 in area, 1.5m deep*	Yes	The front west facing balconies have an area of 4.16m^2 and is fitted with a privacy screen on the northern and southern edges and a planter to manage privacy concerns.
1.6 Solar access		
• *Minimum of 3 hours of sunlight to 50% of living areas and principal open space areas on 21 June to subject site*	Yes	The proposal will maintain at least 3 hours of sunlight to the subject site on 21 June.
• *Minimum of 3 hours of sunlight maintained to at least 50% of principal open space areas of adjoining properties on 21 June.*	Yes	A minimum of 3 hours of sunlight is maintained to the open space of the neighbouring property on 21 June. The increase in overshadowing complies with the control. Notwithstanding, given the proposal relies on a clause 4.6 variation to exceed the FSR development standard, the additional overshadowing cannot be supported.
• *Avoid unreasonably overshadowing of solar collectors (including habitable windows).*	No	As set out in section 2.1.2, the proposal will overshadow the remaining area of sunlight to the habitable living room windows at No. 101 Military ground floor level at 9am and 10am on 21 June. The proposal also overshadows the neighbouring roof terrace throughout the day on 21 June.
1.7 Views		
• *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.*	Yes	The proposed development does not result in any unreasonable view loss of any significant views available to neighbouring properties.
1.8 Car parking		
1.8.1 Design Approach • *Parking only allowed where site conditions permit*	Yes	The proposed garages are located at basement level and designed to complement the building and streetscape.

Development Control	Compliance	Comment
• *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*		A shared driveway is proposed as required for dual occupancy development.
1.8.2 Parking rates	Yes	The proposal is consistent with the parking rates set out under Part B7 of Waverley DCP 2022 in that a maximum of two parking spaces are provided per dwelling.
1.8.3 Location • *Parking to be behind front building line for new dwellings* • *Existing development to be in accordance with the hierarchy of preferred car parking locations*	Yes	The proposed garages are at basement level, and the garages do not extend beyond the front building line.
1.8.4 Design • *Complement the style, massing and detail of the dwelling* • *Secondary in area and appearance to the design of the residences* • *Gates to have an open design*	Yes	The entry to the basement level protrudes slightly above existing ground level. Notwithstanding, the garages are mostly below ground and secondary appearance to the dwellings. The front gates have an open design.
1.8.5 Dimensions • *5.4m x 2.4m per vehicle*	Yes	Satisfactory.
1.8.6 Driveways • *Maximum of one per property* • *Maximum width of 3m at the gutter (excluding splay)*	Yes	One vehicle crossing is proposed, shared between the two dwellings. The driveway is 3m wide with 600mm splays.
1.9 Landscaping and open space		
• *Overall open space: 40% of site area (234.08m^2)*	Yes	Approximately 50% (296.5m^2) of site area has been provided as overall open space.
• *Overall landscaped area: 20% (117.04m^2) of site*	No	The submitted landscape plan is inconsistent with the garden layouts and

Development Control	Compliance	Comment
area, with at least half deep soil (58.52m²)		landscaping presented in the architectural plans. Accordingly, landscape and deep soil calculations have been taken from the most recently submitted landscape plan as this document incorporates Council's TMO comments. Approximately 15.6% (91.2m²) of the site area has been provided as overall landscaped area and approximately 10% (58.9m²) has been provided as overall deep soil area. If the application was to be approved, a condition of consent would be recommended to require the landscaped area to be increased to comply with the control and for the architectural plans and the landscape plan to be consistent.
• *Minimum area of 25m² for private open space*	Yes	The proposal provides in excess of the minimum requirement for private open space.
• *Front open space: 50% of front building setback area (112m²)*	Yes	Approximately 84% (94m²) of the front building setback area is open space.
• *Front landscaped area: 50% of front open space provided (56m²)*	No	Approximately 35% (20m²) of the front open space area is landscaped area (calculated from the landscape plan layout).
• *Outdoor clothes drying area to be provided*	No	Clothes lines are indicated on the landscape plans along the side setbacks towards the rear building line.
1.10 Swimming pools and spa pools		
• *Located in the rear of property* • *Pool decks on side boundaries must consider visual privacy* • *All pool equipment to be enclosed within an acoustically treated enclosure*	Yes	The swimming pools are located in the rear yard. The pool equipment is proposed at basement level.
1.15 Dual Occupancy Development		
• *Min lot of 450m² attached dwellings* • *Designed to have the appearance of a single dwelling*	Yes	The site area complies. The proposal has been designed to have the appearance of a single dwelling from frontage however the overall scale is

Development Control	Compliance	Comment
• *Must provide a single vehicle crossing*		excessive and issues raised relating to the massing of the first floor level, articulation of the form and the relationship to the streetscape have not been addressed. A single vehicle crossing is provided.

2.2. Other Impacts of the Development

The proposal is considered to have significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, and is recommended for refusal.

2.3. Suitability of the Site for the Development

The site is not considered suitable for the proposal.

2.4. Any Submissions

The application was lodged prior to the 1 September 2026 and was notified for at least 14 days between 10 and 29 July 2026 in accordance with the *Waverley Community Engagement Strategy Amendment 1 (2025)*.

Following receipt of amended plans and additional information, the application was not renotified because the amended plans did not address Council's comments in full and the proposed development continued to exceed the FSR development standard.

A total of two unique submissions were received from the following properties:

- No. 19 Lord Howe Street, Dover Heights;
- No. 21 Lord Howe Street, Dover Heights.

The following issues raised in the submissions have already been discussed and addressed in the body of this report and/or the recommendation:

- Impacts relating to removal of rear boundary vegetation that provides privacy screening at the rear.
- Removal of tree canopy and impacts to the character of the streetscape.
- The proposal maximises building footprint over the retention of significant vegetation.

All other issues raised in the submissions are summarised and discussed below.

Issue: *Concerns over shared retaining wall collapse, landslips and subsidence, foundation cracking and water table disruption. A pre-construction dilapidation report should be required.*

Response: A pre-construction dilapidation report would ordinarily be required as a standard condition of consent for sites proposing excavation. If the application was to be approved these requirements, including the provision of geotechnical report would be required prior to

any Construction Certificate being issued for the site. Notwithstanding, the DA is recommended for refusal.

2.5. Public Interest

The proposal is considered to have a detrimental effect on the public interest, because the proposal exceeds the FSR principal development standard and does not preserve the environmental amenity of neighbouring properties as required under objective (d) of Clause 4.4 and is recommended for refusal.

3. REFERRALS

The following internal and external referral comments were sought:

3.1. Traffic and Transport Development

The application was referred to Council's Traffic Engineers. No objections were raised and conditions of consent were provided should the application be approved.

3.2. Stormwater Design and Flooding (Infrastructure Services)

The application was referred to Council's Stormwater Engineers. No objections were raised and conditions of consent were provided should the application be approved.

3.3. Tree Management

The application was referred to Council's TMO. Comments were provided in relation to the original plans, in particular that the estimated mature canopy spread of the replacement species fails to meet or exceed the canopy coverage meterage removed, the proposal therefore does not satisfy Control (a) in Waverley DCP 2022: *'Development must not result in the loss of tree canopy'*.

It was requested that a minimum of two medium-sized local native trees of minimum 75L pot size must be planted in Deep Soil Zones on site. The replacement trees must be from Waverley DCP 2022, Annexure B3-2 Tree Canopy Replacement Planting List.

The amended landscape plan identifies these amendments and Council's TMO provided conditions of consent, including the requirement for a street tree bond to paid should the application be approved.

4. CONCLUSION

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the Act. It is recommended for refusal.

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.

Managers of Development Assessment (MoDA) Review

The application was reviewed by the MoDA at the meeting on 29 September 2026 and the MoDA concurred with the Assessment Planner's recommendation.

MODA members: B McNamara, B Magistrale, J Zancanaro and D Knight

Report prepared by:	Application reviewed and agreed by:
	
Alana Jelfs	**Bridget McNamara**
Senior Development Assessment Planner	**Manager, Development Assessment**
Date: 15 October 2026	**Date: 16 October 2026**

Reason for WLPP 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 Act) the development application (the application) is refused for the following reasons:

1. The application does not satisfy section 4.15 (1)(a)(i) of the Act as it contrary to the following provisions of *Waverley Local Environmental Plan* (Waverley LEP 2012):

    a. *Clause 4.4 Floor Space Ratio*

    The application exceeds the maximum allowable Floor Space Ratio (FSR) of 0.61:1 and the applicant's written request under clause 4.6 of Waverley LEP 2012 has failed to adequately address the required matters under subclauses 4.6 (3)(a) and (b).

    Details: The proposed development is an overdevelopment of the site and does not preserve the environmental amenity of neighbouring properties and the surrounding locality as required under clause 4.4 (1) (d) of Waverley LEP 2012.

2. The application does not satisfy section 4.15 (1)(a)(iii) of the Act as it is contrary to Waverley Development Control Plan 2022 (Waverley DCP 2022), in respect to the following provisions:

    Part B2 Ecologically Sustainable Development

    a. *Section 2.1 Passive Design and Thermal Safety,* specifically control (c) as the proposal does not provide ceiling fans.

    b. *Section 2.3 Indoor Air Quality,* specifically control (c) as the proposal includes gas cooktops which are prohibited under the Waverley DCP 2022.

    Part B11 Design Excellence

    c. *Section 11 Design,* specifically objective (d) and control (e) as the proposal does not appropriately address the relationship of the development to the neighbouring development in terms of preservation of amenity. The proposal does not consider bulk, massing and modulation of the building.

Part B13 Excavation

d. *Section 13 Excavation,* specifically controls (a)(i) and (n) because the proposed basement has a floor to ceiling height of 2.5m exceeding the 2.1m height requirement and comprises a nil setback at the front section of the basement level.

Part C1 Low Density Residential Development

a. *Section 1.6 Solar access,* specifically objective (d) and control (e) because the proposal increases overshadowing to the main living /dining room window as a result of the FSR exceedance and overdevelopment of the site.

b. *Section 1.9 Landscaping,* specifically controls (c) and (h) because the proposal does not comply with the minimum overall landscaped area requirement or the minimum requirement for landscaping within the front setback. The architectural plans and landscape plans are inconsistent.

3. The application is contrary to section 4.15 (1)(d) of the Act in relation to matters raised in the public submissions received that object to the proposed development.

4. The application is contrary to section 4.15 (1)(e) of the Act in relation to the public interest as it breaches the FSR development standard and is an overdevelopment of the site, being incompatible with the existing and desired future character of the locality and the broader Waverley local government area.

103 MILITARY ROAD, DOVER HEIGHTS NSW 2030

DEVELOPMENT APPLICATION FOR A NEW 2X STOREY DUAL OCCUPANCY W/ BASEMENT PARKING & IN-GROUND POOL

Client	Mr Danny Azzi
Date	September 2026
Council	Waverley Council
Lot & DP	146/-/DP11822
Zoning	R2 Low Density Residential
Site Area	585.2m²

Drawing Schedule

Sheet Number	Sheet Name	Revision	Rev Date
DA 0.01	Cover Page	D	22.09.26
DA 0.02	Construction & Compliance Notes	D	22.09.26
DA 0.03	BASIX Certificate	D	22.09.26
DA 1.01	Site Analysis	D	22.09.26
DA 2.01	Demolition Plan	D	22.09.26
DA 2.02	Site & Subdivison Plans	D	22.09.26
DA 3.01	Basement Floor Plan	D	22.09.26
DA 3.02	Ground Floor Plan	D	22.09.26
DA 3.03	First Floor Plan	D	22.09.26
DA 4.01	Elevations	D	22.09.26
DA 5.01	Sections	D	22.09.26
DA 6.01	Design Analysis	D	22.09.26
DA 7.01	Shadow - Plans 1/2 - Proposed Dwelling	D	22.09.26
DA 7.02	Shadow - Plans 2/2 - Proposed Dwelling	D	22.09.26
DA 7.03	Shadow - Elevations 1/2 - Proposed Dwelling - Jun 21	D	22.09.26
DA 7.04	Shadow - Elevations 2/2 - Proposed Dwelling - Jun 21	D	22.09.26
DA 7.05	Shadow - Elevations 1/2 - Proposed Dwelling - Mar 21	D	22.09.26
DA 7.06	Shadow - Elevations 2/2 - Proposed Dwelling - Mar 21	D	22.09.26
DA 7.07	Shadow - Plans 1/2 - GFA Compliant	D	22.09.26
DA 7.08	Shadow - Plans 2/2 - GFA Compliant	D	22.09.26
DA 7.09	Shadow - Elevations 1/2 - GFA Compliant	D	22.09.26
DA 7.10	Shadow - Elevations 2/2 - GFA Compliant	D	22.09.26
DA 7.11	Shadow - Plans 1/2 - CDC Approach	D	22.09.26
DA 7.12	Shadow - Plans 2/2 - CDC Approach	D	22.09.26
DA 7.13	Shadow - Elevations 1/2 - CDC Approach	D	22.09.26
DA 7.14	Shadow - Elevations 2/2 - CDC Approach	D	22.09.26
DA 7.15	Sun's Eye Analysis - June 21st	D	22.09.26
DA 8.01	CGIs & Finishes	D	22.09.26

Grand total: 28

HABITATHOUSING



Residential Building Specifications:

General Notes – Updated with NCC 2022 Compliance
1. Introduction
1.1 General
This Specification forms part of the Contract documents referred to in the building Contract and details the works to be executed and the materials to be used in carrying out those works at the site. The extent of the works shall be governed by the approved plans and other requirements under the Contract. Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the NCC Series, the relevant manufacturer's instructions, or Engineer's Instructions.

1.2 Preliminary Use
This Specification forms part of the Contract and should be read in conjunction with the other contract documents.

1.3 Prevailing Documents
Where there is a difference between the plans and this Specification, this Specification shall take precedence. The Builder must at all times maintain a legible copy of the plans and this Specification bearing the approval of the relevant Local Authority.

1.4 Size and Dimensions
Unless otherwise stated, all dimensions given in this specification are in millimeters and are nominal only.

1.5 Prime Cost and Provisional Sum Items
Prime Cost and Provisional Sums Items are items the Owner selects after the contract is entered into. Prices listed do not include the Builder's margin, cartage, and freight.

1.6 Definitions
Definitions are aligned with NCC 2022 and include:

NCC: National Construction Code Series Volume 2.
Engineer's Instruction: any soil classification report, preliminary footings report, etc.
Local Authority: The local council or private certifier responsible for compliance.
Regulations: All building regulations, including NCC, as amended.
2. Statutory Requirements
2.1 Building Works
The building works shall comply with the NCC's Performance Requirements, conditions of development consent or complying development certificate, and BASIX commitments.

2.2 Compliance with Authorities
All works shall meet the requirements of authorities with jurisdiction over the building works, including the Home Building Act.

2.3 Electricity
For sites with no existing structure, the Builder must arrange for power supply. All installation costs, including poles, risers, and underground wiring, shall be borne by the Owner.

2.4 Sanitary Accommodation
Temporary toilet facilities are to be provided by the Builder before commencing work, in line with local council or authority requirements. The Builder shall remove the facilities upon project completion.

3. Owner's Obligations
3.1 Engineer's Instructions
The Owner shall provide the Builder with engineer's reports and specifications for foundation or footing requirements, ensuring alignment with NCC 2022 standards.

3.2 Water Supply
The Owner shall provide adequate water to the site for construction purposes, with contract documents detailing rainwater tanks, septic systems, etc.

3.3 Sanitation
The Owner shall pay the standard sewer connection fee and provide the required sewerage connection.

4. Plans, Permits, and Application Fees
4.1 Permits and Fees
The Builder shall lodge all necessary applications, plans, and details with the Local Authority prior to construction commencement.

4.2 Mines Subsidence
Consult the appropriate authority in areas affected by mine subsidence and carry out work according to their requirements.

4.3 Setting Out
The Builder shall accurately set out the building works in accordance with the site plan and within the site's boundaries.

5. Excavations
5.1 Excavations
The site area, including a 1000mm wide perimeter around the planned construction, shall be cleared and graded. Excavations for footings must align with NCC Part 3.1 Scope and Application of Site Preparation and Earthworks (3.2), with proper drainage and termite management per Termite Risk Management (3.4).

6. Foundations and Footings
6.1 Underfloor Fill
Underfloor fill shall comply with the NCC and relevant engineer requirements.

6.2 Termite Risk Management
Termite treatment shall be carried out according to NCC 2022, Part 3.4.

6.3 Vapour Barrier
Vapour barriers under slab-on-ground construction must meet NCC requirements.

6.4 Reinforcement
Reinforcement shall comply with NCC 2022 and engineer specifications, with supports used to prevent displacement during concrete placement.

6.5 Concrete
Concrete must meet NCC standards, with delivery dockets kept for inspection.

6.6 Curing
All concrete slabs shall be cured according to NCC guidelines.

6.7 Footings and Slabs on Ground
Footings and slabs must comply with NCC Part 4.2 regarding design, reinforcement, and placement, in alignment with H1D4 and updated soil classification standards.

7. Retaining Walls
7.1 Retaining Walls
Retaining walls specified in the Schedule of Works shall be built per the approved plans and NCC guidelines.

8. Drainage and Effluent Disposal
8.1 Drainage System
All waste pipes and drainage shall follow the NCC and relevant sewerage authority requirements.

8.2 Septic Systems
Septic systems, where required, shall be installed per local authority and manufacturer instructions.

8.3 Stormwater Drainage
Stormwater drainage must align with NCC 2022 standards, with installation in accordance with the approved site plan.

9. Timber Framing
9.1 General Framing Requirements
Timber framing shall meet AS 1684 Parts 2 and 3 under NCC H1D5 for structural integrity.

9.2 Corrosion Protection
All metal brackets and associated fixings must have corrosion protection per NCC H1D6.

10. Steel Framing
10.1 Installation Requirements
Steel framing shall be installed according to the manufacturer's guidelines and NCC 2022.

11. Roofing and Claddings
11.1 Tiled Roofing
Roof tiles shall be installed per NCC and be weatherproofed as per H2D8 standards.

11.2 Metal Roofing
Metal roofing and accessories must follow NCC 2022, including single-length sheets where possible, and installation per wind resistance criteria.

11.3 Gutters and Downpipes
Gutters and downpipes shall meet NCC Part 7.4 standards.

11.4 Flashing
Flashings must comply with NCC for waterproofing and protection against corrosion.

12. Masonry
12.1 Masonry Standards
All masonry must comply with NCC Part 5.3 for cavity masonry and Part 5.7 for weatherproofing.

12.2 Damp Proof Courses
Damp proof courses shall be installed as per NCC Part H2D4.

12.3 Cavity Ventilation
Ventilation (weepholes) must follow NCC guidelines, placed per damp-proof courses to allow airflow.

13. Cladding and Linings
13.1 External Claddings
External cladding shall be installed as per NCC Part 7.5 and manufacturer instructions.

13.2 Internal Linings
Internal linings for non-wet areas shall use minimum 10mm thick gypsum plasterboard. Wet area linings must be water-resistant per H4D2-H4D3.

13.3 Waterproofing
Waterproofing of wet areas must comply with NCC H4D2-H4D3 and be installed per manufacturer recommendations.

14. Joinery and Doors
14.1 Door Frames and Sets
Install all door frames and sets per NCC and manufacturer guidelines.

14.2 Windows and Sliding Doors
Window and door installations must follow AS 2047 and NCC glazing standards (AS 1288), ensuring compliance with H6 for energy and safety.

15. Services
15.1 Plumbing
All plumbing shall meet NCC 2022 Volume 3 and AS 3500 requirements, with licensed professionals handling installations.

15.2 Electrical
Electrical installations must be per AS/NZS 3000, with 240V single-phase as standard.

15.3 Thermal Insulation
Thermal insulation must align with H6P1 requirements for energy efficiency.

16. Finishing and Tiling
16.1 Wall and Floor Tiling
Tiling installations for both walls and floors must comply with AS 3958.1, ensuring proper alignment, surface preparation, and adhesive application as per NCC 2022 standards.

16.2 Tile Waterproofing
Wet area tiling shall be waterproofed in accordance with NCC H4D3 and AS 3740 for installation and materials of waterproofing components to prevent water ingress.

16.3 Skirting and Junctions
All junctions between floors and walls, including skirtings, must be sealed per NCC requirements to prevent moisture penetration.
17. Painting and Finishes
17.1 Internal and External Painting
All painting works must comply with AS 2311 for internal and external applications, ensuring that surface preparation, paint type, and application techniques align with NCC standards for durability and safety.

17.2 Protective Coatings
Protective coatings on metal surfaces, particularly exposed or external elements, must meet AS/NZS 2312 standards, ensuring longevity and corrosion resistance.

17.3 Workmanship and Tolerances
All finishes shall meet the tolerances specified by Housing Industry Association (HIA) and align with NCC standards for visual and structural quality.

18. Fire Safety
18.1 Smoke Alarms
Smoke alarms must be installed in compliance with AS 3786 and NCC H3P2 for early warning systems, ensuring all bedrooms and egress paths have operational smoke alarms connected to the power supply with battery backup.

18.2 Fire Separation
All fire-separating elements must meet NCC H3P1 requirements, including proper fire-rated materials and installation techniques to control fire spread between units and dwellings.

19. Glazing and Windows
19.1 Glazing Requirements
All glazing must adhere to AS 1288 (2021 edition) and meet NCC Part H6 and H8 for energy efficiency and safety, using appropriate glass types for specific locations, including safety glazing for impact zones.

19.2 Installation of Windows and Doors
Window and door assemblies shall follow AS 2047, with proper seals, frames, and flashings installed to meet NCC standards for thermal performance and weather resistance.

20. Insulation and Energy Efficiency
20.1 Thermal Insulation
Thermal insulation materials must meet AS/NZS 4859.1 requirements, installed in walls, floors, and ceilings to align with NCC H6P1 standards for energy efficiency and comfort, achieving specified R-values.

20.2 Building Sealing
All building envelope penetrations, such as windows, doors, and service entries, shall be sealed in accordance with NCC H6P1 to prevent uncontrolled air leakage and enhance thermal performance.

20.3 Ceiling Fans and Ventilation
Mechanical ventilation and ceiling fans must comply with NCC H6V2, ensuring proper air circulation, with specific installation methods to achieve energy-efficient performance.

21. Safe Movement and Access
21.1 Stairways and Ramps
All stairways and ramps shall be designed and constructed in compliance with AS 1428.1 and NCC H5 for safe movement, including handrail installation, slip resistance, and step uniformity.

21.2 Handrails and Barriers
Handrails, barriers, and balustrades must be installed according to AS 1657 and AS/NZS 1170 for load-bearing, ensuring all requirements under NCC Part 11.3 for fall prevention and accessibility.

22. Wet Area Waterproofing
22.1 Wet Areas in Bathrooms and Kitchens
All wet area waterproofing must be in line with AS 3740 and NCC H4D3, ensuring the installation of waterproof membranes in showers, baths, and kitchen areas to prevent leaks and water damage.

22.2 Shower Waterproofing
Shower waterproofing shall follow NCC guidelines, with hobs, junctions, and trays installed as specified under NCC H4D3, ensuring complete waterproofing of the shower enclosure.
23. Condensation Management
23.1 Condensation and Ventilation Control
Buildings must incorporate condensation management measures as per NCC Part 10.8 and AS/NZS 4200.2, ensuring adequate ventilation and vapor barriers are in place to reduce condensation risks, particularly in cooler climates.

23.2 Roof Space Ventilation
Roof spaces must be ventilated as per NCC requirements, using soffit vents or other mechanical methods to allow airflow and mitigate condensation build-up.

24. Ancillary Provisions
24.1 Bushfire Prone Area Requirements
For buildings in bushfire-prone areas, design and construction must comply with NCC H7P5 for bushfire resilience, incorporating fire-resistant materials and specifications from AS 3959.

24.2 Deck and Balcony Construction
Decks and balconies attached to buildings shall be constructed with compliant materials and in line with NCC specifications, ensuring structural integrity and durability.

25. Living and Comfort Provisions
25.1 Sound Insulation
Sound insulation between dwelling units must meet AS/NZS 1276 standards, following NCC Part 10.7 for sound control, particularly in multi-unit dwellings or shared walls.
25.2 Natural and Artificial Light
All rooms must meet minimum light requirements as specified under NCC Part 10.5, providing adequate natural and artificial lighting for occupant comfort and energy efficiency.

NCC 2022 Volume Two & Housing Provisions:

1. Fire Resistance (Specification 1)

Fire-Resistance of Building Elements: All fire-resistant construction must comply with BCA Specification 1, ensuring all materials used in fire-rated walls, floors, and separations meet the fire-resistance levels outlined in Part H3 of the BCA 2022.
Materials and Construction: Materials must meet AS 1530 Parts 1-4 for fire tests and construction methods. Fire-resistant materials should be installed with the specified protection layers and clearances to achieve compliance.

2. Descriptions of Elements Referred to in Specification 1 (Specification 2)
Clarification of Fire-Resistant Elements: Provides definitions for components and materials referred to in Specification 1, including various types of fire-resistant barriers and assemblies.
Compliance with Fire Standards: Elements must align with AS 1530 standards, detailing structural and material requirements for fire resistance.

3. Fire Hazard Properties (Specification 3)
Assessment of Fire Hazard: Specifies properties such as ignitability, spread of flame, heat release, and smoke development for materials used in escape routes, corridors, and exit pathways.
Testing Compliance: Materials must pass AS/NZS 1530.3 testing standards to ensure limited fire spread and smoke production, critical for occupant safety in fire events.

4. Cyclonic Areas Design (Specification 4)
Structural Requirements in Cyclonic Zones: Defines design and construction standards for buildings in cyclonic regions to withstand extreme wind pressures and impact forces.
Wind Resistance Standards: Compliance with AS/NZS 1170.2 and AS 4055 standards for wind actions in cyclonic conditions, requiring reinforced materials and specific design elements for structural integrity.

5. Fire-Resisting Construction (Specification 5)
Fire Separation and Protection: Specifies requirements for fire-resisting construction to prevent fire spread between building components and materials.
Building Component Requirements: Includes walls, floors, and other elements designed to contain fire, with compliance to AS 1530 for testing fire endurance and resistance.

6. Structural Tests for Lightweight Construction (Specification 6)
Testing of Lightweight Materials: Requires structural tests to verify the strength and stability of lightweight construction materials like plasterboard and non-load-bearing walls.
Compliance Testing: Materials must undergo testing per AS/NZS 2589 to confirm performance under specific load conditions and impact resistance for interior walls.

7. Fire Hazard Requirements (Specification 7)
Material Fire Hazard Assessment: Similar to Specification 3, but with specific focus on materials in locations such as schools, hospitals, and large assembly spaces.
Fire Hazard Standards: Materials must be assessed according to AS/NZS 3837 to verify compliance with fire hazard classifications for high-risk occupancy spaces.

8. Performance of External Walls in Fire (Specification 8)
Fire Performance of External Walls: Outlines standards for external walls to withstand fire exposure, particularly in close-proximity buildings.
Fire Testing Standards: Compliance with AS 1530.4 for external walls to prevent fire spread and collapse, especially in buildings with high occupancy or public use.

9. Cavity Barriers for Fire-Protected Timber (Specification 9)
Timber Cavity Protection: Specifies requirements for cavity barriers in timber construction to prevent fire spread within wall cavities.
Installation Requirements: Cavity barriers must meet AS 1684 standards, installed at specific intervals to maintain compartmentation within timber frames.

10. Fire-Protected Timber (Specification 10)
Timber Protection from Fire: Addresses fire protection measures for timber framing, especially in multi-story buildings or bushfire-prone areas.
Timber Fire Standards: Compliance with AS 3959 for bushfire construction or AS/NZS 1720.4 for fire-resistant treatments to timber elements.

11. Smoke-Proof Walls in Health-Care and Residential Care Buildings (Specification 11)
Smoke Control in Health-Care Facilities: Specifies smoke-proof wall construction to protect vulnerable occupants in health-care and aged-care facilities.
Standards for Smoke Barriers: Compliance with AS 1530.7 for smoke leakage prevention, ensuring proper installation of smoke-resistant barriers in these facilities.

12. Fire Doors, Smoke Doors, Fire Windows, and Shutters (Specification 12)
Fire and Smoke Door Installation: Establishes requirements for fire and smoke doors, shutters, and fire windows to provide safe evacuation routes and compartmentation.
Testing Standards: Components must pass AS/NZS 1905.1 standards for fire and smoke control to ensure proper functionality in emergency conditions.

13. Penetration of Walls, Floors, and Ceilings by Services (Specification 13)
Fire Stopping for Service Penetrations: Details requirements for fire stopping around penetrations for services (e.g., pipes, cables) through walls, floors, and ceilings.
Sealing Standards: Penetrations must be sealed per AS 4072.1 standards, ensuring fire resistance of compartment boundaries is maintained.

14. Non-Required Stairways, Ramps, and Escalators (Specification 14)
Standards for Non-Essential Egress Components: Outlines requirements for stairways, ramps, and escalators that are not designated as required exits, focusing on safety and stability.
Structural and Load Standards: Compliance with AS 1428.1 for accessibility and AS/NZS 1170 for load-bearing capacity.

15. Braille and Tactile Signs (Specification 15)
Accessibility Signage: Specifies requirements for Braille and tactile signage in accessible buildings to assist visually impaired occupants.
Installation Standards: Signs must be installed per AS 1428.4.1 to ensure visibility and accessibility compliance.

16. Accessible Water Entry/Exit for Swimming Pools (Specification 16)
Pool Accessibility: Details requirements for safe and accessible entry and exit points in public and private swimming pools.
Design Compliance: Pools must incorporate ramps or lifts as per AS 1428.1 and AS 2610.2 standards for accessible aquatic facilities.

17. Fire Sprinkler Systems (Specification 17)
Installation of Sprinkler Systems: Sets standards for automatic sprinkler systems to control or extinguish fires, primarily in commercial or multi-residential buildings.
Compliance with Sprinkler Standards: Sprinkler systems must adhere to AS 2118.1 for installation, performance, and maintenance.

18. Class 2 and 3 Buildings Not More Than 25 m in Effective Height (Specification 18)
Height Limitations for Fire Systems: Specifies standards for fire protection in buildings up to 25 m in height, applicable to Class 2 and Class 3 buildings.
Fire Resistance Compliance: Must align with AS 2118.4 for residential and low-rise buildings, addressing fire detection and suppression requirements.

19. Fire Control Centres (Specification 19)
Centralized Fire Control Requirements: Establishes standards for fire control centers in large buildings, providing a centralized area for managing fire alarms and suppression systems.
Installation Standards: Compliance with AS 1670 standards for system control panels and emergency communication within control rooms.

20. Smoke Detection and Alarm Systems (Specification 20)
Requirements for Smoke Alarms: Outlines standards for smoke detection and alarm systems in buildings, focusing on early detection and alerting occupants.
System Installation: Systems must follow AS 1670.1 for design, installation, and commissioning, ensuring proper alarm coverage in high-risk areas.

21. Smoke Exhaust Systems (Specification 21)
Design and Installation of Smoke Exhaust Systems: Specifies requirements for smoke exhaust systems to manage smoke levels and maintain visibility during evacuation.
Compliance with Smoke Exhaust Standards: Systems should meet AS 1668.1 standards for ventilation and smoke control, particularly in enclosed areas like basements or atriums.

22. Smoke-and-Heat Vents (Specification 22)
Requirements for Ventilation in Case of Fire: Defines the design and operation of smoke and heat vents to release hot gases and smoke from buildings.
Compliance Standards: Vents must adhere to AS 2427 for installation and operation, ensuring they activate in fire situations to assist in smoke evacuation.

23. Residential Fire Safety Systems (Specification 23)
Safety Systems for Residential Units: Specifies requirements for residential fire safety systems, including sprinklers, alarms, and evacuation lighting.
Standards for Residential Safety: Systems must comply with AS 1670.6 for household smoke alarms and fire safety provisions.

24. Lift Installations (Specification 24)
Lift Safety and Installation Standards: Establishes requirements for lift installations, focusing on safe operation during emergencies.
Compliance with Lift Standards: Lifts must adhere to AS 1735 standards for design, safety features, and emergency procedures.

25. Photoluminescent Exit Signs (Specification 25)
Exit Sign Requirements: Specifies requirements for photoluminescent exit signs to guide occupants during power outages or low visibility.
Installation Standards: Exit signs must meet AS 2293 for visibility and placement in escape routes to assist in safe evacuation.

26. Waterproofing and Water Resistance Requirements for Wet Areas (Specification 26)
Wet Area Waterproofing Standards: Sets standards for waterproofing in bathrooms, kitchens, and other wet areas to prevent water ingress.
Compliance with Waterproofing Standards: Waterproofing systems must comply with AS 3740 to ensure water-resistant installations.

27. Accessible Adult Change Facilities (Specification 27)
Requirements for Adult Change Facilities: Specifies dimensions, accessibility, and safety features for adult change facilities in public buildings.
Compliance with Accessibility Standards: Facilities must follow AS 1428.1 for layout, fixtures, and fittings to ensure universal access.

28. Sound Insulation for Building Elements (Specification 28)
Soundproofing Standards for Walls and Floors: Outlines minimum sound insulation levels for walls and floors in multi-occupancy buildings to reduce noise transmission.
Installation Standards: Sound insulation systems must comply with AS/NZS 1276 to achieve required noise reduction ratings.

29. Impact Sound – Test of Equivalence (Specification 29)
Impact Sound Insulation: Specifies requirements for testing impact sound insulation, particularly for flooring materials in multi-story buildings.
Testing Standards: Materials must be tested according to ISO 717-2 standards for equivalency in impact sound reduction.

30. Installation of Boilers and Pressure Vessels (Specification 30)
Safety Standards for Boilers and Pressure Vessels: Outlines installation requirements for boilers and pressure vessels, including safety features and pressure relief.
Compliance Standards: Systems must meet AS 1228 and AS/NZS 3788 for installation, operation, and maintenance.

31. Fire and Smoke Control in Buildings Containing Atriums (Specification 31)
Atrium Smoke Control Requirements: Specifies fire and smoke control systems for buildings with atriums to prevent smoke spread in open spaces.
Compliance with Atrium Standards: Systems must adhere to AS 1668.1 and AS/NZS 1688.2 for smoke exhaust and ventilation control.

32. Construction of Proscenium Walls (Specification 32)
Proscenium Wall Requirements: Defines standards for proscenium walls in theaters and performance spaces to contain fire and smoke within stage areas.
Fire Resistance Compliance: Proscenium walls must meet AS 1530.4 fire resistance standards.

33. Additional Requirements (Specification 33)
Special Conditions for High-Risk Areas: Lists additional safety and construction requirements for high-risk areas or special use buildings, such as laboratories or hazardous material storage.
Compliance Standards: Compliance with relevant AS/NZS standards is required depending on the nature of the facility.

34. Modelling Parameters (Specification 34)
Standards for Thermal and Energy Modelling: Defines modelling parameters for energy usage and thermal performance in building simulations.
Compliance with Modelling Standards: Modelling must align with NCC Section J and NatHERS guidelines for energy efficiency.

35. Modelling Profiles (Specification 35)
Profile Settings for Energy Simulations: Details required profiles for energy modelling, including occupancy and equipment load factors.
Modelling Compliance: Use profiles specified in NCC H6 and NatHERS for accurate simulation results.

36. Material Properties (Specification 36)
Material Specification Standards: Provides detailed standards for the physical properties of construction materials, ensuring compliance with durability and performance criteria.
Material Testing Compliance: Materials must be tested to AS/NZS 2908 and other relevant standards for strength, fire resistance, and environmental resilience.

37. Calculation of U-Value and Solar Admittance (Specification 37)
Thermal Performance of Building Components: Specifies methods for calculating U-values and solar admittance of windows, walls, and roofs for energy efficiency.
Compliance Standards: All calculations must follow AS/NZS 4859 standards and NatHERS protocols.

38. Spandrel Panel Thermal Performance (Specification 38)
Thermal Performance of Spandrel Panels: Defines insulation and thermal performance requirements for spandrel panels in high-rise buildings.
Compliance with Thermal Standards: Panels must be tested for U-value compliance to AS 4284 standards.

39. Sub-Floor Thermal Performance (Specification 39)
Thermal Requirements for Sub-Floor Areas: Specifies insulation and ventilation standards for sub-floor spaces to improve energy efficiency and reduce heat loss.
Compliance with Thermal Performance Standards: Compliance with AS/NZS 4859.1 for insulation materials and sub-floor ventilation.

40. Lighting and Power Control Devices (Specification 40)
Standards for Energy-Efficient Lighting: Details installation requirements for energy-efficient lighting and power control systems in residential and commercial buildings.
Lighting Compliance: Lighting systems must comply with AS 1680 and AS/NZS 3820 for efficiency and performance.

41. Cross-Connection Hazards (Specification 41)
Backflow Prevention Standards: Establishes requirements for managing cross-connections to prevent contamination in plumbing systems.
Compliance Standards: Systems must include backflow prevention as per AS/NZS 3500.1.

42. House Energy Rating Software (Specification 42)
Requirements for Energy Modelling Software: Specifies software requirements for energy rating compliance, particularly for residential buildings.
Software Compliance: Use NatHERS-approved software to meet NCC energy efficiency standards.

43. Bushfire Protection for Certain Class 9 Buildings (Specification 43)
Bushfire Safety Standards: Sets requirements for bushfire protection in Class 9 buildings (e.g., schools, hospitals) in bushfire-prone areas.
Construction Standards: Compliance with AS 3959 for fire-resistant materials and design in bushfire zones.

44. Calculation of Heating Load Limit, Cooling Load Limit, and Thermal Energy Load Limit (Specification 44)
Thermal Load Calculations: Provides methods for calculating heating, cooling, and overall thermal energy loads to meet energy performance requirements.
Compliance with Thermal Standards: Aligns with NCC H6 for building thermal performance, supporting energy-efficient building design.

45. Modelling Profiles for J1V5 (Specification 45)
Special Modelling Profiles for Energy Verification: Defines profiles used specifically in energy verification calculations under J1V5.
Compliance Standards: Use profiles in line with Section J of the NCC to ensure accuracy in energy performance reporting.

Wet Area Waterproofing:

10.2.1 Wet areas
(1)Building elements in wet areas within a building must be protected with a waterproofing system.
(2)The waterproofing system in (1) must be either waterproof or water resistant in accordance with 10.2.2 to 10.2.6.

10.2.2 Shower area (enclosed and unenclosed)
(1)For a shower area with a hob, step-down or level threshold, the following applies:
(a)The floor of the shower area must be waterproof, including any hob or step-down (see Figure 10.2.2); and 10.2.2). The walls of the shower area must be waterproof not less than 1800 mm above the floor substrate (see (b)Figure
(c)Wall junctions and joints within the shower area must be waterproof not less than 40 mm either side of the junction (see Figure 10.2.2).
(d)Wall/floor junctions within the shower area must be waterproof (see Figure 10.2.2).
(e)Penetrations within the shower area must be waterproof.

(2)A shower with a preformed shower base must also comply with the requirements of (1), except for (a) which is not applicable.

10.2.3 Area outside shower area
(1)For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be water resistant.
(2)For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be waterproof.
(3)Wall/floor junctions must be—
(a)waterproof; and where a flashing is used, the horizontal leg must be not less than 40 mm.

10.2.4 Areas adjacent to baths and spas without showers
(1)For areas adjacent to all baths and spas, the following applies:
For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be
(a)water
(b)For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be waterproof.
(c)Tap and spout penetrations must be waterproof where they occur in horizontal surfaces.

(2)For areas adjacent to non-freestanding baths and spas, the following applies:
(a)Walls must be water resistant (see Figure 10.2.4a and Figure 10.2.4b)— (i)to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall; and
(ii)for all exposed surfaces below vessel lip.

(b)Wall junctions and joints must be water resistant within 150 mm above a vessel for the extent of the vessel.
(c)Wall/floor junctions must be waterproof for the extent of the vessel (see Figure 10.2.4a and Figure 10.2.4b).

(3)For inserted baths and spas, the following applies:
(a)For floors and horizontal surfaces: (i)Any shelf area adjoining the bath or spa must be waterproof and include a waterstop under the vessel lip.
(ii)There are no requirements for the floor under a bath or spa.

(b)For walls: (i)Waterproof to not less than 150 mm above the lip of a bath or spa.
(ii)There are no requirements for the floor under a bath or spa.

(c)For wall junctions and joints, the following applies: (i)Waterproof junctions within 150 mm of a bath or spa.
(ii)There are no requirements for junctions and joints in walls beneath the lip of a bath or spa.

Tap and spout penetrations must be waterproof where they occur in horizontal surfaces.

10.2.5 Other areas
(1)For walls adjoining other types of vessels (e.g. sink, basin or laundry tub), the following applies:
(a)Walls must be water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall (see Figure 10.2.5).
(b)Waterproof wall junctions where a vessel is fixed to a wall.
(c)Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or water resistant.

(2)For laundries and WCs, the following applies:
(a)The floor of the room must be water resistant. Wall/floor junctions must be water resistant, and where a flashing is used, the horizontal leg must not be less than 40 mm.
(3)For WCs with handheld bidet spray installations, the following applies:
(a)The floor of the room must be waterproof
(b)Walls must be— (i)waterproof in WC area within a 900 mm radius from the wall connection of the handheld bidet spray device to a height of not less than 150 mm above the floor substrate; and (ii)water resistant in WC area within a 900 mm radius from the wall connection of the handheld bidet device to not less than 1200 mm above the finished floor level of the WC.

(c)Wall junctions within the WC area within 900 mm radius from the wall connection of the handheld bidet spray device must be waterproof.
(d)Wall/floor junctions within the WC area within 1000 mm radius from the wall connection of the handheld bidet spray device must be waterproof. Penetrations in the WC area must be waterproof.

10.2.6 Waterproofing systems
(1)For the purposes of this Part, a waterproofing system is deemed—
(a)waterproof, if it complies with (2); or
(b)water resistant, if it complies with (3).

(2)For a waterproofing system required to be waterproof in accordance with 10.2.2 to 10.2.5, the materials nominated in 10.2.8 must be used.
(3)For a waterproofing system required to be water resistant in accordance with 10.2.2 to 10.2.5, the materials nominated in 10.2.9 must be used in conjunction with the materials in 10.2.10.

10.2.7 Materials
Where required to be installed in accordance with 10.2.2 to 10.2.6, materials used in wet areas forming a waterproofing system must be either waterproof or water resistant in accordance with 10.2.8 and 10.2.9.
10.2.8 Materials — waterproof
[New for 2022]
The following materials used in waterproofing systems are deemed to be waterproof:
(a)Stainless steel.
(b)Flexible waterproof sheet flooring material with waterproof joints.
(c)Membranes complying with AS/NZS 4858.
(d) Waterproof sealant.

10.2.9 Materials — water resistant substrates
The following materials are deemed to be water resistant:
(a)For walls: (i)Concrete complying with AS 3600, treated to resist moisture movement.
(ii)Cement render, treated to resist moisture movement.
(iii)Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.
(iv)Water resistant plasterboard sheeting.
(v)Any veneer in accordance with AS 3700, treated to resist moisture movement.

(b)For floors: (i)Concrete complying with AS 3600.
(ii)Concrete slabs complying with AS 2870.
(iii)Compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2 and supported on a structural floor.

10.2.10 Materials — water resistant surface materials
The following surface materials are deemed to be water resistant: (a)For walls: (i)Thermosetting laminate.
(ii)Pre-decorated compressed fibre-cement sheeting manufactured in accordance with AS/NZS 2908.2.
(iii)Tiles when used in conjunction with a substrate listed in 10.2.9.
(iv)Water resistant flexible sheet wall material with sealed joints when used in conjunction with a substrate listed in 10.2.9.
(v)Sanitary grade acrylic linings.
(b)For floors, when used in conjunction with a substrate listed in 10.2.9: Tiles.
(i) Tiles
(ii) Water resistant flexible sheet flooring material with sealed joints.
(C)Concrete treated to resist moisture movement.

10.2.11 Construction of wet areas — wall and floor substrate materials
[New for 2022]
For the purposes of this Part, materials used in wall and floor substrates must comply with 10.2.9.
10.2.12 Construction of wet area floors — falls
[New for 2022]
Where a floor waste is installed— (a)the minimum continuous fall of a floor plane to the waste must be 1:80; and
(b) the maximum continuous fall of a floor plane to the waste must be 1:50.

10.2.13 Construction of wet areas — wall and floor surface materials
[New for 2022]
For the purposes of this Part, wall and floor surface materials must comply with 10.2.10.
10.2.14 Shower area requirements
[New for 2022]
Shower areas must be designed as either enclosed or unenclosed— (a)to include a floor waste with falls complying with 10.2.12; and
(b)with a— (i)stepdown complying with 10.2.15; or
(ii)hob complying with 10.2.16; or
(iii) level threshold complying with 10.2.17.

10.2.15 Stepdown showers
[New for 2022]
For stepdown showers, the highest finished floor level of the shower area must be stepped down a minimum of 25 mm lower than the finished floor level outside the shower (see Figures 10.2.15a, 10.2.15b, 10.2.15c and 10.2.15d).

10.2.16 Hob construction
[New for 2022]
(1)Hobs must be constructed of— (a)masonry; or
(b)concrete; or
(c)autoclaved aerated concrete; or
(d)extruded polyurethane foam,

in accordance with Figure 10.2.16.
(2)All gaps, joints and intersections of the hob substrate must be made flush before application of a membrane.
(3)Hobs must be adequately secured to the floor and sealed against the wall prior to applying a membrane.
(4)Timber must not be used for hob construction.

10.2.17 Enclosed showers with level threshold (without hob or set down)
[New for 2022]
For enclosed showers without a stepdown or a hob, at the extremity of the shower area, a waterstop must be positioned so that its vertical leg finishes— (a)where a shower screen is to be installed, not less than 5 mm above the finished floor level (see Figure 10.2.17); and where the waterstop intersects with a wall or has a joint, the junction must be waterproof.

10.2.18 Unenclosed showers
[New for 2022]
(1)Unenclosed showers must be constructed as follows: (a)A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose.
(b)The vertical leg of the waterstop must finish— (i)flush with the top surface of the floor (see Figure 10.2.18); and
(ii)where the waterstop intersects with a wall or is joined— the junction must be waterproof; or

(B)
(2)In the case of (1)(b)(ii)(B), at doorways, where the height of the tiling angle needs to be adjusted for tiling purposes, the angle must be fixed with a sealant compatible with the waterproofing membrane without damaging the waterproofing system.

10.2.19 Preformed shower bases
[New for 2022]
Preformed shower bases must— (a)have an upturn lip (see Figure 10.2.19a and Figure 10.2.19b); and
(b)be recessed into the wall to allow the water resistant surface materials and substrate materials to pass down inside the perimeter upturn lip of the shower base (see Figure 10.2.19a and Figure 10.2.19b); and be supported to prevent distortion or cracking.

10.2.20 Baths and spas
Baths and spas, except freestanding baths and spas, must— (a)have an upturn lip; and
(b)be recessed into the wall (see Figure 10.2.20); and have the water resistant substrate materials of the wall pass down inside the upturn lip (see Figure 10.2.20).

10.2.21 Membrane installation for screed
Where a screed is used in conjunction with a waterproof membrane, the waterproof membrane can be installed either above or below the tile bed or screed.
10.2.22 Substrate surface preparation for application of membrane
The substrate surface area where a membrane is to be applied must— (a)be clean and dust free; and
(b) free of indentations and imperfections.

10.2.23 Penetrations
Penetrations within shower areas must comply with the following: (a)Penetrations for taps, shower nozzles and the like must be waterproofed by sealing with— (i)sealants; or
(ii)proprietary flange systems; or
(ia combination of (i) and (ii).

(b)The spindle housing of the tap body must be able to be removed to enable replacement of the washer without damaging the seal.
(c)The following must be waterproofed: (i)All penetrations due to mechanical fixings or fastenings of substrate materials.
(ii)Any penetration of the surface materials due to mechanical fixings or fasterings.
(iii)Recessed soap holders (niches) and the like.

(d)Tap and spout penetrations on horizontal surfaces surrounding baths and spas must be waterproofed by— (i)sealing the tap body to the substrate with sealants; or
(ii) proprietary flange systems.

10.2.24 Flashings/junctions
[New for 2022]
Flashings must be installed in accordance with 10.2.2 to 10.2.5 and the following: (a)Perimeter flashing to wall/floor junctions must have a— (i)vertical leg that extends a minimum of 25 mm above the finished floor level, except at doorways; and
(ii)horizontal leg that has a minimum width of not less than 50 mm.

(b)Where a water resistant substrate is used in conjunction with a water resistant surface material, a waterproof sealant must be installed at the substrate junction at the wall/floor junction.

(c)(i)Where the whole wet area floor is waterproof, at floor level openings, a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level with the floor membrane being terminated to create a waterproof seal to the waterstop and to the perimeter flashing (see Figure 10.2.24).
(ii)In any other case, at a floor level opening a waterstop must be installed that has a vertical leg finishing flush with the top of the finished floor level and waterproofed to the perimeter flashing.

(d)A vertical flashing, either external to the wet area or internal, must extend a minimum of 1800 mm above the finished floor level.

10.2.25 Shower area floor membrane application
[New for 2022]
For hobless showers, or showers with nobs or stepdowns, the membrane must be applied over the floor and up the vertical face of the wall substrate to a minimum height of 1800 mm above the finished tile level of the floor.
10.2.26 Shower area membrane requirements for wall sheeting substrates
[New for 2022]
(1)Where wall sheeting is used with an external membrane system in a shower area it must be waterproof to prevent water movement by capillary action.
(2)Where water resistant plasterboard is used all cut edges that have the potential to be affected by water and moisture must be waterproofed, including the bottom edge over a preformed shower base.
10.2.27 Bond breaker installation for bonded membranes
[New for 2022]
(1)Bond breakers must be installed at all wall/wall, wall/floor, hob/wall junctions and at movement joints where the membrane is bonded to the substrate.
(2)Bond breakers must be of the type compatible with the flexibility class of the membrane to be used.

10.2.28 Installation of internal membranes
(1)Where a shower has a hob the membrane must be brought over the top of the hob, down the outside face and terminate not less than 50 mm onto the floor (see Figure 10.2.16).
(2)Where the shower has a waterstop, the membrane must be brought to the top of the finished floor, except where it is under a framed shower screen where it must terminate not less than 5 mm above the finished tile surface (see Figure 10.2.17 and Figure 10.2.18).
10.2.29 Membrane to drainage connection
[New for 2022]
(1)Membrane drainage connections in concrete floors must comply with one of the following: (a)A drainage flange must be installed with the waterproofing membrane terminated at or in the drainage flange to provide a waterproof connection (see Figure

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1841443M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 15/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Friday, 10 April 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate #HB-3PVDVT-01.

Project summary	
Project name	103 Military Road, Dover Heights
Street address	103 MILITARY ROAD DOVER HEIGHTS 2030
Local Government Area	WAVERLEY
Plan type and plan number	Deposited Plan 11822
Lot No.	148
Section no.	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	2
No. of single dwelling houses	0

Project score		
Water	✔ 47	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 75	Target 72
Materials	✔ -86	Target n/a

Certificate Prepared by
Name / Company Name: Certified Energy
ABN (if applicable): 95 164 564 210

Description of project

Project address	
Project name	103 Military Road, Dover Heights
Street address	103 MILITARY ROAD DOVER HEIGHTS 2030
Local Government Area	WAVERLEY
Plan type and plan number	Deposited Plan 11822
Lot No.	148
Section no.	

Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	2
No. of single dwelling houses	0

Site details	
Site area (m²)	585.2
Roof area (m²)	244
Non-residential floor area (m²)	0
Residential car spaces	0
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	0
Common area garden (m²)	0
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	10056
Certificate number	#HB-7PVDVT-01
Climate zone	56

Project score		
Water	✔ 47	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 75	Target 72
Materials	✔ -86	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Area (m²)	Unshaded floor area (m²)	Area of garage(s) & verandah(s) (m²)	Orientation towards (degrees ±45°)
Lot A	4+2	230.4	18.3	45	0

Dwelling no.	No. of bedrooms	Area (m²)	Unshaded floor area (m²)	Area of garage(s) & verandah(s) (m²)	Orientation towards (degrees ±45°)
Lot B	4+2	230.4	18.3	45	0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling housing
   (a) Dwellings
      (i) Water
      (ii) Energy
      (iii) Thermal Performance and Materials

2. Commitments for single dwelling houses
   (a) Dwellings
      (i) Water
      (ii) Energy
      (iii) Thermal Performance and Materials

3. Commitments for common areas and central systems/facilities for the development (non-building specific)
   (b) Common areas and central systems/facilities
      (i) Water
      (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling house

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, the applicant must install a private swimming pool or spa (or both) with the specified size, and must ensure that the pool or spa is not heated other than by:			
(aa) a heat pump with a minimum COP rating of 4.0 (in accordance with AS/NZS 3823.1.2:2022); or		✔	✔
(bb) a gas heater with a minimum energy rating of 6 stars (in accordance with AS 4552.1:2005); or		✔	✔
(cc) a combination of the above.		✔	✔
(g) The applicant must install a fixed outdoor clothes drying line as specified in the table below.		✔	✔
(h) The applicant must install a fixed indoor clothes drying line as specified in the table below.		✔	✔

Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3	no

Dwelling no.	Fixtures					Appliances		Individual pool			Individual spa	
	All showerheads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All dishwashers	All clothes washers	Volume (max. volume)	Pool cover	Pool location	Pool shaded	Volume (max. volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	3 star	3 star	3 star	-	-	-	11.54	no	outdoors	no	-	-	-

Alternative water source						
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection	Laundry connection	Pool top-up	Spa top-up
All dwellings	Individual water tank (No. 1)	Tank size (min) 2000 liters	To collect run-off from at least: 88 square metres of roof area; 0.00 square metres of impervious area; 0 square metres of garden and lawn area; and 0.00 square metres of planter box area.	no	yes	yes	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that system to each dwelling listed in the table that is specified for the central hot water system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.		✔	✔

Dwelling no.	Ceiling and roof											
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof					
	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
All dwellings	framed - metal roof; frame: timber - H2 treated softwood	122		Ceiling:fibreglass batts or roll;Roof: foil backed blanket				Ceiling: ,Roof:				Ceiling: ,Roof:

Dwelling no.	Glazing type			Frame types					
	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)	
All dwellings	23.3	52.2	-	58.5	-	-	-	-	

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
Lot A	13.9	13.1	26.900
All other dwellings	14.8	14.3	29.100

Construction of floors and walls					
Dwelling no.	Concrete slab on ground floor	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or monolithic walls
All dwellings	78.5	4	25	-	no

Floor types									
	First floor above habitable room or mezzanine			Suspended floor above garage			Garage floor					
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
All dwellings	particle board, frame: timber - H2 treated softwood	141.2	-	-	-	-	-	0	-	-	conventional slab

External walls								
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	cavity brick, plasterboard, frame: timber - H2 treated softwood	143.2	fibreglass batts or roll	none	concrete block/ plasterboard, frame: timber - H2 treated softwood	96	fibreglass batts or roll	none

External walls								
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
All dwellings	-	-	-	plasterboard, frame: timber - H2 treated softwood	218.9	-	cavity brick wall, frame: timber - H2 treated softwood	144.6	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

Alternative energy			
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	between >0° to <=10° degree to the horizontal	1.5	N

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:			
(aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or	✔	✔	✔

Floor types									
	First floor above habitable room or mezzanine			Suspended floor above garage			Garage floor					
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
All dwellings	particle board, frame: timber - H2 treated softwood	141.2	-	-	-	-	-	0	-	-	conventional slab

External walls								
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	cavity brick, plasterboard, frame: timber - H2 treated softwood	143.2	fibreglass batts or roll	none	concrete block/ plasterboard, frame: timber - H2 treated softwood	96	fibreglass batts or roll	none

External walls								
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
All dwellings	-	-	-	plasterboard, frame: timber - H2 treated softwood	218.9	-	cavity brick wall, frame: timber - H2 treated softwood	144.6	-

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
Lot A	13.9	13.1	26.900
All other dwellings	14.8	14.3	29.100

Construction of floors and walls					
Dwelling no.	Concrete slab on ground floor	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or monolithic walls
All dwellings	78.5	4	25	-	no

Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor		Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
All dwellings	78.5	-	-	conventional slab	particle board, frame: timber - H2 treated softwood	25	fibreglass batts or roll	particle board, frame: timber - H2 treated softwood	4	fibreglass batts or roll

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

2. Commitments for single dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, the applicant must install a private swimming pool or spa (or both) with the specified size, and must ensure that the pool or spa is not heated other than by:			
(aa) a heat pump with a minimum COP rating of 4.0 (in accordance with AS/NZS 3823.1.2:2022); or		✔	✔
(bb) a gas heater with a minimum energy rating of 6 stars (in accordance with AS 4552.1:2005); or		✔	✔
(cc) a combination of the above.		✔	✔
(g) The applicant must install a fixed outdoor clothes drying line as specified in the table below.		✔	✔
(h) The applicant must install a fixed indoor clothes drying line as specified in the table below.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:			
(aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or	✔	✔	✔

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

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(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
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(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:			
(aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or	✔	✔	✔

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
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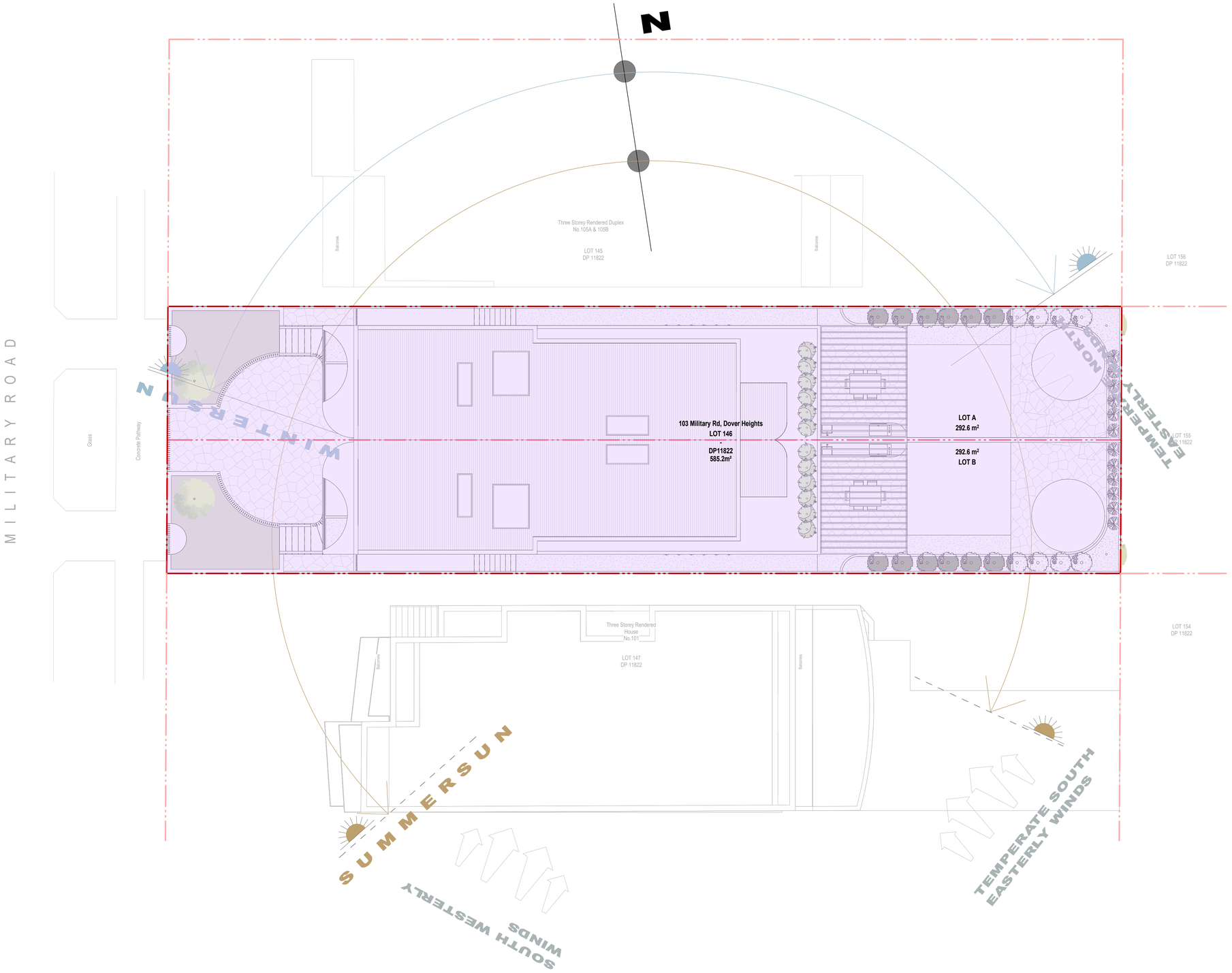
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

| (iii) Thermal Performance and Materials | Show on DA pl



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- All dimensions in millimeters unless otherwise shown.
- Use figured dimensions only.
- Do not scale from drawings.
- Check all dimensions on site prior to construction.
- To be read in conjunction with all other documents.
- Report any discrepancies to the architect.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

LEGEND:

- Property boundary
- Setbacks
- Element above
- FFL 0.0m — Finished Floor Level
- RL 0.0m — Reduced level
- SSL 0.0m — Structural floor level
- TOW 0.0m — Top of wall level
- New structure
- Existing structure
- Existing structure to be demolished
- Proposed crossover
- Concrete Wall/Column. Ref. Structural Engineer's Documentation.
- Earthwork. Refer Landscape Architect and Civil Engineers Documentation
- CO-01 — Product/Material/Finish Tag. Refer Finishes Schedule for code reference.
- WT-01 — Wall Type Tag
- Mark Type — Door Type Tag
- W-01 — Window Type Tag
- S — Smoke Detector
- EF — Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

DAT-01	Data outlet
GPO-01	Powerpoint
LED-01	Strip LED lighting
LI-01	LED Downlight
LS-01	Light Switch

Plumbing

DP	Downpipe
RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

160

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
1 : 100 @A1

SCALE BAR
0m 1 2 3 4 5m

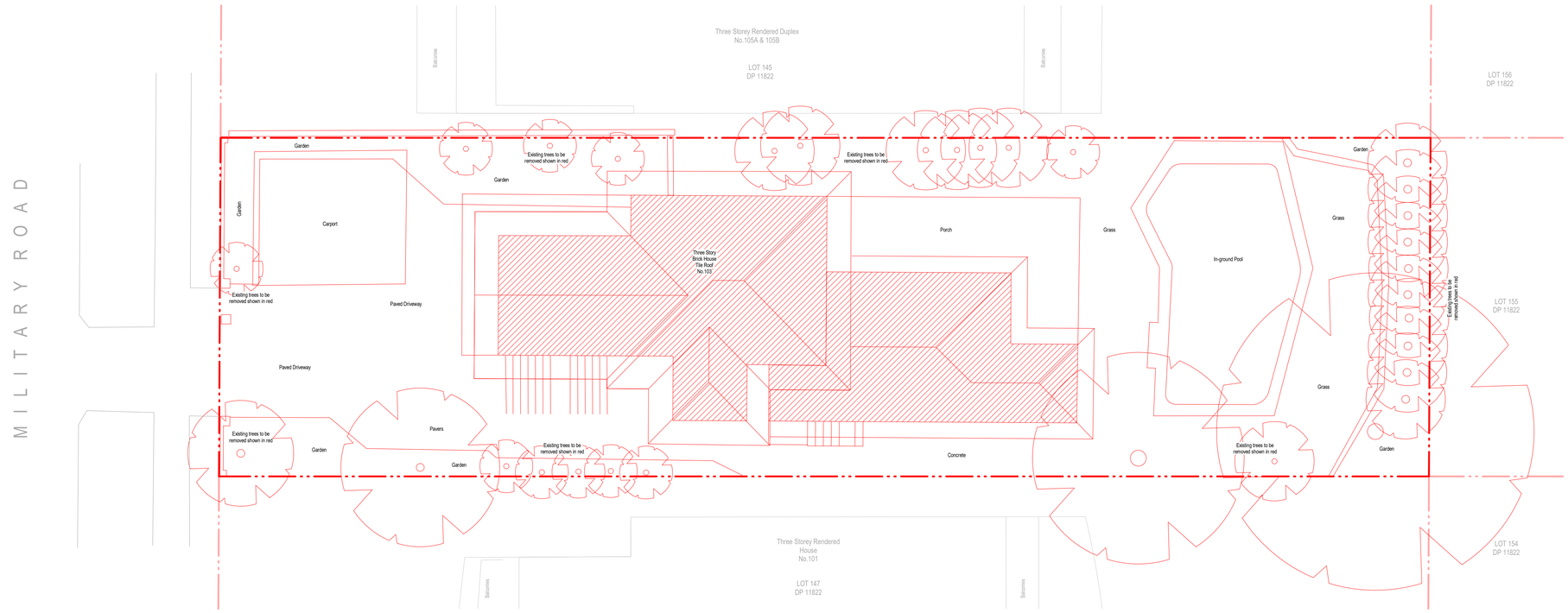
DRAWING SERIES
Plans

DRAWING NO.
DA 1.01

DRAWING TITLE
Site Analysis

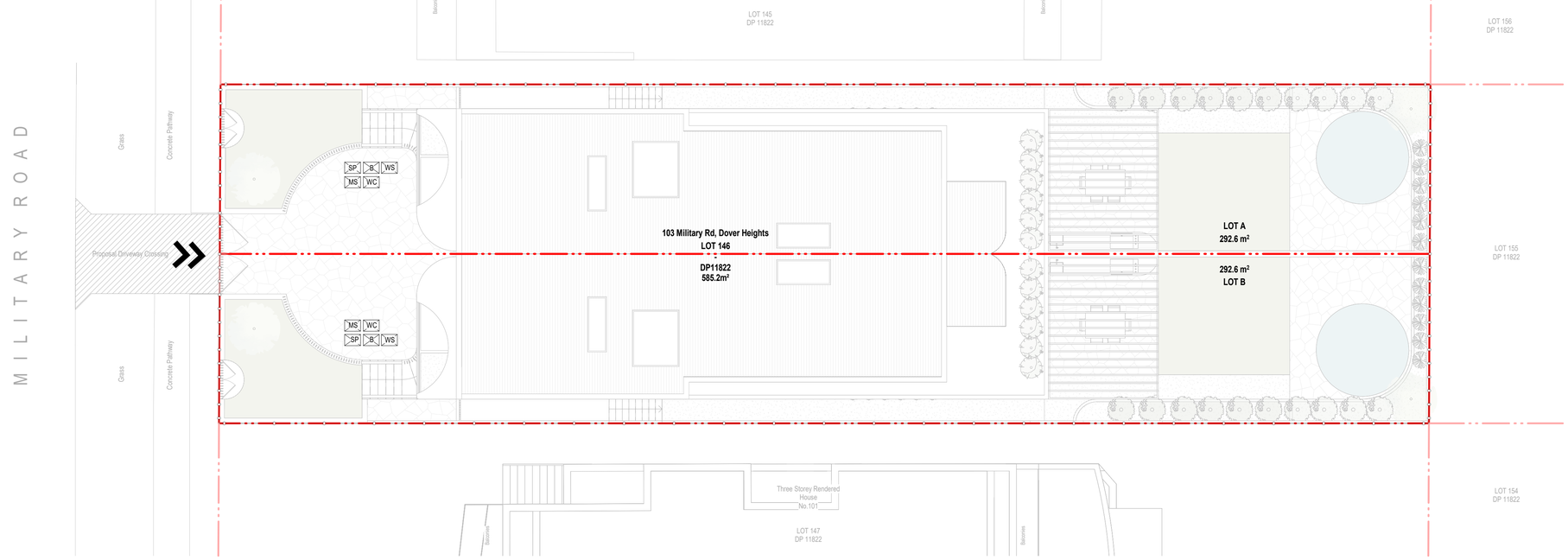
REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544



1 Demolition Plan

1 : 100



2 Erosion & Sediment Control Plan

1 : 100

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- To be read in conjunction with all other documents.
- Report any discrepancies to the architect.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

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- Element above
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- RL. 0.0m — Reduced level
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- TOW. 0.0m — Top of wall level
- New structure
- Existing structure
- Existing structure to be demolished
- Proposed crossover
- Concrete Wall/Column. Ref. Structural Engineer's Documentation.
- Earthwork. Refer Landscape Architect and Civil Engineers Documentation
- CO-01 — Product/Material/Finish Tag. Refer Finishes Schedule for code reference.
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- Mark Type — Door Type Tag
- W-01 — Window Type Tag
- S — Smoke Detector
- EF — Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

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DAT-01	Data outlet
GPO-01	Powerpoint
LED-01	Strip LED lighting
LI-01	LED Downlight
LS-01	Light Switch

Plumbing

DP	Downpipe
RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
1 : 100 @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
A02 - Site Plans

DRAWING NO.
DA 2.01

DRAWING TITLE
Demolition Plan

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Window Type Schedule

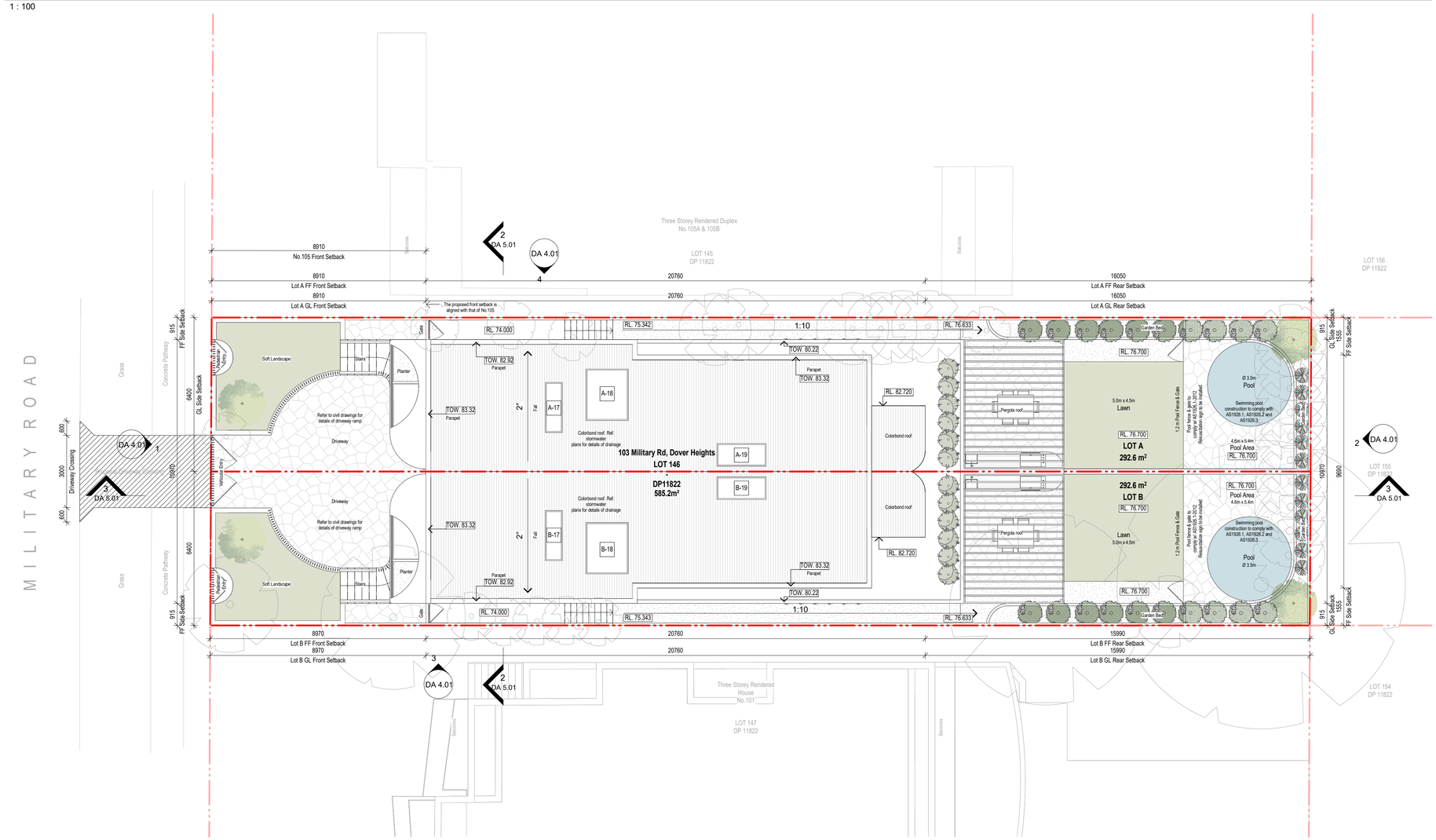
Window Schedule				
Window No.	Window Type	Width	Height	Sill Height
A-01	3 x Panel Sliding Door	1670	3000	0
A-02	1 x Panel Awning Window	1200	900	2100
A-03	1 x Panel Awning Window	2120	600	2400
A-04	1 x Panel Awning Window	2410	600	2400
A-05	1 x Panel Awning Window	2400	600	2400
A-06	1 x Panel Awning Window	2430	600	2400
A-07	3 x Panel Sliding Door	3750	3000	0
A-08	3 x Panel Sliding Door	3010	2800	0
A-09	3 x Panel Sliding Door	1540	2300	500
A-10	1 x Panel, Louvred window	600	2100	600
A-11	1 x Panel, Louvred window	600	2100	600
A-12	1 x Panel Awning Window	2100	1200	1500
A-13	1 x Panel Awning Window	2100	1200	1500
A-14	3 x Panel Sliding Door	1700	2400	0
A-15	2 x Panel Sliding Door	1740	2400	0
A-16	1 x Panel Awning Window	1060	1000	1500
A-17	1 x Panel Fixed Skylight	665	2040	
A-18	1 x Panel Fixed Skylight	1710	2090	
A-19	1 x Panel Fixed Skylight	2000	900	
AAA		4000	2400	800
B-01	3 x Panel Sliding Door	1670	3000	0
B-02	1 x Panel Awning Window	1200	900	2100
B-03	1 x Panel Awning Window	2120	600	2400
B-04	1 x Panel Awning Window	2410	600	2400
B-05	1 x Panel Awning Window	2400	600	2400
B-06	1 x Panel Awning Window	2430	600	2400
B-07	3 x Panel Sliding Door	3750	3000	0
B-08	3 x Panel Sliding Door	3010	2800	0
B-09	3 x Panel Sliding Door	1540	2300	500
B-10	1 x Panel, Louvred window	600	2100	600
B-11	1 x Panel, Louvred window	600	2100	600
B-12	1 x Panel Awning Window	2100	1200	1500
B-13	1 x Panel Awning Window	2100	1200	1500
B-14	3 x Panel Sliding Door	1700	2400	0
B-15	2 x Panel Sliding Door	1740	2400	0
B-16	1 x Panel Awning Window	1060	1000	1500
B-17	1 x Panel Fixed Skylight	665	2040	
B-18	1 x Panel Fixed Skylight	1710	2090	
B-19	1 x Panel Fixed Skylight	2000	900	

Grand total: 39



1 Strata Subdivision Plan

1 : 100



2 Site Plan

1 : 100

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LEGEND:

- Property boundary
- Setbacks
- Element above
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- RL 0.0m — Reduced level
- SSL 0.0m — Structural floor level
- TOW 0.0m — Top of wall level
- New structure
- Existing structure
- Existing structure to be demolished
- Proposed crossover
- Concrete Wall/Column. Ref. Structural Engineer's Documentation.
- Earthwork. Refer Landscape Architect and Civil Engineers Documentation
- CO-01 — Product/Material/Finish Tag. Refer Finishes Schedule for code reference.
- WT-01 — Wall Type Tag
- Mark Type — Door Type Tag
- W-01 — Window Type Tag
- S — Smoke Detector
- EF — Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

DAT-01	Data outlet
GPO-01	Powerpoint
LED-01	Strip LED lighting
LI-01	LED Downlight
LS-01	Light Switch

Plumbing

DP	Downpipe
RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
1 : 100 @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 2.02

DRAWING TITLE
Site & Subdivison Plans

REVISION
D

HABITATHOUSING

www.habitathousing.com.au 0425 305 938 ABN:92729715544

Window Type Schedule

Window Schedule				
Window No.	Window Type	Width	Height	Sill Height
A-01	3 x Panel Sliding Door	1670	3000	0
A-02	1 x Panel Awning Window	1200	900	2100
A-03	1 x Panel Awning Window	2120	600	2400
A-04	1 x Panel Awning Window	2410	600	2400
A-05	1 x Panel Awning Window	2400	600	2400
A-06	1 x Panel Awning Window	2430	600	2400
A-07	3 x Panel Sliding Door	3750	3000	0
A-08	3 x Panel Sliding Door	3010	2800	0
A-09	3 x Panel Sliding Door	1540	2300	500
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A-19	1 x Panel Fixed Skylight	2000	900	
AAA		4000	2400	800
B-01	3 x Panel Sliding Door	1670	3000	0
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Grand total: 39

NOTES:

1. Windows / Doors specified to comply with AS1926.1-2012
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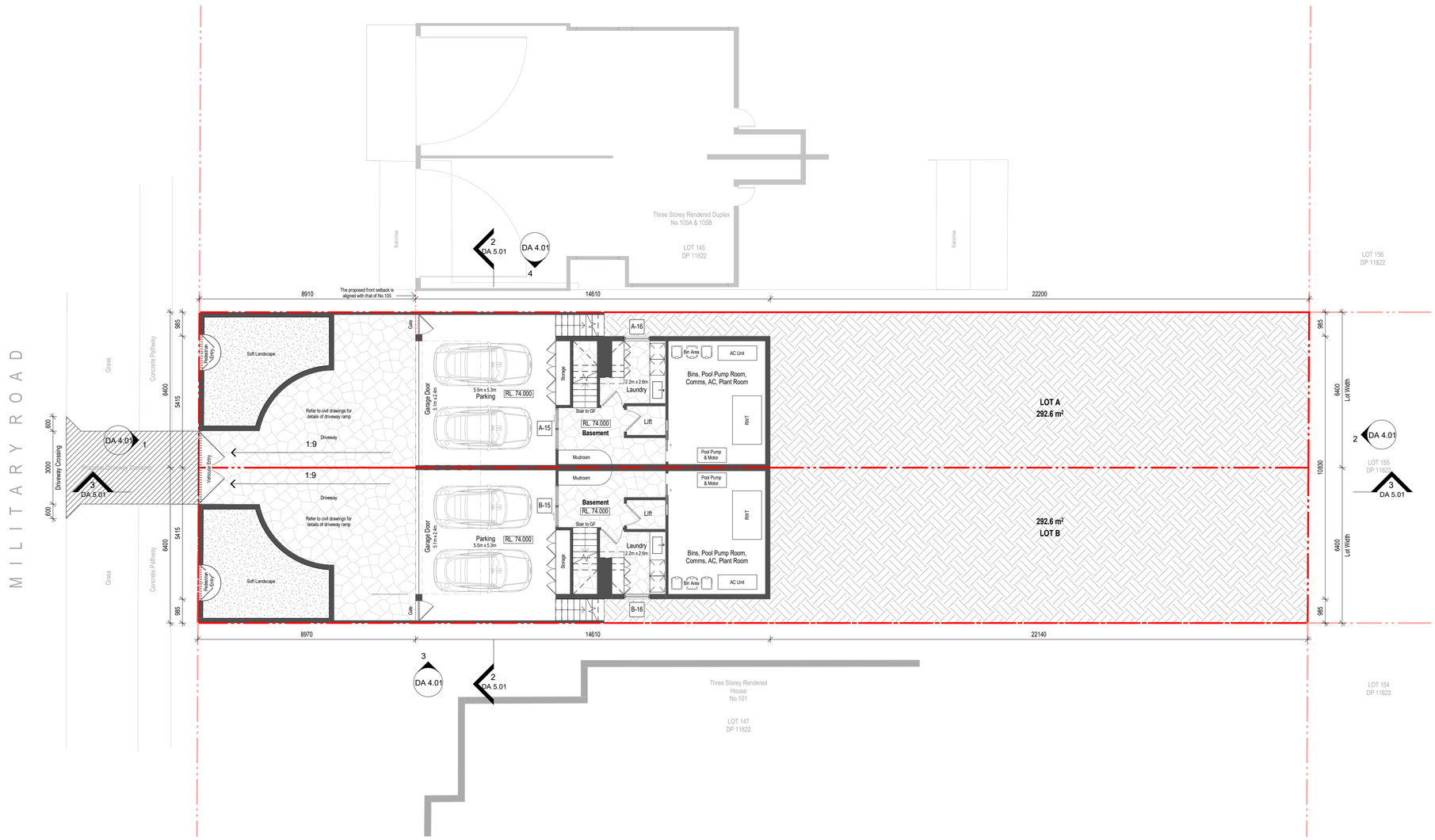

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HH.2542

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CLIENT
Mr Danny Azzi

SCALE
1 : 100 @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 3.01

DRAWING TITLE
Basement Floor Plan

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Window Type Schedule

Window Schedule				
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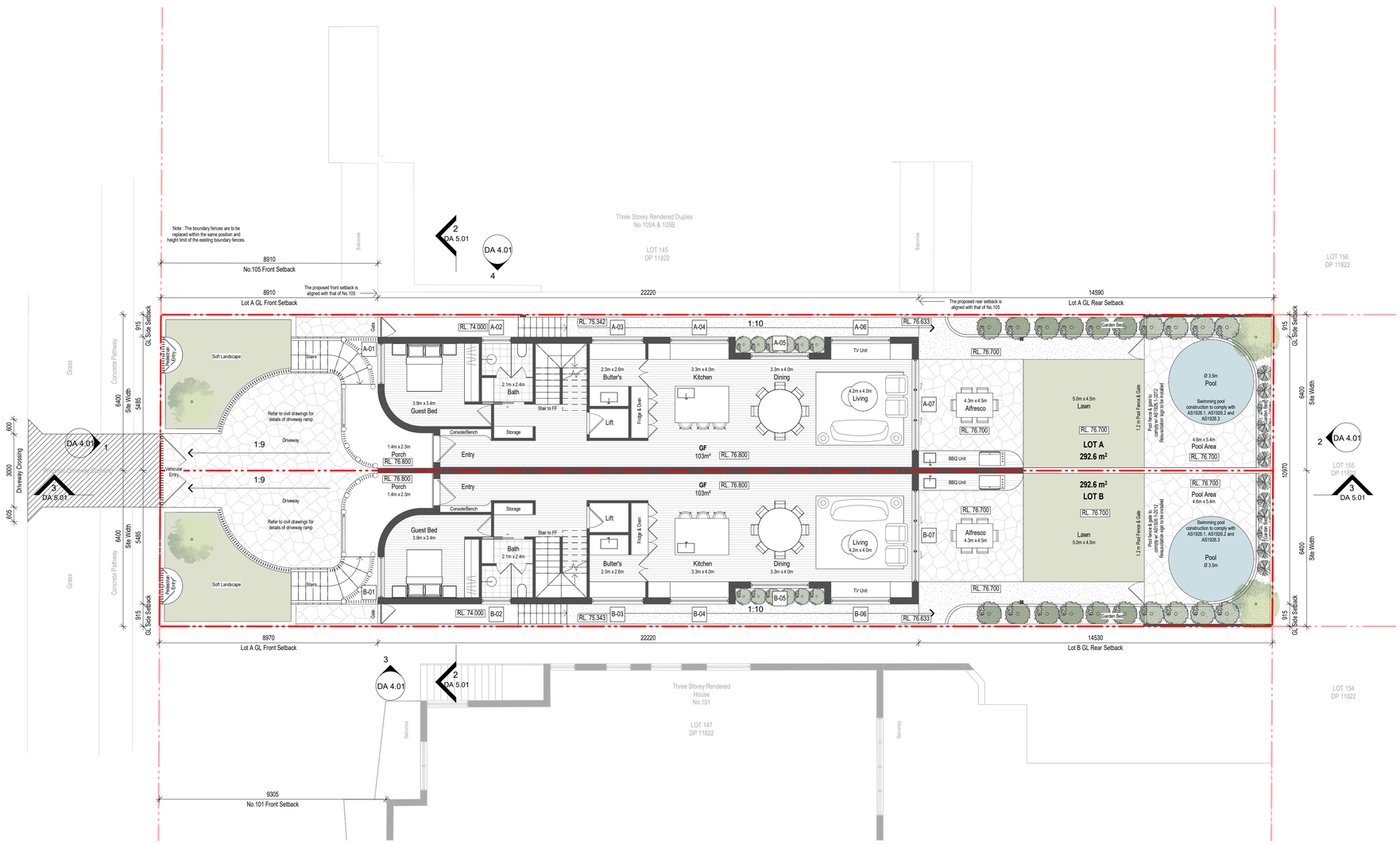

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B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
1 : 100 @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 3.02

DRAWING TITLE
Ground Floor Plan

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Window Type Schedule

Window Schedule				
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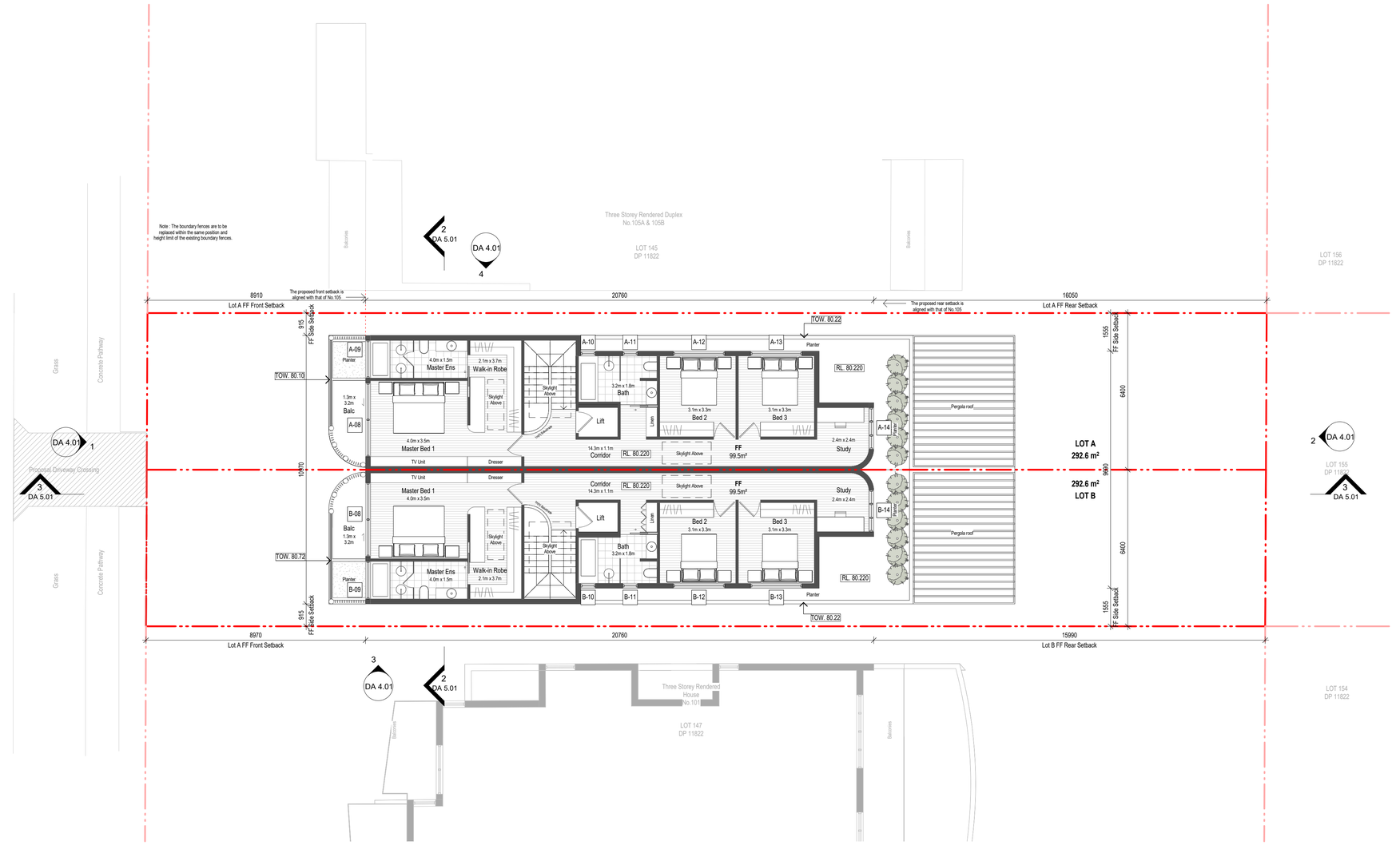
Grand total: 39



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LS-01	Light Switch

Plumbing

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RWH	Rainwater head
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REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
1 : 100 @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 3.03

DRAWING TITLE
First Floor Plan

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Window Type Schedule

Window Schedule				
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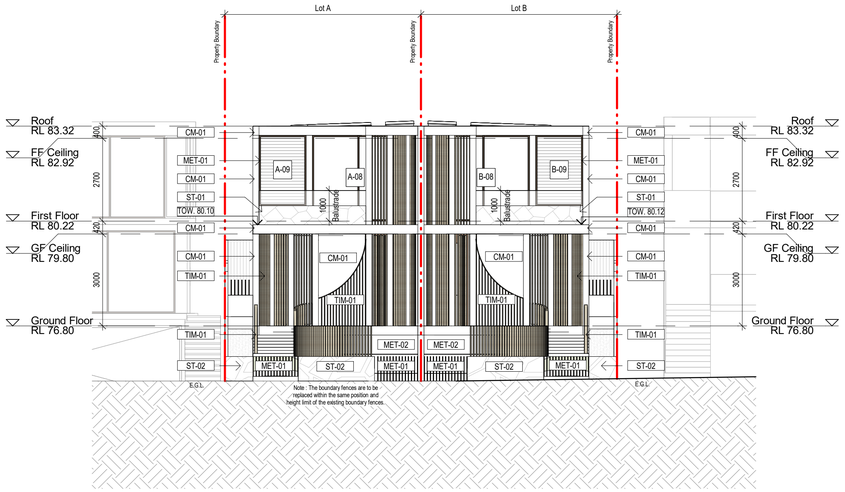
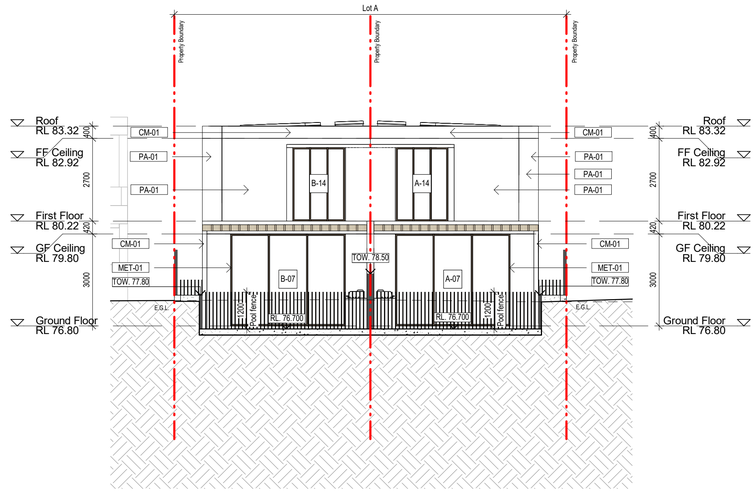


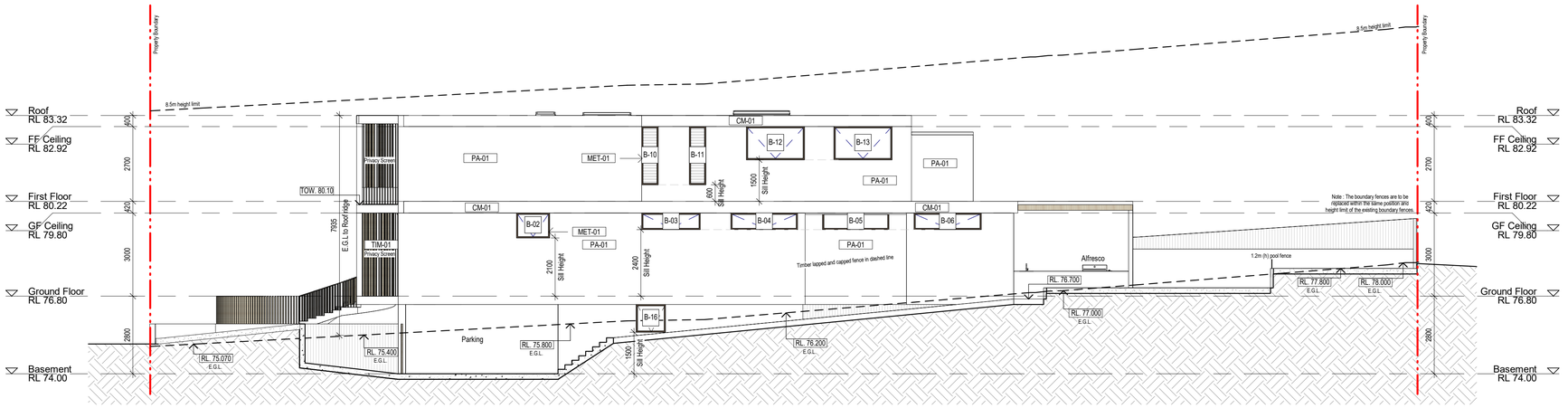
1 Western Elevation

1 : 100



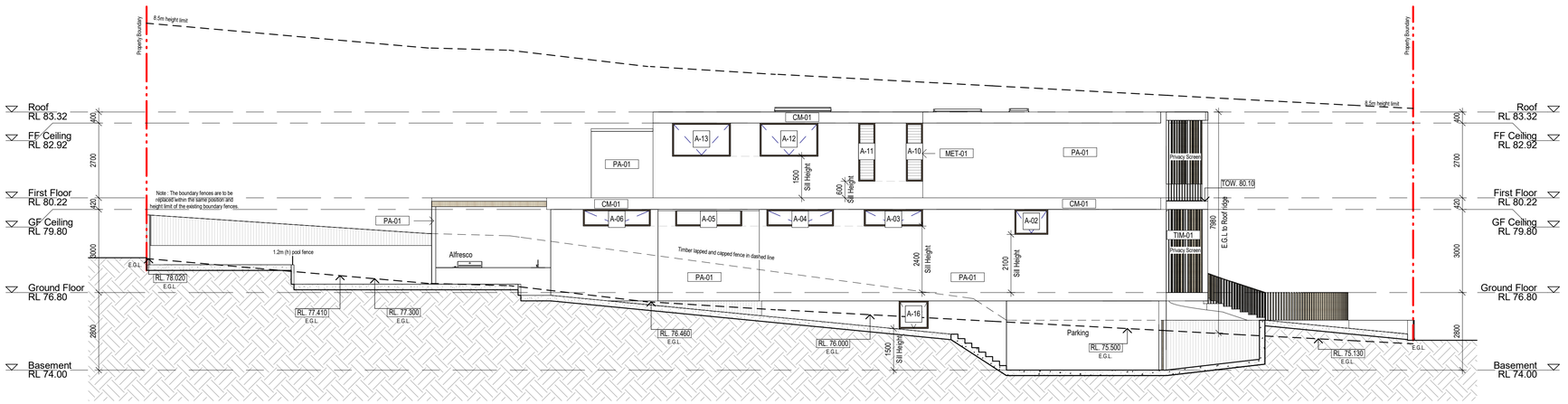
2 Eastern Elevation

1 : 100



3 Southern Elevation

1 : 100



4 Northern Elevation

1 : 100

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0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 4.01

DRAWING TITLE
Elevations

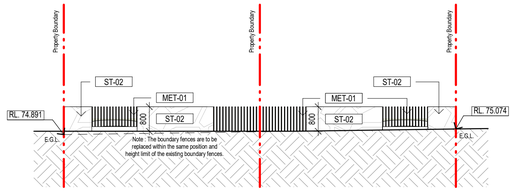
REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

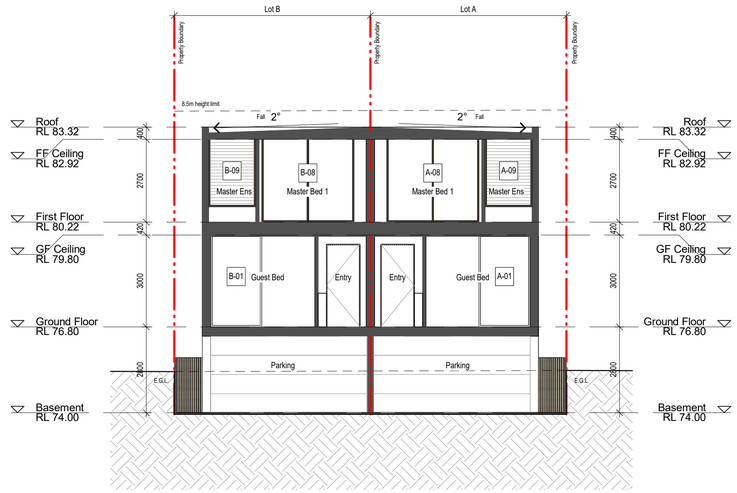
Window Type Schedule

Window Schedule				
Window No.	Window Type	Width	Height	Sill Height
A-01	3 x Panel Sliding Door	1670	3000	0
A-02	1 x Panel Awning Window	1200	900	2100
A-03	1 x Panel Awning Window	2120	600	2400
A-04	1 x Panel Awning Window	2410	600	2400
A-05	1 x Panel Awning Window	2400	600	2400
A-06	1 x Panel Awning Window	2430	600	2400
A-07	3 x Panel Sliding Door	3750	3000	0
A-08	3 x Panel Sliding Door	3010	2800	0
A-09	3 x Panel Sliding Door	1540	2300	500
A-10	1 x Panel, Louvred window	600	2100	600
A-11	1 x Panel, Louvred window	600	2100	600
A-12	1 x Panel Awning Window	2100	1200	1500
A-13	1 x Panel Awning Window	2100	1200	1500
A-14	3 x Panel Sliding Door	1700	2400	0
A-15	2 x Panel Sliding Door	1740	2400	0
A-16	1 x Panel Awning Window	1060	1000	1500
A-17	1 x Panel Fixed Skylight	665	2040	
A-18	1 x Panel Fixed Skylight	1710	2090	
A-19	1 x Panel Fixed Skylight	2000	900	
AAA		4000	2400	800
B-01	3 x Panel Sliding Door	1670	3000	0
B-02	1 x Panel Awning Window	1200	900	2100
B-03	1 x Panel Awning Window	2120	600	2400
B-04	1 x Panel Awning Window	2410	600	2400
B-05	1 x Panel Awning Window	2400	600	2400
B-06	1 x Panel Awning Window	2430	600	2400
B-07	3 x Panel Sliding Door	3750	3000	0
B-08	3 x Panel Sliding Door	3010	2800	0
B-09	3 x Panel Sliding Door	1540	2300	500
B-10	1 x Panel, Louvred window	600	2100	600
B-11	1 x Panel, Louvred window	600	2100	600
B-12	1 x Panel Awning Window	2100	1200	1500
B-13	1 x Panel Awning Window	2100	1200	1500
B-14	3 x Panel Sliding Door	1700	2400	0
B-15	2 x Panel Sliding Door	1740	2400	0
B-16	1 x Panel Awning Window	1060	1000	1500
B-17	1 x Panel Fixed Skylight	665	2040	
B-18	1 x Panel Fixed Skylight	1710	2090	
B-19	1 x Panel Fixed Skylight	2000	900	

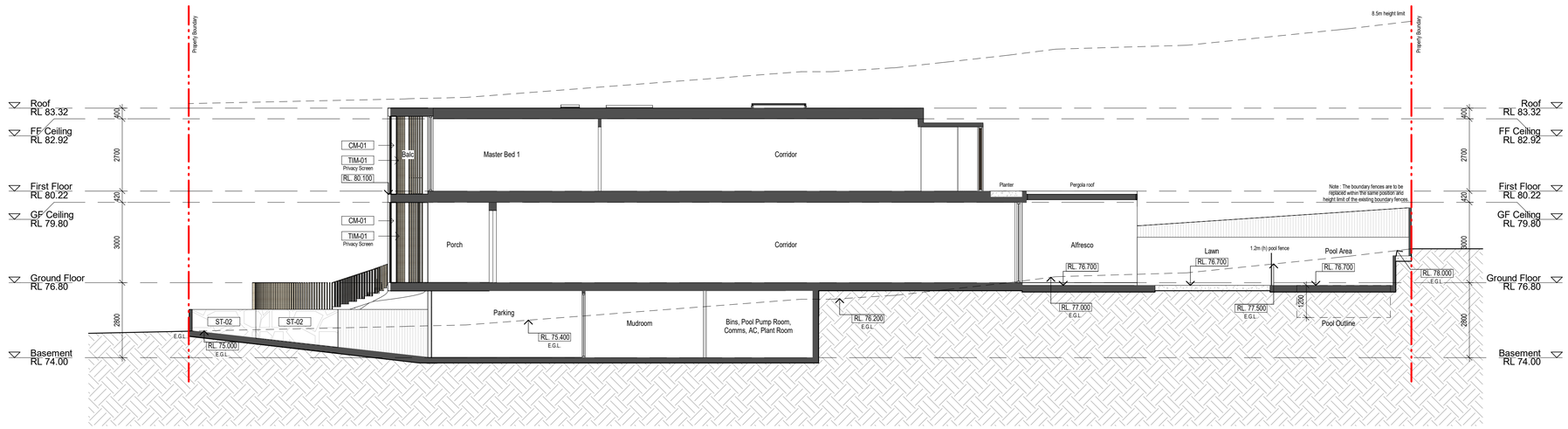
Grand total: 39



1 Front Fence Elevation
1 : 100



2 Section A
1 : 100



3 Section B
1 : 100

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- Report any discrepancies to the architect.
- All boundary dimensions and bearings to be verified by licensed surveyor prior to proceeding with work.

LEGEND:

- Property boundary
- Setbacks
- Element above
- FFL. 0.0m Finished Floor Level
- RL. 0.0m Reduced level
- SSL. 0.0m Structural floor level
- TOW. 0.0m Top of wall level
- New structure
- Existing structure
- Existing structure to be demolished
- Proposed crossover
- Concrete Wall/Column. Ref. Structural Engineer's Documentation.
- Earthwork. Refer Landscape Architect and Civil Engineers Documentation
- CO-01 Product/Material/Finish Tag. Refer Finishes Schedule for code reference.
- WT-01 Wall Type Tag
- Mark Type Door Type Tag
- W-01 Window Type Tag
- (S) Smoke Detector
- (EF) Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical		*Plumbing*	
DAT-01	Data outlet	DP	Downpipe
GPO-01	Powerpoint	RWH	Rainwater head
LED-01	Strip LED lighting	RWT	Rainwater tank
LI-01	LED Downlight	SEW	Sewer line
LS-01	Light Switch		

REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
1 : 100 @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 5.01

DRAWING TITLE
Sections

REVISION
D

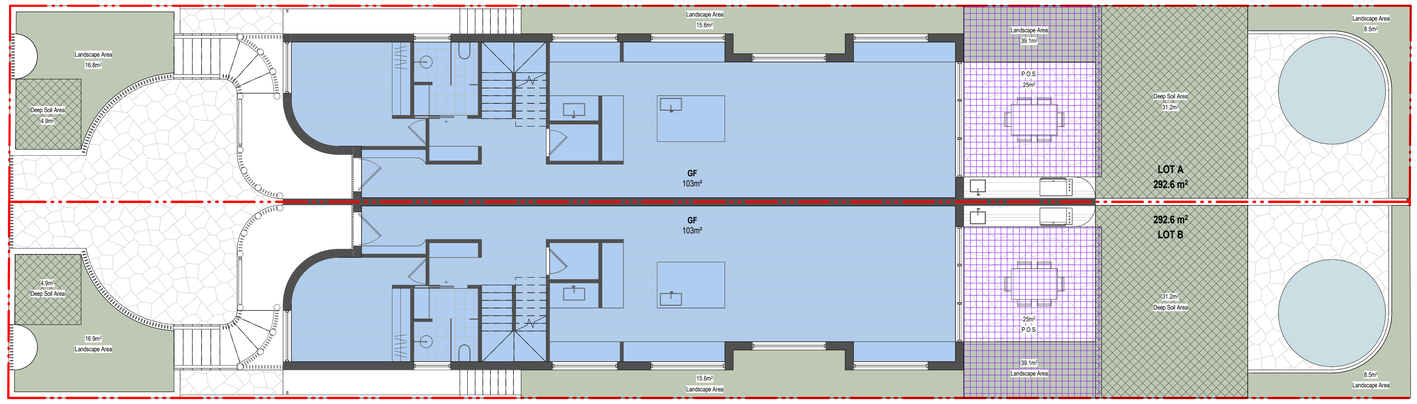
HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Site Data

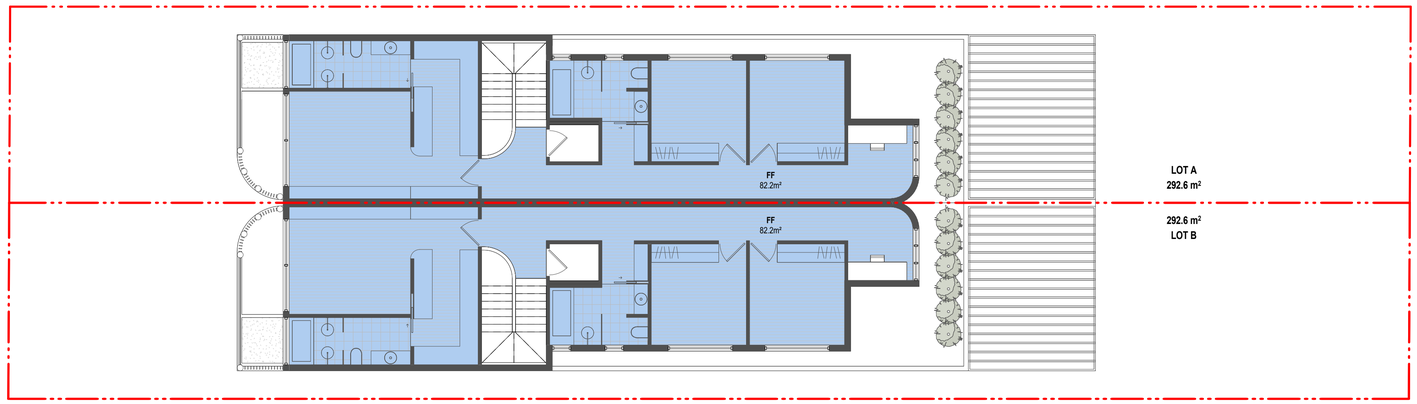
Council	Waverley Council
Lot & DP	146/-/DP11822
Zoning	R2 Low Density Residential
Site Area	585.2m²

Compliance Table

	Proposed	Allowable
Site Area	585.2m²	-
FSR	0.63:1	0.5:1
GFA	370.4m²	292.6m²
Max Height	8.2m	8.5m
Setbacks		
Front Setback	8.9m	8.9m
Rear Setback (Basement)	17.9m	-
Rear Setback (GF)	14.6m	6m
Rear Setback (FF)	16m	6m
Side Setback (Basement)	0.91m	0.90m
Side Setback (GF)	0.91m	0.90m
Side Setback (FF)	0.9 & 1.5m	1.5m
Deep Soil Area	72.2m²	50m²
Landscaped Area	160.1m²	175.56m²



1 Ground Floor - GFA
1 : 100



2 First Floor - GFA
1 : 100

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LEGEND:

	Property boundary		New structure	CO-01	Product/Material/Finish Tag. Refer Finishes Schedule for code reference.	S	Smoke Detector
	Setbacks		Existing structure			EF	Exhaust Fan
	Element above		Existing structure to be demolished	WT-01	Wall Type Tag		GFA
FFL. 0.0m	Finished Floor Level		Proposed crossover	Mark Type	Door Type Tag		Landscaped area
RL. 0.0m	Reduced level		Concrete Wall/Column. Ref. Structural Engineer's Documentation.	W-01	Window Type Tag		Proposed shadow
SSL. 0.0m	Structural floor level		Earthwork. Refer Landscape Architect and Civil Engineers Documentation				Existing shadow
TOW. 0.0m	Top of wall level						

Lighting & Electrical

DAT-01	Data outlet
GPO-01	Powerpoint
LED-01	Strip LED lighting
LI-01	LED Downlight
LS-01	Light Switch

Plumbing

DP	Downpipe
RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

REV	DESCRIPTION	CHK	APR	DATE
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B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
1 : 100 @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 6.01

DRAWING TITLE
Design Analysis

REVISION
D

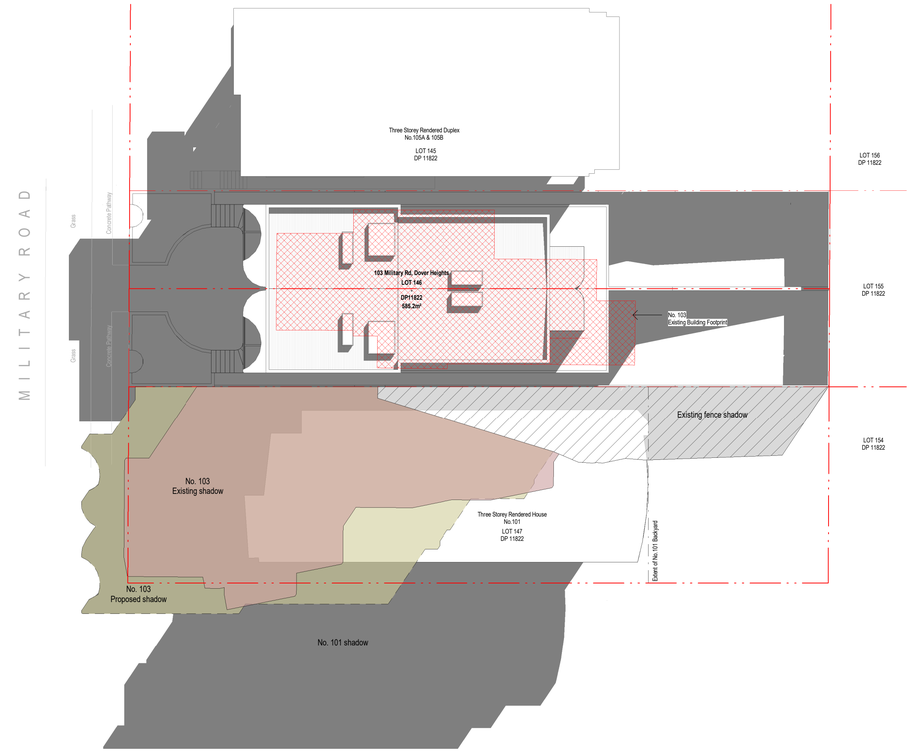
HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Legend

- No.103 Proposed Dwelling Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint

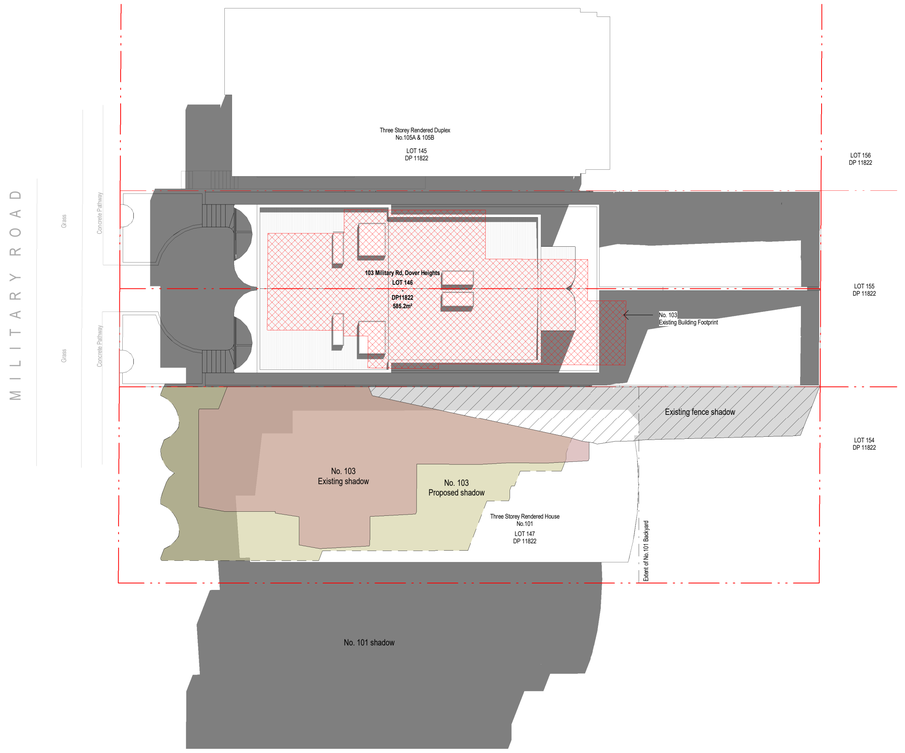
Shadow coverage : No.101 Backyard

	No. 103 Existing shadow Area(%)	No. 103 Proposed shadow Area(%)
1 pm	**0.8m²**(<1%)	**0m²**(0%)
2 pm	**2.2m²**(1.4%)	**4.3m²**(2.8%)
3 pm	**7.9m²**(5.2%)	**18.2m²**(12%)



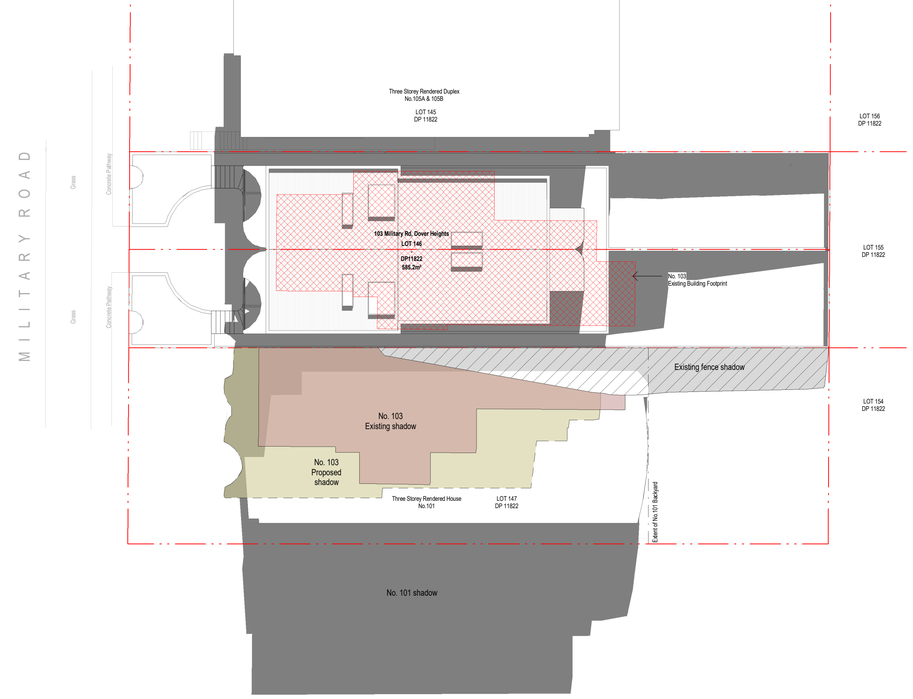
1 Shadow Analysis - 9am Winter Solstice

1 : 200



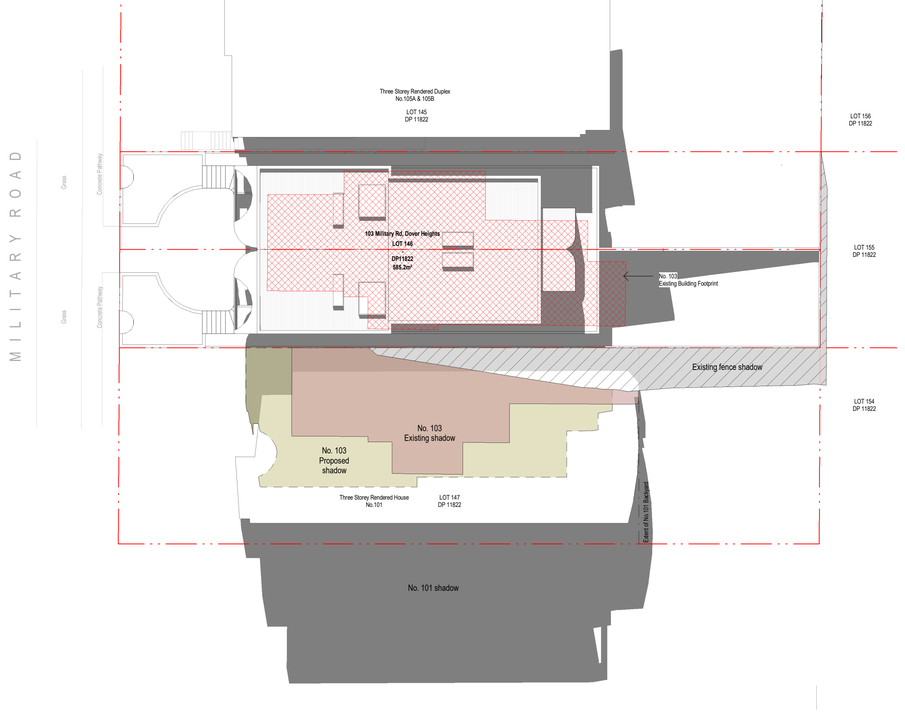
2 Shadow Analysis - 10am Winter Solstice

1 : 200



3 Shadow Analysis - 11am Winter Solstice

1 : 200



4 Shadow Analysis - 12pm Winter Solstice

1 : 200

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LEGEND:

- Property boundary
- Setbacks
- Element above
- FFL. 0.0m Finished Floor Level
- RL. 0.0m Reduced level
- SSL. 0.0m Structural floor level
- TOW. 0.0m Top of wall level
- New structure
- Existing structure
- Existing structure to be demolished
- Proposed crossover
- Concrete Wall/Column. Ref. Structural Engineer's Documentation.
- Earthwork. Refer Landscape Architect and Civil Engineers Documentation
- CO-01 Product/Material/Finish Tag. Refer Finishes Schedule for code reference.
- WT-01 Wall Type Tag
- Mark Type Door Type Tag
- W-01 Window Type Tag
- (S) Smoke Detector
- (EF) Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

DAT-01	Data outlet
GPO-01	Powerpoint
LED-01	Strip LED lighting
LI-01	LED Downlight
LS-01	Light Switch

Plumbing

DP	Downpipe
RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.01

DRAWING TITLE
Shadow - Plans 1/2 - Proposed Dwelling

REVISION
D

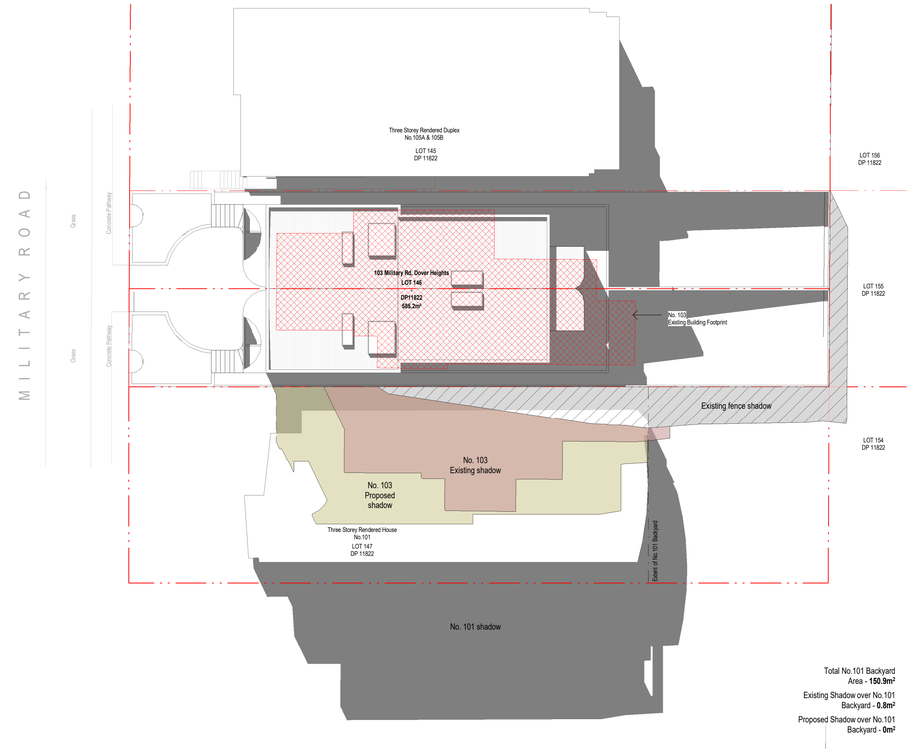
HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Legend

- No.103 Proposed Dwelling Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint

Shadow coverage : No.101 Backyard

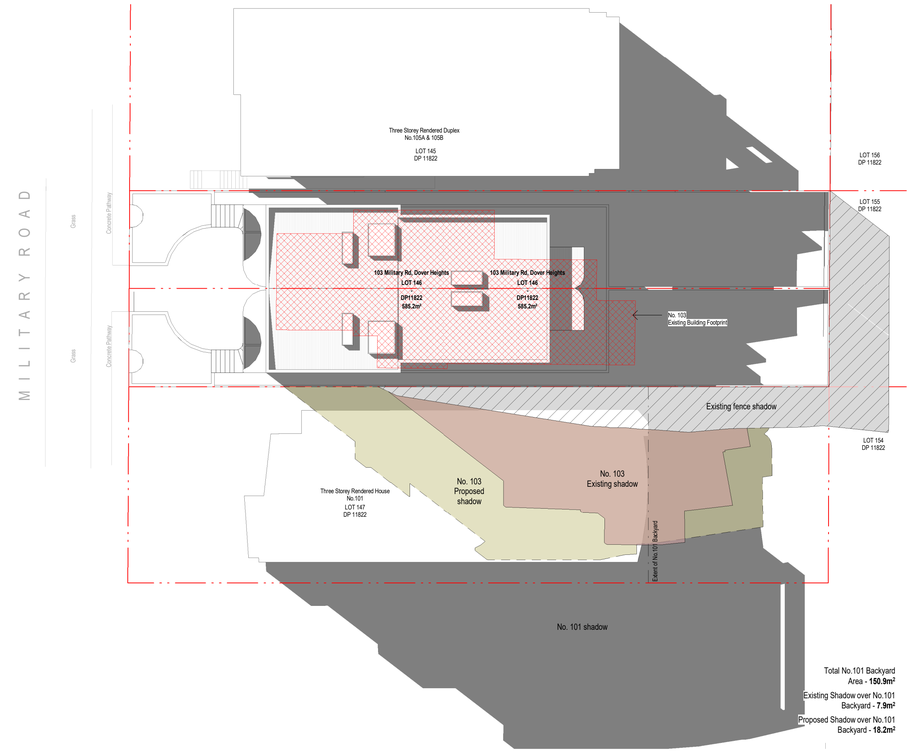
	No. 103 Existing shadow Area(%)	No. 103 Proposed shadow Area(%)
1 pm	**0.8m²**(<1%)	**0m²**(0%)
2 pm	**2.2m²**(1.4%)	**4.3m²**(2.8%)
3 pm	**7.9m²**(5.2%)	**18.2m²**(12%)



1 Shadow Analysis - 1pm Winter Solstice
1 : 200



2 Shadow Analysis - 2pm Winter Solstice
1 : 200



3 Shadow Analysis - 3pm Winter Solstice
1 : 200

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LEGEND:

- Property boundary
- Setbacks
- Element above
- FFL. 0.0m — Finished Floor Level
- RL. 0.0m — Reduced level
- SSL. 0.0m — Structural floor level
- TOW. 0.0m — Top of wall level
- New structure
- Existing structure
- Existing structure to be demolished
- Proposed crossover
- Concrete Wall/Column. Ref. Structural Engineer's Documentation.
- Earthwork. Refer Landscape Architect and Civil Engineers Documentation
- CO-01 — Product/Material/Finish Tag. Refer Finishes Schedule for code reference.
- WT-01 — Wall Type Tag
- Mark Type — Door Type Tag
- W-01 — Window Type Tag
- (S) Smoke Detector
- (EF) Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

DAT-01	Data outlet
GPO-01	Powerpoint
LED-01	Strip LED lighting
LI-01	LED Downlight
LS-01	Light Switch

Plumbing

DP	Downpipe
RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

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DEVELOPMENT APPLICATION

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FOR COORDINATION

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HH.2542

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CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.02

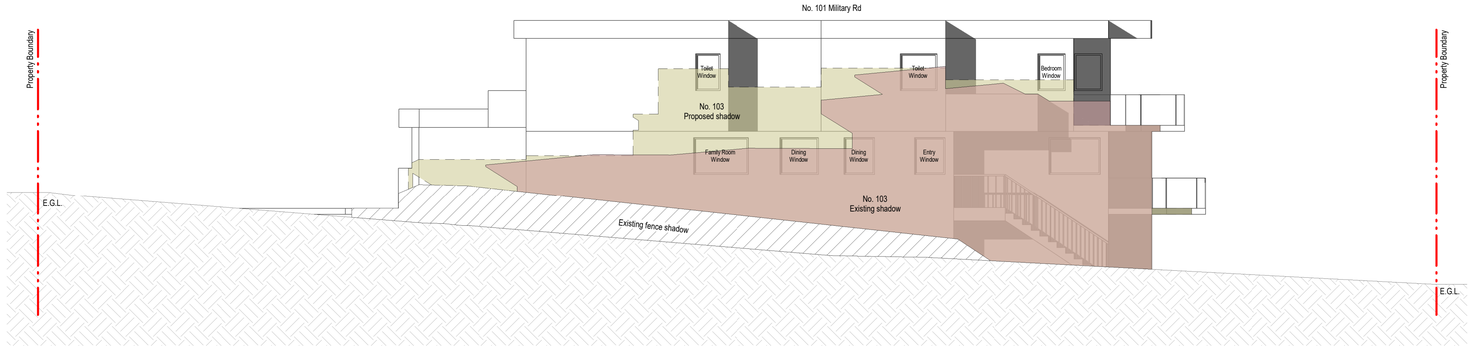
DRAWING TITLE
Shadow - Plans 2/2 - Proposed Dwelling

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

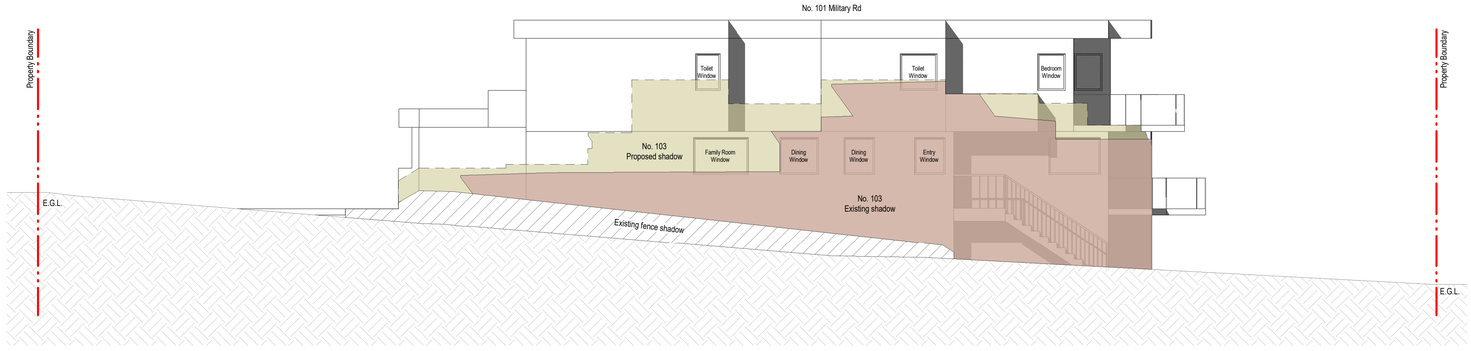
Legend

- No.103 Proposed Dwelling Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint



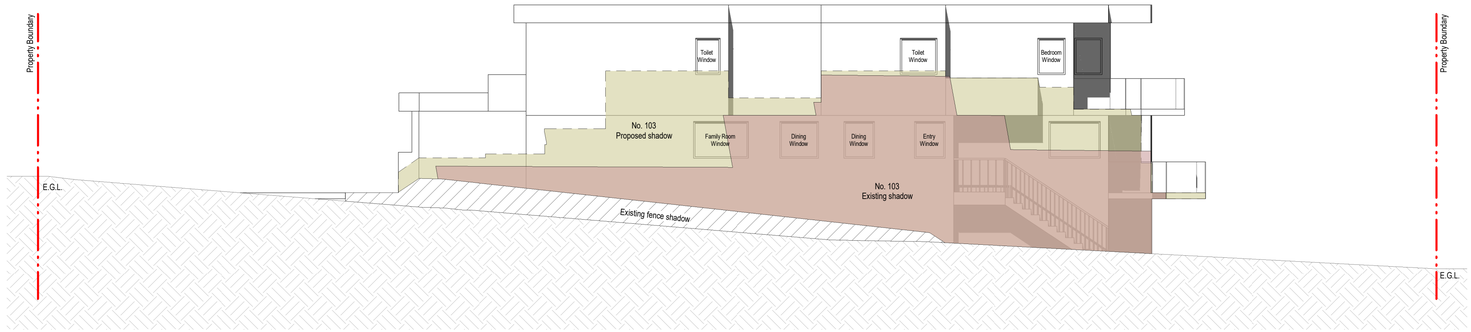
1 Shadow Elevation - 9 am - Winter Solstice

1 : 100



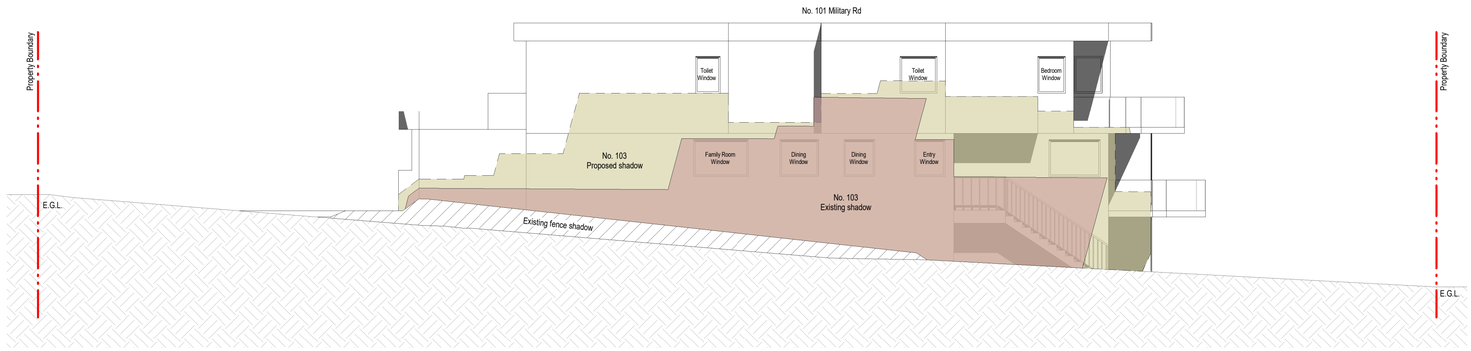
2 Shadow Elevation - 10 am - Winter Solstice

1 : 100



3 Shadow Elevation - 11 am - Winter Solstice

1 : 100



4 Shadow Elevation - 12 pm - Winter Solstice

1 : 100

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- Existing structure
- Existing structure to be demolished
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- WT-01 Wall Type Tag
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- W-01 Window Type Tag
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- EF Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

DAT-01	Data outlet
GPO-01	Powerpoint
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Plumbing

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RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

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B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.03

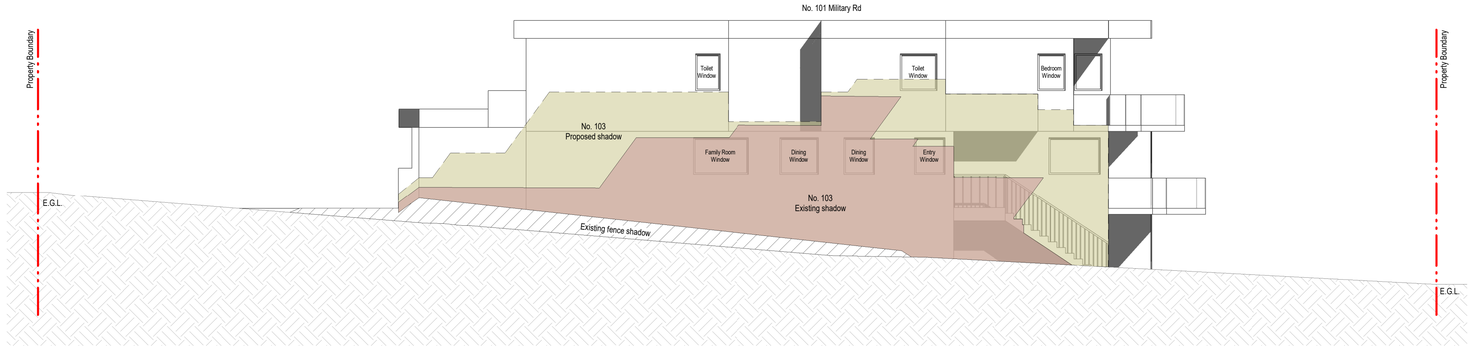
DRAWING TITLE
Shadow - Elevations 1/2 - Proposed Dwelling - Jun 21

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

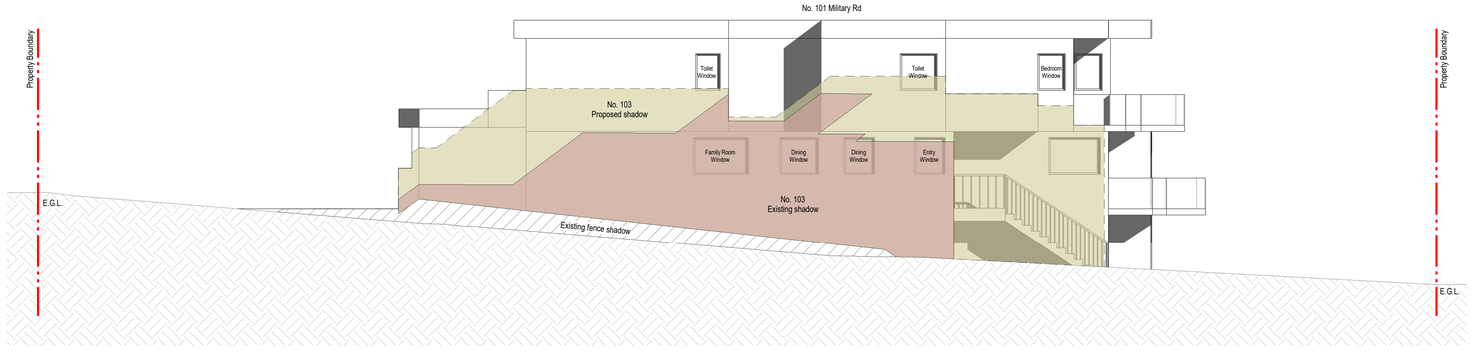
Legend

- No.103 Proposed Dwelling Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint



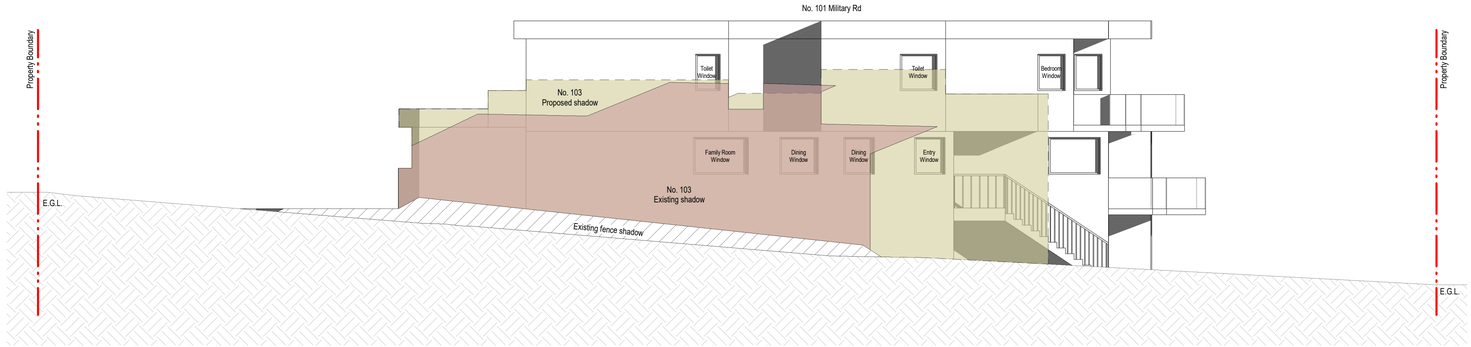
1 Shadow Elevation - 1 pm - Winter Solstice

1 : 100



2 Shadow Elevation - 2 pm - Winter Solstice

1 : 100



3 Shadow Elevation - 3 pm - Winter Solstice

1 : 100

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- Existing structure to be demolished
- Proposed crossover
- Concrete Wall/Column. Ref. Structural Engineer's Documentation.
- Earthwork. Refer Landscape Architect and Civil Engineers Documentation
- CO-01 Product/Material/Finish Tag. Refer Finishes Schedule for code reference.
- WT-01 Wall Type Tag
- Mark Type Door Type Tag
- W-01 Window Type Tag
- (S) Smoke Detector
- (EF) Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

DAT-01	Data outlet
GPO-01	Powerpoint
LI-01	LED Downlight
LED-01	Strip LED lighting
LS-01	Light Switch

Plumbing

DP	Downpipe
RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.04

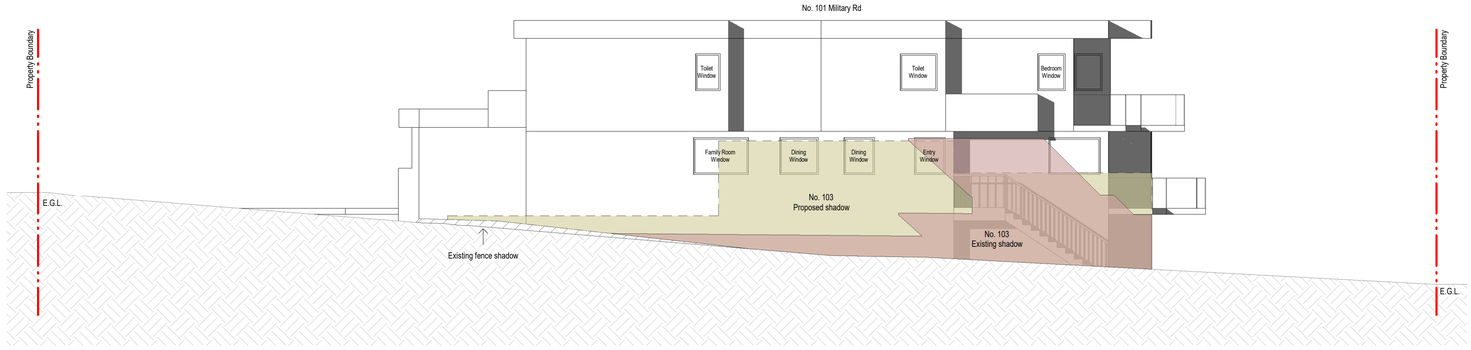
DRAWING TITLE
Shadow - Elevations 2/2 - Proposed Dwelling - Jun 21

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

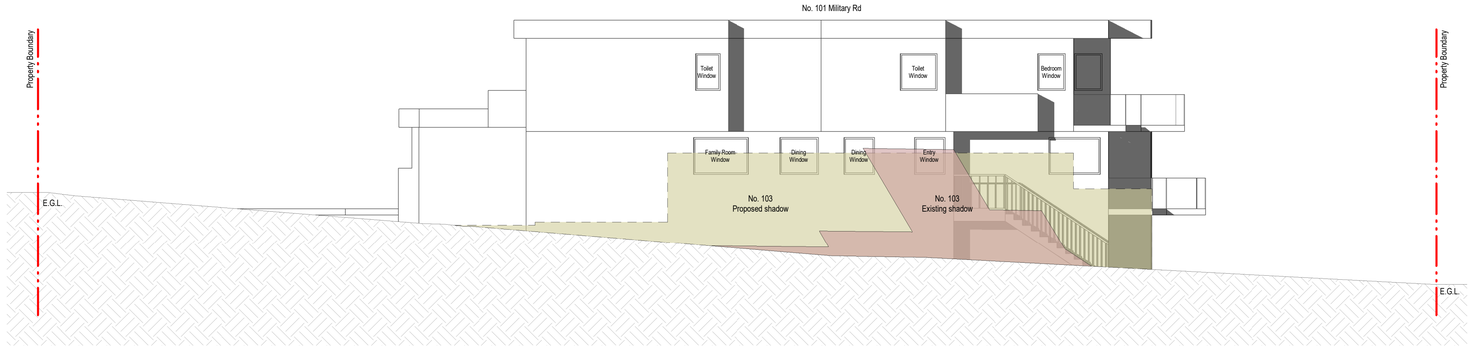
Legend

- No.103 Proposed Dwelling Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint



1 Shadow Elevation - 9 am - Autumn Equinox

1 : 100



2 Shadow Elevation - 10 am - Autumn Equinox

1 : 100

3 Shadow Elevation - 11 am - Autumn Equinox

1 : 100



4 Shadow Elevation - 12 pm - Autumn Equinox

1 : 100

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- SSL. 0.0m Structural floor level
- TOW. 0.0m Top of wall level
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- W-01 Window Type Tag
- S Smoke Detector
- EF Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

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LS-01	Light Switch

Plumbing

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RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

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C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.05

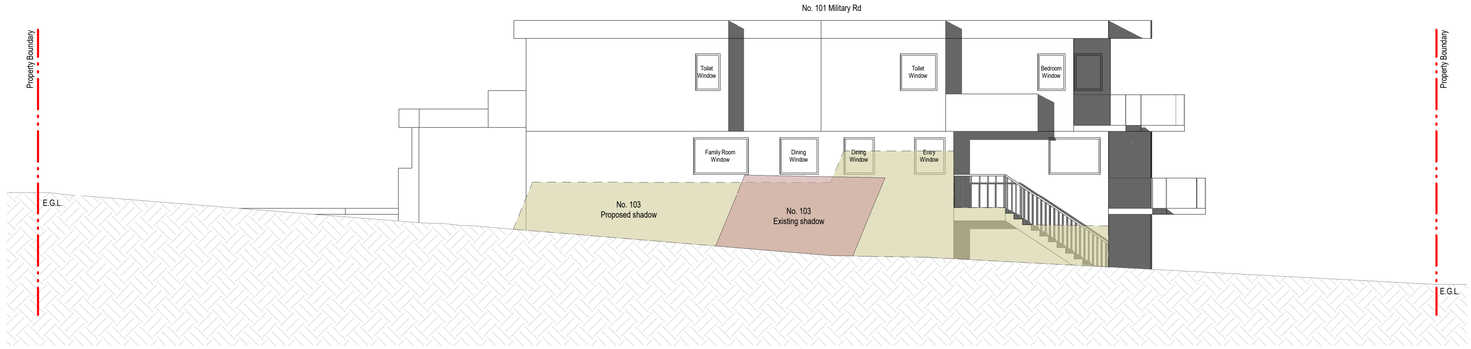
DRAWING TITLE
Shadow - Elevations 1/2 - Proposed Dwelling - Mar 21

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

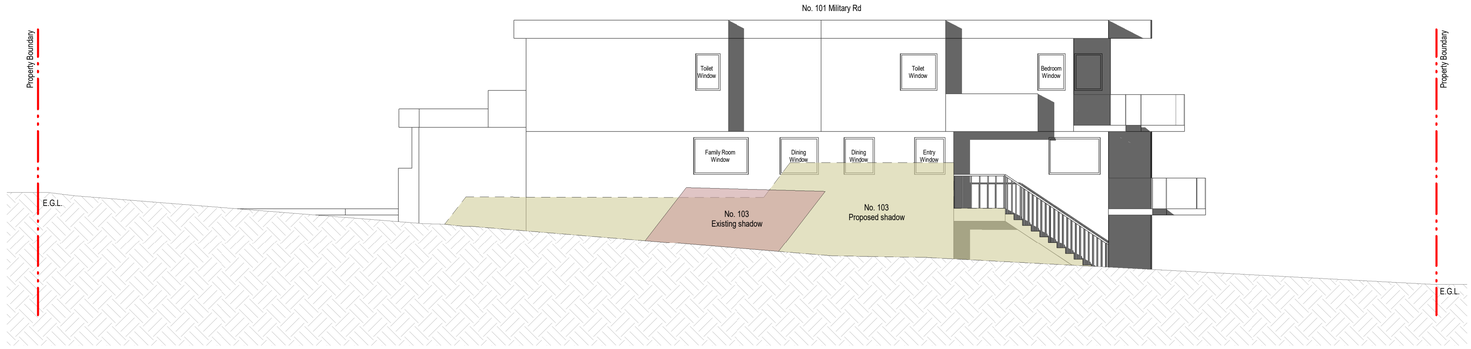
Legend

- No.103 Proposed Dwelling Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint



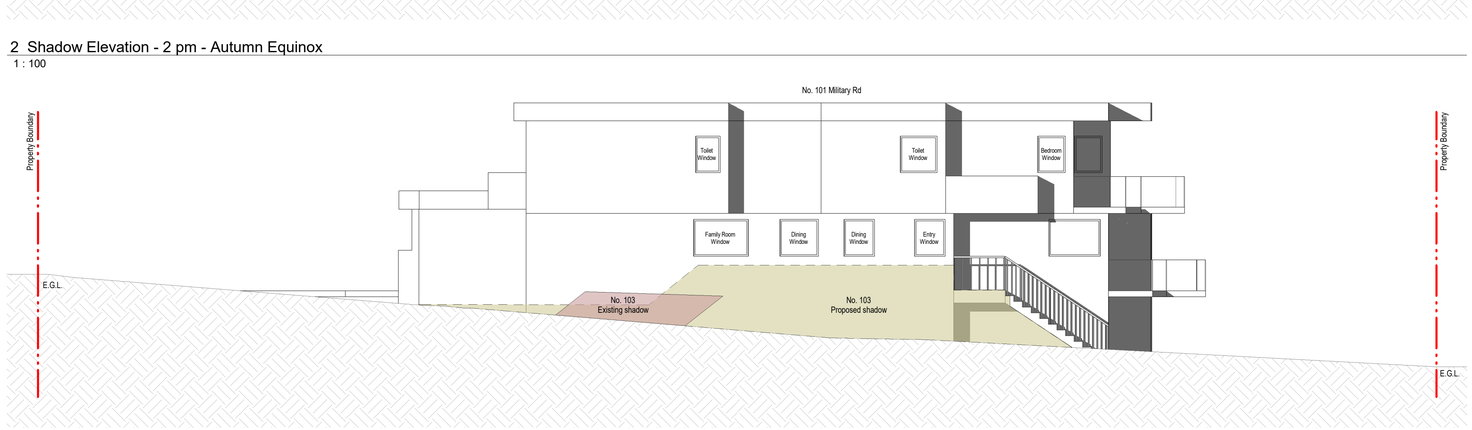
1 Shadow Elevation - 1 pm - Autumn Equinox

1 : 100



2 Shadow Elevation - 2 pm - Autumn Equinox

1 : 100



3 Shadow Elevation - 3 pm - Autumn Equinox

1 : 100

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C	Rev D - RFI	SR	DA	22.09.26

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DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.06

DRAWING TITLE
Shadow - Elevations 2/2 - Proposed Dwelling - Mar 21

REVISION
C

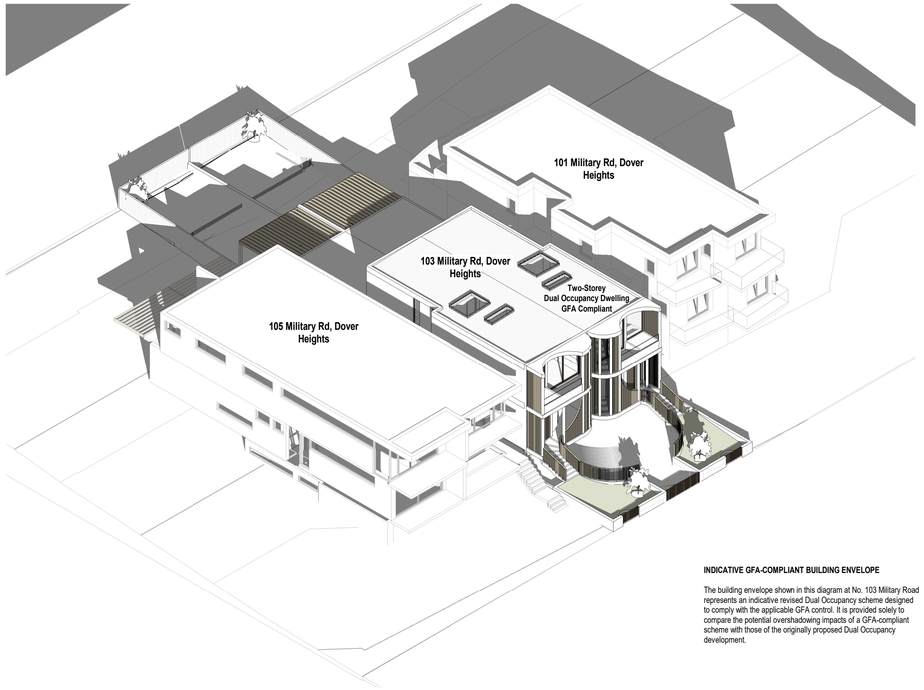
HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Legend

- No.103 GFA Compliant Dwelling Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint

Shadow coverage : No.101 Backyard

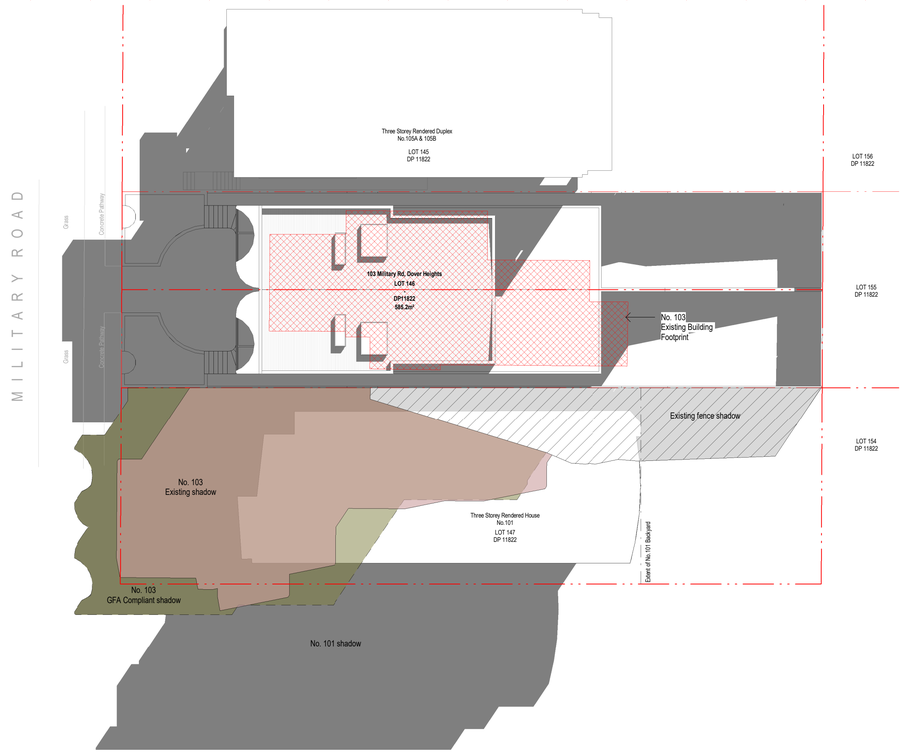
	No. 103 Existing shadow Area(%)	No. 103 Proposed shadow Area(%)
1 pm	**0.8m²**(<1%)	**0m²**(0%)
2 pm	**2.2m²**(1.4%)	**0.8m²**(<1%)
3 pm	**7.9m²**(5.2%)	**5.2m²**(3.4%)



INDICATIVE GFA-COMPLIANT BUILDING ENVELOPE

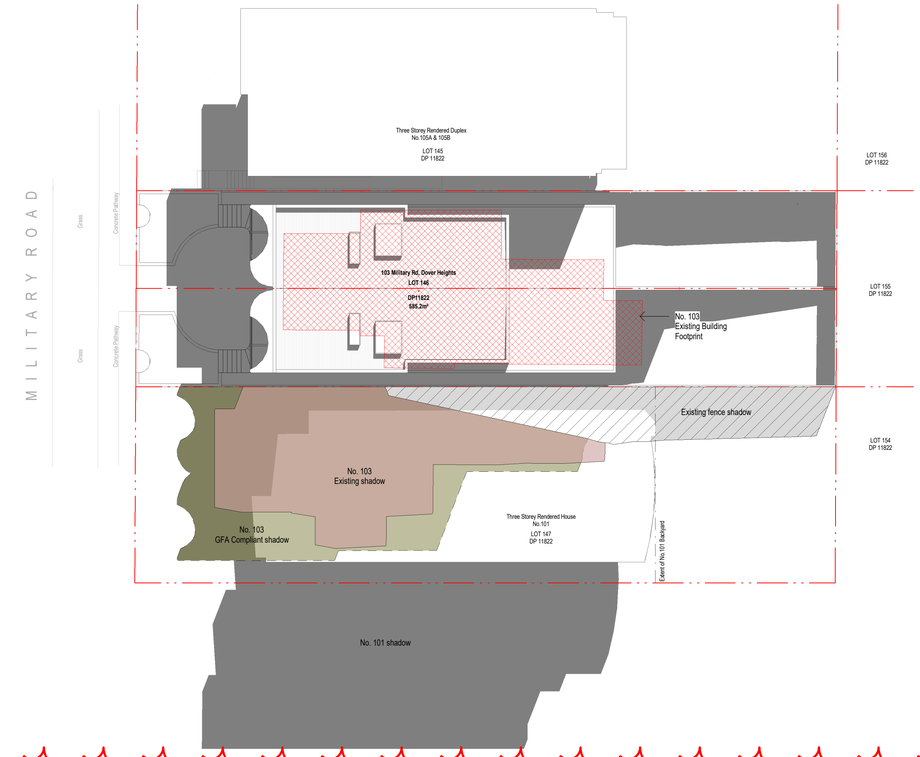
The building envelope shown in this diagram at No. 103 Military Road represents an indicative revised Dual Occupancy scheme designed to comply with the applicable GFA control. It is provided solely to compare the potential overshadowing impacts of a GFA-compliant scheme with those of the originally proposed Dual Occupancy development.

1 3D View - GFA Compliant Building Envelope



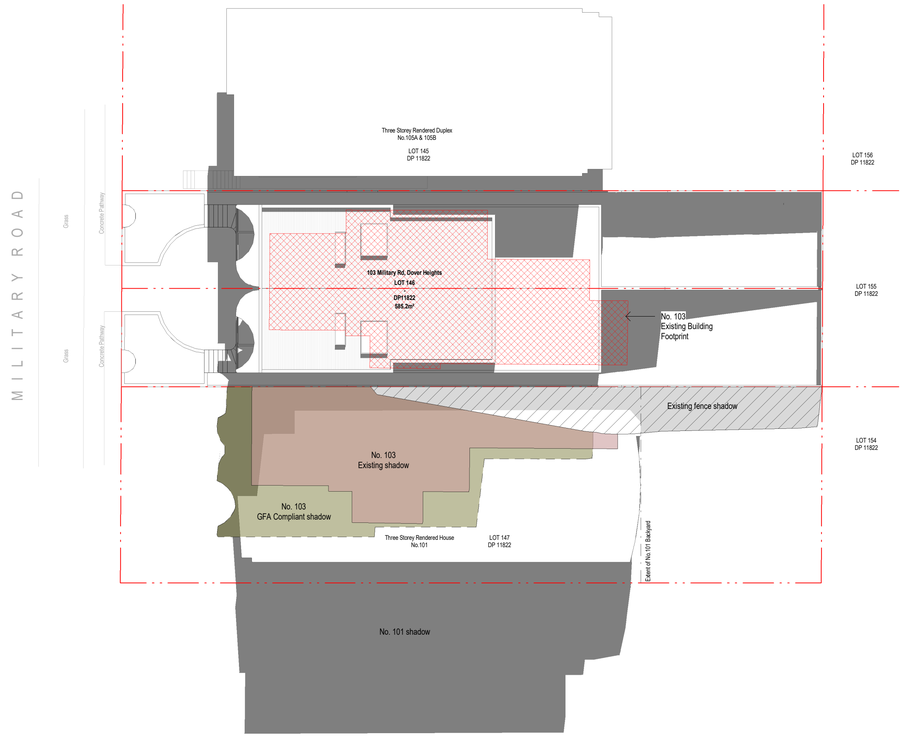
2 Shadow Analysis - 9am Winter Solstice

1 : 200



3 Shadow Analysis - 10am Winter Solstice

1 : 200



4 Shadow Analysis - 11am Winter Solstice

1 : 200

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- (S) Smoke Detector
- (EF) Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

DAT-01	Data outlet
GPO-01	Powerpoint
LED-01	Strip LED lighting
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LS-01	Light Switch

Plumbing

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RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

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A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.07

DRAWING TITLE
Shadows - Plans 1/2 - GFA Compliant

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Legend

- No.103 GFA Compliant Dwelling Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint

Shadow coverage : No.101 Backyard

	No. 103 Existing shadow Area(%)	No. 103 Proposed shadow Area(%)
1 pm	**0.8m²**(<1%)	**0m²**(0%)
2 pm	**2.2m²**(1.4%)	**0.8m²**(<1%)
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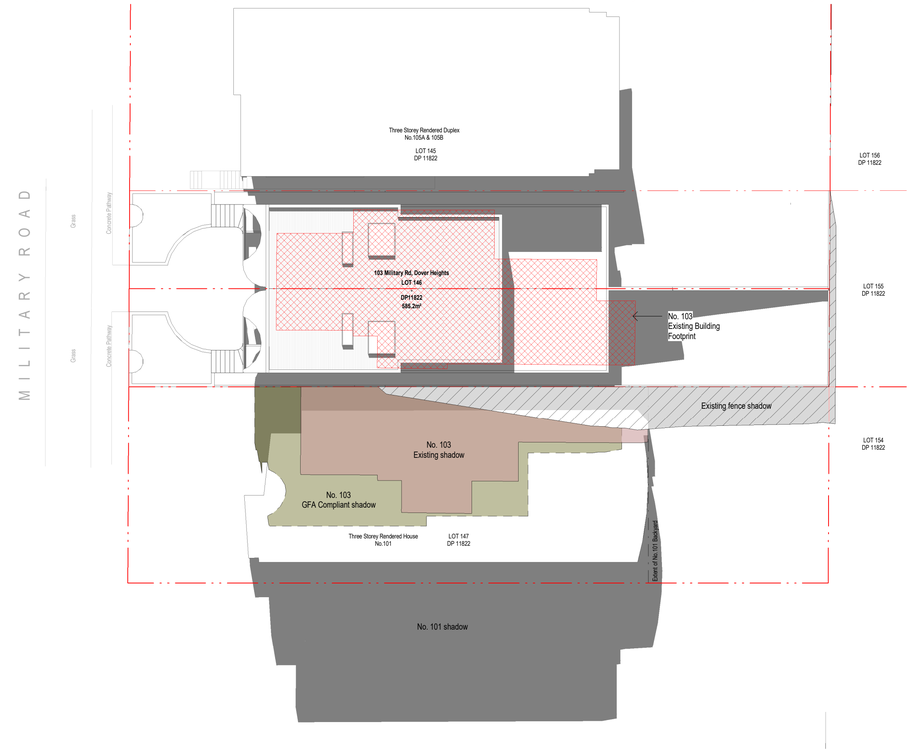
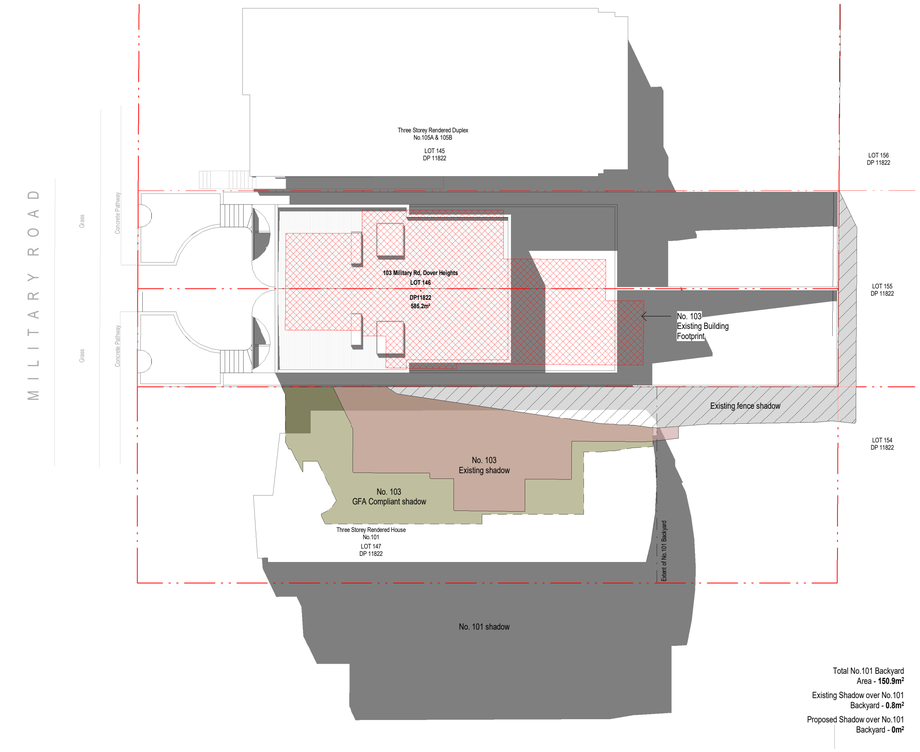


1 Shadow Analysis - 12pm Winter Solstice

1 : 200



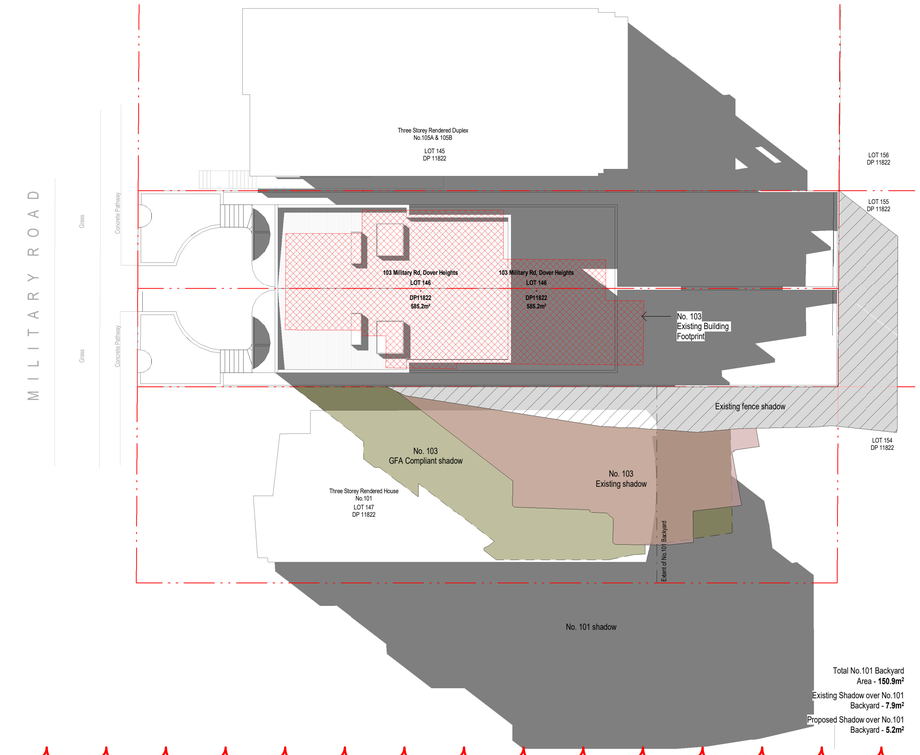
2 Shadow Analysis - 1pm Winter Solstice

1 : 200



3 Shadow Analysis - 2pm Winter Solstice

1 : 200



4 Shadow Analysis - 3pm Winter Solstice

1 : 200

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- W-01 — Window Type Tag
- S — Smoke Detector
- EF — Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

DAT-01	Data outlet
GPO-01	Powerpoint
LED-01	Strip LED lighting
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LS-01	Light Switch

Plumbing

DP	Downpipe
RWH	Rainwater head
RWT	Rainwater tank
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REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.08

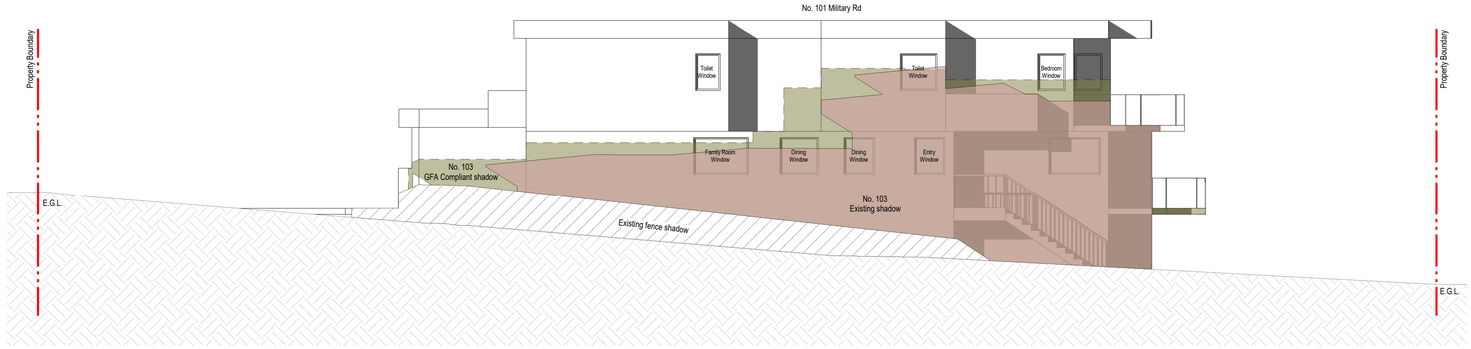
DRAWING TITLE
Shadows - Plans 2/2 - GFA Compliant

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

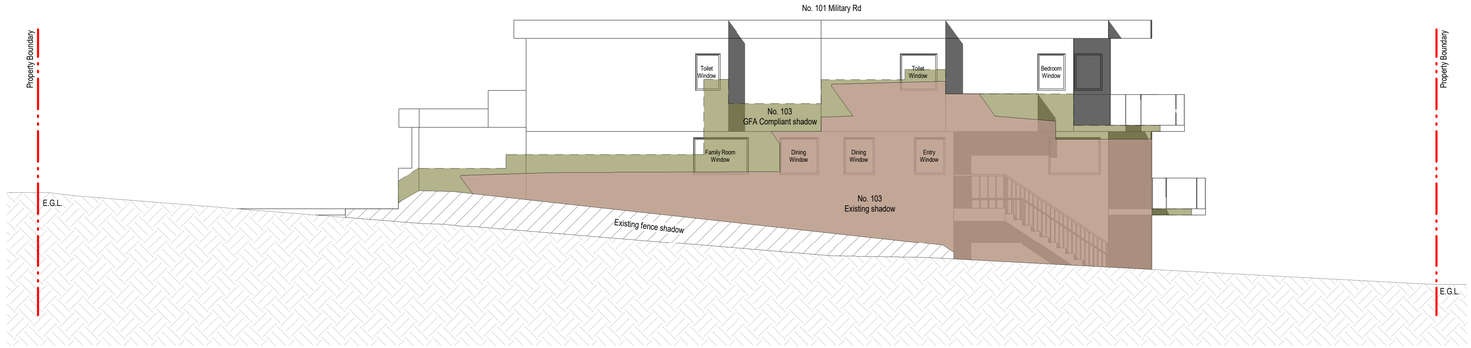
Legend

- No.103 GFA Compliant Dwelling Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint



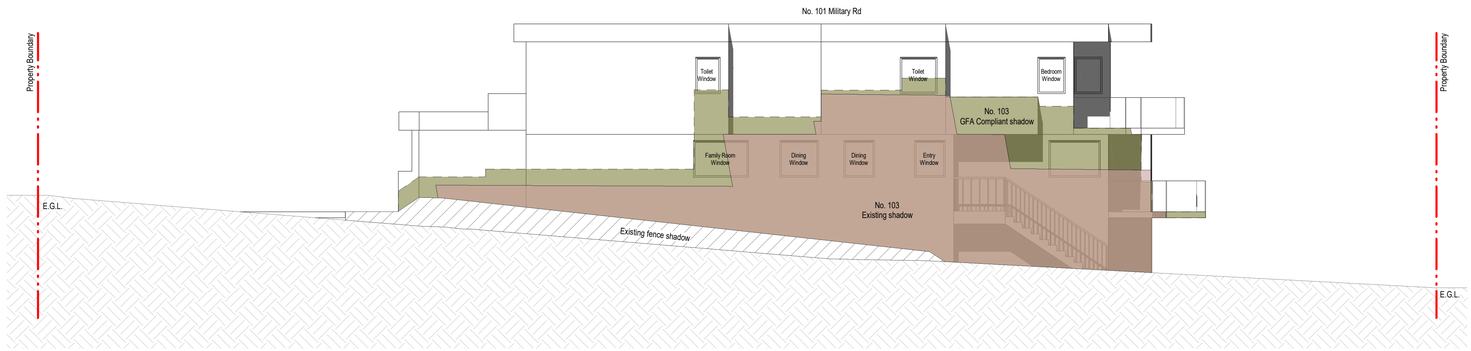
1 Shadow Elevation - 9 am - Winter Solstice

1 : 100



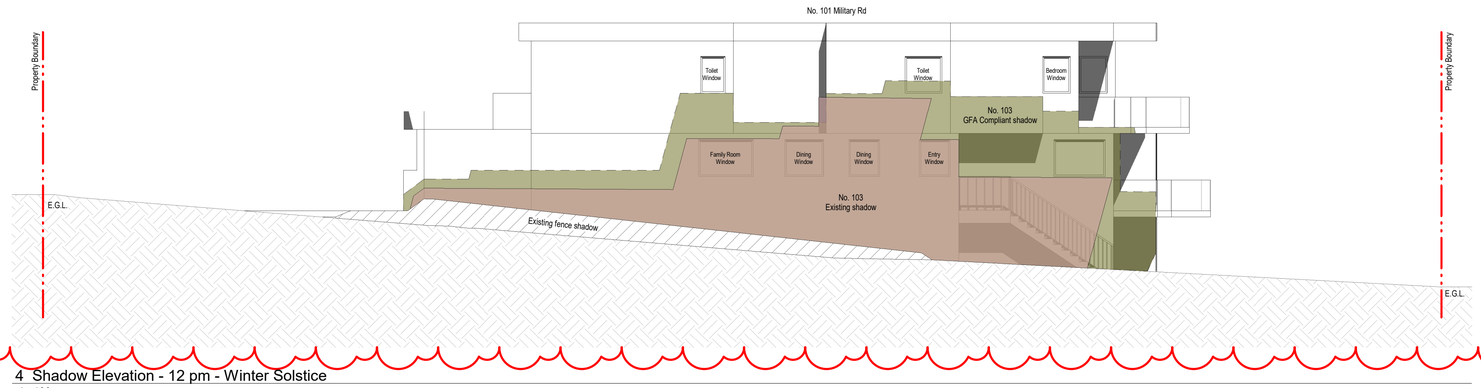
2 Shadow Elevation - 10 am - Winter Solstice

1 : 100



3 Shadow Elevation - 11 am - Winter Solstice

1 : 100



4 Shadow Elevation - 12 pm - Winter Solstice

1 : 100

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D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.09

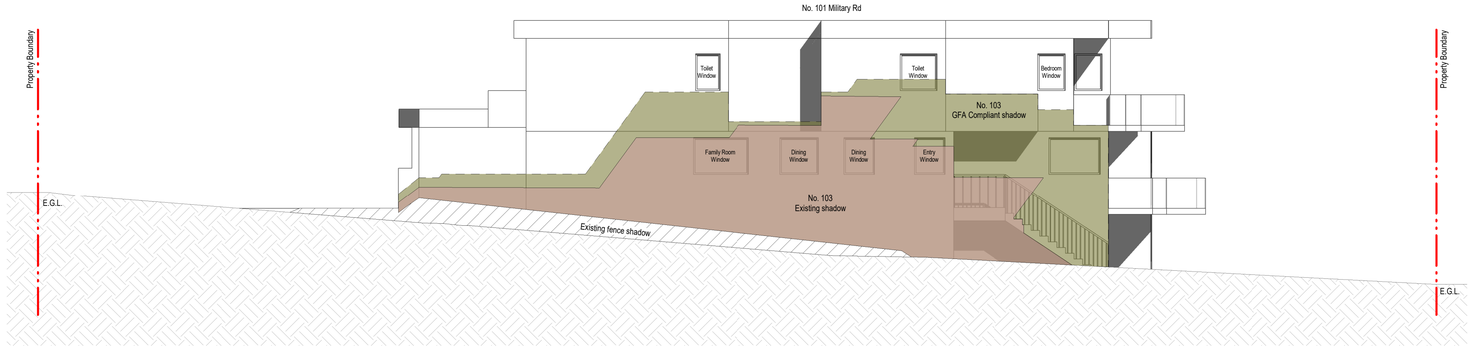
DRAWING TITLE
Shadows - Elevations 1/2 - GFA Compliant

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

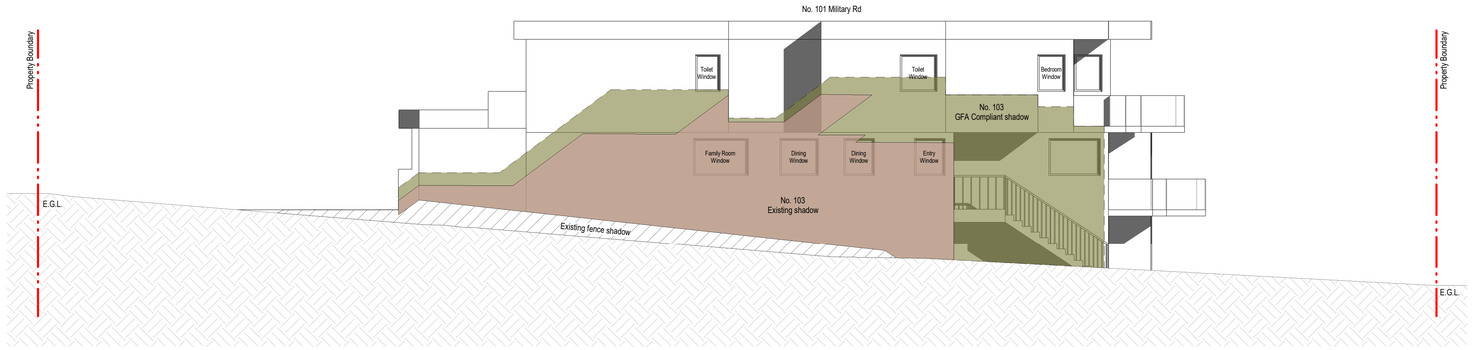
Legend

- No.103 GFA Compliant Dwelling Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint



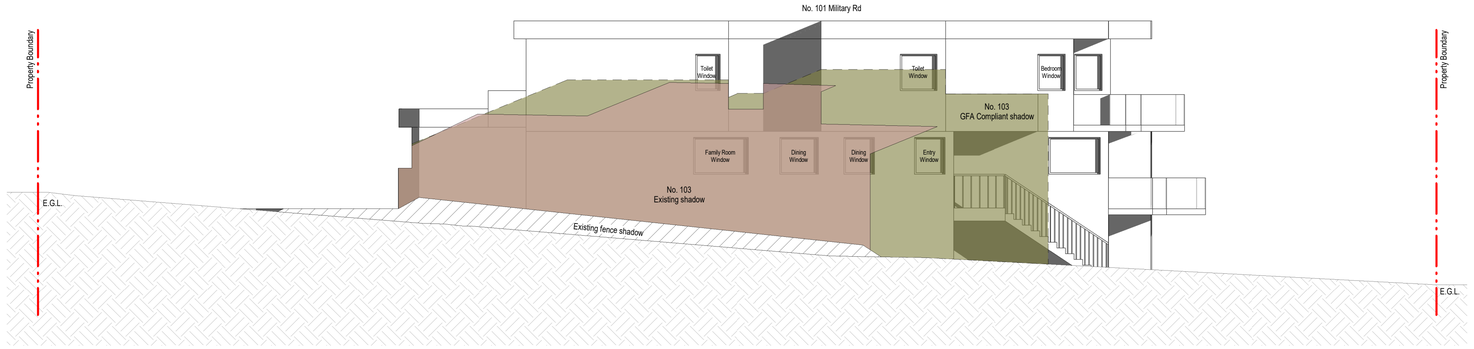
1 Shadow Elevation - 1 pm - Winter Solstice

1 : 100



2 Shadow Elevation - 2 pm - Winter Solstice

1 : 100



3 Shadow Elevation - 3 pm - Winter Solstice

1 : 100

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LS-01	Light Switch

Plumbing

DP	Downpipe
RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.10

DRAWING TITLE
Shadows - Elevations 2/2 - GFA Compliant

REVISION
D

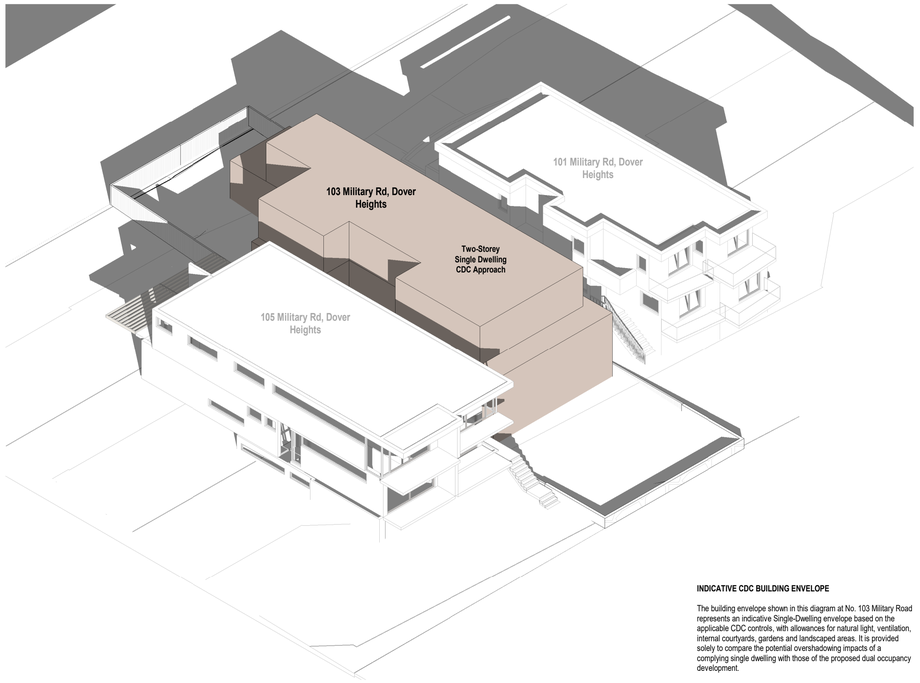
HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Legend

- No.103 Single Dwelling CDC Approach Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint

Shadow coverage : No.101 Backyard

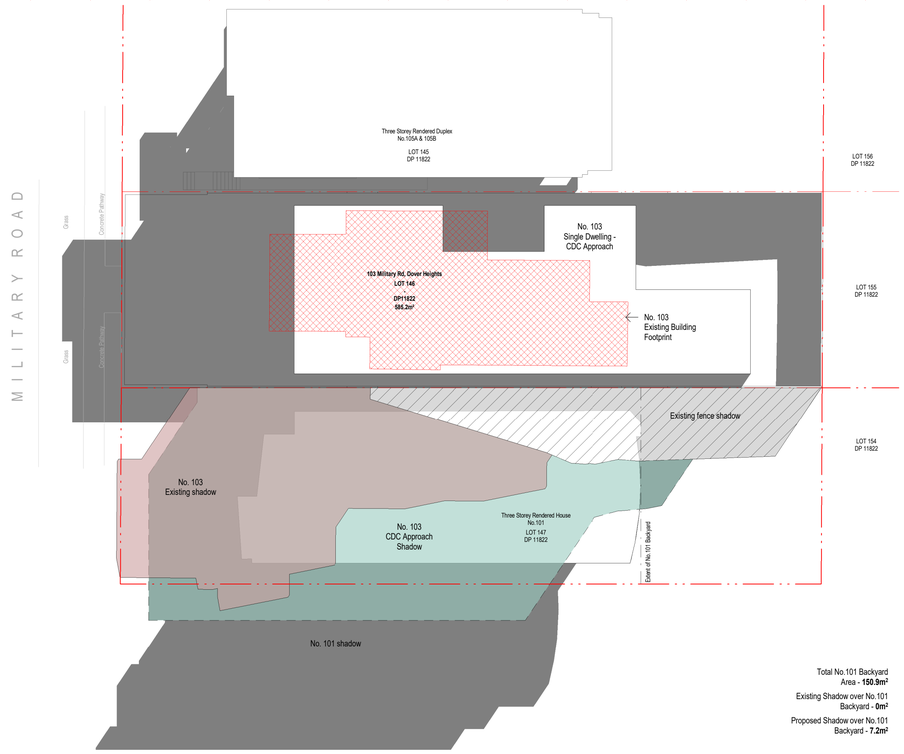
	No. 103 Existing shadow Area(%)	No. 103 Proposed shadow Area(%)
9 am	**0m²**(0%)	**7.2m²**(4.7%)
10 am	**0m²**(0%)	**12m²**(7.9%)
11 am	**0m²**(0%)	**24.2m²**(16%)
12 pm	**0m²**(0%)	**33.6m²**(22.2%)
1 pm	**0.8m²**(<1%)	**39.1m²**(25.9%)
2 pm	**2.2m²**(1.4%)	**51.2m²**(33.9%)
3 pm	**7.9m²**(5.2%)	**46.2m²**(30.6%)



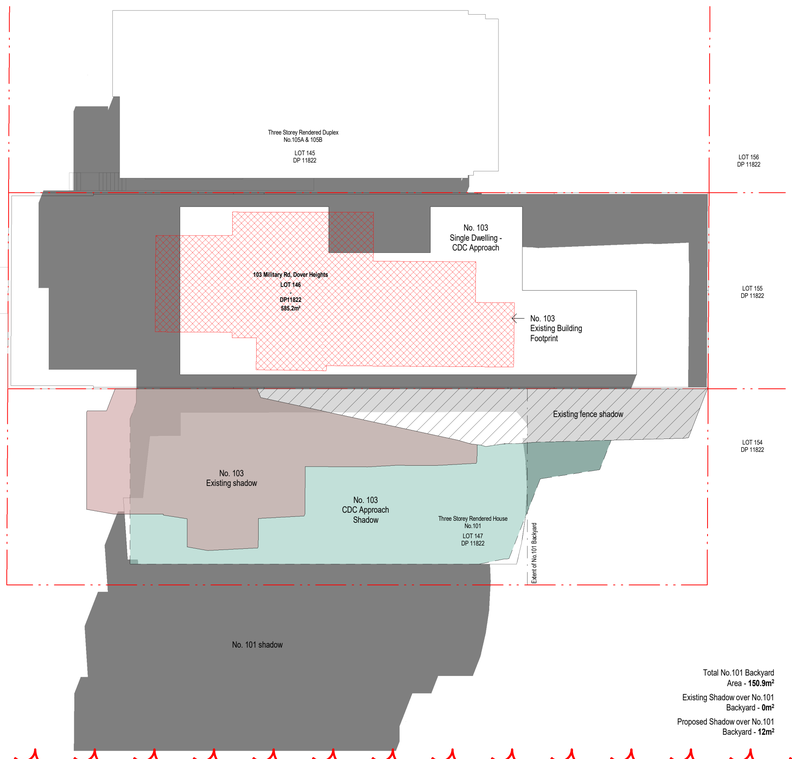
INDICATIVE CDC BUILDING ENVELOPE

The building envelope shown in this diagram at No. 103 Military Road represents an indicative Single-Dwelling envelope based on the applicable CDC controls, with allowances for natural light, ventilation, internal courtyards, gardens and landscaped areas. It is provided solely to compare the potential overshadowing impacts of a complying single dwelling with those of the proposed dual occupancy development.

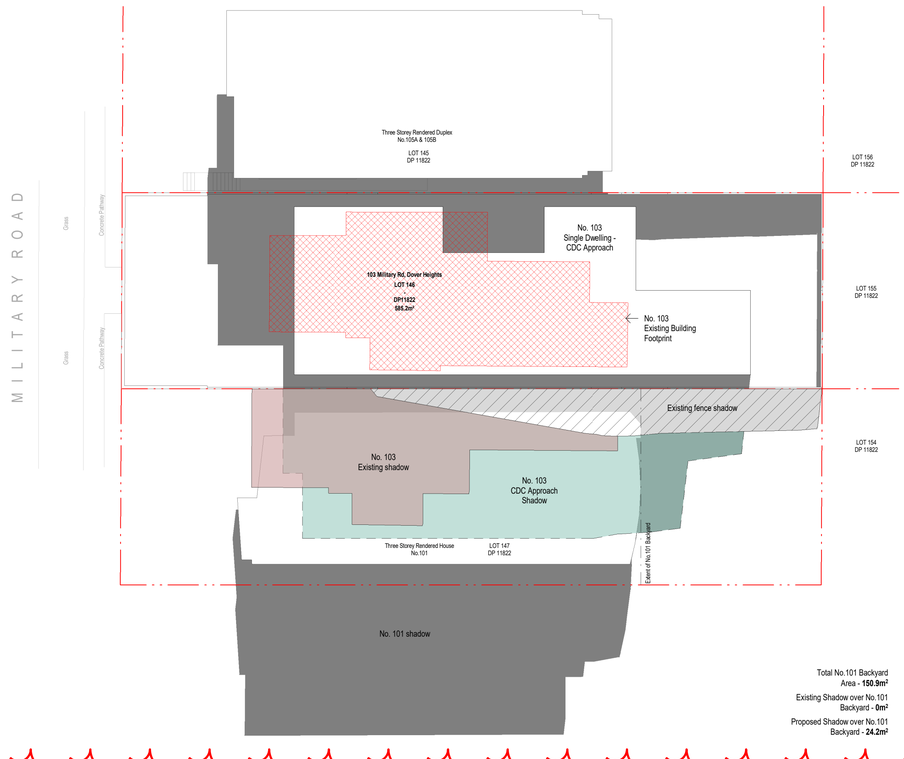
1 3D View - Dwelling Mass - CDC Approach



2 Shadow Analysis - 9am Winter Solstice
1 : 200



3 Shadow Analysis - 10am Winter Solstice
1 : 200



4 Shadow Analysis - 11am Winter Solstice
1 : 200

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- RL. 0.0m Reduced level
- SSL. 0.0m Structural floor level
- TOW. 0.0m Top of wall level
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- Existing structure
- Existing structure to be demolished
- Proposed crossover
- Concrete Wall/Column. Ref. Structural Engineer's Documentation.
- Earthwork. Refer Landscape Architect and Civil Engineers Documentation
- CO-01 Product/Material/Finish Tag. Refer Finishes Schedule for code reference.
- WT-01 Wall Type Tag
- Mark Type Door Type Tag
- W-01 Window Type Tag
- (S) Smoke Detector
- (EF) Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

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GPO-01	Powerpoint
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LS-01	Light Switch

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RWH	Rainwater head
RWT	Rainwater tank
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D	Rev D - RFI	SR	DA	22.09.26

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DEVELOPMENT APPLICATION

STATUS
FOR COORDINATION

PROJECT NO.
HH.2542

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ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.11

DRAWING TITLE
Shadow - Plans 1/2 - CDC Approach

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Legend

- No.103 Single Dwelling CDC Approach Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint

Shadow coverage : No.101 Backyard

	No. 103 Existing shadow Area(%)	No. 103 Proposed shadow Area(%)
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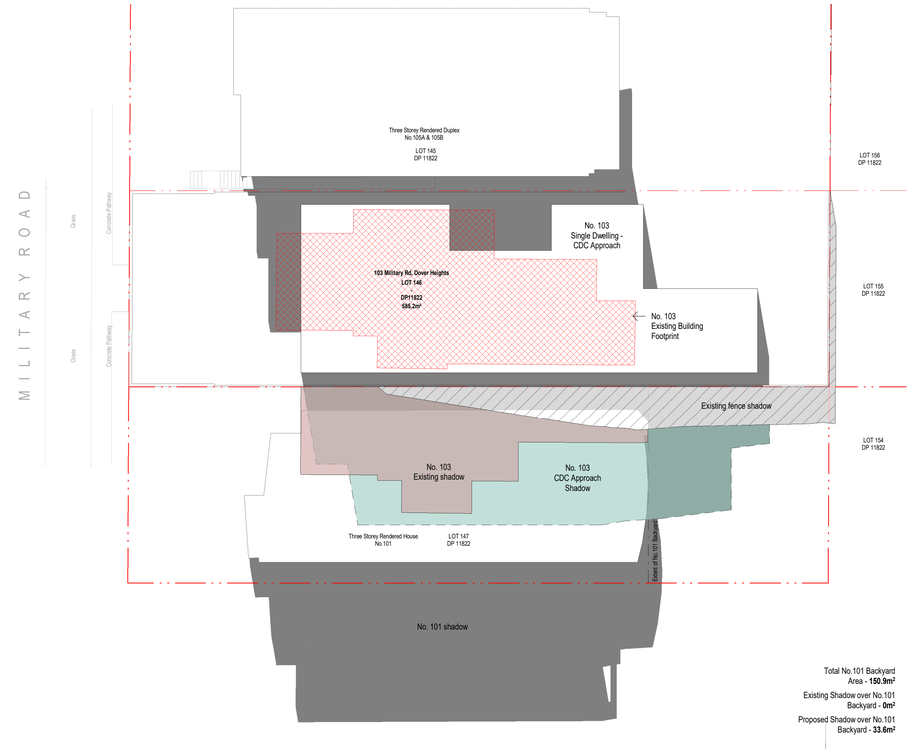
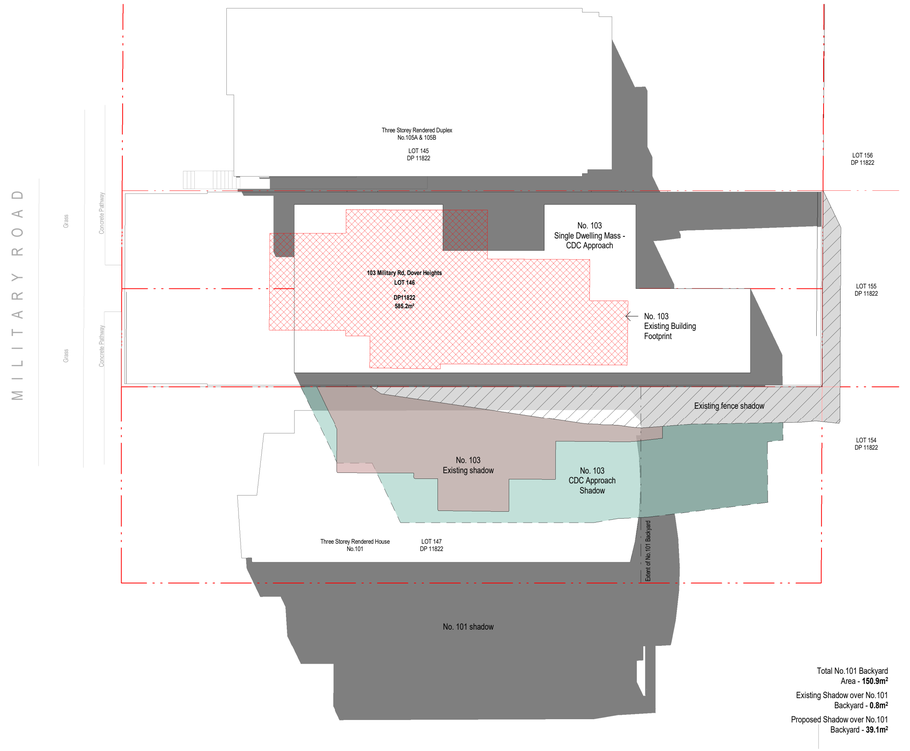


Total No.101 Backyard
Area - **150.9m²**

Existing Shadow over No.101
Backyard - **0m²**

Proposed Shadow over No.101
Backyard - **33.6m²**

1 Shadow Analysis - 12pm Winter Solstice
1 : 200

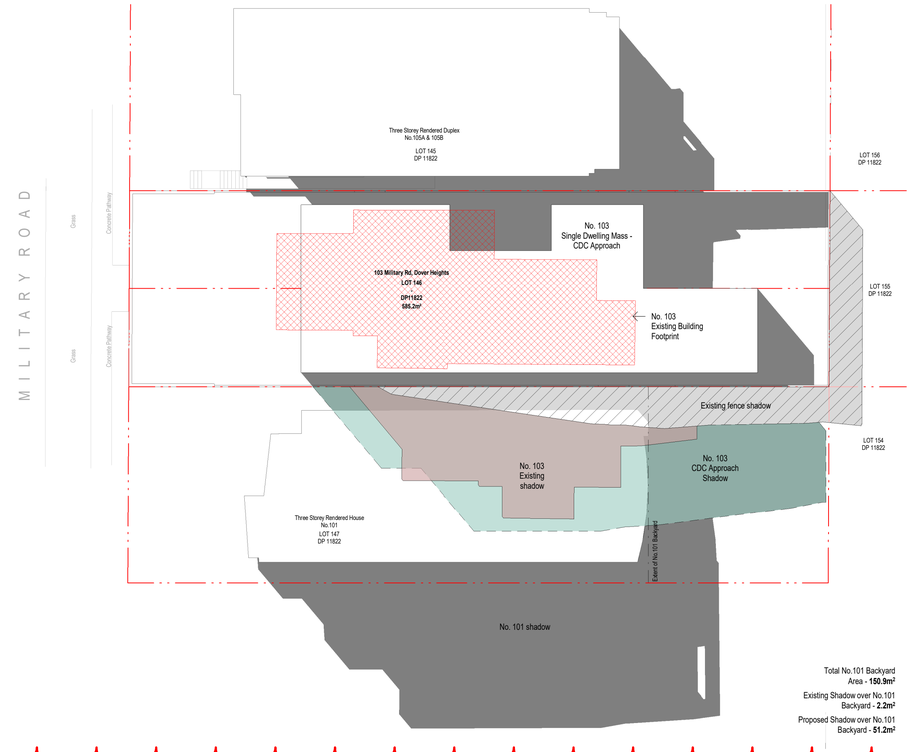


Total No.101 Backyard
Area - **150.9m²**

Existing Shadow over No.101
Backyard - **0.8m²**

Proposed Shadow over No.101
Backyard - **39.1m²**

2 Shadow Analysis - 1pm Winter Solstice
1 : 200

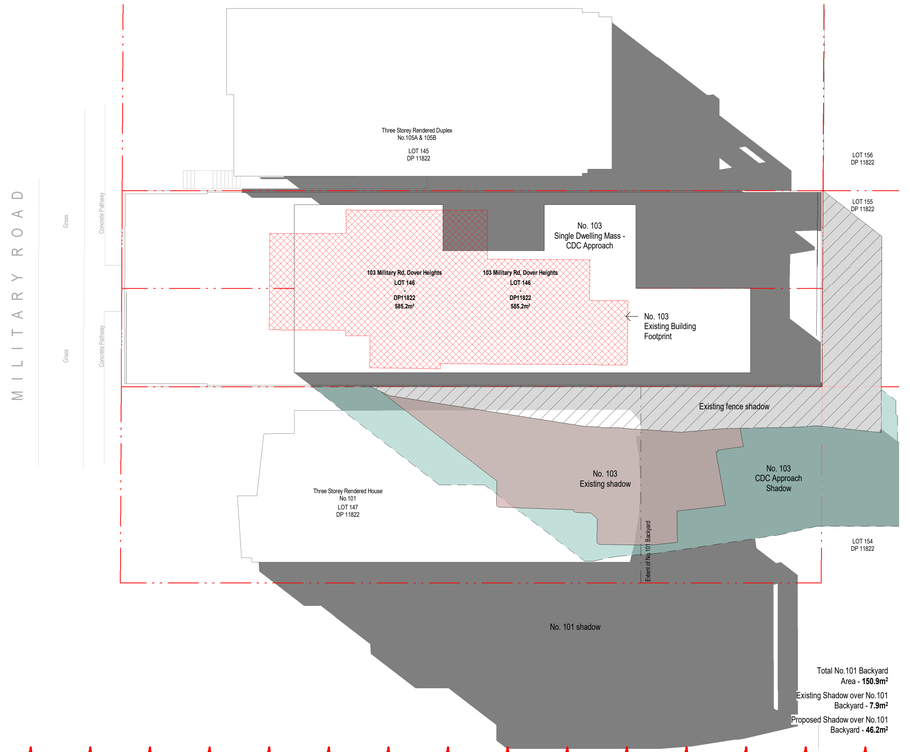


Total No.101 Backyard
Area - **150.9m²**

Existing Shadow over No.101
Backyard - **2.2m²**

Proposed Shadow over No.101
Backyard - **51.2m²**

3 Shadow Analysis - 2pm Winter Solstice
1 : 200



Total No.101 Backyard
Area - **150.9m²**

Existing Shadow over No.101
Backyard - **7.9m²**

Proposed Shadow over No.101
Backyard - **46.2m²**

4 Shadow Analysis - 3pm Winter Solstice
1 : 200

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- TOW 0.0m — Top of wall level

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- Mark Type — Door Type Tag
- W-01 — Window Type Tag

- Smoke Detector
- EF — Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

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GPO-01	Powerpoint
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C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE
DEVELOPMENT APPLICATION

STATUS
FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.12

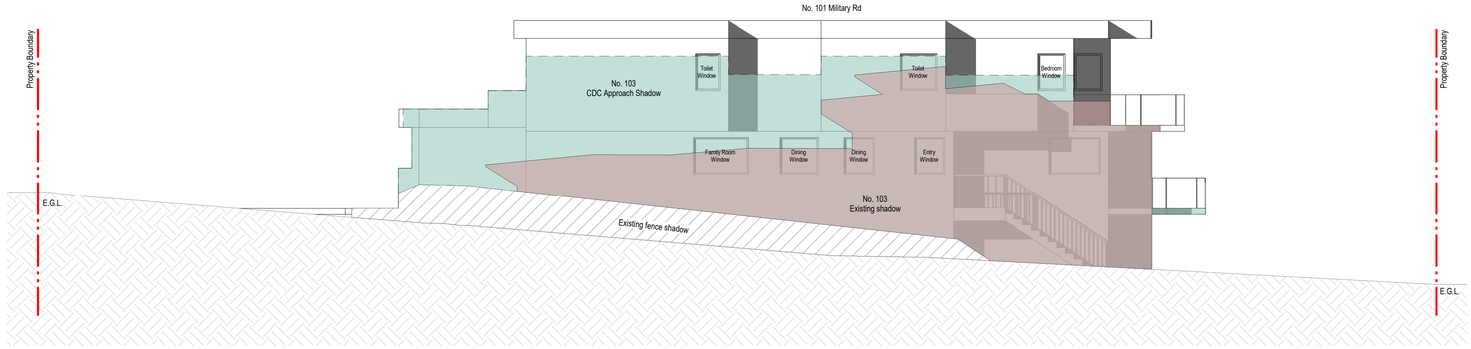
DRAWING TITLE
Shadow - Plans 2/2 - CDC Approach

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

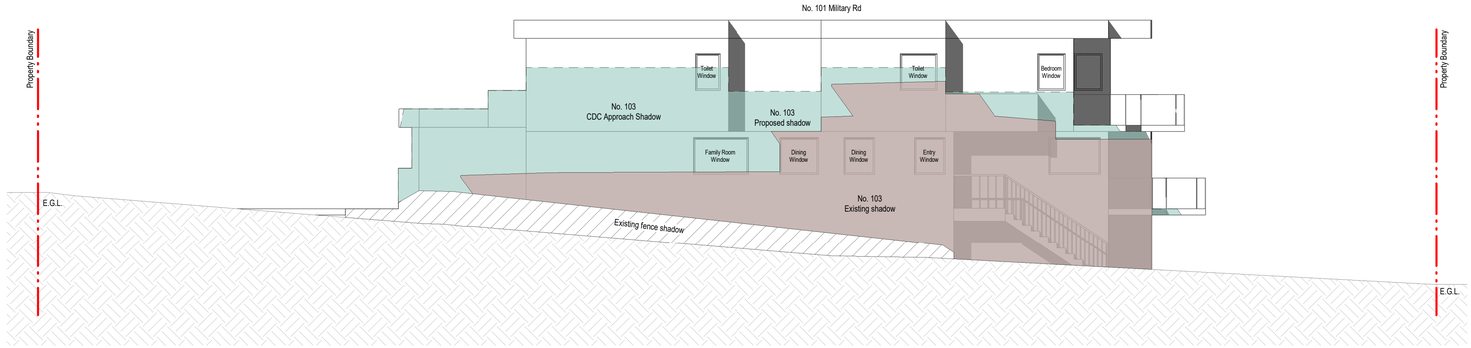
Legend

- No.103 Single Dwelling CDC Approach Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
- No.103 Existing Building Footprint



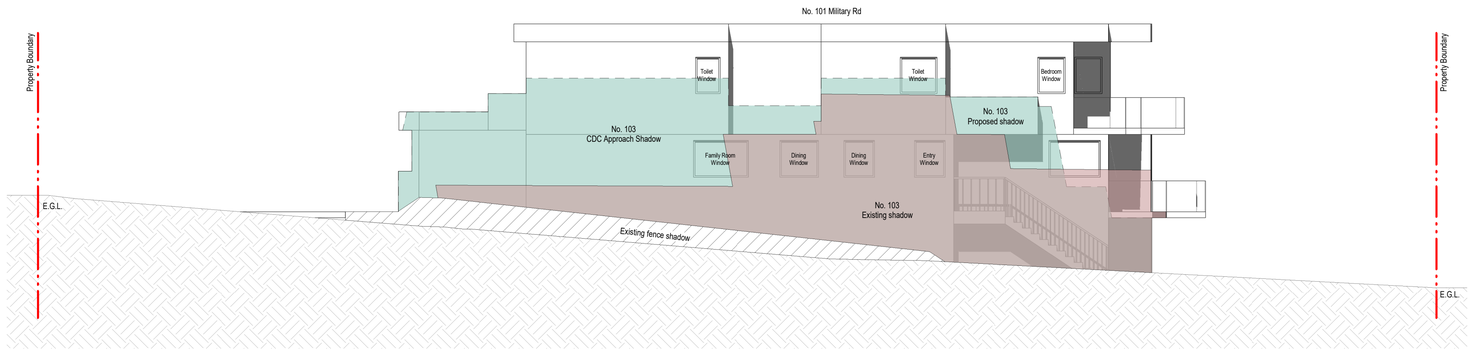
1 Shadow Elevation - 9 am - Winter Solstice

1 : 100



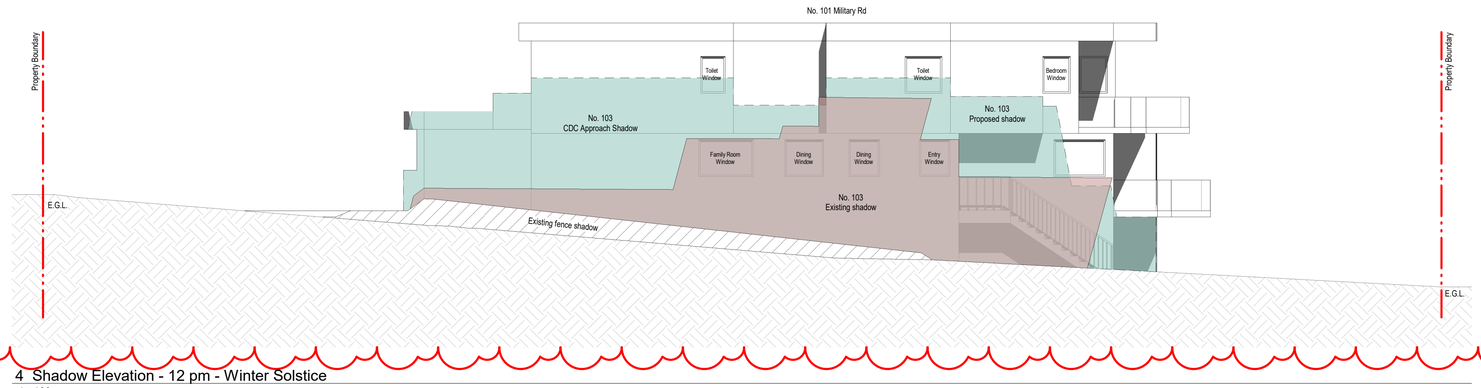
2 Shadow Elevation - 10 am - Winter Solstice

1 : 100



3 Shadow Elevation - 11 am - Winter Solstice

1 : 100



4 Shadow Elevation - 12 pm - Winter Solstice

1 : 100

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- (EF) Exhaust Fan
- GFA
- Landscaped area
- Proposed shadow
- Existing shadow

Lighting & Electrical

DAT-01	Data outlet
GPO-01	Powerpoint
LED-01	Strip LED lighting
LI-01	LED Downlight
LS-01	Light Switch

Plumbing

DP	Downpipe
RWH	Rainwater head
RWT	Rainwater tank
SEW	Sewer line

REV	DESCRIPTION	CHK	APR	DATE
A	Revision A - For Coordination	SR	DA	20.03.26
B	Rev B - RFI	SR	DA	01.09.26
C	Rev C - RFI	SR	DA	14.09.26
D	Rev D - RFI	SR	DA	22.09.26

PROJECT PHASE

DEVELOPMENT APPLICATION

STATUS

FOR COORDINATION

PROJECT NO.
HH.2542

PROJECT
103 Military Rd, Dover Heights

ADDRESS
103 Military Road Dover Heights 2030

CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.13

DRAWING TITLE
Shadow - Elevations 1/2 - CDC Approach

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

Legend

- No.103 Single Dwelling CDC Approach Shadow
- No.103 Existing Dwelling Shadow
- No.103 Existing Fence shadow
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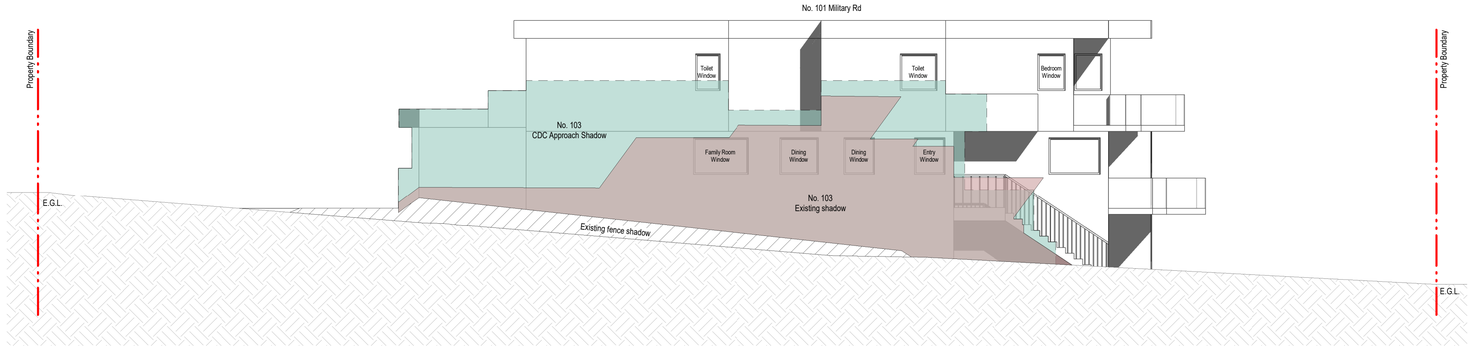
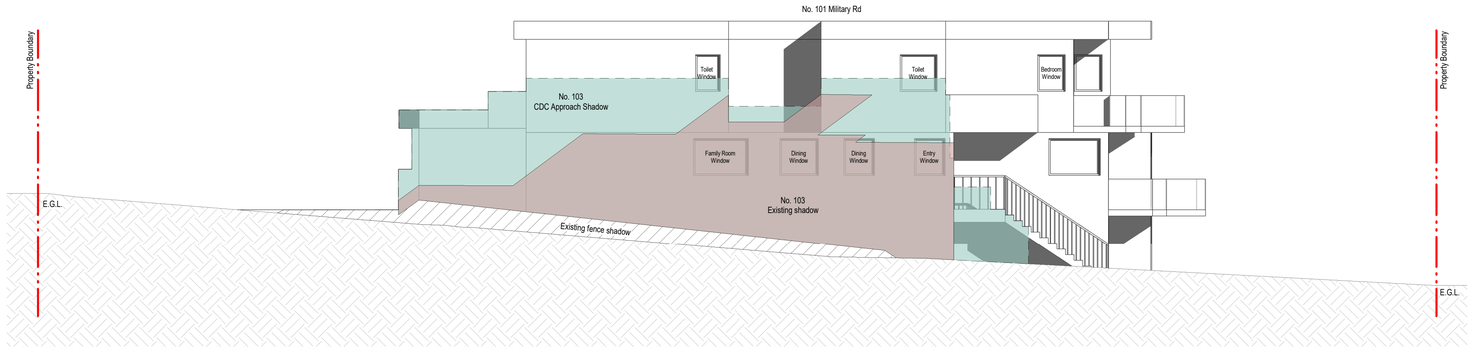


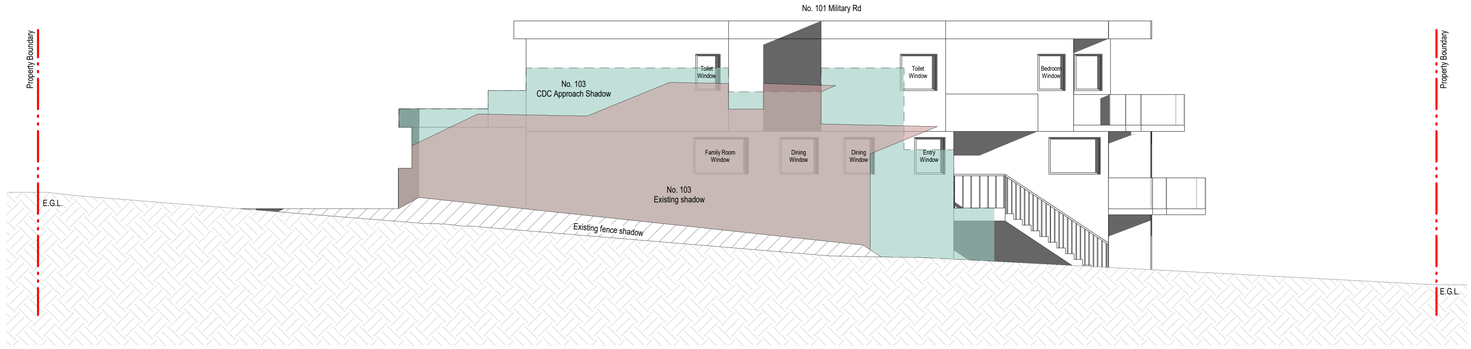
1 Shadow Elevation - 1 pm - Winter Solstice

1 : 100



2 Shadow Elevation - 2 pm - Winter Solstice

1 : 100



3 Shadow Elevation - 3 pm - Winter Solstice

1 : 100

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- Existing shadow

Lighting & Electrical		*Plumbing*	
DAT-01	Data outlet	DP	Downpipe
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PROJECT PHASE

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STATUS

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103 Military Rd, Dover Heights

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CLIENT
Mr Danny Azzi

SCALE
As indicated @A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

DRAWING NO.
DA 7.14

DRAWING TITLE
Shadow - Elevations 2/2 - CDC Approach

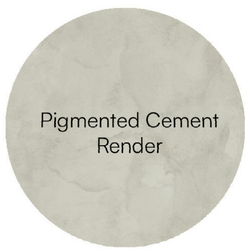
REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

CGI - STREETSCAPE PERSPECTIVE



FINISHES



Material: Pigmented cement render

Code: CM-01

Application: External walls, column



Material: Composite timber
Finish: Silvertop Ash

Code: TIM-01

Application: Privacy screen



Material: Dolomite stone cladding
name: Austral dream dolomite or equivalent

Code: ST-01

Application: External walls



Material: Limestone Crazy Pavers

Code: ST-02

Application: Front fence, pavers



Material: Render and paint finish

Code: MET-02

Application: Garage door



Material: Bronze powder-coated aluminium

Code: MET-01

Application: Window frames, front fence & gate



Material: Light-weight metal roof

Code: MET-02

Application: Roof

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SCALE
@A1

SCALE BAR
0m 1 2 3 4 5m

DRAWING SERIES
Plans

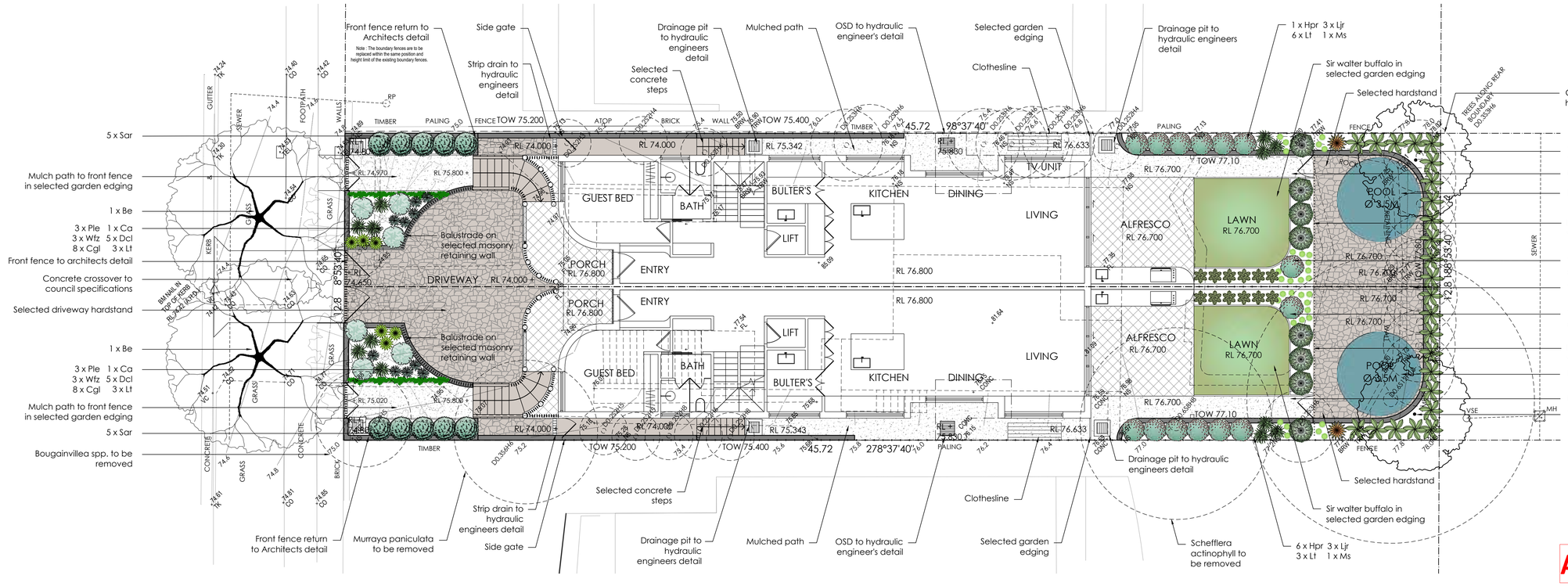
DRAWING NO.
DA 8.01

DRAWING TITLE
CGIs & Finishes

REVISION
D

HABITATHOUSING
www.habitathousing.com.au 0425 305 938 ABN:92729715544

GROUND FLOOR PLAN



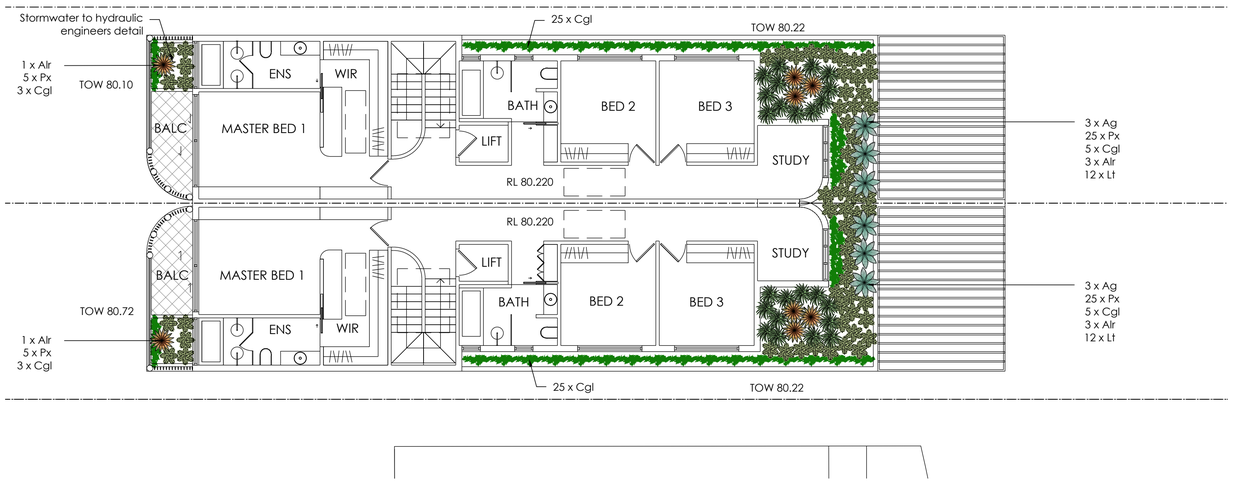
LEGEND

- Proposed trees - refer to plant schedule
- Proposed accents and grasses - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Proposed climbers - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Boundary Fence
- Pool Fence
- Garden edging
- Timber retaining walls
- Masonry retaining walls
- Existing contours
- To be removed / demolished
- Existing tree to be retained
- Existing tree to be removed

AMENDED

RECEIVED
Waverley Council
Application No: DA-192/2026
Date Received: 17/09/2026

FIRST FLOOR PLAN



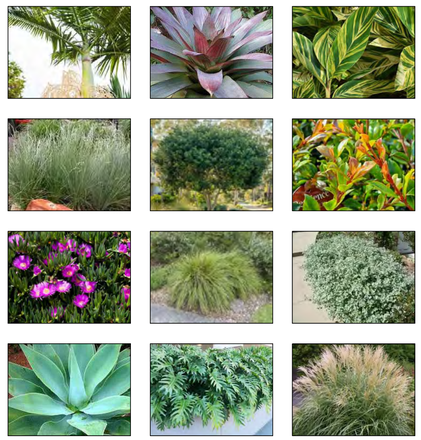
PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Ac	Archontophoenix cunninghamiana	Bangalow Palm	2	75L	15m
Alr	Alcantarea imperialis rubra	Giant Bromeliad	2	300mm	1.2m
Azg	Alpinia zerumbet cv. 'Green Shell'	Green Shell Ginger	24	300mm	1.5-2.5m
Be	*Banksia integrifolia	Coast Banksia	2	200L	15m
Ca	*Cupaniopsis anarcardioides	Tuckeroo	2	75L	10m
Cgl	Carpobrotus glaucescens	Pig face	16	140mm	0.2m
Dcl	Dianella caerulea 'Little Jess'	Compact Blue Flax Lily	10	140mm	0.3m
Hpr	Helichrysum petiolare	Liquorice Plant	14	300mm	0.6m
Ljr	Liriope muscari 'Just Right'	Liriope	30	140mm	0.5m
Lt	Lomandra 'Tanika'	Fine-leafed Mat Rush	12	140mm	0.5m
Ms	Miscanthus sinensis 'Adagio'	Chinese Silvergrass	27	140mm	1.2m
Ple	Poa labillardieri 'Eskdale'	Blue Tussock Grass	6	140mm	0.6m
Px	Philodendron 'Xanadu'	Philodendron	12	300mm	0.5m
Sar	Syzygium australe 'Resilience'	Lilly pilly	10	300mm	4m
Wfz	Westringia fruticosa 'Zena'	Dwarf Native Rosemary	6	300mm	0.9m
	***Replacment tree**				

ROOFTOP PLANT SCHEDULE - prepared by ecodesign

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Ag	Agave attenuata	Soft-leaved Agave	6	200mm	1m
Alr	Alcantarea imperialis rubra	Giant Bromeliad	8	200mm	1.2m
Px	Philodendron 'Xanadu'	Philodendron	60	200mm	0.5m
Cgl	Carpobrotus glaucescens	Pig face	66	140mm	0.2m
Lt	Lomandra 'Tanika'	Fine-leafed Mat Rush	24	140mm	0.5m

PLANTING PALETTE

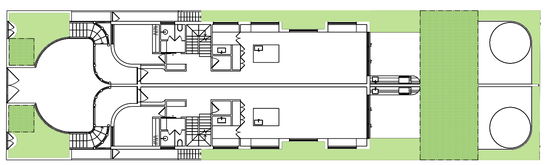


AREA CALCULATIONS

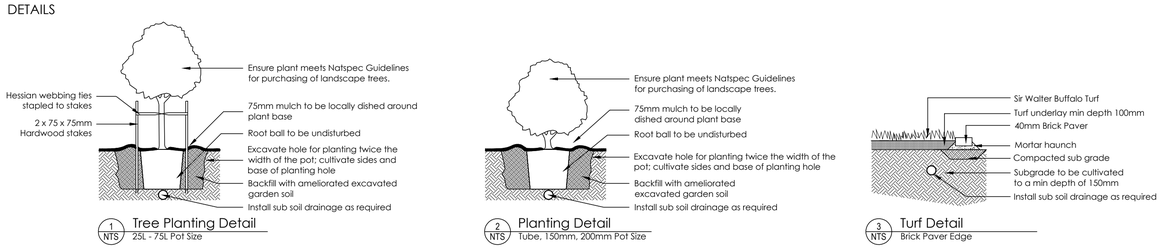
SITE AREA - 585.2 M²

LANDSCAPED AREA
MINIMUM REQUIRED - 175.56M²
PROPOSED - 160.1M²

DEEP SOIL *(2m width)*
MINIMUM REQUIRED - 50M²
PROPOSED - 72.2M²



DETAILS



REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	DB	GC	08-04-26
B	SUBMITTED TO CLIENT FOR COMMENT	DB	GC	11-05-26
C	SUBMITTED TO CLIENT FOR COMMENT	DB	GC	03-09-26
D	SUBMITTED TO CLIENT FOR COMMENT	DB	GC	15-09-26

ecodesign outdoor living environments
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unit 61, 5 gladstone road castle hill nsw 2154
02 9680 7712
www.ecodesign.com.au
Member of Australian Institute of Landscape Architects

1. Do not scale from drawings
2. Verify all measurements on site
3. Notify ecodesign of any inconsistencies
4. Copyright © ecodesign. All rights reserved
5. Drawing remains the property of ecodesign
6. All work to comply with relevant Australian Standards or Building Code of Australia
7. All work to be performed by a suitably qualified tradesperson
8. For application purposes only - NOT FOR CONSTRUCTION

ADDRESS: **103 MILITARY RD, DOVER HEIGHTS**

CLIENT: **MR DANNY AZZI**

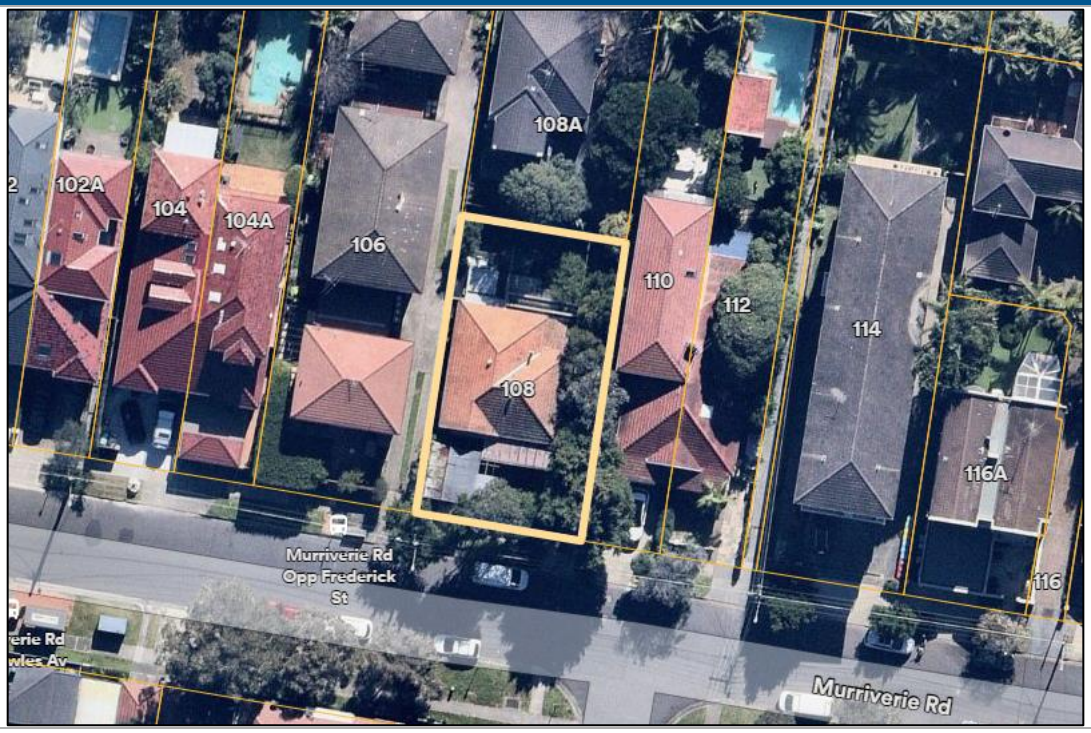
PROJECT: NEW RESIDENCE
DRAWING: LANDSCAPE PLAN
SCALE: 1:100 @ A1 | PRINT: CNPT. | SHEET: L - 01
DRAWN: DB | CHECK: GC | DATE: 15-09-26 | REVISION: D



Report to the Waverley Local Planning Panel

Overview	
Application number	DA-282/2026
Site address	108 Murriverie Road, North Bondi NSW 2026
Proposal	Substantial alterations and additions to existing dwelling including internal alterations to ground floor, addition of new first floor, landscaping alterations and new pool.
Date of lodgement	31 July 2026
Owner	S R Weinberg
Applicant	CSA Architects Pty Ltd
Submissions	Four submissions
Cost of works	$869,950
Principal Issues	• *Exceedance of the Height of Buildings principal development standard.* • *Matters raised in submissions.*
Recommendation	That the application be **APPROVED.**

Site Map



1. PREAMBLE

1.1. Executive Summary

The development application seeks consent for alterations and additions to the existing dwelling including a first floor addition and swimming pool at 108 Murriverie Road, North Bondi.

The principal issues arising from the assessment of the application are as follows:

- Exceedance of the Height of Buildings development standard; and
- Matters raised in submissions.

The assessment finds these issues acceptable as the proposed design has been amended to reduce the overall building height from the original submission, effectively eliminating the majority of amenity and visual impacts from the proposed additions. The proposed height variation has been reduced to approximately 335mm and relates to the centrally located roof pitch only, which does not contribute to additional shadowing to solar collectors or private open space of neighbouring properties.

A total number of four unique submissions from residents were received. The issues raised in the submissions have been considered and addressed in this report and in the Recommendation.

A conflict of interest was declared, as the landowner is a member of Council staff. They were excluded from reviewing the application and the application is subject to delegation by the Waverley Local Planning Panel (WLPP).

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (the Act). It is recommended for approval subject to conditions of consent.

1.2. Site and Surrounding Locality

A site visit was carried out on 1 September 2026.

The site is identified as Lot 281 in DP 1002396, known as 108 Murriverie Road, North Bondi.

The site is rectangular in shape with a southern frontage of 15.235m to Murriverie Road. It has an area of 426m^2 and is generally flat, with a fall of approximately 0.75m along the eastern side from the rear of the site towards the front.

The site is occupied by a single storey dwelling house with a double carport. The site has vehicular access provided from Murriverie Road and has a number of existing mature trees within the front and rear setbacks.

The site is burdened by a right of carriageway which provides driveway access to 108A Murriverie Road along the eastern boundary of the site.

Adjoining the site to the north, is 108A Murriverie Road, which is a two-storey dwelling house on a battle-axe shaped allotment. Adjoining the site to the west is a two-storey residential flat building at 106 Murriverie Road and a two-storey dwelling house at 110 Murriverie Road to the east.

The locality is characterised by a variety of low density residential uses. **Figure 1** to **6** are photos of the site and its context.



Figure 1: View of the subject site, as viewed from Murriverie Road looking north.



Figure 2: View of the deck area and private open space, as viewed from the rear of the site.



Figure 3: View of driveway along eastern side of subject site.



Figure 4: View of 106 Murriverie Road, as viewed from Murriverie Road.



Figure 5: View of 110 Murriverie Road, as viewed from Murriverie Road.



Figure 6: View of 1 Frederick Street, as viewed from Murriverie Road.

1.3. Relevant Development History

A search of Council's records revealed the following recent and relevant development history of the site:

- DA-244/2003 – Alterations and additions including carport, deck, and pergola at the rear. Approved on 6 August 2003.
- DA-244/2003/A – Alterations and additions including carport. Approved on 16 February 2004.
- TPO-133/2017 – Remove and replace one Backhousia located in the driveway.

1.4. Proposal

The development application seeks consent for alterations and additions to the existing dwelling house, and specifically includes the following:

Site Preparation and Demolition

- Partial demolition of the existing dwelling, including demolition of various internal walls, rear deck area and roof form.

Ground Floor (RL 25.00)

- Open plan kitchen and living room, with butlers pantry;
- Dining room;
- Bathroom;
- Bedroom 4/Study;
- Music/reading room;
- Internal stairs.

First Floor (RL 28.40)

- Master bedroom with walk in robe and ensuite and balcony on northern facade;
- Bedroom 2 with ensuite and balcony on southern facade;
- Bedroom 3 with ensuite;
- Laundry;
- Internal stairs.

Roof

- Photovoltaic panels at northern and western sections of roof;
- Two skylights to internal stairs.

External

- Deck adjacent to proposed living room;
- Landscaping works within front and rear gardens;
- Swimming pool in rear garden;
- Replace double carport;
- AC plant and pool equipment at eastern side boundary.

It is noted that the proposal includes a roof space. That area has low ceiling clearances (up to 1.7m) and is accessible via a dropdown ladder at the first floor.

1.5. Background

The development application was lodged on 31 July 2026 and a Stop the Clock letter for additional information was issued on 3 August 2026 for the following reasons:

1. Updated Gross Floor Area (GFA) calculations to correctly include stairs.
2. Updated shadow diagrams required to differentiate between existing shadows, proposed shadows at or below 8.5m building height and shadows above 8.5m building height.
3. Updated open space, landscaping and deep soil area calculations to exclude areas of landscaping within the right of carriageway at the eastern side of the subject site (otherwise referred to as the driveway servicing 108A Murriverie Road) and exclude paved areas from deep soil calculations.

The amended documents were received on 5 August 2026 and then the application was notified.

The application was further deferred on 3 September 2026 for the following reasons:

1. **Building height**: The proposed height variation of 1.174m or 13.8% and accompanying Clause 4.6 Written request were not supported as they had not adequately demonstrated the matters of satisfaction under Section 4.6(3) of the Waverley Local Environment Plan 2012 (Waverley LEP 2012). In particular, the extent of shadowing impact from the area of height breach had not been correctly identified, therefore preservation of amenity notwithstanding the variation was unclear. In addition, the height breach was not considered consistent with the desired future character of the locality as the resultant building form would exceed heights established on surrounding buildings.
2. **Shadow diagrams**: Amended shadow diagrams requested to clarify shadows cast by areas of the proposed dwelling that vary height of buildings development standard.
3. **Tree Management**: Planting of European Olive trees are not supported as they are identified as a weed. Amended landscape plan required to identify small/medium sized trees existing on the subject site and to identify location for replacement tree planting.

The applicant submitted the following amended documents on 18 September 2026:

- Amended architectural plans, with a reduction in the proposed maximum roof height to RL 33.325 and maximum building height to 8.835m (above existing ground (EGL)).
- Amended Clause 4.6 Written Request, updated to reflect the amended architectural plans and to address the requirements of Clause 4.6.
- Amended Landscape Plans, to identify all existing trees and location for potential tree planting.

The amended documents form the basis of the assessment.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of 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. State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Resilience and Hazards) 2021

A detailed discussion is provided for relevant SEPPs as follows:

SEPP (Sustainable Buildings) 2022

The requirements outlined in the SEPP have been satisfied in the design of the proposed development. The application has been accompanied by a BASIX certificate and associated commitments are contained within the submitted plans. A condition to ensure that BASIX commitments are fulfilled prior to occupation is retained.

SEPP (Biodiversity and Conservation) 2021

The proposed development does not result in any clearing of vegetation, native or otherwise that may require approval under this SEPP. Tree protection measures will be applied during construction and will ensure existing canopy trees on the subject site and public domain are retained. Therefore, Council is satisfied that the overall proposal maintains compliance with the requirements of this SEPP.

SEPP (Resilience and Hazards) 2021

The land of the subject site has been historically used as a residential development and the proposal does not change the existing use of the site, nor would the proposal result in significant ground disturbance. Accordingly, Council is satisfied that the land is suitable for continued use of the site for residential use in accordance with clause 4.6 of the SEPP.

2.1.2. Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

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

Table 1: 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 plan.
Part 2 Permitted or prohibited development		
Land Use • *R2 Low Density Residential*	Yes	The proposal use is defined as a dwelling house, which is permitted with consent in the R2 Low Density Residential zone.
Part 4 Principal development standards		
4.3 Height of buildings • *8.5m*	No	The proposed development results in a maximum building height of 8.835m.
4.4 Floor space ratio (FSR) **4.4A Exceptions to FSR** • *Site Area - 426m²* • *Maximum permissible FSR – 0.636:1* • *Maximum permissible GFA – 270.93m²*	Yes	The proposed development results in a maximum FSR of 0.6:1 with a GFA of 255.90m².
4.6 Exceptions to development standards	See discussion	The application is accompanied by a written request pursuant to clause 4.6 of Waverley LEP 2012 to vary the height of building development standard. A detailed discussion of the variation to the development standard is provided below this table.
Part 5 Miscellaneous provisions		
5.21 Flood Planning	Yes	The subject site is identified as part medium flood risk and part low flood risk. The proposed works will not increase potential flood impacts to the subject site nor neighbouring properties and may be managed through conditions of consent.
Part 6 Additional local provisions		
6.2 Earthworks	Yes	Satisfactory. The proposal includes only minor earthworks which will not impact upon soil stability nor the amenity of neighbouring properties.
6.15 Stormwater Management	Yes	The proposal satisfactorily meets clauses (a), (b) and (c) and will not result in adverse

Provision	Compliance	Comment
		stormwater impacts subject to compliance with the recommended conditions of consent.

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

Clause 4.6 Exceptions to Development Standards – Height of Buildings

The application seeks to vary the height of buildings development standard in clause 4.3 under the Waverley LEP 2012.

The site is subject to a maximum height of building of 8.5m as measured from ground level (existing). The proposed development has a maximum building height of 8.835m, exceeding the standard by 0.335m, equating to a 4% variation. The area of height breach relates to a portion of the proposed roof ridge and is identified in **Figure 7** below.

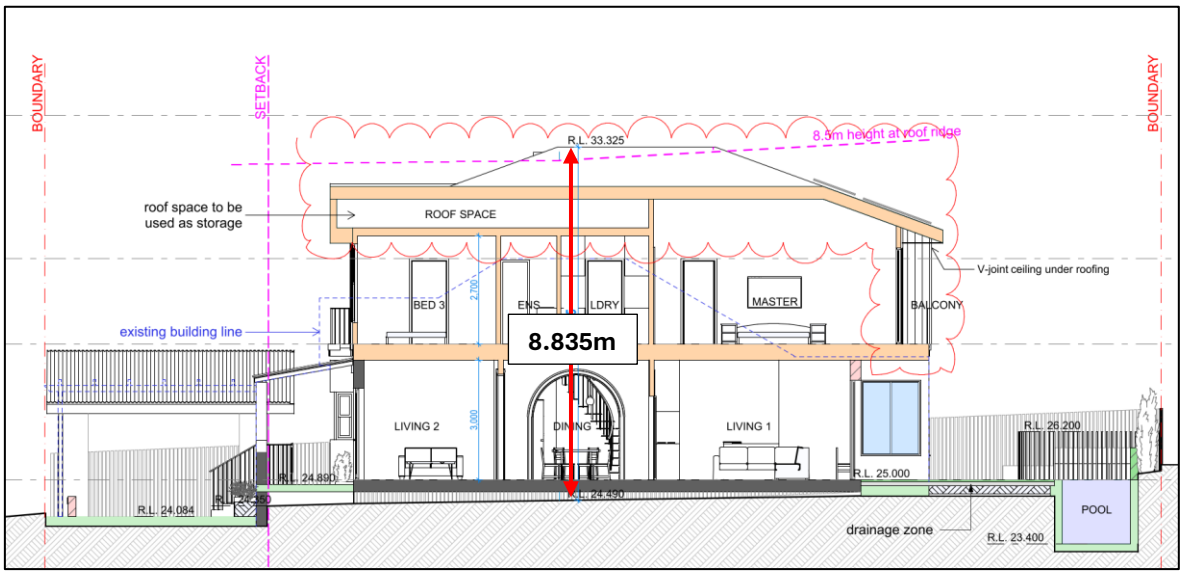


Figure 7: Proposed Long Section, identifying area of height variation.

The relevant objectives for the height of buildings development standard in Clause 4.3 of the Waverley LEP 2012 are as follows:

(d) to ensure building heights preserve the environmental amenity of neighbouring properties and public spaces,

(e) to establish building heights that are consistent with the desired future character of the locality.

A written request has been submitted to Council in accordance with clause 4.6(3)(a) and (b) of the Waverley LEP 2012 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

(a) 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 WLPP for consideration.

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

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

(i) The proposed development satisfies the R2 Low Density Residential zone objectives, notwithstanding the variation, as it facilitates alterations to the existing dwelling to meet the owner's family needs while retaining a presentation that complements the neighbourhood's low density character.

(ii) The proposed development satisfies the relevant objectives of the height of buildings development standard under Clause 4.3 of the WLEP, in the following manner:

- *Objective (a) The proposed dwelling additions will produce very minor additional shadows to the southern Murriverie Road carriageway (public domain); additional midwinter shadows at 3pm on the west elevation of adjoining dwelling ground floor front bedroom façade window, and the front single storey roof, at 110 Murriverie Road. These shadows are the same as would be attained by an 8.5m height compliant building. Despite the loss of solar access to neighbouring windows, the DA's minor exceedance of the WLEP 8.5m building height control will not individually result in any additional loss of solar access to neighbouring windows.*

  The CSA Architects Elevation Shadow Plan demonstrates that a WLEP Building Height compliant proposal will produce the same shadow impacts to adjoining residential properties, as this DA.

  By careful design and orientation of windows, and by maintaining front and side dwelling setbacks, the proposed 1st floor building addition and alterations will satisfy the controls prescribed by Waverley Development Control Plan 2022, Section 1.5 Privacy. Furthermore, the Attic space will not contain any windows or balconies.

  Through careful design including side and rear setbacks, the proposed dwelling addition will not result in any loss of views for neighbouring properties (there are none).

- *Objective (d) A streetscape analysis of Murriverie Road between Wairoa & Waratah Street to the east and Knowles Streets to the west, reveals that 8% of the properties have building heights of 4 storeys, 34%have building heights of 3 storeys, 50% have building heights of 2 storeys, and 8% are single storey dwellings. Consequently, the new 1st floor dwelling and Roof addition will complement the predominant (84%) 2-3 storey height profile prevalent along the street. This assessment concludes the dwelling additions will complement the Murriverie Road residential character.*

(iii) The proposal seeks a minor extent of exceedance which will complement the height of neighbouring dwellings and the streetscape;
(iv) The addition is contained within the existing front and side setbacks which ensures adverse impacts on neighbouring properties are avoided;
(v) The proposed addition will produce a high quality amenity for occupants.

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

(i) The development contributes to the R2 Low Density land use objectives in providing low density development, in this case dwelling additions for expanding family requirements;
(ii) The proposed DA height and scale is justified by the precedent of the established 2-4 storey building scale along Murriverie Road. The proposed new 1st floor dwelling addition with pitched roof will complement well the predominant (84%) 2-3 storey height profile prevalent along the street, and consequently the Murriverie Road residential character;
(iii) The consequential height departure is minimal and limited to 0.335m at the southern elevation roof pitch. This minor height variation is set within a streetscape dwelling scale varying between 2-4 storey residential heights;
(iv) By careful design, the DA mitigates the possibility of adverse environmental impacts to neighbouring properties, by containing the building addition within the existing front and side dwelling footprint, avoiding any loss of neighbour or public domain views, avoiding non-compliant levels of overshadowing and avoiding privacy invasion.

Consideration of Applicant's Written Request

The applicant's written request has correctly identified the development standard to be varied, relevant legislation and measured height using the correct ground level. The document also addressed those matters required in Clause 4.6(3)(a) and (b).

Consideration of 4.6(3)(a) whether compliance is unreasonable or unnecessary in the circumstances of the case

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 justifications as set out in *Wehbe v Pittwater Council* [2007] 156 LGERA 446 (*Wehbe*):

(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; and

(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.

The applicant specifically relies upon the first test of *Wehbe,* that the objectives are achieved notwithstanding non-compliance with the height of buildings standard.

In relation to Objective (a) regarding preservation of amenity, it is accepted that the proposed area of height variation will not result in any view or visual privacy impacts to neighbouring properties. Potential shadowing impacts have similarly been limited to nearly identical to shadowing cast by a compliant building height. Additional shadowing from the area of height breach is cast to the footpath in front of the site between 9am and 3pm in midwinter. There will be no additional shadowing to neighbouring windows or solar collectors from the area of height breach. This is due to the central location of the breach, at part of the roof pitch only.

In relation to Objective (d) regarding desired future character, it has been demonstrated that the established character of Murriverie Road is predominately two-storey in scale, with built form up to four storeys in height. The desired future character of Murriverie Road, as established by the WLEP height standard, is for buildings between 8.5m and 9.5m in height, reinforcing the existing scale. Provision of a two-storey dwelling with a pitched roof will retain this scale, which will be consistent with the desired future character of the locality, notwithstanding the variation.

Considering the above, the applicant's written request satisfies subclause 4.6(3)(a).

Consideration of 4.6(3)(b) whether there are sufficient environmental planning grounds to justify contravening the development standard.

The applicant has satisfactorily argued that that there are sufficient environmental planning grounds to justify contravening the development standard. It is noted that Ground (i) was not accepted as it relates to a separate precondition, being consistency with the objectives of the zone. Grounds (ii) and (iii) were accepted as the proposed area of variation forms a small part of a pitched roof to a two-storey dwelling, in a streetscape where the predominant development scale is two storeys in height (with various taller outliers). Provision of a pitched roof, with height variation, ensures the development remains consistent with this established scale and character. Ultimately, adverse impacts from the area of variation to neighbouring properties have been avoided, given the inset nature of the height breach and the relative location of neighbouring solar collectors and private open space.

Considering the above, there are sufficient environmental planning grounds provided within the written request.

Conclusion

The written request provided by the applicant to vary the height of buildings development standard development has adequately addressed clause 4.6 of the WLEP and the justification provided by the applicant is satisfactory.

2.1.3. Waverley Development Control Plan 2022 (Waverley DCP 2022) (Amendment 6)

The relevant matters to be considered under the Waverley DCP 2022 are outlined below:

Table 2: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste • *Garbage bins are to be stored in an appropriate location.*	Yes	Bin storage area located at the western side of the dwelling, with access to Murriverie Road via the carport.
2. Ecologically Sustainable Development • *Ceiling or wall mounted fans in all main living areas and bedrooms (notated on DA and CC plans).* • *Electric cooking and heating systems (notated on DA and CC plans).*	Yes	The proposal is to be amended to include ceiling or wall mounted fans in all main living areas and bedrooms and electric cooking and heating systems. A standard condition of consent is recommended.
5.Water Management	Yes	Satisfactory, subject to conditions relating to stormwater management.
7. Transport **7.1 Streetscape**	Yes	Double carport provides sufficient dimensions to accommodate two cars and retains a near identical streetscape presentation.
7.2 On-Site Parking	Yes	Replacement of the existing double carport is acceptable.
7.2.1 Vehicle Access	Yes	Existing vehicle crossover is retained to Murriverie Road.
7.2.2 Parking Rates • *Maximum parking rate: Two spaces*	Yes	The proposal will replace a double carport at the front of the site, which provides two parking spaces and therefore complies.
11. Design Excellence	Yes	The amended design responds to the character of existing built form on Murriverie Road, retaining a roof pitch which is similar to others surrounding, in

Development Control	Compliance	Comment
		lieu of a flat roof form. The proposed additional storey has been appropriately inset from side boundaries to minimise amenity impacts to adjoining properties.
13. Excavation	Yes	Satisfactory, subject to conditions.

Table 3: Waverley DCP 2022 – Part C1 Low Density Residential Development Compliance Table

Development Control	Compliance	Comment
1.0 General Objectives		
	Yes	The proposal does not contravene the general objectives of this part of the DCP.
1.1 Height		
Pitched roof dwelling house • *Maximum external wall height of 7m*	Yes	The proposal results in a maximum external wall height of approximately 6.8m above existing ground.
1.2 Setbacks		
1.2.1 Front and rear building lines • *Predominant front building line (adjacent three neighbours on either side)*	Yes	The proposal will retain the existing front building line at the ground floor level, which remains acceptable. The proposed first floor front building line has been setback beyond the predominant building line within Murriverie Road.
• *Predominant rear building line at each floor level (adjacent three neighbours or either side)*	Yes	The proposed ground and first floor rear building lines align with the predominant building line of neighbouring properties.
• *Development at first floor level and above shall be set back from the rear building line of the ground floor level*	Yes	The proposal has been slightly inset from the rear alignment of the ground floor below (5.894m v 5.883m), which is acceptable. Provision of an open balcony at the north-eastern side of the first floor supports a visible reduction in scale at the rear of the dwelling.
1.2.2 Side setbacks	Yes	A setback of 1.194m is proposed to the western side at the ground and first floor levels, which is acceptable.

Development Control	Compliance	Comment
• *Minimum of 0.9m for ground floor and first floors.*		A side setback of between 3.254m and 3.962m are proposed at the ground and first floor level at the eastern side, which will avoid impacts on the existing easement (driveway) servicing 108A Murriverie Road to the rear, and complies with the minimum required under this section.
1.3 Streetscape and visual impact		
• *New development to be compatible with streetscape context*	Yes	The design and scale of the proposed additions will remain compatible within Murriverie Road. In particular, the proposed steeper roof pitch which contributes to the proposed height variation will be supportive of compatibility within the streetscape.
• *Significant landscaping to be maintained.*	Yes	The proposed works will not impact upon any significant existing vegetation on the subject site or neighbouring properties.
1.4 Fences		
Front: • *Maximum height of 1.2m* • *Solid section no more than 0.6m in height*	Yes	The proposed stone front fence has a height of between 0.6m and 1.2m, which is acceptable.
Side and Rear: • *Maximum height of 1.8m*	Yes	1.8m side and rear fence proposed.
1.5 Visual and acoustic privacy		
• *Habitable windows are not to directly face habitable windows or open space of neighbouring dwellings unless direct views are screened or other appropriate measures are incorporated into the design*	Yes	The proposal will infill a number of side facing windows at the ground floor level, to the kitchen, dining room and reading room, which will remove potential existing sightlines from those openings. Sightlines from the bathroom window at the western side elevation will be obstructed by boundary fencing. The proposed first floor addition includes a number of new windows at each façade. Sightlines from windows W15 and W16 which are from an ensuite and laundry at the eastern elevation of the first floor level will be obstructed by dense vegetation

Development Control	Compliance	Comment
		along the eastern side boundary. Windows W08, W09 and W10 at the western side elevation have been offset from openings on 106 Murriverie Road. Window W11 from the proposed ensuite at the western elevation of the first floor is in line with a window at the eastern elevation of 106 Murriverie Road. A design change condition for obscure glazing to be applied to W11 is included in the recommendation. All other windows have been adequately offset or are physically separated from openings and private open space of neighbouring properties.
• *Maximum size of balconies: 10m^2 in area, 1.5m deep*	Yes	The proposed balcony to Bed 2 at the south elevation has a depth of 1.3m and an area of 5.9m^2, while the proposed balcony to the master bedroom at the north elevation has a depth of 0.7m and an area of 3.9m^2, which complies.
1.6 Solar access		
• *Minimum of 3 hours of sunlight to 50% of living areas and principal open space areas on 21 June to subject site*	Yes	The living areas and principal private open space on the site do not currently receive three hours of sunlight in mid-winter. Due to the orientation of the site and location of the proposed works in relation to the living and open space areas on the site, there will be no additional shadowing to those areas.
• *Minimum of 3 hours of sunlight maintained to at least 50% of principal open space areas of adjoining properties on 21 June.*	Yes	The proposal will not result in any additional shadowing to the principal open space areas of adjoining properties (106 and 110 Murriverie Road) in mid-winter. This is a function of the lot orientation and location of the proposed works.
• *Avoid unreasonably overshadowing of solar collectors (including habitable windows).*	Yes	Despite additional shadowing to neighbouring properties in mid-winter, the proposal will avoid any unreasonable overshadowing of neighbouring solar collectors. In relation to 106 Murriverie Road, the proposal will overshadow two windows at the ground floor, west facing façade of the

Development Control	Compliance	Comment
		southern-most building, at 9am in mid-winter. Shadows to those windows are cast by the proposed first floor addition, which has been setback beyond the predominant front building line within Murriverie Road and complies with the side setback control. Shadowing to 110 Murriverie Road is generally cast to the roof of that property and is limited to between 2pm and 3pm. Where shadowing occurs to two side facing windows at the ground floor, this similarly arises from a compliant side and front setback, therefore reflecting the reasonableness of the shadowing.
1.7 Views		
• *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.*	Yes	The proposed development does not result in any unreasonable view loss of any views available to the neighbouring properties.
1.8 Car parking		
1.8.1 Design Approach • *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*	Yes	The proposal will retain the existing driveway access to Murriverie Road and replaces the double carport within the front setback. This avoids the loss of any on-street parking and maintains a similar to existing relationship with the streetscape.

Development Control	Compliance	Comment
1.8.2 Parking rates • *Maximum 2 spaces*	Yes	The proposal retains two parking spaces within the carport, which complies.
1.8.3 Location • *Parking to be behind front building line for new dwellings* • *Existing development to be in accordance with the hierarchy of preferred car parking locations*	Yes	Double carport replaced within front setback, which remains acceptable.
1.8.4 Design • *Complement the style, massing and detail of the dwelling* • *Secondary in area and appearance to the design of the residences* • *No part of the façade is to be demolished to accommodate car parking* • *Gates to have an open design*	Yes	The replacement of the carport within the front setback is acceptable as it will be near identical to existing, with the main change being the addition of a permanent roof. This avoids works to the main dwelling to accommodate a double carport on the site.
1.8.5 Dimensions • *5.4m x 2.4m per vehicle*	Yes	The double carport provides dimensions of approximately 5m x 6m, which is sufficient to accommodate two cars.
1.8.6 Driveways • *Maximum of one per property* • *Maximum width of 3m at the gutter (excluding splay)*	Yes	The proposal seeks to retain the existing crossover to Murriverie Road.
1.9 Landscaping and open space		
• *Overall open space: 40% of site area (170.40m^2)*	Yes	Approximately 62% (264.59m^2) of site area has been provided as overall open space.
• *Overall landscaped area: 20% (85.20m^2) of site area, with at least half deep soil (42.6m^2)*	Yes	Approximately 25% (108.77m^2) of site area has been provided as overall landscaped area, with 62% (67.5m^2) of it being provided as deep soil area.

Development Control	Compliance	Comment
• *Minimum area of 25m^2 for private open space*	Yes	Approximately 90m^2 of private open space area has been provided.
• *Front open space: 50% of front building setback area (51m^2)*	Yes	Approximately 66% (68m^2) of the front building setback area has been provided as front open space.
• *Front landscaped area: 50% of front open space provided (34m^2)*	Yes	Approximately 50% (34m^2) of the front open space area has been provided as front landscaped area.
• *Outdoor clothes drying area to be provided*	Yes	Sufficient space for outdoor clothes drying area within rear setback.
1.10 Swimming pools and spa pools		
• *Located in the rear of property* • *All pool equipment to be enclosed within an acoustically treated enclosure*	Yes	The proposed swimming pool is located within the rear setback, near the north-eastern corner of the site. Dense perimeter landscaping to 108A Murriverie Road will mitigate potential privacy impacts. The proposed pool plant equipment has been located at the eastern side boundary of the site, adjacent to the driveway of 108A Murriverie Road. Considering the setback to neighbouring properties, this location is acceptable.

2.2. Other Impacts of the Development

The proposal is considered to have no significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, subject to appropriate conditions being imposed and is recommended for approval.

2.3. Suitability of the Site for the Development

The site is considered suitable for the proposal.

2.4. Any Submissions

The application was notified for at least 14 days between 10 and 24 August 2026 in accordance with the *Waverley Community Engagement Strategy Amendment 1 (2025)*.

Following receipt of amended plans and additional information, the application was not re-notified as the amended form of the proposal represents a lesser impact than that of the original form that was publicly notified, for the following reasons:

- The proposed roof form and overall roof height was reduced, resulting in reductions shadowing and overall building scale.

Having regard to the nature of the amendments, there is a lesser impact on all properties.

A total of four unique submissions were received from the following properties:

- 106 Murriverie Road;
- 110 Murriverie Road.

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

Issue: Excessive bulk and scale and visual amenity impacts.

Response: The proposed additions comply with all applicable building envelope provisions, with the exception of building height, which is a function of providing a pitched roof form consistent with surrounding properties. The proposed overall bulk and scale is considered acceptable as it will not limit compliance with amenity controls under the Waverley DCP 2022 and will remain consistent in form and scale within Murriverie Road.

Issue: Visual privacy impacts on neighbouring properties, with reliance on natural vegetation for privacy screening.

Response: Proposed window openings have been offset, physically separated or otherwise removed from the design to avoid potential visual privacy impacts on neighbouring properties.

Issue: Upper-Level attic has attributes of a living space is not appropriate.

Response: The design has been amended to remove the upper-level attic, as a result of lowering the overall building height. The attic has been replaced with a roof storage space with floor to ceiling clearance of up to 1.7m and may therefore not be considered a living space.

Issue: Solar panels will result in glare to neighbouring properties.

Response: The number and location of the proposed solar panels is not considered to result in unreasonable impacts on neighbouring properties.

Issue: Proposed building height is higher than existing two and three storey properties; the Clause 4.6 request should not be supported.

Response: The proposed building height has been reduced by the amended design. The lowered building height sits midway between the overall heights of 106 and 110 Murriverie Road, both of which are two storeys in height and have a similarly pitched roof. As discussed in Section 2 of this report, it is recommended that the Clause 4.6 request is supported.

Issue: Proposed development will overshadow neighbouring properties.

Response: The proposal, as amended, will not result in unreasonable overshadowing of neighbouring properties, with no impacts to neighbouring private open space, primarily due to site orientation. The proposal will therefore achieve compliance with the solar access

requirements under the Waverley DCP 2022. Where additional shadowing is proposed to the western side elevation of 110 Murriverie Road between 2pm and 3pm, this is a function of a compliant building envelope which includes a side setback to that property exceeding 3m at both levels. As noted in this assessment, there will be no additional shadows to neighbouring properties from the area of height breach and additional shadowing is the function of a compliant building envelope. Shadowing to the two ground floor level windows of 106 Murriverie Road is similarly limited to 9am and will not limit those openings receiving compliant solar access in mid-winter. The proposed shadowing impacts are therefore acceptable on merit.

Issue: Proposal will remove sky view outlook from windows.

Response: Existing sky views that may be available from surrounding properties are not protected. In any event, the amended proposal has a compliant building envelope, with the exception of the upper portion of the centralised roof pitch. Impacts on a sky outlook are therefore acceptable on merit.

Issue: Noise pollution and disruption during building phase.

Response: Noise generated during construction will be managed through recommended conditions of consent and will be limited to standard construction hours. This will minimise noise pollution and disruption during works.

Issue: Impacts on street parking.

Response: The proposal will retain the existing double carport, which complies with the maximum number of parking spaces for a dwelling house. It is considered that the proposal will not adversely impact the availability of on-street parking.

Issue: Replacement of boundary fence should be at the cost of the applicant only.

Response: Costs relating to a boundary fence are a civil matter between property owners.

Issue: Potential mature tree and plant removal to accommodate pool and surrounds.

Response: The potential tree impacts from the proposed swimming pool and surrounding structures have been considered acceptable subject to protection of specified trees during construction. This includes the existing Lilly Pilly tree at the rear of the site, on 108A Murriverie Road.

2.5. Public Interest

The proposal is considered to have no detrimental effect on the public interest, subject to appropriate conditions being imposed and is recommended for approval.

3. REFERRALS

The following internal referral comments were sought:

3.1. Traffic and Transport Development

The application was referred to Council's Traffic Engineers, and they have raised no objections to the proposal, subject to the satisfaction of the conditions of consent.

3.2. Stormwater Design and Flooding (Infrastructure Services)

The application was referred to Council's Infrastructure Engineers, and they have raised no objections to the proposal, subject to the satisfaction of the conditions of consent.

3.3. Tree Management

The application was referred to Council's Tree Technical Officer, and they have raised no objections to the proposal, subject to the satisfaction of the conditions of consent which ensure the protection of several trees along the eastern boundary of the subject site, street trees forward of the subject site and trees on neighbouring properties.

4. CONCLUSION

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the Act. It is recommended for approval subject to recommended conditions of consent.

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the development application be **APPROVED** by the Waverley Local Planning Panel subject to conditions in Appendices A and B.

Managers of Development Assessment (MODA) Review

The application was reviewed by the MODA at the meeting on 7 September 2026 and the MODA concurred with the Assessment Planner's recommendation.

MODA members: D Knight, B McNamara, B Magistrale, and J Zancanaro

Report prepared by:	Application reviewed and agreed by:
	
Anthony Roydhouse	**Bridget McNamara**
Senior Development Assessment Planner	**Manager, Development Assessment**
Date: 9 October 2026	**Date: 13 October 2026**

Reason for WLPP referral:

4. Conflict of interest

<table>
<tr><th colspan="2">Planning Portal Data</th></tr>
<tr><td>Clause 4.6 register entry required</td><td>4% variation to height of buildings (Clause 4.3)
Reason:<table>
<tr><td></td><td>Pre-existing non-compliance</td></tr>
<tr><td></td><td>No change to overall building height</td></tr>
<tr><td></td><td>No change to overall building envelope</td></tr>
<tr><td></td><td>Variation limited to the [lift/plant/parapet/attic] only</td></tr>
<tr><td>x</td><td>No unreasonable impacts on the amenity of adjoining properties or streetscape</td></tr>
<tr><td>x</td><td>Sufficient environmental planning grounds</td></tr>
<tr><td>x</td><td>Consistent with the objectives of the standard</td></tr>
</table></td></tr>
<tr><td>Determining Authority
(Concurrence Authority for Clause 4.6 variation)</td><td>Local Planning Panel</td></tr>
<tr><td>Were the requirements of the Sustainable Buildings SEPP (effective 1 October 2023) met?</td><td>Yes</td></tr>
<tr><td>Have any dwellings been approved for affordable Rental Housing under this approval/consent?
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Secondary Dwelling
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Boarding House
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Group Home
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Does the proposal trigger a Housing & Productivity Contribution? If so, please ensure you have calculated the contribution in the CON case in the Planning Portal.</td><td>No</td></tr>
<tr><td>Is the development subject to the Special Infrastructure Contribution (SIC)?</td><td>No</td></tr>
<tr><td>Is the development located within an Urban Release area?</td><td>No</td></tr>
<tr><th colspan="2">Waverley Council Data</th></tr>
<tr><td>Trial Period database entry required</td><td>No</td></tr>
</table>

VPA submitted – follow up actions required	No
Refer to compliance for investigation	No
Commercial/liquor operational conditions	No
Was there a ‘Conflict of Interest’ declared	Yes- details are included in the conclusion of the report)

APPENDIX A

GENERAL CONDITIONS

1. APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

(a) Architectural Plans prepared by CSA Architects of Project MARCO including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
MARC-02 Rev 01	Site Plan / Analysis	5/08/2026	18/09/2026
MARC-06 Rev 01	Demolition Ground Floor Plan	5/08/2026	18/09/2026
MARC-07 Rev 01	Demolition Existing Roof Plan	5/08/2026	18/09/2026
MARC-08 Rev 01	Ground Floor Plan	5/08/2026	18/09/2026
MARC-09 Rev 02	First Floor Plan	17/09/2026	18/09/2026
MARC-11 Rev 02	Roof Plan	17/09/2026	18/09/2026
MARC-12 Rev 02	North Elevation	17/09/2026	18/09/2026
MARC-13 Rev 02	South Elevation	17/09/2026	18/09/2026
MARC-14 Rev 02	East Elevation	17/09/2026	18/09/2026
MARC-15 Rev 02	West Elevation	17/09/2026	18/09/2026
MARC-16 Rev 02	Section A	17/09/2026	18/09/2026
MARC-17 Rev 02	Section B	17/09/2026	18/09/2026

MARC-29 Rev 01	Window and Glazed Door Schedule	5/08/2026	18/09/2026
MARC-32 Rev 01	Materials and Finishes	5/08/2026	18/09/2026

(b) Landscape Plan Sheet Nos. 1-6 and documentation prepared by Bondi Landscapes Pty Ltd, dated 17/09/2026 and received by Council on 18/09/2026;

(c) The BASIX Certificate;

(d) Stormwater Details and documentation prepared by SDS Engineering dated 07/07/2026, and received by Council on 31/07/2026.

Except where amended by the following conditions of consent.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments:

(a) Window W11 from the proposed ensuite at the western elevation of the first floor level is to be amended to include obscure glazing to a minimum height of 1.6m Finished Floor Level.

Condition reason: To mitigate potential visual privacy impacts on neighbouring properties.

The amendments are to be approved by the **Principal Certifier** prior to the issue of any Construction Certificate.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

3. ARBORIST SITE SUPERVISION AND REPORTING

(a) A qualified Arborist (minimum AQF Level 5) must oversee various stages of work within the Tree Protection Zone(s) (TPZs) of any tree listed for retention.

(b) The Arborist must undertake inspections through the development works aligning with critical stages of works.

(c) The Arborist must certify compliance with each key milestone detailed below:

  (i) Installation of tree protection measures (i.e. tree protection fencing, trunk and branch protection, ground protection, tree protection signage) prior to the commencement of the development works;

  (ii) Demolition of ground surface materials (pavers, concrete, grass etc.) or inground structures within the TPZs of any tree to be retained;

  (iii) Excavation and trenching within the TPZs;

  (iv) Construction of the slab, footings and patio within the tree's TPZs;

  (v) Landscape works within the TPZs;

(vi) Other times as specified in the Arboricultural Impact Assessment Report, Tree Protection Plan or these conditions.

(d) A Tree Protection Compliance Report is required, which includes photographic evidence and provides details on the health and structure of tree(s), for each scheduled inspection and key milestone listed above.

(e) The report is to be submitted to the Principal Certifier within one week of each inspection.

(f) The Tree Protection Compliance Report must include:

(i) Confirmation that the tree protection measures have been installed in accordance with these conditions;

(ii) Details of any additional tree protection recommendations and subsequent implementation to ensure the tree(s) remain in a healthy condition;

(iii) Details of works undertaken on any tree to be retained or any works within the TPZs.

(g) A final Tree Protection Compliance Certificate demonstrating that all Tree Protection Compliance Reports at each scheduled inspection and key milestone listed above must be submitted and approved by the Principal Certifier prior to the issue of any Occupation Certificate.

Condition reason: To ensure the protection and ongoing health of trees on the site.

4. COMPLIANCE WITH NATIONAL CONSTRUCTION CODE

All proposed work must comply with the *National Construction Code* (previously known as the *Building Code of Australia*).

Condition reason: Prescribed condition pursuant to the *Environmental Planning and Assessment Regulation 2021*.

5. PUBLIC UTILITIES AND SERVICE ALTERATIONS

Any utility services and all public infrastructure which requires alteration due to works associated with the development, both internally and externally of the development boundary, must 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, Transport for NSW or similar) in relation to any connections, repairs, relocations, replacements and/or adjustments to public infrastructure or services affected by the proposed works.

Condition reason: To ensure that all existing and any proposed alteration or relocation of the utilities as a result of the development are as per utility providers requirements.

6. TRENCHING COUNCIL'S ROAD RESERVE AND RESTORATION WORKS

Public areas and Council's assets 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 is not

limited to works performed for the purpose of connection/s to public utilities, including repair 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.

Condition reason: To ensure the ongoing safety of members of the public passing the site.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

GENERAL

7. NO BUILDING WORKS PRIOR TO RELEASE OF A CONSTRUCTION CERTIFICATE

The building work must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Principal Certifier in accordance with the *Environmental Planning and Assessment Act 1979*;

(b) a Principal Certifier has been appointed, and Council has been notified of the appointment in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and

(c) Council is given at least two days' notice in writing of the intention to commence the building works.

Condition reason: To ensure a Construction Certificate is obtained prior to work commencing.

8. 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 Certifier that they have complied with the applicable requirements of Part 6, before any work commences.

Condition reason: To ensure the builder or person who does the residential building work, complies with the applicable requirements of Part 6 of the *Home and Building Act 1989*.

CONTRIBUTIONS, FEES & BONDS

9. SECTION 7.12 CONTRIBUTION

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

(a) Where the total development cost is $500,000 or less:

  (i) a Cost Summary Report or Building Contract (dated within 12 months) or similar is to be submitted to Council's Customer Service Centre to process payment.

(b) Where the total development cost is more than $500,001 but less than $1,000,000:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to Council's Customer Service Centre to process payment.

(c) Where the total development cost is $1,000,001 or more:

(i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to and approved by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate).

(ii) Please forward documents to info@waverley.nsw.gov.au attention to Strategic Planning, and reference the relevant application number, address and condition number to satisfy.

(iii) Upon confirmation of the contribution amount by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate), payment is to be processed via the Customer Service Centre.

(iv) Should there be a discrepancy between the Detailed Cost Report and the DA fee nominated in the original DA, then additional DA Fees may be payable prior to the issue of a Construction Certificate.

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

(d) As legislated in section 209 of the *Environmental Planning and Assessment Regulation 2021,* 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% of the **full** cost of the development; or

(iii) A development valued at more than $200,000 will attract a levy of 1% of the **full** cost of the development.

(e) Where a modification to a development consent has been granted, the contribution is to be recalculated based on the amended total development cost.

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

Condition reason: To ensure the S7.12 Contributions are paid for the development, and any amendments are accounted for.

10. 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 of this building work. Evidence that the levy has been paid is to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: Council acts as a collecting agent for the Long Service Payment Corporation and the levy may be paid at Council's office or online via the Service NSW website. The levy rate is 0.25% of building work costing $250,000 or more.

Condition reason: To ensure the long service levy is paid.

11. STREET TREE BOND

A bond of $8,000 is to be paid to Council either as cash or by way of an unconditional bank guarantee to ensure the protection and maintenance of the following trees:

(i) Two (2) Syzygium smithii (Lilly Pilly) on the grass verge - *$2000 bond per tree*

(ii) One (1) *Banksia integrifolia* (Coastal Banksia) on the grass verge - *$2000 bond per tree*

(iii) One (1) *Banksia serrata* (Saw-Tooth Banksia) on the grass verge to the east of the driveway crossover - *$2000 bond per tree*

The sum will be forfeited to the Council at its discretion for a breach of these requirements:

(a) Street tree/s to be inspected twelve (12) months from the issue of the final Occupation Certificate subject to the satisfaction of Council

(b) The $8000 bond will be refunded twelve (12) months from the issue of the final Occupation Certificate subject to the satisfaction of Council.

(c) If any trees identified to be retained and protected are found to be faulty, damaged, dying, or dead, the full bond amount or part thereof will be forfeited

(d) Council will require the applicant to remove and replace the faulty, damaged, dying, or dead street tree and a new bond will be applied on the replacement street tree

(e) Proof of purchase of the replacement street tree (if required) must be provided to the Principal Certifier Authority, prior to the issue of any Construction Certificate.

Condition reason: To ensure trees are maintained and protected

12. SECURITY DEPOSIT

(a) Payment to the amount of $31,340 must be provided to Council for any damage caused to any property of the consent authority (i.e. 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 fee is charged in accordance with Council's *Pricing Policy and Schedule of Fees and Charges*.

(b) This payment (security deposit) must be provided to Council prior to the issue of any Construction Certificate. The full amount of the security deposit, minus Council's costs for any repair of damage to Council property or rectification of unauthorised works on Council property, will be refunded after satisfactory completion of all of works associated with this consent (including the required public works) to the person who paid the deposit. Any works required to Council property associated with the consent need to be undertaken with the approval of the Infrastructure Services Department and in line with current Council standards. See the General Advisory Notes at the end of this consent for further details.

Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

13. ENGINEERING PLANS ASSESSMENT AND WORKS INSPECTION FEES

The Applicant must pay to Council fees for the assessment of all engineering plans and inspection of the completed works in the public domain inclusive of all stormwater assessments, in accordance with the Council's *Pricing Policy and Schedule of Fees and 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.

Condition reason: To allow for Council assessment officer time to assess engineering plans for approval and ensure payments are made prior to commencement of works.

CONSTRUCTION AND SITE MATTERS

14. HOARDING FOR CONSTRUCTION SITES

A hoarding is a temporary structure of solid construction, erected around the perimeter of construction sites to shield them from view and prevent unauthorised access. It is an important component in ensuring health and safety, for site workers, visitors and the general public and can also be part of a site security system to prevent theft or vandalism. The design and construction of any hoarding must be in accordance with the requirements of *Safe Work NSW*.

Council authorisation is required when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to Waverley Council's website by visiting the Hoarding and Scaffolding Guidelines webpage for more information.

To apply to occupy Council property (public domain and/or footway), complete the 'Application for Occupation of Council Footpath' form and submit it, directly to email building.compliance.admin@waverley.nsw.gov.au .

Please allow a minimum of 2weeks for processing your application.

Note: You are not to erect the hoarding or store building materials on Council's footpath until written permission is given by Council and all relevant fees have been paid. Failure to do so, may result in enforcement action.

Condition reason: Under Section 68 of the *Local Government Act 1993* and under Section 138 of *The Roads Act 1993*, where Occupation of Council property is required over the footpath or any public place, the approval of Council must be obtained and the applicable fees paid prior to any occupation. This is to ensure the safety of the site and public whilst construction occurs.

15. EROSION AND SEDIMENT CONTROL PLAN

(a) A *Soil and Water Management Plan* (SWMP), also known as an Erosion and Sediment Control Plan must be prepared by a suitably qualified person in accordance with *Waverley Council's Water Management Technical Manual*.

(b) The SWMP must be submitted and approved by the Principal Certifier prior to the issue of any Construction Certificate. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

(c) The recommendations of the SWMP must be implemented and maintained during all construction activities and until the site is fully stabilised following construction.

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

16. 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.

Condition reason: To ensure the structural stability of work on site.

17. ENGINEERING CERTIFICATE OF ADEQUACY

A 'Certificate of Adequacy' prepared by a suitably qualified Structural Engineer is to be submitted for approval of the Principal Certifier 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.

Condition reason: To ensure existing structures are capable of taking the extra load from a structural integrity perspective.

18. PRE-CONSTRUCTION DILAPIDATION REPORT

To ensure Council's infrastructure is adequately protected, a pre-construction dilapidation report on the existing public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles is to be submitted to Council. The report must detail, but not be limited to, the location, description, and photographic record (in colour) of any observable defects to the following infrastructure where applicable:

(a) Road pavement

(b) Kerb and gutter

(c) Footpath

(d) Drainage pits and lintels

(e) Traffic signs

(f) Any other relevant infrastructure

The report is to be dated, submitted to, and approved by Council's Infrastructure Services, Executive Manager (or delegate), prior to any work commencing on the site. All fees and charges associated with the collation of this report must be borne by the Applicant.

Condition reason: To establish and document the structural condition of public assets prior to works commencing.

TRAFFIC MATTERS

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. CTMP's are to be submitted via email to traffic@waverley.nsw.gov.au for assessment. 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

Note: All sites within Waverley Council require the installation of a Construction Zone for the duration of building works unless the applicant is able to demonstrate adequate access is available otherwise.

Once approved, the works must be undertaken in line with and comply with the CTMP. Any modifications must be approved by Council's Executive Manager, Infrastructure Services (or delegate).

Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

STORMWATER AND FLOODING

20. STORMWATER MANAGEMENT

To ensure that stormwater runoff from the development is drained in an appropriate manner, without impact on neighbouring properties and downstream systems, a detailed plan and certification of the development's stormwater management system must be submitted on Council's website through an Engineering Plan Assessment application for assessment and approval. The plans must be approved to the satisfaction of the Executive Manager, Infrastructure Services (or delegate) prior to the issue of the relevant Construction Certificate.

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

The submitted stormwater management plan prepared by *SDS Engineering*, Job No. 260736, Drawing No. C000, C001, and C002 (Rev C), dated 21/07/2026 is considered concept only.

The applicant must submit amended plans and specifications to comply with the current Council's *Water Management Technical Manual* (WMTM) and Development Control Plan (DCP) at the time of engineering plan approval. The submitted plans must be prepared by a suitably qualified and practising Civil Engineer (registered on the NER of Engineers Australia or equivalent) and comply with the following conditions:

a. Any stormwater discharge within the footpath verge of Murriverie Road must be hot dipped galvanised steel rectangular hollow section (RHS) with the size of 125mm x 75mm x 4mm (w x h x t). Note a minimum of 1m width of concrete kerb

and gutter must be replaced encompassing this connection, with 10mm thick mastic expansion joints installed on both sides (full depth) and with a 600mm asphalt adjustment and liquid crack sealing if the asphalt is damaged as part of the works or found to be in a deteriorated state. A note must be added to the drawings to clarify this requirement.

b. A minimum of 500 mm clearance must be provided from the edge of the layback of the vehicular crossing to the edge of the stormwater outlet.

c. A boundary silt arrestor pit (minimum 450 mm by 450 mm) with a minimum 100mm sump and a trash screen at the outlet point must be provided inside the property, adjacent to the boundary, for all stormwater outlets. Any existing boundary pit must be upgraded to comply with this requirement.

d. Piped drainage within all Council land including roads and footways will be laid at minimum 1% gravity fall directed toward the point of discharge.

e. Any new downpipes must be located wholly within the property's boundary.

f. Provide calculations of the roof guttering system for the 5% AEP storm event and minimum number of downpipes required.

g. 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.

h. Pits and inspection openings must be provided at all junctions, change in gradient, change in direction, and changes in diameter for access and maintenance purposes.

i. For adequate drainage purposes, the finished floor levels (FFL) of the habitable areas must be at least 150 mm above the adjacent ground level.

j. An additional rainwater tank must be provided with a minimum capacity of 864.07 litres and be connected to at least 5 m^2 of roof area.

Notes

(i) The checklist as set out on pages 68-76 in Council's *Water Management Technical Manual* (October 2021) available online must be completed and submitted with any revision of Construction Certificate Plan Submissions.

(ii) 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.

(iii) 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 must not be replicated.

(iv) For more information, contact Council's Assets Department at assets@waverley.nsw.gov.au

(v) Standard review timeframes for stormwater plans and supporting documents are generally a minimum of 4 weeks from the date of submission. However, review timeframe may vary depending on the volume of applications being assessed noting submissions will be reviewed in the order they are received. Applicants are advised to allow adequate time for the assessment process.

(vi) Evidence from a suitably qualified and practicing Engineer (registered on the NER of Engineers Australia or equivalent) that the approved design has been adhered to must be submitted to and approved by the Principal Certifier prior to the issue of the relevant Occupation Certificate.

(vii) All redundant pipelines (incl. kerb outlets) must be removed. Any affected infrastructure (such as footpath and kerb and gutter) must be reinstated to the satisfaction of Waverley Council as per Waverley Council Standard Drawings and specifications.

Condition reason: To ensure that the stormwater system is designed and constructed in accordance with Waverley Council's *Water Management Technical Manual* and will minimise the likelihood of stormwater related issues to the property owner, occupiers, neighbours and broader community.

ENERGY EFFICIENCY & SUSTAINABILITY

21. BASIX CERTIFICATE – DETAILS TO BE LODGED WITH A CONSTRUCTION CERTIFICATE

A copy of the required completed BASIX certificate accepted as part of this Development Consent with respect to the proposed residential building works, must be lodged with an application for a Construction Certificate and the items nominated as part of the subject BASIX certificate must be specified on the plans submitted with the construction certificate application. – See Note.

Note: Any requirement detailed in the accompanying BASIX Certificate, MUST be included as a specific notation or inclusion on any future Construction Certificate plans and specification in accordance with Part 3 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2021*.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 *EP&A Regulation 2021*.

22. RENEWABLE ENERGY AND ENERGY EFFICIENCY

(a) No gas cooktops or gas ovens are permitted where works are proposed to the kitchen. Alternate options must be used such as electric or induction.

(b) No gas heating systems are permitted. If heating is provided it must be electric or solar sourced.

(c) Ceiling or wall mounted fans must be installed in all habitable rooms (main living areas and bedrooms).

(d) In circumstances where the existing BASIX certificate does not comply with the above, the BASIX certificate must be amended and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

(e) The architectural plans shall be updated to notate the above and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

Condition reason: To improve air quality and human health, and to ensure all new (or altered) homes have future capacity to be an all-electric building, powered by renewable energy.

WASTE

23. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A *Site Waste and Recycling Management Plan (SWRMP) - Part 2* is to be submitted and approved by the Principal Certifier 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, and the contact details of those removing the waste must be retained on site at all times during construction.

Condition reason: To ensure resource recovery is promoted and the local amenity is protected during construction.

COMPLIANCE PRIOR TO WORK COMMENCING AND DURING CONSTRUCTION

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

PRIOR TO ANY WORKS

24. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction phase, a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number and email address) of the Principal Certifier 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.

Condition reason: To ensure the general public are afforded the Principal Certifier and principal contractor's (the coordinator of the building works) contact details.

25. SURVEY SETOUT

Prior to the commencement of construction, all footings, walls and floor slabs adjacent to a boundary must be set out by a registered surveyor. The building shall be sufficiently set back to ensure that no component of the building (such as the roof, guttering, or downpipes) encroach upon or overhang the boundaries of the site.

The registered surveyor shall provide a survey and report to the Principal Certifier indicating the position of the footings, walls and floor slabs in relation to the boundaries of the allotment, prior to the commencement of construction works.

Condition reason: To ensure the development does not encroach onto neighbouring properties.

TREE PROTECTION MEASURES

26. PROTECTIVE TREE FENCING

Before any machinery or materials are brought onto the site and before the commencement of any works including demolition, or in accordance with the Tree Protection Specifications (TPS) as shown on the Tree Protection Plan (TPP) protective fencing shall:

(a) Be erected around each tree nominated for retention and protection.

(b) Remain in place for the duration of the works. It must be secured to restrict access and must not be removed or altered without approval from the on-site arborist.

(c) Be installed in accordance with AS 4687.2:2022 Temporary Fencing and Hoardings

(d) Comprise of 1800mm high chain link wire mesh fixed to 50mm galvanised steel posts.

Notes:

(i) Portable chain link fencing may be installed.

(ii) Chain link portable panels must be securely fixed top and bottom to avoid separation.

(iii) Coloured plastic tape fencing or plain strained fencing wire fixed to steel droppers is unacceptable.

(iv) Existing perimeter fences and other structures may be used as part of the protective fence if suitable.

(v) Signs identifying the Tree Protection Zone (TPZ) should be placed around the edge of the TPZ and be visible from within the development site. The lettering on the sign should conform to AS 1319 -1994 REC:2018 Safety signs for the occupational environment

Condition reason: To create an exclusion zone around the tree throughout the construction to ensure all tree parts are protected.

27. TRUNK AND BRANCH PROTECTION

If protective fencing for trees is not possible, trunk protection is to be installed prior to any works commencing and include:

(a) the placement of 1.8m or less lengths of 75 mm x 40 mm hardwood or pine spaced at 125 mm centres around the trunk secured in place by metal strap bindings or 10-gauge fencing wire fixed at 300 mm centres. Prior to placing battens install a soft protective padding to ends of timbers to prevent damage to bark and conducting tissue.

(b) Trunk protection must remain in place for the duration of all site work.

(c) Tree crowns may be injured by machinery such as excavators, drilling rigs, cranes, trucks, hoarding installation, and scaffolding. The tree protection zone may need to include additional protection of the above ground parts of the tree.

(d) Crown protection may include pruning, branch protection, tying-back of branches, use of flagging to make the branch more visible, or other measures. If pruning is required, requirements are specified in AS 4373 2007 Pruning of Amenity Trees and should be undertaken before the establishment of the TPZ.

(e) Temporary powerlines, stays, guys, structures and the like shall not be attached to the tree (unless specifically permitted in the Tree Protection Specifications (TPS)

Condition reason: To ensure all tree parts are protected throughout the construction.

28. TREE PROTECTION CERTIFICATE

The Arborist engaged for the duration of the project shall undertake an inspection of the site once tree protection measures have been fully installed and prior to any works commencing. An inspection Certificate stating that appropriate tree protection measures have been installed for the trees to be retained and protected shall be submitted to Council and the Principal Certifier.

Condition reason: To ensure trees are protected prior to work commencing.

DEMOLITION & EXCAVATION

29. 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:

(a) *Work Health and Safety Act 2011*;

(b) *Work Health and Safety Regulation 2017*;

(c) SafeWork NSW *Code of Practice* for the Safe Removal of Asbestos;

(d) *Australian Standard 2601-2001* – Demolition of Structures;

(e) *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 and Hazardous Materials Assessment for the approval of the Principal Certifier in accordance with *Australian Standard AS 2601-2001* Demolition of Structure and a Hazardous Materials Assessment.

The Work Plan and Hazardous Materials Assessment shall be prepared by a suitably qualified person and shall:

(i) Outline the identification of any hazardous materials, including surfaces coated with lead paint;

(ii) Confirm that no asbestos products are present on the subject land, or

(iii) 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);

(iv) Describe the method of demolition;

(v) Describe the precautions to be employed to minimise any dust nuisance; and

(vi) Describe the disposal methods for hazardous materials.

Condition reason: To ensure the safety of workers and the general public.

30. 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.

(b) Water must not be allowed to enter the street and stormwater systems.

(c) Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

(d) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to *Australian Standard AS1716* -2012 Respiratory Protective Devices.

Condition reason: To ensure the safety of workers and the general public.

31. 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* to the satisfaction of the Principal Certifier.

Condition reason: To ensure that contaminated soil not escape the site.

32. EXCAVATION AND BACKFILLING

(a) 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.

(b) If an excavation associated with the erection or demolition or 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 suitably qualified and practising Structural Engineer.

(c) All work 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.

Condition reason: To ensure the structural stability of work on site and general safety.

CONSTRUCTION MATTERS

33. CONSTRUCTION HOURS

(a) 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 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.

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

Condition reason: To protect the amenity of the surrounding area during construction.

34. 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 boundaries. No materials are to be stored on Council's footpath, nature

strip, or road reserve without prior Council approval. If required, you can apply to temporarily use Council's footpath for the erection of a hoarding, scaffold, mobile scaffold, scissor lift, ladders, barricades for abseiling work, and/or storage of building materials on Council's footpath. This is a separate application form and assessment process. Details of this can be found on Council's website under 'Occupation of Council Footpath'.

https://www.waverley.nsw.gov.au/planning/application_forms_and_certificates

Condition reason: To ensure building material is stored in an appropriate location.

35. BASIX (DURING BUILDING WORK)

During construction, the Principal Certifier should ensure the commitments listed in the BASIX certificate are met when conducting critical stage inspections.

Condition reason: To ensure compliance with the *SEPP (Sustainable Buildings 2022)*

36. CONSTRUCTION OF SWIMMING POOLS AND OUTDOOR SPAS

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

(a) Any reinforced swimming pool/outdoor spa and other elements are 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.

Condition reason: To ensure the pool or spa and associated equipment is constructed and installed correctly.

37. WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary, including storage of building materials or goods. Separate approval is required for any works outside the property boundary, with fees being paid where applicable. Requests are to be made via email to assets@waverley.nsw.gov.au.

Condition reason: To ensure all works are located within the property boundary and specific approval is sought for any external works.

TREE PROTECTION & REMOVAL

38. PROTECTING TREES ON DEVELOPMENT SITES

(a) Throughout construction, tree protection measures installed are to be retained in accordance with *Waverley Council's Development Control Plan 2022*, the approved

Landscape Plan the approved Arborist Report, and *Australian Standard – AS 4970 – 2025* - Protection of Trees on Development Sites

(b) All approved tree work must be carried out by minimum AQF Level 3 arborist in accordance with AS 4373-2007 Pruning of amenity trees.

Condition reason: To ensure the retained trees remain unimpacted by construction.

39. TREE WORK

(a) If any trees on the site or on neighbouring properties require pruning, then permission must be gained from the owner of the tree(s) and an application to Prune or Remove Trees on Private Property (Tree Permit Application) must be submitted to Waverley Council for processing. Application forms are available on Council's website.

(b) If any trees on Council owned land require pruning, the application should be accompanied with a Tree Pruning Report, prepared by an Arborist with AQF level 5 qualification or above. The Report shall include photos showing the branches that need to be removed.

(c) The application and Report (where relevant) are to be submitted and approved by Council's Tree Technical Officer prior to any works or pruning to the affected tree/s.

Condition reason: To protect trees during construction.

40. ACTIVITIES GENERALLY EXCLUDED FROM THE TREE PROTECTION ZONE (TPZ)

Activities excluded from the TPZ include but are not limited to:

(a) Excavation, cultivation or disturbance of the soil, including scraping of the surface.

(b) Equipment and material storage.

(c) Preparation of chemicals, including preparation of cement products.

(d) Movement or parking of vehicles and plant.

(e) Dumping of waste.

(f) Spreading or stockpiling of fill.

(g) Refuelling.

(h) Washing down and cleaning of equipment or hard surfaces.

(i) Fires.

(j) Physical damage to the tree.

(k) Soil level changes,

(l) Temporary or permanent installation of utilities and signs, and

(m) Ground compaction.

Activities specified in items (a) to (e) may be permitted with appropriate protection measures, as detailed in the Tree Protection Specifications (TPS) and Tree Protection Plan (TPP)

Condition reason: To ensure precautions are taken when working near trees during construction.

41. ENCROACHMENTS IN THE NOTIONAL ROOT ZONE (NRZ)

(a) Works within the TPZ or NRZ will require the authorisation of the site arborist engaged for the duration of the project.

(b) For assessment of major encroachments, a more detailed investigation is necessary by the site arborist. The preferred method of examination and or excavation within the Structural Root Zone (SRZ) is the application of non-invasive vacuum or hydro excavation.

Condition reason: To ensure precautions are taken when working near trees during construction.

42. ROOT PROTECTION DURING WORK WITHIN THE TREE PROTECTION ZONE (TPZ)

(a) When determining the potential impacts of encroachment into the Tree Protection Zone (TPZ), the site arborist engaged for the construction project should consider the following:

(i) Location and distribution of the roots to be determined through non-destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and a Root Mapping Report prepared and submitted to the Principal Certifier.

Note: Regardless of the method, roots must not be cut, bruised or frayed during the process. It is imperative that exposed roots are kept moist and the excavation back filled as soon as possible.

(ii) The potential loss of root mass resulting from the encroachment, including number and size of roots.

(b) Where roots within the TPZ are exposed by excavation, temporary root protection should be installed to prevent them drying out. This may include jute mesh or hessian sheeting as multiple layers over exposed roots and excavated soil profile, extending to the full depth of the root zone. Root protection sheeting should be pegged in place and kept moist during the period that the root zone is exposed.

(c) Other excavation work near trees, including landscape work such as paving, irrigation and planting, can adversely affect root systems. These should be considered and addressed in the Tree Protection Specifications (TPS).

(d) If any tree roots are exposed during any approved works, then roots smaller than 30mm are to be cut cleanly by hand by an experienced Arborist/Horticulturist (minimum AQF Level 3 Certificate in Horticulture or Certificate 3 in Arboriculture) in accordance with AS 4373 2007 Pruning of Amenity Trees

(e) It is the construction project's Arborist responsibility to determine if such root pruning is suitable. If there are any concerns regarding this process, then Waverley Council's Tree Technical Officer is to be contacted to make final determination.

Condition reason: To ensure precautions are taken when working near trees during construction.

43. MANUAL EXCAVATION

All demolition and excavation in the SRZ of the trees to be retained shall be carried out with manual excavation which should be carried out under the supervision of the construction project's Arborist to identify and document roots, considering the impact of potential root pruning on tree stability and ongoing health.

Condition reason: To ensure the tree remains unimpacted.

44. GROUND PROTECTION

If regular pedestrian access or temporary access for machinery is required within the Tree Protection Zone (TPZ), ground protection measures will be required to prevent root damage and soil compaction within the TPZ.

Measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch or crushed rock below rumble boards These measures may be applied to root zones beyond the TPZ.

Existing hard surfaces, such as driveways or concrete slabs, can be considered suitable ground protection.

Condition reason: To ensure that the root system and soil is not impacted by the construction works.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

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

CERTIFICATES, LICENSES, EASEMENTS AND RESTRICTIONS

45. FINAL OCCUPATION CERTIFICATE

(a) Prior to occupation or use of the development, an Occupation Certificate must be obtained.

(b) The Principal Certifier 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.

Condition reason: To ensure an Occupation Certificate is issued prior to occupation or use of the development.

46. CERTIFICATION OF BASIX COMMITMENTS

All commitments listed in each relevant BASIX Certificate for the development must be fulfilled prior to any Occupation Certificate being issued.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75, *Environmental Planning and Assessment Regulation 2021*).

47. CERTIFICATION OF LANDSCAPING

At the completion of all works a certificate is to be submitted to the Principal Certifier from a suitably qualified Landscape and/or Arboriculture Consultant certifying that the work has been completed in accordance with the approved Landscape Plan and that a maintenance program has been established. Where relevant, the waterproofing of any green roof / planter is to be tested, and evidence of the test is to be provided with the certification.

Condition reason: To ensure that a high-quality landscape solution is appropriately established and maintained for the life of the development.

48. CERTIFICATION OF TREE ASSESSMENT

Prior to the issue of a Final Occupation Certificate, certification is required from the project arborist that the completed works have been carried out in accordance with the approved Tree Protection Specifications (TPS), Tree Protection Plan (TPP) imposed in the conditions of consent. Certification should include a statement on the condition of the retained trees, as well as details of any deviations from the approved TPS, TPP or consent conditions, and their impacts on trees. The certification is to be provided to the satisfaction of Council's Tree Technical Officer and submitted to treemgt@waverley.nsw.gov.au.

Condition reason: To ensure tree protection measures have been carried out in appropriately.

49. TREE PROTECTION MEASURES TO BE REMOVED

All tree protection shall be removed prior to the issuing of the final Occupation Certificate.

Condition reason: To ensure that the tree can continue to grow post construction.

50. CERTIFICATION OF NEWLY CONSTRUCTED AND RETAINED STORMWATER DRAINAGE

Prior to the issue of any Occupation Certificate, certification must be provided from a suitably qualified and practicing Engineer or Plumber, that any new stormwater drainage system has been constructed in accordance with the Development Consent, Water Management Technical Manual, all applicable Codes, Policies, Plans, Standards, and good engineering practice.

Certification must be provided from a suitably qualified and practicing Engineer or Plumber, that any retained stormwater drainage system is unblocked, in good working order, and has been repaired or replaced in accordance with Council's *Water Management Technical Manual* and *Waverley Development Control Plan 2022* and all applicable Codes, Policies, Plans, Standards and good engineering practice.

A copy of the certification/s must be submitted via email to assets@waverley.nsw.gov.au for Council's records and the Principal Certifier for approval, prior to the issue of any Occupation Certificate.

Condition reason: To ensure the stormwater system has been constructed or retained in accordance with the approved stormwater management plans and to best engineering practice.

51. 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 engineer's design;

(b) Evidence that the swimming pool/outdoor spa has 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*.

Condition reason: To ensure the swimming pool/outdoor spa has been constructed appropriately to ensure the safety of users.

GENERAL ADVISORY NOTES

DEVELOPMENT IS TO COMPLY WITH LEGISLATION

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.

DEVELOPMENT MUST MEET CONDITIONS OF CONSENT

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the *Environmental Planning and Assessment Act 1979* to carry out development that is not in accordance with this consent.

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:

(e) Please read your conditions carefully.

(f) Information to be submitted to Council should be either via email to info@waverley.nsw.gov.au or via the NSW Planning Portal (if required).

(g) Attention the documentation to the relevant officer/position of Council (where known/specified in condition).

(h) Include DA reference number.

(i) Include condition number/s seeking to be addressed.

(j) 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).

(k) 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.

(l) 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.

(m) Please note, in some circumstances, additional fees and/or additional documents (hard copy) may be required.

(n) Council's standard for review (from date the relevant officer receives documentation) is 14 days. Times may vary or be delayed if information is not received in this required manner.

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.

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 1800 810 443.

ALTERATIONS AND ADDITIONS ONLY

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

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.

TREE REMOVAL/PRESERVATION

Any trees not identified for removal in this application have not been assessed and separate approval may be required.

Details on additional criteria regarding tree on development sites can be found in Waverley Council Tree Management Guidelines 2022, 10. Appendices.

WAVERLEY COUNCIL FLOOD RISK MANAGEMENT STUDY AND PLAN 2026

The property is on land identified as flood affected under the Council endorsed *Waverley Council Flood Risk Management Study and Plan 2026*. The registered proprietor's attention is drawn to the likelihood that the development may be inundated by flood waters.

As flood events can cause significant damage to property and pose risk to life, it is advised that the following measures are undertaken in accordance with Section B5.2 of Waverley Council's DCP:

(o) Habitable floor levels are to be equal to or greater than the 1% AEP flood level plus freeboard.

(p) All floor levels (habitable or otherwise) are to be a minimum of 150mm above the adjacent ground level.

(q) All new structures are to have flood compatible building components below or at the 1% AEP flood level plus freeboard. Refer to Annexure B5-1 for a list of recommended flood compatible building components.

(r) Garages for three (3) or fewer vehicles shall have a minimum finished floor at the 1% AEP flood level if practical.

(s) The evacuation requirements of the development during flooding shall be considered.

(t) Fencing is not to be constructed in a manner that changes the depth or behaviour of floodwaters elsewhere in the floodplain in a manner which is likely to materially and adversely impact other property.

FLOODING EVACUATION REQUIREMENTS

The property is located on flood affected land identified as within the low flood risk precinct under *Waverley Council Flood Risk Management Study and Plan 2026*. The site is expected to be flood affected during very rare events up to the Probable Maximum Flood (PMF).

The owners of the land should make consideration as to emergency plans in the instance of future flooding including e.g. evacuation.

ADDITIONAL INFORMATION IN RELATION TO SECURITY DEPOSIT – RELEASE PROCESS

Following completion of all works and satisfaction of all consent conditions, an Occupation Certificate will be issued for the site and uploaded to the NSW Planning Portal. Waverley Council will receive notification of this achievement and will begin the process of reviewing the site prior to release of the site's security deposit.

An officer from the Infrastructure Services team will attend the site and inspect the public domain in order to confirm that all public domain works within the conditions of consent have been completed to Council's satisfaction and that no damage has occurred associated with the works. Specifically, they will be assessing the condition of the:

(u) Footpath/s,

(v) Kerb and Gutter,

(w) Nature strip, turf and any trees,

(x) Stormwater assets,

(y) Driveway crossings,

(z) Roadway/s, &;

(aa) Any other public assets within the frontage or affected by the works.

It is the applicant's responsibility to ensure that the public domain is undamaged from the construction works which have occurred, and that any assets which have been renewed are completed with the consent of the Infrastructure Services Department (assets@waverley.nsw.gov.au) and in line with current Waverley Council Standards and Guidelines. Should there be any damage identified or works completed which do not meet Council's quality requirements, a Council officer will be in contact to outline what needs to be rectified prior to the release of the Security Deposit. Once all issues have been rectified to Council's satisfaction, the finance department will be notified to process the refund.

If no issues are identified onsite, the full security deposit should be typically expected to be refunded within 12 weeks from the date of upload of the site's final Occupation Certificate to the NSW Planning Portal by the site's Principal Certifier.

ENCROACHMENT BEYOND BOUNDARY

Vehicles parked on the hardstand shall not encroach onto the Council's footpath area at any time.

APPROVALS FOR WORKING THROUGH OR WITHIN THE PUBLIC DOMAIN

In accordance with the *Local Government Act 1993* and *Roads Act 1993*, the following permits may be required for works in, on, or over Council's public domain. Applicants are responsible for obtaining and submitting any necessary permits prior to the commencement of relevant associated works.

(a) Road Opening Permit: The applicant shall apply for a road-opening permit and pay the required fee if there is a requirement to dig up a road, footpath or nature strip (typically trenching for service connection, maintenance or rehabilitation). Common purposes for this permit include electrical, gas, portable water connection, stormwater or telecommunication works. No opening of the road or footpath surface shall be carried out without this permit being obtained and a copy kept on the site. The applicant shall use Council's online portal to apply for a Road Opening Permit.

(b) Occupy/Close a Public Road or Footway: The applicant shall apply for a permit if construction works require the occupation of a parking lane, road lane, cycleway, footpath, or open space. Common reasons for needing this permit include the use of boom or line concrete pump, cherry picker, scissor or boom lift or a mobile crane. Public Liability Insurance of minimum $20m, a Traffic Guidance Scheme or Traffic Management Plan plus a NSW Police Notification are generally required. The applicant shall use Council's online portal to submit the application.

(c) Construction Zone Permit: If works require using a public space along the kerb of 9m or more, for a period of 13 weeks or more, a Construction Zone Permit is required. The applicant shall use Council's online portal to submit the application.

(d) Occupation of Council Footpath: The applicant shall apply for an Occupation of Council Footpath and pay the required fee when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to the Hoarding and Scaffolding Guidelines and apply via the PDF application form available online which is submitted directly to Council. For construction impacts that will go beyond the footpath, the applicant must use the 'Occupy/Close a Public Road or Footway' application.

(e) Stand a Skip Bin / Container / Storage Unit on Public Road: The applicant can pay a fee to temporarily house a bin or storage unit in a roadside parking space, regardless of whether the spot is metered or subject to a residential permit area. Apply via submitting the PDF application available online directly to Council. If there are more elaborate construction impacts on public land such as needing to use a cherry picker or mobile crane, use the Occupy/Close a Public Road or Footway application instead.

DICTIONARY

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021* and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Waverley Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the *Environmental Planning and Assessment Act 1979*.

Local planning panel means Waverley Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the *Environmental Planning and Assessment Act 1979* respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

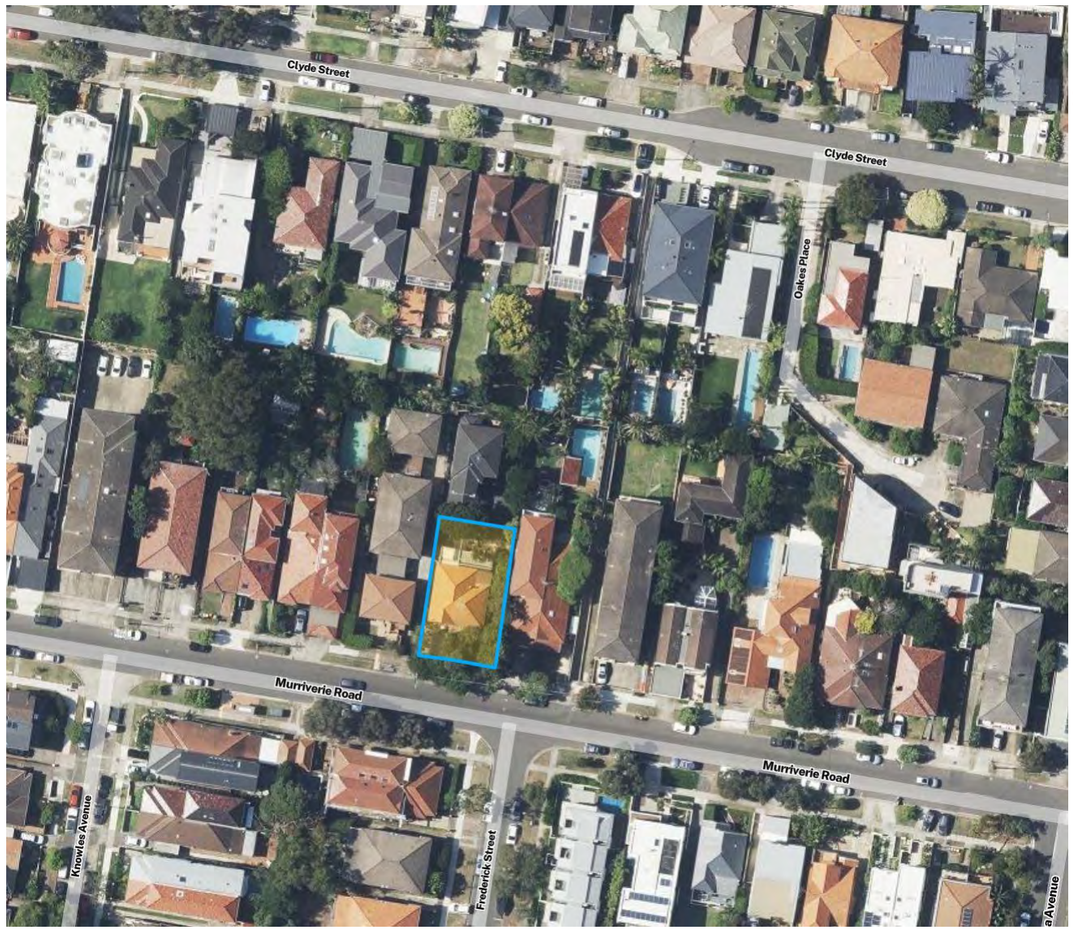
Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021*.

Suitably qualified acoustic consultant means a suitably qualified acoustic consultant means an individual who possesses the qualifications to render them eligible for membership of both the Australian Acoustics Society and Institution of Engineers Australia at the grade of member or an individual who is employed by a member firm of the Association of Australian Acoustic Consultants.

DEVELOPMENT APPLICATION

108 MURRIVERIE ROAD, NORTH BONDI NSW 2026



Drawing No:	Description	Scale:	Rev:	Date:
MARC-01	COVER PAGE		02	17/09/2026
MARC-02	SITE PLAN / ANALYSIS	1:200	01	5/08/2026
MARC-03	CONTEXT PLAN		02	17/09/2026
MARC-04	EXISTING GROUND FLOOR PLAN		01	5/08/2026
MARC-05	EXISTING ROOF PLAN		01	5/08/2026
MARC-06	DEMOLITION GROUND FLOOR PLAN		01	5/08/2026
MARC-07	DEMOLITION EXISTING ROOF PLAN		01	5/08/2026
MARC-08	GROUND FLOOR PLAN		01	5/08/2026
MARC-09	FIRST FLOOR PLAN	1:100	02	17/09/2026
MARC-10	ATTIC FLOOR PLAN	1:100	01	5/08/2026
MARC-11	ROOF PLAN	1:100	02	17/09/2026
MARC-12	NORTH ELEVATION	1:100	02	17/09/2026
MARC-13	SOUTH ELEVATION	1:100	01	17/09/2026
MARC-14	EAST ELEVATION	1:100	02	17/09/2026
MARC-15	WEST ELEVATION	1:100	02	17/09/2026
MARC-16	SECTION A	1:100	02	17/09/2026
MARC-17	SECTION B	1:100	02	17/09/2026
MARC-18	CALCULATIONS SUMMARY / FSR	1:200	02	17/09/2026
MARC-19	OPEN SPACE CALCULATIONS		02	17/09/2026
MARC-20	LANDSCAPE CALCULATIONS	1:200	01	5/08/2026
MARC-21	PRIVATE OPEN SPACE		02	17/09/2026
MARC-22	SHADOW DIAGRAMS 1 of 2		02	17/09/2026
MARC-23	SHADOW DIAGRAMS 2 of 2		02	17/09/2026
MARC-24	EXISTING, COMPLYING, PROPOSED SHADOWS 1 of 5		02	17/09/2026
MARC-25	EXISTING, COMPLYING, PROPOSED SHADOWS 2 of 5		02	17/09/2026
MARC-26	EXISTING, COMPLYING, PROPOSED SHADOWS 3 of 5		02	17/09/2026
MARC-27	EXISTING, COMPLYING, PROPOSED SHADOWS 4 of 5		02	17/09/2026
MARC-28	EXISTING, COMPLYING PROPOSED SHADOWS 5 of 5		02	17/09/2026
MARC-29	WINDOW AND GLAZED DOOR SCHEDULE		01	5/08/2026
MARC-30	BASIX 1 of 2		01	5/08/2026
MARC-31	BASIX 2 of 2		01	5/08/2026
MARC-32	MATERIALS AND FINISHES		01	5/08/2026
MARC-33	VIEWS FROM THE SUN		01	5/08/2026

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Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026
02	DEVELOPMENT APPLICATION - AMENDED	17/09/2026

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Client
MARCO

Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
COVER PAGE

Sheet No.
MARC-01

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PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

RECEIVED
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

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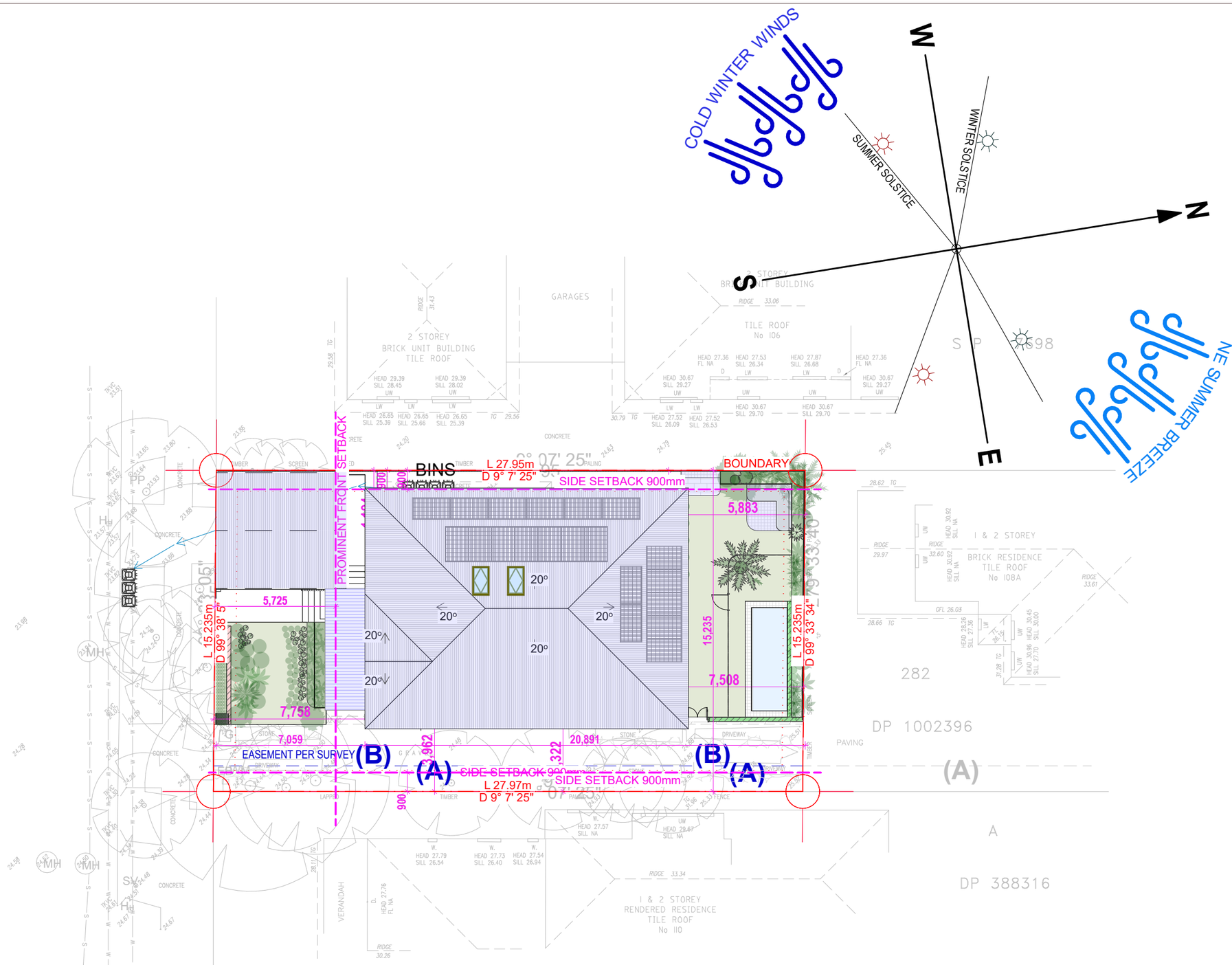
Date Received: 18/09/2026



1 SITE PLAN / ANALYSIS 1:200

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Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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Status
DEVELOPMENT APPLICATION

Drawing Title:
SITE PLAN / ANALYSIS

Sheet No.
MARC-02

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PH	AY/AS	1 :100 U.N.O	01

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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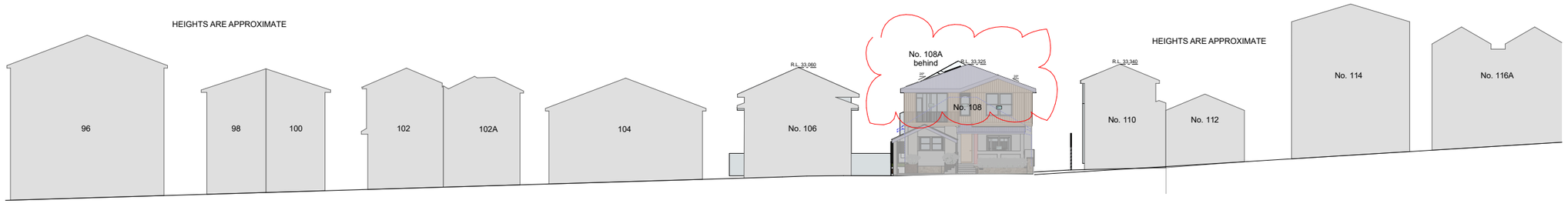
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026



2 AMENDED DA REV 02 - STREETSCAPE CONTEXT 1:400

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Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026
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108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
CONTEXT PLAN

Sheet No.
MARC-03

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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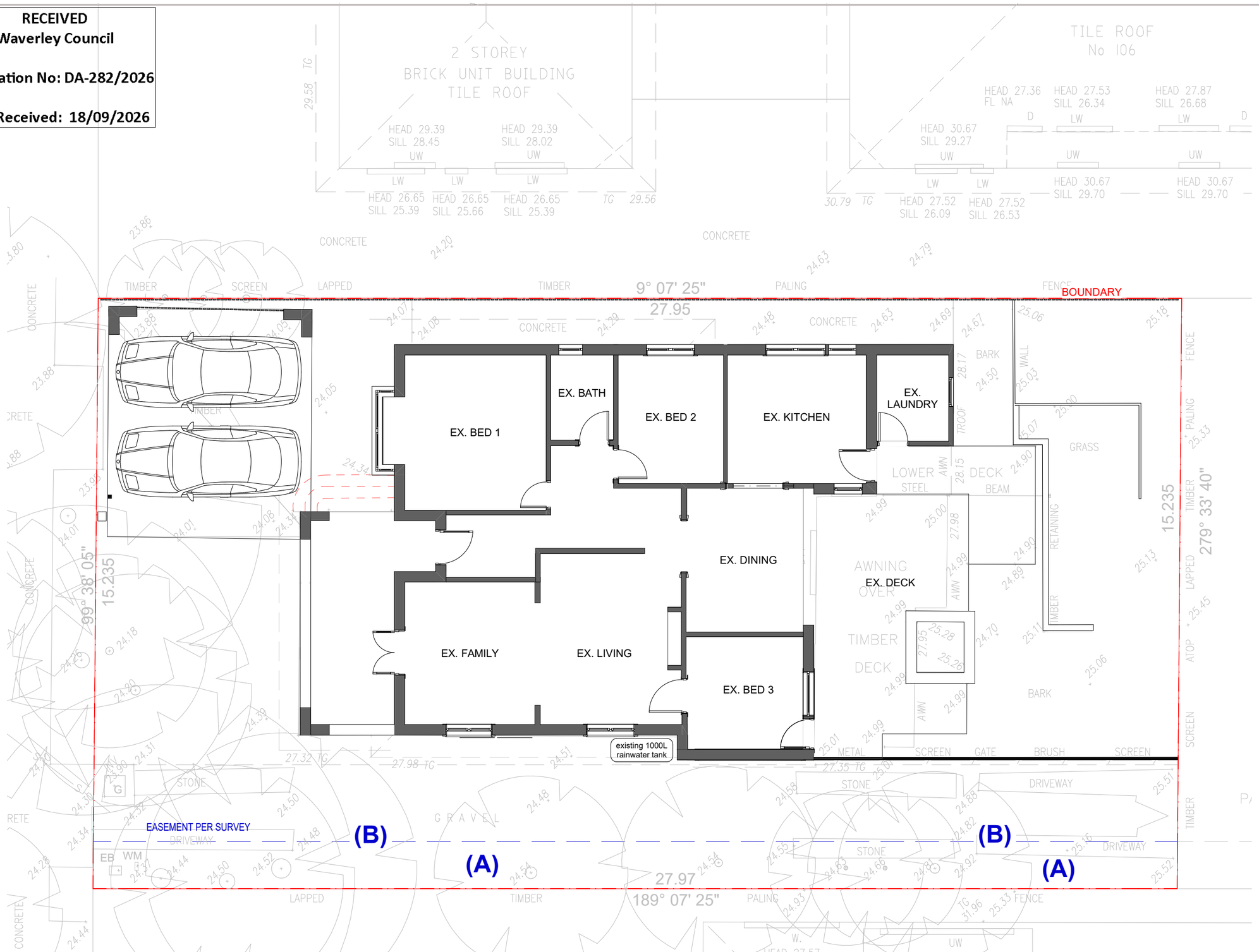
Application No: DA-282/2026

Date Received: 18/09/2026



1 EXISTING GROUND FLOOR PLAN 1:100

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108 Murriverie Road NORTH BONDI NSW

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DEVELOPMENT APPLICATION

Drawing Title:
EXISTING GROUND FLOOR PLAN
Sheet No.
MARC-04

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Plot Date: Thursday, 17 September 2026

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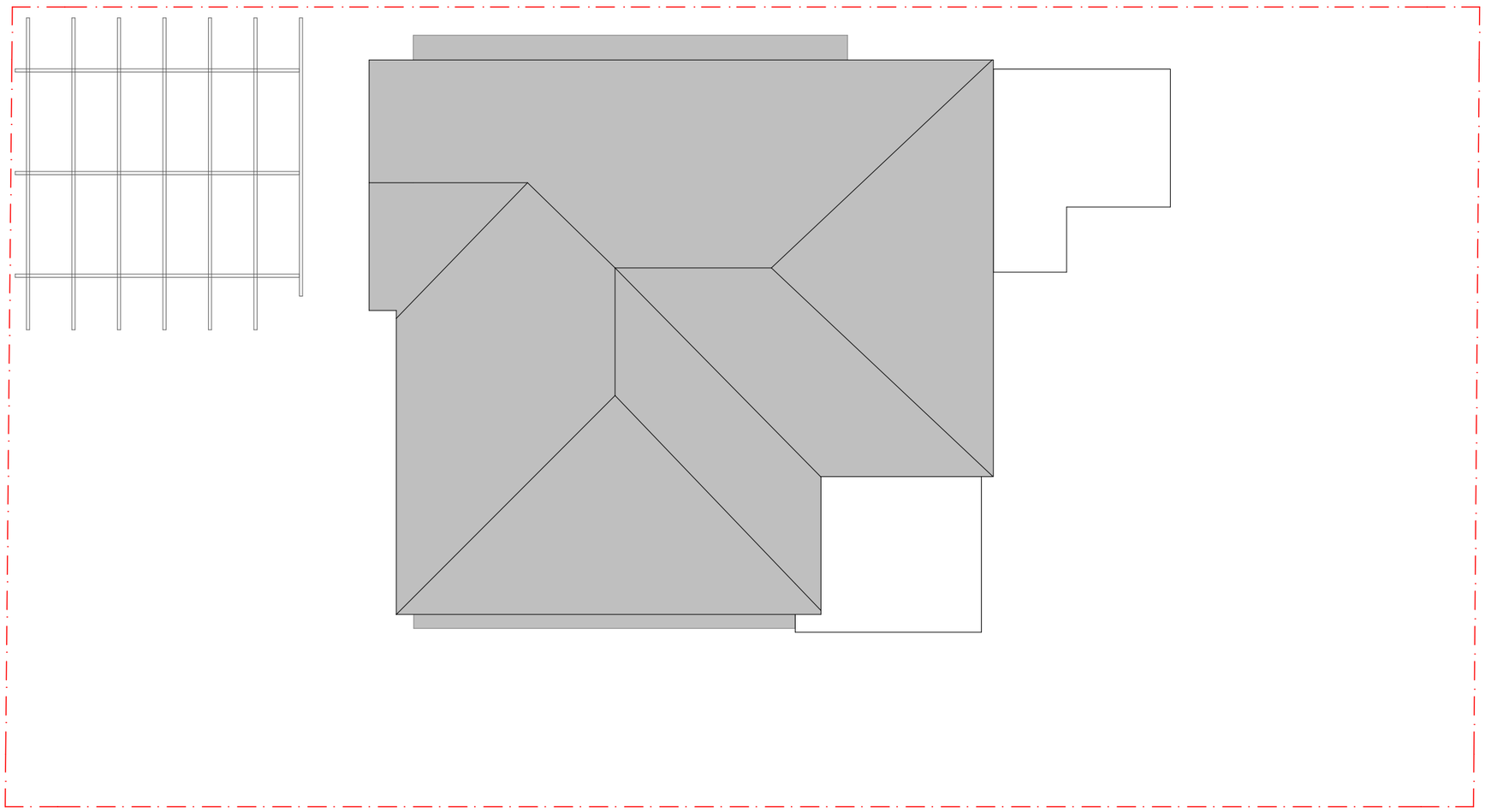
Application No: DA-282/2026

Date Received: 18/09/2026

R.L. 17.916



1 EXISTING ROOF PLAN 1:100

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Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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Status
DEVELOPMENT APPLICATION

Drawing Title:
EXISTING ROOF PLAN

Sheet No.
MARC-05

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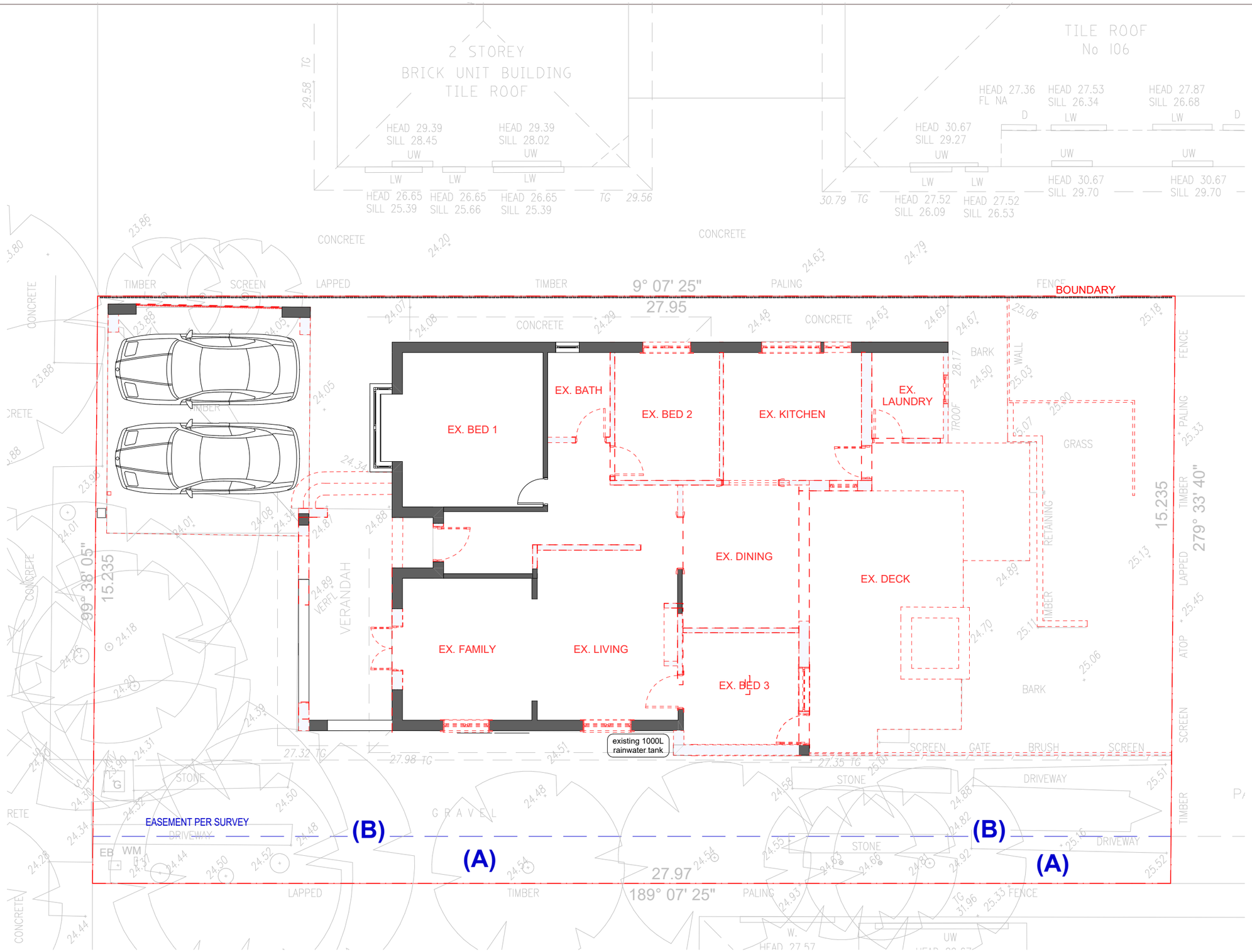
Plot Date: Thursday, 17 September 202



6 DEMOLITION - GROUND FLOOR PLAN 1:100

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Application No: DA-282/2026

Date Received: 18/09/2026

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Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
DEMOLITION GROUND FLOOR PLAN
Sheet No.
MARC-06

Drawn:	Checked:	Scale:	Rev.
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1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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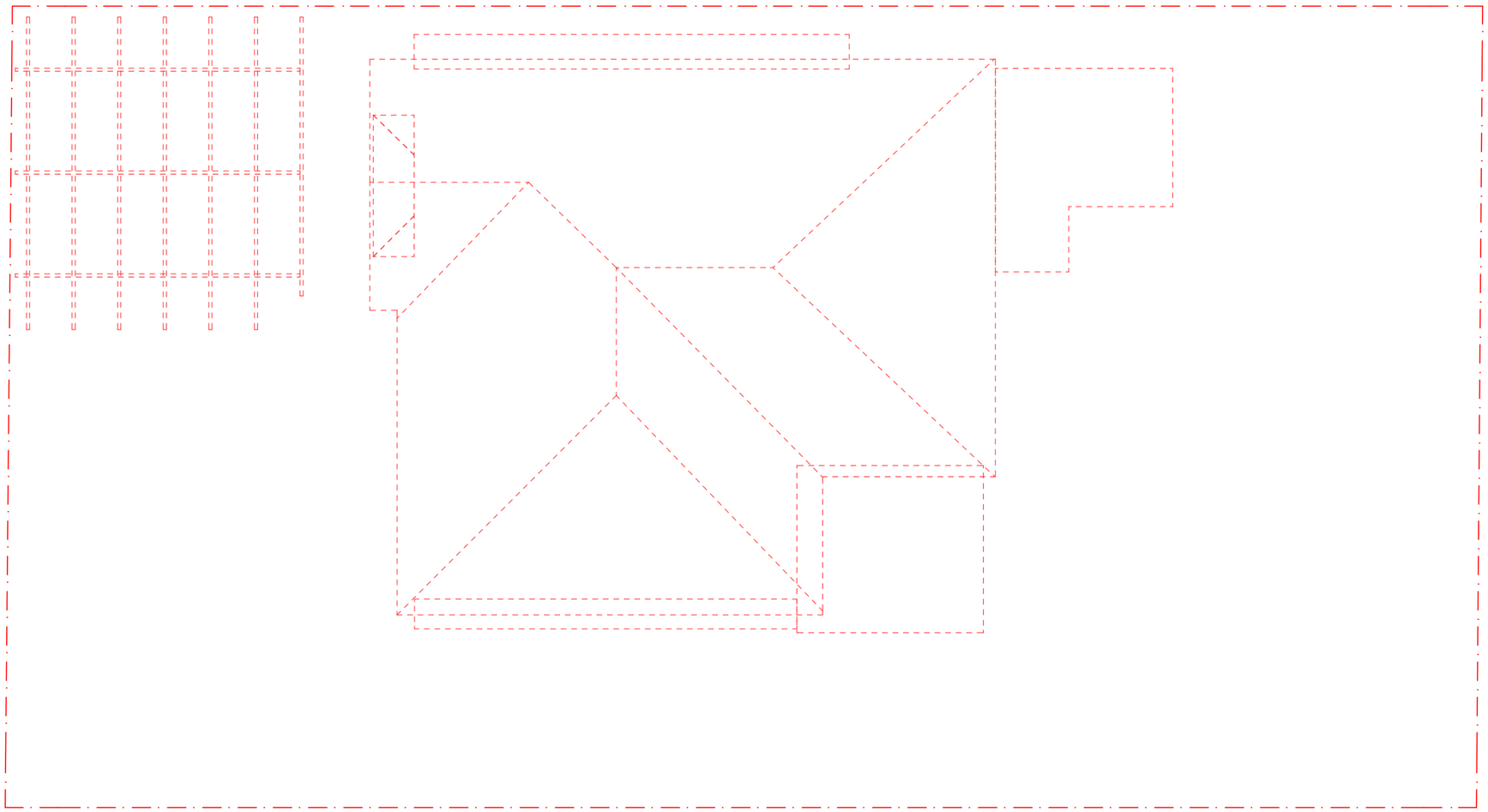
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

R.L. 17.916



1 DEMOLITION - EXISTING ROOF PLAN 1:100

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Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
DEMOLITION EXISTING ROOF PLAN
Sheet No.
MARC-07

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1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

RECEIVED
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

2 STOREY
BRICK UNIT BUILDING
TILE ROOF

No 106

HEAD 29.39 SILL 28.45 UW LW
HEAD 29.39 SILL 28.02 UW LW
HEAD 26.65 SILL 25.39
HEAD 26.65 SILL 25.66
HEAD 26.65 SILL 25.39
HEAD 27.36 FL NA D
HEAD 27.53 SILL 26.34 LW UW
HEAD 27.87 SILL 26.68 LW D UW
HEAD 30.67 SILL 29.27 UW LW
HEAD 30.67 SILL 29.70
HEAD 30.67 SILL 29.70
HEAD 27.52 SILL 26.09
HEAD 27.52 SILL 26.53

new elec. heat pump for hot water to replace existing hws
new fence - top of fence RL 27.10
BOUNDARY
PROMINENT FRONT SETBACK
TIMBER SCREEN
BINS
infill windows
SIDE SETBACK 900mm
L 27.95m D 9° 7' 25"
outdoor shower
BREAKFAST NOOK
BATH
BUTLERS PANTRY
KITCHEN
fridge oven pantry
BED 4 / STUDY
ENTRY
DW
W03
W02
W04
DECK
POOL
bin location for kerbside pickup
new fence - top of fence RL 27.40
MUSIC / READING ROOM
DINING
LIVING 1
BAR
FIRE PLACE
W01
AC Motors
pool equipment
existing 1000L rainwater tank
infill windows
top of wall RL 27.10
GRAVEL
EASEMENT PER SURVEY
SIDE SETBACK 900mm
L 27.97m D 9° 7' 25"
LAPPED TIMBER PALING FENCE
TIMBER SCREEN ATOP LAPPED TIMBER PALING FENCE
STONE
DRIVEWAY
CONCRETE
PAV
W. HEAD 27.79 SILL 26.54
W. HEAD 27.73 SILL 26.40
W. HEAD 27.54 SILL 26.94
W. HEAD 27.57 SILL NA
UW HEAD 29.67 SILL NA
RIDGE 33.34

1 PROPOSED GROUND FLOOR PLAN

CSA ARCHITECTS

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BASIX™Certificate
Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix
Alterations and Additions
Certificate number: A1851917

Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
GROUND FLOOR PLAN

Sheet No.
MARC-08

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	01

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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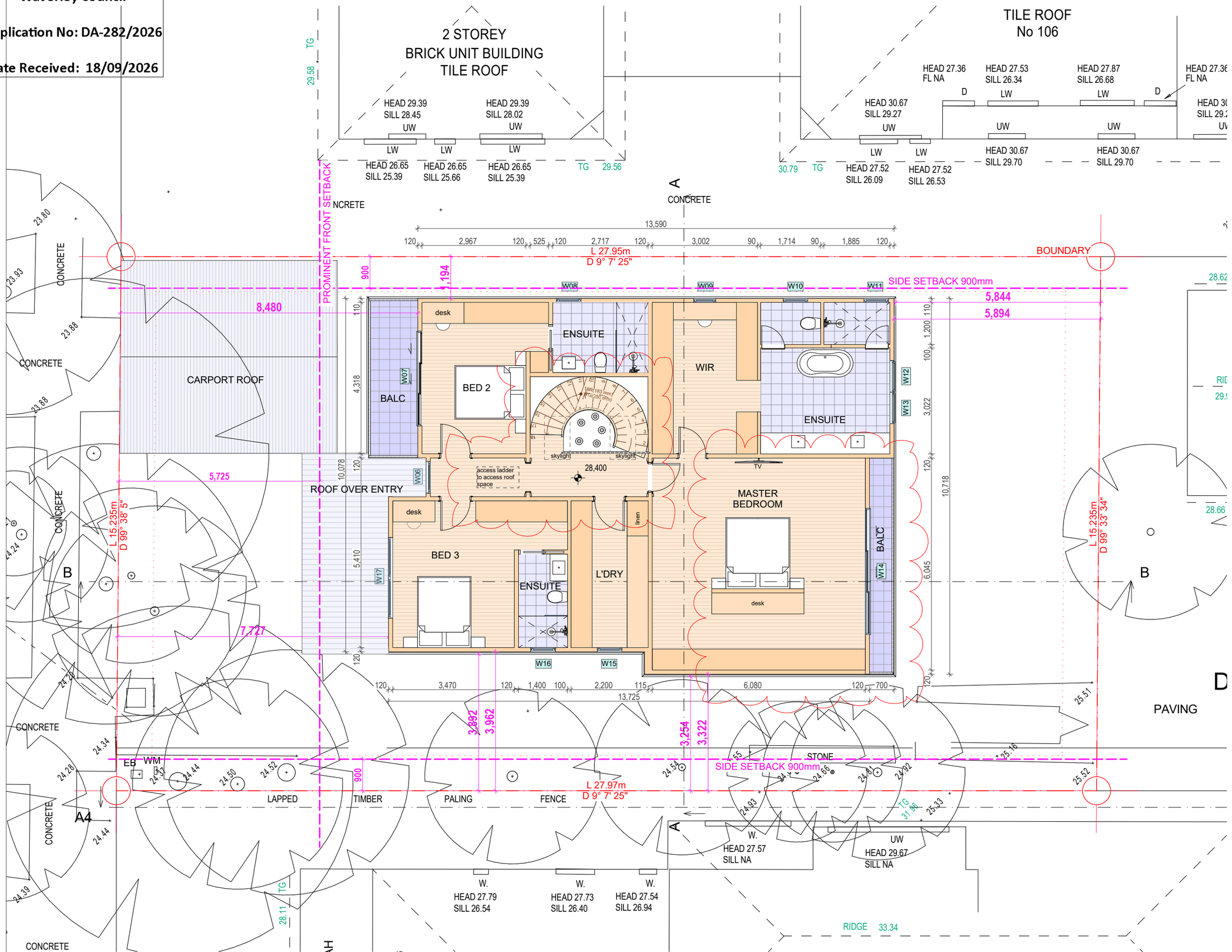
Application No: DA-282/2026

Date Received: 18/09/2026



1 PROPOSED FIRST FLOOR PLAN 1:100

CSA ARCHITECTS

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alex@csa-arch.com.au

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Certificate number: A1851917

Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026
02	DEVELOPMENT APPLICATION - AMENDED	17/09/2026

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ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
FIRST FLOOR PLAN

Sheet No.
MARC-09

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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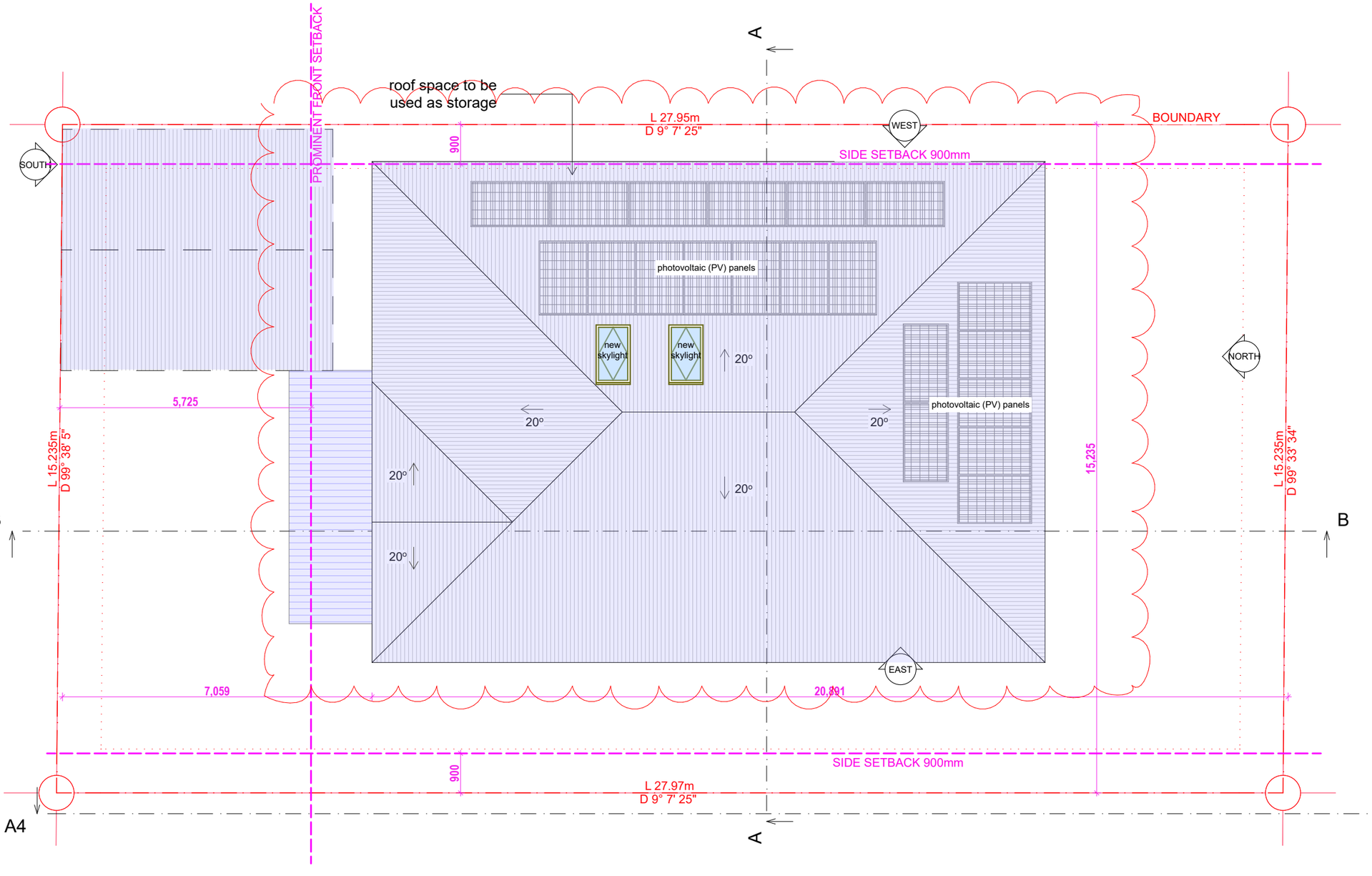
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026



1 PROPOSED ROOF PLAN 1:100

CSA ARCHITECTS

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108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
ROOF PLAN

Sheet No.
MARC-11

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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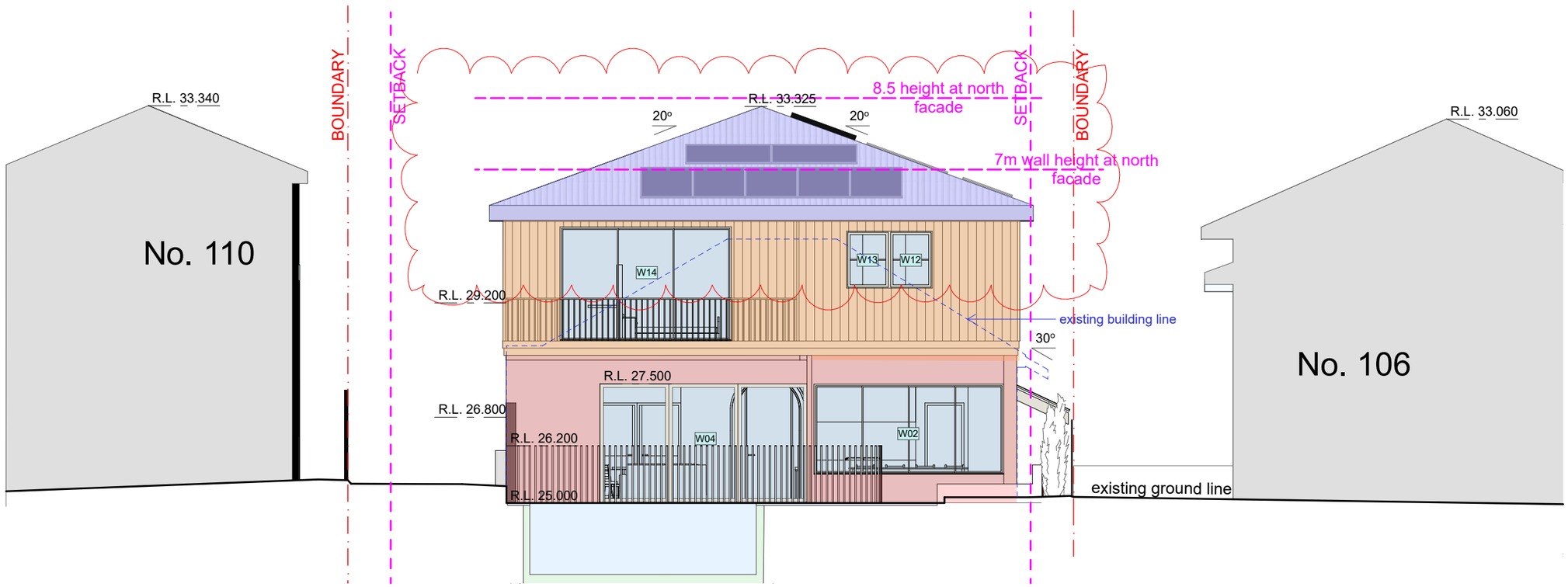
Application No: DA-282/2026

Date Received: 18/09/2026



1 NORTH ELEVATION - AMENDED REV 02 1:100

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02	DEVELOPMENT APPLICATION - AMENDED	17/09/2026

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108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
NORTH ELEVATION

Sheet No.
MARC-12

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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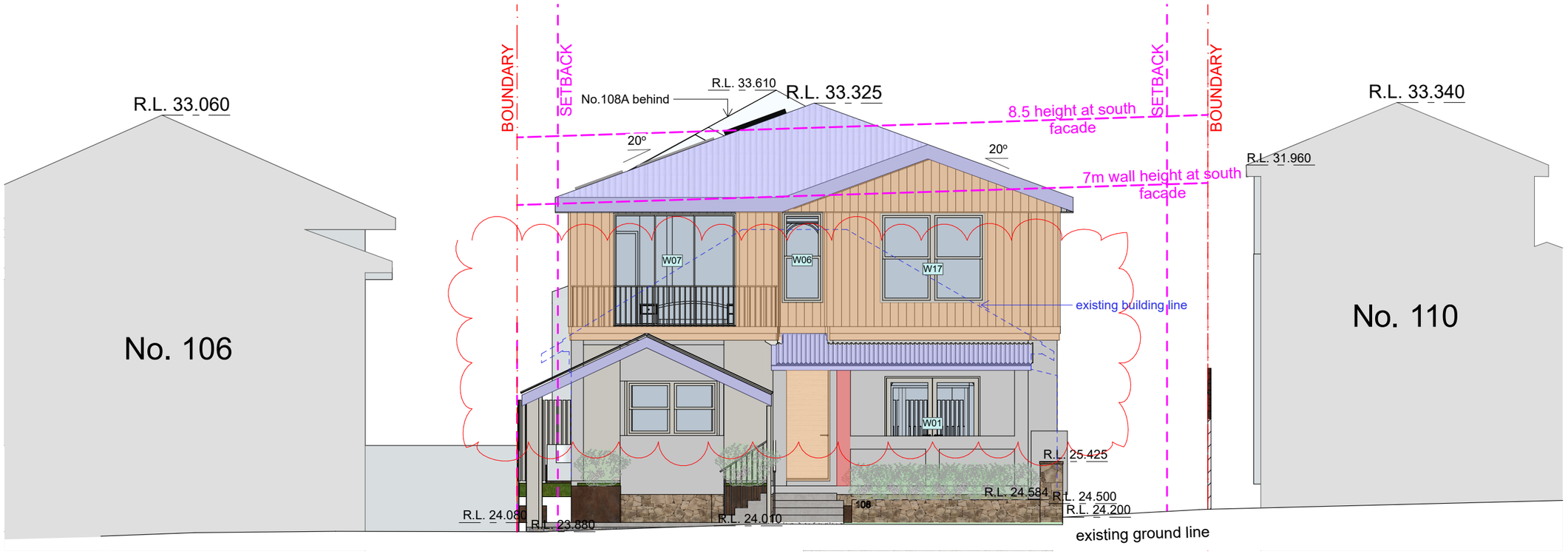
Application No: DA-282/2026

Date Received: 18/09/2026



1 SOUTH ELEVATION 1:100

CSA ARCHITECTS

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Rev	Description	Date
02	DEVELOPMENT APPLICATION - AMENDED	17/09/2026

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108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
SOUTH ELEVATION

Sheet No.
MARC-13

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1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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Application No: DA-282/2026

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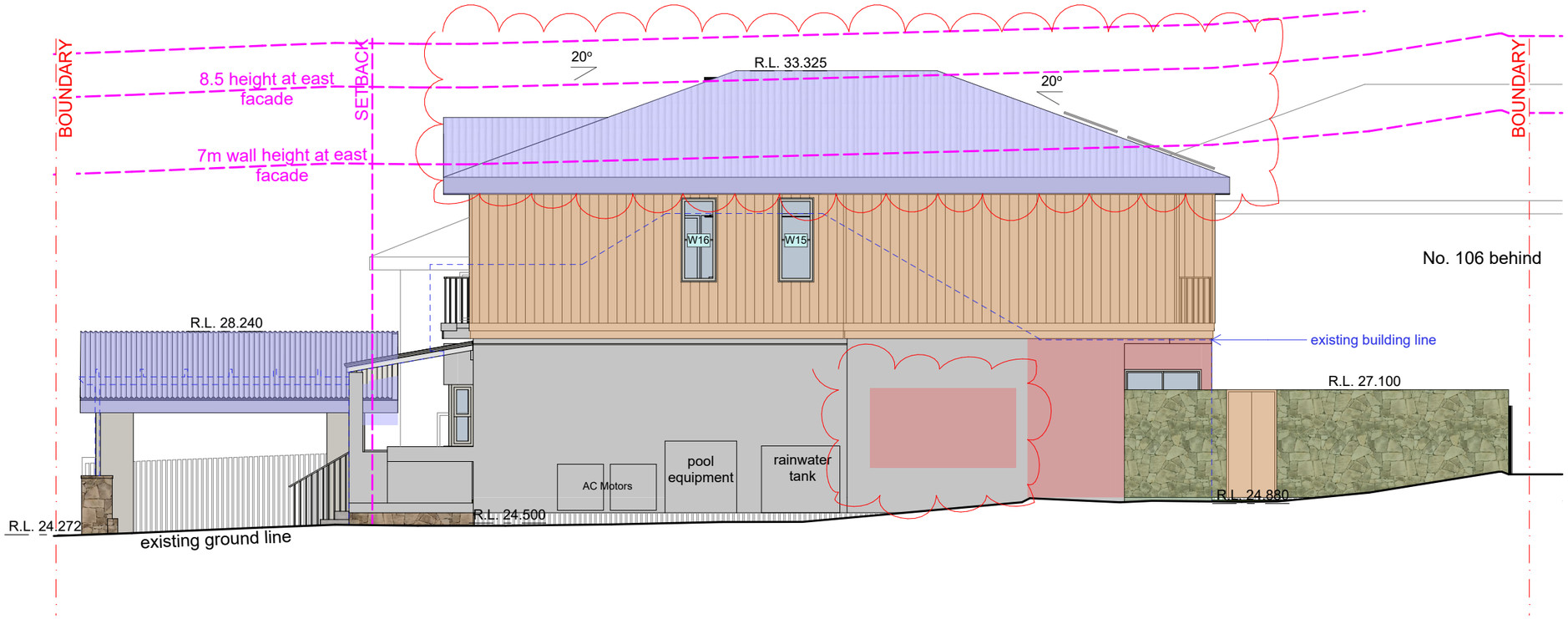

1 EAST ELEVATION - AMENDED REV 02 1:100

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108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
EAST ELEVATION

Sheet No.
MARC-14

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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Application No: DA-282/2026

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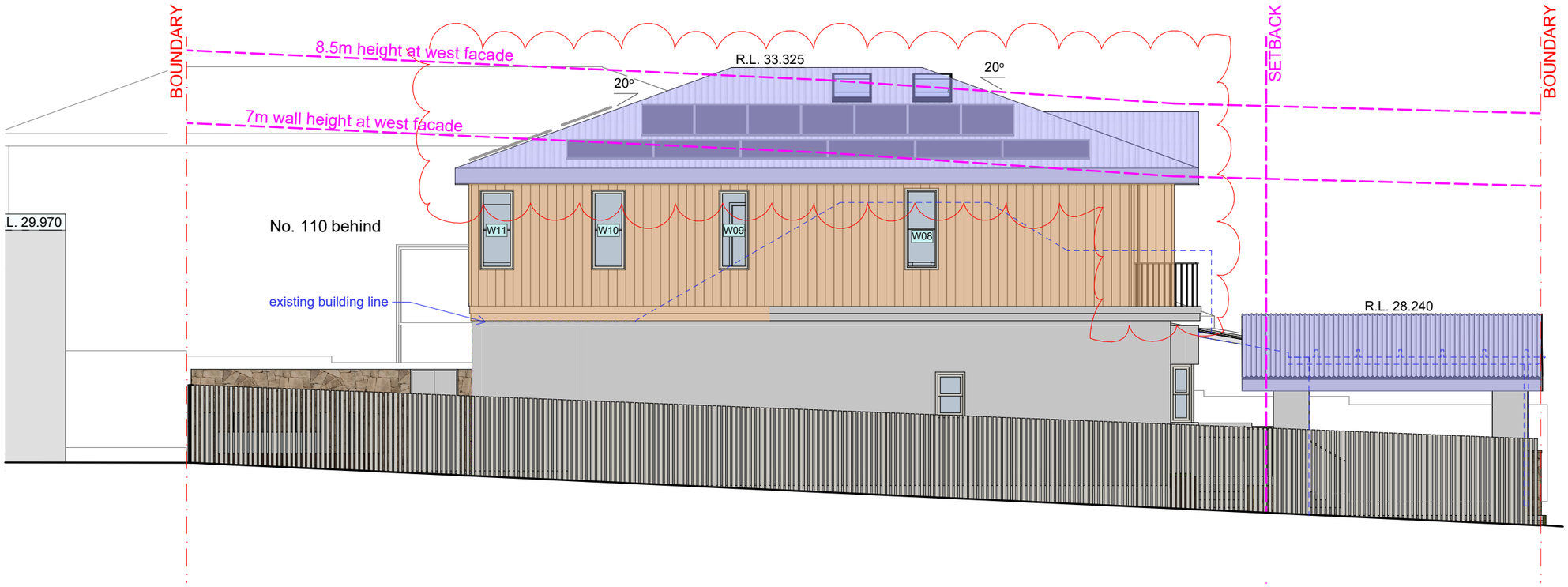

1 WEST ELEVATION - AMENDED REV 02 1:100

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108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
WEST ELEVATION

Sheet No.
MARC-15

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1:200 1:100 1:50 1 METRE INCREMENTS

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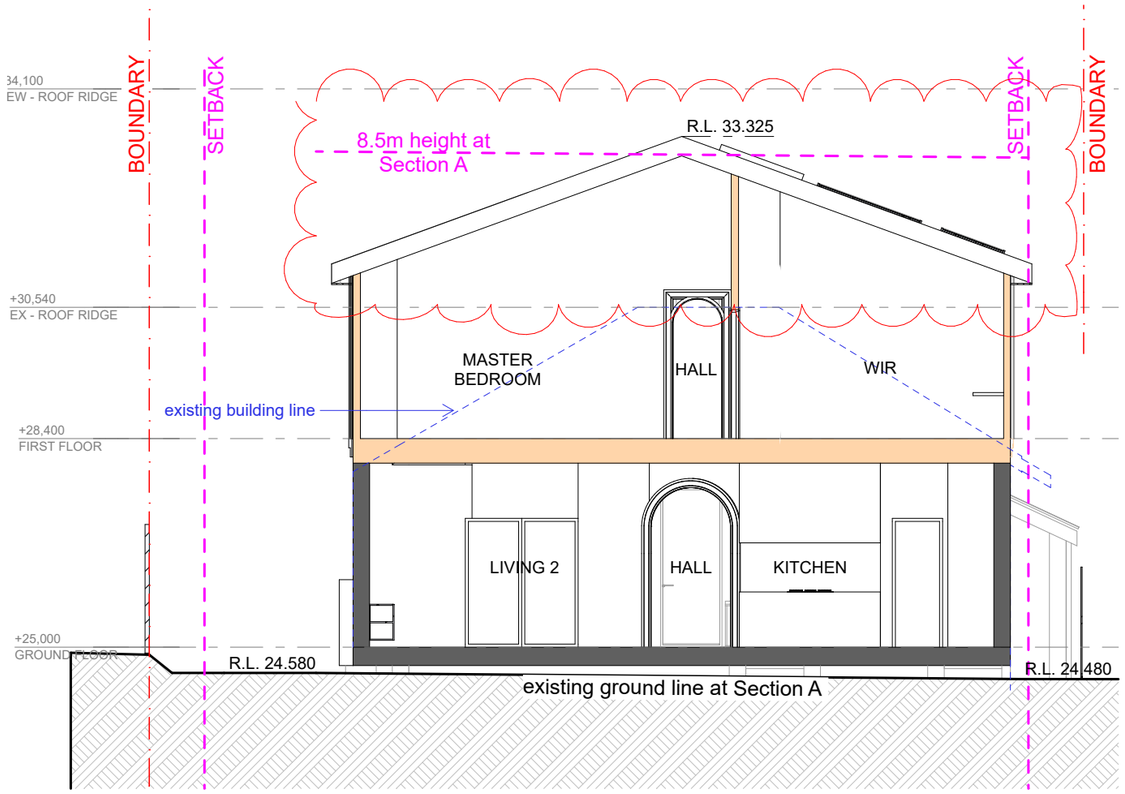

1 SECTION A - AMENDED REV 02 1:100

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108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
SECTION A

Sheet No.
MARC-16

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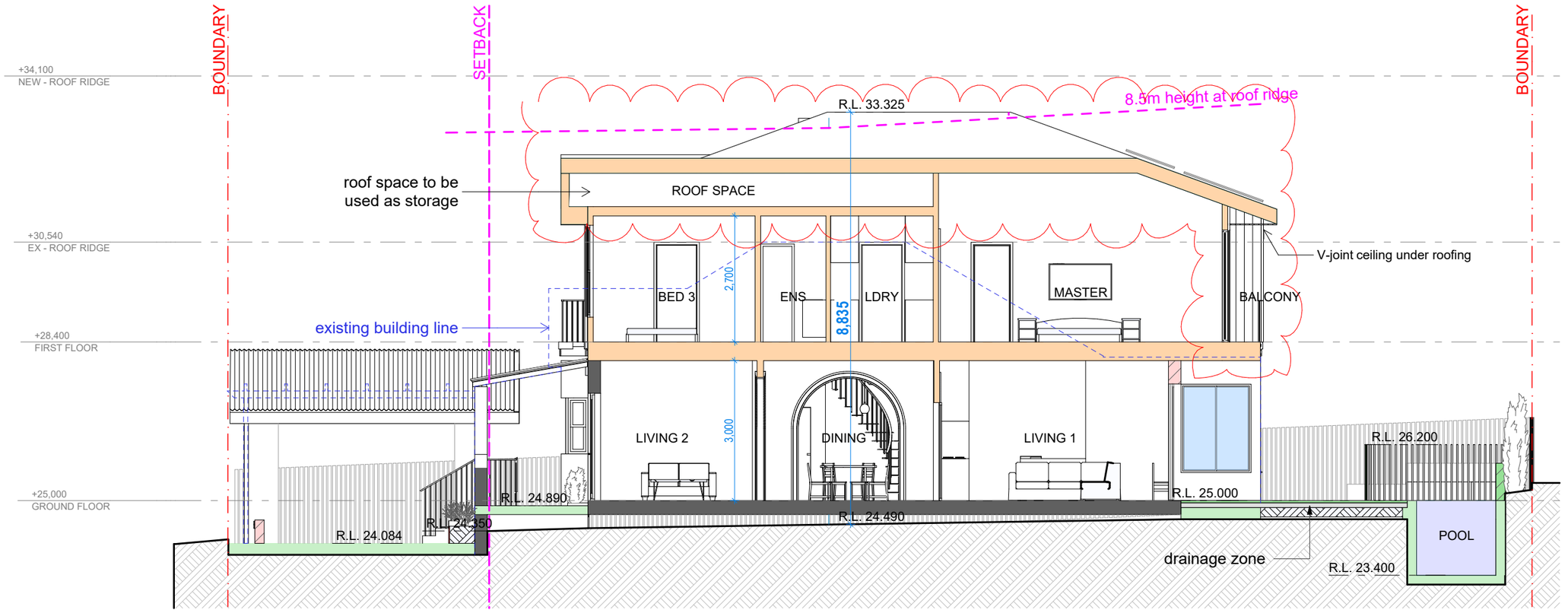

1 SECTION B - AMENDED REV 02 1:100

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Certificate number: A1851917

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ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
SECTION B

Sheet No.
MARC-17

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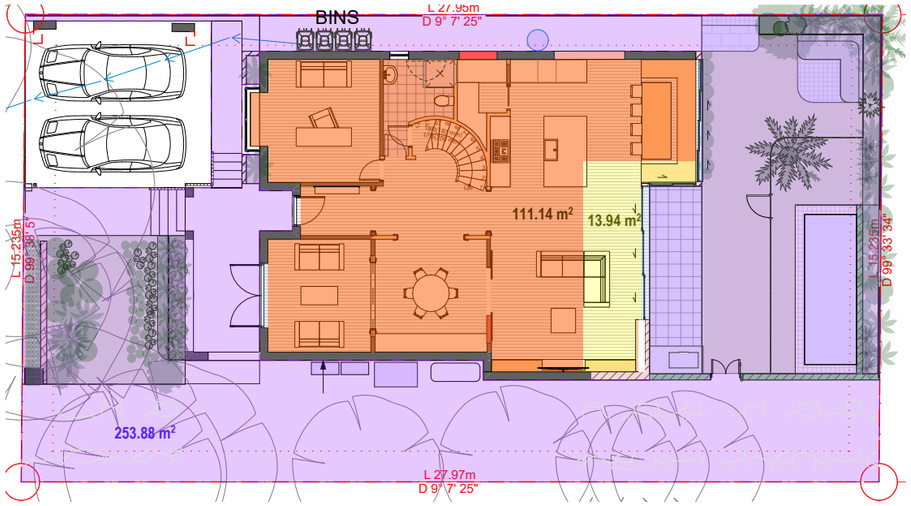
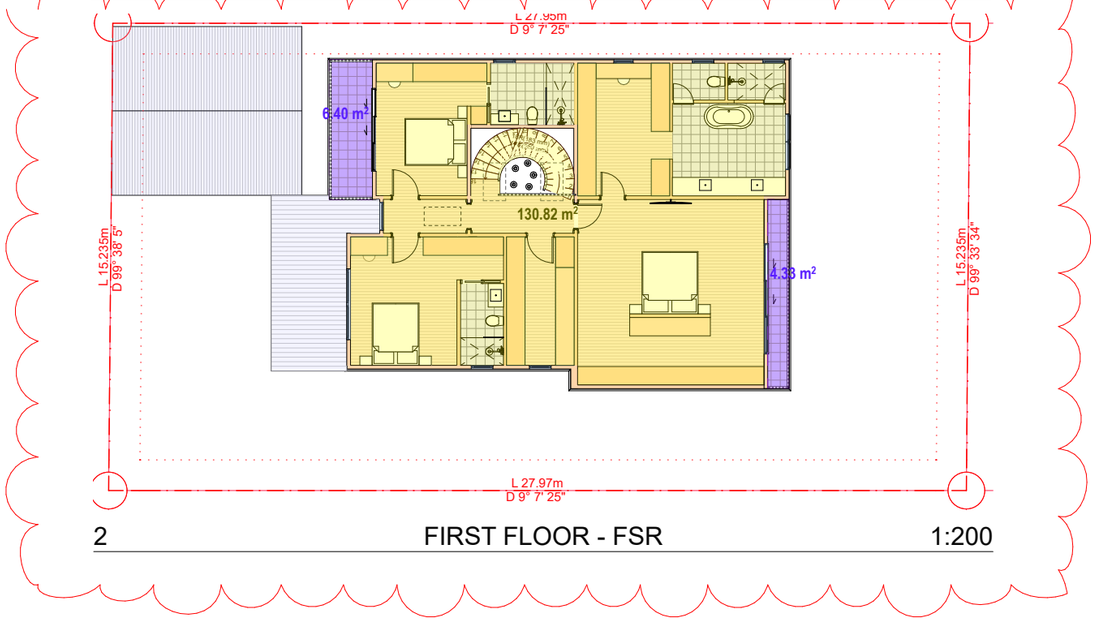


1 GROUND FLOOR - FSR 1:200



2 FIRST FLOOR - FSR 1:200

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Application No: DA-282/2026

Date Received: 18/09/2026

EXISTING FLOOR SPACE PROPOSED FLOOR SPACE OPEN SPACE AREA$_{254}$

SUMMARY

SITE AREA
426m²

LEP FLOOR SPACE RATIO

MAX LEP FSR CONTROL
0.636:1

MAX ALLOWED LEP FSR
270.93m²

EXISTING GROSS FLOOR AREA
111.14m²

TOTAL EXISTING FSR
0.26:1

PROPOSED GROSS FLOOR AREA
111.14 + 13.94 + 130.82 = **255.90m²**

TOTAL PROPOSED FSR
0.600:1

OPEN SPACE

OPEN SPACE MINIMUM CONTROL
40% = 170.40m²

OPEN SPACE CALCULATION TOTAL
264.59m²

OPEN SPACE AREA FRONT OF PRIMARY BUILDING LINE
A minimum of 50% of the area between the front of the primary building and the street alignment is to be open space
= 102.29m² x 50% = 51.145m²

OPEN SPACE AREA PROVIDED - FRONT OF PRIMARY BUILDING LINE CALCULATION TOTAL
= 68.08m² = 66.6%

PRIVATE OPEN SPACE MINIMUM CONTROL
25.0m²

PRIVATE OPEN SPACE CALCULATION TOTAL
90.29m²

LANDSCAPE

LANDSCAPE AREA MINIMUM CONTROL
20% = **85.20m²**

LANDSCAPE AREA CALCULATION
108.77m²

LANDSCAPE AREA CALCULATION - FRONT SPACE CONTROL
A minimum of 50% of the open space provided at the front of the site is to be a landscaped area
= **34.04m²**

LANDSCAPE AREA CALCULATION - FRONT SPACE CALCULATION
34.29m²

DEEP SOIL MINIMUM CONTROL
50% of landscape area = **42.60m²**

DEEP SOIL CALCULATION TOTAL
67.49m²

CSA ARCHITECTS

Nominated Architect: Alex Smith Reg #5473
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02	DEVELOPMENT APPLICATION - AMENDED	17/09/2026

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Status
DEVELOPMENT APPLICATION

Drawing Title:
CALCULATIONS SUMMARY / FSR
Sheet No.
MARC-18

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1:200 1:100 1:50 1 METRE INCREMENTS

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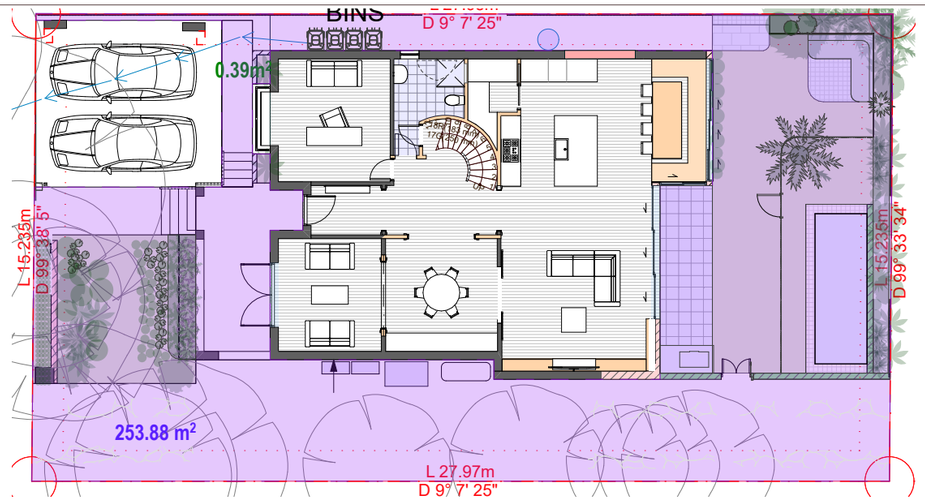
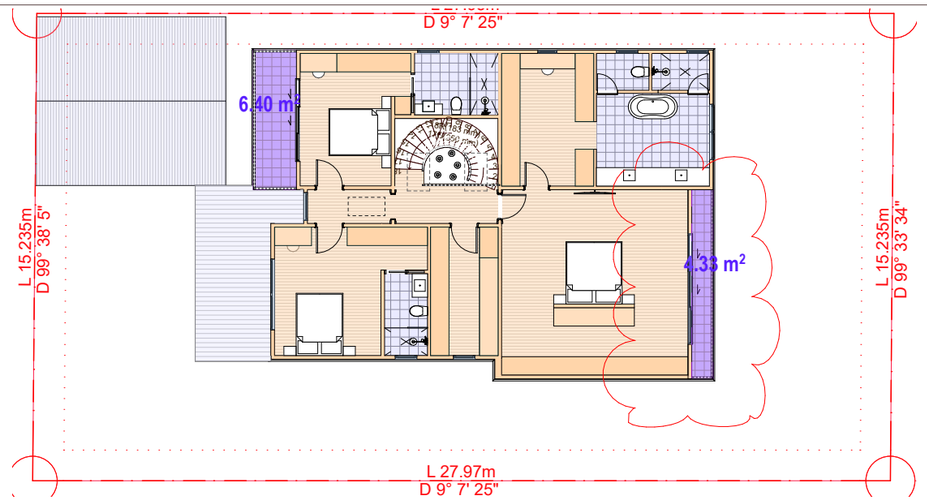


1 GROUND FLOOR - OPEN SPACE



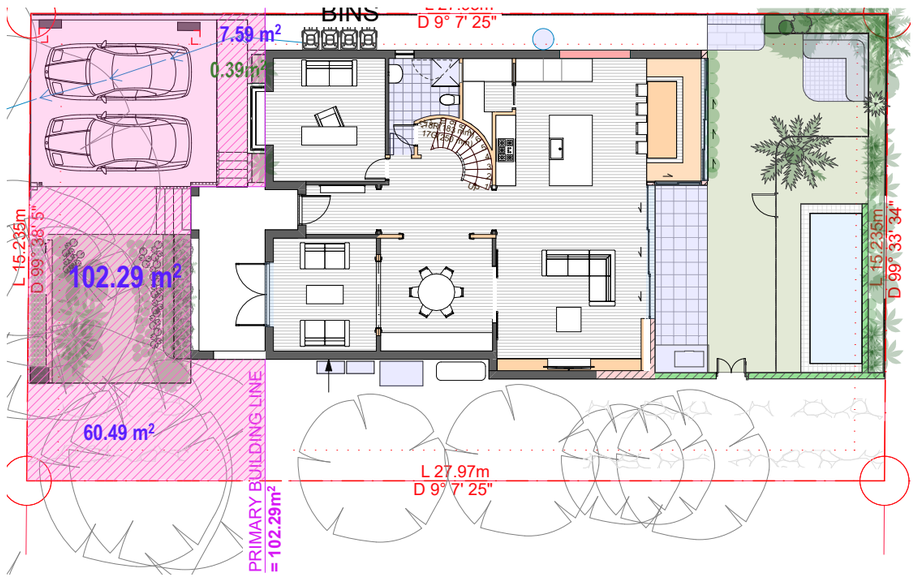
2 FIRST FLOOR - OPEN SPACE

SITE AREA
426m²

OPEN SPACE MINIMUM CONTROL
40% = 170.40m²

OPEN SPACE CALCULATION TOTAL
264.59m²

OPEN SPACE AREA



3 GROUND FLOOR - FRONT OPEN SPACE

OPEN SPACE AREA CALCULATION - FRONT SPACE CONTROL
A minimum of 50% of the area between the front of the primary building and the street alignment is to be open space

OPEN SPACE AREA CALCULATION - FRONT SPACE CALCULATION TOTAL

AREA FRONT OF PRIMARY BUILDING LINE = **102.29m²**

AREA OF OPEN SPACE FRONT OF PRIMARY BUILDING LINE = **68.08m² = 66.6%**

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Waverley Council
Application No: DA-282/2026
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CSA ARCHITECTS

Nominated Architect: Alex Smith Reg #5473
alex@csa-arch.com.au

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ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
OPEN SPACE CALCULATIONS

Sheet No.
MARC-19

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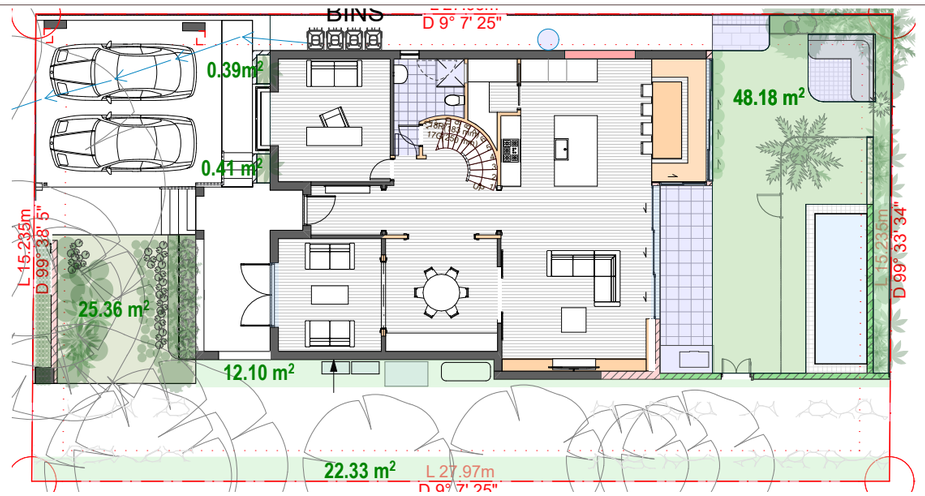
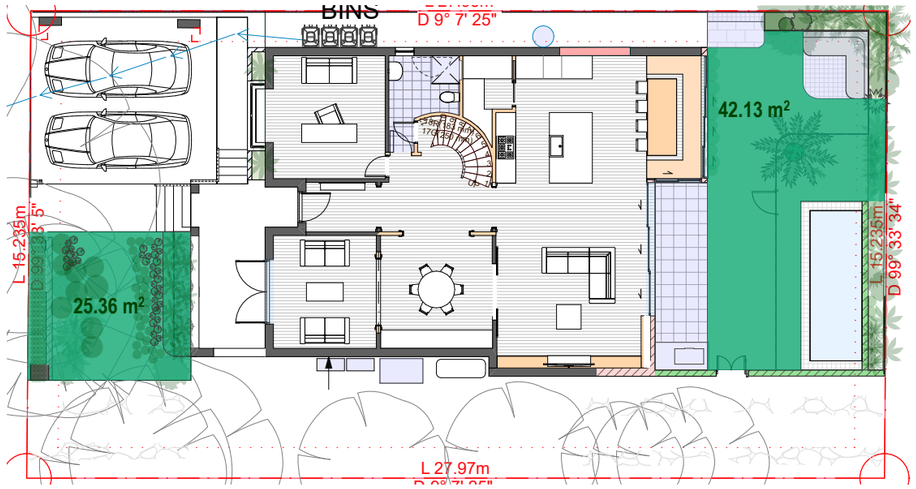
1:200 1:100 1:50 1 METRE INCREMENTS

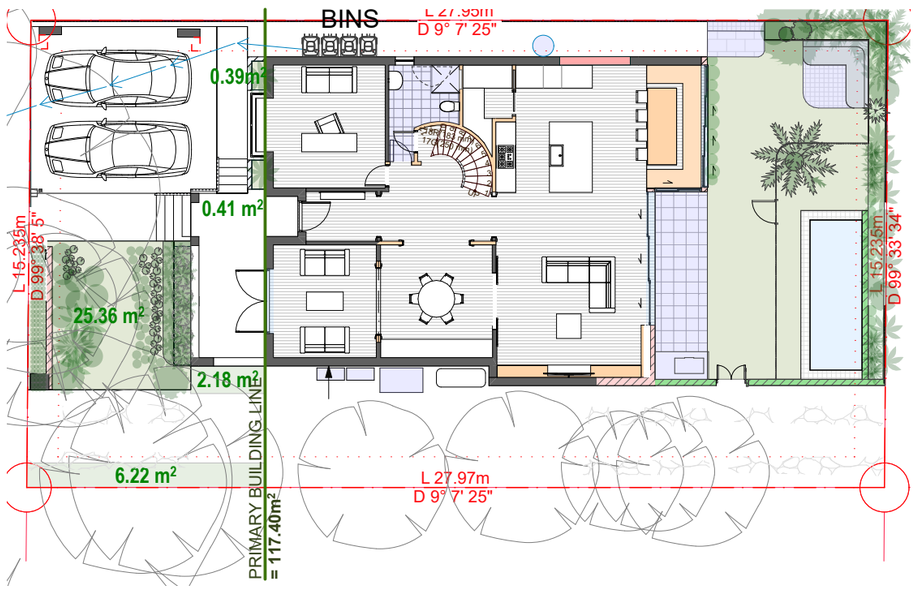
Plot Date: Thursday, 17 September 2026



1 GROUND FLOOR - LANDSCAPE CALCULATIONS 1:200



2 GROUND FLOOR - DEEP SOIL



3 GROUND FLOOR - FRONT LANDSCAPE CALCULATIONS

SITE AREA
426m²

LANDSCAPE AREA MINIMUM CONTROL
20% = **85.20m²**

LANDSCAPE AREA CALCULATION
108.77m²

LANDSCAPED AREA

DEEP SOIL MINIMUM CONTROL
50% of landscape area = **42.60m²**

DEEP SOIL CALCULATION TOTAL
67.49m²

DEEP SOIL AREA

LANDSCAPE AREA CALCULATION - FRONT SPACE CONTROL
A minimum of 50% of the open space provided at the front of the site is to be a landscaped area
Open Space provided = 68.08m² x 50% = **34.04m²**

LANDSCAPE AREA CALCULATION FRONT - PROVIDED
= 34.29m²

FRONT LANDSCAPED AREA

NOTE: NO LANDSCAPING ON FIRST FLOOR OR ROOF

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Application No: DA-282/2026

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CSA ARCHITECTS

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Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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Client
MARCO

Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

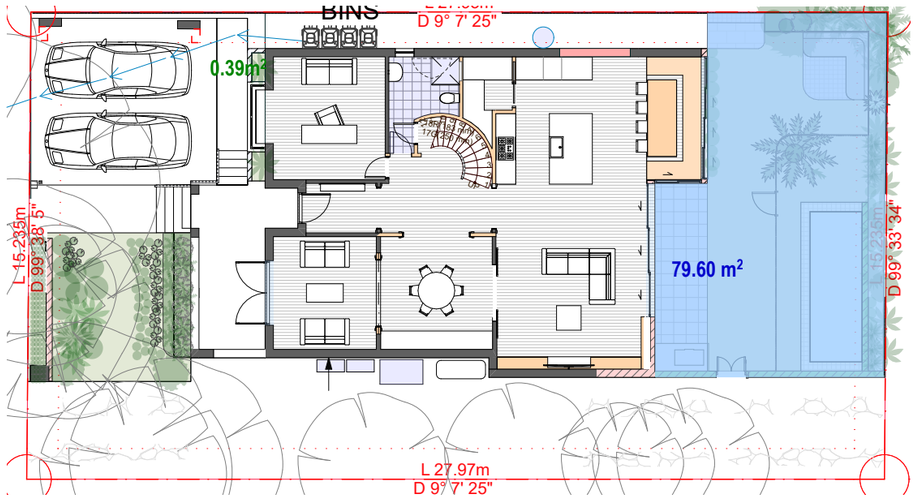
Drawing Title:
LANDSCAPE CALCULATIONS

Sheet No.
MARC-20

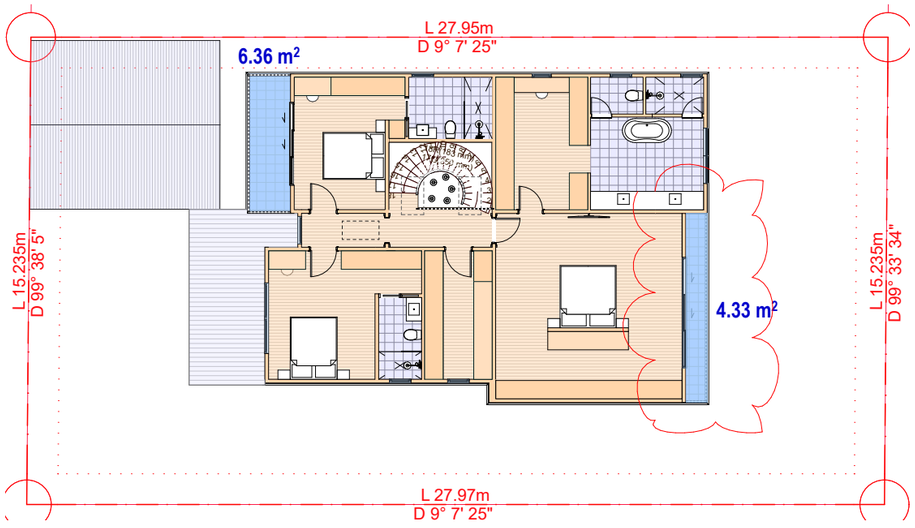
Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	01

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026



1 GROUND FLOOR - PRIVATE OPEN SPACE



2 FIRST FLOOR - PRIVATE OPEN SPACE

PRIVATE OPEN SPACE MINIMUM CONTROL
25.0m²

PRIVATE OPEN SPACE CALCULATION TOTAL
90.29m²

PRIVATE OPEN SPACE AREA

RECEIVED
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

CSA ARCHITECTS

Nominated Architect: Alex Smith Reg #5473
alex@csa-arch.com.au

CSA Architects Pty Ltd.
61 2 9389 4055 www.csa-arch.com.au
185 Old South Head Rd., Bondi Junction NSW 2022
a.c.n. 087 234 053

Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026
02	DEVELOPMENT APPLICATION - AMENDED	17/09/2026

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Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

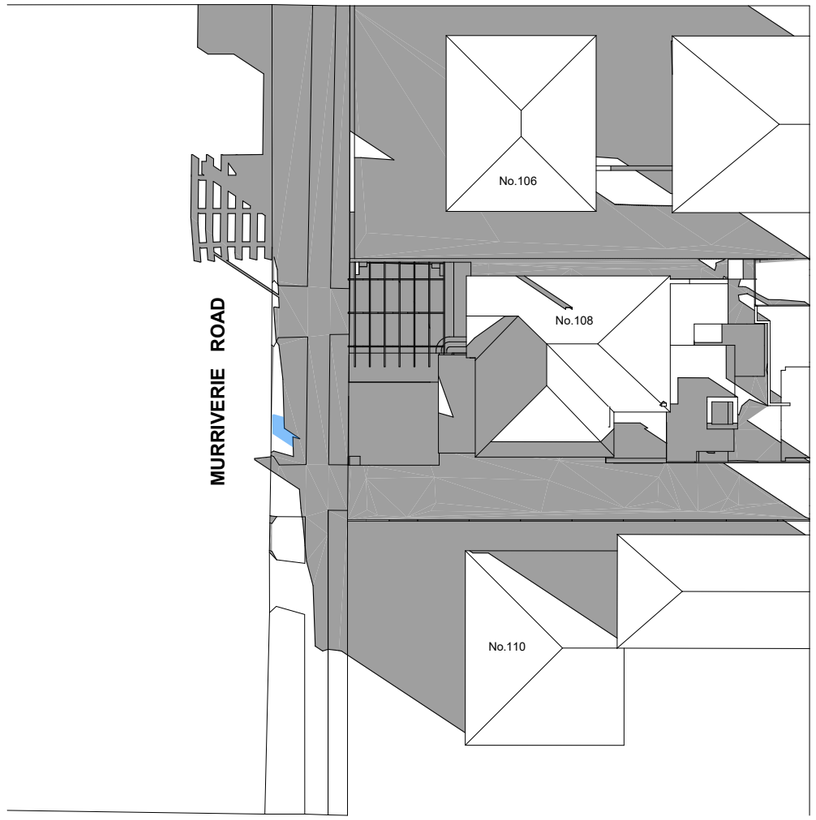
Drawing Title:
PRIVATE OPEN SPACE

Sheet No.
MARC-21

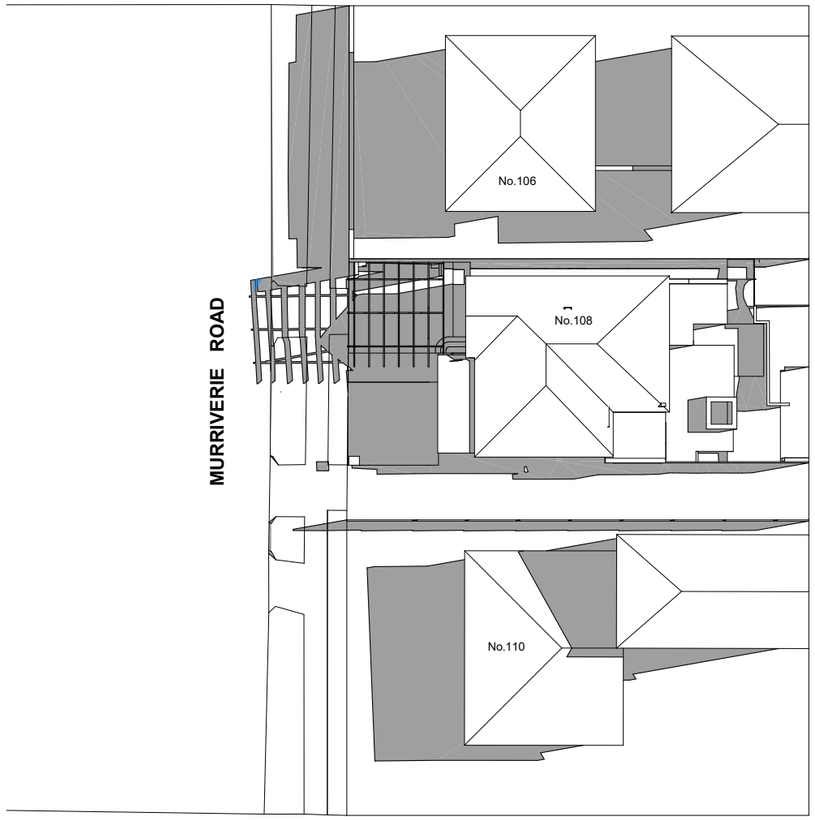
Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

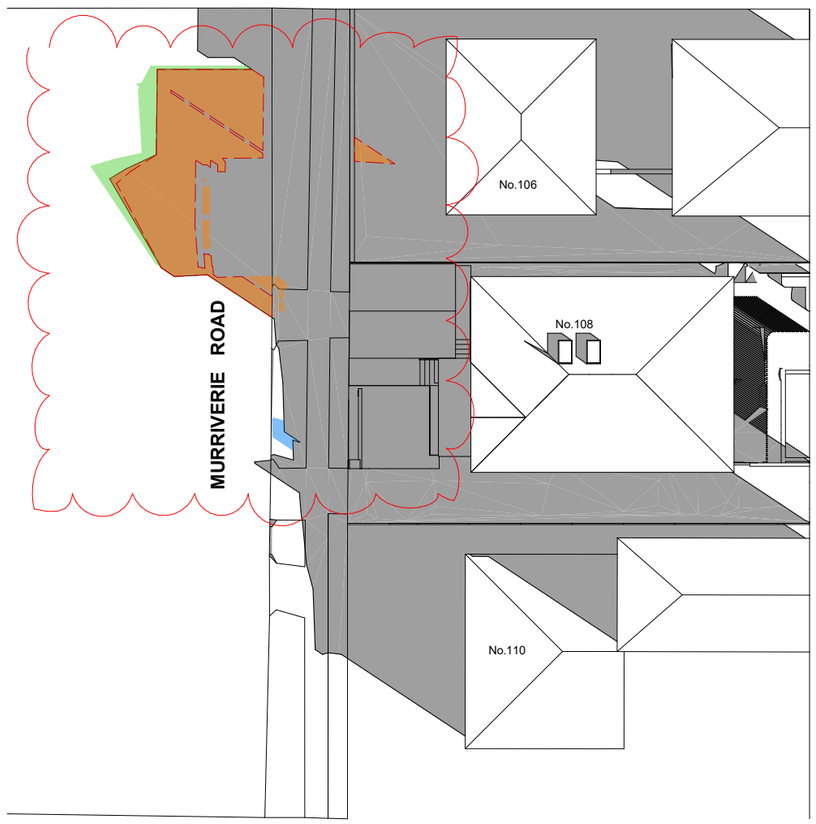
Plot Date: Thursday, 17 September 202



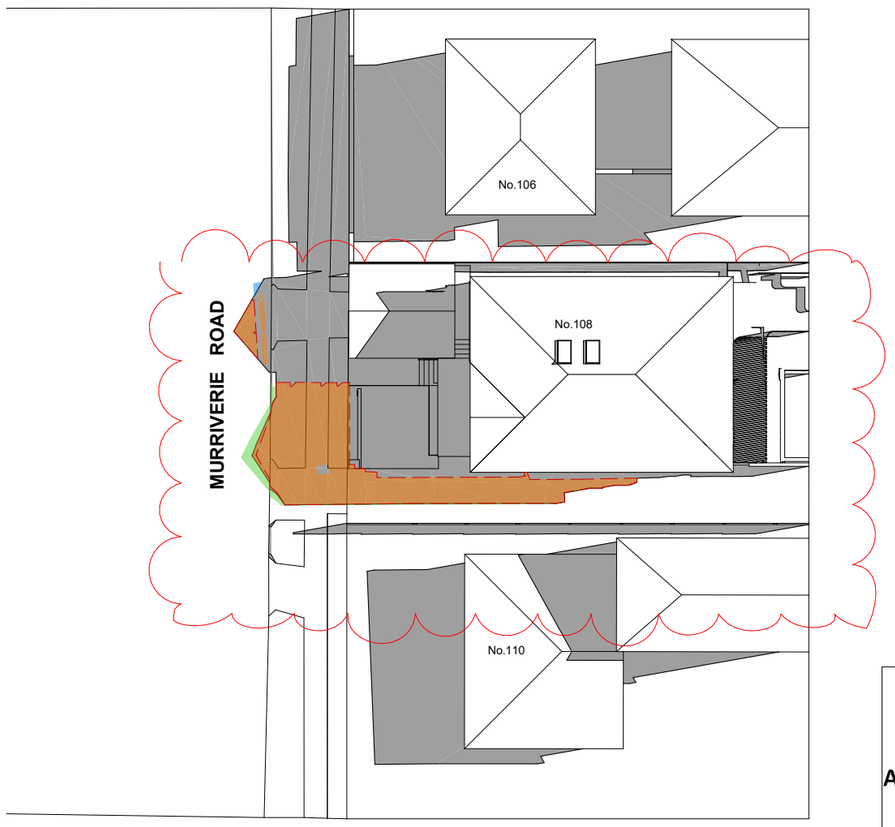
1 21st June - 9am - Existing



2 21st June - 12pm - Existing



3 21st June - 9am - Proposed



4 21st June - 12pm - Proposed

NOTE: THERE ARE NO ADDITIONAL SHADOWS CAUSED BY THE NON-COMPLYING PORTION OF ROOF WHEN COMPARED TO A COMPLYING ROOF HEIGHT

- EXISTING SHADOWS
- REDUCED SHADOWS COMPARED TO EXISTING
- PROPOSED SHADOWS - AMENDED PLANS
- PREVIOUS SHADOWS FROM ORIGINAL PLANS
- EXTENT OF COMPLYING ROOF SHADOWS

RECEIVED
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

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alex@csa-arch.com.au

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Client
MARCO

Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

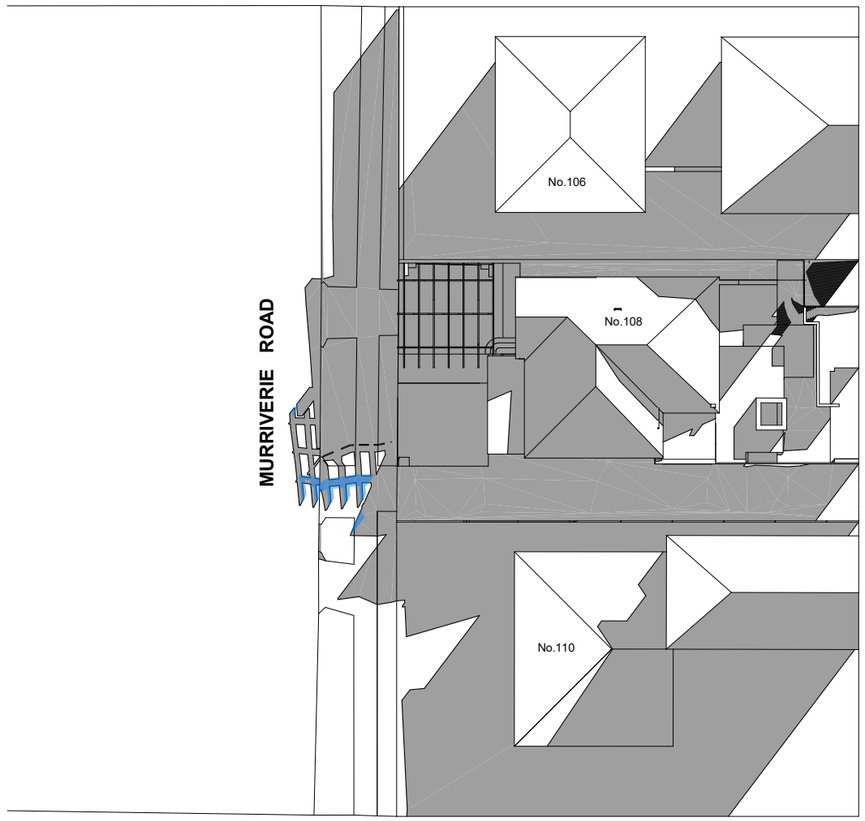
Drawing Title:
SHADOW DIAGRAMS 1 of 2

Sheet No.
MARC-22

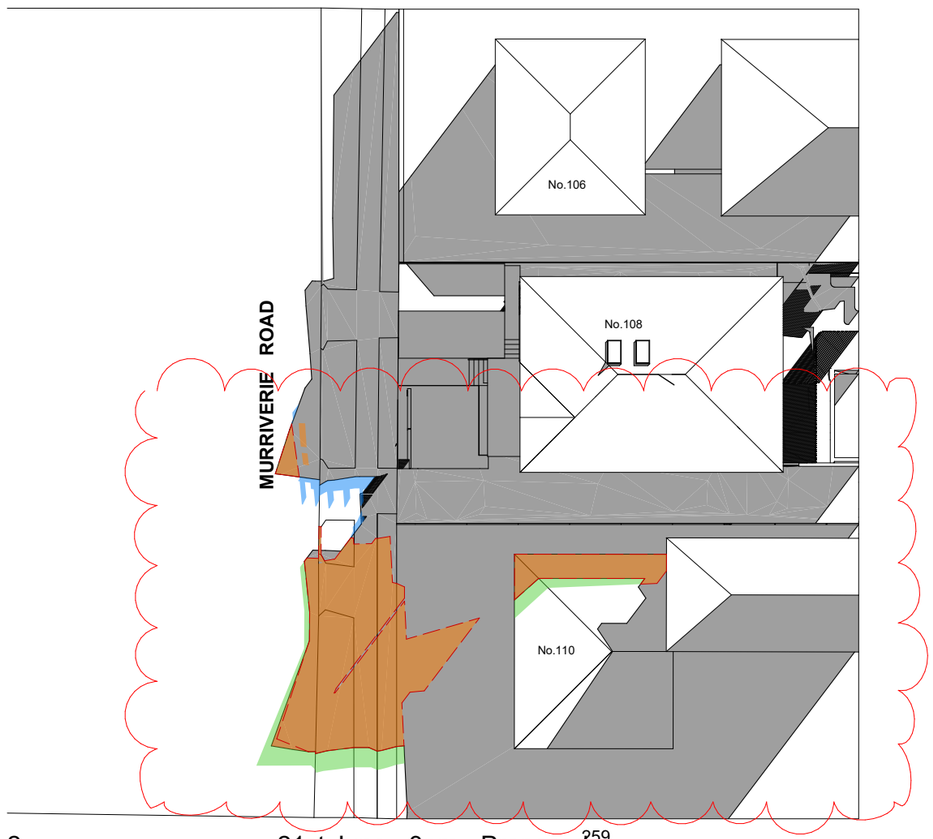
Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026



1 21st June - 3pm - Existing



2 21st June - 3pm - Proposed

NOTE: THERE ARE NO ADDITIONAL SHADOWS CAUSED BY THE NON-COMPLYING PORTION OF ROOF WHEN COMPARED TO A COMPLYING ROOF HEIGHT

EXISTING SHADOWS

REDUCED SHADOWS COMPARED TO EXISTING

PROPOSED SHADOWS - AMENDED PLANS

PREVIOUS SHADOWS FROM ORIGINAL PLANS

EXTENT OF COMPLYING ROOF SHADOWS

RECEIVED
Waverley Council

Application No: DA-282/2026

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Client
MARCO

Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
SHADOW DIAGRAMS 2 of 2

Sheet No.
MARC-23

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

108 Murriverie Road

110 Murriverie Road

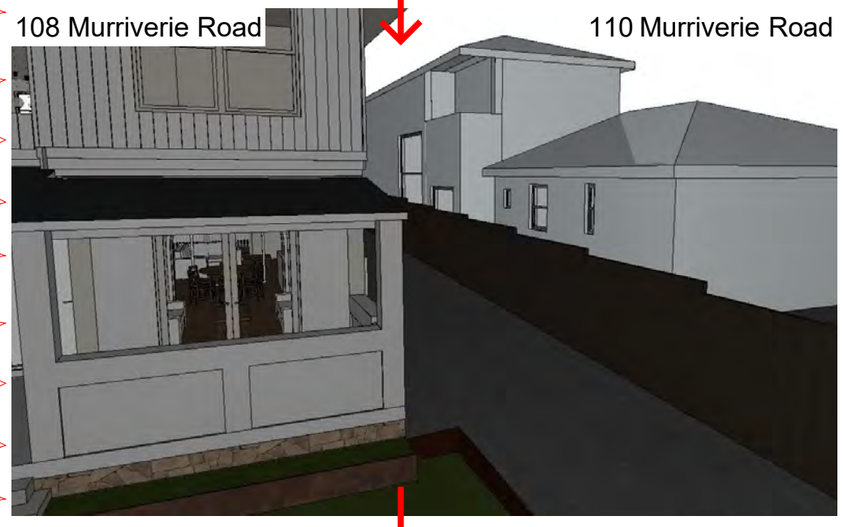


21 June 9am Existing shadow on 110 Murriverie

NO NEW SHADOWS GENERATED

108 Murriverie Road

110 Murriverie Road

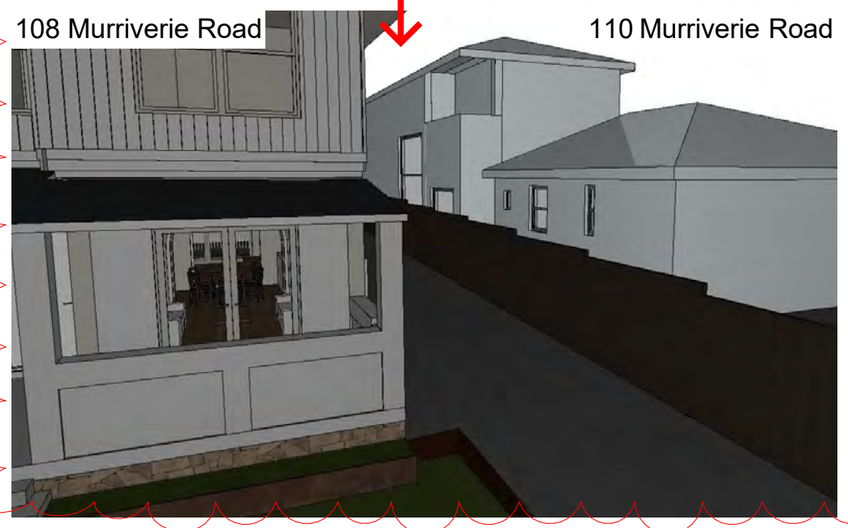


21 June 9am Complying roof height shadow on 110 Murriverie

NO NEW SHADOWS GENERATED

108 Murriverie Road

110 Murriverie Road



21 June 9am Proposed shadow on 110 Murriverie

108 Murriverie Road

110 Murriverie Road

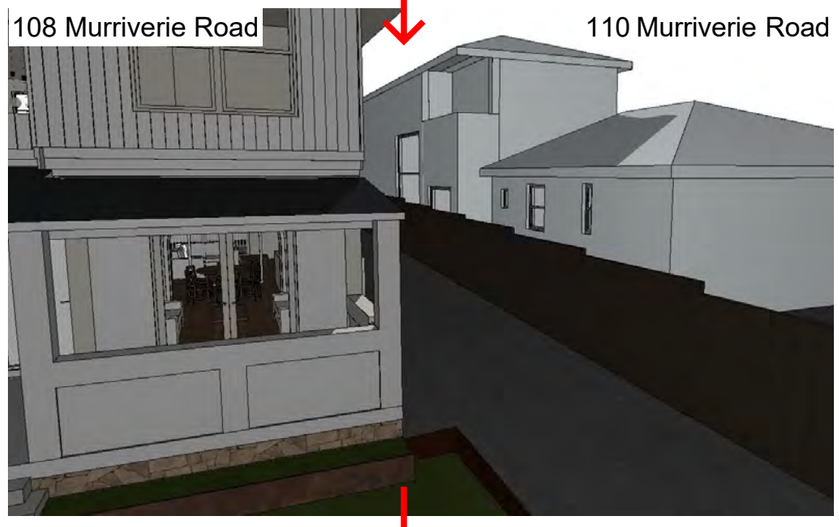


21 June 10am Existing shadow on 110 Murriverie

NO NEW SHADOWS GENERATED

108 Murriverie Road

110 Murriverie Road



21 June 10am Complying roof height shadow on 110 Murriverie

NO NEW SHADOWS GENERATED

108 Murriverie Road

110 Murriverie Road



21 June 10am Proposed shadow on 110 Murriverie

EXISTING SHADOWS

REDUCED SHADOWS COMPARED TO EXISTING

PROPOSED SHADOWS - AMENDED PLANS

PREVIOUS SHADOWS FROM ORIGINAL PLANS

EXTENT OF COMPLYING ROOF SHADOWS

RECEIVED
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

CSA ARCHITECTS

Nominated Architect: Alex Smith Reg #5473
alex@csa-arch.com.au

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02	DEVELOPMENT APPLICATION - AMENDED	17/09/2026

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Client

MARCO

Project

ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status

DEVELOPMENT APPLICATION

Drawing Title:

EXISTING, COMPLYING, PROPOSED SHADOWS 1 of 5

Sheet No.

MARC-24

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

108 Murriverie Road

110 Murriverie Road

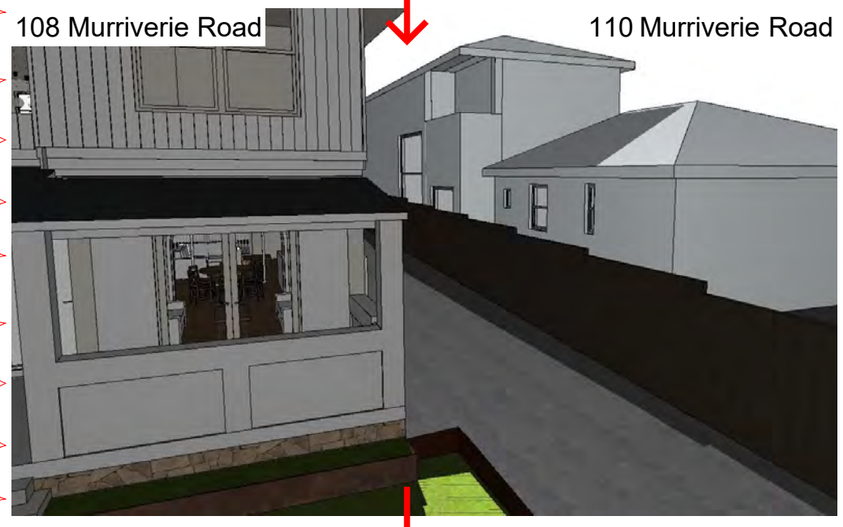


21 June 11am Existing shadow on 110 Murriverie

NO NEW SHADOWS GENERATED

108 Murriverie Road

110 Murriverie Road

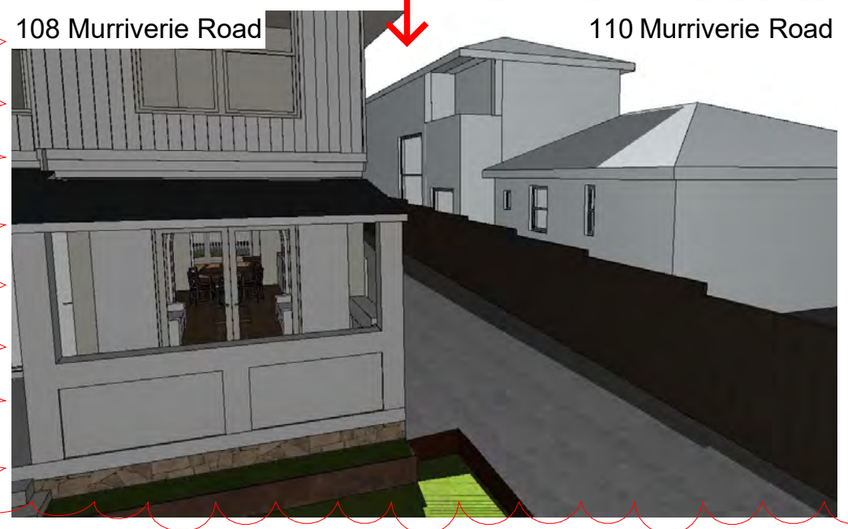


21 June 11am Complying roof height shadow on 110 Murriverie

NO NEW SHADOWS GENERATED

108 Murriverie Road

110 Murriverie Road



21 June 11am Proposed shadow on 110 Murriverie

108 Murriverie Road

110 Murriverie Road

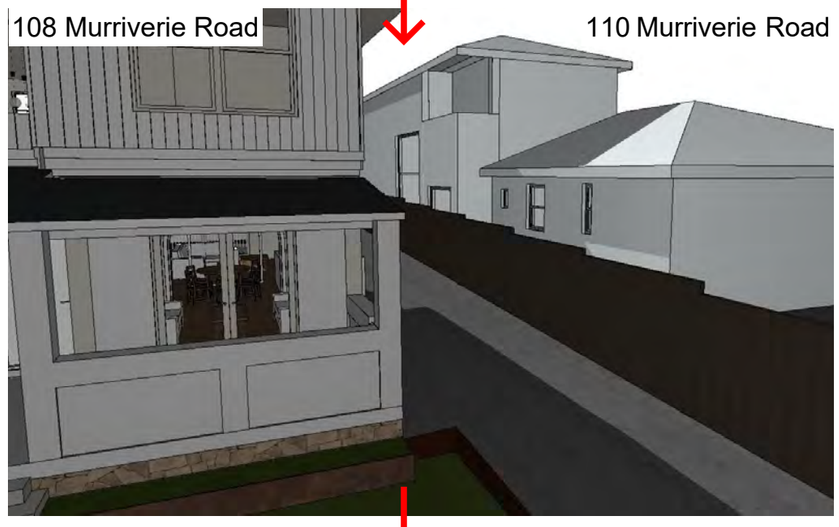


21 June 12pm Existing shadow on 110 Murriverie

NO NEW SHADOWS GENERATED

108 Murriverie Road

110 Murriverie Road

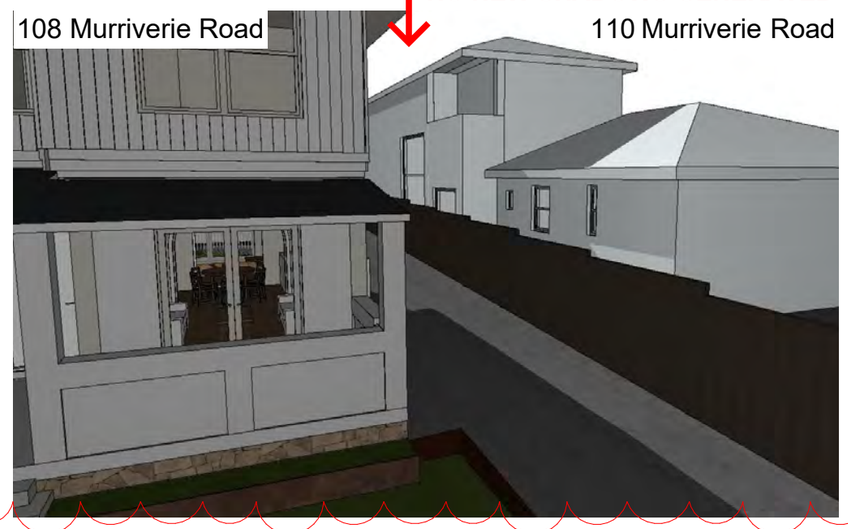


21 June 12pm Complying roof height shadow on 110 Murriverie

NO NEW SHADOWS GENERATED

108 Murriverie Road

110 Murriverie Road



21 June 12pm Proposed shadow on 110 Murriverie

EXISTING SHADOWS

REDUCED SHADOWS COMPARED TO EXISTING

PROPOSED SHADOWS - AMENDED PLANS

PREVIOUS SHADOWS FROM ORIGINAL PLANS

EXTENT OF COMPLYING ROOF SHADOWS

RECEIVED
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

CSA ARCHITECTS

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alex@csa-arch.com.au

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a.c.n. 087 234 053

Rev	Description	Date
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Client

MARCO

Project

ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status

DEVELOPMENT APPLICATION

Drawing Title:

EXISTING, COMPLYING, PROPOSED SHADOWS 2 of 5

Sheet No.

MARC-25

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

RECEIVED
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

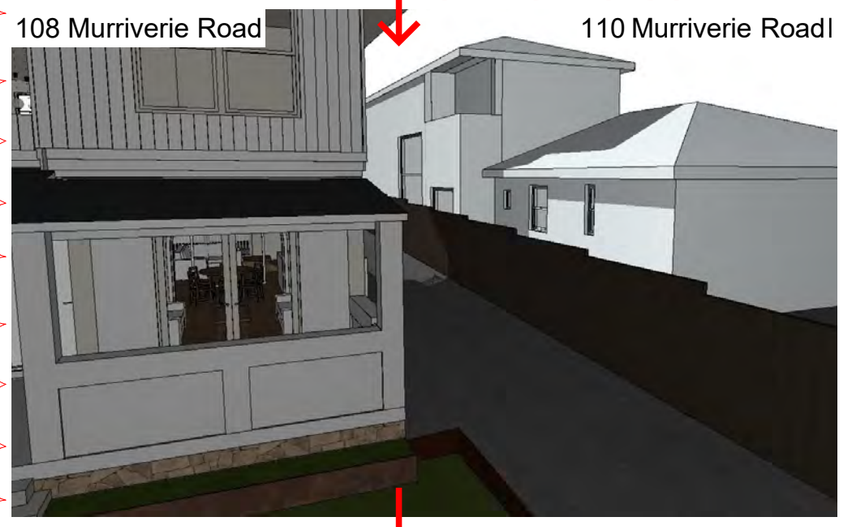
108 Murriverie Road 110 Murriverie Road



21 June 1pm Existing shadow on 110 Murriverie

NO NEW SHADOWS GENERATED

108 Murriverie Road 110 Murriverie Road



21 June 1pm Complying roof height shadow on 110 Murriverie

NO NEW SHADOWS GENERATED

108 Murriverie Road 110 Murriverie Road



21 June 1pm Proposed shadow on 110 Murriverie

108 Murriverie Road 110 Murriverie Road



21 June 2pm Existing shadow on 110 Murriverie

108 Murriverie Road 110 Murriverie Road



21 June 2pm Complying roof height shadow on 110 Murriverie

108 Murriverie Road 110 Murriverie Road



21 June 2pm Proposed shadow on 110 Murriverie

EXISTING SHADOWS
REDUCED SHADOWS COMPARED TO EXISTING
PROPOSED SHADOWS - AMENDED PLANS
PREVIOUS SHADOWS FROM ORIGINAL PLANS
EXTENT OF COMPLYING ROOF SHADOWS

CSA ARCHITECTS

Nominated Architect: Alex Smith Reg #5473
alex@csa-arch.com.au

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61 2 9389 4055 www.csa-arch.com.au
185 Old South Head Rd., Bondi Junction NSW 2022
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Rev	Description	Date
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Client
MARCO

Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
EXISTING, COMPLYING, PROPOSED SHADOWS 3 of 5
Sheet No.
MARC-26

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

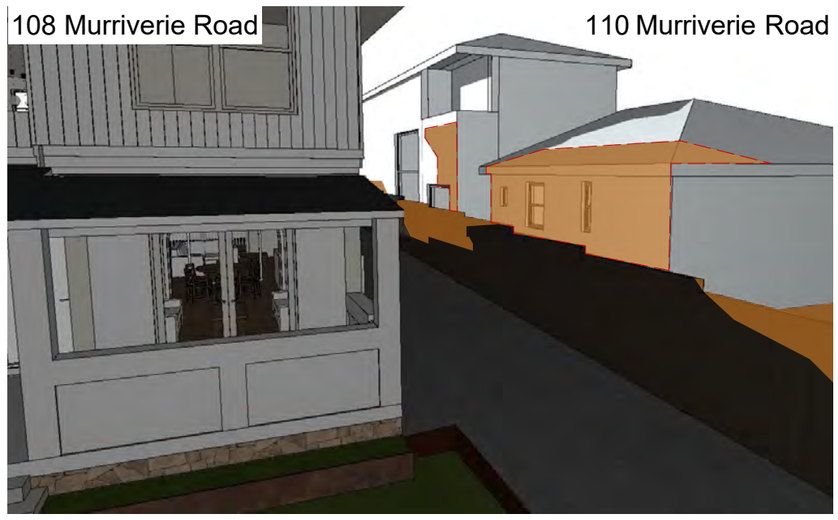
Plot Date: Thursday, 17 September 2026

108 Murriverie Road 110 Murriverie Road



21 June 3pm Existing shadow on 110 Murriverie

108 Murriverie Road 110 Murriverie Road



21 June 3pm Complying roof height shadow on 110 Murriverie

108 Murriverie Road 110 Murriverie Road



21 June 3pm Proposed shadow on 110 Murriverie

NOTE: THERE ARE NO ADDITIONAL SHADOWS CAUSED BY THE NON-COMPLYING PORTION OF ROOF WHEN COMPARED TO A COMPLYING ROOF HEIGHT

EXISTING SHADOWS

REDUCED SHADOWS COMPARED TO EXISTING

PROPOSED SHADOWS - AMENDED PLANS

PREVIOUS SHADOWS FROM ORIGINAL PLANS

EXTENT OF COMPLYING ROOF SHADOWS

RECEIVED
Waverley Council

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Date Received: 18/09/2026

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Client
MARCO

Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
EXISTING, COMPLYING, PROPOSED SHADOWS 4 of 5
Sheet No.
MARC-27

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 202

106 Murriverie Road 108 Murriverie Road



21 June 9am Existing shadow on 106 Murriverie

106 Murriverie Road 108 Murriverie Road



21 June 10am Existing shadow on 106 Murriverie

106 Murriverie Road 108 Murriverie Road



21 June 9am Complying roof height shadow on 106 Murriverie

106 Murriverie Road 108 Murriverie Road



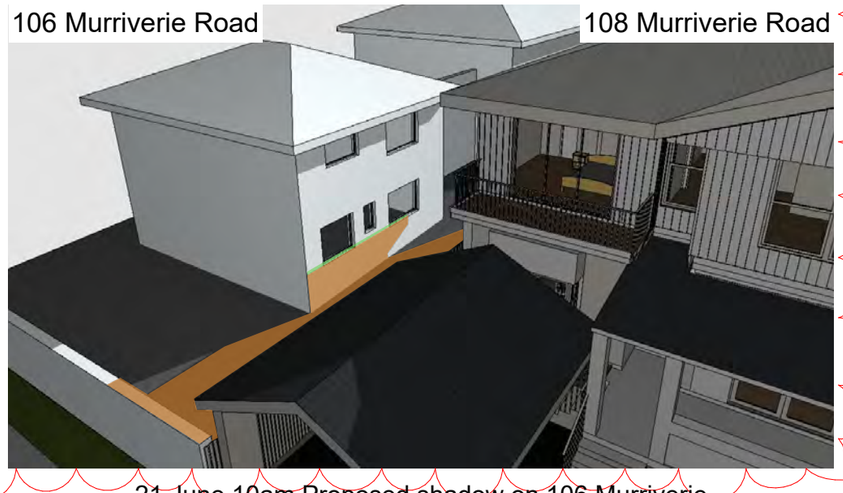
21 June 10am Complying roof height shadow on 106 Murriverie

106 Murriverie Road 108 Murriverie Road



21 June 9am Proposed shadow on 106 Murriverie

106 Murriverie Road 108 Murriverie Road



21 June 10am Proposed shadow on 106 Murriverie

NOTE: THERE ARE NO ADDITIONAL SHADOWS CAUSED BY THE NON-COMPLYING PORTION OF ROOF WHEN COMPARED TO A COMPLYING ROOF HEIGHT

EXISTING SHADOWS

REDUCED SHADOWS COMPARED TO EXISTING

PROPOSED SHADOWS - AMENDED PLANS

PREVIOUS SHADOWS FROM ORIGINAL PLANS

EXTENT OF COMPLYING ROOF SHADOWS

CSA ARCHITECTS

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Client
MARCO

Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
EXISTING, COMPLYING PROPOSED SHADOWS 5 of 5
Sheet No.
MARC-28

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	02

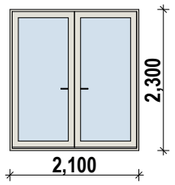
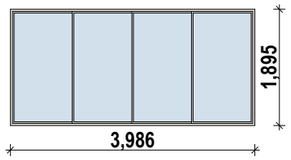
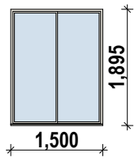
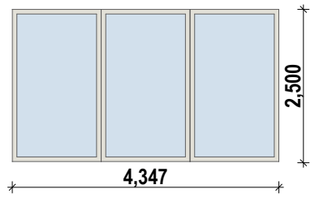
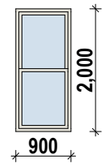
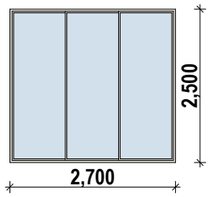
1:200 1:100 1:50 1 METRE INCREMENTS

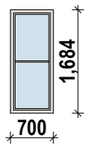
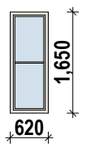
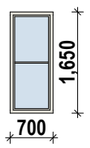
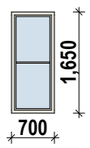
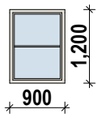
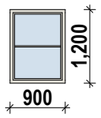
Plot Date: Thursday, 17 September 202

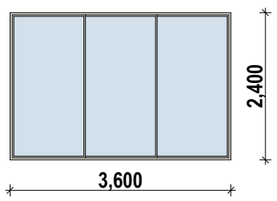
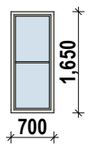
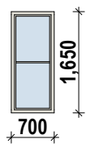
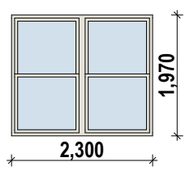
RECEIVED
Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

ID	W01	W02	W03	W04	W06	W07
Elevation						
W x H	2,100×2,300	3,986×1,895	1,500×1,895	4,347×2,500	900×2,000	2,700×2,500
Notes						

ID	W08	W09	W10	W11	W12	W13
Elevation						
W x H	700×1,684	620×1,650	700×1,650	700×1,650	900×1,200	900×1,200
Notes						

ID	W14	W15	W16	W17
Elevation				
W x H	3,600×2,400	700×1,650	700×1,650	2,300×1,970
Notes				

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Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

CSA ARCHITECTS

Nominated Architect: Alex Smith Reg #5473
alex@csa-arch.com.au

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Alterations and Additions

Certificate number: A1851917

Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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Client
MARCO

Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
WINDOW AND GLAZED DOOR SCHEDULE
Sheet No.
MARC-29

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	01

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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Certificate number: A1851917

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Thursday, 18 June 2026
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT

Project address

Project name	North Bondi - 108 Murriverie Road
Street address	108 MURRIVERIE Road NORTH BONDI 2026
Local Government Area	Waverley Council
Plan type and number	Deposited Plan DP1002396
Lot number	281
Section number	-

Project type

Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is $50,000 or more, and includes a pool (and/or spa).
N/A	N/A

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: GREGORY SMITH

ABN (if applicable): 29624858833

Pool and Spa

Rainwater tank

The applicant must install a rainwater tank of at least 864.07 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rainwater runoff from at least 5 square metres of roof area.

The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.

Outdoor swimming pool

The swimming pool must be outdoors.

The swimming pool must not have a capacity greater than 12 kilolitres.

Fixtures and systems

Hot water

The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.75 (up), roof: foil/sarking	light (solar absorptance < 0.475)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.76 (up), roof: foil/sarking	light (solar absorptance < 0.475)

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Application No: DA-282/2026

Date Received: 18/09/2026

CSA ARCHITECTS

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alex@csa-arch.com.au

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Alterations and Additions
Certificate number: A1851917

Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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Client
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Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
BASIX 1 of 2

Sheet No.
MARC-30

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	01

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 202

Glazing requirements

Windows and glazed doors

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

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	S	4.9	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	N	7.5	0	0	none	U-value = 2.5, SHGC = 0.23
W3	E	2	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	N	10.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	E	3.6	0	0	none	U-value = 3.0, SHGC = 0.25
W6	S	1.8	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	S	6.8	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	W	1.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W9	W	1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W10	W	1.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W11	W	1.1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W12	N	1.1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W13	N	1.1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W14	N	8.6	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W15	E	1.1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W16	E	1.1	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W17	S	4.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.1	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)
S2	1.1	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)

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Application No: DA-282/2026

Date Received: 18/09/2026

CSA ARCHITECTS

Nominated Architect: Alex Smith Reg #5473
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Alterations and Additions

Certificate number: A1851917

Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
BASIX 2 of 2

Sheet No.
MARC-31

Drawn:	Checked:	Scale:	Rev.
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1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026

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Application No: DA-282/2026

Date Received: 18/09/2026



James Hardie Linea weatherboards or similar - Colour similar to Dulux Natural White



Colorbond roof - Custom Orb profile - Colour similar to Shale Grey



Powdercoated metal railings - Colour powdercoated white





Aluminium window frames - Colour powdercoated white

Existing masonry walls rendered and painted similar to Dulux Natural White

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Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
MATERIALS AND FINISHES

Sheet No.
MARC-32

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	01

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 202



1 VFTS 21 June 1pm Existing



2 VFTS 21 June 2pm Existing



3 VFTS 21 June 1pm Proposed



4 VFTS 21 June 2pm Proposed



5 VFTS 21 June 1pm Complying Roof Height



6 VFTS 21 June 2pm Complying Roof Height

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Application No: DA-282/2026

Date Received: 18/09/2026

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Rev	Description	Date
01	DEVELOPMENT APPLICATION	5/08/2026

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Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
VIEWS FROM THE SUN

Sheet No.
MARC-33

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	01

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026



1 VFTS 21 June 3pm Existing



2 VFTS 21 June 3pm Proposed



3 VFTS 21 June 3pm Complying Roof Height

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Waverley Council

Application No: DA-282/2026

Date Received: 18/09/2026

CSA ARCHITECTS

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Rev	Description	Date
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Client
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Project
ALTERATIONS & ADDITIONS

108 Murriverie Road NORTH BONDI NSW

Status
DEVELOPMENT APPLICATION

Drawing Title:
VIEWS FROM THE SUN

Sheet No.
MARC-34

Drawn:	Checked:	Scale:	Rev.
PH	AY/AS	1 :100 U.N.O	01

1:200 1:100 1:50 1 METRE INCREMENTS

Plot Date: Thursday, 17 September 2026



Report to the Waverley Local Planning Panel

Overview	
Application number	DA-265/2026 – PAN-655966
Site address	14 Northcote Street, ROSE BAY
Proposal	Alterations and additions to dwelling house including internal reconfiguration, rear extension, new balconies, new double garage, and associated landscaping works.
Date of lodgement	26 July 2026
Owner	C D Heilig
Applicant	C D Heilig
Submissions	3 submissions
Cost of works	$2,063,430
Principal Issues	• *Exceedance of the height of buildings principal development standard.* • *View Impact*
Recommendation	That the application be **APPROVED** in accordance with the conditions contained in the report.

Site Map



1. PREAMBLE

1.1. Executive Summary

The development application (DA) seeks consent for alterations and additions to the existing dwelling house including internal reconfiguration, rear extension, new balconies, new double garage, and associated landscaping works at the site known as 14 Northcote Street, ROSE BAY.

The principal issues arising from the assessment of the application are as follows:

- Exceedance of the height of buildings principal development standard; and
- View Impact from 16 Northcote Street, Rose Bay.

The assessment finds these issues acceptable as the height breach does not result in amenity impacts to surrounding properties. In regard to 0the view impact from 16 Northcote Street, while the impact is from a compliant portion of the proposal, a suitable condition is recommended for a more skilful design to allow view sharing.

A total number of three submissions from residents and no submissions from Councillors were received. The issues raised in the submissions have been considered and addressed in this report and in the recommendation. There were no declared conflicts of interest on this application from Council staff.

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (the Act). It is recommended for approval subject to conditions of consent.

1.2. Site and Surrounding Locality

A site visit was carried out on 25 August 2026.

The site is identified as Lot 13, Section A in DP 4185, known as 14 Northcote Street, ROSE BAY.

The site is rectangular in shape with a southern frontage of 12.19m to Northcote Street. It has an area of 575.9m^2 and falls from the rear of the site towards the front by approximately 0.9m.

The site is occupied by a two-storey detached dwelling with on-site car parking accessed from Northcote Street.

The site is adjoined by detached dwellings on either side. The dwelling located to the east of the subject site is currently under construction. The locality is characterised by a variety of low-density residential developments.

Figure 1 to **6** are photos of the site and its context.



Figure 1: Subject site viewed from Northcote Street.



Figure 2: Front façade of dwelling on subject site, looking north.



Figure 3: Neighbouring dwelling to the east (No. 16 Northcote Street),



Figure 4: Neighbouring dwelling to the west (No. 12 Northcote Street).



Figure 5: Rear of subject site, looking north.



Figure 6: Rear of subject site, looking south.

1.3. Relevant Development History

A search of Council's records revealed the following recent and relevant development history of the site:

- DA-642/2008 – Demolition of existing house and construction of new 2 storey dwelling and swimming pool. Approved on 6 May 2009.

- DA-378/2009 – Attic extension to dwelling. Approved on 13 October 2009.
- DA-586/2009 – Addition to front fence of dwelling. Approved on 17 November 2009.
- CD-47/2009 – Alterations and additions including new pergola/vergola and new swimming pool. Approved on 20 August 2009.
- DA-259/2015 – Proposed studio to rear of property. Approved on 13 November 2015.

DA-640/2026 for the demolition of a dwelling house, and construction of a new two storey dwelling, with basement garage and turntable, new swimming pool, landscape works and alteration and addition to existing garage, was approved on 28 May 2025 at No. 16 Northcote Street, Rose Bay (located immediately to the east). The development is currently under construction.

1.4. Proposal

The development application seeks consent for alterations and additions to a dwelling house, and specifically includes the following:

Site Preparation and Demolition

- Demolition of the existing garage along the front setback.
- Demolition of the rear of the existing dwelling and external office.
- Removal of all trees within the front setback and various trees in the rear.

Ground Floor

- Construction of a double width garage located along the front property boundary.
- Extension of the ground floor to include a bedroom, study, laundry, two bathrooms, and an open kitchen/living/dining area.
- Construction of a covered alfresco area at the rear of the site.
- Works within the front setback to construct a sitting area.

First Floor

- Extension to the rear to include four x bedrooms and four x bathrooms.
- Construction of three x balconies servicing bedrooms.

1.5. Background

The development application was lodged on 26 July 2026 and a Stop the Clock letter for additional information was issued on 6 August 2026 for the following reason:

1. **Overall height of building:** The section diagrams and Clause 4.6 written request to vary the development standard incorrectly calculated the proposed overall building height.

The amended documents were received on 11 August 2026 and then the application was notified.

The application was further deferred on 27 August 2026, as a View Impact Assessment (VIA) was requested to address the concerns relating to view impacts form surrounding properties.

No amended plans were received, however a VIA was submitted on 24 September 2026 and forms the basis of the assessment.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of 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. State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable/unacceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022
- SEPP (Biodiversity and Conservation) 2021

SEPP (Sustainable Buildings) 2022

The requirements outlined in the SEPP have been satisfied in the design of the proposed development. The application has been accompanied by a BASIX certificate and associated commitments are contained within the submitted plans. A condition to ensure that BASIX commitments are fulfilled prior to occupation is retained.

SEPP (Biodiversity and Conservation) 2021

The proposed development does not result in any clearing of vegetation, native or otherwise that may require approval under this SEPP. Therefore, Council is satisfied that the overall proposal maintains compliance with the requirements of this SEPP.

2.1.2. Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

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

Table 1: 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 plan.

Provision	Compliance	Comment
Part 2 Permitted or prohibited development		
Land Use • *R2 Low Density Residential Zone*	Yes	The proposal is defined as a dwelling house, which is permitted with consent in the R2 zone.
Part 4 Principal development standards		
4.3 Height of buildings • *8.5m*	No	The proposed development results in a maximum building height of 10.05m, which does not comply.
4.4 Floor space ratio (FSR) **4.4A Exceptions to FSR** • *Site Area – 575.9m²* • *Maximum permissible FSR – 0.5:1* • *Maximum permissible Gross Floor Area (GFA) – 287.95m²*	Yes	The proposed development results in a maximum FSR of 0.49:1 with a GFA of 286m².
4.6 Exceptions to development standards	See discussion	The application is accompanied by a written request pursuant to clause 4.6 of Waverley LEP 2012 to vary the height of buildings development standard. A detailed discussion of the variation to the development standard is presented below this table.
Part 6 Additional local provisions		
6.15 Stormwater Management	Yes	The proposal satisfactorily meets clauses (a), (b) and (c).

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

Clause 4.6 Exceptions to Development Standards – Height of Buildings

The application seeks to vary the height of buildings development standard in clause 4.3 under Waverley LEP 2012.

The site is subject to a maximum height of buildings development standard of 8.5m. The proposed development has a maximum building height of 10.5m, exceeding the standard by 1.55m equating to an 18.23% variation. It is noted that the existing building already exceeds the development standard by 0.6m.

The relevant objectives for the height of buildings development standard in clause 4.3 are as follows:

(a) to ensure building heights preserve the environmental amenity of neighbouring properties and public spaces,

(d) to establish building heights that are consistent with the desired future character of the locality.

A written request has been submitted to Council in accordance with clause 4.6(3)(a) and (b) of Waverley LEP 2012 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 insert development standard on the following basis:

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

(i) *Despite the proposed development's non-compliance with the applicable height development standard, the proposal achieves the desired low density character of the area. The proposal provides a height, bulk and scale that is generally consistent with that envisaged by Council's controls.*
(ii) *The area of height non-compliance is limited and is unlikely to adversely affect these views, as it comprises only a small portion of the roof that exceeds the height limit as a consequence of the existing basement level.*
(iii) *As demonstrated in the solar diagrams at no point will the area of non-compliance create additional shadow to any adjoining windows or private open space areas.*
(iv) *The proposed increase in building height is modest and is primarily a consequence of the existing basement level. The additional height enables compliant floor-to-ceiling heights and improved internal amenity while remaining compliant with the applicable Floor Space Ratio development standard. Importantly, it also preserves the architectural integrity of the dwelling without compromising its overall design quality.*
(v) *From the public domain, the dwelling will present as a high-quality residential development. The area of non compliance is confined to a small portion of the western roof and will not be readily visible from the street or surrounding properties. As such, the additional height will not contribute to any appreciable increase in visual bulk or adversely affect the streetscape.*
(vi) *the exceedance of the building height standard largely results from the existing excavated basement rather than the presentation of the built form above ground. Consequently, the proposal will respond sympathetically to the existing and*

desired character of the locality and will not appear visually intrusive or out of scale when viewed in its context.

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

(i) *The non-compliance is confined to a small western portion of the dwelling where an existing height exceedance already occurs. Owing to its location, it will not be readily visible from the public domain or adjoining properties. Combined with compliance with the Floor Space Ratio development standard, the additional height will not result in any unreasonable amenity impacts or cause the development to appear out of character within its surrounding context.*

(ii) *Overall, the proposal has been carefully designed to achieve a high-quality architectural outcome through its articulation, modulation, material selection, colours and finishes. It also incorporates compliant landscaping and substantial tree planting, which will enhance the site's landscaped setting and streetscape presentation. The proposal demonstrates a high degree of contextual compatibility, responding appropriately to the scale, form and character of surrounding development while reinforcing the desired future character of the locality.*

Consideration of Applicant's Written Request

The applicant's written request has correctly identified the development standard to be varied, relevant legislation and measured height using the correct ground level. The document also addressed those matters required in Clause 4.6(3)(a) and (b).

Consideration of 4.6(3)(a) whether compliance is unreasonable or unnecessary in the circumstances of the case

The applicant has/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 justifications 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; and

(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.

The applicant specifically relies upon justification (a) of Wehbe v Pittwater Council (2007) 156 LGERA 446. The applicant has satisfactorily demonstrated that the objectives of the height of buildings development standard are met, notwithstanding the non-compliance and that the proposal will preserve the environmental amenity of neighbouring properties and will not give rise to unreasonable overlooking, overshadowing or view impacts. The proposal is consistent with the desired future character of the area and is justifiable on the basis of minimal impact.

Council is satisfied that the proposed location of the height exceedance will not give rise to environmental amenity impacts on neighbouring properties above the current situation and given that the non-compliance is the result of an existing basement storage area, any impact will be largely negligible.

Consideration of 4.6(3)(b) whether there are sufficient environmental planning grounds to justify contravening the development standard.

As highlighted above, the applicant has satisfactorily argued that there are sufficient environmental planning grounds to justify the exceedance and in particular no additional overshadowing, privacy or view impacts result from the height exceedance. Given that the exceedance is a result of an existing basement storage area, the non-compliance will not be discernible from the street or surrounding properties. Council considers that the proposal is reasonable and the exceedance can be supported.

The applicant has satisfactorily argued that that there are sufficient environmental planning grounds to justify contravening the development standard.

Conclusion

The written request provided by the applicant to vary the building height development standard development has adequately addressed clause 4.6 of the Waverley LEP 2012 and the justification provided by the applicant is satisfactory.

2.1.3. Waverley Development Control Plan 2022 (Waverley DCP 2022) (Amendment 6)

The relevant matters to be considered under the Waverley DCP 2022 are outlined below:

Table 2: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste • *Garbage bins are to be stored in an appropriate location.*	Yes	A bin storage area is located in the garage, which is consistent with the control.
2. Ecologically Sustainable Development	Yes	The proposal is to be amended to include ceiling or wall mounted fans in all main living areas and bedrooms and electric

Development Control	Compliance	Comment
• *Ceiling or wall mounted fans in all main living areas and bedrooms (notated on DA and CC plans).* • *Electric cooking and heating systems (notated on DA and CC plans).*		cooking and heating systems. A standard condition of consent is recommended.
3. Landscaping, Biodiversity and Vegetation Preservation	Yes	Council's Tree Management Officer has reviewed the proposal and did not object, subject to recommended conditions. This is discussed in more detail in Section 3 of this report.
5.Water Management	Yes	Council's Stormwater Engineer has reviewed the proposal and raised no concerns, subject to recommended standard conditions.
7. Transport **7.1 Streetscape**	Yes	The double width garage is located within the front setback, which is consistent with the existing character of Northcote Street.
7.2 On-Site Parking	Yes	The garage has been designed to comply with the relevant Australian Standards.
7.2.1 Vehicle Access	Yes	The development proposes to utilise the existing crossover, which is acceptable.
7.2.2 Parking Rates • *Maximum parking rate: 2*	Yes	Two parking spaces are proposed, which complies with the control.
11. Design Excellence	Yes	The proposal satisfactorily complies with the relevant design excellence controls.

Table 3: Waverley DCP 2022 – Part C1 Low Density Residential Development Compliance Table

Development Control	Compliance	Comment
1.0 General Objectives		
	Yes	The proposal does not contravene the general objectives of this part of the DCP.
1.1 Height		
Pitched roof dwelling house • *Maximum external wall height of 7m*	Acceptable	The proposal results in a maximum external wall height of approximately 7.8m, which does not comply with the control. The proposal is accepted on merit as the breach in wall height sits below the gable

Development Control	Compliance	Comment
		roof and will not result in unreasonable visual bulk from neighbouring properties.
1.2 Setbacks		
1.2.1 Front and rear building lines • *Predominant front building line (adjacent three neighbours on either side)*	Yes	The proposed works to the front of the dwelling will sit behind the predominant front setback within the immediate area.
• *Predominant rear building line at each floor level (adjacent three neighbours or either side)*	Yes	The ground and first floor rear setback will sit behind the predominant rear setback, particularly in relation to the two neighbouring properties on either side of the subject site.
1.2.2 Side setbacks • *Minimum 0.9m for ground floor and first floors.*	Yes	The development maintains minimum side setbacks of 0.9m.
1.3 Streetscape and visual impact		
• *New development to be compatible with streetscape context*	Yes	The proposed development is consistent and visually compatible with the existing residential development within the streetscape context.
• *Replacement windows to complement the style and proportions of existing dwelling*	Yes	No changes are proposed to the front windows on site.
• *Significant landscaping to be maintained.*	Yes	The proposal maintains sufficient landscaping at the subject site.
1.4 Fences		
Front: • *Maximum height of 1.2m* • *Solid section no more than 0.6m in height*	Yes	The proposed front fence is not proposed to change in height.
Side and Rear: • *Maximum height of 1.8m*	Yes	The existing side and rear boundary fences maintain a height of 1.8m.
1.5 Visual and acoustic privacy		
• *Habitable windows are not to directly face habitable windows or open space of*	Yes	All proposed windows will not result in direct overlooking to the neighbouring habitable windows or private open spaces.

Development Control	Compliance	Comment
neighbouring dwellings unless direct views are screened or other appropriate measures are incorporated into the design		The balcony at the front of the property will overlook the street and will not cause direct overlooking to neighbouring properties. The balconies at the rear will overlook the rooftop of the neighbouring property to the west. The eastern balcony will provide a privacy screen that will limit overlooking to the eastern property.
• *Maximum size of balconies: 10m^2 in area, 1.5m deep*	Yes/No	All balconies have a depth less than 1.5m and a total area less than 10m^2.
1.6 Solar access		
• *Minimum of 3 hours of sunlight to 50% of living areas and principal open space areas on 21 June to subject site*	Yes	Shadow diagrams have been submitted demonstrating that the development will not overshadow the private open space or principal living areas of the subject site.
• *Minimum of 3 hours of sunlight maintained to at least 50% of principal open space areas of adjoining properties on 21 June.*	Yes	The development does not overshadow the private open space or principal living areas of neighbouring properties. The portion of the dwelling that is non-compliant with the overall building height will overshadow the rooftop of No. 12 Northcote Street.
• *Avoid unreasonably overshadowing of solar collectors (including habitable windows).*	Yes	Some east facing windows of No. 12 Northcote Street will be overshadowed in the morning. This is considered acceptable as the overshadowing occurs from the compliant built form portion of the dwelling and is considered reasonable due to the east-west orientation.
1.7 Views		
• *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.*	Yes	Please see discussion below.

Development Control	Compliance	Comment
1.8 Car parking		
1.8.1 Design Approach • *Parking only allowed where site conditions permit* • *Designed to complement the building and streetscape* • *Car parking structures to be behind the front building line*	Yes	The proposed driveway and double car parking space complements the streetscape context. The proposed relocated driveway does not result in the any loss of one on street parking spaces.
1.8.2 Parking rates	Yes	The proposal is consistent with the parking rates set out under Part B7 of Waverley DCP 2022.
1.8.3 Location • *Parking to be behind front building line for new dwellings* • *Existing development to be in accordance with the hierarchy of preferred car parking locations*	Yes	The proposed car parking is located within the front setback and in front of the building line. This is a consistent approach along Northcote Street and will fit into the context of the area.
1.8.4 Design • *Complement the style, massing and detail of the dwelling* • *Secondary in area and appearance to the design of the residences* • *No part of the façade is to be demolished to accommodate car parking* • *Gates to have an open design*	Yes	The proposed garage will complement the character of the dwelling and the surrounding context.
1.8.5 Dimensions • *5.4m x 2.4m per vehicle*	Yes	The garage provides dimensions measuring 5.7m x 5.7m.
1.8.6 Driveways • *Maximum of one per property* • *Maximum width of 3m at the gutter (excluding splay)*	Yes	One driveway is proposed on site and will only remove one off street parking space.

Development Control	Compliance	Comment
• *Crossings not permitted where 2 on street spaces are lost*		
1.9 Landscaping and open space		
• *Overall open space: 40% of site area (230.36m^2)*	Yes	Approximately 49.7% (286m^2) of site area has been provided as overall open space.
• *Overall landscaped area: 20% (115.18m^2) of site area, with at least half deep soil (57.59m^2)*	Yes	Approximately 29.6% (170m^2) of site area has been provided as overall landscaped area, with 50% (58m^2) of it being provided as deep soil area.
• *Minimum area of 25m^2 for private open space*	Yes	Approximately 82.5m^2 of private open space area has been provided.
• *Front open space: 50% of front building setback area (65.45m^2)*	Yes	Approximately 58.9% (77.2m^2) of the front building setback area has been provided as front open space.
• *Front landscaped area: 50% of front open space provided (38.6m^2)*	Yes	Approximately 58.9% (45.5m^2) of the front open space area has been provided as front landscaped area.
• *Outdoor clothes drying area to be provided*	Yes	The rear yard provides ample space for a clothes drying area.

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

1.1 View Impact Assessment

Council received a submission from a surrounding resident with respect to view sharing and view loss in relation to the proposed development. As a result, Council requested a VIA be prepared and submitted and to consider the views currently obtained from impacted properties, in accordance with the *NSW LEC, Tenacity v Warringah Council [2004] NSWLEC 140*, and the four steps in assessing view affection ('Tenacity Planning Principles'):

1. *Assessment of the views affected*
2. *From what part of the property are the views obtained?*
3. *The extent of the impact*
4. *The reasonableness of the proposal.*

The applicant provided a VIA photomontage to address the Tenacity Planning Principles on 24 September 2026. The VIA photomontages were prepared by Weir Phillips Architects, dated 21 September 2026 and the consideration of the Tenacity Planning Principles were provided in a VIA Report prepared by GSA Planning, dated 23 September 2026. The VIA photomontages and VIA Report assessed the following properties:

- 4 Gilbert Street
- 6 Gilbert Street

- 16 Northcote Street

The following provides an analysis of view impacts from affected properties, including photomontage image viewpoints of the most representative impacted views as considered in the VIA, including the current views and the proposed development, followed by an assessment of the reasonableness of the proposal.

No. 4 & 6 Gilbert Street

The existing first and second floor western (front) balconies/terraces of the dwellings at 4 and 6 Gilbert Street, Rose Bay have access to views of the Sydney Harbour, Opera House, Harbour Bridge and the city skyline looking west towards the subject site (see **Figures 7-10** below). As per the Caselaw, water views, and views with icons (e.g. of the Opera House, the Harbour Bridge or North Head) are valued more highly than partial, obscured views.

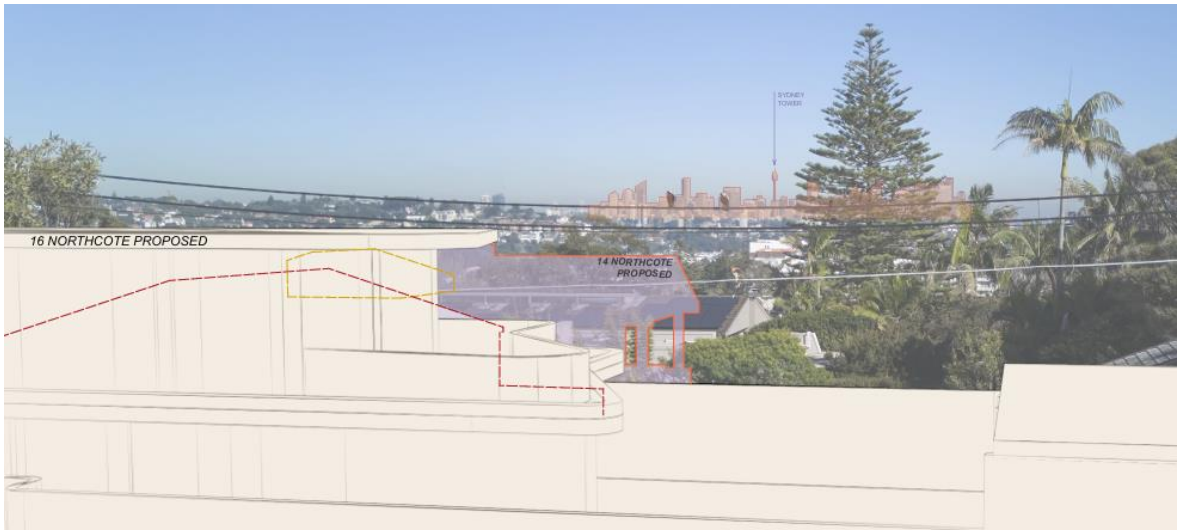


Figure 7: *View of city skyline from the first floor west facing balcony (living room) of No. 4 Gilbert Street, showing the proposed development in purple.*



Figure 8: *View of city skyline from the first floor west facing balcony (living room) of No. 4 Gilbert Street, showing an outline of the proposed development in purple.*

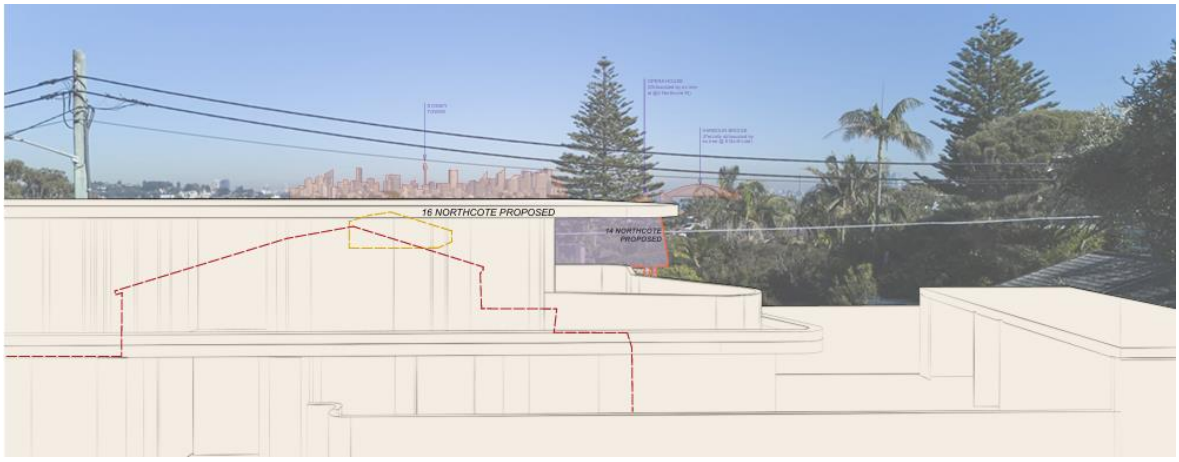


Figure 9: *View of city skyline from the first floor west facing balcony (living room) of No. 6 Gilbert Street, showing the proposed development in purple.*



Figure 10: *View of city skyline from the first floor west facing balcony (living room) of No. 6 Gilbert Street, showing an outline of the proposed development in purple.*

The VIA concluded that the proposal will not result in any view loss to the properties located on Gilbert Street. Therefore, the extent of loss is negligible and views towards the Sydney Harbour, Opera House, Harbour Bridge and the city skyline continue to be completely maintained in this direction.

No. 16 Northcote Street

Once the dwelling has been constructed, the first floor west facing windows and balconies of the dwelling at 16 Northcote Street, Rose Bay will have access to views of the Sydney Harbour, Opera House, Harbour Bridge and the city skyline looking west towards the subject site (see **Figures 11-14** below).



Figure 11: *Existing views from the first floor south facing balcony looking west from No. 16 Northcote Street, showing an outline of the proposed development in purple.*



Figure 12: *Existing views from the first floor principal living area looking west from No. 16 Northcote Street, showing an outline of the proposed development in purple.*

The VIA concluded that the proposal will not result in any view loss to the Sydney Harbour, Opera House, Harbour Bridge and the city skyline as a result of the proposed development from the front balcony and principal living area of No. 16 Northcote Street (See **Figures 11** and **12**). Therefore, no further assessment is required.



Figure 13: *Existing views from the first floor north facing balcony looking west from No. 16 Northcote Street, showing an outline of the proposed development in purple.*

As seen in **Figure 13** above, the views from the rear north facing balcony will be completely obscured by the proposed development. Whilst this section of the development does comply with the development standards relating to overall height of buildings and FSR, the assessment is based on whether a more skilful design would result in a better outcome for views from No. 16 Northcote Street.

The Applicant has provided an additional VIA, showing a flat roof design for the rear extension of the dwelling. **Figure 14** below shows the view from a flat roof design and its impact from the rear north facing balcony of No. 16 Northcote Street.



Figure 14: *Existing views from the first floor north facing balcony looking west from No. 16 Northcote Street, showing an outline of the proposed development with a flat roof in purple.*

As shown above, a flat roof design for the rear extension will maintain views of the Sydney Harbour, Opera House, Harbour Bridge and the city skyline. A condition will be imposed on the consent to modify the pitched roof above the Master Bedroom to a flat roof with an RL of 67.35.

Subject to the condition mentioned above, all views from surrounding properties will be maintained. Therefore, the proposed development is appropriate and complies with Part C1.7 *Views* of the Waverley DCP 2022.

2.2. Other Impacts of the Development

The proposal is considered to have no significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, subject to appropriate conditions being imposed and is recommended for approval.

2.3. Suitability of the Site for the Development

The site is considered suitable for the proposal.

2.4. Any Submissions

The application was notified for at least 14 days between 18 August and 3 September 2026 in accordance with the *Waverley Community Engagement Strategy Amendment 1 (2025)*.

A total of three unique submissions were received from the following properties:

Table 4: Submission details

Count	Property Address
1.	11 Lancaster Road, ROSE BAY
2.	Gilbert Street, ROSE BAY (no street number)
3.	16 Northcote Street, ROSE BAY

The following issues raised in the submissions have already been discussed and addressed in the body of this report and/or the recommendation:

- View impacts from surrounding properties on Gilbert Street
- Predominant rear building line
- Loss of natural sunlight and privacy impacts to No. 16 Northcote Street
- View impacts from 16 Northcote Street (it was requested that the rear extension be modified to a flat roof design)

All other issues raised in the submissions are summarised and discussed below.

Issue: Overlooking from the rear balcony into the private open space, master bedroom and rear facing balcony of No. 11 Lancaster Road.

Response: The proposed extension towards the rear of the subject site will be located more than 35m away from the rear balcony and bedroom at No. 11 Lancaster Road. The overlooking impacts into the balcony and bedroom are considered reasonable within a low density residential area.

Additionally, the proposed rear extension will be setback more than 16m from the rear property boundary which abuts No. 11 Lancaster Road. The setbacks are reasonable and are not likely to cause direct overlooking. It is also worth noting that the rear outbuilding and landscaping will obscure potential overlooking impacts between properties. For this reason, the development is considered acceptable with regard to privacy.

Issue: The Statement of Environmental Effects report does not adequately assess the impact on 11 Lancaster Road.

Response: The Planning Officer has undertaken an independent assessment of the potential impacts to No. 11 Lancaster Road and concluded that there are no unreasonable overlooking or amenity concerns as a result of the proposed development.

Issue: The existing landscaping should not be used as a primary privacy measure.

Response: As mentioned above, the extent of privacy between the subject site and No. 11 Lancaster Road are considered to be reasonable within a residential area, regardless of the existing and proposed landscaping on site.

Issue: The combination of the existing rear studio and proposed extension of the dwelling to the rear will create an unreasonable bulk and scale as viewed from surrounding properties.

Response: The development complies with the overall FSR, side setbacks and the predominant rear setback. It is considered that the proposed complies with the relevant controls relating to overall bulk and scale and is considered reasonable in this instance.

Issue: The increase building height exacerbates the privacy and bulk impacts.

Response: The section of the dwelling that breaches the overall height of buildings development standard is located in the middle of the dwelling and does not contribute to privacy or visual bulk impacts as viewed from the streetscape or surrounding properties. The breach is a result of the existing basement located on site and the breach does not result in a visual impact as viewed from the ground level.

2.5. Public Interest

The proposal is considered to have no detrimental effect on the public interest, subject to appropriate conditions being imposed and is recommended for approval.

3. REFERRALS

The following internal and external referral comments were sought:

3.1. Traffic and Transport Development

The application was referred to Council's Traffic Engineers, and they have raised no objections to the proposal, subject to the satisfaction of the conditions of consent.

3.2. Stormwater Design and Flooding (Infrastructure Services)

The application was referred to Council's Infrastructure Engineers, and they have raised no objections to the proposal, subject to the satisfaction of the conditions of consent.

3.3. Tree Management

The application was referred to Council's Tree Technical Officer, and have made the following comments:

> ***Insufficient Replacement Trees:***
> *The estimated mature canopy spread of the replacement species fails to meet or exceed the canopy coverage meterage removed; the proposal therefore does not satisfy Control (a) in Waverley's DCP 2022:* 'Development must not result in the loss of tree canopy'.
>
> *To satisfy this Control two medium-sized local native trees and one small-sized endemic (local native) trees of minimum 75L pot size must be planted anywhere on-site. The replacement trees must be from Waverley DCP 2022,* Annexure B3-2 Tree Canopy Replacement Planting List.
>
> *Hedges as Replacement Trees:*
>
> *The applicant should note the following regarding hedges as replacement trees: As per Waverley's DCP 2022, Annexure B3-1 - Planting List:*
>
> *Please note that Hedging of any trees (such as Lilly Pillies) will result in their classification as shrubs for the purposes of applying these controls. Note that some of the species in the shrubs medium – large section can be classified as trees, depending on their height at maturity and number of stems.*

A condition has been recommended to provide three replacement trees on site.

4. CONCLUSION

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the Act. It is recommended for approval subject to conditions of consent.

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the development application be **APPROVED** by the Waverley Local Planning Panel subject to conditions in Appendix A.

Managers of Development Assessment (MODA) Review

The application was reviewed by the MODA at the meeting on 29 September 2026 and the MODA concurred with the Assessment Planner's recommendation.

MODA members: B McNamara, B Magistrale, D Knight and J Zancanaro

Report prepared by:	Application reviewed and agreed by:
	
Katie Johnstone	**Bridget McNamara**
Senior Development Assessment Planner	**Manager, Development Assessment**
Date: 1 October 2026	**Date: 15 October 2026**

Reason for WLPP referral:

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

OFFICE USE ONLY (Please use this table for all reports, i.e. WLPP & delegated)

<table>
<tr><th colspan="2">Planning Portal Data</th></tr>
<tr><td>Clause 4.6 register entry required
(For the purposes of reporting to the planning portal, if the % approved is different to the % proposed in the original submission, please state what the variation initially proposed was – Planning Portal Requirement)</td><td>N/A</td></tr>
<tr><td>Clause 4.6 register entry required
(For the purposes of reporting to the planning portal, if the % approved is different to the % proposed in the original submission, please state what the variation initially proposed was – Planning Portal Requirement)</td><td>18.23% variation to height (Clause 4.3)<table>
<tr><td></td><td>Pre-existing non-compliance</td></tr>
<tr><td></td><td>No change to overall building height</td></tr>
<tr><td></td><td>No change to overall building envelope</td></tr>
<tr><td></td><td>Variation limited to the [lift/plant/parapet/attic] only</td></tr>
<tr><td>x</td><td>No unreasonable impacts on the amenity of adjoining properties or streetscape</td></tr>
<tr><td>x</td><td>Sufficient environmental planning grounds</td></tr>
<tr><td>x</td><td>Consistent with the objectives of the standard</td></tr>
<tr><td></td><td>[insert another reason here if required]</td></tr>
</table></td></tr>
<tr><td>Clause 4.6 register entry required
(For the purposes of reporting to the planning portal, if the % approved is different</td><td>N/A</td></tr>
</table>

to the % proposed in the original submission, please state what the variation initially proposed was – Planning Portal Requirement)	
Determining Authority (Concurrence Authority for Clause 4.6 variation)	Local Planning Panel
Were the requirements of the Sustainable Buildings SEPP (effective 1 October 2023) met?	Yes
Have any dwellings been approved for affordable Rental Housing under this approval/consent? *This is a planning portal reporting requirement	No
Secondary Dwelling *This is a planning portal reporting requirement	No
Boarding House *This is a planning portal reporting requirement	No
Group Home *This is a planning portal reporting requirement	No
Does the proposal trigger a Housing & Productivity Contribution? If so, please ensure you have calculated the contribution in the CON case in the Planning Portal.	No
Is the development subject to the Special Infrastructure Contribution (SIC)?	No
Is the development located within an Urban Release area?	No
Waverley Council Data	
Trial Period database entry required	No
VPA submitted – follow up actions required	No
Refer to compliance for investigation	No
Commercial/liquor operational conditions	No
Was there a 'Conflict of Interest' declared	No

APPENDIX A

GENERAL CONDITIONS

APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

(a) Architectural Plans prepared by Weir Phillips Architects of Project No: HNR including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
	Cover Page	15/07/2026	26/07/2026
DA00 Rev. A	Site Analysis Plan	15/07/2026	26/07/2026
DA01 Rev. A	Proposed Ground Floor Plan	15/07/2026	26/07/2026
DA02 Rev. A	Proposed First Floor Plan	15/07/2026	26/07/2026
DA03 Rev. A	Proposed Roof Plan	15/07/2026	26/07/2026
DA04 Rev. A	Proposed Lower Ground Floor Plan	15/07/2026	26/07/2026
DA40 Rev. A	Proposed Streetscape Elevation (South)	15/07/2026	26/07/2026
DA41 Rev. A	Proposed Rear Elevation (North)	15/07/2026	26/07/2026
DA42 Rev. A	Proposed Side Elevation (East and West)	15/07/2026	26/07/2026
DA43 Rev. A	Proposed Front Elevation	15/07/2026	26/07/2026
DA50 Rev. C	Proposed Long Section	11/08/2026	11/08/2026
DA51 Rev. A	Proposed Cross Section	11/08/2026	11/08/2026
DA63 Rev. A	Streetscape Analysis Plan	11/08/2026	11/08/2026
Dem_01 Rev. A	Demolition Ground Floor Plan	15/07/2026	26/07/2026
Dem_02 Rev. A	Demolition First Floor Plan	15/07/2026	26/07/2026
Dem_03 Rev. A	Demolition Site Plan	15/07/2026	26/07/2026

(b) Landscape Plan No. 1-12 (inclusive) and documentation prepared by Inspired Exteriors Rev. C dated 7 July 2026 and received by Council on 26 July 2026;

(c) The BASIX Certificate;

(d) Arborist Report prepared by Botanics Tree Wise People Pty Ltd, referenced 2026/0888.2, dated July 2026 and received by Council on 26 July 2026;

(e) The Site Waste and Recycling Management Plan (SWRMP) Part 1 and received by Council on received by Council on 26 July 2026;

Except where amended by the following conditions of consent.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments:

(a) The section of roof that sits above the Master Bedroom is to be modified to a flat roof with a height no higher than RL 67.35.

Condition reason: To maintain view sharing to No. 16 Northcote Street, Rose Bay.

The amendments are to be approved by the **Principal Certifier** prior to the issue of any Construction Certificate.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

3. DOMESTIC HEATERS

The provision of solid fuel heating is prohibited.

Condition reason: To protect air quality and emissions.

4. COMPLIANCE WITH NATIONAL CONSTRUCTION CODE

All proposed work must comply with the *National Construction Code* (previously known as the *Building Code of Australia*).

Condition reason: Prescribed condition pursuant to the *Environmental Planning and Assessment Regulation 2021*.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

GENERAL

5. NO BUILDING WORKS PRIOR TO RELEASE OF A CONSTRUCTION CERTIFICATE

The building work must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Principal Certifier in accordance with the *Environmental Planning and Assessment Act 1979*;

(b) a Principal Certifier has been appointed, and Council has been notified of the appointment in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and

(c) Council is given at least two days' notice in writing of the intention to commence the building works.

Condition reason: To ensure a Construction Certificate is obtained prior to work commencing.

6. 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 Certifier that they have complied with the applicable requirements of Part 6, before any work commences.

Condition reason: To ensure the builder or person who does the residential building work, complies with the applicable requirements of Part 6 of the *Home and Building Act 1989*.

CONTRIBUTIONS, FEES & BONDS

7. SECTION 7.12 CONTRIBUTION

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

(a) Where the total development cost is $500,000 or less:

  (i) a Cost Summary Report or Building Contract (dated within 12 months) or similar is to be submitted to Council's Customer Service Centre to process payment.

(b) Where the total development cost is more than $500,001 but less than $1,000,000:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to Council's Customer Service Centre to process payment.

(c) Where the total development cost is $1,000,001 or more:

(i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to and approved by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate).

(ii) Please forward documents to info@waverley.nsw.gov.au attention to Strategic Planning, and reference the relevant application number, address and condition number to satisfy.

(iii) Upon confirmation of the contribution amount by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate), payment is to be processed via the Customer Service Centre.

(iv) Should there be a discrepancy between the Detailed Cost Report and the DA fee nominated in the original DA, then additional DA Fees may be payable prior to the issue of a Construction Certificate.

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

(d) As legislated in section 209 of the *Environmental Planning and Assessment Regulation 2021,* 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% of the **full** cost of the development; or

(iii) A development valued at more than $200,000 will attract a levy of 1% of the **full** cost of the development.

(e) Where a modification to a development consent has been granted, the contribution is to be recalculated based on the amended total development cost.

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

Condition reason: To ensure the S7.12 Contributions are paid for the development, and any amendments are accounted for.

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 of this building work. Evidence that the levy has been paid is to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: Council acts as a collecting agent for the Long Service Payment Corporation and the levy may be paid at Council's office or online via the Service NSW website. The levy rate is 0.25% of building work costing $250,000 or more.

Condition reason: To ensure the long service levy is paid.

9. STREET TREE BOND

A bond of **$7,000** is to be paid to Council either as cash or by way of an unconditional bank guarantee to ensure the protection and maintenance of the following trees:

(i) **T1** – *Tristaniopsis laurina* (Watergum) - $2000 bond.

(ii) **T2** - *Eucalyptus haemastoma* (Scribbly Gum) - $5000 bond.

The sum will be forfeited to the Council at its discretion for a breach of these requirements:

(b) Street tree/s to be inspected twelve (12) months from the issue of the final Occupation Certificate subject to the satisfaction of Council

(c) The $7000 bond will be refunded twelve (12) months from the issue of the final Occupation Certificate subject to the satisfaction of Council.

(d) If any trees identified to be retained and protected are found to be faulty, damaged, dying, or dead, the full bond amount or part thereof will be forfeited

(e) Council will require the applicant to remove and replace the faulty, damaged, dying, or dead street tree and a new bond will be applied on the replacement street tree

(f) Proof of purchase of the replacement street tree (if required) must be provided to the Principal Certifier Authority, prior to the issue of any Construction Certificate.

Condition reason: To ensure trees are maintained and protected

10. SECURITY DEPOSIT

(a) Payment to the amount of **$41,268.60** must be provided to Council for any damage caused to any property of the consent authority (i.e. 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 fee is charged in accordance with Council's *Pricing Policy and Schedule of Fees and Charges*.

(b) This payment (security deposit) must be provided to Council prior to the issue of any Construction Certificate. The full amount of the security deposit, minus Council's costs for any repair of damage to Council property or rectification of unauthorised works on Council property, will be refunded after satisfactory completion of all of works associated with this consent (including the required public works) to the person who paid the deposit. Any works required to Council property associated with the consent need to be undertaken with the approval of the Infrastructure Services Department and in line with current Council standards. See the General Advisory Notes at the end of this consent for further details.

Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

11. ENGINEERING PLANS ASSESSMENT AND WORKS INSPECTION FEES

The Applicant must pay to Council fees for the assessment of all engineering plans and inspection of the completed works in the public domain inclusive of all stormwater assessments, in accordance with the Council's *Pricing Policy and Schedule of Fees and*

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.

Condition reason: To allow for Council assessment officer time to assess engineering plans for approval and ensure payments are made prior to commencement of works.

CONSTRUCTION AND SITE MATTERS

12. HOARDING FOR CONSTRUCTION SITES

A hoarding is a temporary structure of solid construction, erected around the perimeter of construction sites to shield them from view and prevent unauthorised access. It is an important component in ensuring health and safety, for site workers, visitors and the general public and can also be part of a site security system to prevent theft or vandalism. The design and construction of any hoarding must be in accordance with the requirements of *Safe Work NSW*.

Council authorisation is required when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to Waverley Council's website by visiting the Hoarding and Scaffolding Guidelines webpage for more information.

To apply to occupy Council property (public domain and/or footway), complete the 'Application for Occupation of Council Footpath' form and submit it, directly to email building.compliance.admin@waverley.nsw.gov.au .

Please allow a minimum of 2weeks for processing your application.

Note: You are not to erect the hoarding or store building materials on Council's footpath until written permission is given by Council and all relevant fees have been paid. Failure to do so, may result in enforcement action.

Condition reason: Under Section 68 of the *Local Government Act 1993* and under Section 138 of *The Roads Act 1993*, where Occupation of Council property is required over the footpath or any public place, the approval of Council must be obtained and the applicable fees paid prior to any occupation. This is to ensure the safety of the site and public whilst construction occurs.

13. EROSION AND SEDIMENT CONTROL PLAN

(a) A *Soil and Water Management Plan* (SWMP), also known as an Erosion and Sediment Control Plan must be prepared by a suitably qualified person in accordance with *Waverley Council's Water Management Technical Manual*.

(b) The SWMP must be submitted and approved by the Principal Certifier prior to the issue of any Construction Certificate. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

(c) The recommendations of the SWMP must be implemented and maintained during all construction activities and until the site is fully stabilised following construction.

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

14. 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.

Condition reason: To ensure the structural stability of work on site.

15. ENGINEERING CERTIFICATE OF ADEQUACY

A 'Certificate of Adequacy' prepared by a suitably qualified Structural Engineer is to be submitted for approval of the Principal Certifier 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.

Condition reason: To ensure existing structures are capable of taking the extra load from a structural integrity perspective.

TRAFFIC MATTERS

16. 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. CTMP's are to be submitted via email to traffic@waverley.nsw.gov.au for assessment. 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

Note: It is recommended that any sites that are significantly large meet with Council prior to the preparation of the CTMP to discuss specifics. All sites within Waverley Council require the installation of a Construction Zone for the duration of building works unless the applicant is able to demonstrate adequate access is available otherwise.

Once approved, the works must be undertaken in line with and comply with the CTMP. Any modifications must be approved by Council's Executive Manager, Infrastructure Services, or delegate.

Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

STORMWATER AND FLOODING

17. STORMWATER MANAGEMENT

To ensure that stormwater runoff from the development is drained in an appropriate manner, without impact on neighbouring properties and downstream systems, a detailed plan and certification of the development's stormwater management system must be submitted on Council's website through an Engineering Plan Assessment application for assessment and

approval. The plans must be approved to the satisfaction of the Executive Manager, Infrastructure Services (or delegate) prior to the issue of the relevant Construction Certificate.

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

The submitted Stormwater Management Plan prepared by *Partridge Hydraulic Pty Ltd,* Job No: 2026H0038, Drawing Nos. SWDA1.1, SWDA1.2, SWDA1.4, SWDA1.5, SWDA1.6 (Revision 1), dated 01/07/2026 is considered concept only.

The applicant must submit amended plans and specifications to comply with the current Council's *Water Management Technical Manual* (WMTM) and Development Control Plan (DCP) at the time of engineering plan approval. The submitted plans must be prepared by a suitably qualified and practising Civil Engineer (registered on the NER of Engineers Australia or equivalent) and comply with the following conditions:

Any proposed stormwater discharge within the footpath verge of Northcote Street must be hot dipped galvanised steel rectangular hollow section (RHS) with the size of 125mm x 75mm x 4mm (w x h x t). Note a minimum of 1m width of concrete kerb and gutter must be replaced encompassing this connection, with 10mm thick mastic expansion joints installed on both sides (full depth) and with a 600mm asphalt adjustment and liquid crack sealing if the asphalt is damaged as part of the works or found to be in a deteriorated state. A note must be added to the drawings to clarify this requirement.

A minimum of 500 mm clearance must be provided from the edge of the layback of the vehicular crossing to the edge of the stormwater outlet.

Discharge to the street gutter is limited to two outlet points, to be located directly in the front of the site. Where two outlets are proposed, a minimum clear separation of 200 mm must be provided at the kerb.

A sediment control stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets. A min. 100mm sump with a trash screen must be provided at the outlet point.

Piped drainage within all Council land including roads and footways will be laid at minimum 1% gravity fall directed toward the point of discharge.

Any new downpipes must be located wholly within the property's boundary.

Provide calculations of the roof guttering system for the 1% AEP storm event and minimum number of downpipes required.

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.

Detail the proposed pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits and inspection openings and their location.

Pits and inspection openings must be provided at all junctions, change in gradient, change in direction, and changes in diameter for access and maintenance purposes.

Provide calculations demonstrating that the proposed stormwater drainage system can cater for the relevant design storm event.

Notes

The checklist as set out on pages 68-76 in Council's *Water Management Technical Manual* (October 2021) available online must be completed and submitted with any revision of Construction Certificate Plan Submissions.

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.

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 must not be replicated.

For more information, contact Council's Assets Department at assets@waverley.nsw.gov.au

Standard review timeframes for stormwater plans and supporting documents are generally a minimum of 4 weeks from the date of submission. However, review timeframe may vary depending on the volume of applications being assessed noting submissions will be reviewed in the order they are received. Applicants are advised to allow adequate time for the assessment process.

Evidence from a suitably qualified and practicing Engineer (registered on the NER of Engineers Australia or equivalent) that the approved design has been adhered to must be submitted to and approved by the Principal Certifier prior to the issue of the relevant Occupation Certificate.

All redundant pipelines (incl. kerb outlets) must be removed. Any affected infrastructure (such as footpath and kerb and gutter) must be reinstated to the satisfaction of Waverley Council as per Waverley Council Standard Drawings and specifications.

Condition reason: To ensure that the stormwater system is designed and constructed in accordance with Waverley Council's *Water Management Technical Manual* and will minimise the likelihood of stormwater related issues to the property owner, occupiers, neighbours and broader community.

18. SEEPAGE WATER

Seepage water within the top 500mm of the ground surface may be collected and discharged to Council's stormwater network (below ground network). Seepage water below 500mm of the ground surface must be managed on-site through infiltration or directed into Council's below-ground stormwater system, subject to Council approval. This will be contingent on the

discharge flow rate being quantified and the stormwater management system (including the OSD volume and orifice size) being adjusted to ensure the total discharge from the site does not exceed the permissible site discharge.

The Principal Certifier shall ensure the above measures are satisfied.

Condition Reason: To ensure the seepage water is managed to comply with Council's Water Management Technical Manual. Seepage water must not be discharged directly or indirectly to the street gutter.

ENERGY EFFICIENCY & SUSTAINABILITY

19. BASIX CERTIFICATE – DETAILS TO BE LODGED WITH A CONSTRUCTION CERTIFICATE

A copy of the required completed BASIX certificate accepted as part of this Development Consent with respect to the proposed residential building works, must be lodged with an application for a Construction Certificate and the items nominated as part of the subject BASIX certificate must be specified on the plans submitted with the construction certificate application. – See Note.

Note: Any requirement detailed in the accompanying BASIX Certificate, MUST be included as a specific notation or inclusion on any future Construction Certificate plans and specification in accordance with Part 3 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2021*.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 *EP&A Regulation 2021*.

20. RENEWABLE ENERGY AND ENERGY EFFICIENCY

(a) No gas cooktops or gas ovens are permitted where works are proposed to the kitchen. Alternate options must be used such as electric or induction.

(b) No gas heating systems are permitted. If heating is provided it must be electric or solar sourced.

(c) Ceiling or wall mounted fans must be installed in all habitable rooms (main living areas and bedrooms).

(d) In circumstances where the existing BASIX certificate does not comply with the above, the BASIX certificate must be amended and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

(e) The architectural plans shall be updated to notate the above and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

Condition reason: To improve air quality and human health, and to ensure all new (or altered) homes have future capacity to be an all-electric building, powered by renewable energy.

WASTE

21. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A *Site Waste and Recycling Management Plan (SWRMP) - Part 2* is to be submitted and approved by the Principal Certifier 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, and the contact details of those removing the waste must be retained on site at all times during construction.

Condition reason: To ensure resource recovery is promoted and the local amenity is protected during construction.

LANDSCAPE & TREES

22. REPLACEMENT PLANTING AND LANDSCAPE PLAN SUBMISSION

An amended Landscaping Plan must be submitted and approved by Council's Tree Technical Officer (or delegate) prior to the issue of any Construction Certificate, and must reflect the following:

(a) At minimum two (2) medium-sized and one (1) small-sized endemic (local native) replacement trees (selected from *Waverley Development Control Plan 2022*, Annexure B3-1 - Planting List) with minimum pot size of 75L must be planted anywhere on-site to compensate for the removal of the trees from site.

Condition reason: To ensure adequate replacement trees are planted to compensate for canopy loss.

COMPLIANCE PRIOR TO WORK COMMENCING AND DURING CONSTRUCTION

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

PRIOR TO ANY WORKS

23. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction phase, a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number and email address) of the Principal Certifier 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.

Condition reason: To ensure the general public are afforded the Principal Certifier and principal contractor's (the coordinator of the building works) contact details.

24. SURVEY SETOUT

Prior to the commencement of construction, all footings, walls and floor slabs adjacent to a boundary must be set out by a registered surveyor. The building shall be sufficiently set back to ensure that no component of the building (such as the roof, guttering, or downpipes) encroach upon or overhang the boundaries of the site.

The registered surveyor shall provide a survey and report to the Principal Certifier indicating the position of the footings, walls and floor slabs in relation to the boundaries of the allotment, prior to the commencement of construction works.

Condition reason: To ensure the development does not encroach onto neighbouring properties.

TREE PROTECTION MEASURES

25. TREE PROTECTION CERTIFICATE

The Arborist engaged for the duration of the project shall undertake an inspection of the site once tree protection measures have been fully installed and prior to any works commencing. An inspection Certificate stating that appropriate tree protection measures have been installed for the trees to be retained and protected shall be submitted to Council and the Principal Certifier.

Condition reason: To ensure trees are protected prior to work commencing.

DEMOLITION & EXCAVATION

26. 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:

(a) *Work Health and Safety Act 2011*;

(b) *Work Health and Safety Regulation 2017*;

(c) SafeWork NSW *Code of Practice* for the Safe Removal of Asbestos;

(d) *Australian Standard 2601-2001* – Demolition of Structures;

(e) *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 and Hazardous Materials Assessment for the approval of the Principal Certifier in accordance with *Australian Standard AS 2601-2001* Demolition of Structure and a Hazardous Materials Assessment.

The Work Plan and Hazardous Materials Assessment shall be prepared by a suitably qualified person and shall:

(i) Outline the identification of any hazardous materials, including surfaces coated with lead paint;

(ii) Confirm that no asbestos products are present on the subject land, or

(iii) 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);

(iv) Describe the method of demolition;

(v) Describe the precautions to be employed to minimise any dust nuisance; and

(vi) Describe the disposal methods for hazardous materials.

Condition reason: To ensure the safety of workers and the general public.

27. 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.

(b) Water must not be allowed to enter the street and stormwater systems.

(c) Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

(d) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to *Australian Standard AS1716* -2012 Respiratory Protective Devices.

Condition reason: To ensure the safety of workers and the general public.

CONSTRUCTION MATTERS

28. CONSTRUCTION HOURS

(a) 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 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.

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

Condition reason: To protect the amenity of the surrounding area during construction.

29. 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 boundaries. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval. If required, you can apply to temporarily use Council's footpath for the erection of a hoarding, scaffold, mobile scaffold, scissor lift, ladders, barricades for abseiling work, and/or storage of building materials on Council's footpath. This is a separate application form and assessment process. Details of this can be found on Council's website under 'Occupation of Council Footpath'.

https://www.waverley.nsw.gov.au/planning/application_forms_and_certificates

Condition reason: To ensure building material is stored in an appropriate location.

30. BASIX (DURING BUILDING WORK)

During construction, the Principal Certifier should ensure the commitments listed in the BASIX certificate are met when conducting critical stage inspections.

Condition reason: To ensure compliance with the *SEPP (Sustainable Buildings 2022)*

31. CRITICAL/MANDATORY BUILDING INSPECTIONS DURING CONSTRUCTION

The building works are to be inspected during construction by the Principal Certifier in accordance with, Part 8 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* and the requirements of any other applicable legislation or instruments.

Condition reason: To ensure regular inspections occur throughout the construction process.

32. 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 for each level is to be submitted to the Principal Certifier during construction and prior to continuing with the construction of the subsequent level of the building. A final Certificate from a Registered Surveyor is required to

be submitted for approval of the Principal Certifier, certifying the finished ridge and overall building height levels accord with the approved architectural plans.

Condition reason: To ensure buildings are sited and positioned in the approved location and to the approved height.

33. 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 Certifier 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.

Condition reason: To ensure buildings are sited and positioned in the approved location.

34. WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary, including storage of building materials or goods. Separate approval is required for any works outside the property boundary, with fees being paid where applicable. Requests are to be made via email to assets@waverley.nsw.gov.au.

Condition reason: To ensure all works are located within the property boundary and specific approval is sought for any external works.

TREE PROTECTION & REMOVAL

35. PROTECTING TREES ON DEVELOPMENT SITES

(a) Throughout construction, tree protection measures installed are to be retained in accordance with *Waverley Council's Development Control Plan 2022*, the approved Landscape Plan the approved Arborist Report, and *Australian Standard – AS 4970 – 2025* - Protection of Trees on Development Sites

(b) All approved tree work must be carried out by minimum AQF Level 3 arborist in accordance with AS 4373-2007 Pruning of amenity trees.

Condition reason: To ensure the retained trees remain unimpacted by construction.

36. TREE WORK

(a) If any trees on the site or on neighbouring properties require pruning, then permission must be gained from the owner of the tree(s) and an application to Prune or Remove Trees on Private Property (Tree Permit Application) must be submitted to Waverley Council for processing. Application forms are available on Council's website.

(b) If any trees on Council owned land require pruning, the application should be accompanied with a Tree Pruning Report, prepared by an Arborist with AQF level 5 qualification or above. The Report shall include photos showing the branches that need to be removed.

(c) The application and Report (where relevant) are to be submitted and approved by Council's Tree Technical Officer prior to any works or pruning to the affected tree/s.

Condition reason: To protect trees during construction.

37. ROOT PROTECTION DURING WORK WITHIN THE TREE PROTECTION ZONE (TPZ)

(a) When determining the potential impacts of encroachment into the Tree Protection Zone (TPZ), the site arborist engaged for the construction project should consider the following:

(i) Location and distribution of the roots to be determined through non-destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and a Root Mapping Report prepared and submitted to the Principal Certifier.

Note: Regardless of the method, roots must not be cut, bruised or frayed during the process. It is imperative that exposed roots are kept moist and the excavation back filled as soon as possible.

(ii) The potential loss of root mass resulting from the encroachment, including number and size of roots.

(b) Where roots within the TPZ are exposed by excavation, temporary root protection should be installed to prevent them drying out. This may include jute mesh or hessian sheeting as multiple layers over exposed roots and excavated soil profile, extending to the full depth of the root zone. Root protection sheeting should be pegged in place and kept moist during the period that the root zone is exposed.

(c) Other excavation work near trees, including landscape work such as paving, irrigation and planting, can adversely affect root systems. These should be considered and addressed in the Tree Protection Specifications (TPS).

(d) If any tree roots are exposed during any approved works, then roots smaller than 30mm are to be cut cleanly by hand by an experienced Arborist/Horticulturist (minimum AQF Level 3 Certificate in Horticulture or Certificate 3 in Arboriculture) in accordance with AS 4373 2007 Pruning of Amenity Trees

(e) It is the construction project's Arborist responsibility to determine if such root pruning is suitable. If there are any concerns regarding this process, then Waverley Council's Tree Technical Officer is to be contacted to make final determination.

Condition reason: To ensure precautions are taken when working near trees during construction

VEHICLE ACCESS AND PUBLIC DOMAIN WORKS

38. RECONSTRUCT VEHICLE CROSSING

The existing vehicle crossing is to be demolished and a new crossing constructed to provide access to the proposed garage. A separate application (search "Driveway Works on Council Land" on Councils website) 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.

The crossing is to be 3.0 metres wide at the property boundary. The width at the street is to be 3.9 metres plus 0.45 metre splays.

Applications for driveway works are to be lodged online via Council's website.

https://epwgate.waverley.nsw.gov.au/ePathway/Production/Web/Default.aspx

Condition reason: To ensure the development complies with Section 138 of the *Roads Act 1993*.

39. VEHICULAR ACCESS – FINISHED LEVEL

The internal finished level shall be construction to match the longitudinal fall of Councils footpath.

In this regard, the finished level at the property boundary on both sides of the vehicle crossing is to be **50mm above** the level of the back edge of existing concrete footpath.

Should the internal slab be poured incorrectly Council may require internal alterations be made and the slab adjusted.

Condition reason: To ensure stormwater falling on Council land drains away from the property boundary.

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 Certifier in all instances, except where a condition explicitly specifies that the approval of Council or a Council Officer is required, prior to the issue of an Occupation Certificate or Subdivision Certificate, whichever applies.

CERTIFICATES, LICENSES, EASEMENTS AND RESTRICTIONS

40. FINAL OCCUPATION CERTIFICATE

(a) Prior to occupation or use of the development, an Occupation Certificate must be obtained.

(b) The Principal Certifier 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.

Condition reason: To ensure an Occupation Certificate is issued prior to occupation or use of the development.

41. CERTIFICATION OF BASIX COMMITMENTS

All commitments listed in each relevant BASIX Certificate for the development must be fulfilled prior to any Occupation Certificate being issued.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75, *Environmental Planning and Assessment Regulation 2021*).

42. CERTIFICATION OF LANDSCAPING

At the completion of all works a certificate is to be submitted to the Principal Certifier from a suitably qualified Landscape and/or Arboriculture Consultant certifying that the work has been completed in accordance with the approved Landscape Plan and that a maintenance program has been established. Where relevant, the waterproofing of any green roof / planter is to be tested, and evidence of the test is to be provided with the certification.

Condition reason: To ensure that a high-quality landscape solution is appropriately established and maintained for the life of the development.

43. CERTIFICATION OF TREE ASSESSMENT

Prior to the issue of a Final Occupation Certificate, certification is required from the project arborist that the completed works have been carried out in accordance with the approved Tree Protection Specifications (TPS), Tree Protection Plan (TPP) imposed in the conditions of consent. Certification should include a statement on the condition of the retained trees, as well as details of any deviations from the approved TPS, TPP or consent conditions, and their impacts on trees. The certification is to be provided to the satisfaction of Council's Tree Technical Officer and submitted to treemgt@waverley.nsw.gov.au.

Condition reason: To ensure tree protection measures have been carried out in appropriately.

44. TREE PROTECTION MEASURES TO BE REMOVED

All tree protection shall be removed prior to the issuing of the final Occupation Certificate.

Condition reason: To ensure that the tree can continue to grow post construction.

45. CERTIFICATION OF NEWLY CONSTRUCTED AND RETAINED STORMWATER DRAINAGE

Prior to the issue of any Occupation Certificate, certification must be provided from a suitably qualified and practicing Engineer or Plumber, that any new stormwater drainage system has been constructed in accordance with the Development Consent, Water Management Technical Manual, all applicable Codes, Policies, Plans, Standards, and good engineering practice.

Certification must be provided from a suitably qualified and practicing Engineer or Plumber, that any retained stormwater drainage system is unblocked, in good working order, and has been repaired or replaced in accordance with Council's *Water Management Technical Manual* and *Waverley Development Control Plan 2022* and all applicable Codes, Policies, Plans, Standards and good engineering practice.

A copy of the certification/s must be submitted via email to assets@waverley.nsw.gov.au for Council's records and the Principal Certifier for approval, prior to the issue of any Occupation Certificate.

Condition reason: To ensure the stormwater system has been constructed or retained in accordance with the approved stormwater management plans and to best engineering practice.

GENERAL ADVISORY NOTES

DEVELOPMENT IS TO COMPLY WITH LEGISLATION

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.

DEVELOPMENT MUST MEET CONDITIONS OF CONSENT

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the *Environmental Planning and Assessment Act 1979* to carry out development that is not in accordance with this consent.

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:

(a) Please read your conditions carefully.

(b) Information to be submitted to Council should be either via email to info@waverley.nsw.gov.au or via the NSW Planning Portal (if required).

(c) Attention the documentation to the relevant officer/position of Council (where known/specified in condition).

(d) Include DA reference number.

(e) Include condition number/s seeking to be addressed.

(f) 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).

(g) 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.

(h) 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.

(i) Please note, in some circumstances, additional fees and/or additional documents (hard copy) may be required.

(j) Council's standard for review (from date the relevant officer receives documentation) is 14 days. Times may vary or be delayed if information is not received in this required manner.

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.

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 1800 810 443.

ALTERATIONS AND ADDITIONS ONLY

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

TREE REMOVAL/PRESERVATION

Any trees not identified for removal in this application have not been assessed and separate approval may be required.

Details on additional criteria regarding tree on development sites can be found in Waverley Council Tree Management Guidelines 2022, 10. Appendices.

ADDITIONAL INFORMATION IN RELATION TO SECURITY DEPOSIT – RELEASE PROCESS

Following completion of all works and satisfaction of all consent conditions, an Occupation Certificate will be issued for the site and uploaded to the NSW Planning Portal. Waverley Council will receive notification of this achievement and will begin the process of reviewing the site prior to release of the site's security deposit.

An officer from the Infrastructure Services team will attend the site and inspect the public domain in order to confirm that all public domain works within the conditions of consent have been completed to Council's satisfaction and that no damage has occurred associated with the works. Specifically, they will be assessing the condition of the:

(a) Footpath/s,

(b) Kerb and Gutter,

(c) Nature strip, turf and any trees,

(d) Stormwater assets,

(e) Driveway crossings,

(f) Roadway/s, &;

(g) Any other public assets within the frontage or affected by the works.

It is the applicant's responsibility to ensure that the public domain is undamaged from the construction works which have occurred, and that any assets which have been renewed are completed with the consent of the Infrastructure Services Department (assets@waverley.nsw.gov.au) and in line with current Waverley Council Standards and Guidelines. Should there be any damage identified or works completed which do not meet Council's quality requirements, a Council officer will be in contact to outline what needs to be rectified prior to the release of the Security Deposit. Once all issues have been rectified to Council's satisfaction, the finance department will be notified to process the refund.

If no issues are identified onsite, the full security deposit should be typically expected to be refunded within 12 weeks from the date of upload of the site's final Occupation Certificate to the NSW Planning Portal by the site's Principal Certifier.

ENCROACHMENT BEYOND BOUNDARY

Vehicles parked on the hardstand shall not encroach onto the Council's footpath area at any time.

DICTIONARY

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021* and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Waverley Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the *Environmental Planning and Assessment Act 1979*.

Local planning panel means Waverley Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the *Environmental Planning and Assessment Act 1979* respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

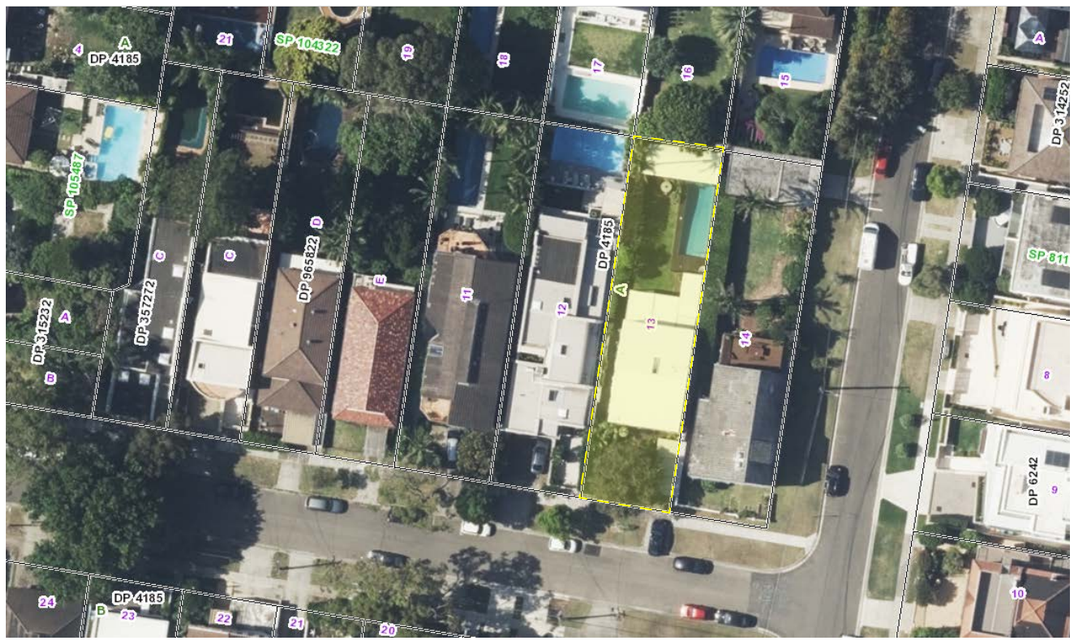
Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021*.

Suitably qualified acoustic consultant means a suitably qualified acoustic consultant means an individual who possesses the qualifications to render them eligible for membership of both the Australian Acoustics Society and Institution of Engineers Australia at the grade of member or an individual who is employed by a member firm of the Association of Australian Acoustic Consultants.

DEVELOPMENT APPLICATION

14 Northcote Street, Rose Bay 2029

LOT 13/A / DP4185



1 Location Plan NTS
Source: SixMaps

N

WALLS & STRUCTURE

- EXISTING WALL
- PROPOSED WALL
- DEMO WALL
- DEMO FLOOR/ ROOF
- DEMO TREE



ALU - Gragae Door

Patina Metal Cladding



eRW - Existing Render Wall
RW - External Walls

Rendered Walls
Colour; White Paint



SLT - Roofing

Slate roofing



T02 - Shutters, Gate, Garage Door

Timber, Paint Finish to Match Existing



PSF - Balustrades and Fencing

Black Powder coated steel



SST - Stone Cladding

DRAWING LIST			
ARCHITECTURAL			
DWG NO.	**DRAWING TITLE**	**SCALE**	**REVISION**
DA00	Site Analysis Plan	1:200	A
DA01	Proposed GF Plan	1:200	A
DA02	Proposed FF Plan	1:200	A
DA03	Proposed RF Plan	1:200	A
DA04	Proposed LG Plan	1:200	A
DA40	Prop Streetscape Elevation (S)	1:100	A
DA41	Prop Rear Elevation (N)	1:100	A
DA42	Prop Side Elevation (E+W)	1:200	A
DA43	Prop Front Elevation (S)	1:100	A
DA50	Prop Long Section	1:200	A
DA51	Prop Cross Section	1:100	A
DA60	FSR Calculation	1:300	A
DA61	Set back Diagrams	1:400	A
DA62	Gilbert Street View Study	1:100	A
DA63	Streetscape Analysis Plan	1:200	A
DA70	Shadow June 21 9am	NTS	A
DA71	Shadow June 21 10am	NTS	A
DA72	Shadow June 21 11am	NTS	A
DA73	Shadow June 21 12pm	NTS	A
DA74	Shadow June 21 1pm	NTS	A
DA75	Shadow June 21 2pm	NTS	A
DA76	Shadow June 21 3pm	NTS	A
DEM_01	Demo GF Plan	1:200	A
DEM_02	Demo FF Plan	1:200	A
DEM_03	Demo Site Plan	1:200	A
EX01	Existing GF Plan	1:200	A
EX02	Existing FF Plan	1:200	A
EX03	Existing Site Plan	1:200	A
EX04	Existing LG Plan	1:200	A
EX50	Existing Long Section	1:200	A

BASIX NO. A1854965		

FIXTURES & SYSTEM

Gas Instantaneous hotwater
Minimum 40% new or altered fixtures to be fitted with fluorescent, compact fluorescent or LED lamps.
Minimum 3 star water rating showerheads
Minimum 3 star water rating toilet flushing system
Minimum 3 star water rating taps

CONSTRUCTION

concrete slab on ground floor.
floor above existing dwelling or building.
external wall: brick veneer R1.16 (or R1.70 including construction)
+ framed (weatherboard, fibro, metal clad) R1.30 (or R1.70 including construction)
flat ceiling, pitched roof ceiling: R1.45 (up), roof: foil backed blanket (55 mm).medium (solar absorptance 0.475 -0.70)

GLAZING REQUIREMENTS

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the Basix Cert.
Relevant overshadowing specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the Basix Cert.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table in Basix Cert.

Windows:
timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)

Skylights:
timber, low-E internal/argon fill/clear external, (or U-value: 2.9, SHGC: 0.456)

Varies shading devices refer to BASIX certificate

LEGEND

CODE	DESCRIPTION
#	Number
AS	Australian Standard
AL	Aluminium Cladding
BAL	Balaustrade
BK	Brick
DP	Downpipe
EXTG	Existing
FE	Wrought Irion
MR	Main Roof
RW	Render Walls
ST	Stone
ST	Stone
Wxx	Window



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FOR DA SUBMISSION
15 JULY 2026

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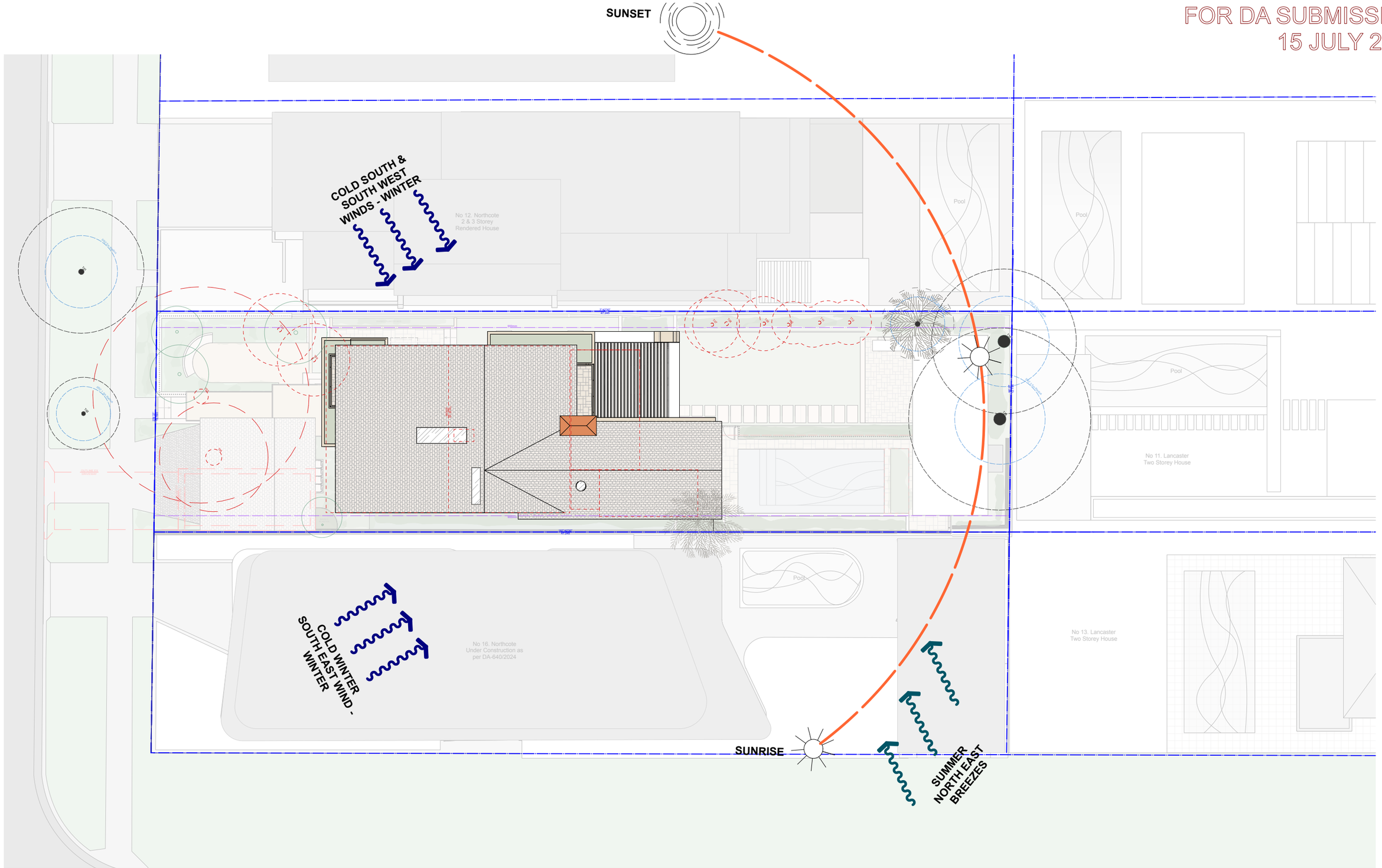

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demo wall
new wall
ex wall

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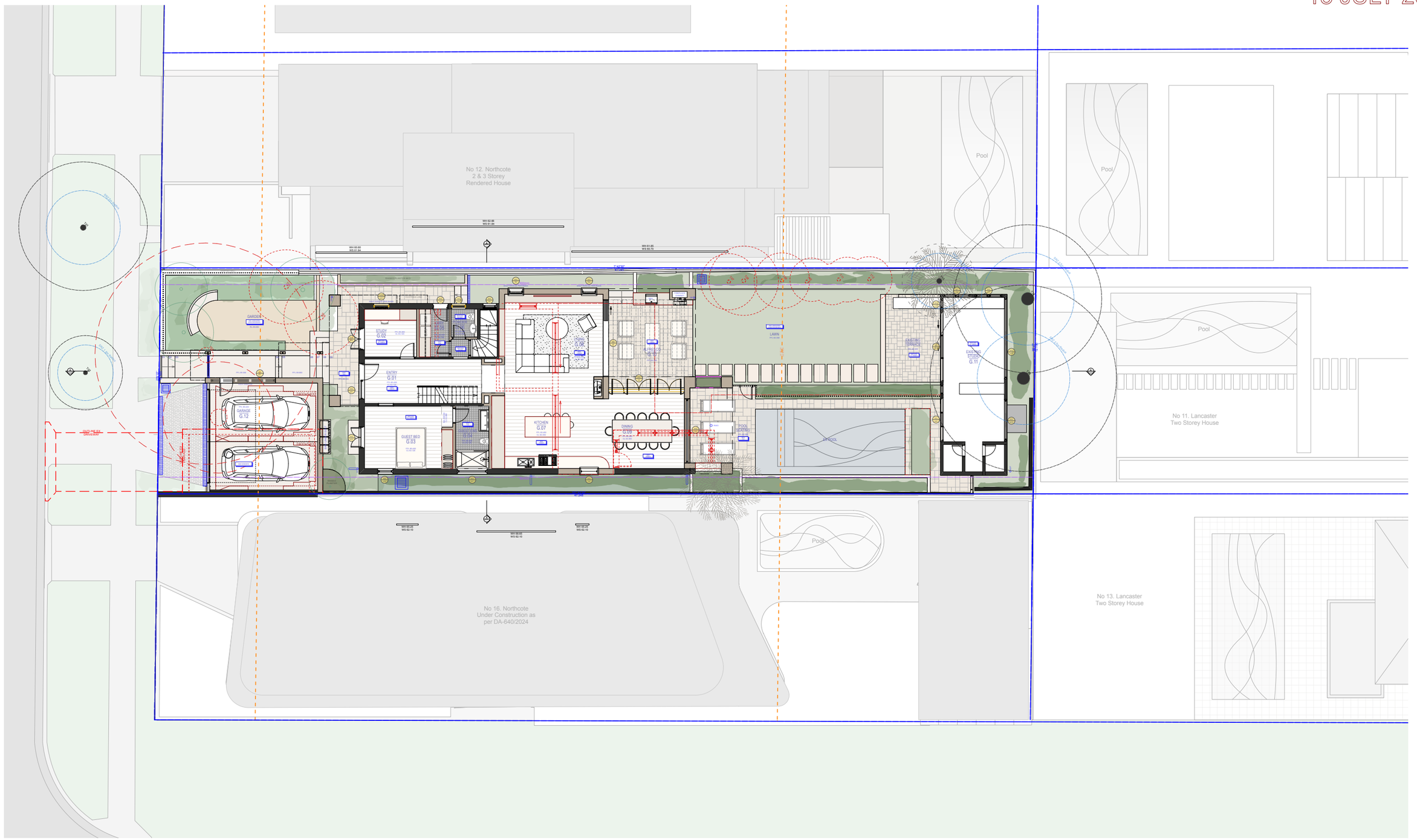
Weir Phillips Architects
NSW Registration Number 6694 Justin Quinlan

ISSUE	DATE	REVISION
A	15/7/2026	REV A

PROJECT	14 Northcote Street, Rose Bay		PROJECT # HNR
CLIENT	Paul & Caryl Heilig	DATE # 15/7/2026	DWG # DA00
DWG	SIte Analysis Plan	SCALE 1:200	
		DRAWN CJH	
		CHKD JQ	REVISION A

Level 19, 100 William Street, Sydney NSW 2000
T: 612 9310 1010 W: www.weirphillips.com.au E: info@weirphillips.com.au

FOR DA SUBMISSION
15 JULY 2026



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A	15/7/2026	REV A

PROJECT	14 Northcote Street, Rose Bay		PROJECT # HNR
CLIENT	Paul & Caryl Heilig	DATE # 15/7/2026	DWG # DA01
DWG	Proposed GF Plan	SCALE 1:200	
		DRAWN CJH	
		CHKD JQ	REVISION A

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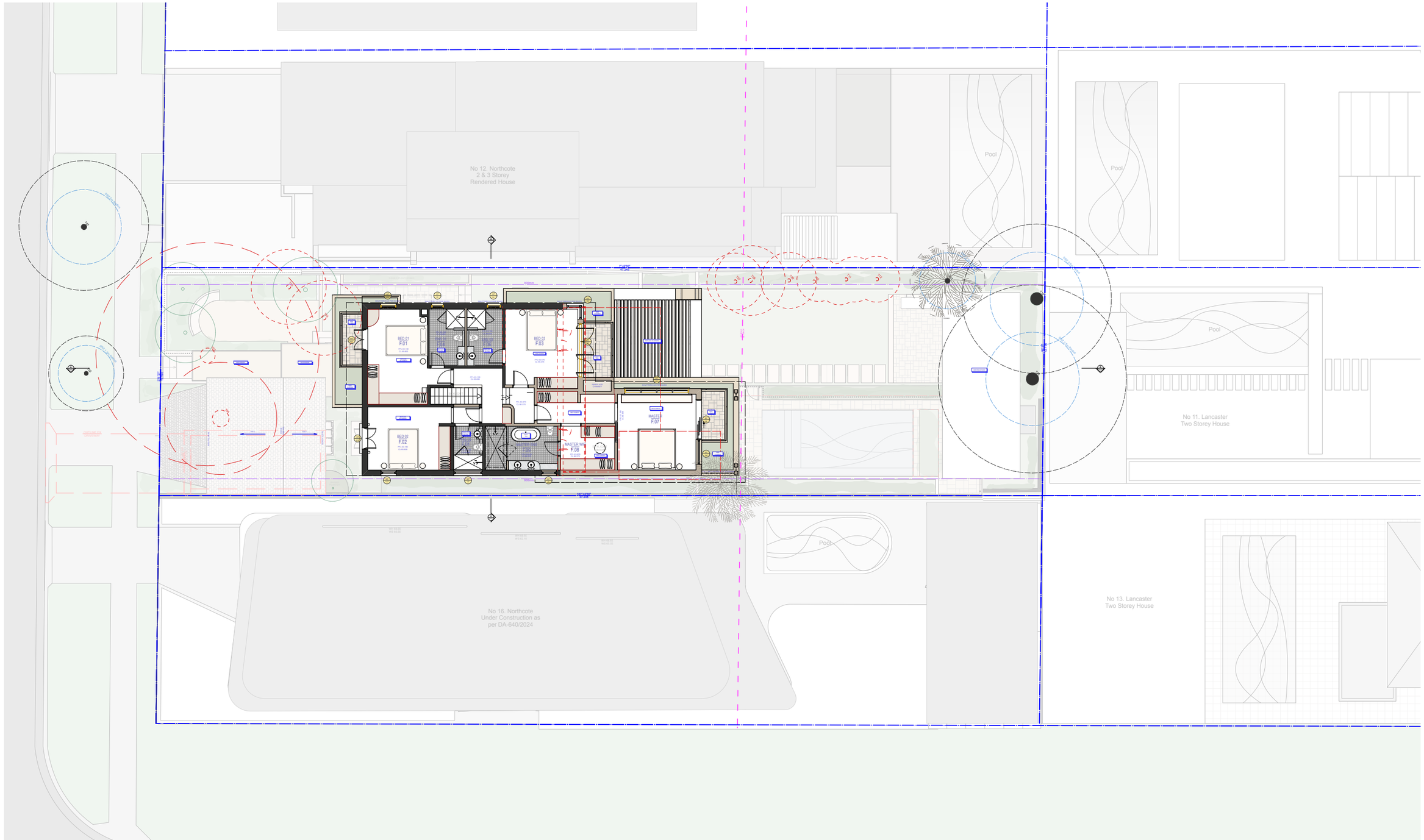
15 JULY 2026



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ISSUE	DATE	REVISION
A	15/7/2026	REV A

PROJECT: 14 Northcote Street, Rose Bay — PROJECT #: HNR
CLIENT: Paul & Caryl Heilig — DATE #: 15/7/2026 — DWG #: DA02
DWG: Proposed FF Plan — SCALE: 1:200 — DRAWN: CJH — CHKD: JQ — REVISION: A

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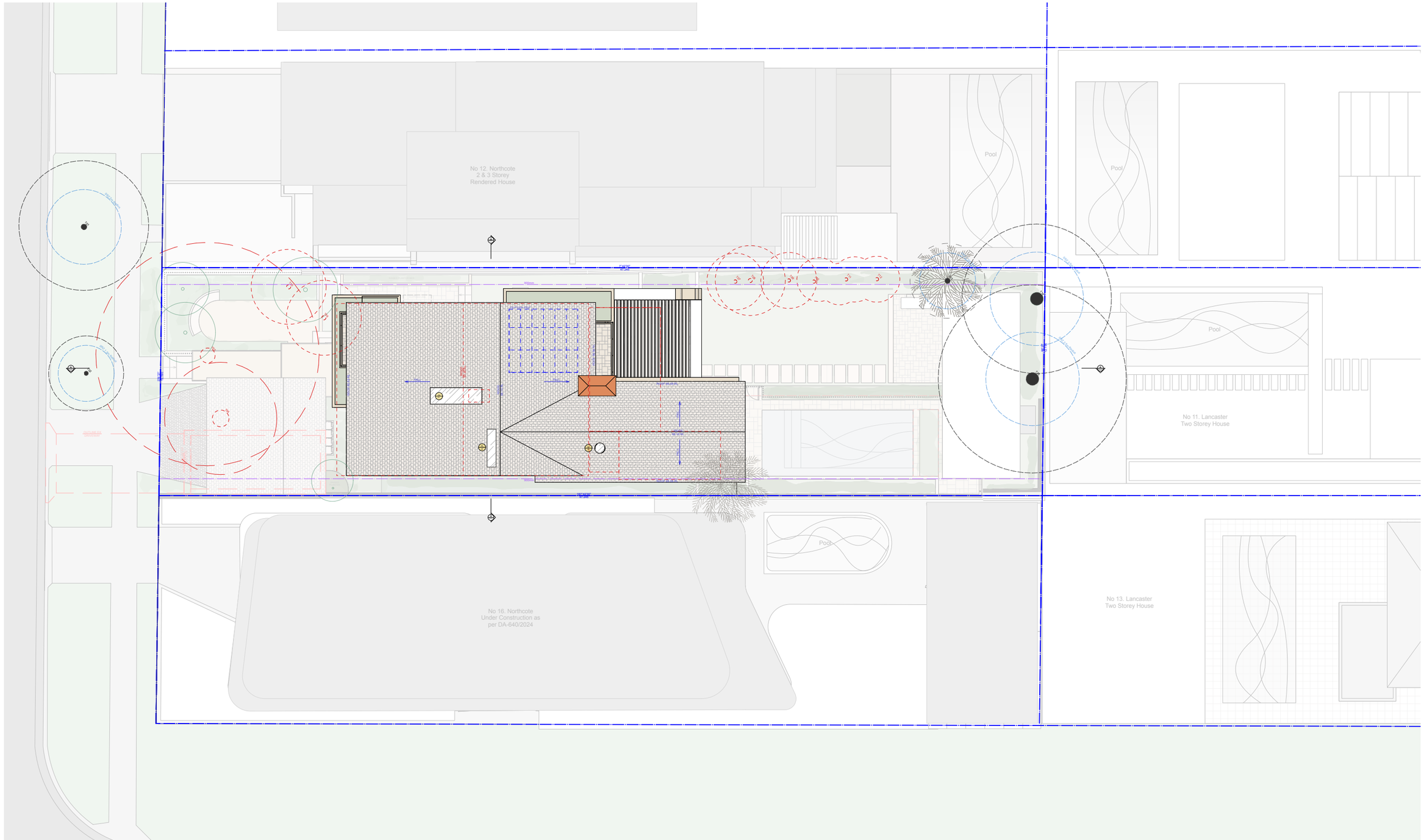
15 JULY 2026



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ISSUE	DATE	REVISION
A	15/7/2026	REV A

PROJECT: 14 Northcote Street, Rose Bay — PROJECT #: HNR
CLIENT: Paul & Caryl Heilig — DATE #: 15/7/2026 — DWG #: DA03
DWG: Proposed RF Plan — SCALE: 1:200 — DRAWN: CJH — CHKD: JQ — REVISION: A

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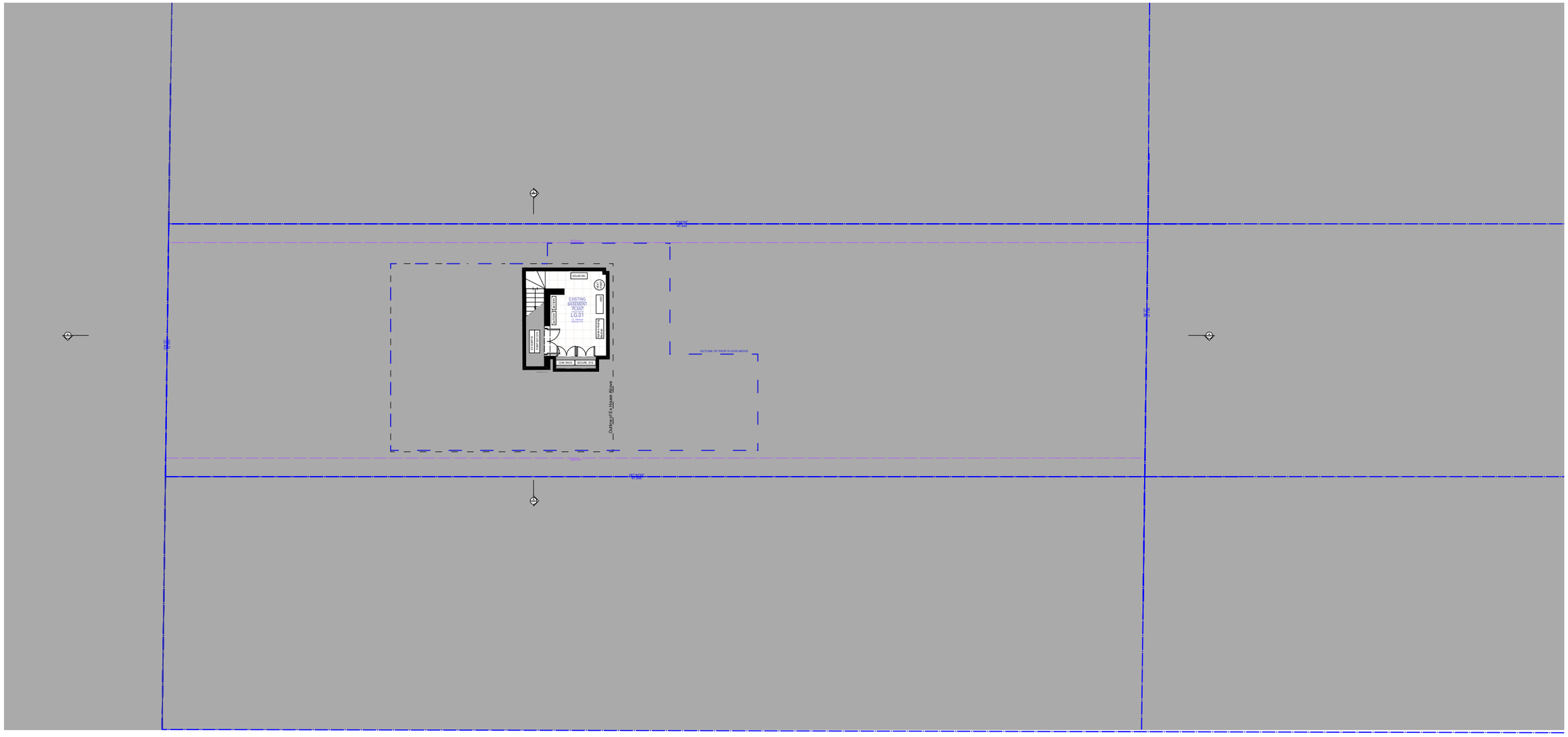
15 JULY 2026



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A	15/7/2026	REV A

PROJECT	14 Northcote Street, Rose Bay		PROJECT # HNR
CLIENT	Paul & Caryl Heilig	DATE # 15/7/2026	DWG # DA04
		SCALE 1:200	
DWG	Proposed LG Plan	DRAWN CJH	
		CHKD JQ	REVISION A

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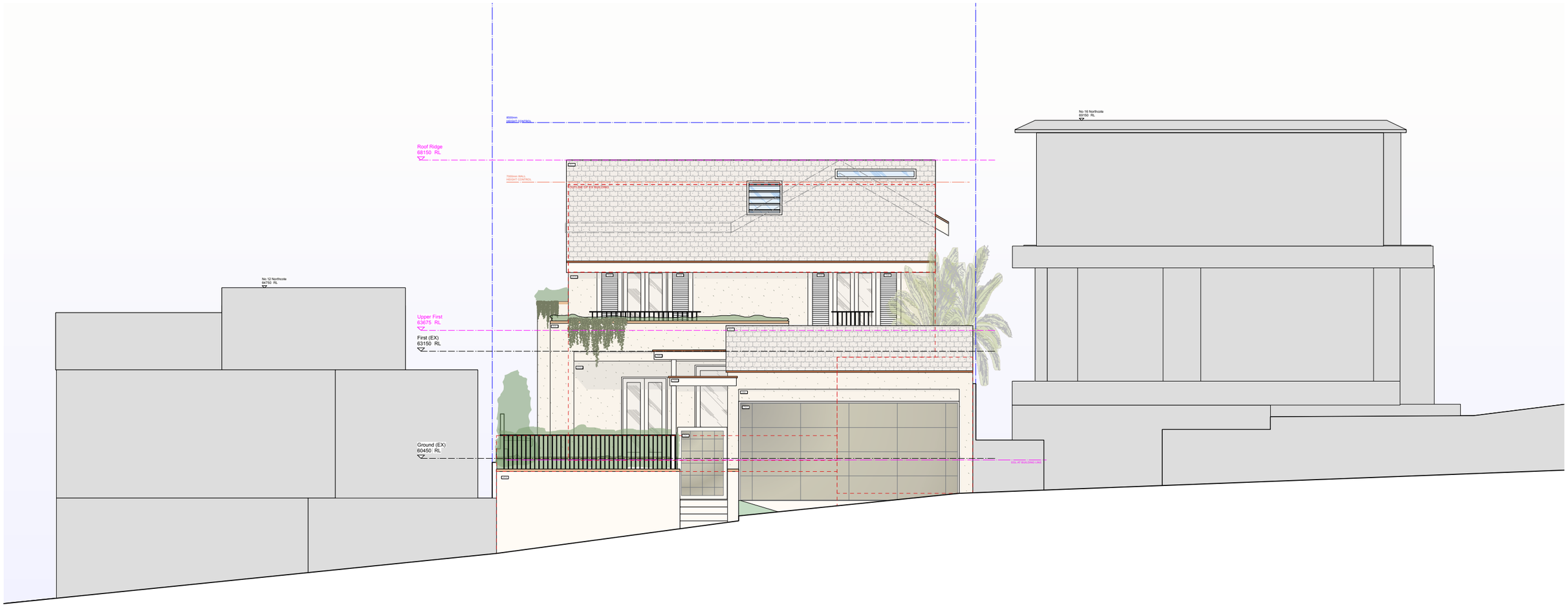

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A	15/7/2026	REV A

PROJECT: 14 Northcote Street, Rose Bay — PROJECT #: HNR
CLIENT: Paul & Caryl Heilig — DATE #: 15/7/2026 — DWG #: DA40
DWG: Prop Streetscape Elevation (S) — SCALE: 1:100 — DRAWN: CJH — CHKD: JQ — REVISION: A

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PROJECT	14 Northcote Street, Rose Bay		PROJECT # HNR
CLIENT	Paul & Caryl Heilig	DATE # 15/7/2026	DWG # DA41
		SCALE 1:100	
DWG	Prop Rear Elevation (N)	DRAWN CJH	
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1 **West Elevation**
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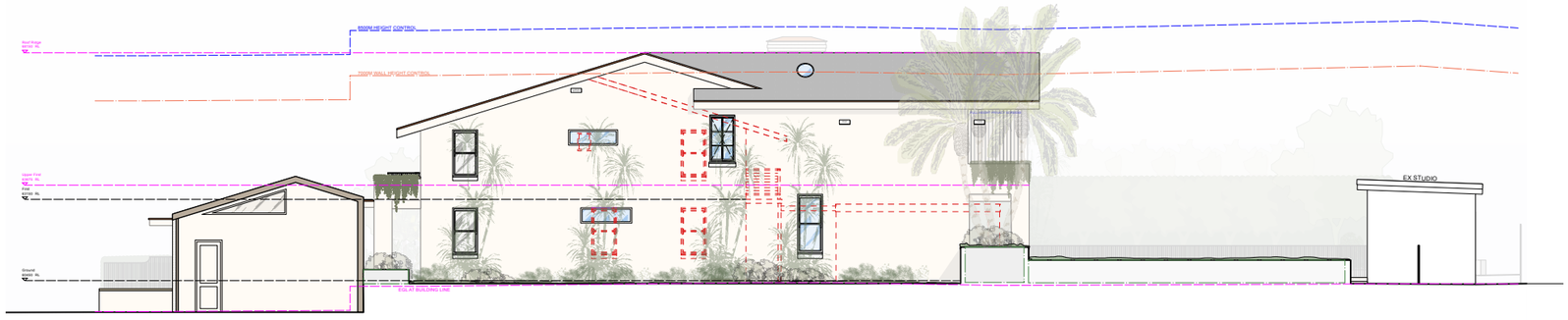

2 **East Elevation**
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A	15/7/2026	REV A

PROJECT	14 Northcote Street, Rose Bay		PROJECT # HNR
CLIENT	Paul & Caryl Heilig	DATE # 15/7/2026	DWG # DA42
DWG	Prop Side Elevation (E+W)	SCALE 1:200	
		DRAWN CJH	
		CHKD JQ	REVISION A

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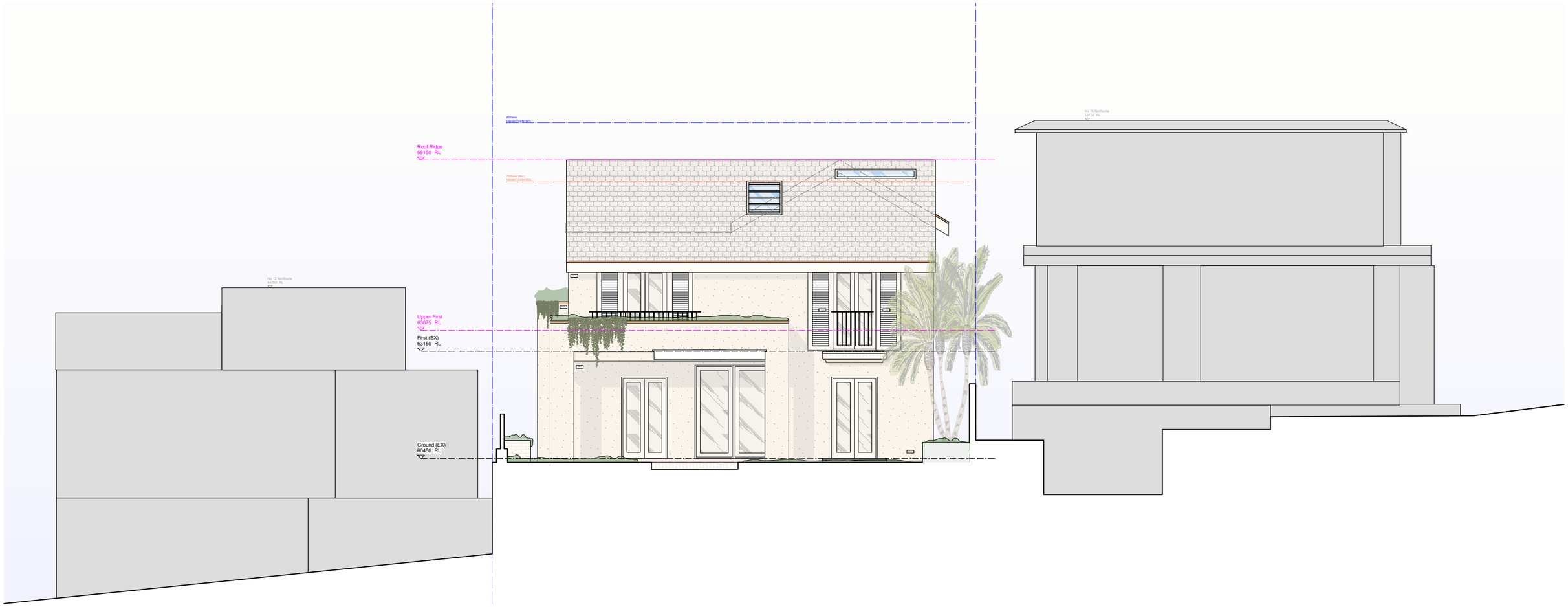

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A	15/7/2026	REV A

PROJECT	14 Northcote Street, Rose Bay		PROJECT # HNR
CLIENT	Paul & Caryl Heilig	DATE # 15/7/2026	DWG # DA43
		SCALE 1:100	
DWG	Prop Front Elevation (S)	DRAWN CJH	
		CHKD JQ	REVISION A

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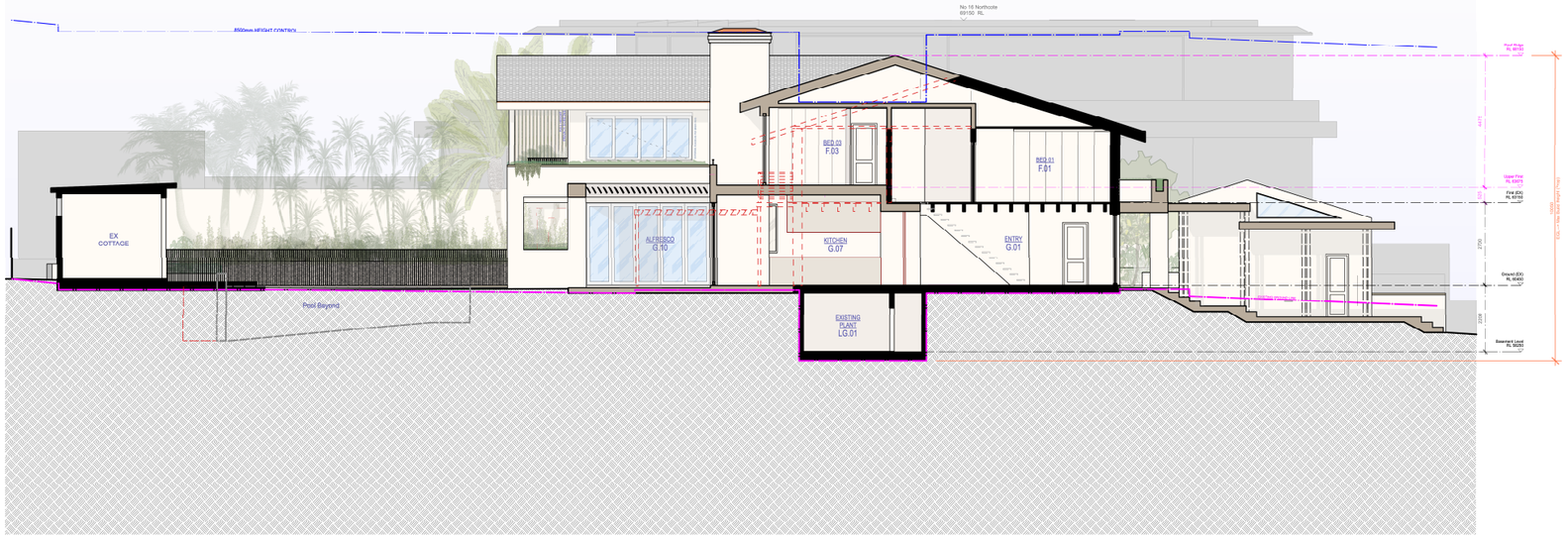
DA_RFI
11 AUG 2026



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ISSUE	DATE	REVISION
C	11/8/2026	RFI

PROJECT	14 Northcote Street, Rose Bay		PROJECT # HNR
CLIENT	Paul & Caryl Heilig	DATE # 11/8/2026	DWG # DA50
		SCALE 1:200	
DWG	Prop Long Section	DRAWN CJH	
		CHKD JQ	REVISION C

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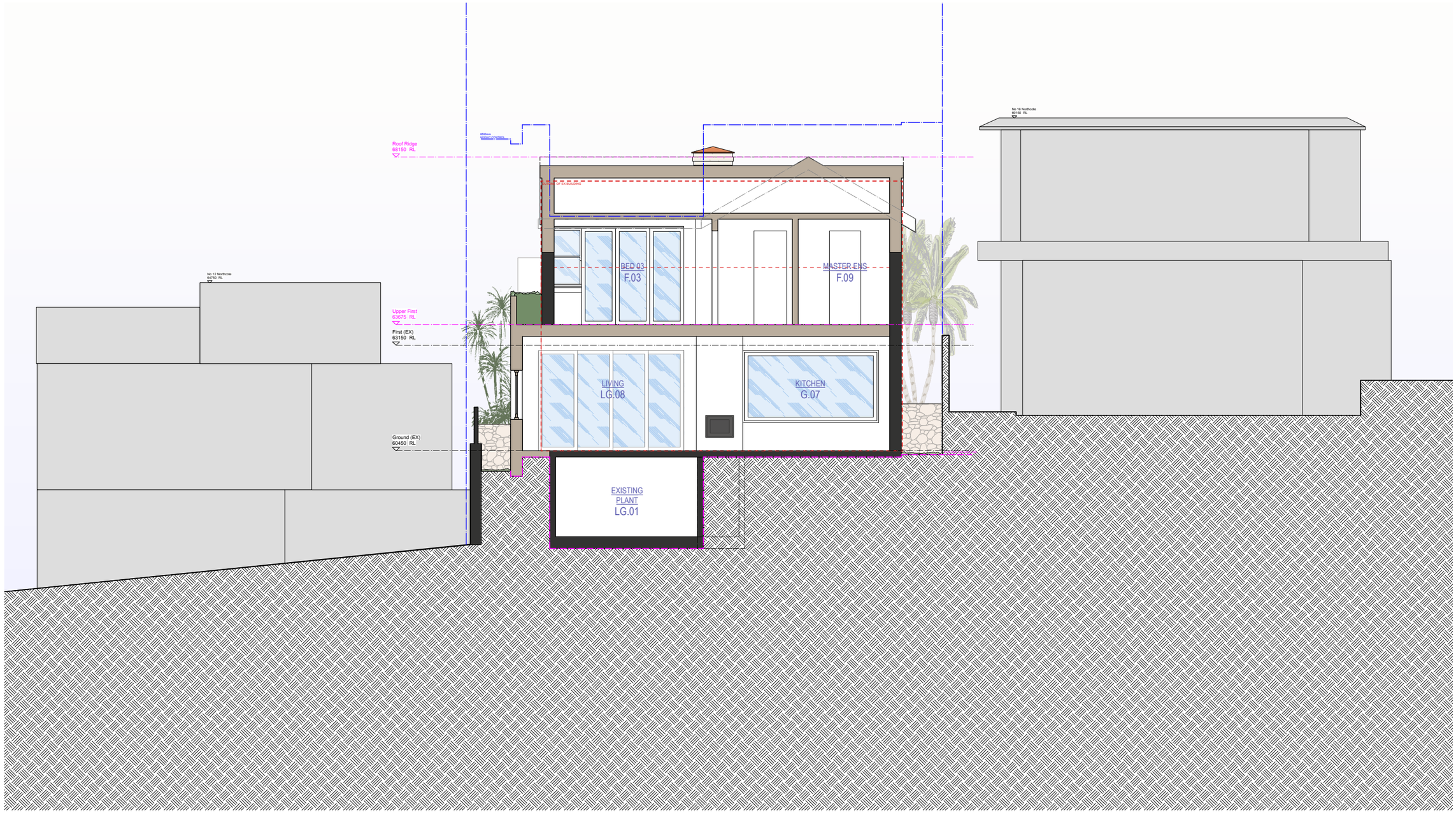

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A	15/7/2026	REV A

PROJECT	14 Northcote Street, Rose Bay		PROJECT # HNR
CLIENT	Paul & Caryl Heilig	DATE # 15/7/2026	DWG # DA51
		SCALE 1:100	
DWG	Prop Cross Section	DRAWN CJH	
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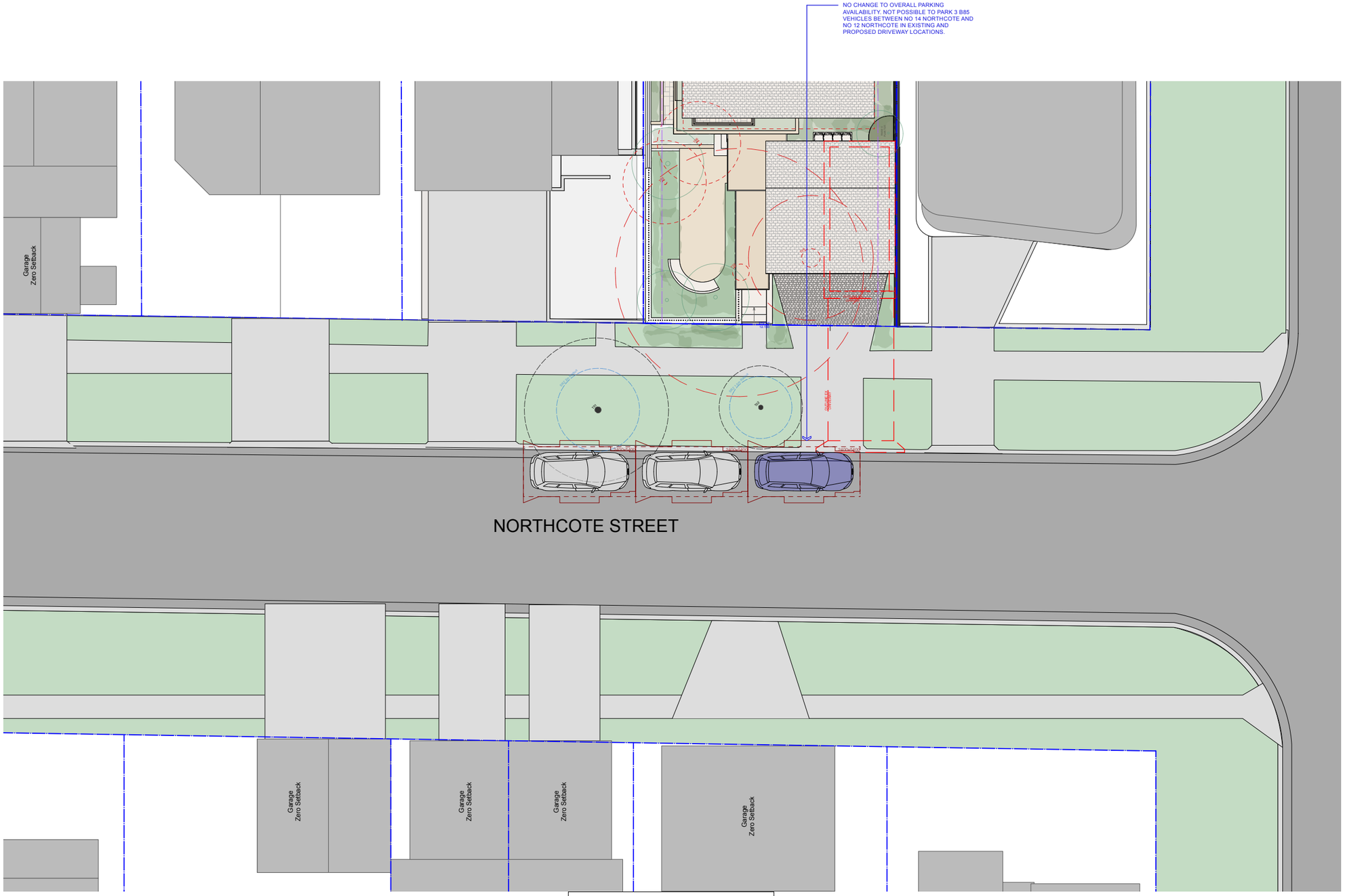

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A	15/7/2026	REV A

PROJECT	14 Northcote Street, Rose Bay		PROJECT # HNR
CLIENT	Paul & Caryl Heilig	DATE # 15/7/2026	DWG # DA63
DWG	Streetscape Analysis Plan	SCALE 1:200	
		DRAWN CJH	
		CHKD JQ	REVISION A

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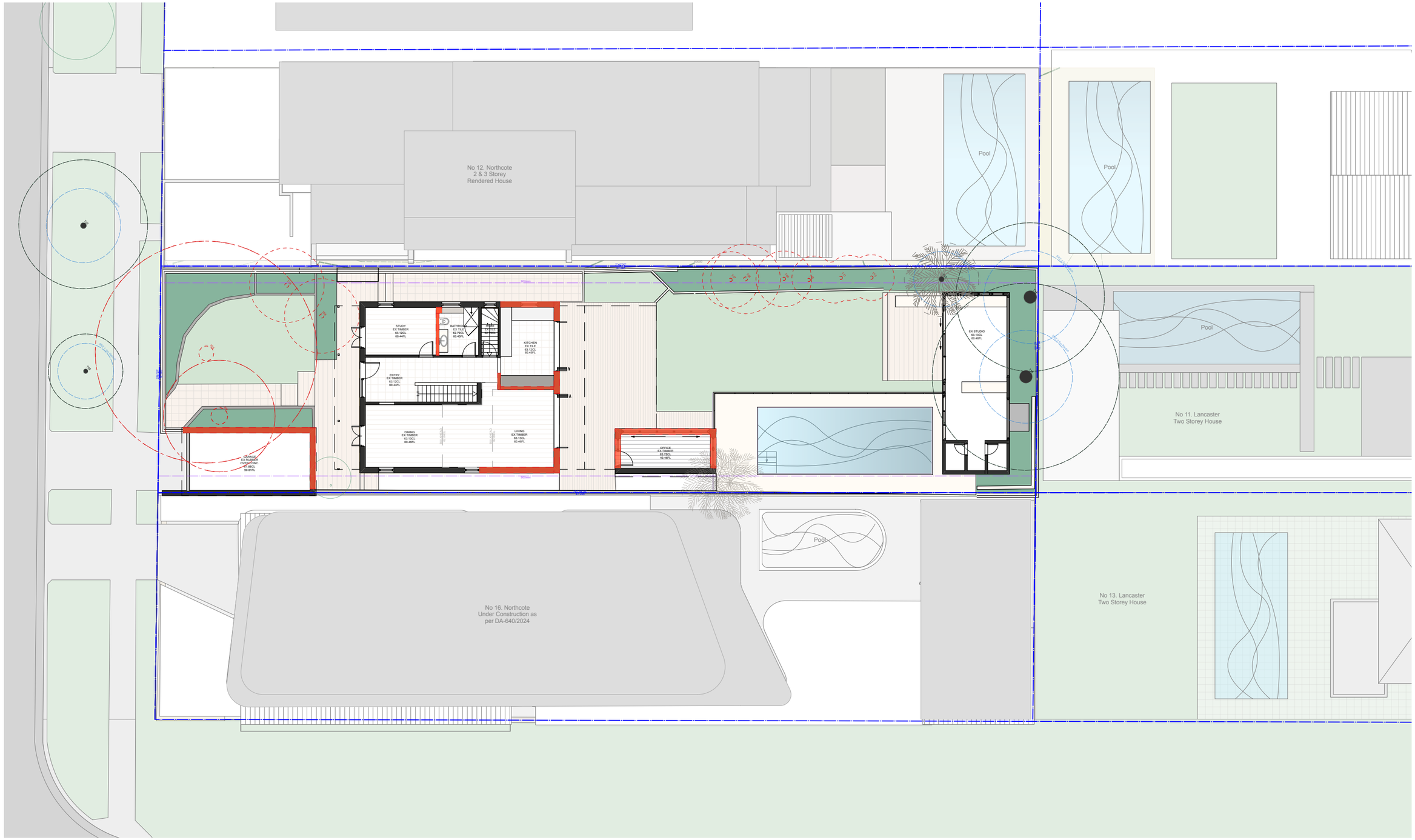

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A	15/7/2026	REV A

PROJECT	14 Northcote Street, Rose Bay		PROJECT # HNR
CLIENT	Paul & Caryl Heilig	DATE # 15/7/2026	DWG # DEM_01
		SCALE 1:200	
DWG	Demo GF Plan	DRAWN CJH	
		CHKD JQ	REVISION A

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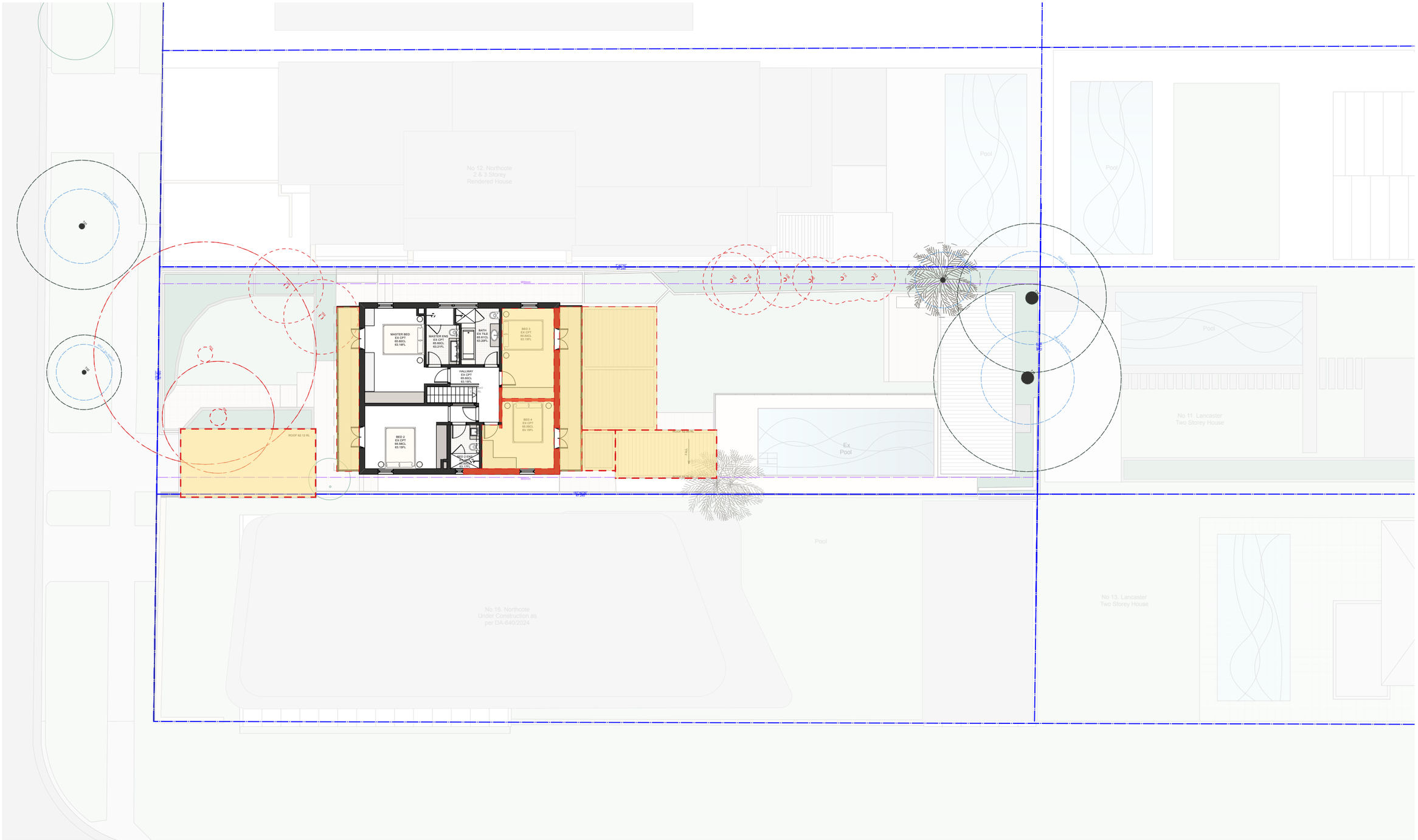

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PROJECT: 14 Northcote Street, Rose Bay — PROJECT # HNR
CLIENT: Paul & Caryl Heilig — DATE # 15/7/2026 — DWG # DEM_02
DWG: Demo FF Plan — SCALE 1:200 — DRAWN CJH — CHKD JQ — REVISION A

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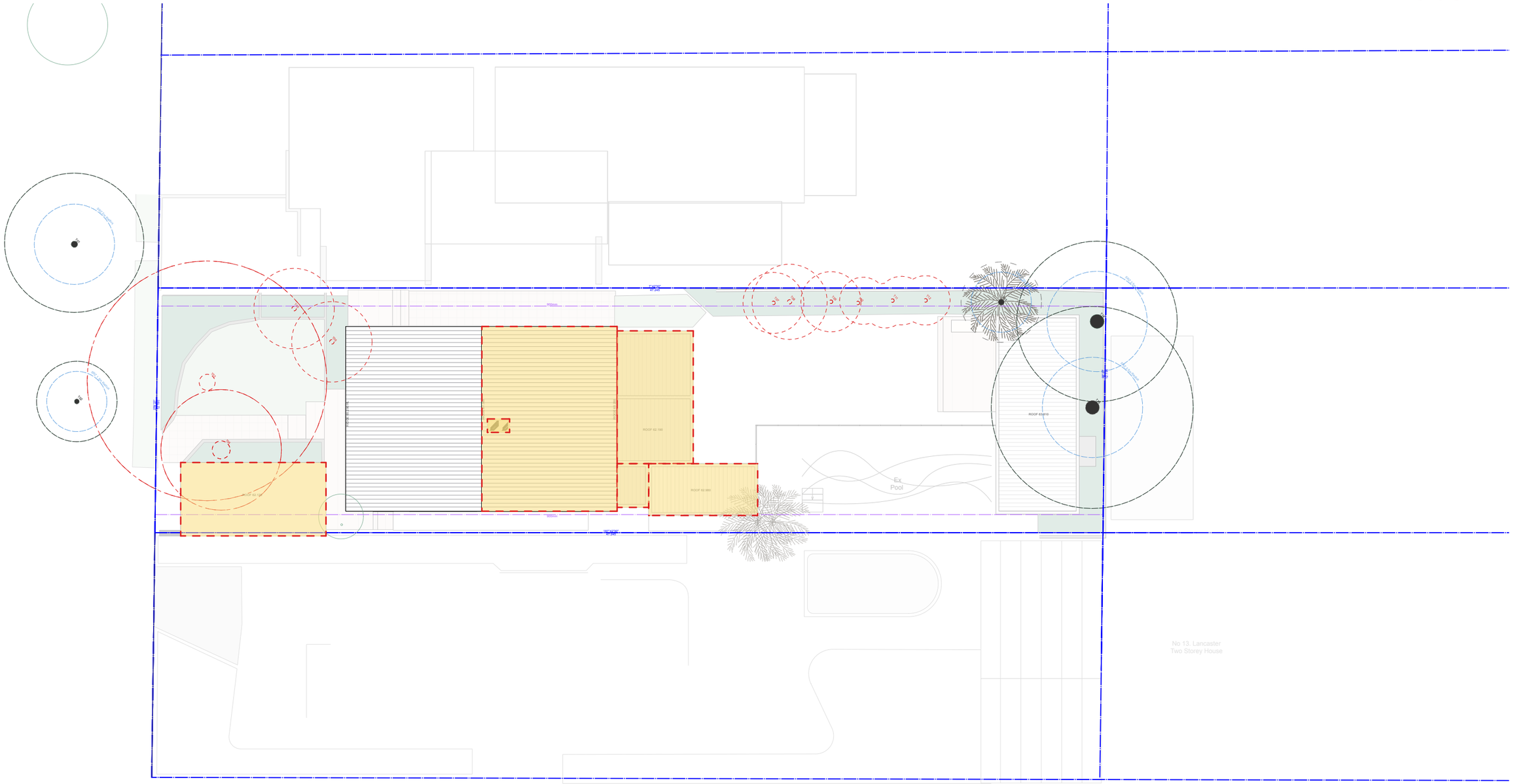

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ISSUE	DATE	REVISION
A	15/7/2026	REV A

PROJECT: 14 Northcote Street, Rose Bay — PROJECT #: HNR
CLIENT: Paul & Caryl Heilig — DATE #: 15/7/2026 — DWG #: DEM_03
DWG: Demo Site Plan — SCALE: 1:200 — DRAWN: CJH — CHKD: JQ — REVISION: A

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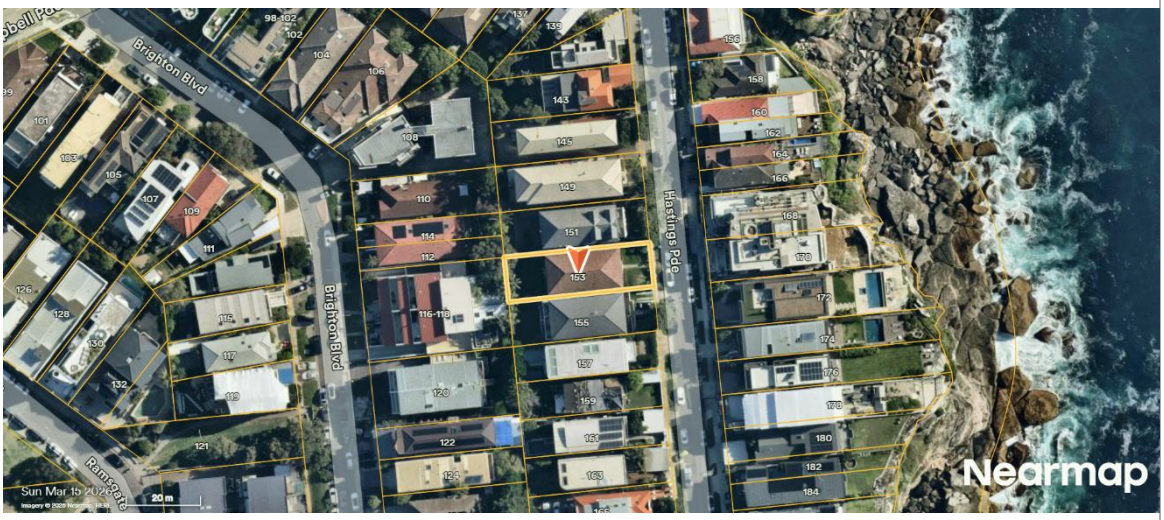
Report to the Waverley Local Planning

Overview	
Application number	DA-45/2026
Site address	153 Hastings Parade, NORTH BONDI NSW 2026
Proposal	Demolition of the existing building and construction of a residential flat building with three units.
Date of lodgement	10 March 2026 25 August 2026 (Amended Lodgement Date)
Owner	153 Hastings Capital Pty Limited
Applicant	The Trustee for Hastings Capital Trust
Submissions	11 submissions
Cost of works	$ 6,050,000
Principal Issues	• *Exceedance of the floor space ratio development standard.* • *Overshadowing Impacts.* • *View Loss Impacts.* • *Biodiversity*
Recommendation	That the application be **APPROVED** in accordance with the conditions contained in the report.

Site Map



1. PREAMBLE

1.1. Executive Summary

The development application (DA) seeks consent for the demolition of the existing residential flat building (RFB) and construction of an RFB consisting of three x 3-bedroom units at the site known as 153 Hasting Parade, North Bondi.

The principal issues arising from the assessment of the application are as follows:

- Exceedance of the floor space ratio (FSR) principal development standard;
- Overshadowing Impacts;
- View Loss Impacts; and
- Biodiversity.

The assessment finds these issues acceptable. The development is compatible with the streetscape and has an appropriate bulk and scale that on balance preserves neighbouring views. Furthermore, the primary building bulk creates no additional overshadowing. It is however noted that additional overshadowing is caused by the proposed rear top-floor pergola. To address this, it is recommended that the pergola either be deleted or reduced to a maximum depth of 1.2 metres.

The proposal includes over 800 new plants, most of which are local indigenous, to soften the appearance of the building and contribute to the local biodiversity habitat corridor along North Bondi. However, an olive tree is proposed, which is recognised as an environmental weed species in the Sydney region, a condition is recommended to delete this olive tree.

A total number of 11 submissions from residents and no submissions from Councillors were received. The issues raised in the submissions have been considered and addressed in this report and in the Recommendation. There were no declared conflicts of interest on this application from Council staff.

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (the Act). It is recommended for approval subject to conditions of consent.

1.2. Site and Surrounding Locality

A site visit was carried out on 6 May 2026.

The site is identified as Lot 38 Sec 7 DP 786, known as 153 Hastings Parade, North Bondi.

The site is rectangular in shape with an eastern frontage of 12.19m to Hastings Parade. It has an area of 477.5m^2 and falls from the front boundary of the site towards the rear boundary by approximately 4.52m.

The site is occupied by a part two, part three-storey multi-dwelling building consisting of four units and has no on-site car parking. The site is provided with pedestrian access from Hastings Parade.

The subject site is surrounded by recently constructed large, detached dwellings as well as new and older RFBs of three and four-storeys in height.

Figure 1 to **6** are photos of the site and its context.



Figure 1: View of the subject site looking west.



Figure 2: View opposite to the subject site looking east across Hastings Parade.



Figure 3: Rear yard view looking east.



Figure 4: Rear yard view looking west.



Figure 5: Northen side passage view looking east.



Figure 6: Southern side passage view looking east.

1.3. Relevant Development History

A search of Council's records revealed the following recent and relevant development history of the site:

DA-174/2024 – Demolition of existing building containing four residential units and construction of a new part two / part three-storey dwelling house with integrated car parking, roof top terrace and associated landscaping works. Withdrawn on 2 July 2024 due to concern regarding loss of residential density on the site, and loss of affordable housing.

1.4. Proposal

The DA seeks consent for a new RFB, which will present as two-storeys to Hastings Parade and three-storeys from the rear and specifically includes the following:

Site Preparation and Demolition

- Demolition of the existing building, which contains four x 2-bedroom units, including the front fence and access stairs;
- Removal of all vegetation;
- Retention of all side and rear fences; and
- Earthworks to lower the site in the centre to provide for a lower ground floor unit that can connect to the rear yard levels and basement below; and to raise the front portion of the site to be closer with the level of the footpath.

Construction/Landscaping

- Construction of an RFB with three x 3-bedroom units, one on each level. The ground floor (Unit 2) and first floor (Unit 3) units are split level, in response to the sloping topography of the site, stepping down towards the rear;
- Units 2 and 3 have rear (west) facing balconies;
- A swimming pool is located in the rear yard, for use by the lower-level unit (Unit 1);
- Parking is provided for five cars within the basement, accessed via a single car lift located in the front setback area; and
- The basement accommodates three x large storage areas, three x bicycle parking areas, one motorcycle space, and a bin room.



Figure 7: Photomontage of proposed development looking across Hastings Parade (Source: Urbaine Design Group).

1.5. Background

The development application was lodged on 10 March 2026 and a Stop the Clock letter for additional information was issued on 24 March 2026 requiring further overshadowing diagrams.

The amended documents were received on 2 April 2026 and the application was notified.

The application was further deferred on 1 June 2026 for the following reasons:

1. Overshadowing and exceedance of the FSR;
2. View Impact Assessment (VIA);
3. Waverley Design Excellence Advisory Panel (DEAP) feedback;
4. Pedestrian access and entry;
5. Rear building line;
6. Parking;
7. Sustainability;
8. Landscaping;
9. Visual privacy and security;
10. Acoustic privacy;
11. Building services; and
12. General clarification.

The amended plans received on 25 August 2026 form the basis of the assessment. The amended documents were considered to be non-minor and in accordance with Section 38 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation) the lodgement date has been reset to the date the amendment was applied for on 25 August 2026. These amended plans were re-notified.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of 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. State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable/unacceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022
- SEPP (Housing) 2021
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Resilience and Hazards) 2021

A detailed discussion is provided for relevant SEPPs as follows:

SEPP (Housing) 2021

Chapter 2 Part 3 Retention to existing affordable housing

Division 1, Chapter 2, Part 3 of Housing SEPP relates to the development, as the existing building contains low rental dwellings. This Part of the Housing SEPP allows Council to consider charging an applicant a monetary contribution if a development application is considered to result in a reduction of bedrooms in low rental dwellings. The monetary contribution is calculated using a formula, which varies depending on how many bedrooms of low rental dwellings are being lost, and goes towards an NSW State Government affordable housing program.

All units within the existing building are low-rental dwellings.

As outlined in clause 47(3) of the Housing SEPP, sufficient comparable accommodation is deemed to be not available to mitigate the impact of the proposal, if for the three months occurring immediately before the development application is lodged, the average vacancy rate in private rental accommodation for Sydney, as published monthly by the Real Estate Institute of NSW, is less than 3%.

The Inner Sydney (including Waverley, Woollahra, Randwick etc.) rental vacancy rate as of August 2026 was 2.9%. Given this rate is less than 3% there is insufficient comparable accommodation to satisfy the demand for affordable rental housing.

As the proposal will contribute to the loss of affordable rental housing within Waverley In a monetary contribution of **$472,300** is required in accordance with clause 48 of the Housing SEPP.

A Planning Agreement (PA) has been offered by the applicant of the subject DA for the monetary contribution of **$472,300** to offset the loss of the low-rental dwellings within the local government area (LGA). As the monetary figure is the same as what would be charged under Clause 48 of the Housing SEPP, the PA is considered to be an acceptable offset measure and a condition to collect a contribution in accordance with the Housing SEPP is not considered needed in this instance. A condition to this effect is included.

Chapter 4 Design of residential apartment development

While the proposal is not required to be assessed against the Apartment Design Guide (ADG), notwithstanding the application was referred to the DEAP on 18 May 2026 to ensure design excellence. The DEAP's comment of the proposed development against the nine design quality principles under the ADG and a planning response to each comment are set out in **Table 1** of this report.

Table 1: Assessment against the Nine Design Quality Principles

1. Context and Neighbourhood
• *Existing building already exceeds the current FSR controls (approx. 37%). The proposal also exceeds floor-space (>55%), which is a product of the disconnect between the controls and existing built form – symptomatic of the local area.* • *The proposal aligns with the neighbouring properties (front and rear setbacks and sits within the height control. Given the exceedance in floor-space the Council seek 'no additional impact' to the neighbouring amenity. This is a sensible approach and can be achieved with a minor refinement of the southern parapet to ensure existing sunlight access to the neighbour (No. 155) is maintained.* **Planning Comment:** The proposal has been amended to address the comments above by reducing the overall building bulk resulting from the proposed FSR on the top floor in order to preserve the neighbouring amenity in terms of solar access and views.
2. Built form and Scale
• *The boundary condition to No. 155 (south) could be improved by reduce the length of the pedestrian access along this edge. The Panel believe that flipping the core (stair and lift), could move the entrance east, towards the street, reduce its length in the area where the wall height to the neighbour is greatest. This solution may also reduce impacts to habitable windows on the neighbouring site (No 155).* • *The rationale for the stepped floors/slabs is clearly communicated; i.e. ensure the proposal stays below the height plane. However, there appears to be variable floor to floors, across the three levels. A more consistent approach (ensuring 2.7m minimum ceiling height) across all levels may provide enough scope for the stepped slabs to be removed, whilst also staying within the height plane.* **Planning Comment:** The proposal has been amended to reduce the length of the pedestrian access ramp and redesigned the central circulation core, effectively lowering the wall height and visual bulk when viewed from the southern neighbour. This amendment is a reasonable balance between additional bulk and ensuring equitable accessibility to the site. Regarding the floor levels, the applicant has argued that eliminating the internal steps would cause adverse impacts by either elevating the rear of the development resulting in additional overshadowing or would lower the front compromising the internal amenity of Unit 1, complicate compliant access and significantly altering the internal floor plan. The amended proposal has reduced the overall bulk and scale of the development. It ensures no additional overshadowing occurs from the building bulk resulting from the FSR and delivers a net improvement to existing neighbouring views (detailed further in **Table 4**, 2.14 *Views and view sharing*).
3. Density
• *Whilst the current proposal reduces the number of units on the site, the Panel understand that the same number of bedrooms (x9) are provided. This is acceptable, given the improved amenity for the proposed dwellings.* **Planning Comment:** It is noted that there is an increase in bedrooms from eight to nine with the proposal.

4. Sustainability

- *Given the scale of the proposal there are limited opportunities to provide substantial sustainability measures. The Panel see opportunities to provide;*
  - *Ceiling fans to all bedrooms and living spaces to reduce the need for A/C*
  - *Outdoor drying area for the ground floor unit*
  - *Operable skylight to the top-floor unit*
- *PV Cells are shown on the plans, which is supported.*

Planning Comment: The proposal has been amended introducing outdoor clothes drying for the lower ground floor (Unit 1) and ceiling fans into all bedrooms and living spaces. However, no operable skylights were introduced as adequate cross ventilation is available from all four sides of the development.

5. Landscape

- *The front setback features limited opportunities for additional landscaping, particularly deep soil zones that can support mature planting.*
- *Additional raised planters adjacent to the master bedroom can improve the streetscape and provide important privacy screening for this dwelling – which currently relies on a high masonry wall.*

Planning Comment: The proposal has been amended from the original set of plans to increase the soil depth of the planter boxes within the front setback to better support mature planting. Additionally, new planters have been introduced adjacent to the master bedroom to enhance the streetscape and improve privacy.

6. Amenity

- *See comments above relating to the solar access to No. 155, and treatment of the boundary retaining wall*
- *Improve privacy can be achieved for the living rooms by providing screening to windows along the southern boundary with neighbours*

Planning Comment: The amended proposal has introduced privacy screens or frosted glass for the ground and first floor unit's' windows facing north and south. This is further discussed below in **Table 4** (*2.15 Visual privacy and security).*

7. Safety

- *Clear wayfinding to the building's entrance to be provided through lighting and material treatment along the ground-plane – to avoid visitors accidentally following the stairs to the basement.*

Planning Comment: The proposal front entrance includes a change in materiality along the ground plane to assist with building wayfinding, creating a distinction between the basement access and the pedestrian entryway.

8. Housing Diversity and Social Interaction

- *See comments above in relation to the provision of bedrooms*

Planning Comment: This is in reference to the density section. It is noted that an increase in the number of bedrooms is proposed.

9. Aesthetics
• *The Spanish Mission aesthetic ties into the character of the Bondi, best represented by the Bondi Pavilion.* • *The building presents like a grand house to Hastings Parade, with a single garage and sculptural bronze fence.* **Planning Comment:** DEAP was supportive of the aesthetic and detailing of the proposal.

Apartment Design Guide

Clause 149 of SEPP Housing Chapter 4 *Design of residential apartment development* only applies for residential flat buildings with more than four dwellings. Consequently, as the proposal includes only three dwellings this clause does not apply.

SEPP (Sustainable Buildings) 2022

The requirements outlined in the SEPP have been satisfied in the design of the proposed development. The application has been accompanied by a BASIX certificate and associated commitments are contained within the submitted plans. A condition to ensure that BASIX commitments are fulfilled prior to occupation is retained.

SEPP (Biodiversity and Conservation) 2021

The proposed development does not result in any clearing of vegetation, native or otherwise that may require approval under this SEPP. Therefore, Council is satisfied that the overall proposal maintains compliance with the requirements of this SEPP. Notwithstanding, a condition is recommended requiring the landscape plan to comply with Council's Habitat requirements of the Waverley Development Control Plan 2022 (Waverley DCP 2022).

SEPP (Resilience and Hazards) 2021

The land of the subject site has been historically used as a residential development and the proposal does not change the existing use of the site, nor would the proposal result in adverse ground disturbance. The applicant has submitted a geotechnical report in support of this application and suitable conditions are recommended. Accordingly, Council is satisfied that the land is suitable for continued use of the site for residential use in accordance with clause 4.6 of the SEPP.

2.1.2. Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

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

Table 2: 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 plan.

Provision	Compliance	Comment
Part 2 Permitted or prohibited development		
Land Use • *R 3 Medium Density Residential Zone*	Yes	The proposal is defined as a residential flat building, which is permitted with consent in the R3 medium density residential zone.
Part 4 Principal development standards		
4.3 Height of buildings • *9.5m*	Yes	Complies. The proposed development results in a maximum building height of 9.5m.
4.4 Floor space ratio (FSR) • *Site Area - 477.5m²* • *Maximum permissible FSR – 0.6:1* • *Maximum permissible Gross Floor Area (GFA) - 286.50m²*	No	The proposed development results in a maximum FSR of 0.92:1 with a total GFA of 439.93m², equating to a variation of 53.6% of the FSR development standard. **Proposed** Basement 0.00 m² Lower Ground Floor 157.67 m² Ground Floor 149.04 m² First Floor 133.22 m² **Net GFA 439.93 m²**
4.6 Exceptions to development standards	See discussion	The application is accompanied by a written request pursuant to clause 4.6 of Waverley LEP 2012 to vary the FSR development standard. A detailed discussion of the variation to the development standard is presented below this table.
Part 6 Additional local provisions		
6.1 Acid sulfate soils • *Class 5*	Yes	The subject site is located within a catchment area containing acid sulfate soils. The proposed development is not expected to disturb or have a significant impact on any existing acid sulfate soils within the site area. Notwithstanding, standard conditions are recommended.
6.2 Earthworks	Yes	The applicant submitted a Geotechnical Report detailing the excavation methods and the design of both short-term and long-term retaining walls. The report also addresses potential risks and outlines necessary contingency plans. A condition is recommended requiring a further geotechnical report to ensure any potential impacts are identified, addressed and managed.

Provision	Compliance	Comment
6.14 Waste minimisation and recycling	Yes	The proposal provides integrated waste storage facilities of an appropriate size to meet the waste generated by the occupants. The waste will be collected from the street which is appropriate given the small size of the development. Appropriate conditions in relation to waste are included in the consent conditions. The proposal is consistent with this section of the LEP.
6.15 Stormwater Management	Yes	A stormwater management plan has been reviewed by Council's Stormwater Engineers and no issues were raised. Suitable stormwater conditions are recommended.
6.17 Affordable housing contributions	Yes	This clause requires development for the purposes of new residential flat buildings to provide a contribution towards affordable housing calculated as 1% of the total proposed residential GFA excluding any affordable housing GFA. The contribution amounts to **$ 95,025** and a condition is recommended. This contribution is separate to the loss of affordable rental housing contribution required under SEPP (Housing) 2021, which will be administrated by way of the PA offered by the applicant.

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

Clause 4.6 Exceptions to Development Standards – Floor Space Ratio

The application seeks to vary the FSR development standard in clause 4.4 under Waverley LEP 2012.

The site is subject to a maximum FSR development standard of 0.6:1. The proposed development has a maximum FSR of 0.6:1, exceeding the standard by 153.43m^2 equating to a 53.6% variation.

It is noted that the existing building already exceeds the development standard by 89.5m^2, equating to a 31.2% variation.

The relevant objectives for the FSR development standard in clause 4.4 are as follows:

(b) to provide an appropriate correlation between maximum building heights and density controls,
(c) to ensure that buildings are compatible with the bulk and scale of the desired future character of the locality,
(d) to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and the locality.

A written request has been submitted to Council in accordance with clause 4.6(3)(a) and (b) of Waverley LEP 2012 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 insert development standard on the following basis:

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

(i) The proposal complies with the building height control.
(ii) The building is significantly lower than the height standard at the front of the site, presenting to the street as a 2 storey dwelling, consistent with and lower than its neighbours and the current building on the site.
(iii) The building also fully complies with the side setback controls of 1.5m on both sides, which notably also provides greater setbacks than the existing building on the site.
(iv) When considered against the existing ground level on Hastings Parade, which is how the height of the building will be perceived, the building appears 2 storeys in height.
(v) The building also has a modulated front elevation, with setback sections at first floor level causing the building to visually recede from the street even more.
(vi) At the rear, the 3 storey elevation of the building is consistent with the scale of both the existing building and its neighbours, which are 3 storeys and 4 storeys to the south and north respectively.
(vii) The building's front and rear setback is dictated by the adjoining properties and complies with the controls in both cases.
(viii) The bulk and scale of the building is compatible with the desired future character of the locality as its envelope is entirely within that anticipated for this site. The proposed building respects the front and rear building lines dictated by the adjoining properties, measured at each level. The building's visual bulk and scale

is less than or commensurate to its neighbours and responds to the topography of the site.

(ix) The proposal preserves the environmental amenity of the neighbouring properties and the locality.

a. It results in no greater shadow impact than the existing building. This occurs irrespective of the excess inclusion of GFA on the lower ground level, noting the building fully complies with the height standard.

b. There is no adverse view loss attributed to the building generally nor the areas of additional floor space as the built form at the front of the site is significantly lower than anticipated by the controls and all of the additional floor space is at the lower level unrelated to the finished height of the building.

c. There is no adverse view loss attributed to the building generally nor the areas of additional floor space as the built form at the front of the site is significantly lower than anticipated by the controls and all of the additional floor space is at the lower level unrelated to the finished height of the building.

d. There are no direct adverse impacts on the amenity of the locality arising from the proposed built form, nor the areas of additional floor space. As such, the environmental amenity of the locality is also preserved.

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

(i) The scale of the building is appropriately 2 storeys when viewed from the street, being well below the height development standard at the front and remaining below the standard at the rear despite the falling topography of the site, and more than compliant with all setback controls.

(ii) The variation accommodates a building form that responds to the topography of the site, with the entry level designed lower than the footpath level and the apartments being split level.

(iii) The additional GFA is required to facilitate a connection of the building to the ground levels at the rear of the property. This is not readily achievable with an FSR compliant development.

(iv) The building has compliant side setbacks for a 3 storey residential flat building and includes modulation to greater setback sections to ensure the building has an appropriate scale when viewed from the street and neighbouring properties.

(v) The building design increases passive surveillance to Hastings Parade by raising the ground level at the entry sequence to the street level.

(vi) The design, form and scale of the building is complementary to, and compatible with, the prevailing design of new dwellings and residential flat buildings in this locality, and contributes to the landscape setting on Ben Buckler.

(vii) The topography of the site lends itself to the utilisation lower levels in a built form that responds to emerging development outcomes in this street. Notably, recently completed buildings to the north and south in this street block are

significantly larger than the building proposed on the site – all of which have a lower level connection to the rear garden.

(viii) The design allows for the attainment of the Object in the EP&A Act 1979 which seeks to promote good design and amenity of the built environment. The additional floor area allows for an additional unit with high amenity under the main two levels of this building.

(ix) The additional floor space allows the upper levels to be elevated to be closer to matching the street level, which facilitates an improved outlook from the property, increased opportunities for solar access into the apartments and improved accessibility options from the street.

(x) That despite the non-compliance, the building satisfies the objectives of the development standard and the zone.

Consideration of Applicant's Written Request

The applicant's written request has correctly identified the development standard to be varied, relevant legislation and calculated the FSR using the definition in the LEP. The document also addressed those matters required in Clause 4.6(3)(a) and (b).

Consideration of 4.6(3)(a) whether compliance is unreasonable or unnecessary in the circumstances of the case

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 justifications 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; and

(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.

The applicant specifically relies upon justification (a) of Wehbe v Pittwater Council (2007) 156 LGERA 446. The applicant has provided sound justification establishing that the proposal is consistent with the objectives of the height development standard and the zoning.

The proposed development is consistent with the relevant objectives of the particular development standard.

Objective (b) regarding an appropriate correlation between the maximum building height and density controls, is achieved as the proposal does not exceed the height of buildings development standards and will reduce the overall height to a compliant building height.

Objective (c) regarding compatibility with the bulk and scale of the desired future character of the locality is achieved as the proposal will contribute to the streetscape through its articulation, landscaping, pedestrian access and better resolved parking arrangement. Overall, the proposal is a highly articulated contemporary building in the Spanish Mission style that contributes to the streetscape. Regardless, the height, bulk, and scale are consistent with similar RFBs on Hastings Parade, which also form part of the existing character.

Objective (d) requires that the FSR of development 'preserves' the amenity of surrounding properties. Amenity is defined by specific attributes that contribute to residents' quality of life, including solar access, acoustic and visual privacy, and views.

The principal building footprint and building envelope are increased mainly at the front of building and through the addition of rear balconies. Detailed shadow diagrams have been provided in plan, elevation and 3D form which demonstrate that the building bulk resulting from the exceeding FSR preserves the solar amenity of neighbouring dwellings. Specifically, the main building mass causes no additional overshadowing when compared to existing site conditions.

Notwithstanding, the proposed rear first floor pergola structure is shown to cause overshadowing between 9:00am and 12:00 pm to 155 Hastings Parade and 116 Brighton Boulevard. Because this additional overshadowing is caused by a lightweight pergola attachment rather than the FSR (building mass) itself, it is considered acceptable to an extent, this is impact is discussed in **Table 4** *(2.13 Solar access and overshadowing)* where it is recommended to reduce the pergola's depth to a more reasonable dimension.

As discussed in **Table 4** (*2.13 Private Open Space)* of this report, the proposal will not result in unreasonable privacy impacts to adjoining properties. View impacts are also considered acceptable and represent a net improvement over the existing conditions, as detailed in Section 2.1.3. below **Table 5**

Regarding the basement excavation, a geotechnical report has been provided, which indicates that these works could be achieved with negligible impacts.

Given that the proposal will preserve the amenity of surrounding properties, the proposal is consistent with objective (d).

Consideration of 4.6(3)(b) whether there are sufficient environmental planning grounds to justify contravening the development standard.

The applicant has satisfactorily argued that that there are sufficient environmental planning grounds to justify contravening the development standard. The environmental planning grounds used to justify the variation are well-considered and sound.

The proposed development is consistent with the objectives of the particular development standard and the objectives for development within the zone.

The proposal responds appropriately to the topography of the site and presents as a two-storey development from the Hastings Parade streetscape. Furthermore, the building is a highly articulated contemporary design in the Spanish Mission style that positively contributes to the character of the area. The height, bulk, and scale are consistent with similar RFBs on Hastings Parade, which form part of the existing local character.

Conclusion

The written request provided by the applicant to vary the FSR development standard development has adequately addressed clause 4.6 of the Waverley LEP 2012 and the justification provided by the applicant is satisfactory.

2.1.3. Waverley Development Control Plan 2022 (Waverley DCP 2022) (Amendment 6)

The relevant matters to be considered under the Waverley DCP 2022 are outlined below:

Table 3: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste • *Garbage bins are to be stored in an appropriate location.*	Yes	As amended, the bin storage area is within the basement level. Council's Waste Management Officer has reviewed the application and suitable conditions are recommended.
2. Ecologically Sustainable Development • *Ceiling or wall mounted fans in all main living areas and bedrooms (notated on DA and CC plans).* • *Electric cooking and heating systems (notated on DA and CC plans).*	Yes	Council's Sustainability Officer did not object to the proposal, subject to recommended conditions.
3. Landscaping, Biodiversity and Vegetation Preservation	Yes	The proposed development lies within the identified biodiversity habitat corridor. Council's Biodiversity Officer and Tree Management Officer have reviewed the proposal and raised no objections, subject to a condition requiring a new landscape plan to replace the proposed olive tree.
5.Water Management	Yes	Council's Stormwater Design Engineers did not object to the proposal, subject to recommended conditions.

Development Control	Compliance	Comment
6. Accessibility and Adaptability	Yes	The proposal includes a ramped entrance along the southern pedestrian access to the front entry way where the internal lift is located. This is to ensure equitable access is provided to all units.
7. Transport **7.1 Streetscape** **7.2 On-Site Parking** *Parking Zone: 2* **7.2.1 Vehicle Access** **7.2.2 Parking Rates** *Min. parking rate: 0* *Max. parking rate: 5* *Visitor Parking rate: 0* *Accessible car parking: 0* *Motorcycle parking: 1* *Min. bicycle parking: 5*	Yes	The proposal provides the following within the basement level: • 5 car parking spaces • 1 motorcycle parking space • 3 bicycle parking spaces The design, dimensions, and location of the basement car park and its associated car lift are satisfactory. Additionally, the basement storage cages are large enough to accommodate further bicycle storage and are deemed to satisfy the minimum requirements. The proposal includes the provision of one driveway cross over to Hastings Parade. The proposed basement parking entrance and car lift is of a similar bulk, scale and location to other developments within the visual catchment of the subject site, specifically 157 Hastings Parade. Consequently, it is considered to be compatible within the surrounding streetscape. Council's Traffic Engineers did not object to the proposal, subject to recommended conditions.
9. Safety	Yes	Satisfactory.
11. Design Excellence	Yes	The proposal and its Spanish Mission aesthetics is considered to provide a high standard of architectural design, materials and detailing consistent with the character of the locality. The design of the green planter boxes within the building front facade and street frontage helps to soften the proposal and is considered to generally improve the streetscape. In addition, as discussed below in **Table 4** (*2.14 View Sharing)*, the proposal results in

Development Control	Compliance	Comment
		a net improvement to neighbouring existing views of Bondi Beach. The application was referred to DEAP for an assessment of the design excellence of the proposed development. The full comments of the DEAP are contained in **Table 1** of this report. The proposal is considered to exhibit design excellence.
13. Excavation	Yes	The excavation does not add to the bulk and scale of the building. The DCP requires that excavation is not to located within 1.5m from side boundaries for residential flat buildings and should only occur within the building footprint except where access to a basement car park is required. The proposal seeks to vary this control on the northern and southern side with the basement level built up to each side boundary. A variation to the DCP control is considered acceptable in this instance given the limited width of the site. Additionally, a Geotechnical Investigation Report has been provided which provides initial recommendations in relation to the protection of adjoining. Conditions of consent are recommended to require a detailed, site-specific geotechnical investigation prior to the issue of a Construction Certificate (CC), alongside a requirement for pre-construction dilapidation surveys of surrounding properties The amount of proposed excavation is not considered excessive for what is required in a residential flat building as it contains compliant parking for vehicles, motorbikes and bicycles, services, storage and waste storage required by the DCP. Subterranean placement of these services significantly improves the streetscape and public domain. Consequently, the boundary setback variation is supported, and the proposal satisfies all remaining objectives and controls within this section of the DCP.

Development Control	Compliance	Comment
13. Public Domain	Yes	Council's Public Domain Engineers did not object to the proposal, subject to conditions.

Table 4: Waverley DCP 2022 – Part C2 Other Residential Development Compliance Table

Development Control	Compliance	Comment
2.1 Site, scale and frontage		
• *Minimum frontage:* ○ *15m – R3 zone*	Yes	The subject site has a front boundary dimension of 28.91m along Hastings Parade.
2.2 Height		
• *Maximum external wall height:* ○ *R3/9.5m – 7m*	No (acceptable on merit)	The proposed development presents as a two-storey building at the street front with an external wall height between 6.3m and 6.7m above the proposed ground level. As the site slopes downward toward the rear, the building transitions into a three-storey appearance, where the external wall height increases to 9.8m. This exceedance is considered acceptable as the proposal is consistent with adjoining developments, and the proposal does not cause any additional overshadowing beyond the existing site conditions.
2.3 Setbacks		
2.3.1 Street setbacks • *Consistent street setback*	Yes	The basement parking entrance aligns with and is consistent with the parking structure at 157 Hastings Parade. The principal ground floor front building line is set back 5.486m from the front boundary, aligning with No. 151 Hastings Parade. The first-floor front building line is set back 6.976m from the front boundary, positioned behind No. 151 Hastings Parade.
2.3.2 Side and rear setbacks • *Minimum side setback: 1.5m* • *Deep soil alongside boundary min 2m wide*	Yes No (acceptable on merit)	**Side setbacks** A submission was received regarding the side setback of the proposed parking entrance. The parking entrance itself proposes a 0.5m side setback. Although the parking

Development Control	Compliance	Comment
• *Minimum rear setback: 6m or predominant rear building line, whichever is the greater setback*	Yes	entrance setback does not meet the minimum, it is considered acceptable on merit. This variation is consistent with the character of other developments within the visual catchment of the subject site, specifically Nos. 143, 161, and 163 Hastings Parade. A 1.5m side setback is proposed to the principal building above the proposed ground level. While no deep soil is proposed along the side passage, the proposed deep soil at the rear of the site exceeds the minimum requirements. Additionally, the proposal includes multiple green roof and planter box sections within the front setback and facade. These elements positively contribute to both the site's landscaping and its presentation within the streetscape. **Rear Setback** The rear building line is set back 8m from the rear boundary, established by the balconies. While this sits forward of No. 151 and 155 Hastings Parade, it remains set back further than the rear building of No. 149 Hastings Parade, which has a setback of 3.329m.
2.4 Length and depth of buildings		
• *Maximum building length: 24m* • *Façade to be articulated* • Maximum RFB depth: 18m	Yes Yes No (acceptable on merit)	The proposed building has a maximum length of 9.19m along the street. The building front façade is articulated in order to reduce the visual bulk when viewed from the streetscape. The proposal has an overall depth of 21.7m. While this exceeds the maximum allowance, the depth is acceptable on merit because the building mass is articulated and broken up to reduce visual bulk and improve internal cross-ventilation along its northern and southern side facades. Furthermore, the proposal is consistent with its immediate neighbours, which exhibit a similar non-compliance.

Development Control	Compliance	Comment
2.5 Building design and streetscape		
• *Respond to streetscape* • *Sympathetic external finishes*	Yes	The proposed building responds appropriately to the streetscape as previously discussed. The proposals architectural detailing, finishes and integrated green planter boxes effectively soften the built form and contribute positively to the public realm. All these design elements result in a Spanish mission aesthetics that is sympathetic to the surrounding streetscape character. As previously discussed, the proposed basement entrance and car lift is of a similar bulk, scale and location to other developments within the visual catchment of the subject site, specifically 157 Hastings Parade. Consequently, it is considered to be compatible with the surrounding streetscape.
2.6 Attic and Roof Design		
• *Roof design should respond to the streetscape character of the area.*	Yes	The roof of the proposal responds to the streetscape character and allows for the installation of solar panels all the while resulting in a net improvement to the neighbouring existing views.
2.7 Fences and walls		

• *Front fence:*
  ○ *Maximum height 1.2m*
  ○ *Maximum 2/3 solid*
  ○ *Maximum height of 1.8m and solid when secondary wall set within property if required for traffic noise*
• *Side fence:*
  ○ *Maximum height: 1.8m*
• *Rear fence:*
  ○ *Maximum height: 1.8m*
	No (Acceptable on merit)
	
	Yes
	
	Yes
		The front fence is proposed to have a maximum height of 1.6m and seamless integrates and hides the required fire booster assembly from the streetscape.
		
		Hastings Parade is characterised by predominantly high solid front walls and as such, the proposal is not inconsistent with the street.
		
		The proposal includes side and rear fences measure 1.8m from the proposed ground level to ensure privacy to the adjoining properties.

Development Control	Compliance	Comment
2.8 Pedestrian access and entry		
• *Entry at street level and respond to pattern within the street* • *Accessible entry* • *Separate to vehicular entry* • *Legible, safe, well-lit*	Yes Yes Yes Yes	The residential pedestrian entry will be accessed from Hastings Parade on the southern boundary of the site. The entry will be accessible ensured by way of prescribed conditions requiring compliance with the National Construction Code (NCC). The entry is considered legible and safe.
2.9 Landscaping		
• *Comply with part B3-Landscaping and Biodiversity* • *Minimum of 30% of site area landscaped: 143.23m^2* • *50% of the above is to be deep soil: 47.75m^2*	Yes No (acceptable on merit) Yes	Refer to the **Table 3** (3 *Landscaping, Biodiversity and Vegetation Preservation)* above. The total landscaped area of the site, as defined by the DCP is 76.92m^2, of which 75.64m^2 consists of deep soil consolidated into a single area. While the proposal does not comply, it does compensate for this with extensive integration of 66.33m^2 of planter boxes and podium landscaping distributed throughout the development. When these elements are combined, the total landscaped area is increased to 143.25m^2 which is above the minimum requirement. Furthermore, this integrated landscaping softens the built form, enhances urban amenity, and ensures the development seamlessly blends with the existing streetscape character. Consequently, the variation is well-justified and considered acceptable in this instance.
2.10 Communal open space		
• *Minimum 15% communal (R3 zone): 71.625m^2* • *Minimum dimensions: 6m x 6m* • *Minimum of 30% of communal area must receive three hours of sunlight* • *Residential flat building and shop top housing may locate communal open space on rooftops*	No (acceptable on merit)	The proposal provides no communal open space; however, each unit is provided with sufficient private open space to meet occupant needs and the site is located within proximity of Bondi Beach and foreshore parks which provide an abundance of recreational areas.

Development Control	Compliance	Comment
subject to amenity impacts.		
2.11 Private Open Space		
2.11.1 – Courtyards • *Private Courtyards – min 25m² area and 3m width and depth* • *Planting to be provided* • *Private open space not to be provided at the front, unless a landscaped buffer is provided* • *Max gradient 1 in 10*	No (acceptable on merit)	The proposal features two private courtyards: • Rear Courtyard (Unit 1): Located on the lower ground floor, with 122.36m² of space exceeds the minimum area and depth requirements. It features a generous deep-soil area to support mature planting. • Front Courtyard (Unit 2): Situated within the ground floor front setback, with 13.81m² of space (measuring 4.4m x 3.2m) includes a landscaped buffer to enhance privacy and streetscape quality. While it falls short of the minimum area, it is considered acceptable on merit when evaluated in conjunction with the primary rear balcony. See below.
2.11.2 – Balconies/decks • *Balcony additions to match the character of the building* • *Should not dominate the façade* • *No wrap around balconies* • *Located to maximise solar access and privacy* • *Balustrades to allow views and casual surveillance of the street & privacy*	Yes Yes Yes No (Condition) Yes	The proposal features three balconies: • Rear ground floor balcony (unit 2): Measuring 14.71m². • Rear first floor balcony (unit 3): Measuring 21.67m². • Front first floor balcony (unit 3): Measuring 2.3m². The balconies are designed to complement and enhance the character of the proposed building. The front balcony helps articulate the front façade, and the balconies do not wrap around the building. Privacy screens are proposed for the side elevations of both rear balconies. No privacy screen is proposed for the front balcony, which is a reasonable outcome for street-facing balconies to reduce visual bulk. The balustrading of the front balcony will be solid, providing adequate privacy while maintaining casual surveillance of the street. Notwithstanding, the pergola structure on the first-floor rear balcony causes additional overshadowing to the rear yards

Development Control	Compliance	Comment
		of 155 Hastings Parade and 116 Brighton Boulevard between 9:00 AM and 12:00 PM. This level of additional overshadowing is unreasonable. It is recommended that the pergola structure be either deleted or limited to a depth of 1.2m from the rear building external wall.
2.12 Vehicular access and parking		
• *Car parking to be integrated into the design of the development* • *Max 1 x 2 way vehicle access point* • *Pedestrian safety considered* • *Basement parking should not contravene deep soil zone controls*	Yes Yes Yes Yes	The proposal includes driveway access via a car lift from Hastings Parade. While the parking entrance is not fully integrated into the building's main structure, its detailing and finishes match the architectural design, aligning with the style and placement of other garages in the streetscape. Additionally, a safety mirror has been installed to ensure pedestrian safety, and the proposed basement parking comply fully with deep soil controls.
2.13 Solar access and overshadowing		
• *Minimum of 3 hours of sunlight to a minimum of 70% of units in the development on 21 June* • *New development should maintain at least 2 hours of sunlight to solar collectors on adjoining properties in mid-winter* • *Direct sunlight to north facing windows of habitable rooms on all private open space areas of adjacent dwellings to less than 3 hours of sunlight on 21 June*	Yes Yes No (condition)	Each unit is provided with a minimum of 3 hours of solar access on 21 June. Shadow diagrams have been provided in plan, elevational and 3D form which demonstrate that the proposed building bulk resulting from the GFA exceedence does not cause any additional overshadowing from the existing site conditions to neighbouring solar collector and communal/private open space, effectively preserving the neighbouring solar amenity. It is noted that the pergola structure on the first-floor rear balcony causes additional overshadowing to the rear yards of 155 Hastings Parade and 116 Brighton Boulevard between 9:00 AM and 12:00 PM. . To address this, it is recommended that the pergola be either deleted or reduced to a depth of 1.2m from the rear building face.
2.14 Views and view sharing		
• *Minimise view loss through design*	Yes	A submission was made concerning view loss from 1/151 Hasting Parade.

Development Control	Compliance	Comment
• *Landscaping on sites adjacent to a Council Park or reserve should be sympathetic to soften the public/private interface* • *Views from public spaces to be maintained*		Refer to detailed discussion following this table. The proposal results in a net improvement to the existing views of neighbouring properties and public spaces.
2.15 Visual privacy and security		
• *Dwellings to be orientated to the street with entrances and street numbering visible* • *Above ground open space must not overlook rooms and private landscaped areas of adjoining properties or be screened* • *Privacy be considered in relation to context density, separation use and design* • *Prevent overlooking of more than 50% of private open space of lower-level dwellings in same development*	Yes Yes Yes Yes	Submissions were received regarding privacy impacts on 116 Brighton Boulevard and 155 Hastings Parade, North Bondi. The proposed entrance is located along the southern side boundary accessed from the street with numbering clearly visible. Privacy screens are proposed for the side elevations of both rear balconies. No privacy screen is proposed for the front balcony, which is a reasonable outcome for street-facing balconies to reduce visual bulk. The balustrading of the front balcony will be solid, providing adequate privacy while maintaining casual surveillance of the street. The proposal includes side-facing windows from habitable rooms. To address privacy concerns, any windows directly overlooking the habitable rooms of neighbouring properties will feature privacy screening or frosted glass. Furthermore, adequate building separation is proposed between the rear of the development and 116 Hastings Parade to protect visual privacy.
2.16 Dwelling size and layout		
• *width of dwelling over 15m deep is min 4m* • *All habitable rooms to have a window* • *Provide a range of dwelling types and sizes* • *Min sizes:* ○ *3 bedroom = 100m²*	Yes Yes No (acceptable on merit) Yes	Each unit features an internal width of 7.39m, with windows provided in all habitable rooms to maximise natural light and ventilation. While the proposal exclusively offers three-bedroom layouts rather than a diverse unit mix, this configuration is appropriate for a building of this scale. Furthermore, every unit exceeds the minimum 100m^2 requirement and is designed to be both accessible and adaptable.

Development Control	Compliance	Comment
• *Accessible and Adaptable*	Yes	
2.17 Ceiling Heights		
• *Min 2.7m floor to ceiling height residential floors*	Yes	Ceiling heights are 2.7m or greater throughout.
2.18 Storage		
• *In addition to kitchen cupboards and bedroom wardrobes, min storage required is:* ○ *3 or more bed = 10m^3* *All to provide bulk storage area in basement or ancillary structure*	Yes Yes	Complies. The storage areas within the basement are 11.96m^3, 14.56m^3 and 16.12m^3 for the three units respectively. Additional storage within the units is also proposed.
2.19 Acoustic privacy		
• *Internal amenity by locating noisy areas away from quiet areas*	Yes	Acoustic privacy has been considered in the design by locating rooms with similar uses above and below each other. The main principal balconies and private courtyards are located at the rear of the site located away from the street. To protect bedrooms from the adjacent car lift, the layout incorporates non-continuous construction along the rear lift wall, as recommended in the acoustic report. Accordingly, the acoustic privacy impacts of the development are considered reasonable.
2.20 Natural Ventilation		
• *All dwellings to be naturally cross- ventilated* • *Building to be orientated to maximise breezes* • *Ceiling fans are to be provided in all habitable rooms*	Yes Yes Yes	Each unit can be cross ventilated on from all sides. Ceiling fans ae shown in each bedroom and living.
2.21 Building services		
• *Services are to be integrated into the design of buildings (garbage*	Yes	The basement contains sufficient area for garbage storage and plant rooms, while the

Development Control	Compliance	Comment
rooms, mail boxes, fire hydrants boosters, electrical substations, down pipes, plant rooms, satellite/communications structures • *Outdoor Communal clothes drying area to be provided* • *Plant rooms away from entry communal and private open spaces and bedrooms.* • *Services on roof not to be seen from street or impact public or private views and be min 2m from the building edge.* • *The maximum volume permitted for a plant room is the minimum required to meet Australian Standards, accommodate typical dimensions of equipment required and the associated circulation space to access the equipment for maintenance.*	No (Acceptable on merit) Yes Yes Yes	front fence integrates the letterboxes and fire hydrant boosters. On the roof, the solar panels and external heat pumps are setback 2 meters from the edge, ensuring they remain hidden from the streetscape and preserve neighbouring views. There is no communal space on site and as such, no communal clothes drying area is provided. Each apartment provides balconies having sufficient area for the drying of clothes.
2.22 Retention of Affordable Rental Housing		
• *Housing SEPP requirements.*	Yes	A PA with a monetary contribution to Council's Affordable Housing portfolio has been submitted.

Table 5: Waverley DCP 2022 – Part E4 – Special Character Areas

Development Control	Compliance	Comment
4.3 Ben Buckler		
Desired Future Character Objectives	Yes	The proposal includes landscaping along the front façade and within the front building

• *Maintain Landscape Character* • *Maintain rhythm of buildings to the street* • *Allow ocean glimpses through side setbacks* • *Respect character and architectural elements* • *View Sharing*	Yes Yes Yes Yes	setback, enhancing the landscaped character of the streetscape. Reflecting a Spanish Mission architectural style, the proposal's detailing, bulk, and scale will positively contribute to the local character, maintaining a scale and rhythm consistent with surrounding buildings. Furthermore, the proposal increases the side setbacks relative to existing site conditions, opening up and improving ocean glimpses through these side corridors. As detailed below, the design ultimately results in a net improvement to neighbours' existing views of Bondi Beach.
Controls • *Planting should utilise minimum maintenance species growing to no more than 1m in height at maturity*. • *Side setbacks are to be clear of obstructions to allow views between buildings to the beach*. • *Communal landscaped gardens are required within the front setback to contribute to the public domain*. • *The private open space is permitted to encroach 2.5m into the communal landscaped front setback provided that the front setback is a minimum of 6m from the street boundary*. • *Rendered and painted finish is appropriate in this area*.	Yes Yes Yes Yes Yes	Six taller plants are proposed along the front and southern boundaries. At maturity, the rear species will not be visible from the street, while the front species will not surpass the height of the structure behind them. This ensures that views across the site remain unaffected. The remaining vegetation consists of low-to-moderate-height species. The proposed side setbacks are greater than those of the existing building, which will enhance views toward the beach through these corridors. The front landscaping will contribute positively to the public domain, complemented by elevated planting on the building structure, over the car lift, and within planters on the front-facing balconies. While Unit 2's private front courtyard encroaches into the front landscaping area and sits within 6 meters of the street boundary, it will be screened with vegetation and the front fence. Consequently, it will not be readily identifiable as private open space from the public domain.

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

2.14 View Loss

This section includes a view sharing assessment in accordance with the view sharing planning principle arising from *Tenacity Consulting v Waringah [2004] NSWLEC 140*. It is to be noted that a submission was received regarding view loss from 1/151 Hasting Parade.

Step One – Assessment of the views to be affected

From the location of the site and the surrounding topography and outlooks, the principal views which can be experienced from the neighbouring site are of water views, both of the ocean horizon and the interface between land and water of Bondi Beach and eastern suburbs. **Figures 8** show the location of the existing view neighbouring views and its relation to the subject site.



Figure 8: The location of the subject site and view locations.

Step Two – Consideration from what part of the property the views are obtained

The location and direction of the view are shown in **Figure 8**. The views are across multiple boundaries, including the side boundary and front and are viewed from a range of typologies (refer to **Figures 9** to **24**). It should be noted that protection of views across side boundaries is more difficult than over front and rear boundaries. In addition, the location and rooms which experience view loss such as bedrooms, are more difficult to protect than views enjoyed from kitchens or living rooms.



Figure 9: View from front yard of Unit 1, 151 Hastings Parade looking south.



Figure 10: View from 170 Hastings Parade.



Figure 71: Streetscape view standing looking through northern side passage.

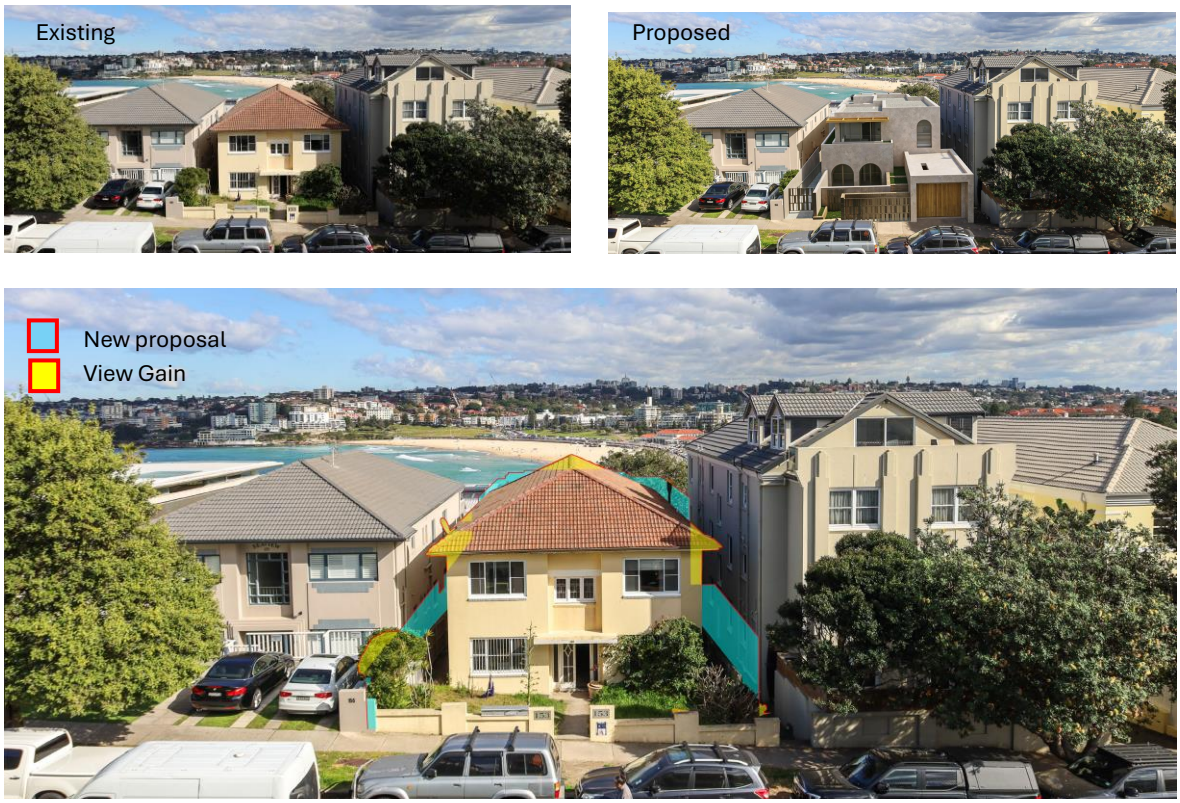


Figure 82: View from 170 Hastings Parade.



Figure 93: View from 170 Hastings Parade.

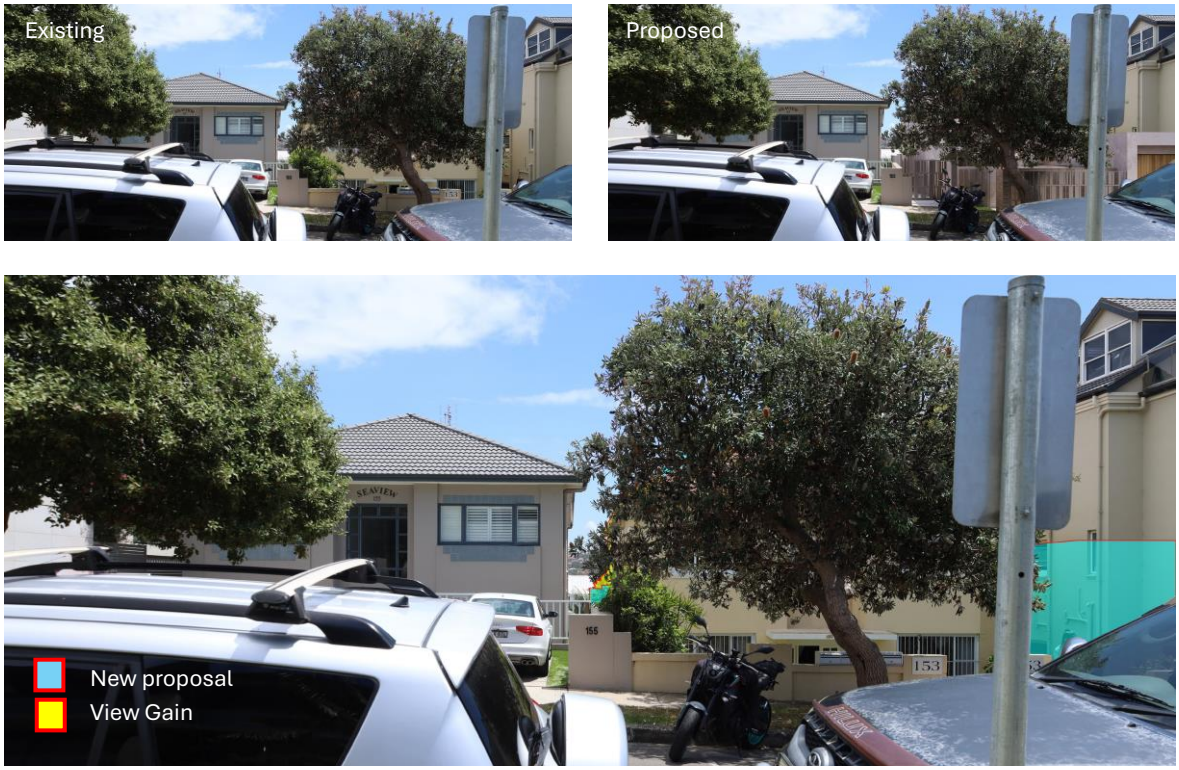


Figure 104: Streetscape view standing looking through southern side passage.



Figure 115: View from 172 Hastings Parade.



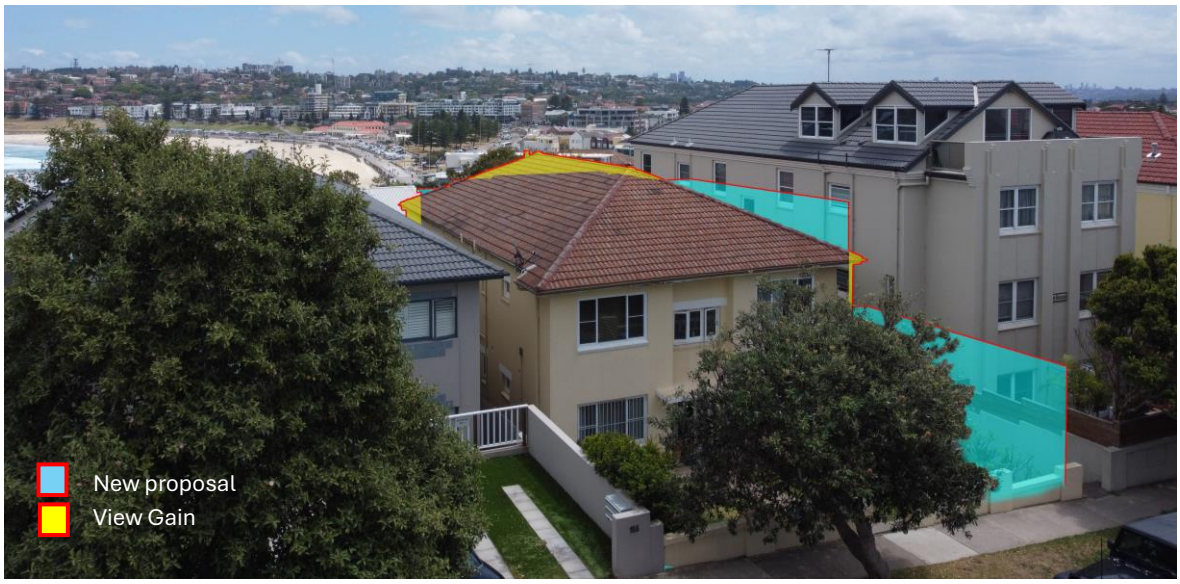


Figure 126: View from 172 Hastings Parade.





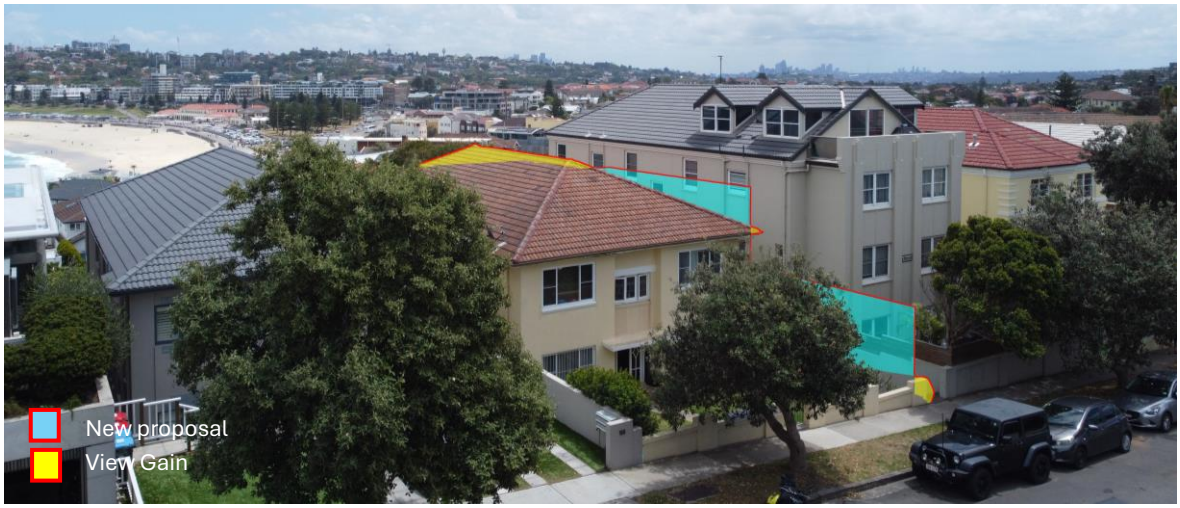


Figure 137: View from 174 Hastings Parade.







Figure 148: View from 174 Hastings Parade



Figure 159: View from 176 Hastings Parade



Figure 20: View from 151 Hastings Parade.

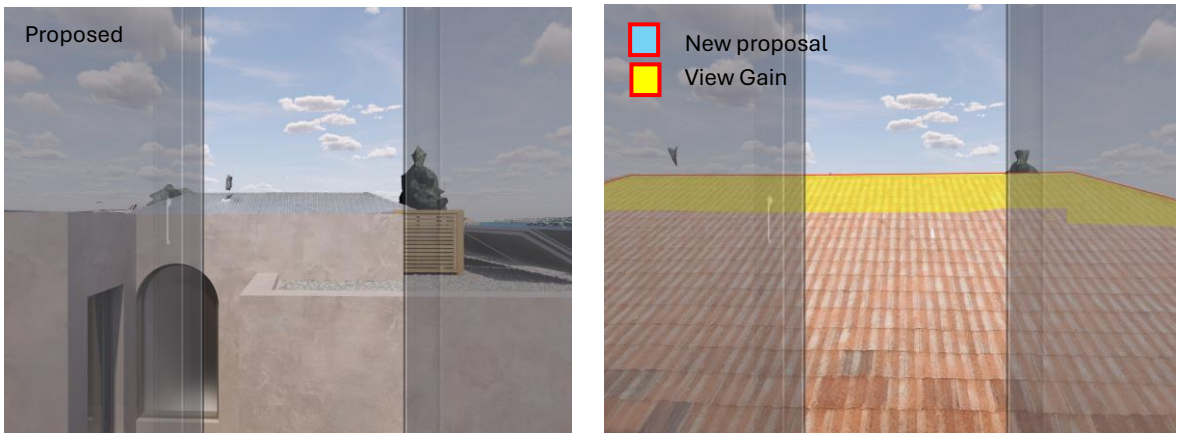


Figure 161: View from 151 Hastings Parade.



Figure 172: View from 151 Hastings Parade.



Figure 183: View from 166 Hasting Parade.



Figure 194: View from 162 Hasting Parade.

Step Three – Assessment of the extent of the impact

Table 6 summarises the existing views and the proposed impact. The proposed view impact ranges between none, to a net improvement from the existing site conditions.

Table 6: Summary of view impacts

Figure	Location	View Description	Impact
9	1/151 Hasting Parade Front yard	No views	None
10	170 Hastings Parade	Interface between land and water	Net View Gain
11	Streetscape view standing looking through northern side passage.	No views	None
12	170 Hastings Parade	Interface between land and water	Net View Gain
13	170 Hastings Parade	No views	None
14	Streetscape view standing looking through southern side passage	No views	None
15	172 Hastings Parade	No views	None

16	172 Hastings Parade	Interface between land and water	None
17	174 Hastings Parade	Interface between land and water	None
18	174 Hastings Parade	Interface between land and water	None
19	176 Hastings Parade	Ocean horizon and interface between land and water	None
20	151 Hasting Parade	Ocean horizon and interface between land and water	None
21	151 Hasting Parade	No views	Net Gain
22	151 Hasting Parade	Ocean horizon and interface between land and water	None
23	166 Hasting Parade, standing, sunroom attached to bedroom	No views	None
24	162 Hasting Parade, standing bedroom	No views	None

Step Four – Assessment of the reasonableness of the proposal that is causing the impact

The existing views from neighbouring dwellings look directly across the site's side or front boundaries. While the proposed three-story residential dwelling breaches the floor space ratio (FSR) standards of the Waverley LEP 2012, objective (d) of the standard requires that proposed development preserves the amenity of surrounding properties.

As summarised in **Table 6**, the proposal will not negatively impact existing views. Furthermore, specific cases such as those illustrated in **Figures 10, 11** and **21** demonstrate a net improvement to the existing views for 170 Hastings Parade and 151 Hastings Parade.

Consequently, the proposal satisfies the planning objective by successfully preserving and enhancing neighbouring visual amenity.

2.1.4. Waverley Council Planning Agreement Policy 2014 (Amendment 6)

The developer provided a letter of offer dated 25 August 2026 to enter into a Planning Agreement PA under section 7.4 of the Act. This offer forms part of the matters for consideration under Section 4.15 of the Act.

In accordance with Sections 7.4(9) and 7.7 of the Act, the PA is entirely voluntary, does not constitute a precondition for development consent, and does not obligate Council to approve the associated development.

The offer proposes a monetary contribution of **$326,043** to Council. In accordance with the *Waverley Council Planning Agreement Policy 2014*, this contribution is calculated at the rate of $5,100 per sqm of GFA proposed by the Development which exceeds the GFA of the existing building on the site.

The funds will be allocated towards (or the recoupment of costs for providing) for a public purpose that will be negotiated and mutually agreed upon by the applicant and Council. The offer relates to the proposed variation of the maximum FSR development standard, which has been independently assessed under clause 4.6 of the Waverley LEP 2012. The FSR exceedance is considered acceptable on its own planning grounds in accordance with clause 4.6 of Waverley LEP 2012 because the building bulk resulting from the exceeding FSR preserves the solar amenity of neighbouring dwellings and maintains an appropriate compatibility with the established streetscape scale.

2.2. Other Impacts of the Development

The proposal is considered to have no significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, subject to appropriate conditions being imposed and is recommended for approval.

2.3. Suitability of the Site for the Development

The site is considered suitable for the proposal.

2.4. Any Submissions

The application was notified for at least 21 days between 2 and 28 April 2026 and a site notice erected on the site in accordance with the *Waverley Community Engagement Strategy Amendment 1 (2025)*.

Following receipt of amended plans and additional information, the application was re-notified for 14 days between 27 August and 15 September 2026, for the following reasons:

- Increase in balcony size on the top floor.

Having regard to the nature of the amendments, there is a lesser impact on all properties.

A total of 11 unique submissions were received from the following properties:

Table 7: Submission details

Count	Property Address
2	1/151 Hasting Parade
1	3/116 Brighton Boulevard
1	7/116 Brighton Boulevard
7	155 Hastings Parade, North Bondi

The following issues raised in the submissions have already been discussed and addressed in the body of this report and/or the recommendation:

- Exceedance of the Floor Space Ratio Development standard
- Building height
- Stormwater
- View Loss
- Bulk and scale
- Overshadowing
- Front and Side setback
- Site frontage width
- Building depth
- External wall height
- Front fence height
- Communal open space
- Trees and planting height
- Earthworks – infill and exaction
- Swimming pool
- Landscaping
- Communal Open Space
- Privacy from rear balconies
- Building depth
- Housing reduction
- Planting height in character area

All other issues raised in the submissions are summarised and discussed below.

Issue: Landscaping and trees that do not interfere with sewer line.

Response: A Sydney Water Sewer line traverses the rear of the site and extends up the northern property boundary for approximately half of the site. As this lies below some of the proposed works, approval from Sydney Water will be required; any landscaping will be required to consider this line.

Issue: Dilapidation Report.

Response: Before any site work commences, a dilapidation report will be required to be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land to the satisfaction of the Principal Certifying Authority (PCA).

Similarly, details of excavation and structural details report will be prepared by a suitably qualified Engineer detailing the proposed method of bulk excavation, shoring and 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 to the satisfaction of the PCA.

Issue: Dust control during construction.

Response: The recommended conditions of consent include construction hours and dust control, which must be monitored by the PCA. If any breaches happen, please reach out to the PCA to resolve them.

Issue: Future calls to remove neighbouring trees that will overshadow proposed pool.

Response: The assessment, according to relevant legislation, is limited to the building envelope and its uses. For existing trees, disputes regarding pruning, overshadowing and view loss between neighbours are governed by the Trees (Disputes Between Neighbours) Act 2006 No 126, which provides a specific legal pathway for resolving such issues outside of council jurisdiction. Notwithstanding, existing vegetation is proposed to be removed.

Issue: Noise from swimming pool.

Response: A condition requiring that the swimming pool/outdoor spa filtration motor and pump unit is to be housed within a ventilated soundproof enclosure will form part of this consent.

Issue: Review of stormwater documents by neighbours.

Response: Amended stormwater documents will be required to be submitted to Council Stormwater Engineers for review.

Issue: Inadequate geotechnical report.

Response: The initial report submitted was prepared by a certified geotechnical engineer and was scoped specifically to the scale of the proposed development. A Condition has been recommended requiring the submission of updated, site-specific Geotechnical and Hydrogeological Report prepared by a suitably qualified certified engineer and submitted to Council.

2.5. Public Interest

The proposal is considered to have no detrimental effect on the public interest, subject to appropriate conditions being imposed and is recommended for approval.

3. REFERRALS

The following internal and external referral comments were sought:

3.1. Strategic Planning

The application was referred to Council's Strategic Planning officers, and they have raised no objections to the proposal, subject to recommended conditions of consent.

Planner Note: a total of three contributions and planning agreements have been assessed and will form part of the conditions of consent.

1. SEPP (Housing) 2021 - Chapter 2, Part 3 - Retention of existing affordable rental housing

Discussed above in section 2.1.1 of this report, a PA for the monetary contribution of **$472,300** has been offered by the applicant of the subject DA to offset the loss of the low-rental dwellings within the LGA. As the monetary figure is the same as what would be charged under Clause 48 of the SEPP (Housing) 2021, the PA is considered to be an acceptable offset measure and a condition to collect a contribution in accordance with the SEPP (Housing) 2021 is not considered needed in this instance. A condition to this effect is recommended.

2. Waverley Council Planning Agreement Policy

Discussed in section 2.1.4 of this report, Council has received a letter of offer for a PA for the monetary contribution of **$326,043** in relation to the FSR exceedance. These funds will be allocated toward a public purpose that will be negotiated and mutually agreed upon by the applicant and Council. Relevant conditions have been recommended to this effect.

3. Waverley LEP 2012 Clause 6.17 Affordable Housing Contributions

As discussed in Table 2, Waverley LEP 2012 clause 6.17 *Affordable housing contributions* requires development for the purposes of new RFBs to provide a contribution towards affordable housing calculated as 1% of the total proposed residential GFA excluding any affordable housing GFA. The contribution amounts to **$95,025** and a condition is recommended.

3.2. Biodiversity

The application was referred to Council's Biodiversity Officer, and they have raised no objections to the proposal, subject to recommended conditions of consent.

3.3. Tree Management

The application was referred to Council's Tree Officer, and they have raised no objections to the proposal, subject to recommended conditions of consent.

3.4. Waste and Recycling

The application was referred to Council's Waste Officer, and they have raised no objections to the proposal, subject to recommended conditions of consent.

3.5. Sustainable Development

The application was referred to Council's Sustainability Officer, and they have raised no objections to the proposal, subject to recommended conditions of consent.

3.6. GIS

The application was referred to Council's GIS Analyst, and they have raised no objections to the proposal, subject to recommended conditions of consent.

3.7. Traffic and Transport Development

The application was referred to Council's Traffic Engineers, and they have raised no objections to the proposal, subject to recommended conditions of consent.

3.8. Stormwater Design and Flooding (Infrastructure Services)

The application was referred to Council's Infrastructure Engineers, and they have raised no objections to the proposal, subject to recommended conditions of consent.

3.9. Public Domain

The application was referred to Council's Public Domain Engineers, and they have raised no objections to the proposal, subject to recommended conditions of consent.

4. CONCLUSION

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the Act. It is recommended for approval subject to conditions of consent.

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the development application be **APPROVED** by the Waverley Local Planning Panel subject to conditions in Appendix A.

Managers of Development Assessment (MODA) Review

The application was reviewed by the MODA at the meeting on 8 September 2026 and the MODA concurred with the Assessment Planner's recommendation.

MODA members: B McNamara, B Magistrale, J Zancanaro and D Knight.

Report prepared by:	Application reviewed and agreed by:	Application reviewed and agreed by:
D Wilmotte		
Damien Wilmotte	**Bridget McNamara**	**Ben Magistrale**
Senior Development Assessment Planner	**Manager, Development Assessment**	**A/Executive Manager, Development Assessment**
Date: 22 September 2022	**Date: 2 October 2026**	**Date: 12 October 2026**

Reason for WLPP referral:

1. Departure from any development standard in an EPI by more than 10%
2. More than 10 objections
3. Sensitive development:

(a) Planning Agreements

OFFICE USE ONLY

<table>
<tr><th colspan="2">Planning Portal Data</th></tr>
<tr><td>Clause 4.6 register entry required</td><td>Proposed 53.6% variation to FSR (Clause 4.4)
Original 57% FSR variation
<table><tr><td></td><td>Pre-existing non-compliance</td></tr><tr><td></td><td>No change to overall building height</td></tr><tr><td></td><td>No change to overall building envelope</td></tr><tr><td></td><td>Variation limited to the [lift/plant/parapet/attic] only</td></tr><tr><td>x</td><td>No unreasonable impacts on the amenity of adjoining properties or streetscape</td></tr><tr><td>x</td><td>Sufficient environmental planning grounds</td></tr><tr><td>x</td><td>Consistent with the objectives of the standard</td></tr><tr><td></td><td>[insert another reason here if required]</td></tr></table></td></tr>
<tr><td>Determining Authority
(Concurrence Authority for Clause 4.6 variation)</td><td>Local Planning Panel</td></tr>
<tr><td>Were the requirements of the Sustainable Buildings SEPP (effective 1 October 2023) met?</td><td>Yes</td></tr>
<tr><td>Have any dwellings been approved for affordable Rental Housing under this approval/consent?
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Secondary Dwelling
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Boarding House
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Group Home
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Does the proposal trigger a Housing & Productivity Contribution? If so, please ensure you have calculated the contribution in the CON case in the Planning Portal.</td><td>No</td></tr>
<tr><td>Is the development subject to the Special Infrastructure Contribution (SIC)?</td><td>No</td></tr>
<tr><td>Is the development located within an Urban Release area?</td><td>No</td></tr>
<tr><th colspan="2">Waverley Council Data</th></tr>
</table>

Trial Period database entry required	No
PA submitted – follow up actions required	Yes
Refer to compliance for investigation	No
Commercial/liquor operational conditions	No
Was there a ‘Conflict of Interest’ declared	No

APPENDIX A DA-45/2026

GENERAL CONDITIONS

1. APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

(a) Architectural Plans prepared by PBD Architects of Project No: 2503 including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
DA000 Rev D	Cover Page	4/08/2026	25/08/2026
DA001 Rev D	Project Information	4/08/2026	25/08/2026
DA002 Rev D	Demolition Plan	4/08/2026	25/08/2026
DA003 Rev D	Site Analysis	4/08/2026	25/08/2026
DA004 Rev D	Site Plan	4/08/2026	25/08/2026
DA100 Rev D	Basement Plan	4/08/2026	25/08/2026
DA101 Rev D	Lower Ground Plan	4/08/2026	25/08/2026
DA102 Rev D	Ground Floor Plan	4/08/2026	25/08/2026
DA103 Rev D	Level 1 Plan	4/08/2026	25/08/2026
DA104 Rev D	Roof Plan	4/08/2026	25/08/2026
DA200 Rev D	Elevation Sheet 1	4/08/2026	25/08/2026
DA201 Rev D	Elevation Sheet 2	4/08/2026	25/08/2026
DA202 Rev D	Elevations Sheet 3 - Materiality	4/08/2026	25/08/2026
DA300 Rev D	Section Sheet 1	4/08/2026	25/08/2026
DA900 Rev D	Window Schedule/Skylight	4/08/2026	25/08/2026
DA400 Rev D	Finishes Schedule	4/08/2026	25/08/2026

(b) The BASIX and NatHERs Certificate/s;

(c) Geotechnical Assessment prepared by Asset Geo Enviro dated 23 May 2025 and received by Council on 10/3/26;

(d) The Site Waste and Recycling Management Plan (SWRMP) Part 1 and received by Council on 10/03/2026

(e) Landscape Plan prepared by Wyer & Co dated 25/8/26 and received by Council on 25/8/26;

Except where amended by the following conditions of consent.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments:

(a) The Level 1 rear balcony pergola structure is to either be deleted or have a maximum depth of 1.2m from the rear western external wall face of the building.

Condition reason: In order to reduce the overshadowing of neighbouring solar collectors (windows) and private open space.

The amendments are to be approved by the **Principal Certifier** prior to the issue of any Construction Certificate.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

3. MULTI UNIT HOUSING DEVELOPMENT DESIGN

The approved design (including any element or detail of that design) or materials, finish or colours of the building must not be changed without the written approval of Council's Executive Manager, Development Assessment or delegate.

Condition reason: To ensure the approved design aligns with the constructed form of the development.

4. COMPLIANCE WITH NATIONAL CONSTRUCTION CODE

All proposed work must comply with the *National Construction Code* (previously known as the *Building Code of Australia*).

Condition reason: Prescribed condition pursuant to the *Environmental Planning and Assessment Regulation 2021*.

5. PUBLIC UTILITIES AND SERVICE ALTERATIONS

Any utility services and all public infrastructure which requires alteration due to works associated with the development, both internally and externally of the development boundary, must 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, Transport for NSW or similar) in relation to any connections, repairs, relocations, replacements and/or adjustments to public infrastructure or services affected by the proposed works.

Condition reason: To ensure that all existing and any proposed alteration or relocation of the utilities as a result of the development are as per utility providers requirements.

6. TRENCHING COUNCIL'S ROAD RESERVE AND RESTORATION WORKS

Public areas and Council's assets 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 is not limited to works

performed for the purpose of connection/s to public utilities, including repair 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.

Condition reason: To ensure the ongoing safety of members of the public passing the site.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

GENERAL

7. NO BUILDING WORKS PRIOR TO RELEASE OF A CONSTRUCTION CERTIFICATE

The building work must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Principal Certifier in accordance with the *Environmental Planning and Assessment Act 1979*;

(b) a Principal Certifier has been appointed, and Council has been notified of the appointment in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and

(c) Council is given at least two days' notice in writing of the intention to commence the building works.

Condition reason: To ensure a Construction Certificate is obtained prior to work commencing.

CONTRIBUTIONS, FEES & BONDS

8. SECTION 7.12 CONTRIBUTION

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

(a) Where the total development cost is $500,000 or less:

  (i) a Cost Summary Report or Building Contract (dated within 12 months) or similar is to be submitted to Council's Customer Service Centre to process payment.

(b) Where the total development cost is more than $500,001 but less than $1,000,000:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to Council's Customer Service Centre to process payment.

(c) Where the total development cost is $1,000,001 or more:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to and approved by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate).

  (ii) Please forward documents to info@waverley.nsw.gov.au attention to Strategic Planning, and reference the relevant application number, address and condition number to satisfy.

  (iii) Upon confirmation of the contribution amount by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate), payment is to be processed via the Customer Service Centre.

(iv) Should there be a discrepancy between the Detailed Cost Report and the DA fee nominated in the original DA, then additional DA Fees may be payable prior to the issue of a Construction Certificate.

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

(d) As legislated in section 209 of the *Environmental Planning and Assessment Regulation 2021,* 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% of the **full** cost of the development; or

(iii) A development valued at more than $200,000 will attract a levy of 1% of the **full** cost of the development.

(e) Where a modification to a development consent has been granted, the contribution is to be recalculated based on the amended total development cost.

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

Condition reason: To ensure the S7.12 Contributions are paid for the development, and any amendments are accounted for.

9. 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 of this building work. Evidence that the levy has been paid is to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: Council acts as a collecting agent for the Long Service Payment Corporation and the levy may be paid at Council's office or online via the Service NSW website. The levy rate is 0.25% of building work costing $250,000 or more.

Condition reason: To ensure the long service levy is paid.

10. STREET TREE BOND

(a) A bond of $2,000 is to be paid to Council either as cash or by way of an unconditional bank guarantee to ensure the protection and maintenance of and maintenance of the following trees:

(i) One (1) 200L *Banksia integrifolia* (Coastal Banksia) replacement tree on the grass verge - $2000 bond

The sum will be forfeited to the Council at its discretion for a breach of these requirements:

(b) Street tree/s to be inspected 12 months from the issue of the final Occupation Certificate subject to the satisfaction of Council

(c) The $2000 bond will be refunded 12 months from the issue of the final Occupation Certificate subject to the satisfaction of Council.

(d) If any trees identified to be retained and protected are found to be faulty, damaged, dying, or dead, the full bond amount or part thereof will be forfeited

(e) Council will require the applicant to remove and replace the faulty, damaged, dying, or dead street tree and a new bond will be applied on the replacement street tree.

(f) Proof of purchase of the replacement street tree (if required) must be provided to the Principal Certifier Authority, prior to the issue of any Construction Certificate.

Condition reason: To ensure trees are maintained and protected

11. SECURITY DEPOSIT

(a) Payment to the amount of **$ 121,000.00** must be provided to Council for any damage caused to any property of the consent authority (i.e. 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 fee is charged in accordance with Council's *Pricing Policy and Schedule of Fees and Charges*.

(b) This payment (security deposit) must be provided to Council prior to the issue of any Construction Certificate. The full amount of the security deposit, minus Council's costs for any repair of damage to Council property or rectification of unauthorised works on Council property, will be refunded after satisfactory completion of all of works associated with this consent (including the required public works) to the person who paid the deposit. Any works required to Council property associated with the consent need to be undertaken with the approval of the Infrastructure Services Department and in line with current Council standards. See the General Advisory Notes at the end of this consent for further details.

Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

12. AFFORDABLE HOUSING CONTRIBUTION – PAYMENT IN ACCORDANCE WITH CLAUSE 6.17 OF THE WAVERLEY LOCAL ENVIRONMENTAL PLAN 2012

(a) The Affordable Housing Contribution is as follows:

(i) Pursuant to Clause 6.17 of the Waverley Local Environmental Plan 2012 and the Waverley Affordable Housing Contribution Scheme 2023, the applicant must provide Council a monetary contribution towards the provision of affordable housing.

(ii) The contribution of **$95,025** payable for the provision of affordable housing shall be paid in one complete payment to Waverley Council prior to the issue of any Occupation Certificate. This contribution amount has been calculated based on a total proposed market residential gross floor area of **439.93sqm**.

Condition reason: The proposal requires a contribution in accordance with Cl 6.17 of the WLEP and the Waverley Affordable Housing Contribution Scheme 2023.

13. ENGINEERING PLANS ASSESSMENT AND WORKS INSPECTION FEES (STORMWATER)

The Applicant must pay to Council fees for the assessment of all engineering plans and inspection of the completed works in the public domain inclusive of all stormwater assessments, in accordance with the Council's *Pricing Policy and Schedule of Fees and 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.

Condition reason: To allow for Council assessment officer time to assess engineering plans for approval and ensure payments are made prior to commencement of works.

14. ENGINEERING PLANS ASSESSMENT AND WORKS INSPECTION FEES (PUBLIC DOMAIN)

The Applicant must pay to Council fees for the assessment of all engineering plans and inspection of the completed works in the public domain, in accordance with the Council's *Pricing Policy and Schedule of Fees and 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.

Condition reason: To allow for Council assessment officer time to assess engineering plans for approval and ensure payments are made prior to commencement of works.

15. PLANNING AGREEMENT – LOSS OF AFFORDABLE RENTAL HOUSING

(a) The owner/ applicant is to:

(i) Enter into an Agreement the subject of the offer made by the applicant to the Council by letter dated 6 February 2026, in accordance with *Waverley's Planning Agreement Policy 2014* prior to the issue of any Construction Certificate for the development that relates to any building work, other than demolition, excavation, piling, shoring and ancillary work for construction purposes including site hoardings and temporary site sheds that relates to works contained in contained in (DA-45/2026); and

(ii) Pay a monetary contribution amount of **$ 472,300** prior to the issue of any Occupation Certificate for the Development (calculated in accordance with *Waverley's Planning Agreement Policy 2014* to offset the loss of the low-rental dwellings within the LGA.).

(iii) A Planning Agreement will be entered into under Section 7.4 of the *Environmental Planning and Assessment Act 1979* between the applicant/owner of the land the subject of the Development, the applicant and Council.

(b) In accordance with the said offer, the Planning Agreement shall make provision in respect to the following:

(i) The Planning Agreement shall be registered upon the title to the land the subject of the Development prior to the issue of any Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained in DA-45/2026, and

(ii) The owner/ applicant shall provide Council with a Bank Guarantee to secure the payment of the Monetary Contribution prior to the issue of any Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained in DA-45/2026 which is:

a. In a form acceptable to Council and from an institution acceptable to Council,

b. Irrevocable,

c. Unconditional, and

d. With no end date.

(c) The payment of the Monetary Contribution to Council is to be made prior to the issue of any Occupation Certificate for the Development and is to be applied towards a public purpose in accordance with the Agreement and Council's *Planning Agreement Policy 2014*.

Condition reason: The confirm the terms of acceptance of the Planning Agreement offered.

16. PLANNING AGREEMENT - FSR

(a) The owner/ applicant is to:

(i) Enter into an Agreement the subject of the offer made by the applicant to the Council by letter dated 20 August 2026, in accordance with *Waverley's Planning Agreement Policy 2014* prior to the issue of any Construction Certificate for the development that relates to any building work, other than demolition, excavation, piling, shoring and ancillary work for construction purposes including site hoardings and temporary site sheds that relates to works contained in contained in (DA-45/2026); and

(ii) Pay a monetary contribution amount of **$326,043** prior to the issue of any Occupation Certificate for the Development (calculated in accordance with *Waverley's Planning Agreement Policy 2014* at 63.93sqm of GFA exceedance at a rate of $5,100/$m^2$).

(iii) A Planning Agreement will be entered into under Section 7.4 of the *Environmental Planning and Assessment Act 1979* between the applicant/owner of the land the subject of the Development, the applicant and Council.

(b) In accordance with the said offer, the Planning Agreement shall make provision in respect to the following:

(i) The Planning Agreement shall be registered upon the title to the land the subject of the Development prior to the issue of any Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained in DA-45/2026, and

(ii) The owner/ applicant shall provide Council with a Bank Guarantee to secure the payment of the Monetary Contribution prior to the issue of any Construction Certificate that relates to any building work, other than demolition, excavation, piling, shoring and ancillary works for construction purposes including site hoardings and temporary site sheds that relates to works contained in DA-45/2026 which is:

(A) In a form acceptable to Council and from an institution acceptable to Council,

(B) Irrevocable,

(C) Unconditional, and

(D) With no end date.

(c) The payment of the Monetary Contribution to Council is to be made prior to the issue of any Occupation Certificate for the Development and is to be applied towards a public purpose in accordance with the Agreement and Council's *Planning Agreement Policy 2014*.

Condition reason: The confirm the terms of acceptance of the Planning Agreement offered.

PLAN DETAILS

17. VERIFICATION OF CONSTRUCTION CERTIFICATE DOCUMENTATION

(a) The preparation of the Construction Certificate plans shall be supervised and be to the satisfaction of an architect who is registered in accordance with the *Architects Act 2003* (i.e. a qualified designer) in accordance with the requirements of the *State Environmental Planning Policy (Housing) 2021*.

(b) In accordance with the *Environmental Planning and Assessment Regulation 2021,* the Principal Certifier must not issue a Construction Certificate unless it has received a Design Verification Statement from a qualified designer which verifies that the Construction Certificate plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in *SEPP (Housing) 2021*.

Condition reason: To ensure the architectural merits of the developments come to fruition.

18. ARCHITECTURAL DETAILING

Further details of the architectural detailing of the building are required to be submitted for review and the approval of Council's Executive Manager, Development Assessment (or delegate) which address the following matters:

(a) A schedule of external materials and finishes and design details of all elements of the building façade, including materials for structures on the roof terrace.

(b) Large-scale detailed sections (scale 1:50) illustrating the design of the roof, facades, method of fixing privacy screens, shading devices, balconies, planters and balustrades and major junctions between materials.

(c) Detailed drawings of the window operation.

Condition reason: To maintain the architectural integrity of the approved development.

19. BASEMENT STORAGE

The basement level is to provide separate and secure storage areas (in the form of lockable storage cages or the like), allocated to each apartment in the development for larger bulkier items (surfboards, boxes, camping equipment etc.) which are not suited to be stored within each individual apartment. Storage is to be allocated to individual units in accordance with the requirements of the *Waverley Development Control Plan 2022*.

Details are to be provided on the architectural plans and submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

Conditions reason: To ensure adequate storage is provided within the development.

CONSTRUCTION AND SITE MATTERS

20. HOARDING FOR CONSTRUCTION SITES

A hoarding is a temporary structure of solid construction, erected around the perimeter of construction sites to shield them from view and prevent unauthorised access. It is an important component in ensuring health and safety, for site workers, visitors and the general public and can also be part of a site security system to prevent theft or vandalism. The design and construction of any hoarding must be in accordance with the requirements of *Safe Work NSW*.

Council authorisation is required when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to Waverley Council's website by visiting the Hoarding and Scaffolding Guidelines webpage for more information.

To apply to occupy Council property (public domain and/or footway), complete the 'Application for Occupation of Council Footpath' form and submit it, directly to email building.compliance.admin@waverley.nsw.gov.au .

Please allow a minimum of 2weeks for processing your application.

Note: You are not to erect the hoarding or store building materials on Council's footpath until written permission is given by Council and all relevant fees have been paid. Failure to do so, may result in enforcement action.

Condition reason: Under Section 68 of the *Local Government Act 1993* and under Section 138 of *The Roads Act 1993*, where Occupation of Council property is required over the footpath or any public place, the approval of Council must be obtained and the applicable fees paid prior to any occupation. This is to ensure the safety of the site and public whilst construction occurs.

21. EROSION AND SEDIMENT CONTROL PLAN

(a) A *Soil and Water Management Plan* (SWMP), also known as an Erosion and Sediment Control Plan must be prepared by a suitably qualified person in accordance with *Waverley Council's Water Management Technical Manual*.

(b) The SWMP must be submitted and approved by the Principal Certifier prior to the issue of any Construction Certificate. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

(c) The recommendations of the SWMP must be implemented and maintained during all construction activities and until the site is fully stabilised following construction.

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

22. 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 Engineer's report in relation to the avoidance or minimisation of structural damage to adjoining properties are to be fully complied with during construction.

Details are to be provided on the architectural plans and submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

Condition reason: To ensure any excavation, shoring and pile construction is carried out in a safe manner.

23. 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.

Condition reason: To ensure the structural stability of work on site.

24. GEOTECHNICAL REPORT

A further detailed Geotechnical Report is to be submitted and approved by Council's Executive Manager, Infrastructure Services (or delegate), prior to the issue of the relevant Construction Certificate.

The Report must address how the excavation works can be carried out without damage or adverse impacts on adjoining properties including de-watering as a result of the proposed excavation.

Condition reason: To ensure geotechnical considerations have been adequately addressed prior to construction.

25. GROUND ANCHORS

Where any ground anchors (i.e., rock or sand anchors) are proposed to extend beyond the property boundary beneath roadways and / or other Council property, details must be submitted to Council's Assets Department and approved by the Executive Manager, Infrastructure Services (or delegate) prior to the issue of the relevant Construction Certificate. Separate approval will be required for ground anchors beneath roadways governed by the Transport for NSW (TfNSW).

For further information and the application form, refer to Council's website. Applications are to be submitted via email to assets@waverley.nsw.gov.au and associated fees shall be payable.

Condition reason: To ensure appropriate consideration is given for anchoring beyond the boundary of the site. Any proposed part of the structure extending beyond the private boundary must be reviewed and approved by the relevant Roads Authority.

26. SYDNEY WATER SECTION 73 COMPLIANCE CERTIFICATE APPLICATION

(a) An application to obtain a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be made prior to the issue of the relevant Construction Certificate. The application must be made through an authorised Water Servicing Coordinator.

(b) For more information about making an application to obtain a Section 73 Compliance Certificate, please consult Sydney Water's website.

(c) Following this application, a "Notice of Requirements" will be provided by Sydney Water that outlines any requirements of works to be completed prior to the issue of the Section 73 Compliance Certificate. Please make early contact with the Co-ordinator, as the building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

(d) A Section 73 Compliance Certificate must be issued from Sydney Water prior to the issue of an Occupation Certificate.

Condition reason: To comply with the requirements of Sydney Water.

27. PUBLIC INFRASTRUCTURE WORKS

The public domain is to be upgraded along the Hastings Parade street frontage for the site at the owner's expense in accordance with the current *Waverley Council Development Control Plan (DCP)* and *Public Domain Technical Manual* (PDTM) in force, at the time of engineering plan approval. The approved works must be completed to Council's satisfaction at no cost to Council.

Full design engineering drawings must be prepared by a suitably qualified and experienced engineering professional (registered on the NER of Engineers Australia) and must be submitted to Council's website through an Engineering Plan Assessment – Public Domain application for assessment and approval. The plans must be approved to the satisfaction of the Executive Manager, Infrastructure Services (or delegate) prior to the issue of relevant Construction Certificate.

Detailed engineering plans and specifications for the following infrastructure works are required to be provided:

(a) Road Pavement: The full renewal and reconstruction of asphalt pavement for half road width along the Hastings Parade frontage of the development site. Details of the road pavement treatments and sub-grade details are to be advised by Council. Line markings to be thermoplastic, or as directed by Council.

(b) Footpath, Kerb and Gutter: The existing footpath, kerb, and gutter traversing the Hastings Parade street frontage of the development site is to be reconstructed and upgraded in accordance with the current Waverley Council Development Control Plan (DCP) and Public Domain Technical Manual (PDTM) at the time of engineering plan approval. The proposed footpath, kerb, and gutter profiles must include longitudinal and cross sections to ensure proper connections to the existing Council infrastructure traversing the development site.

(c) Vehicle Crossing: A new vehicle crossing is to be provided to access the proposed internal car lift.

(d) Street Trees: A minimum of one (1) street tree(s) must be planted along the Hastings Parade street frontage. For all the existing and proposed trees within the Council verge, it is necessary to install appropriate tree pits, surrounds, and root cell barriers in accordance with the Waverley Council Public Domain Technical Manual. The chosen tree species and their placement must not interfere with the wheel-swept path or obstruct the proposed vehicular crossing. Waverley Council is to be contacted at the time of installing the root cell barriers prior

to planting the new trees. The tree species and specifications are to be liaised with Council prior to approval being granted.

(e) Replenish and returf the existing Council verge for the full frontage of the development site.

(f) Electrical Connections: 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.

(g) Utility Pillars: Any existing or proposed utility pillars, columns, and or poles on the site frontage must be relocated within the property boundary or undergrounded. The applicant must liaise with all relevant authorities for their approval and communicate to Council with written confirmation, before executing any works.

(h) The full public domain traversing all site frontages must be protected from the proposed building works. The applicant will be required to replace any damaged footpath, kerb and gutter, street furniture, or road pavement at no cost to Council.

Notes:

(a) The detailed design drawings are to include the following:

(i) Include cross-sections at approved intervals demonstrating a consistent 2.5% grade in the pedestrian pathway falling towards the road at all points across the entire frontage of the site.

(ii) Include long sections of the footpath, kerb and gutter, site boundary and road centreline showing the existing and proposed RL's, extending 5m either side of the development.

(iii) Levels along the property boundary with the public domain must either match existing OR maintain a longitudinal grade consistent with the neighbouring properties, at the discretion of Council. Council's public domain levels must not be modified to accommodate private vehicle or pedestrian access points.

(iv) Display the existing and proposed reduced levels (RL's) at each access point into the building.

(v) Show how it is proposed to identify the interface between the footpath area and paving within the site at the front and rear property boundaries.

(vi) Show details of any transitions required beyond the boundaries of the site.

(vii) Include details and proposed locations of any street furniture and street trees.

(viii) Show all services and pit locations in the footpath area being orientated to align with the direction of travel with infill covers.

(ix) Full details of any awnings complying with section 15.4 of the Waverley Council DCP 2022 (or equivalent at the time of assessment)

(x) Include details and specifications of any required paving such as materials used, paver type, paving pattern and jointing/stitching plans.

(b) Standard review timeframes for public domain plans and supporting documents are generally a minimum of (6) weeks from the date of submission. However, review timeframe may vary depending on the volume of applications being assessed noting submissions will be reviewed in the order they are received. Applicants are advised to allow adequate time for the assessment process.

(c) 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. No alterations or localised deviations within the public domain will be accepted to accommodate for internal level differences.

(d) Waverley Council standard drawings for public domain infrastructure assets are available upon request and online at Council Website. Details that are relevant may be replicated in the public domain design submissions, however; Council's title block must not be replicated.

(e) 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

(f) For more information, contact Council's Assets Department at assets@waverley.nsw.gov.au

Condition reason: To ensure that the public domain is upgraded in conjunction with the development of the site.

TRAFFIC MATTERS

28. 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. CTMP's are to be submitted via email to traffic@waverley.nsw.gov.au for assessment. 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

Note: It is recommended that any sites that are significantly large meet with Council prior to the preparation of the CTMP to discuss specifics. All sites within Waverley Council require the installation of a Construction Zone for the duration of building works unless the applicant is able to demonstrate adequate access is available otherwise.

Once approved, the works must be undertaken in line with and comply with the CTMP. Any modifications must be approved by Council's Executive Manager, Infrastructure Services, or delegate.

Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

29. LONG SECTIONS OF DRIVEWAY

To minimise instances of vehicular scraping, long sections drawn along both edges of the driveway shall be submitted to Council for the approval of the Executive Manager, Infrastructure Services prior to the issue of the relevant Construction Certificate. Drawings are to be submitted via email to traffic@waverley.nsw.gov.au for assessment.

The long section drawings shall:

(a) Include reduced levels (RL's) of the Hastings Parade centreline, carriageway, edge of bitumen, layback, kerb and gutter, footpath, property boundary, paving within the property and the car lift floor.

(b) Include existing and proposed levels.

(c) Include ground clearance of the B85 design vehicle using the ground clearance template contained in Appendix C of AS 2890.1: 2004 Off Street Car Parking.

(d) Show paving at the property boundary being sloped to follow the longitudinal fall on the Council's footpath at all points across the opening.

(e) Show all paving on Council's land being sloped/ drained towards the roadway.

(f) Include a separate drawing of any adjustments required to Councils footpath area to provide suitable vehicular access to and from the garage

Condition reason: To ensure a B85 standard design vehicle can enter/exit the site without vehicular scraping.

30. SWEPT WHEEL PATH DRAWINGS

In order to minimise the loss of on street parking, the proposed layback/gutter crossing may be reduced in width. In this regard, prior to issue of the relevant Construction Certificate, swept wheel path drawings, prepared by a suitably qualified and experienced Traffic Engineer, showing the swept wheel path of vehicles entering and exiting the car lift from Hastings Parade shall be submitted to Council for the approval of the Executive Manager, Infrastructure Services. Drawings are to be submitted via email to traffic@waverley.nsw.gov.au for assessment.

The swept wheel path drawings shall:

(a) Be drawn for the B85, standard design vehicle as described in AS/NZS 2890.1: 2004 Part 1 Off Street Car Parking.

(b) Accurately show the kerb and gutter, driveways and vehicles parked kerbside on Hastings Parade both opposite and to the immediate east and west of the proposed driveway.

(c) Show the minimum length of opening and clearances required at the property boundary to cater for the design vehicle swept wheel path.

(d) Accurately show the length of the Council's kerb and gutter remaining between the northern side wing of the existing driveway at No.155 and the southern of the proposed driveway at No.153

(e) Accurately show the length of the Council's kerb and gutter remaining between the southern side wing of the existing driveway at No.151 and the northern of the proposed driveway at No.153

Condition reason: To minimise the loss of on street parking and the overall driveway width on Council land.

STORMWATER AND FLOODING

31. STORMWATER MANAGEMENT

To ensure that stormwater runoff from the development is drained in an appropriate manner, without impact on neighbouring properties and downstream systems, a detailed plan and certification of the development's stormwater management system must be submitted on Council's website through an Engineering Plan Assessment application for assessment and approval. The plans must be approved to the satisfaction of the Executive Manager, Infrastructure Services (or delegate) prior to the issue of the relevant Construction Certificate.

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

The submitted stormwater management plan prepared by ITM Design, Job No. 23/133, Drawing No. H-DA2-00, H-DA2-01, H-DA2-02, H-DA2-03, H-DA2-04, H-DA2-05, H-DA2-06, H-DA2-07, H-DA2-08, H-DA2-09, H-DA2-10, H-DA2-11, Rev. B, dated 16/12/2025 is considered concept only.

The applicant must submit amended plans and specifications to comply with the current Council's *Water Management Technical Manual* (WMTM) and *Development Control Plan (DCP)* at the time of engineering plan approval. The submitted plans must be prepared by a suitably qualified and practising Civil Engineer (registered on the NER of Engineers Australia or equivalent) and comply with the following conditions:

(a) When proposing a pump out system, evidence must be submitted to Council that an honest and reasonable attempt has been made to acquire an easement to drain water through any of the downstream properties or demonstrate that all avenues to establish an easement are impractical or unviable.

(b) A full hydraulic design is required to determine the necessary storage requirements for a range of events up to and including the 1% AEP. The combined effective storage comprising the volume able to be pumped in 30 minutes plus the wet well storage must be not less than the volume of the runoff from a 1% AEP for 120-minute storm event.

(c) The total site discharge including both pump out systems must be lower than the Permissible Site Discharge (PSD)

(d) The pump out system must be connected to a stilling pit and gravity line before being discharged to Council's stormwater network. All piped drainage within Council land must be laid at a minimum 1% gravity fall towards the point of discharge. Charged systems on Council land will not be permitted in any circumstances.

(e) As a minimum, the pump system must consist of one duty and one standby pump.

(f) In the event of pump failure, pondage in a suitably visible area is provided. These areas must be sited with a view to minimise the cost of damage to occupiers of the property and include signage warning residents that inundation of the area may occur in the event of a pump failure.

(g) Sub soil drainage (seepage) water must not be directly or indirectly discharged to Council's street gutter.

(h) Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

(i) The development will at all times maintain the water quality system to achieve the following minimum pollutant removal targets for the entire site in perpetuity. Specifications for the proposed Stormwater Quality Improvement Device (SQID), including cross-sections and the hydraulics, and MUSIC model must be provided to Council for assessment.

Pollutant	% post development pollutant reduction targets
Gross Pollutants	90
Total Suspended Solids	80
Total Phosphorous	55
Total Nitrogen	40

(j) The rainwater tank must have a minimum capacity of 5000 litres and be connected to at least 156 m2 of roof area.

(k) Any proposed stormwater discharge within the footpath verge must be hot dipped galvanised steel hollow section with the size of 125mm x 75mm x 4mm (w x h x t). Note a minimum of 1m width of concrete kerb and gutter must be replaced encompassing this connection, with 10mm thick mastic expansion joints installed on both sides (full depth) and with a 600mm asphalt adjustment and liquid crack sealing if the asphalt is damaged as part of the works or found to be in a deteriorated state. A note must be added to the drawings to clarify this requirement.

(l) A sewer main runs through the property, therefore plans must also be presented to Sydney Water for their approval prior to the issue of a Construction Certificate.

Notes

(i) The submitted stormwater management plan must be consistent with the submitted and approved architectural plans.

(ii) The checklist as set out on pages 68-76 in Council's Water Management Technical Manual (October 2021) available online must be completed and submitted with any revision of Construction Certificate Plan Submissions.

(iii) Waverley Council has a template for the calculation of OSD and infiltration system sizing which is available upon request.

(iv) 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.

(v) 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 must not be replicated.

(vi) For more information, contact Council's Assets Department at assets@waverley.nsw.gov.au

(vii) Standard review timeframes for stormwater plans and supporting documents are generally a minimum of 4 weeks from the date of submission. However, review timeframe may vary depending on the volume of applications being assessed noting submissions will be reviewed in the order they are received. Applicants are advised to allow adequate time for the assessment process.

(viii) Evidence from a suitably qualified and practicing Engineer (registered on the NER of Engineers Australia or equivalent) that the approved design has been adhered to must be submitted to and approved by the Principal Certifier prior to the issue of the relevant Occupation Certificate.

(ix) All redundant pipelines (incl. kerb outlets) must be removed. Any affected infrastructure (such as footpath and kerb and gutter) must be reinstated to the satisfaction of Waverley Council as per Waverley Council Standard Drawings and specifications.

Condition reason: To ensure that the stormwater system is designed and constructed in accordance with Waverley Council's *Water Management Technical Manual* and will minimise the likelihood of stormwater related issues to the property owner, occupiers, neighbours and broader community.

32. TEMPORARY DE-WATERING OF UNDERGROUND STRUCTURES

If any temporary dewatering is required during the construction of underground structures, an application must be made with WaterNSW to obtain relevant approval and determine if a licence is required under the *Water Management Act 2000*, for temporary dewatering. A copy of the aforementioned approval must be submitted to Council.

If temporary dewatering is required and approved, a separate Waverley Council temporary de-watering application must be submitted via email to assets@waverley.nsw.gov.au and approved to the satisfaction of the Executive Manager, Infrastructure Services (or delegate) and associated fees paid prior to issue of any Construction Certificate.

Note: Permanent dewatering is not allowed. If a licence is required, then the Development Application becomes Integrated Development and Council's Development Assessment Planner must be consulted.

Condition reason: To ensure proper groundwater approvals are obtained and no permanent dewatering occurs as part of the proposed development.

33. GROUNDWATER ASSESSMENT

Council's default position is that all underground structures are to be fully tanked and waterproofed. Where a drained underground structure is proposed, or where the applicant seeks to demonstrate that tanking is not required, the following information must be submitted via email to assets@waverley.nsw.gov.au to the satisfaction and approval of the Executive Manager, Infrastructure Services (or delegate) prior to the issue of any Construction Certificate:

(a) A preliminary site hydrogeological investigation report prepared by a suitably qualified Geotechnical Engineer or Hydrogeological professional. The report must:

  (i) Include results from at least four groundwater monitoring bores installed on-site (distributed across the site to capture groundwater flow direction and variation, including at the outer extents of the underground structure most likely to be impacted by groundwater) extending at least 5 meters below the proposed underground structure slab level and monitored for at least one month (standpipes or piezometers should be used to monitor groundwater levels, and soil and lithological logs must be recorded)

  (ii) Clearly state whether groundwater is present and show the measured static groundwater level in each bore and in a site-wide groundwater contour plan in relation to the underground structure slab level.

  (iii) Outline the potential need for dewatering during construction.

  (iv) Comment on post-construction groundwater ingress and mitigation options:

    a. Fully tanked and waterproofed underground structure (if groundwater is identified within 5 meters of the slab level).; or

    b. Drained underground structure (if >5m above groundwater table).

(b) If groundwater is likely to be intercepted by the proposed works, or the above tanking requirement is contested, a detailed hydrogeological assessment must be prepared by a suitably qualified Geotechnical Engineer or Hydrogeological professional, providing detail on groundwater depth and seasonal variation (6-12 months minimum monitoring as advised by Council), groundwater flow direction and rate, hydraulic conductivity, water quality, and including a conceptual hydrogeological model.

(c) If groundwater interference is expected, a groundwater impact assessment is also required, assessing the short-term and long-term impacts of dewatering (if relevant) and evaluating potential effects on neighbouring properties due to settlement or subsidence, as well as on groundwater dependent ecosystems, and contaminant mobilisation. If the report cannot be provided, or if it indicates that the predicted highest groundwater level over a 50-year design life for the development cannot be confidently confirmed to be more than 2m below the base of the proposed underground structure slab level, the following measures must be implemented:

  (i) The underground structure must be fully waterproofed and tanked to prevent groundwater &/or seepage ingress. The design must ensure that the underground structure is capable of withstanding hydrostatic pressures without reliance on active or passive dewatering systems.

(ii) No subsoil drainage systems are to be installed around the perimeter of the underground structure walls or beneath the underground structure slab to prevent the potential extraction of groundwater.

Post construction extraction or discharge of groundwater is strictly prohibited by Council under any circumstances.

Fees for the preliminary and detailed hydrogeological report or investigation review are applicable as per Council's *Pricing Policy and Schedule of Fees and Charges*.

Notes

(i) Where groundwater is encountered and dewatering is expected to be required, prior to issuing the construction certificate a hydrogeological investigation must be carried out that includes a minimum of three wells to be installed for future groundwater monitoring purposes in accordance with the NSW Department of Planning, Industry and Environments (DPIE) document: 'Minimum Requirements for Building Site Groundwater Investigations and Reporting', dated October 2022 (or the current revised version).

(iii) The groundwater investigation, monitoring, inflow (seepage) analysis and reporting must be in accordance with the NSW Department of Planning, Industry and Environments document, Titled 'Minimum Requirements for Building Site Groundwater Investigations and Reporting', dated October 2022, or the most recent version. Groundwater level monitoring must be carried out for a minimum of three months as required by DPIE/WaterNSW requirements,

(iv) In accordance with DPIE/WaterNSW requirements, where seepage analysis demonstrates a seepage volume of less than 3ML/year then a Water Supply Works approval must be obtained, unless otherwise directed by DPIE/WaterNSW. Where seepage analysis demonstrates a seepage volume in excess of 3ML/year then a Water Access Licence (WAL) will also need to be obtained from WaterNSW. This is likely to require the purchase of 'water shares' in accordance with DPIE/WaterNSW requirements.

(v) Prior to the issue of any Construction Certificate, if required based on item (i), an application pursuant to the Water Management Act 2000 shall be made with WaterNSW to obtain Water Supply Works (WSW) approval. A copy of the aforementioned approval must be submitted via email to assets@waverley.nsw.gov.au and the Principal Certifier or details confirming (by WaterNSW) why a WSW is not required.

Condition reason: To ensure the potential groundwater impacts are identified and to avoid groundwater extraction, and ensure underground structures are designed to comply with Council's *Water Management Technical Manual* (WMTM).

ENERGY EFFICIENCY & SUSTAINABILITY

34. BASIX CERTIFICATE – DETAILS TO BE LODGED WITH A CONSTRUCTION CERTIFICATE

A copy of the required completed BASIX certificate accepted as part of this Development Consent with respect to the proposed residential building works, must be lodged with an application for a

Construction Certificate and the items nominated as part of the subject BASIX certificate must be specified on the plans submitted with the construction certificate application. – See Note.

Note: Any requirement detailed in the accompanying BASIX Certificate, MUST be included as a specific notation or inclusion on any future Construction Certificate plans and specification in accordance with Part 3 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2021*.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 *EP&A Regulation 2021*.

35. RENEWABLE ENERGY AND ENERGY EFFICIENCY

(a) No gas cooktops or gas ovens are permitted where works are proposed to the kitchen. Alternate options must be used such as electric or induction.

(b) No gas heating systems are permitted. If heating is provided it must be electric or solar sourced.

(c) Ceiling or wall mounted fans must be installed in all habitable rooms (main living areas and bedrooms).

(d) In circumstances where the existing BASIX certificate does not comply with the above, the BASIX certificate must be amended and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

(e) The architectural plans shall be updated to notate the above and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

Condition reason: To improve air quality and human health, and to ensure all new (or altered) homes have future capacity to be an all-electric building, powered by renewable energy.

36. RAINWATER TANKS

The construction certificate plans are to comply with the following requirements for the approved rainwater tank/s.

(a) Tanks are to be fitted with a first-flush device that causes initial run-off rainwater to bypass the tank

(b) Tanks are to be fitted with a screened rain head designed to prevent leaf litter entering into the water tank

(c) Tanks plumbed for internal water use must have a filter installed to prevent sediment from entering toilets and washing machines

(d) Pumps attached to the rainwater tank must be housed in an enclosure that is soundproofed.

(e) Tanks must have the overflow connected to a stormwater drainage system that does not discharge to an adjoining property, or cause a nuisance to adjoining owners

(f) Tanks must have a sign affixed to it stating the water in it is rainwater.

(g) The rainwater tank must be designed and installed as per the Plumbing Code, National Construction Code and relevant Australian Standards as well as manufacturer's

instructions. See the Rainwater Tank Design and Installation Handbook (2008) for guidance.

The construction certificate plans must comply with the above and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

Condition reason: To conserve water to comply with the Waverley Development Control 2022.

WASTE

37. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A *Site Waste and Recycling Management Plan (SWRMP) - Part 2* is to be submitted and approved by the Principal Certifier 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, and the contact details of those removing the waste must be retained on site at all times during construction.

Condition reason: To ensure resource recovery is promoted and the local amenity is protected during construction.

38. WASTE STORAGE AREAS

The development must have a waste storage area with sufficient space to accommodate the following minimum number of bins within the development:

(a) Residential component:

- (i) 2 x 240L Mobile Garbage Bins (MGBs) for general waste
- (ii) 2 x 240L MGBs for paper and cardboard recycling
- (iii) 2 x 660L MGBs for container recycling
- (iv) 2 x 240L MGBs for garden organics

All waste and recycling storage rooms must be built to meet all appropriate design requirements set in Part B1 of the *Waverley Council Development Control Plan 2022* to the satisfaction of the Principal Certifier.

Condition reason: To ensure appropriate waste storage areas are provided.

LANDSCAPE & TREES

39. LANDSCAPE WORKS IN A HABITAT CORRIDOR

(a) A landscape plan is to be submitted to and approved by Council's Executive Manager, Environmental Sustainability (or delegate) prior to the issue of the relevant Construction Certificate. The Landscape Plan shall provide a plant species list having:

(b) a minimum of 50% of the proposed trees, and

(c) a minimum of 50% of the shrubs, and

(d) a minimum of 50% of the grasses and groundcovers (not including turfed areas)

(e) to be indigenous or local native plants listed in Annexure B3-1 of the *Waverley Development Control Plan 2022*. Cultivars or hybrids of listed plant species are not to be counted towards this requirement.

(f) Landscape plans must include a planting schedule that lists all proposed plant species, plant number/s for each species and pot size including approved **replacement trees**.

(g) Three vegetation levels are required to be included in landscape design, e.g. (i) tree or tall shrub canopy, (ii) mid-storey and (iii) groundcover layer.

(h) Remove species regulated under the NSW Biosecurity Act 2015. This applies to four (4) Feral Olives (*Olea europaea*).

Condition reason: To ensure appropriate levels of native vegetation are included, providing vital habitat, shelter and food for local wildlife.

40. GREEN ROOF/PLANTERS LANDSCAPING DETAILS

The Landscape Plan shall comply with the provisions for green roofs contained in Part B3.2.3 of the *Waverley Development Control Plan 2022* 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.

(d) Any access to the roof is to be for servicing purposes only.

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

Details are to be provided on the landscape plans and submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

Condition reason: To ensure the landscaping is appropriate for the roof.

SERVICES

41. TELECOMMUNICATIONS INFRASTRUCTURE IN NEW MULTI UNIT DEVELOPMENTS

Evidence is to be provided to the Principal Certifier that arrangements have been made for:

(a) The installation of fibre-ready facilities to all individual lots and/or premises to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose; and

(b) The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises demonstrated through an agreement with a carrier.

(c) Where possible, service provisions are to be located within the building, avoiding chasing or external fixtures and visual clutter.

(d) Details to be approved by the Principal Certifier prior to the issue of any Occupation Certificate.

Condition reason: To ensure appropriate telecommunication services are provided.

COMPLIANCE PRIOR TO WORK COMMENCING AND DURING CONSTRUCTION

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

PRIOR TO ANY WORKS

42. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction phase, a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number and email address) of the Principal Certifier 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.

Condition reason: To ensure the general public are afforded the Principal Certifier and principal contractor's (the coordinator of the building works) contact details.

43. DILAPIDATION REPORT

(a) Before any site work commences, a Dilapidation Report must be prepared by a suitably qualified Engineer detailing the structural condition of adjoining buildings, structures or works and public land to the satisfaction of the Principal Certifier. At minimum, the following properties are to be included:

  (i) 149 Hastings Parade, North Bondi

  (ii) 153 Hasting Parade, North Bondi

  (iii) 112 Brighton Boulevard, North Bondi

  (iv) 114 Brighton Boulevard, North Bondi

(b) Where access has not been granted to an adjoining property to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the Principal Certifier that all reasonable steps were taken to obtain access to the adjoining properties.

(c) The report is to be dated, submitted to, and accepted by the Principal Certifier, prior to any work commencing on the site.

(d) No less than 14 days before any site work commences, adjoining property owner(s) must be provided with a copy of the Dilapidation Report for their property(ies) and a copy of the report(s) must be provided to Council (where Council is not the Principal Certifier) at the same time.

(e) 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.

Condition reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure affected neighbours and council are provided with the dilapidation report.

44. USE OF FILL ON SITE

(a) The following shall be adhered to:

(b) All fill imported onto the site shall be free of building and other demolition waste, and contain virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 of the *Protection of the Environment Operations Act 1997*.

(c) Sampling and analysis of the fill material should be conducted in accordance with the NSW EPA *Contaminated Land Guidelines Sampling design part 1 and part 2 (2022)* to ensure that the material is not contaminated.

(d) Any other waste derived material the subject of a resource recovery exemption under cl. 51A of the *Protection of the Environmental Operations (Waste) Regulations 2014* that is permitted to be used as fill material.

(e) Any waste derived material the subject of resource exemption received at the development site must be accompanied by documentation as to the materials compliance with the exemption conditions and must be provided to the Principal Certifier on request.

Condition reason: To ensure that land contamination does not occur.

45. SURVEY SETOUT

Prior to the commencement of construction, all footings, walls and floor slabs adjacent to a boundary must be set out by a registered surveyor. The building shall be sufficiently set back to ensure that no component of the building (such as the roof, guttering, or downpipes) encroach upon or overhang the boundaries of the site.

The registered surveyor shall provide a survey and report to the Principal Certifier indicating the position of the footings, walls and floor slabs in relation to the boundaries of the allotment, prior to the commencement of construction works.

Condition reason: To ensure the development does not encroach onto neighbouring properties.

DEMOLITION & EXCAVATION

46. 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:

(a) *Work Health and Safety Act 2011*;

(b) *Work Health and Safety Regulation 2017*;

(c) SafeWork NSW *Code of Practice* for the Safe Removal of Asbestos;

(d) *Australian Standard 2601-2001* – Demolition of Structures;

(e) *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 and Hazardous Materials Assessment for the approval of the Principal Certifier in accordance with *Australian Standard AS 2601-2001* Demolition of Structure and a Hazardous Materials Assessment.

The Work Plan and Hazardous Materials Assessment shall be prepared by a suitably qualified person and shall:

(i) Outline the identification of any hazardous materials, including surfaces coated with lead paint;

(ii) Confirm that no asbestos products are present on the subject land, or

(iii) 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);

(iv) Describe the method of demolition;

(v) Describe the precautions to be employed to minimise any dust nuisance; and

(vi) Describe the disposal methods for hazardous materials.

Condition reason: To ensure the safety of workers and the general public.

47. 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.

(b) Water must not be allowed to enter the street and stormwater systems.

(c) Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

(d) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to *Australian Standard AS1716* - 2012 Respiratory Protective Devices.

Condition reason: To ensure the safety of workers and the general public.

48. 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* to the satisfaction of the Principal Certifier.

Condition reason: To ensure that contaminated soil not escape the site.

49. EXCAVATION AND BACKFILLING

(a) 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.

(b) If an excavation associated with the erection or demolition or 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 suitably qualified and practising Structural Engineer.

(c) All work 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.

(d) All excavations and backfilling are to be managed on-site by a registered and practising Structural / Geotechnical Engineer.

(e) Vibration emissions must be monitored on-site at all times to ensure compliance with the recommendations of the detailed geotechnical report prepared by a suitably qualified and practising Structural / Geotechnical Engineer.

(f) All excavations and backfilling are to be carried out in accordance with the detailed Geotechnical Report.

(g) Any changes to the excavation methodology which deviate from the detailed geotechnical report must be reviewed by a suitably qualified and practising Structural / Geotechnical Engineer and approved by the Principal Certifier.

Condition reason: To ensure the structural stability of work on site and general safety.

CONSTRUCTION MATTERS

50. CONSTRUCTION HOURS

(a) 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 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.

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

Condition reason: To protect the amenity of the surrounding area during construction.

51. 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 boundaries. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval. If required, you can apply to temporarily use Council's footpath for the erection of a hoarding, scaffold, mobile scaffold, scissor lift, ladders, barricades

for abseiling work, and/or storage of building materials on Council's footpath. This is a separate application form and assessment process. Details of this can be found on Council's website under 'Occupation of Council Footpath'.

https://www.waverley.nsw.gov.au/planning/application_forms_and_certificates

Condition reason: To ensure building material is stored in an appropriate location.

52. BASIX (DURING BUILDING WORK)

During construction, the Principal Certifier should ensure the commitments listed in the BASIX certificate are met when conducting critical stage inspections.

Condition reason: To ensure compliance with the *SEPP (Sustainable Buildings 2022)*

53. CRITICAL/MANDATORY BUILDING INSPECTIONS DURING CONSTRUCTION

The building works are to be inspected during construction by the Principal Certifier in accordance with, Part 8 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* and the requirements of any other applicable legislation or instruments.

Condition reason: To ensure regular inspections occur throughout the construction process.

54. 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 for each level is to be submitted to the Principal Certifier during construction and prior to continuing with the construction of the subsequent level of the building. A final Certificate from a Registered Surveyor is required to be submitted for approval of the Principal Certifier, certifying the finished ridge and overall building height levels accord with the approved architectural plans.

Condition reason: To ensure buildings are sited and positioned in the approved location and to the approved height.

55. 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 Certifier 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.

Condition reason: To ensure buildings are sited and positioned in the approved location.

56. CONSTRUCTION OF SWIMMING POOLS AND OUTDOOR SPAS

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

(a) Any reinforced swimming pool/outdoor spa and other elements are 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.

Condition reason: To ensure the pool or spa and associated equipment is constructed and installed correctly.

57. WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary, including storage of building materials or goods. Separate approval is required for any works outside the property boundary, with fees being paid where applicable. Requests are to be made via email to assets@waverley.nsw.gov.au.

Condition reason: To ensure all works are located within the property boundary and specific approval is sought for any external works.

58. PRE-DEMOLITION DILAPIDATION REPORT

To ensure Council's infrastructure is adequately protected, a pre-demolition dilapidation report prepared by a suitably qualified engineer must be submitted to Council via email to assets@waverley.nsw.gov.au for records. All fees and charges associated with the collation of this report must be borne by the Applicant.

The report must show the existing condition of public infrastructure in the vicinity of the proposed development and along the travel routes of all construction vehicles and must include, but not be limited to, the location, description, and photographic record (in colour) of any observable defects to the following infrastructure where applicable:

(a) Road pavement

(b) Kerb and gutter

(c) Footpath

(d) Drainage pits and lintels

(e) Traffic signs

(f) Any other relevant infrastructure

Condition reason: To establish and document the structural condition of public assets for comparison as site work progresses, ensuring protection of Council's existing infrastructure from the construction activities undertaken.

59. NOTICE OF INTENTION TO COMMENCE PUBLIC DOMAIN WORKS

Prior to commencement of the public domain works, notice must be submitted via email to assets@waverley.nsw.gov.au. This notice must include the name and insurance details of the Contractor who will be responsible for the construction works, and the 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.

Condition reason: This is to ensure that the development has been granted with relevant CC design approval and obtained relevant permits from Council, along with copies of the current insurances provided to Council.

TREE PROTECTION & REMOVAL

60. TREE WORK

(a) If any trees on the site or on neighbouring properties require pruning, then permission must be gained from the owner of the tree(s) and an application to Prune or Remove Trees on Private Property (Tree Permit Application) must be submitted to Waverley Council for processing. Application forms are available on Council's website.

(b) If any trees on Council owned land require pruning, the application should be accompanied with a Tree Pruning Report, prepared by an Arborist with AQF level 5 qualification or above. The Report shall include photos showing the branches that need to be removed.

(c) The application and Report (where relevant) are to be submitted and approved by Council's Tree Technical Officer prior to any works or pruning to the affected tree/s.

Condition reason: To protect trees during construction.

61. REPLACEMENT STREET TREE PLANTING

The following trees must be planted:

(a) One (1) 200L *Banksia integrifolia* (Coastal Banksia) replacement tree must be planted on the grass verge in the same place as the removed *Banksia integrifolia* (Coastal Banksia) street tree.

i. The tree/s are to be planted by horticulturists/arborists with experience in constructing tree pits and planting large container size trees.

ii. The tree/s must be planted once the construction work is complete and before the Occupation Certificate is issued.

iii. Planting should adhere to the specifications in the Waverley Council Public Domain Technical Manual, Revision G, section I – Planting, I.05 New Street Tree – Nature Strip

iv. All approved tree work must be carried out by minimum AQF Level 3 arborist in accordance with AS 4373-2007 Pruning of amenity trees.

Condition reason: To ensure that the street remains to have suitable planting.

VEHICLE ACCESS AND PUBLIC DOMAIN WORKS

62. NEW VEHICLE CROSSING

A new vehicle crossing is to be provided to access the proposed car lift. A separate application (search "Driveway Works on Council Land" on Councils website) 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.

Applications for driveway works are to be lodged online via Council's website.

https://epwgate.waverley.nsw.gov.au/ePathway/Production/Web/Default.aspx

Condition reason: To ensure the development complies with Section 138 of the *Roads Act 1993*.

63. VEHICULAR ACCESS – FINISHED LEVEL

The internal finished level shall be construction to match the longitudinal fall of Councils footpath.

In this regard, the finished level at the property boundary on both sides of the vehicle crossing is to match the level of the back edge of existing concrete footpath.

Should the internal slab be poured incorrectly Council may require internal alterations be made and the slab adjusted.

Condition reason: To ensure stormwater falling on Council land drains away from the property boundary.

64. PUBLIC DOMAIN ENGINEERING INSPECTIONS

To ensure all public infrastructure engineering works required by Council under this consent will be constructed to the satisfaction of the Executive Manager, Infrastructure Services (or delegate), the following hold-point inspection(s) will be required:

(a) Road Pavement

  (i) Base Course spread and compacted

  (ii) Wearing course laid

(b) Kerb and Gutter & Footpath Paving

  (i) After completion of formwork and prior to casting of concrete

  (ii) After full completion and restoration

(c) Landscape

  (i) After completion of plantings

  (ii) After full completion and restoration

All applicable engineering inspection fees shall be raised in accordance with Council's *Pricing Policy and Schedule of Fees and Charges* at the time of engineering inspection. A minimum 48 hours' notice will be required when scheduling the site inspections. To arrange a site inspection, please contact the assessing Infrastructure Engineer via email.

Condition reason: To ensure the proposed work within the public domain area is constructed in accordance with approved design plans and Council's specifications and guidelines.

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 Certifier in all instances, except where a condition explicitly specifies that the approval of Council or a Council Officer is required, prior to the issue of an Occupation Certificate or Subdivision Certificate, whichever applies.

CERTIFICATES, LICENSES, EASEMENTS AND RESTRICTIONS

65. FINAL OCCUPATION CERTIFICATE

(a) Prior to occupation or use of the development, an Occupation Certificate must be obtained.

(b) The Principal Certifier 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.

Condition reason: To ensure an Occupation Certificate is issued prior to occupation or use of the development.

66. FLOOR SPACE RATIO

The following applies to Floor Space Ratio:

(a) The Gross Floor Area of the building shall be limited to **439.93 m²**.

(b) Prior to any Occupation Certificate (including Interim) being issued, a Registered Surveyor must provide certification of the total Gross Floor Area (categorised by each 'use' in the development), utilising the definition under the *Waverley Local Environmental Plan 2012*, applicable at the time of development consent, to the satisfaction of the Principal Certifier. A copy is to be forwarded to Council for its records on the Development Application file.

Condition reason: To ensure the constructed development complies with the approved floor space ratio in the relevant consent.

67. BUILDING HEIGHT

(a) The height of the building/s must not exceed the following RLs (AHD) to the top of the buildings and (where relevant) to the top of building parapets:

  (i) Ridge/parapet height: **RL 35,140**.

  (ii) Services roof enclosure: **RL 35,210**.

(b) Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification that the height of the building accords with (a) above, to the satisfaction of the Principal Certifier.

Condition reason: To ensure the constructed development complies with the approved height.

68. CERTIFICATION OF ACOUSTIC PERFORMANCE

An acoustic report/certificate prepared by a suitably qualified acoustic consultant is to be submitted to the Principal Certifier and the Council's Executive Manager, Compliance (or delegate), certifying that all acoustic recommendations (including noise from mechanical plant)

and conditions of consent (including the operational conditions) have been incorporated into the development and can be satisfied.

Condition reason: To ensure acoustic amenity is achieved.

69. CERTIFICATION OF ALL MECHANICAL PLANT

All mechanical plant is to be tested. A 'Certificate of Testing', accompanied with a copy of the final test figures, certifying that the system/s complies with the conditions of this consent, National Construction Code (NCC) and relevant Australian Standards is to be submitted to the Principal Certifier. The testing, Certificate and figures referred to in this condition, are to be undertaken by a suitably qualified person,

Condition reason: To ensure the proper installation and testing of the mechanical plant has been undertaken.

70. CERTIFICATION OF BASIX COMMITMENTS

All commitments listed in each relevant BASIX Certificate for the development must be fulfilled prior to any Occupation Certificate being issued.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75, *Environmental Planning and Assessment Regulation 2021*).

71. CERTIFICATION OF APPROVED DESIGN

In accordance with the *Environmental Planning and Assessment Regulations 2021*, the Principal Certifier must not issue an Occupation Certificate, to authorise a person to commence occupation or use of the development unless it has received a Design Verification Statement (DVS). The DVS is to be prepared by the registered architect (who is registered in accordance with the *Architects Act 2003* i.e. qualified designer) that verifies that the building achieves the design quality of the development as shown in the plans and specifications in respect of which the relevant Construction Certificate was issued, having regard to the design quality principles.

Condition reason: To maintain the architectural integrity of the approved development through the construction phase.

72. CERTIFICATION OF LANDSCAPING

At the completion of all works a certificate is to be submitted to the Principal Certifier from a suitably qualified Landscape and/or Arboriculture Consultant certifying that the work has been completed in accordance with the approved Landscape Plan and that a maintenance program has been established. Where relevant, the waterproofing of any green roof / planter is to be tested, and evidence of the test is to be provided with the certification.

Condition reason: To ensure that a high-quality landscape solution is appropriately established and maintained for the life of the development.

73. CERTIFICATION OF NEWLY CONSTRUCTED STORMWATER DRAINAGE

Prior to the issue of any Occupation Certificate, certification must be provided from a suitably qualified and practicing Engineer or Plumber, that any new stormwater drainage system has been

constructed in accordance with the Development Consent, Water Management Technical Manual, all applicable Codes, Policies, Plans, Standards, and good engineering practice.

A copy of the certification/s must be submitted via email to assets@waverley.nsw.gov.au for Council's records and the Principal Certifier for approval, prior to the issue of any Occupation Certificate.

Condition reason: To ensure the stormwater system has been constructed in accordance with the approved stormwater management plans and to best engineering practice.

74. WORKS-AS-EXECUTED DRAWINGS – STORMWATER MANAGEMENT SYSTEM

Prior to the issue of the final Occupation Certificate, a Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared, stamped, and signed by a Registered Surveyor. This drawing must detail the alignment of the stormwater management system including all pipelines, pits and other drainage-related infrastructure.

A suitably qualified and practicing Engineer (registered on the NER of Engineers Australia or equivalent) must provide certification of the WAED of the stormwater management system that the 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.

An original colour copy of the WAED, to scale, together with the aforementioned certification, must be submitted via email to assets@waverley.nsw.gov.au for Council's records. Where changes have occurred, the Council-approved plans must be marked-up in red colour and must include new/amended levels and locations for the drainage structures and works.

Condition reason: Ensure Council have a record of the stormwater management systems on site, which may be used for the provision of advice for any future or remedial works.

75. SUPERVISING ENGINEER FINAL CERTIFICATE – PUBLIC DOMAIN

Prior to the issue of any Occupation Certificate for the works, the Applicant must submit to Council, a Final Certificate from the Supervising Engineer (Chartered engineer registered on the NER of Engineers Australia) confirming that the public domain works have been constructed in accordance with the Council-approved plans and Waverley Council standards and specifications. The certificate must include commentary to support any variations from the approved drawings.

Condition reason: This is to ensure that the proposed works constructed within the Council's public domain are as per the approved design plans and certified by the applicant's supervising engineer.

76. WORKS-AS-EXECUTED PLAN – PUBLIC DOMAIN

To ensure public infrastructure works required under the consent are completed in accordance with the approved plans and specifications, a Work-as-Executed plan of the completed works, prepared by a registered surveyor, must be submitted for review to the Principal Certifying Authority and the Council. Any required rectification works must be carried out by the Applicant and approved by must be submitted to Council and approved by the Executive Manager, Infrastructure Services (or delegate) prior to the 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 (registered on the NER of Engineers Australia) must be submitted to support all variations from the approved plans.

Condition reason: The reason for this condition is to ensure all the proposed works within the public domain are completed by per design approval granted by Waverley Council, and copies of the 'As-Build' brand new assets are provided to Council.

77. CERTIFICATION OF PUBLIC INFRASTRUCTURE WORKS

Prior to the issue of any Occupation Certificate, a final Compliance Certificate must be obtained from Council's Executive Manager, Infrastructure Services (or delegate) confirming that all works in the road reserve including all public domain infrastructure and restorations have been completed and constructed to Council's satisfaction, as required under the consent. A final inspection is required to be carried out by Council's Infrastructure Engineer.

Notes

(i) The issue of a final Compliance Certificate from the Council's Infrastructure Engineer will be withheld should there be any outstanding fees and charges applicable to the development. This includes but is not limited to fees applicable for engineering plans assessment and work inspection fees.

(ii) The refund of any damage and/or security deposits will be subject to the satisfactory restoration and rectification of all civil infrastructure that have dilapidated as a result of the construction activities associated with this development consent, as determined by the Council.

(iii) To ensure satisfactory performance of the public domain works, a defects liability period of twelve (12) months shall apply to the works in the road reserve following completion of the development. The defects liability period shall commence from the date of issue of the compliance certificate for the public domain works for the Occupation Certificate. The applicant shall be liable for any part of the work which fails to perform in a satisfactory manner during the twelve (12) months' defects liability period.

Condition reason: This is to ensure that all works are completed as per the approved DA and Council's requirements including any restorations works. This includes rectification of any part of the work which fails to perform during the 12 months defects liability period prior to handing over to Council.

78. 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 engineer's design;

(b) Evidence that the swimming pool/outdoor spa has 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*.

Condition reason: To ensure the swimming pool/outdoor spa has been constructed appropriately to ensure the safety of users.

79. DECOMISSIONING GROUND ANCHORS

Prior to the issue of any Occupation Certificate, a certificate from a suitably qualified Structural or Geotechnical Engineer (registered on the NER of Engineers Australia) must be submitted via email to assets@waverley.nsw.gov.au confirming that all temporary soil/ground anchors installed into the public road reserve, have been decommissioned and are not transferring any structural loads into the road reserve stratum.

Condition reason: Temporary ground anchors were approved, but these must be destressed to prevent ongoing load and/or damage to Council assets.

80. CREATION OF POSITIVE COVENANT AND RESTRICTION FOR THE STORMWATER MANAGEMENT CONTROLS

A "Positive Covenant" and "Restriction on the Use of Land" must be created for the stormwater management system under Section 88E of the *Conveyancing Act 1919*, to ensure the system is maintained and kept free of debris/weeds. The property owner/occupant must not modify or remove the stormwater management system without consent from Council.

Where a stormwater quality improvement system is proposed, the "Positive Covenant" and "Restriction on the Use of Land" must also apply to the stormwater quality improvement system to ensure that the system is maintained and functioning effectively. The covenant requirements must include the submission of an annual report on water treatment by the first business day on or after the 1st of September each year. The annual report is to be submitted annually to Council for records.

The applicant must submit Council's Legal Document Authorisation Application' in line with Council requirements (including the wording of the Instrument) via email to assets@waverley.nsw.gov.au. Approval is required from the Executive Manager, Infrastructure Services (or delegate) prior to lodgement with NSW Land Registry Services.

Evidence of the creation of the Positive Covenant and Restriction on the Use of Land, being registered on the Title must be submitted to Council for records and to the Principal Certifier, prior to the issue of any Occupation Certificate.

All legal costs associated with the review and registration of the legal instrument must be borne by the applicant and/or owner(s).

Note: Waverley Council is not a PEXA subscriber. The required legal instruments must be lodged in paper through the PEXA Residual Documents Portal using the "Dealing with Exception" pathway and the Lodgement Rules Exceptions form (selecting exception 41.1 or 45.1).

Condition reason: To ensure the key stormwater management controls are not modified or removed without Council consent, are maintained in order to minimise flooding impacts within the downstream catchment and these are embedded on the title of the land and all future owners can be made aware of this.

81. ONGOING MAINTENANCE – STORMWATER DRAINAGE SYSTEM

An ongoing maintenance plan for the stormwater system is to be submitted via email to assets@waverley.nsw.gov.au to the satisfaction of the Executive Manager, Infrastructure Services (or delegate) prior to the issue of the relevant Occupation Certificate.

At a minimum, the system must be:

(a) Kept clean and free from silt, rubbish and debris.

(b) Be maintained so that it functions in a safe and efficient manner.

(c) Not be altered without prior consent in writing of the Council.

(d) 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.

(e) The stormwater treatment system must be maintained in accordance with the manufacturer's or designer's specification for the life of the development.

(f) The registered proprietor must submit written intent to establish and maintain a Planned Preventative Maintenance (PPM) schedule of the pump out system. Council will not be liable for any claims for damages arising from the failure of the pump out system.

Condition reason: Ensure the stormwater drainage systems are maintained and continue to operate as intended.

82. SYDNEY WATER SECTION 73 COMPLIANCE CERTIFICATE

A Section 73 Compliance Certificate must be issued from Sydney Water prior to the issue of an Occupation Certificate.

Condition reason: To ensure compliance with Section 73 Compliance Certificate under the *Sydney Water Act 1994*.

MANAGEMENTS PLANS

83. PLAN OF MANAGEMENT - WASTE AND RECYCLING STORAGE

A Waste Management Plan must be submitted to the Principal Certifier and include including the following where relevant:

(a) All arrangements including relevant and current contracts for recyclables and all other waste (collection and disposal)

(b) The waste storage area and bins must be cleaned and maintained regularly with appropriate lighting.

(c) Confer with Sydney Water regarding whether a Trade Waste Agreement is required. A copy of the agreement shall be forwarded to Council if one is entered into with Sydney Water.

(d) The role and responsibility of managing composting facilities (if provided);

(e) Clear signage identifying the different bin types, space for reusable items such as crates and pallets, bulky household waste and problem waste must be displayed.

(f) The recycling bins must be placed alongside the general waste bins for ease of access and to encourage recycling habits.

(g) Responsibilities for transporting bins from the storage points to the nominated collection area, cleaning of bins, cleaning of storage areas and booking and transporting bulky waste for Council pick up must be outlined in contracts with the building manager, cleaners and tenants.

(h) Responsibilities for regular monitoring of bins for contamination and educating residents on how to use the waste and recycling services.

(i) Responsibilities to inspect, maintain and repair all waste management equipment, such as chutes, bin lifts, compactors and other equipment.

(j) Responsibilities to liaise with the council or the collection contractor on waste management issues and service requests.

(k) All waste and recycling bins must only be placed out on Council footpath for collection no earlier than 5:30 p.m. on the day prior to the designated waste collection day and retrieved from the kerbside as early as possible.

(l) The occupant/body corporate shall be provided with at least one copy of the Waste Management Plan. An additional copy of the plan is be available on site when requested.

(m) At no times shall bins be stored on the public domain (e.g. footpaths).

Condition reason: To ensure that waste is appropriately managed during occupation of the development.

OTHER MATTERS

84. 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, near the pedestrian entry point. Should the number be fixed to an awning then it shall be a minimum 150mm high.

Condition reason: To ensure the property address is clearly identified and to ensure compliance with NSW Geographical Names Boards Policy and Principles 2024.

85. ALLOCATION OF STREET NUMBER

(a) The redevelopment or subdivision of the property requires the allocation of street numbers as follows:

(i) No. 153 Hastings Parade for the primary address;

(ii) No. LG01/153 Hastings Parade for the allotment on the lower ground floor;

(iii) No. G01/153 Hastings Parade for the allotment on the ground floor;

(iv) No. 101/153 Hastings Parade for the allotment on the first floor.

(b) The address number for a sub-address site shall consist of the sub-address followed by the number of the primary address site.

(c) The address number for a sub-address site shall not consist of the primary address number on its own.

(d) The address number for a sub-address site shall not consist of the primary address number with an alpha suffix.

(e) Sub-address numbers shall be applied in a logical sequence and within a primary address site shall be unique regardless of the type of the address.

(f) Should the proposed development change, Council reserves the right to reassess the Allocation of Street Number.

(g) Any variation to the above street numbering requires a new application to be lodged with Council.

Condition reason: To ensure the property address is clearly identified and to ensure compliance with NSW Geographical Names Boards Policy and Principles 2024.

OPERATIONAL MATTERS

The following operational conditions must be complied with at all times, throughout the use and operation of the development or use.

AMENITY AND SAFETY

86. WASTE/BIN COLLECTION DAYS

Waste and recycling bins shall be placed out on Council footpath for collection no earlier than the evening on the day prior to collection day. Waste and recycling bins shall be removed from the Council footpath, nature strip or public domain on the day of collection. Waste and recycling bins are not permitted on Council footpaths, nature strips or in the public domain at any other time.

Condition reason: To protect the amenity of the local area.

PARKING AND ACCESS

87. VEHICLE ACCESS

All vehicles including service vehicles entering and exiting the building are to do so in a forward direction. Any vehicle utilising a car, motorcycle or bicycle space is to be parked fully within the confines of the site and is not to park over the public footway at any time.

Condition reason: To improve safety when entering and exiting the site.

88. ADJUSTMENTS TO STREET SIGNS

Any street signs required to be removed as a result of the works shall be relocated at the applicant and/or owner's expense in accordance with Council's requirements. Applicants are to email traffic@waverley.nsw.gov.au for details.

Condition reason: To ensure signage is provided.

89. HEADROOM CLEARANCE

The headroom clearance on the entry and within the garage is to be a minimum of 2.2 metres.

The headroom clearance within the accessible parking spaces and adjacent shared zones is to be a minimum of 2.5 metres.

Condition reason: To ensure adequate head clearance set in AS2890.1 are met.

90. PARKING PERMITS

Occupants of the building are not to be eligible for resident parking permits under Council's Resident Parking Scheme.

Condition reason: To align with Council's Resident Parking Scheme.

GENERAL ADVISORY NOTES

1. DEVELOPMENT IS TO COMPLY WITH LEGISLATION

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.

2. DEVELOPMENT MUST MEET CONDITIONS OF CONSENT

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the *Environmental Planning and Assessment Act 1979* to carry out development that is not in accordance with this consent.

3. 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:

(a) Please read your conditions carefully.

(b) Information to be submitted to Council should be either via email to info@waverley.nsw.gov.au or via the NSW Planning Portal (if required).

(c) Attention the documentation to the relevant officer/position of Council (where known/specified in condition).

(d) Include DA reference number.

(e) Include condition number/s seeking to be addressed.

(f) 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).

(g) 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.

(h) 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.

(i) Please note, in some circumstances, additional fees and/or additional documents (hard copy) may be required.

(j) Council's standard for review (from date the relevant officer receives documentation) is 14 days. Times may vary or be delayed if information is not received in this required manner.

4. SYDNEY WATER REQUIREMENTS

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. 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.

5. 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.

6. 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 1800 810 443.

7. EXCAVATION TO BE LIMITED

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

8. TREE REMOVAL/PRESERVATION

Any trees not identified for removal in this application have not been assessed and separate approval may be required.

Details on additional criteria regarding tree on development sites can be found in Waverley Council Tree Management Guidelines 2022, 10. Appendices.

9. SUITABLY QUALIFIED ACOUSTIC CONSULTANT

In these conditions, reference to a suitably qualified acoustic consultant means an individual who possesses the qualifications to render them eligible for membership of both the Australian Acoustics Society and Institution of Engineers Australia at the grade of member or an individual who is employed by a member firm of the Association of Australian Acoustic Consultants.

10. ADDITIONAL INFORMATION IN RELATION TO SECURITY DEPOSIT – RELEASE PROCESS

Following completion of all works and satisfaction of all consent conditions, an Occupation Certificate will be issued for the site and uploaded to the NSW Planning Portal. Waverley Council

will receive notification of this achievement and will begin the process of reviewing the site prior to release of the site's security deposit.

An officer from the Infrastructure Services team will attend the site and inspect the public domain in order to confirm that all public domain works within the conditions of consent have been completed to Council's satisfaction and that no damage has occurred associated with the works. Specifically, they will be assessing the condition of the:

(a) Footpath/s,

(b) Kerb and Gutter,

(c) Nature strip, turf and any trees,

(d) Stormwater assets,

(e) Driveway crossings,

(f) Roadway/s, &;

(g) Any other public assets within the frontage or affected by the works.

It is the applicant's responsibility to ensure that the public domain is undamaged from the construction works which have occurred, and that any assets which have been renewed are completed with the consent of the Infrastructure Services Department (assets@waverley.nsw.gov.au) and in line with current Waverley Council Standards and Guidelines. Should there be any damage identified or works completed which do not meet Council's quality requirements, a Council officer will be in contact to outline what needs to be rectified prior to the release of the Security Deposit. Once all issues have been rectified to Council's satisfaction, the finance department will be notified to process the refund.

If no issues are identified onsite, the full security deposit should be typically expected to be refunded within 12 weeks from the date of upload of the site's final Occupation Certificate to the NSW Planning Portal by the site's Principal Certifier.

11. ENCROACHMENT BEYOND BOUNDARY

Vehicles parked on the hardstand shall not encroach onto the Council's footpath area at any time.

12. APPROVALS FOR WORKING THROUGH OR WITHIN THE PUBLIC DOMAIN

To carry out work in, on or over a public road, the Consent of Council is required as per *Local Government Act 1993* and *Roads Act 1993*. Prior to the commencement of the relevant works and considering the lead times required for each application, permits for the following activities are to be obtained and copies submitted to Council with the Notice of Intention to Commence Public Domain Works.

(a) Road Opening Permit - The applicant shall apply for a road-opening permit and pay the required fee if there is a requirement to dig up a road, footpath or nature strip (typically trenching for service connection, maintenance or rehabilitation). Common purposes for this permit include electrical, gas, portable water connection, stormwater or telecommunication works. No opening of the road or footpath surface shall be carried out without this permit being obtained and a copy kept on the site. The applicant shall use Council's online portal to apply for a Road Opening Permit.

(b) Occupy/Close a Public Road or Footway: The applicant shall apply for a permit if construction works require the occupation of a parking lane, road lane, cycleway, footpath, or open space. Common reasons for needing this permit include the use of boom or line concrete pump, cherry picker, scissor or boom lift or a mobile crane. Public Liability Insurance of minimum $20m, a Traffic Guidance Scheme or Traffic Management Plan plus a NSW Police Notification are generally required. The applicant shall use Council's online portal to submit the application.

(c) Construction Zone Permit: If works require using a public space along the kerb of 9m or more, for a period of 13 weeks or more, a Construction Zone Permit is required. The applicant shall use Council's online portal to submit the application.

(d) Occupation of Council Footpath: The applicant shall apply for an Occupation of Council Footpath and pay the required fee when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to the Hoarding and Scaffolding Guidelines and apply via the PDF application form available online which is submitted directly to Council. For construction impacts that will go beyond the footpath, the applicant must use the 'Occupy/Close a Public Road or Footway' application.

(e) Stand a Skip Bin / Container / Storage Unit on Public Road: The applicant can pay a fee to temporarily house a bin or storage unit in a roadside parking space, regardless of whether the spot is metered or subject to a residential permit area. Apply via submitting the PDF application available online directly to Council. If there are more elaborate construction impacts on public land such as needing to use a cherry picker or mobile crane, use the Occupy/Close a Public Road or Footway application instead.

13. RETURN OF BINS

Prior to vacancy or demolition of the existing buildings approved in this application, all waste and recycling bins are to be returned to Council (contact Council's customer service centre to arrange).

A new application for waste and recycling bins can be made to Council on completion of building works and prior to the issue of an Occupation Certificate.

14. VEHICULAR ACCESS TO AND FROM HASTINGS PARADE

Having regard to the narrow nature of Hastings Parade resulting in access into and out of the garage at times being difficult when vehicles are parked adjacent to or opposite the garage, any application submitted to Council for consideration to be given to installing full or part time parking restrictions in the lane to improve vehicular access requires the approval of Council and consultation with residents of nearby properties prior to any restrictions being imposed. Requests are to be made via email to traffic@waverley.nsw.gov.au. Noting Council may not approve the installation of parking restrictions in some instances.

DICTIONARY

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021* and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Waverley Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the *Environmental Planning and Assessment Act 1979*.

Local planning panel means Waverley Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the *Environmental Planning and Assessment Act 1979* respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021*.

Suitably qualified acoustic consultant means a suitably qualified acoustic consultant means an individual who possesses the qualifications to render them eligible for membership of both the Australian Acoustics Society and Institution of Engineers Australia at the grade of member or an individual who is employed by a member firm of the Association of Australian Acoustic Consultants.

153 HASTINGS PARADE, NORTH BONDI, NSW 2026



Drawing List (DA)

DA000	Cover Page	DA570	Storage Calculation Diagram
DA001	Project Information	DA600	Solar Access Diagram Proposed
DA002	Demolition Plan	DA601	Solar Access Diagram Existing
DA003	Site Analysis	DA610	Shadow Diagram
DA004	Site Plan	DA611	Shadow Diagram
DA100	Basement Plan	DA612	Shadow Diagram
DA101	Lower Ground Plan	DA613	Shadow Diagram
DA102	Ground Floor Plan	DA900	Windows Schedule/Skylight
DA103	Level 1 Plan		
DA104	Roof Plan		
DA200	Elevation Sheet 1		
DA201	Elevation Sheet 2		
DA202	Elevation Sheet 3		
DA300	Section Sheet 1		
DA400	Finishes Schedule		
DA410	Photomontage		
DA500	GFA Diagram		
DA510	Deep Soil Diagram		
DA520	Landscape Diagram		
DA530	Height Limit Diagram		
DA550	Private Open Spaces		

RECEIVED
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr
U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs
Ceiling fan locations per Assessor Certificate
Water - Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy – Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

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LEGEND:

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AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
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R	240L RECYCLING BIN
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ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?p=mcPOpFWb
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CLIENT:
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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Cover Page

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: NTS	DRAWING NO: **DA000**	ISSUE: **D**
PROJECT NO: 2503		

PROJECT INFORMATION			
153 HASTINGS PARADE, NORTH BONDI			
Information	**Site Council DCP / LEP**		**Proposed**
Site Area	**477.5**		
Zoning	**R3**		
Allowable GFA	**286 m²**		439.9m²
Allowable FSR	**0.6:1**		0.92 :1
Height Control	**9.5**		9.5**(m)**
Adaptable Units			
Liveable Units			

CARPARKING REQUIREMENT				
	RATE (per unit)	**No. of Units**	**Required (Max.)**	**Proposed**
3 Bed		3		3
		Total Residential		**3**

MOTORCYCLE & BICYCLE REQUIREMENT				
	Requirement	**No.**	**Required (Min)**	**Proposed**
Motorcycle			-	1
Bicycle		3 Dwellings	-	3
EV Charging Point		5 Car spaces	-	3

WASTE GENERATION & MANAGEMENT				
	Rate	**Litres / Week**	**Required Bins / Week**	**Proposed Bins/ Week**
Garbage	120 L/Unit/Week			2×240L
Recycling	120 L/Unit/Week			2×240L
Food & Garden Organics	10 L			2×240L
Total				**6**

CERTIFIED ENERGY - SUMMARY COMMITMENTS TABLE

1300 443 674
quote@certifiedenergy.com.au
www.certifiedenergy.com.au

Project Details

Accreditation Number: HERA 10056 | CE Reference Number: 250177.3

Proposed:	Multi Occupancy	Address:	153 Hastings Parade, NORTH BONDI, NSW, 2026
Lot Number:	38	DP NUMBER:	786

Thermal Comfort

NatHERS Certificate Number: 0013244060

Windows

For detailed window specifications please refer to NatHERS Certificate

± SHGC tolerance is allowed with this rating (refer to NatHERS Certificate). This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher. If any of the windows selected are outside the tolerance then certificate is no longer valid and the dwelling will need to be rerated to confirm compliance

Glazing (Dwelling or Unit)	Style	Glass Type	Frame Type	Code	U-Val	SHGC (Substitution Tolerance)	
U1, U2	-	Doubled Glazed Clear	Aluminium (Standard)	HAFWD-025-037-001	2.36	0.38	
U1, U2	-	Doubled Glazed Clear	Aluminium (Standard)	HACWD-035-022-001	3.39	0.22	
U1	-	Doubled Glazed Clear	Aluminium (Standard)	AWS-112-345-001	2.34	0.52	
U2	-	Doubled Glazed Clear	Aluminium (Standard)	HASDD-025-041-001	2.45	0.39	
U2, U3	-	Doubled Glazed Low-E Clear	Aluminium (Standard)	ALM-004-01 A	4.80	0.59	glass block wall
U3	-	Single Glazed Clear	Aluminium (Standard)	HAFWS-040-062-001	3.97	0.64	
U3	-	Single Glazed Clear	Aluminium (Standard)	HASDS-045-062-001	4.45	0.61	

External Walls		Requirements	Insulation	Additional Notes
Cavity brick	All Dwellings	Light Colour	R1.00 Anti-glare foil with bulk no gap with 0.20 Thermal Break	
Concrete block	All Dwellings	Light Colour	R2.70 Anti-glare foil with bulk no gap with 0.20 Thermal Break	
Cavity brick	U2, U3	Light Colour	R1.00 Anti-glare foil with bulk no gap	

Internal Walls			Additional Notes
Single skin brick	All Dwellings	No Insulation	
Concrete Panel/Blocks filled- plasterboard	All Dwellings	No Insulation	

Partition Walls	
Brick	No Insulation

Floors		Under Slab Insulation	Slab Edge Insulation	Additional Notes
Suspended concrete slab		U1	R2.5 Bulk Insulation in Contact with Floor with 0.20 Thermal Break	
Concrete Slab- Unit Below 300mm		U2, U3	No Insulation	
Suspended concrete slab		U2	R2.0 Bulk Insulation in Contact with Floor with 0.20 Thermal Break	

Ceiling			Insulation	Additional Notes
External ceiling -	Concrete- Plasterboard with Steel Frame with ste	U1, U2	No Insulation Apartment above	
External ceiling -	Concrete- Plasterboard with Steel Frame with ste	U1, U2	R3.5 Bulk Insulation No roofspace cavity	
External ceiling -	Concrete- Plasterboard with Steel Frame with ste	U2	R3.5 Bulk Insulation Apartment above	
External ceiling -	Concrete- Plasterboard with Steel Frame with ste	U3	R3.0 Bulk Insulation with 0.20 Thermal Break No roofspace cavity	

Roof		Insulation	Additional Notes
Waterproofing Membrane	All Dwellings	Medium Colour (solar absorptance 0.475-0.7) No Insulation- Only an Air Gap	

Ceiling Penetrations	
Lighting specification	Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"

Ceiling Fans	
All Dwellings	Ceilings fans of 1200mm must be installed in the rooms mentioned in the NatHERS report

Site	
Orientation of nominal north elevation	As shown on plans
Overshadowing Details	Adjoining units calculated into model calculations

* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.

Energy & Water

BASIX Certificate Number: 1826881M_03

Fixtures	
Shower head rating	5 star (> 4.5 but <= 6 L/min)
Toilet rating	4 star
Kitchen taps rating	4 star
Bathroom Taps rating	4 star

Hot Water System		
Individual System	Gas instantaneous	6 Star

Alternative Water Details			
Rainwater tank size	Central	5 kL	
Connected to Tank/s:	Outdoor Garden Taps	All Toilets	Laundry
At least 156sqm of roof area	Yes	No	No

Lighting	
Refer to NatHERS Certificate for Full Count (If Applicable)	Light-emitting diode (LED)

Ventilation					
Bathroom Exhaust -	Individual fan, ducted to façade or roof	Kitchen Exhaust -	Individual fan, ducted to façade or roof	Laundry Exhaust -	Individual fan, ducted to façade or roof
Control Switch -	Manual switch on/off	Control Switch -	Manual switch on/off	Control Switch -	Manual switch on/off

Cooling		
Systems to - Living areas	3-phase airconditioning	EER 3.0 - 3.5
Systems to - Bedroom areas	3-phase airconditioning	EER 3.0 - 3.5

Heating		
Systems to - Living areas	3-phase airconditioning	EER 3.0 - 3.5
Systems to - Bedroom areas	3-phase airconditioning	EER 3.0 - 3.5

Appliances	
Cooktop-	Electric
Oven -	Electric

Alternative Energy
Photovoltaic System (Minimum)
4.5 Peak kW

RECEIVED
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0-3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance
Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
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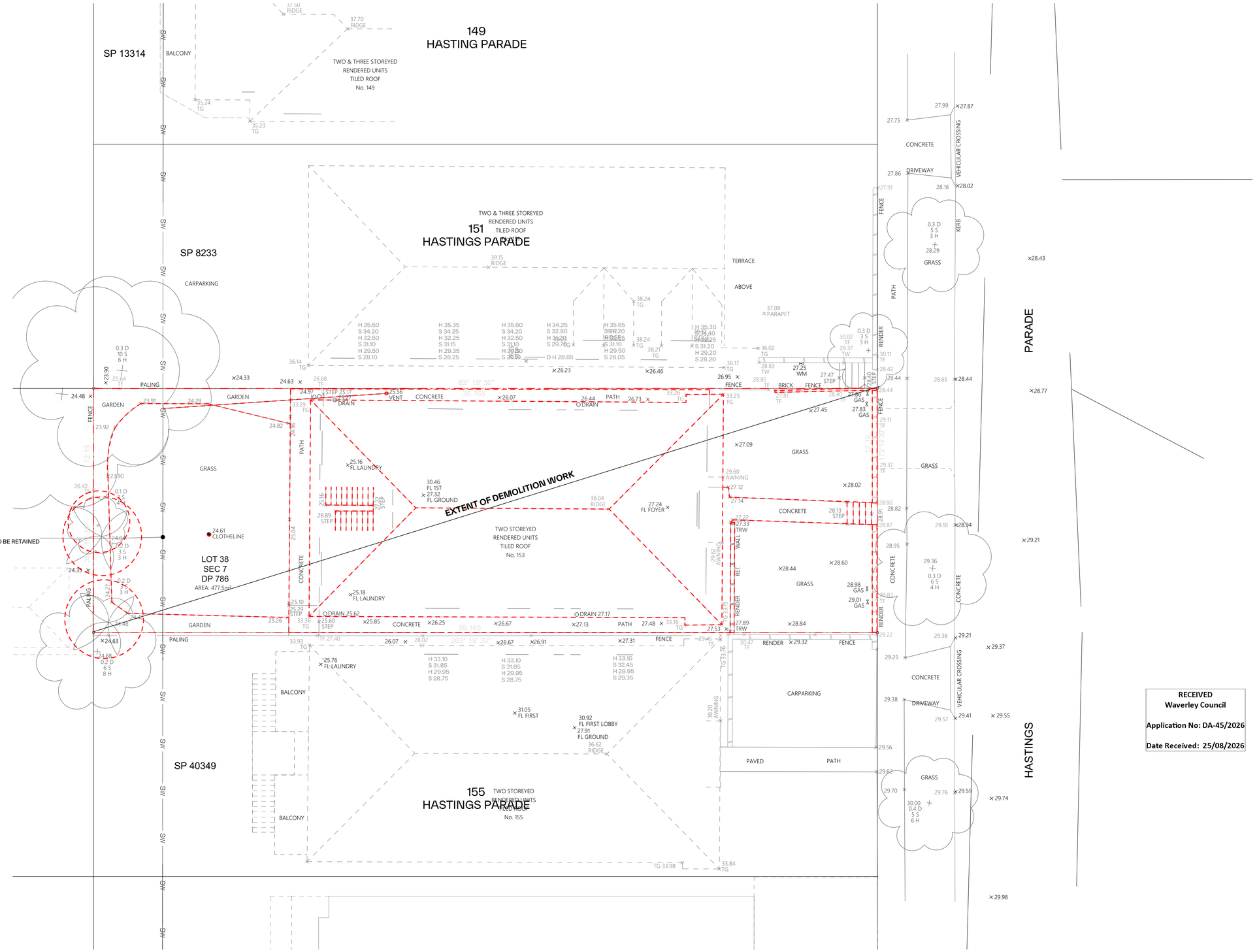
PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Project Information

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: NTS	DRAWING NO: **DA001**	ISSUE: **D**
PROJECT NO: 2503		



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Application No: DA-45/2026

Date Received: 25/08/2026

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DEMOLITION

LEGEND:

TO BE DEMOLISHED

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N

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Demolition Plan

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: 1:100@A1	DRAWING NO: **DA002**	ISSUE: **D**
PROJECT NO: 2503		

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
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Above habitable rooms: no insulation
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Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

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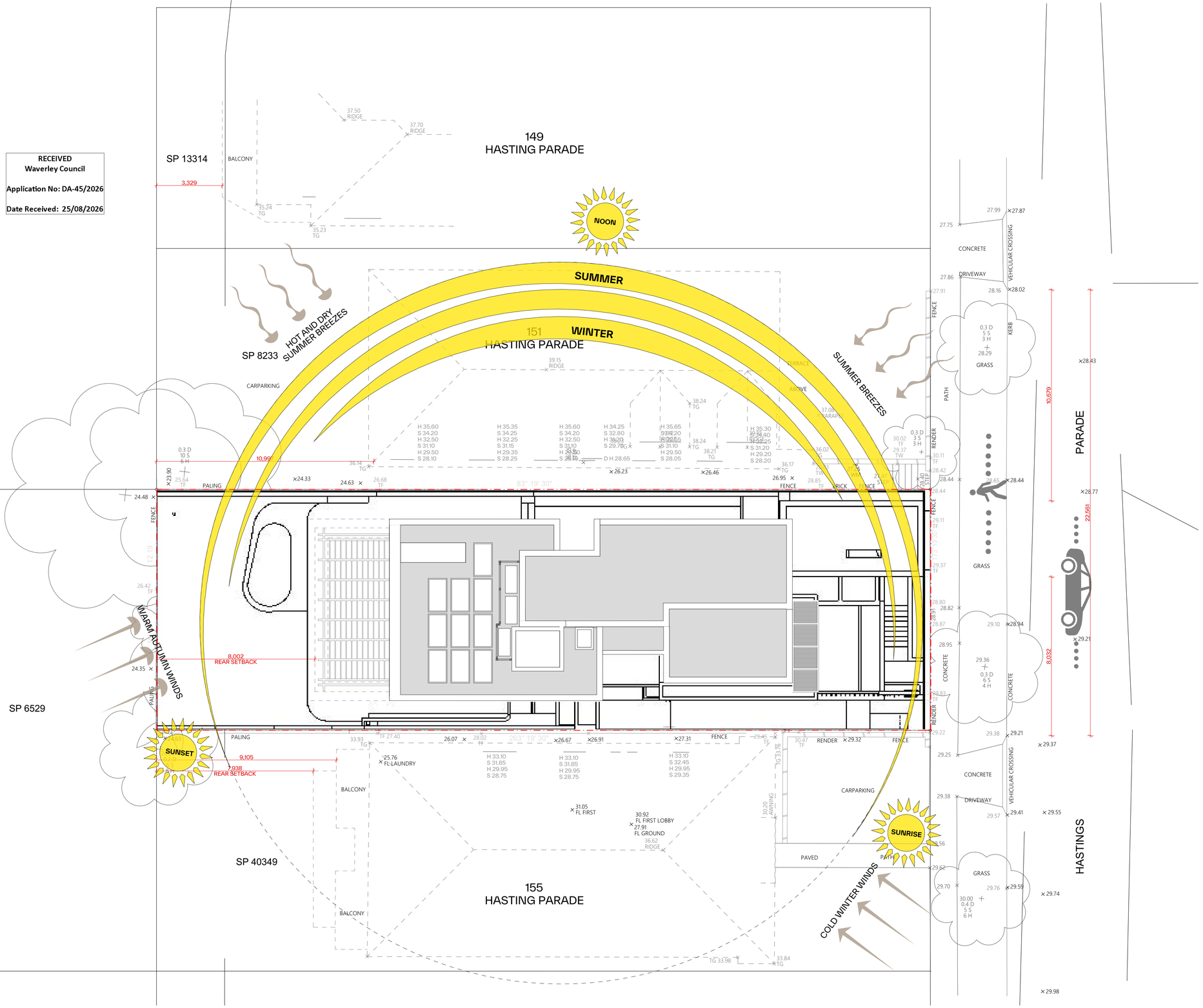

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Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

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ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Site Analysis

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: 1:100, 1:62.59@A1	DRAWING NO: DA003	ISSUE: D
PROJECT NO: 2503		

Materials

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Internal walls: single skin masonry, light steel frame, no insulation
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Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr
U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs
Ceiling fan locations per Assessor Certificate
Water – Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy – Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timber



Materials	Water - Dwellings	Energy - Dwellings	Water - Central Systems
External walls: cavity brick, fibreglass batt/roll insulation Internal walls: single skin masonry, light steel frame, no insulation Floors: Suspended above enclosed subfloor: fibreglass batt/roll insulation Above habitable rooms: no insulation Suspended above garage: fibreglass batt/roll insulation Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling) Glazing: single and double glazing, all aluminium frames	All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star Alternative water: central rainwater/stormwater tank connected to landscape irrigation	Hot water system: gas instantaneous 6-star Cooling/heating: 3-phase A/C, EER 3.0-3.5 in all living and bedroom areas Natural lighting windows/skylights where specified Ceiling fan locations per Assessor Certificate **Thermal Performance** Thermal loads: U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr In-slab insulation R ≥ 1.0 if applicable Floor and wall construction per thermal specs Ceiling fan locations per Assessor Certificate Water – Central Systems	**Water - Central Systems** Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation Swimming pool: max 11.7kL, unshaded **Energy – Central Systems** Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

LOCATION PLAN



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Application No: DA-45/2026

Date Received: 25/08/2026

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALLUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?p=mcPOpFfWb
Version 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

Scale Bar 1 : 200 @ A1
0 2 4 6 8 10m

N

CLIENT:
HSN

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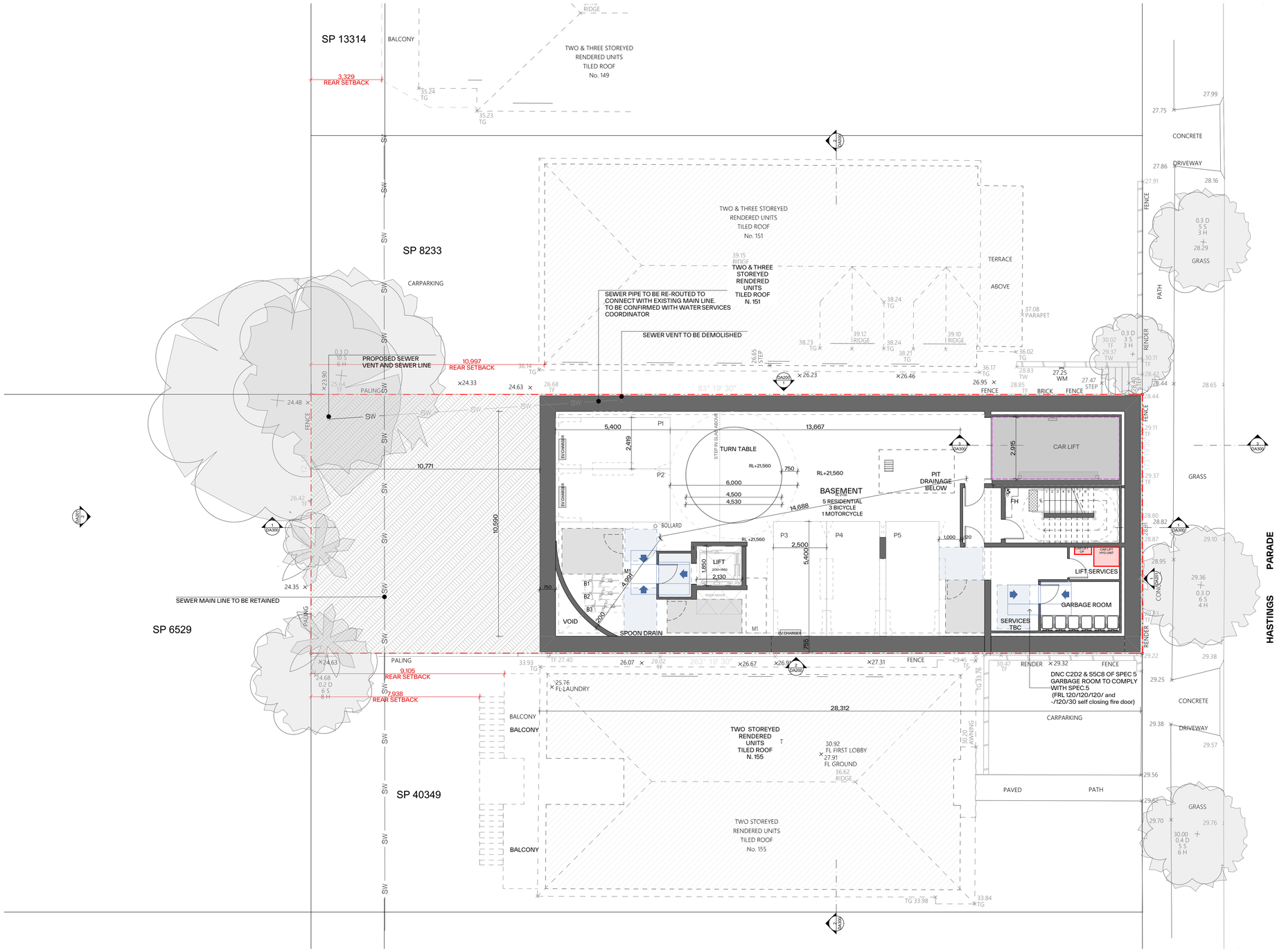
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Site Plan

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: 1:123.84, 1:200@A1	DRAWING NO: **DA004**	ISSUE: **D**
PROJECT NO: 2503		



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Application No: DA-45/2026

Date Received: 25/08/2026

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0-3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
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U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs
Ceiling fan locations per Assessor Certificate
Water – Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy – Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

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LEGEND:

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AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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CONC	CONCRETE
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GB	FRAMELESS TOUCHENED GLASS BALLUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
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SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

PLAN LEGEND

- OUTLINE OF DA APPROVED ENVELOPE
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)

Certificate No. 0013244060
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Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
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Version 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

N

CLIENT:
HSN

pbd architects
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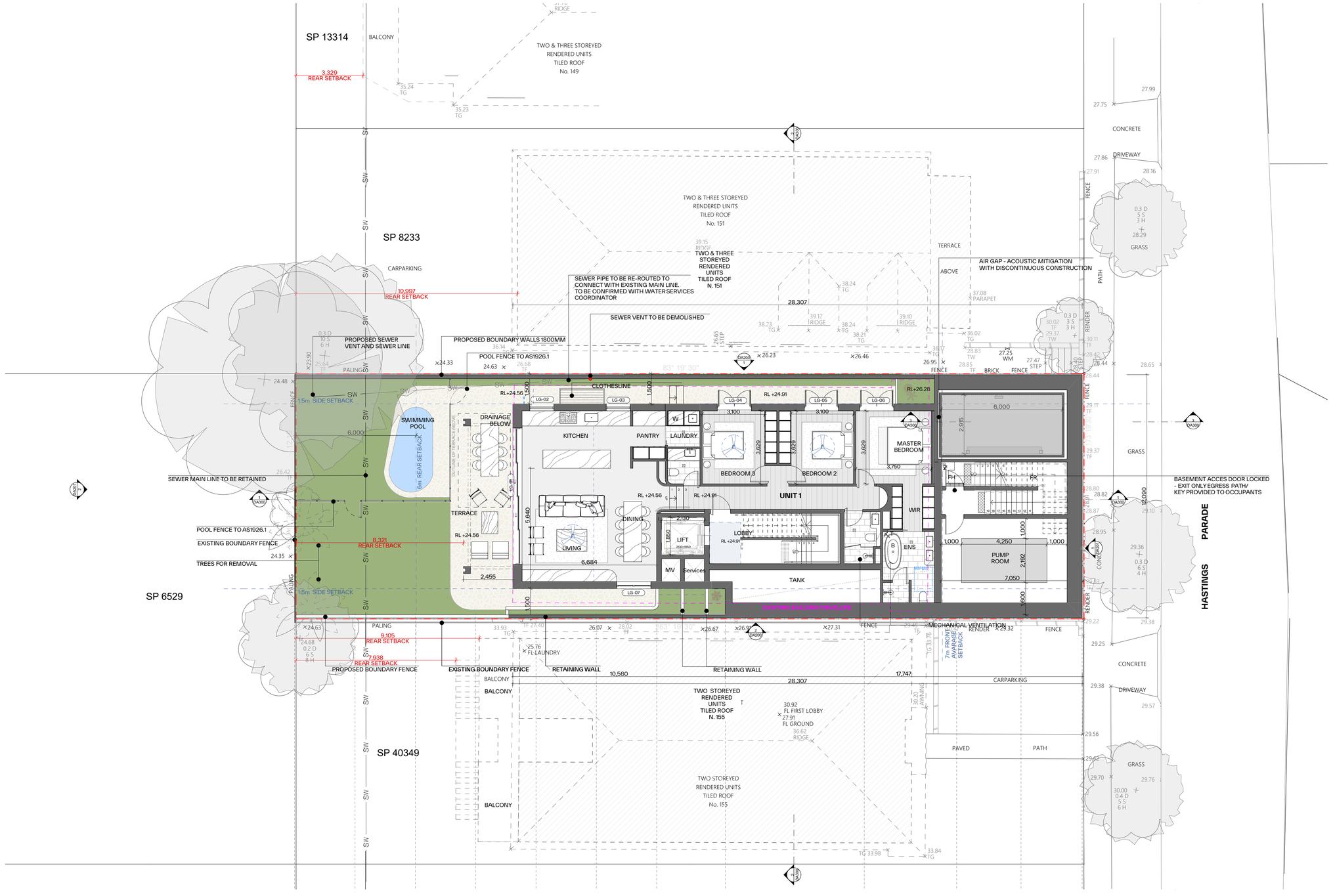
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Basement Plan

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: 1:100@A1	DRAWING NO: DA100	ISSUE: D
PROJECT NO: 2503		



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Application No: DA-45/2026

Date Received: 25/08/2026

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0-3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
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Ceiling fan locations per Assessor Certificate
Water - Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy - Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
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FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALLUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

PLAN LEGEND

- OUTLINE OF DA APPROVED ENVELOPE
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)

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Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
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Version: 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

N

CLIENT:
HSN

pbd architects
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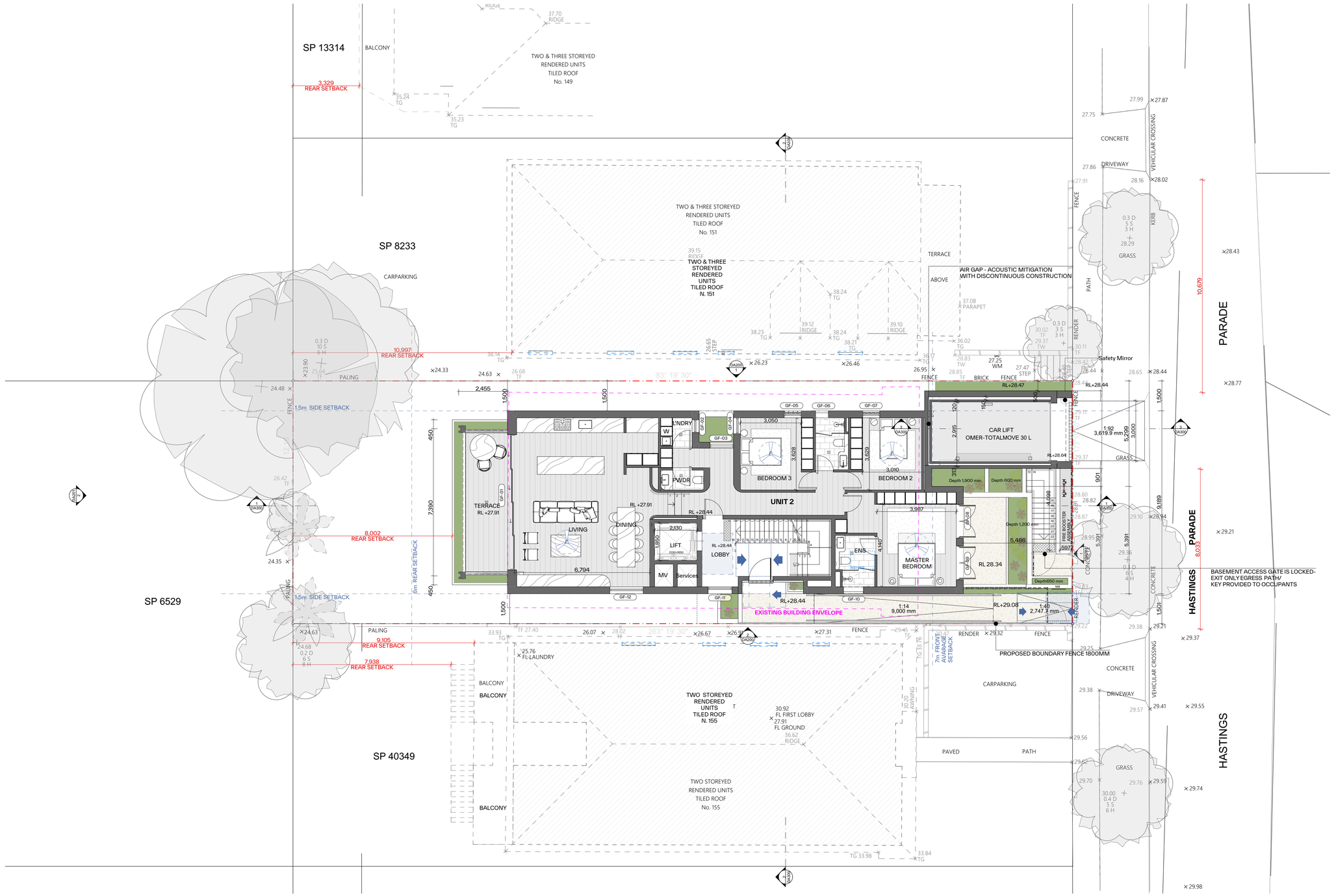
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Lower Ground Plan

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: 1:100@A1	DRAWING NO: **DA101**	ISSUE: **D**
PROJECT NO: 2503		



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Application No: DA-45/2026

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Materials	Water - Dwellings	Energy - Dwellings	Water - Central Systems
External walls: cavity brick, fibreglass batt/roll insulation Internal walls: single skin masonry, light steel frame, no insulation Floors: Suspended above enclosed subfloor: fibreglass batt/roll insulation Above habitable rooms: no insulation Suspended above garage: fibreglass batt/roll insulation Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling) Glazing: single and double glazing, all aluminium frames	All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star Alternative water: central rainwater/stormwater tank connected to landscape irrigation	Hot water system: gas instantaneous 6-star Cooling/heating: 3-phase A/C, EER 3.0-3.5 in all living and bedroom areas Natural lighting windows/skylights where specified Ceiling fan locations per Assessor Certificate **Thermal Performance** Thermal loads: U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr In-slab insulation R = 1.0 if applicable Floor and wall construction per thermal specs Ceiling fan locations per Assessor Certificate Water - Central Systems	**Water - Central Systems** Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation Swimming pool: max 11.7kL, unshaded **Energy - Central Systems** Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

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LEGEND:

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MATERIALS LEGEND:

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PLAN LEGEND

WINDOW LOCATION ON NEIGHBOURING BUILDING

Certificate No. 0013244060
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Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
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Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
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N

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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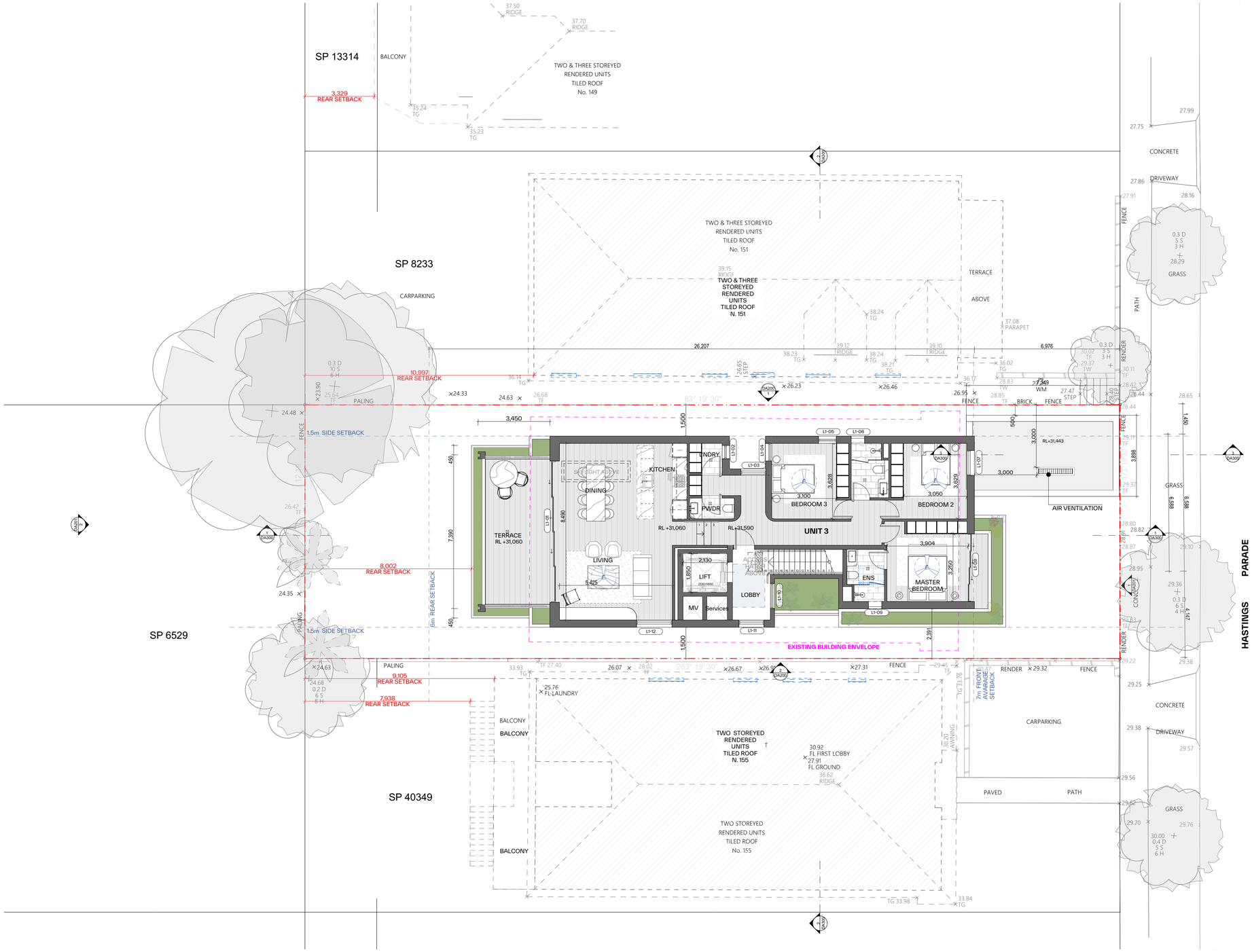
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Ground Floor Plan

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: 1:100@A1	DRAWING NO: **DA102**	ISSUE: **D**
PROJECT NO: 2503		



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Application No: DA-45/2026

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PLAN LEGEND

WINDOW LOCATION ON NEIGHBOURING BUILDING

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Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
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Version: 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

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Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Level 1 Plan

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: 1:100@A1	DRAWING NO: DA103	ISSUE: D
PROJECT NO: 2503		

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0-3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

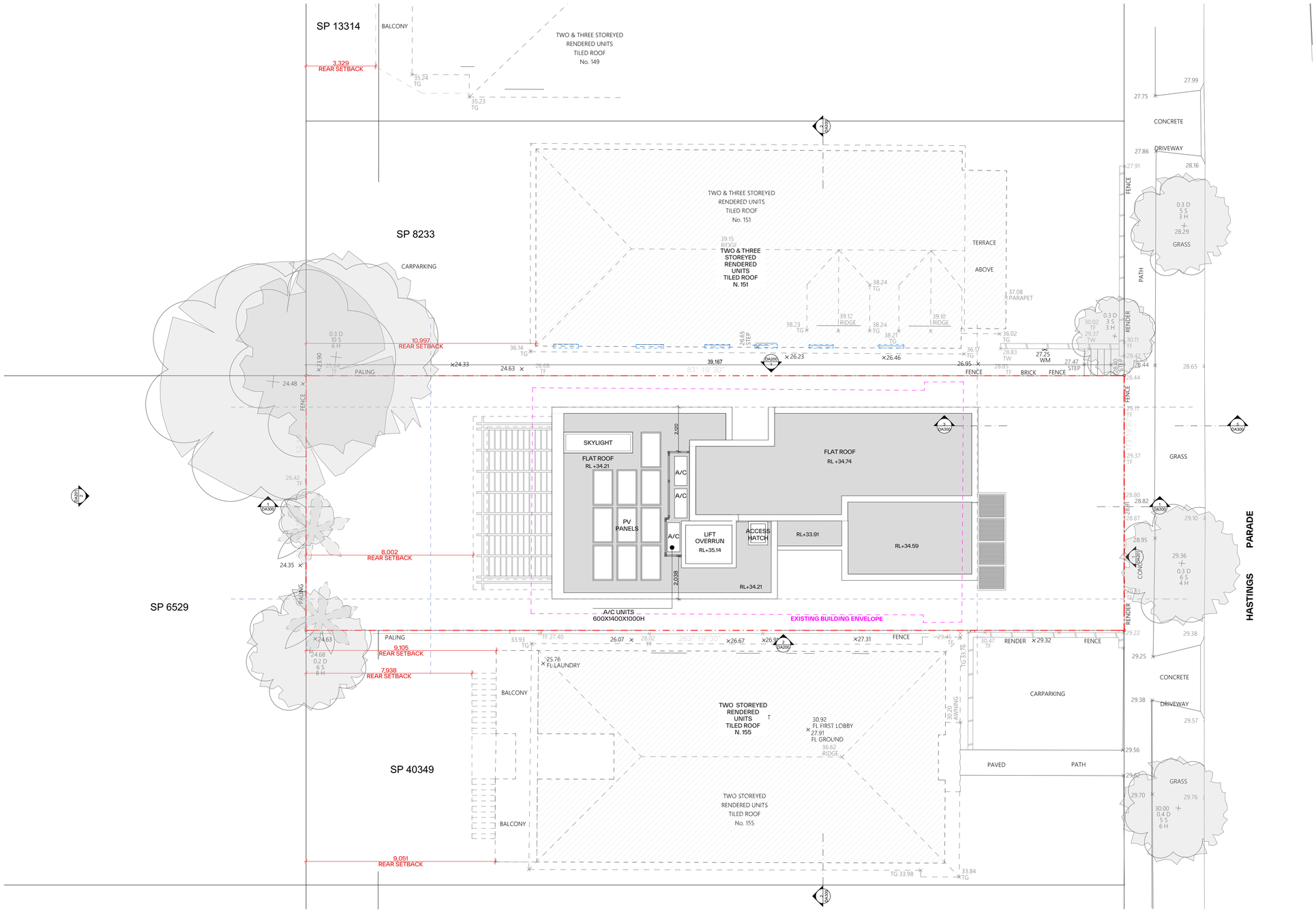
Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr
U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs
Ceiling fan locations per Assessor Certificate
Water - Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy - Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer



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Application No: DA-45/2026

Date Received: 25/08/2026

Materials	Water - Dwellings	Energy - Dwellings	Water - Central Systems
External walls: cavity brick, fibreglass batt/roll insulation Internal walls: single skin masonry, light steel frame, no insulation Floors: Suspended above enclosed subfloor: fibreglass batt/roll insulation Above habitable rooms: no insulation Suspended above garage: fibreglass batt/roll insulation Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling) Glazing: single and double glazing, all aluminium frames	All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star Alternative water: central rainwater/stormwater tank connected to landscape irrigation	Hot water system: gas instantaneous 6-star Cooling/heating: 3-phase A/C, EER 3.0-3.5 in all living and bedroom areas Natural lighting windows/skylights where specified Ceiling fan locations per Assessor Certificate **Thermal Performance** Thermal loads: U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr In-slab insulation R ≥ 1.0 if applicable Floor and wall construction per thermal specs Ceiling fan locations per Assessor Certificate Water - Central Systems	**Water - Central Systems** Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation Swimming pool: max 11.7kL, unshaded **Energy - Central Systems** Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALLUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

PLAN LEGEND

WINDOW LOCATION ON NEIGHBOURING BUILDING

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Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

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W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Roof Plan

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: 1:100@A1	DRAWING NO: DA104	ISSUE: D
PROJECT NO: 2503		



1 Elevation - North 1:100

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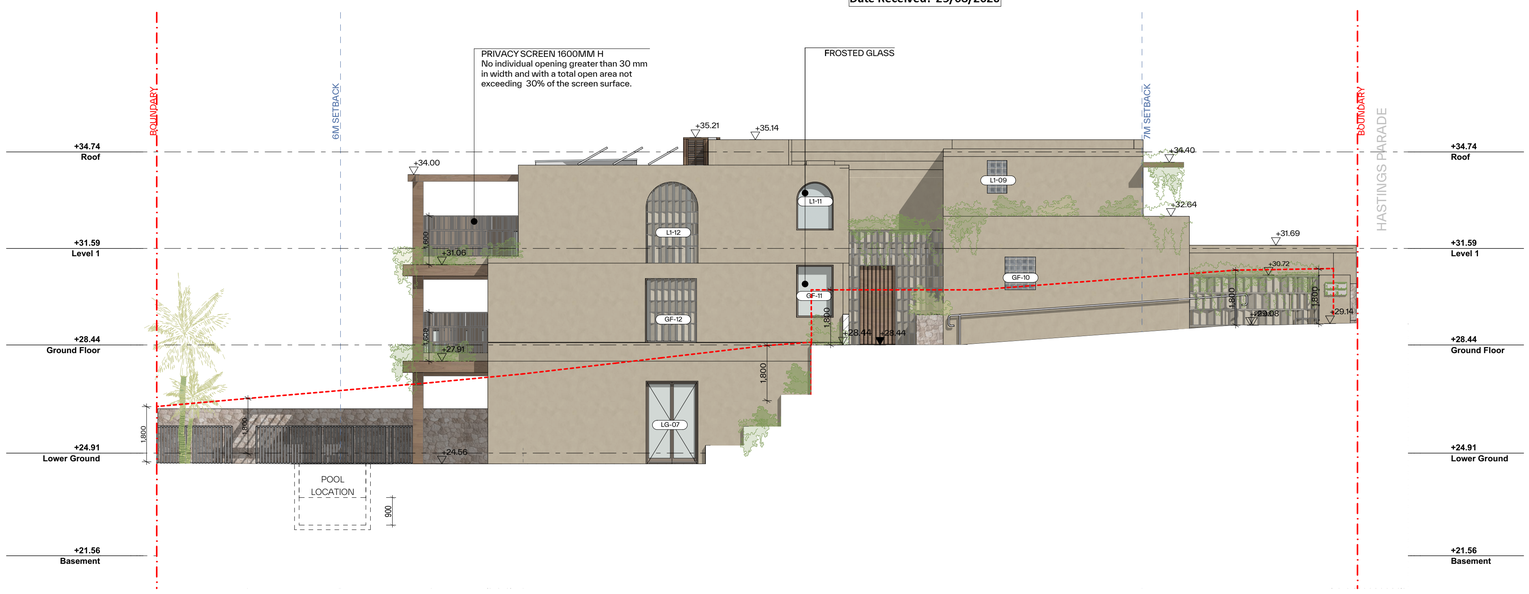
Application No: DA-45/2026

Date Received: 25/08/2026



2 Elevation - South 1:100

Materials	Water - Dwellings	Energy - Dwellings	Water - Central Systems
External walls: cavity brick, fibreglass batt/roll insulation Internal walls: single skin masonry, light steel frame, no insulation Floors: Suspended above enclosed subfloor: fibreglass batt/roll insulation Above habitable rooms: no insulation Suspended above garage: fibreglass batt/roll insulation Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling) Glazing: single and double glazing, all aluminium frames	All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star Alternative water: central rainwater/stormwater tank connected to landscape irrigation	Hot water system: gas instantaneous 6-star Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas Natural lighting windows/skylights where specified Ceiling fan locations per Assessor Certificate **Thermal Performance** Thermal loads: U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr In-slab insulation R ≥ 1.0 if applicable Floor and wall construction per thermal specs. Ceiling fan locations per Assessor Certificate Water – Central Systems	**Water - Central Systems** Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation Swimming pool: max 11.7kL, unshaded **Energy – Central Systems** Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

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C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

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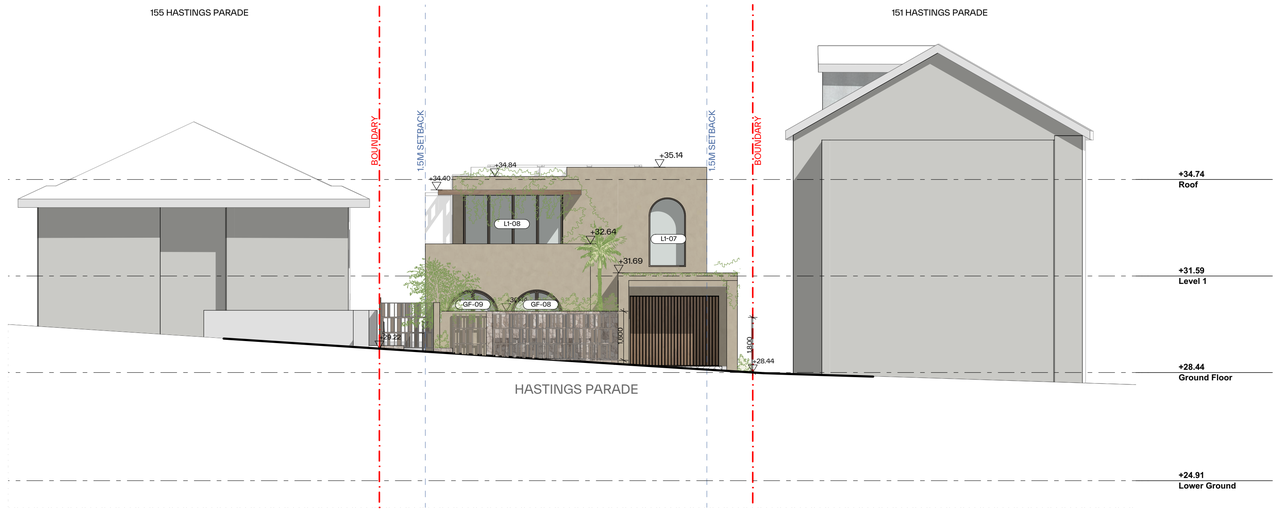
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Elevation Sheet 1

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: 1:100@A1	DRAWING NO: **DA200**	ISSUE: **D**
PROJECT NO: 2503		



1 Elevation - East 1:100



2 Elevation - West 1:100

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Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr
U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs.
Ceiling fan locations per Assessor Certificate
Water - Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy - Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
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RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

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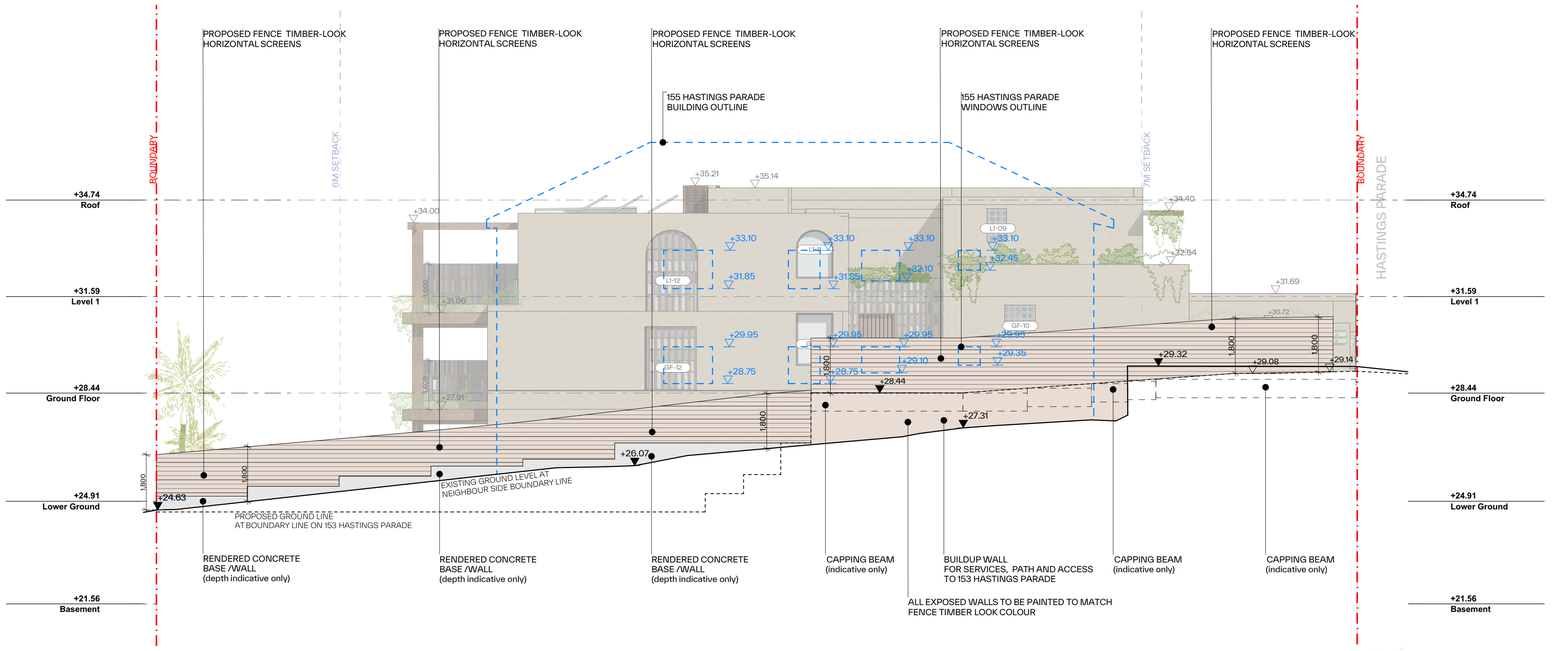
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

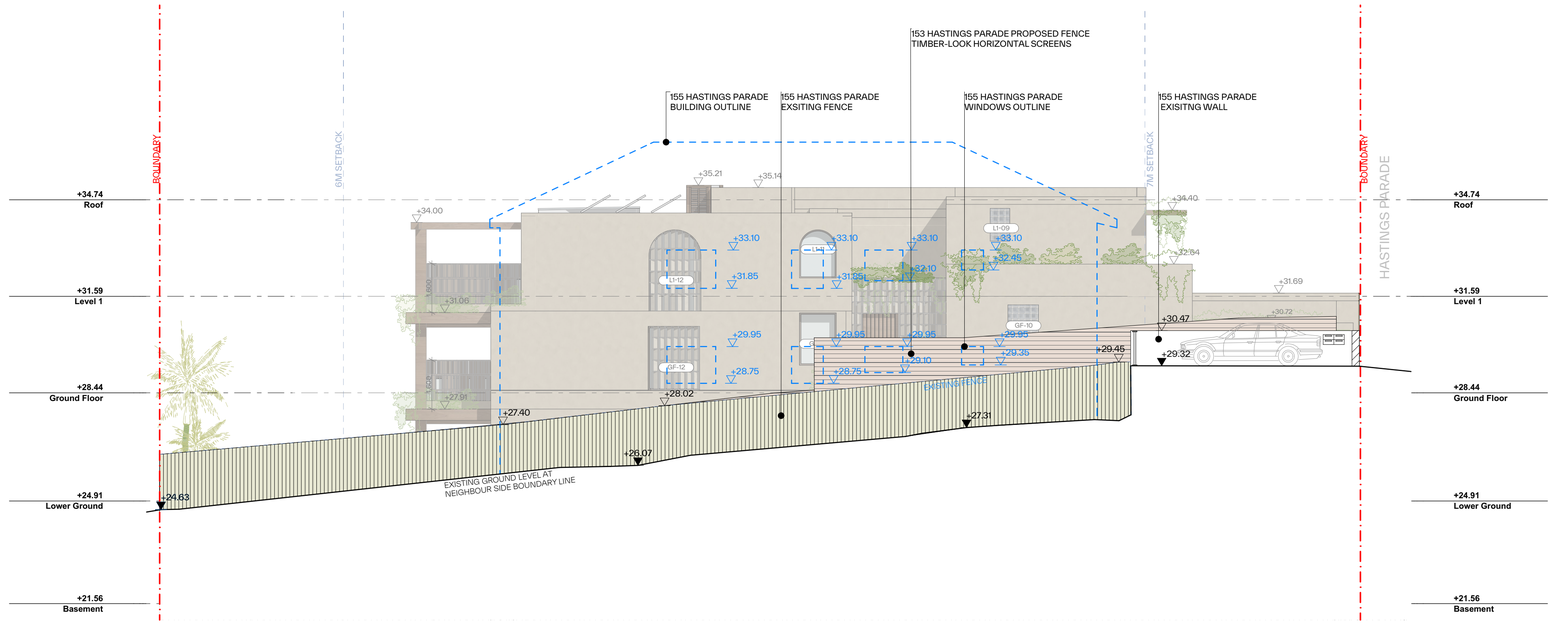
PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Elevation Sheet 2

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: 1:100@A1	DRAWING NO: DA201	ISSUE: D
PROJECT NO: 2503		



1 South Elevation at boundary line - Proposed boundary fence and retaining wall 1:100



2 South Elevation beyond boundary line on neighbour's side - Proposed fence and existing neighbour's boundary fence and wall 1:100

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Application No: DA-45/2026

Date Received: 25/08/2026

GENERAL NOTES:

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Ceiling fan locations per Assessor Certificate
Water - Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
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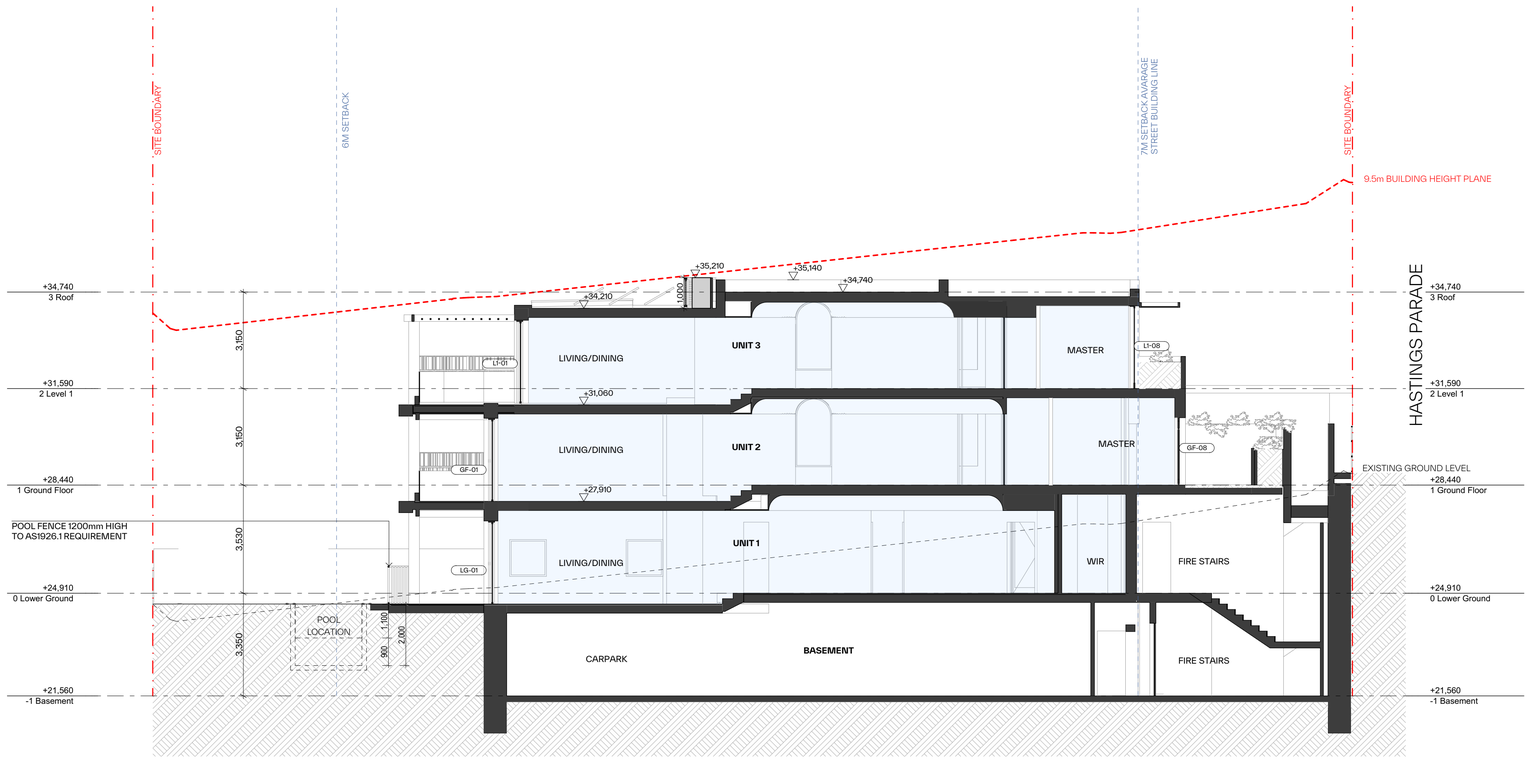
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Elevation Sheet 3 - Materiality

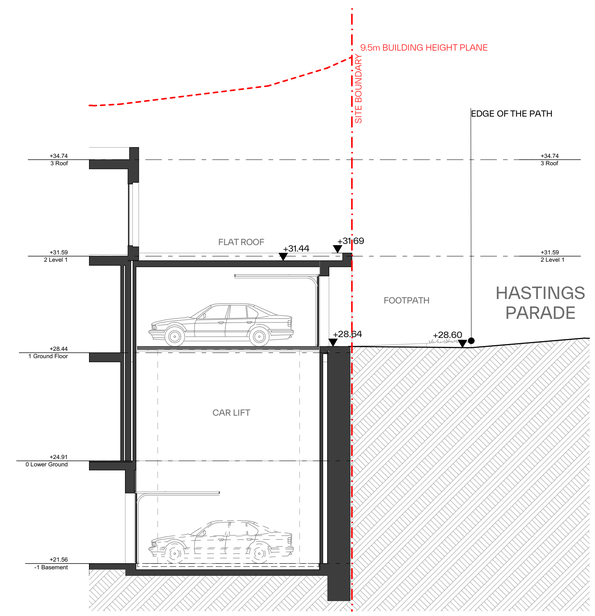
DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: @A1	DRAWING NO: DA202	ISSUE: A
PROJECT NO: 2503		



1 Section A



2 Section B 1:100



3 Section C 1:100

RECEIVED
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr
U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs.
Ceiling fan locations per Assessor Certificate
Water – Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy – Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALLUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?prmcPOpFWb
Version: 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

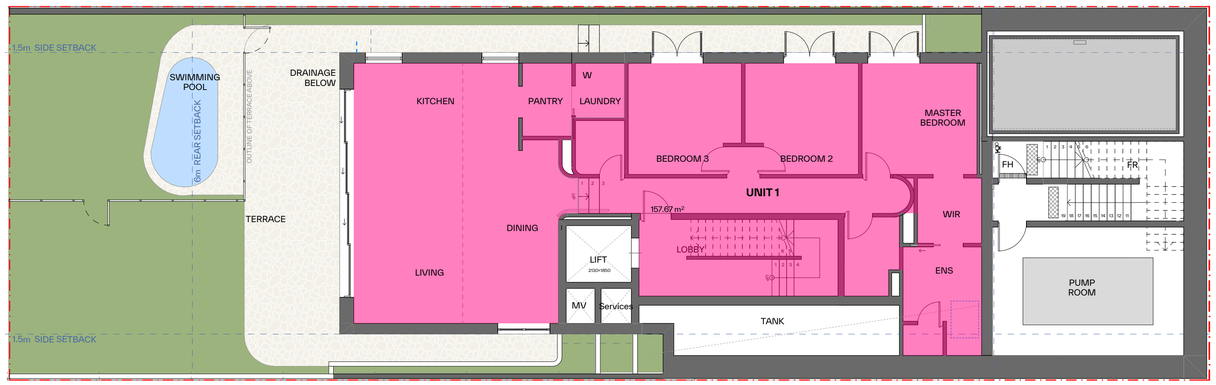
CLIENT:
HSN

pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

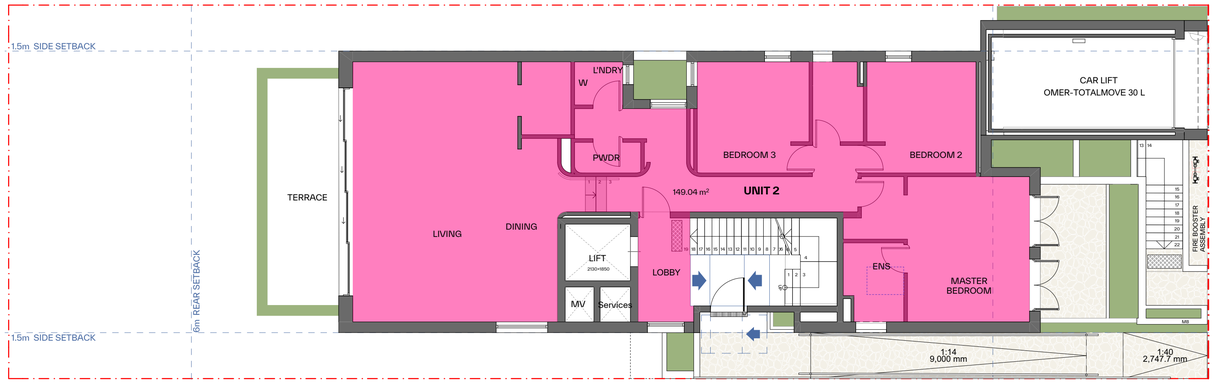
PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Section Sheet 1

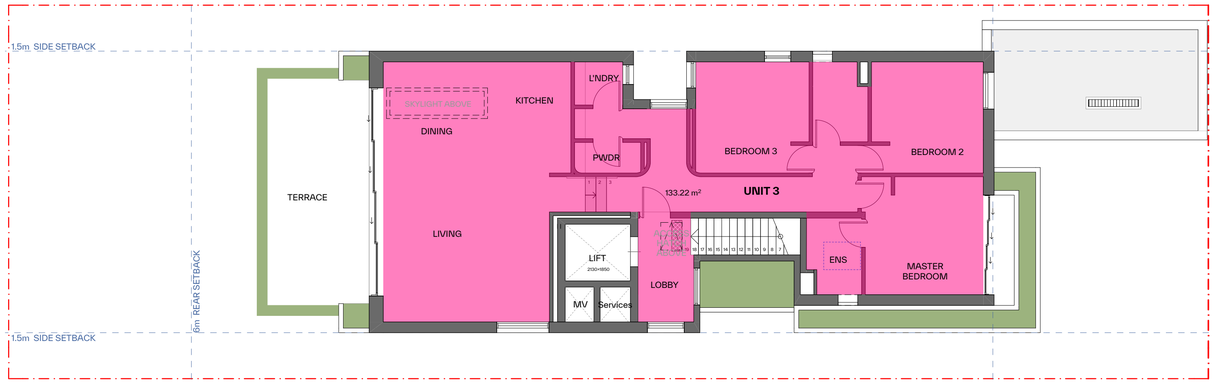
DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: 1:100@A1	DRAWING NO: DA300	ISSUE: D
PROJECT NO: 2503		



1 Lower Ground 1:100



2 Ground Floor 1:100



3 Level 1 1:100

RECEIVED
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

Materials

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Internal walls: single skin masonry, light steel frame, no insulation
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Above habitable rooms: no insulation
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Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

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U3: heating 29.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs
Ceiling fan locations per Assessor Certificate
Water – Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy – Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
AREA: 477.5 m²
ZONE: R3 MEDIUM DENSITY RESIDENTIAL
ALLOWED FSR : 0.60 : 1
ALLOWED GFA : 286m²

PROPOSED GFA

Lower Ground	157.67
Ground Floor	149.04
Level 1	133.22
	439.93 m²

PROPOSED FSR : 0.92 : 1

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?p=mcPOpFfWb
Version 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
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C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

N

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

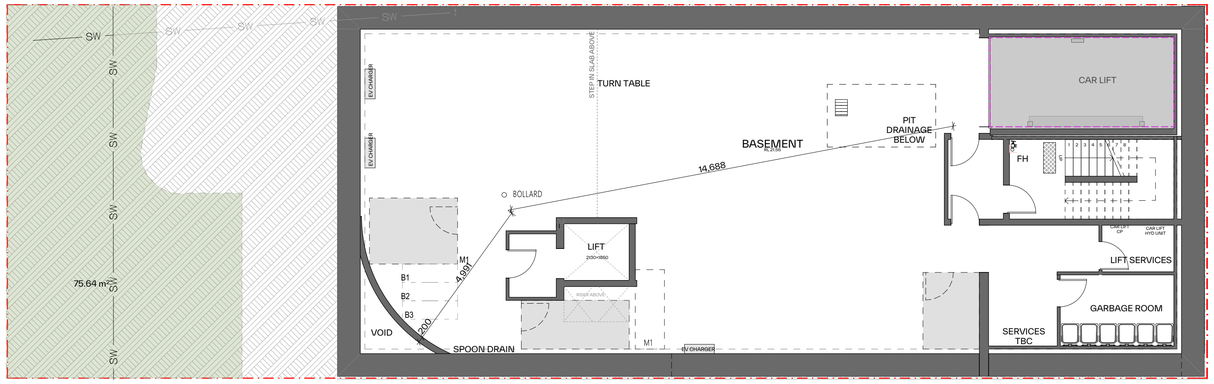
CLIENT:
HSN

pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
GFA Diagram

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: 1:100, 1:1.01@A1	DRAWING NO: **DA500**	ISSUE: **D**
PROJECT NO: 2503		



1 Basement 1:100

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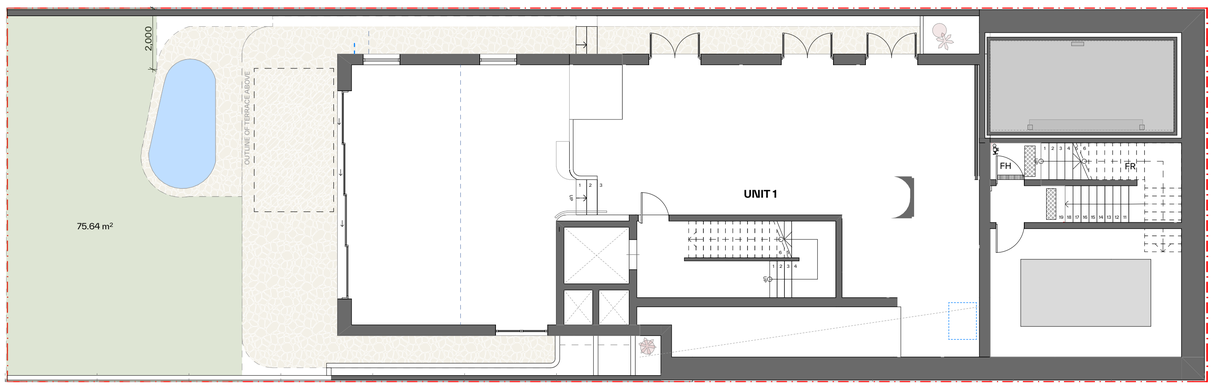
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026



2 Lower Ground 1:100

Materials	Water - Dwellings	Energy - Dwellings	Water - Central Systems
External walls: cavity brick, fibreglass batt/roll insulation Internal walls: single skin masonry, light steel frame, no insulation Floors: Suspended above enclosed subfloor: fibreglass batt/roll insulation Above habitable rooms: no insulation Suspended above garage: fibreglass batt/roll insulation Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling) Glazing: single and double glazing, all aluminium frames	All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star Alternative water: central rainwater/stormwater tank connected to landscape irrigation	Hot water system: gas instantaneous 6-star Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas Natural lighting windows/skylights where specified Ceiling fan locations per Assessor Certificate **Thermal Performance** Thermal loads: U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr In-slab insulation R ≥ 1.0 if applicable Floor and wall construction per thermal specs. Ceiling fan locations per Assessor Certificate Water - Central Systems	**Water - Central Systems** Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation Swimming pool: max 11.7kL, unshaded **Energy - Central Systems** Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
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TC	TIMBER CLADDING
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SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

LEGEND:

DEEP SOIL AREA

PROPERTY DETAILS:
AREA: 477.5
ZONE: R3

DEEP SOIL AREA SUMMARY:
DCP 2012: 50% OF THE LANDSCAPE AREA HAS TO BE DEEP SOIL AREA.

A DEEP SOIL AREA ZONE MUST HAVE A MINIMUM DIMENSION OF 2X2 METRES

PROPOSED DEEP SOIL AREA =75.64m²

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?prmcPOpFWb
Version 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
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D	4/08/2026	ISSUE FOR DA

N

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

CLIENT:
HSN

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

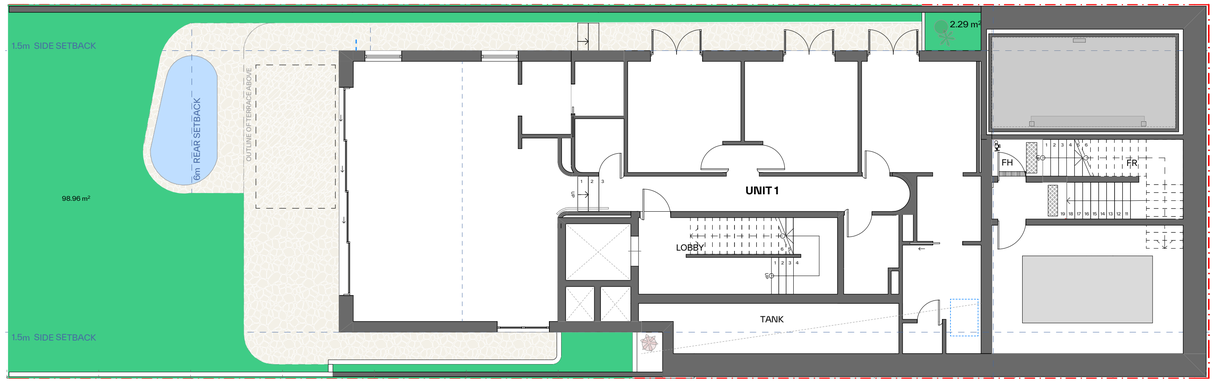
Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7158

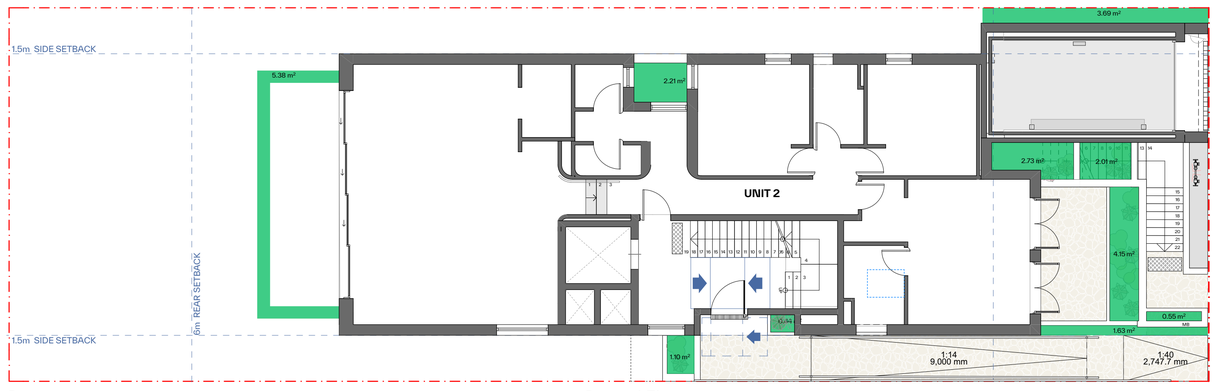
PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Deep Soil Diagram

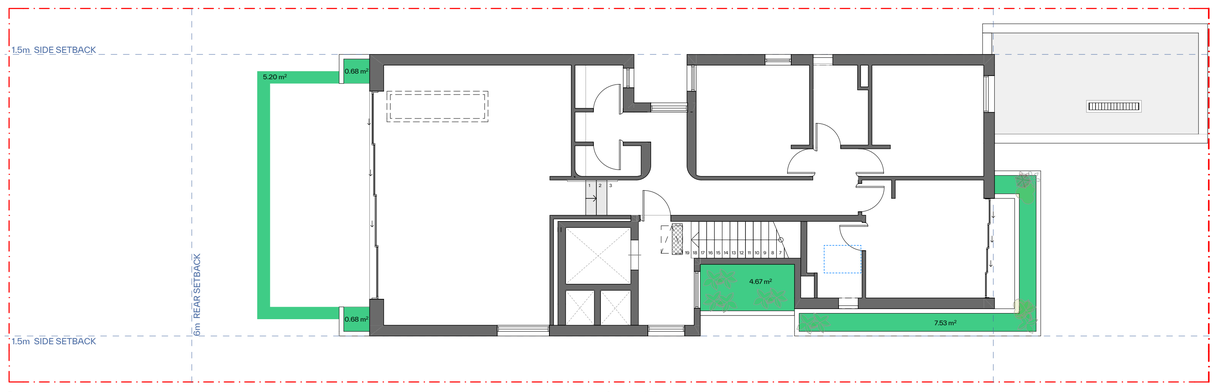
DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: @A1	DRAWING NO: DA510	ISSUE: D
PROJECT NO: 2503		



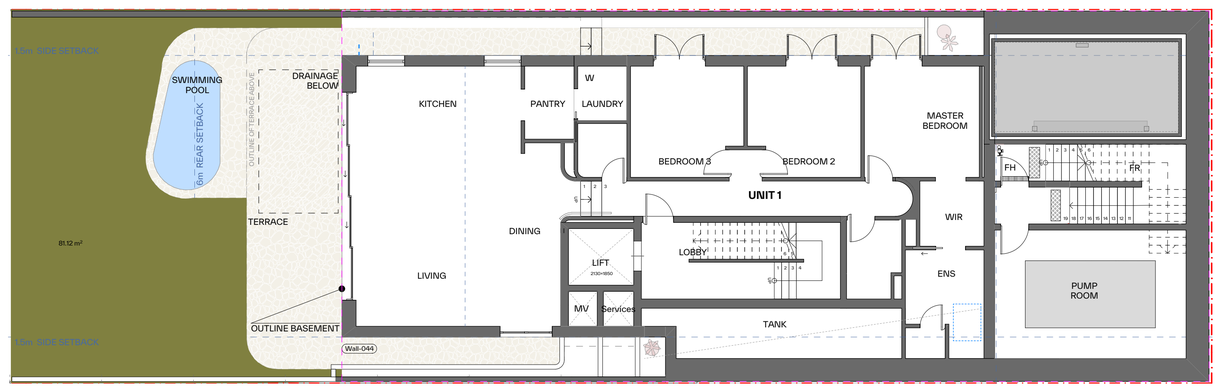
1 Lower Ground 1:100



2 Ground Floor 1:100



3 Level 1 1:100



4 Lower Ground (Waverly Council Landscape Definition) 1:100

RECEIVED
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

GENERAL NOTES:

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GD	BATTENS PANEL

LEGEND:

LANDSCAPE AREA DESIGN

PROPERTY DETAILS:
AREA: 477.5
ZONE: R3

LANDSCAPED AREA SUMMARY:
DCP 2022: 30% OF THE SITE AREA IS TO BE PROVIDED AS LANDSCAPE AREA

MINIMUM LANDSCAPED AREA : = 143.25m²
LANDSCAPE AREA PROPOSED: =

Lower Ground	101.25
Ground Floor	23.89
Level 1	18.76
	143.90 m²

(30.0%) COMPLIANT

LANDSCAPE (COUNCIL DCP DEFINITION):
81.12m²

Certificate No. 0013244060
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Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
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N

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

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U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs
Ceiling fan locations per Assessor Certificate
Water – Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy – Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

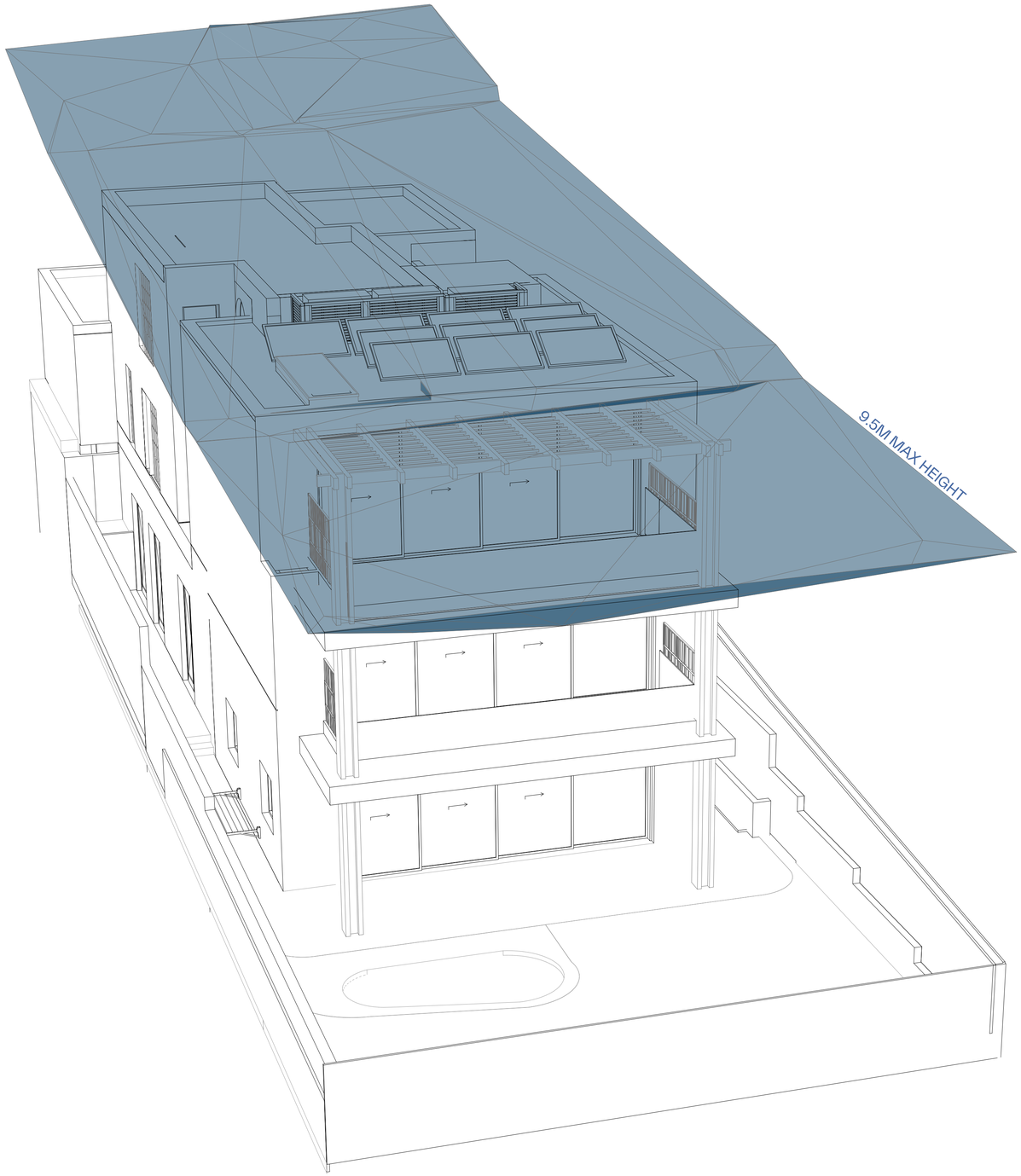
CLIENT:
HSN

pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Landscape Diagram

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: 1:1.01@A1	DRAWING NO: **DA520**	ISSUE: **D**
PROJECT NO: 2503		



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Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

LEGEND:

DCP MAX HEIGHT PLAN

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?p=mcPOpFIWb
Version: 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

CLIENT:
HSN

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

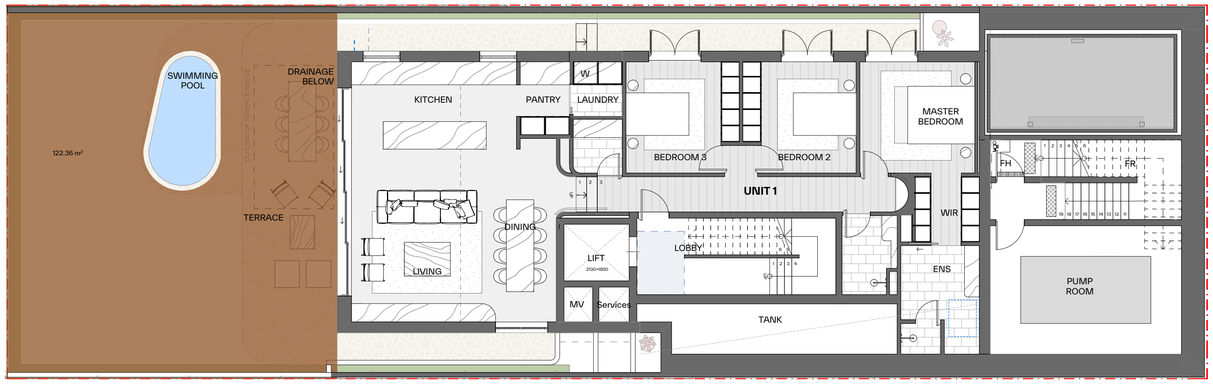
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

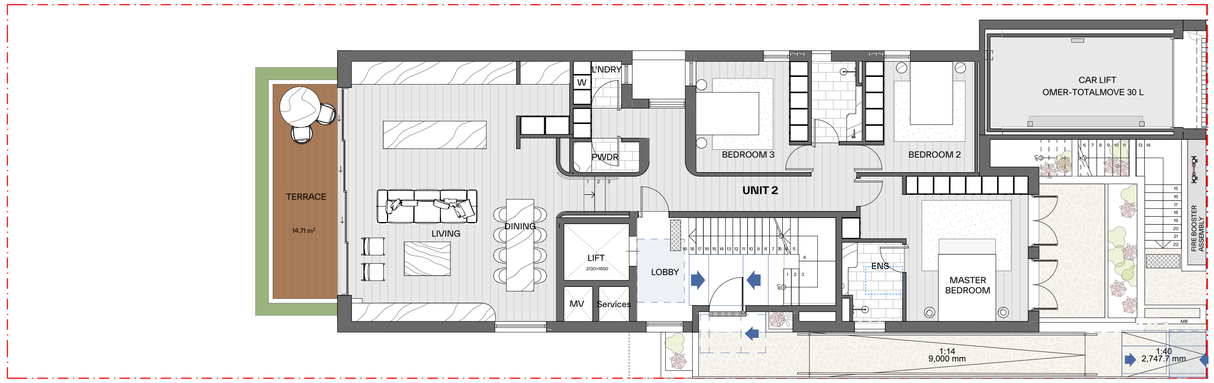
DRAWING TITLE:
Height Limit Diagram

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: 1:40@A1	DRAWING NO: DA530	ISSUE: D
PROJECT NO: 2503		

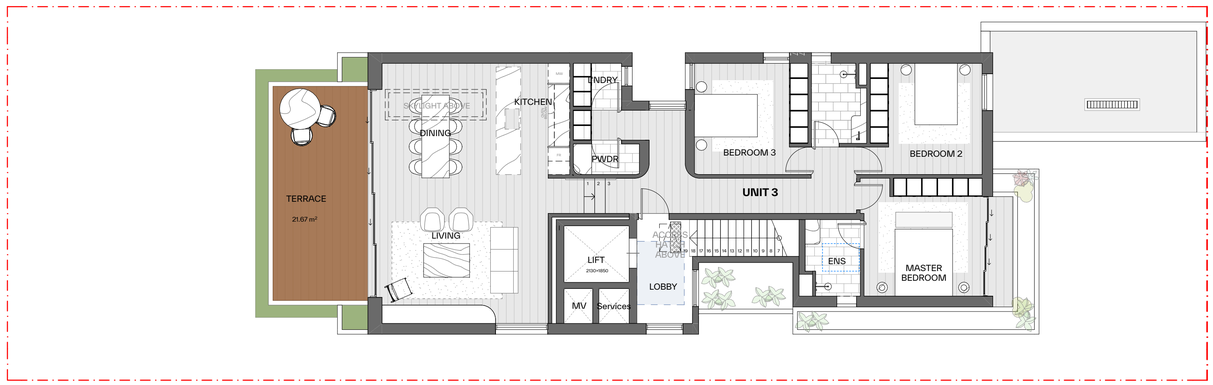
Materials	Water - Dwellings	Energy - Dwellings	Water - Central Systems
External walls: cavity brick, fibreglass batt/roll insulation Internal walls: single skin masonry, light steel frame, no insulation Floors: Suspended above enclosed subfloor: fibreglass batt/roll insulation Above habitable rooms: no insulation Suspended above garage: fibreglass batt/roll insulation Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling) Glazing: single and double glazing, all aluminium frames	All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star Alternative water: central rainwater/stormwater tank connected to landscape irrigation	Hot water system: gas instantaneous 6-star Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas Natural lighting windows/skylights where specified Ceiling fan locations per Assessor Certificate **Thermal Performance** Thermal loads: U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr In-slab insulation R ≥ 1.0 if applicable Floor and wall construction per thermal specs Ceiling fan locations per Assessor Certificate Water - Central Systems	Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation Swimming pool: max 11.7kL, unshaded **Energy - Central Systems** Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer



1 Lower Ground 1:100



2 Ground Floor 1:100



3 Level 1 1:100

RECEIVED
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

GENERAL NOTES:

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LEGEND:

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FH	FIRE HYDRANT
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FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
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HWU	HOT WATER UNITS

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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

LEGEND:

PRIVATE OPEN SPACE

AREA: 477.5
ZONE:R3

PRIVATE OPEN SPACE SUMMARY
DCP2022: MIN.75% OF DWELLINGS HAS TO BE PROVIDED OF PRIVATE OPEN SPACE.

COURTYARDS MIN 25M² (MIN. DEPTH 3M)

PRIVATE OPEN SPACE :
100% OF DWELINGS

PRIVATE OPEN SPACE : 3 OF 3 UNITS
100% OF DWELLINGS COMPLIANT

Lower Ground	122.36
Ground Floor	14.71
Level 1	21.67
	158.74 m²

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?p=mcPOpFIWb
Version 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

N

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr
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In-slab insulation R ≥ 1.0 if applicable
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Water – Central Systems

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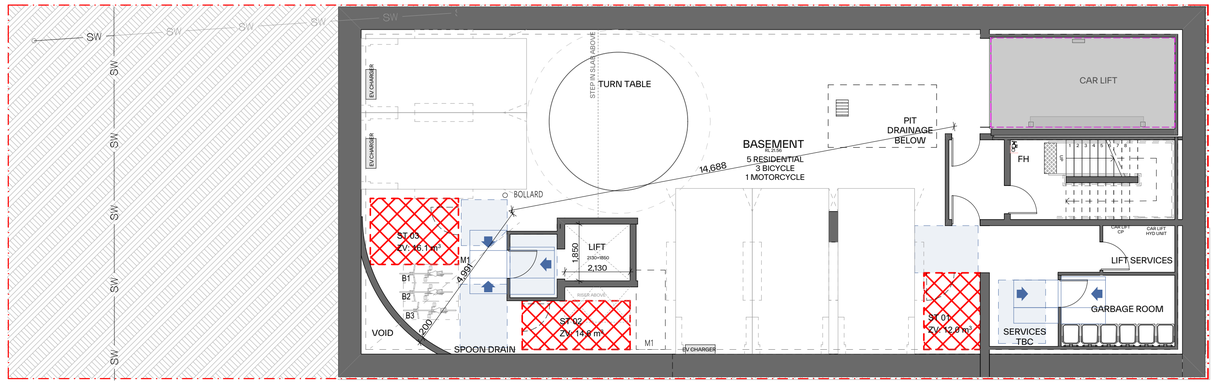
Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

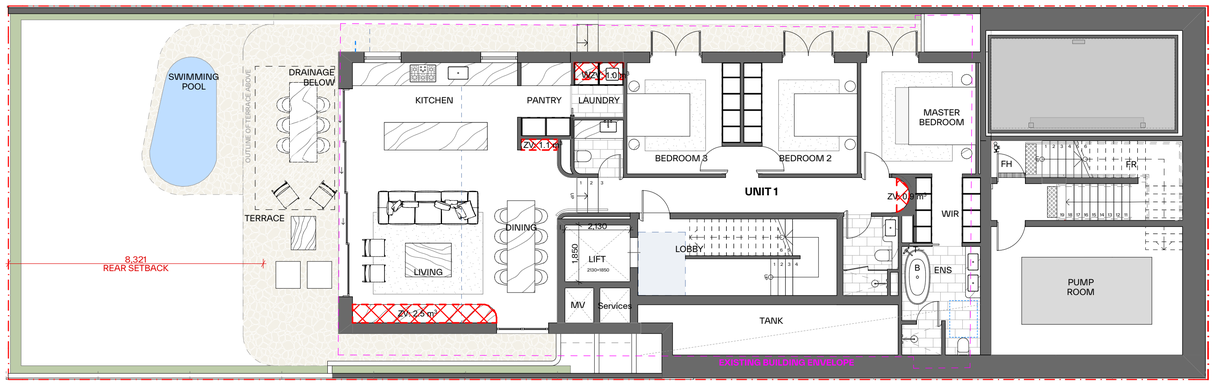
PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Private Open Spaces

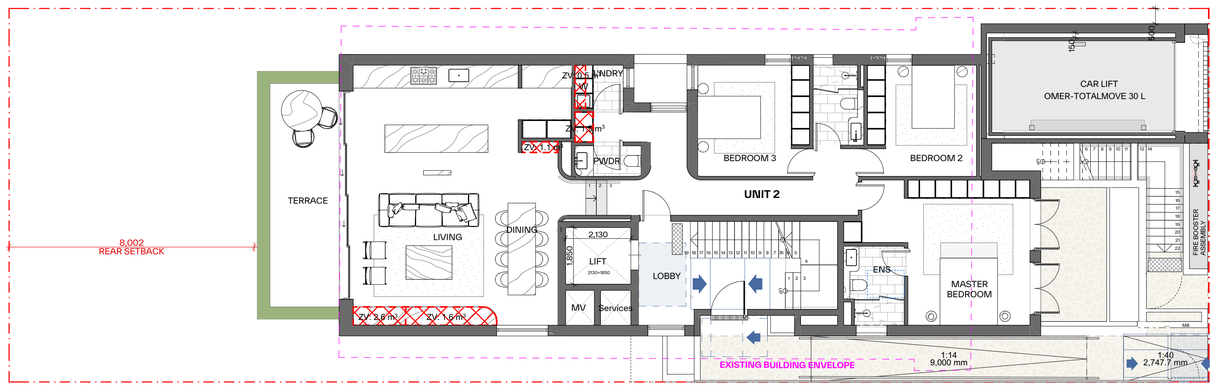
DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: 1:1.01@A1	DRAWING NO: **DA550**	ISSUE: **D**
PROJECT NO: 2503		



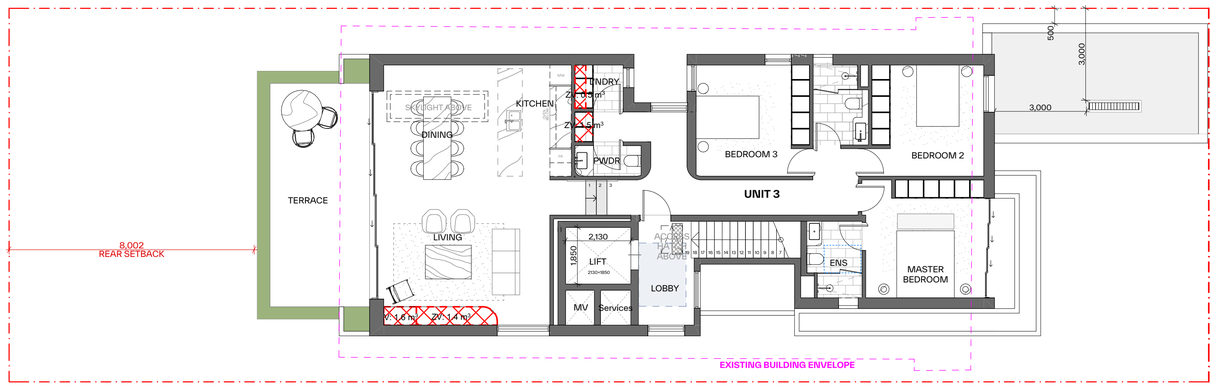
1 Basement 1:100



2 UNIT 1 1:100



3 UNIT 2 1:100



4 UNIT 3 1:100

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Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

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SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
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GD	BATTENS PANEL

LEGEND:

STORAGE AREA

STORAGE SUMMARY
DCP 2022:
3 BEDROOM PLUS - 10M³
(50% TO BE ALLOCATED WITHIN THE APARTMENT)

10F. STORAGE AREA/VOL (UNIT)

Element ID	LEVEL	Volume (Net)
UNIT 1	Lower Ground	5.5
UNIT 2	Ground Floor	7.3
UNIT 3	Level 1	5.0

10G. STORAGE AREA/VOL (CARPARK)

ST 02	Basement	14.6
ST 01	Basement	12.0
ST 03	Basement	16.1

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?p=mcPOpFIWb
Version 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

N

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

Materials

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Level 2, 52 Albion Street, Surry Hills NSW 2010

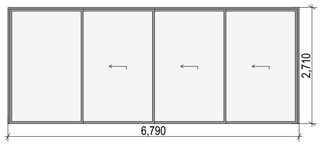
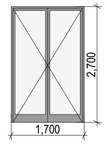
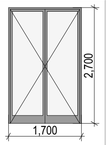
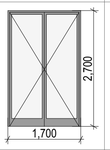
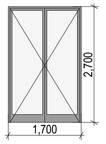
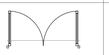
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

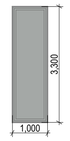
DRAWING TITLE:
Storage Calculation Diagram

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: 1:100@A1	DRAWING NO: DA570	ISSUE: D
PROJECT NO: 2503		

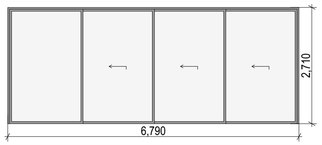
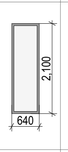
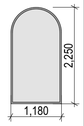
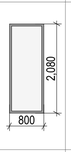
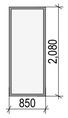
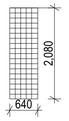
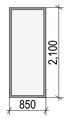
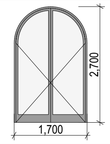
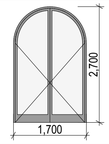
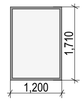
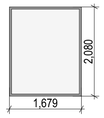
Window Schedule

Window ID	LG-01	LG-02	LG-03	LG-04	LG-05	LG-06	LG-07
Elevation							
Plan							
Notes							

02. Skylight Schedule

Skylight ID	Sky-01
Elevation	
Plan	
Notes	

Window Schedule

Window ID	GF-01	GF-02	GF-03	GF-04	GF-05	GF-06	GF-07	GF-08	GF-09	GF-10	GF-11	GF-12
Elevation												
Plan												
Notes			FROSTED GLASS		WITH SCREEN BREEZEBLOCKS 50%	GLASSLOCKS WALL 640X2080	WITH SCREEN BREEZEBLOCKS 50%			GLASS BLOCKS WALL 1000X1070		WITH SCREEN BREEZEBLOCKS 50%

Window Schedule

Window ID	L1-01	L1-02	L1-03	L1-04	L1-05	L1-06	L1-07	L1-08	L1-09	L1-10	L1-11	L1-12
Elevation												
Plan												
Notes			FROSTED GLASS		WITH SCREEN BREEZEBLOCKS 50%	GLASS BLOCKS WALL 640X2080			GLASS BLOCKS WALL 640X1700		FROSTED GLASS	WITH SCREEN BREEZEBLOCKS 50%

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Application No: DA-45/2026

Date Received: 25/08/2026

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr
U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs
Ceiling fan locations per Assessor Certificate
Water - Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy - Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT/INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hdar.com.au/QR/Generate?p=mcPOpFIWb
Version: 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

N

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

CLIENT:
HSN

pbd architects
P - 02 9698 8140
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Windows Schedule/Skylight

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE:	DRAWING NO:	ISSUE:
PROJECT NO: 2503	DA900	D

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S4.55 APPLICATION

153 HASTINGS PARADE, NORTH BONDI

CONTENTS

DRAWING NUMBER	DRAWING TITLE	REVISION	DATE
S4.55_001		01	25.08.26
S4.55_002			
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S4.55_101			
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S4.55_103			
S4.55_200			
S4.55_300			

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Application No: DA-45/2026

Date Received: 25/08/2026

PROJECT

HASTINGS CAPITAL P/LATF
Hastings Capital Trust

153 HASTINGS PARADE, NORTH BONDI

DRAWING TITLE

S4.55 APPLICATION

Cover Page & Contents

DRAWN BY	CHECKED BY	DATE	JOB NUMBER	DRAWING NUMBER
ZW	PH	25.08.26	25.026	S4.55_001

REVISION 01

SCALE 1:1 @ A3

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INSTALLATION SPECIFICATION

PLANTER BEDS

• Soil for plantings over slab or contained areas. Minimum soil depths for planting on any slab:
• Large Trees (>8m height): 100 cubic metres & Min 800mm excluding 75mm mulch
• Medium Trees (3-8m height): 60 cubic metres & Min 800mm excluding 75mm mulch
• Small Trees (<3 height): 20 cubic metres & Min 800mm excluding 75mm mulch
• Shrubs: Min 600mm excluding 75mm mulch
• Groundcovers & Turf: Min 300mm
• Suitable drainage implemented through use of ag lines, drainage flow cell and geotech fabric.
• Soil to be Planter Box Mix, supplied by Australian Native Landscapes (ANL) or equivalent. Blend of soil, coarse sand, graded ash, nepean sand, composted sawdust, botany humus and composted pine bark.
• Soil to be between 20-50mm below top of retaining wall height, to allow for dropping.

TURFING

• Turf to be laid on minimum 100mm turf underlay, Sand / Soil Blend, supplied by Australian Native Landscapes (ANL) or equivalent
• Turf to be Sir Walter Turf – Premium Buffalo Grass (Registered PBR), supplied by President Turf, or equivalent.

MULCHING

• Place mulch to minimum depth of 75mm, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth.
• Trees in lawn areas to have 750mm diameter of mulch surrounding.
• Mulch for general garden areas, pots, and planters to be Australian Native Landscapes (ANL) Greenlife Mulch and Compost', or equivalent

TREE PLANTING

• Excavate holes in accordance with dimension of container. The depth of the holes is to be equivalent to the container height plus 100mm and the width of the hole is to be twice that of the container.
• Locate tree to centre of hole and backfill with soil. Firm about root ball.
• All plant material, 45 Litres or over, to be staked with hardwood stake and hessian ties

IRRIGATION

• Automated irrigation system to be implemented. Reputable irrigation brands are to be sourced.
• Use drip lines with emitters at 400mm spacing's for all garden beds.
• Use pop-up spray heads for all lawn areas. Pop-up spray heads are to be spaced according to product specification.
• Conceal irrigation below the mulch layer in planting areas and 150mm below the surface of turf areas. Conceal all components including pipework, fittings, valves, and control equipment.

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Application No: DA-45/2026

Date Received: 25/08/2026

MAINTENANCE SPECIFICATION

TREE MAINTENANCE

PRUNING

General pruning of branches 30mm or less, to be carried out when required to eliminate disease or damaged growth, thin out crowns, and keep to the intended shape / size in accordance with the Landscape Plan. To be carried out in accordance with Australian Standard "pruning of amenity trees" AS4373-2007.

MULCHING

The following procedure will be used unless otherwise indicated:
• Place mulch to a minimum depth of 75mm on all planting bed areas, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth
• Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems.
• Spread mulch to extent of planting beds as shown on the drawings.

FERTILISING

Fertilisation of trees shall be conducted twice a year except where specific problems exist that require additional treatments. Use a fertiliser capable of providing balanced feeding for at least this period i.e. slow release fertiliser. General purpose slow release fertiliser shall be applied in accordance with the Manufacturer's Specifications.

STAKING / TIES

All plant material, 45 litres or over, to be staked. Two (2) stakes minimum per tree. Stakes used must:
• Be straight, sound hardwood timber, pointed at one end.
• Free of twists, knots and splits.
• Stake height shall be 1500mm out of the ground minimum.
• Advanced plant material to have stakes of 2000mm out of the ground, minimum.
Position stakes outside of plant root ball and drive firmly into the ground. Stakes are to maintain the stability of the plant in the soil. Fix and tie using hessian cloth at 100mm wide, around the stem of each plant in a figure-eight form to avoid damage to the plant while minimising wind movement. Ties are to be stapled to the stake at a height to give effective support to the plant.

SHRUB MAINTENANCE

PRUNING/TRIMMING/TIP PRUNING

Pruning of shrubs shall be carried out during spring and summer, other pruning of dead wood may be necessary throughout the year. Pruning should reflect the natural growth, flowering and regrowth habit of the individual plant species. Generally, shrubs should be pruned after flowering. Trimming of hedge specimen and topiary plants must be scheduled at times which will assist in maintaining the general character and design intent, an average of 2-3 times per growing season. Tip pruning (the removal of the top 25mm or growing tip) of each branch should be carried out during the active growing season to encourage development of new shoots. Ensure no buds are removed before the flowering season for those relevant shrubs.

MULCHING

The following procedure will be used unless otherwise indicated:
• Place mulch to a minimum depth of 75mm on all planting bed areas, clear of plant stems, and rake to an even surface flush with the surrounding finished levels and consistent in depth
• Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems.
• Spread mulch to extent of planting beds as shown on the drawings.

FERTILISING

Fertilisation shall be conducted in September and March except where specific problems exist. Use a fertiliser capable of providing balanced feeding (n:p: k 16:4.4:8.3). Fertilisers shall be applied in accordance with the Manufacturer's Specifications.

WEED MANAGEMENT

MANUAL (HAND) WEEDING

Remove all noxious and local weed species from the site, including root zone. ensure that this material is exported off site and disposed of correctly. Regularly remove by hand weed growth and rubbish that may occur or reoccur throughout the course of works and during the 6-month maintenance period.

HERBICIDES

Eradicate weeds that are unable to be managed by hand weeding with environmentally acceptable methods using non-residual glyphosate herbicide at the recommended maximum rate. care should be taken to protect all trees and shrubs from overspray and avoid spraying if rain is likely within 12hours of the spraying period.

PEST AND DISEASE MANAGEMENT

The maintenance contractor shall be responsible for the control of any pests and diseases which may affect the plants. when it comes to pest control; prevention is better than cure, so ensure where possible to cultivate pest-resistant plants. Best prevention practises are:
a) Avoid over-watering which can lead to diseases such as mildew and blackspot.
b) Use seaweed and fish emulsions to boost plants immunity.
c) Use organic based fertilisers and mulches. these contain microbes that attack the plant pathogens that cause disease.

PESTICIDE AND FUNGICIDE

If artificial pesticides are required, it is recommended that the contractor use only registered pesticides and fungicides. These should be mixed and applied in accordance with the manufacturer's specifications. Safety equipment and clothing must be worn as specified by the manufacturer. Avoid spraying in windy or wet conditions.

IRRIGATION MAINTENANCE

Upon completion of the landscape installation any automated irrigation system shall be brought online (for connection to the BOM). To enable this a WIFI connection shall be provided by owner. The maintenance contractor shall be responsible for ensuring the installed automated irrigation system is regularly maintained and checked. During the maintenance period of the contract, the maintenance contractor shall carry out immediate repairs to any leak, component failure or malfunction, including damage resulting from the activities of other contractors working on site.

The maintenance contractor shall ensure the irrigation system operates to design specification and should include:
• Periodic checks of pressure and flows to ensure they are within acceptable ratings for system operation.
• Periodic checks of system components (e.g. sprinklers, valves, controller, pumps, filters, sensors) to ensure they operate to manufacturer and design specifications.
• Periodic lifting and adjustment of sprinkler heads to ensure they are set and aligned as specified.
• Periodic clearance of vegetation around sprinkler heads.
• Replacement of all worn parts with those matching system requirements in accordance with the original design specification.
• Operation during the non-irrigation season, periodically for a short duration, to flush system and operate components

Irrigation scheduling is a critical component of efficient irrigation management. Irrigation controllers are to be programmed at the start of each season and adjusted accordingly by an experienced contractor.

MAINTENANCE ACCESS

Maintenance anchor points to be specified by architects and installed to Australian Standards.

PROJECT

HASTINGS CAPITAL P/LATF
Hastings Capital Trust

153 HASTINGS PARADE, NORTH BONDI

DRAWING TITLE

S4.55 APPLICATION

Landscape Installation & Maintenance Specification

DRAWN BY	CHECKED BY	DATE	JOB NUMBER	DRAWING NUMBER
ZW	PH	25.08.26	25.026	S4.55_002

REVISION 01

SCALE 1:1 @ A3

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SCHEDULES

PLANT SCHEDULE

ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS
Trees							
Bci	1	Backhousia citriodora	Lemon Scented Myrtle	75 Ltr	3.0 - 5.0 m	5.0 - 8.0 m	Annexure B3-1
Oe	1	Olea europaea	European Olive	Advanced	3.0 - 5.0 m	6.0 - 8.0 m	
Tll	3	Tristaniopsis laurina	Water Gum	75 Ltr	3.0 - 5.0 m	6.0 - 8.0 m	Annexure B3-1
Palms - Cycads							
Trf	1	Trachycarpus fortunei	Windmill Palm	Advanced	2.0 - 4.0 m	4.0 - 8.0 m	
Shrubs							
Cal	3	Correa alba	Correa	200 mm	0.8 - 1.0 m	0.8 - 1.0 m	Annexure B3-1
Wef	47	Westringia fruticosa	Coastal Rosemary	200 mm	0.6 - 1.0 m	0.5 - 1.0 m	Annexure B3-1
Perennials							
Abr	20	Alocasia brisbanensis	Cunjevoi	200 mm	0.5 - 0.8 m	1.0 - 1.8 m	Annexure B3-1
Ael	116	Aspidistra elatior	Cast Iron Plant	200 mm	0.5 - 1.0 m	0.5 - 1.0 m	
Am-1	9	Acanthus mollis	Oyster Plant	200 mm	0.6 - 0.9 m	0.6 - 0.75 m	
Grasses							
Llt	84	Lomandra longifolia	Spiny-headed Mat rush	140mm	0.5 - 0.8 m	0.5 - 0.8 m	Annexure B3-1
Dic	12	Dianella caerulea	Blue Flax Lily	140 mm	0.5 - 0.8 m	0.5 - 0.8 m	Annexure B3-1
Groundcovers							
Ca	109	Cissus antarctica	Kangaroo Vine	140mm	1.0 - 1.2 m	0.15 - 0.3 m	Annexure B3-1
Cha	6	Chrysocephalum apiculatum	Common Everlasting	140 mm	0.6 - 1.0 m	0.6 - 1.0 m	Australian Native
Dr	191	Dichondra repens	Kidney Weed	140 mm	0.9 - 1.2 m	0.0 - 0.3 m	Annexure B3-1
Plp	63	Plectranthus parviflorus	Spur Flower	140 mm	0.3 - 0.6 m	0.3 - 0.6 m	Annexure B3-1
RofP	30	Rosmarinus officinalis 'Prostratus'	Rosemary	140mm	1.0 - 2.0 m	0.3 - 0.6 m	
Succulents							
Eco	3	Euphorbia 'Cowboy'	Euphorbia Cowboy	200 mm	1.0 - 2.0 m	0.3 - 0.6 m	
Climbers							
BSO	2	Bougainvillea 'Scarlet O'Hara'	Bougainvillea	200 mm	1.0 - 2.0 m	1.0 - 2.0 m	
Fpu	13	Ficus pumila	Creeping fig	140 mm	1.0 - 2.0 m	1.0 - 2.0 m	
PapW	8	Pandorea pandorana	Wonga Wonga Vine	200 mm	1.0 - 2.0 m	1.0 - 2.0 m	Annexure B3-1
Ferns							
Ab-1	30	Doodia aspera	Rasp Fern	140mm	0.3 - 0.6 m	0.3 - 0.6 m	Annexure B3-1
Bsl	76	Blechnum 'Silver Lady'	Silver Lady Fern	140mm	0.9 - 1.2 m	0.75 - 0.9 m	
Total:	**828**						

NOTE: SOIL DEPTHS PROVIDED ARE SUFFICIENT TO SUPPORT THE LONG-TERM HEALTH, MATURITY, AND LIFE SPAN OF ALL PROPOSED TREE SPECIES.

CONTROLS

COUNCIL REQUIREMENTS - WAVERLEY COUNCIL

THESE LANDSCAPE PLANS ARE IN GENERAL ACCORDANCE WITH COUNCIL PLANNING CONTROLS:

- DCP (WAVERLEY DEVELOPMENT CONTROL PLAN 2022)

  PART B3 - LANDSCAPING AND BIODIVERSITY

  PART C3 - MEDIUM DENSITY MULTI RESIDENTIAL DEVELOPMENT

- LEP (WAVERLEY LOCAL ENVIRONMENTAL PLAN 2012)

NATIVE PLANT COUNT

Biodiversity Habitat Corridor (2022)
(Plants Listed in Annexure B3-1) COMPLIANT

TOTAL TREE SP. (listed in Annexure BI-3) = 2 (50%)

TOTAL TREE QUANTITY (listed in Annexure BI-3) = 4 (67%)

TOTAL SHRUBS SP. (listed in Annexure BI-3) = 2 (100%)

TOTAL SHRUB QUANTITY (listed in Annexure BI-3) = 50 (100%)

TOTAL GRASSES & GROUNDCOVERS SP. (listed in Annexure BI-3) = 8 (50%)

TOTAL GRASSES & GROUNDCOVERS QUANTITY (listed in Annexure BI-3) = 517 (67%)

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Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

PROJECT
HASTINGS CAPITAL P/LATF
Hastings Capital Trust
153 HASTINGS PARADE, NORTH BONDI

DRAWING TITLE
S4.55 APPLICATION
Landscape Controls & Schedules

DRAWN BY ZW CHECKED BY PH
REVISION 01

DATE 25.08.26
SCALE 1:1 @ A3

JOB NUMBER 25.026
DRAWING NUMBER S4.55_003

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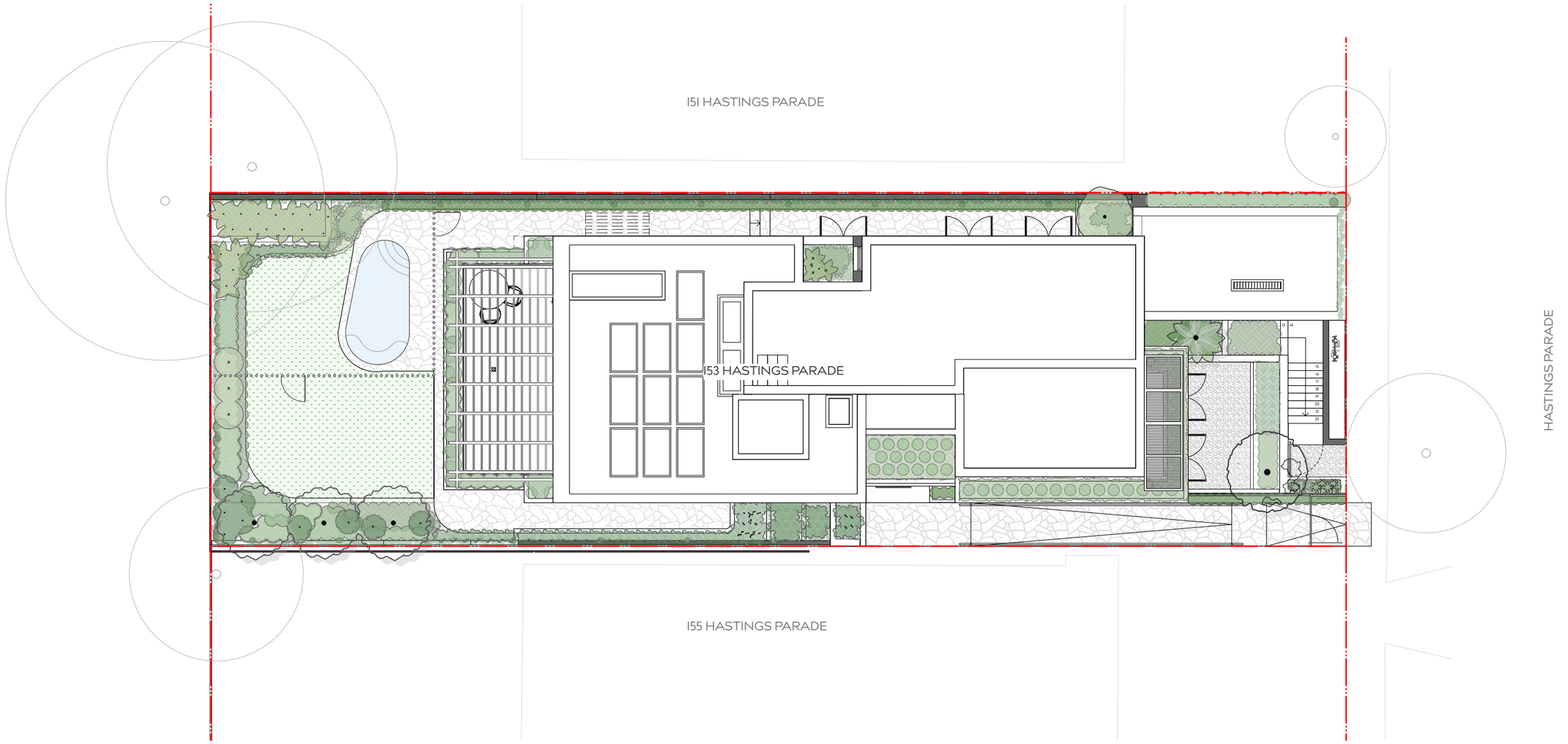
Application No: DA-45/2026

Date Received: 25/08/2026



LEGEND

- BOUNDARY
- STRUCTURE BELOW
- SEWER LINE
- SEWER OFFSET LINE
- POOL FENCE
- EXISTING TREE
- exRL 00.00 EXISTING LEVELS
- RL 00.00 PROPOSED LEVELS
- TOW 00.00 TOP OF WALL LEVELS
- PAVING
- GARDEN BED Greenlife Mulch & Compost
- LAWN Sir Walter Buffalo

PROJECT

HASTINGS CAPITAL P/LATF
Hastings Capital Trust
153 HASTINGS PARADE, NORTH BONDI

DRAWING TITLE

S4.55 APPLICATION
Landscape Masterplan

DRAWN BY	CHECKED BY	DATE	JOB NUMBER	DRAWING NUMBER
ZW	PH	25.08.26	25.026	S4.55_100

REVISION 01

SCALE 1:150 @ A3

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151 HASTINGS PARADE

13-Rosmarinus officinalis 'Prostratus'
14-Westringia fruticosa
LUSH, NATIVE, SHADE-TOLERANT SPECIES PROVIDING INTERNAL VISUAL INTEREST AND PRIVACY
3-Alocasia brisbanensis
13-Doodia aspera
ex 26.23
1-Pandorea pandorana
14-Lomandra longifolia
RL 28.47
RL 28.44
LUSH, CLIMBING SPECIES TO WRAP UP AND AROUND GARAGE TO SOFTEN THE BUILT EDGES
RL 28.64
15-Aspidistra elatior
1-Trachycarpus fortunei
16-Plectranthus parviflorus
22-Plectranthus parviflorus
TERRACE
RL 27.91
13 14
15
16
17
18
19
20
21
22
FIRE BOOSTER ASSEMBLY
RL 28.34
16-Cissus antarctica
ex RL 28.14
12-Dianella caerulea
6-Chrysocephalum apiculatum
3-Euphorbia 'Cowboy'
MAILBOX
RL 28.44
1:14
RL 29.08
1:40
ex RL 28.84
ex RL 29.22
ex RL 27.31
13-Lomandra longifolia
A MIX OF NATIVE AND EXOTIC SPECIES THAT SPRAWL AND CASCADE TO CREATE VISUAL INTEREST AND A SENSE OF PLAYFULNESS TO THE BALCONY
6-Blechnum 'Silver Lady'
10-Cissus antarctica
3-Aspidistra elatior
1-Olea europaea
18-Aspidistra elatior
PROPOSED TREE SPECIES SELECTED TO PROVIDE PRIVACY SCREENING FROM ADJOINING UNITS AND IS SUITABLE FOR THE AVAILABLE SOIL DEPTH TO ENSURE LONG-TERM HEALTH AND VIGOUR

155 HASTINGS PARADE

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Waverley Council

Application No: DA-45/2026

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LEGEND

- BOUNDARY
- STRUCTURE BELOW
- SEWER LINE
- SEWER OFFSET LINE
- POOL FENCE
- EXISTING TREE
- exRL 00.00 EXISTING LEVELS
- RL 00.00 PROPOSED LEVELS
- TOW 00.00 TOP OF WALL LEVELS
- PAVING
- GARDEN BED Greenlife Mulch & Compost
- LAWN Sir Walter Buffalo

PROJECT

HASTINGS CAPITAL P/LATF
Hastings Capital Trust
153 HASTINGS PARADE, NORTH BONDI

DRAWING TITLE

S4.55 APPLICATION
Ground Floor

DRAWN BY	CHECKED BY	DATE	JOB NUMBER	DRAWING NUMBER
ZW	PH	25.08.26	25.026	S4.55_101

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151 HASTINGS PARADE

191-Dichondra repens
16-Doodia aspera
80-Aspidistra elatior
9-Ficus pumila

SEWER VENT AND SEWER LINE TO BE DEMOLISHED

SELF-ADHERING CLIMBING SPECIES (NO WIRE SUPPORTS)

TREE IN RAISED PLANTER TO ACHIEVE ADEQUATE SOIL DEPTH FOR OPTIMAL PLANT VITALITY

CLIMBING PLANTS INSTALLED ALONG THE BOUNDARY FENCE TO ENHANCE THE GREEN OUTLOOK AND SOFTEN THE APPEARANCE OF THE PROPERTY'S EXTERIOR

8-Blechnum 'Silver Lady'
1-Backhousia citriodora
18-Cissus antarctica

PROPOSED SEWER VENT AND SEWER LINE

ex RL 23.90
ex RL 24.33
ex RL 23.91
RL 24.56
CLOTHESLINE
RL 24.91
RL 26.28

13-Alocasia brisbanensis
RETAINING WALL
TW 24.56
10-Blechnum 'Silver Lady'
4-Alocasia brisbanensis
SOFT, TEXTURAL PLANTING TO A HEIGHT OF 900MM.
ex 23.90
9-Lomandra longifolia
3-Correa alba
POOL FENCE & GATE COMPLIANT TO AS1926 STANDARDS
SELF-ADHERING CLIMBING SPECIES (NO WIRE SUPPORTS)
8-Westringia fruticosa
4-Ficus pumila
20-Plectranthus parviflorus
12-Lomandra longifolia
ex RL 24.27
11-Westringia fruticosa
ex RL 24.63

POOL
4.3 x 2.2M

TERRACE
RL 24.56

ex RL 24.61

LAWN
RL 24.56

ex RL 26.07
TW 28.02

9-Acanthus mollis
3-Tristaniopsis laurina
17-Lomandra longifolia
36-Blechnum 'Silver Lady'
45-Cissus antarctica
7-Pandorea pandorana
27-Plectranthus parviflorus
10-Blechnum 'Silver Lady'
6-Blechnum 'Silver Lady'
20-Cissus antarctica

PROPOSED NATIVE TREES TO PROVIDE INFORMAL SCREENING TO THE NEIGHBOURING PROPERTIES WHILE ALSO CREATING A FOCAL FEATURE WITHIN THE GARDEN

600MM SEWER OFFSET

155 HASTINGS PARADE

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Date Received: 25/08/2026

LEGEND

BOUNDARY
STRUCTURE BELOW
SEWER LINE
SEWER OFFSET LINE
POOL FENCE
EXISTING TREE
ex RL 00.00 EXISTING LEVELS
RL 00.00 PROPOSED LEVELS
TOW 00.00 TOP OF WALL LEVELS
PAVING
GARDEN BED Greenlife Mulch & Compost
LAWN Sir Walter Buffalo

PROJECT

HASTINGS CAPITAL P/LATF
Hastings Capital Trust

153 HASTINGS PARADE, NORTH BONDI

DRAWING TITLE

S4.55 APPLICATION

Lower Ground Floor

DRAWN BY	CHECKED BY	DATE	JOB NUMBER	DRAWING NUMBER
ZW	PH	25.08.26	25.026	S4.55_102

REVISION 01

SCALE 1:100 @ A3

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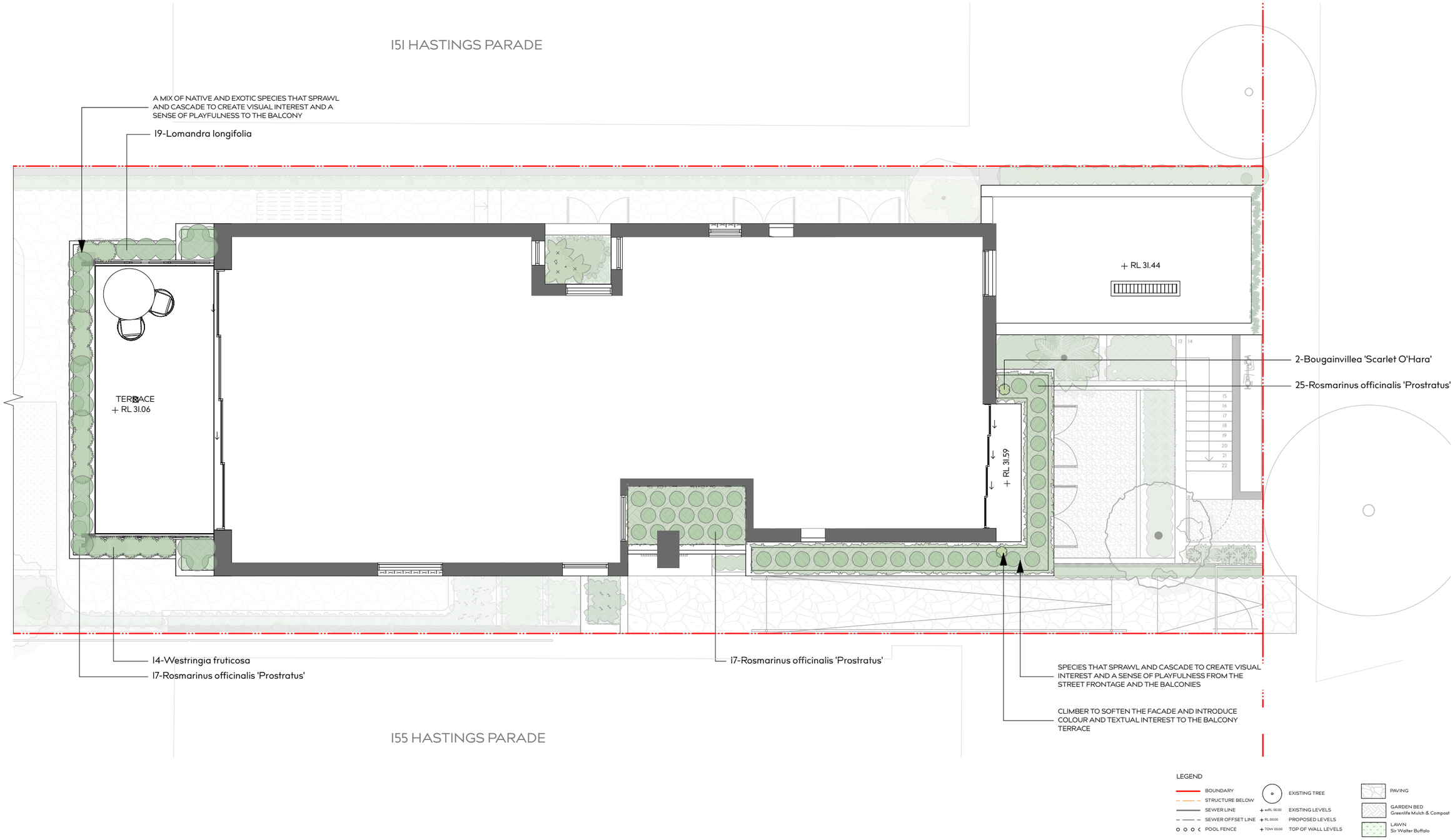
Application No: DA-45/2026

Date Received: 25/08/2026



PROJECT

HASTINGS CAPITAL P/LATF
Hastings Capital Trust

153 HASTINGS PARADE, NORTH BONDI

DRAWING TITLE

S4.55 APPLICATION

Level 01

DRAWN BY	CHECKED BY
ZW	PH

REVISION

01

DATE

25.08.26

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JOB NUMBER

25.026

DRAWING NUMBER

S4.55_103

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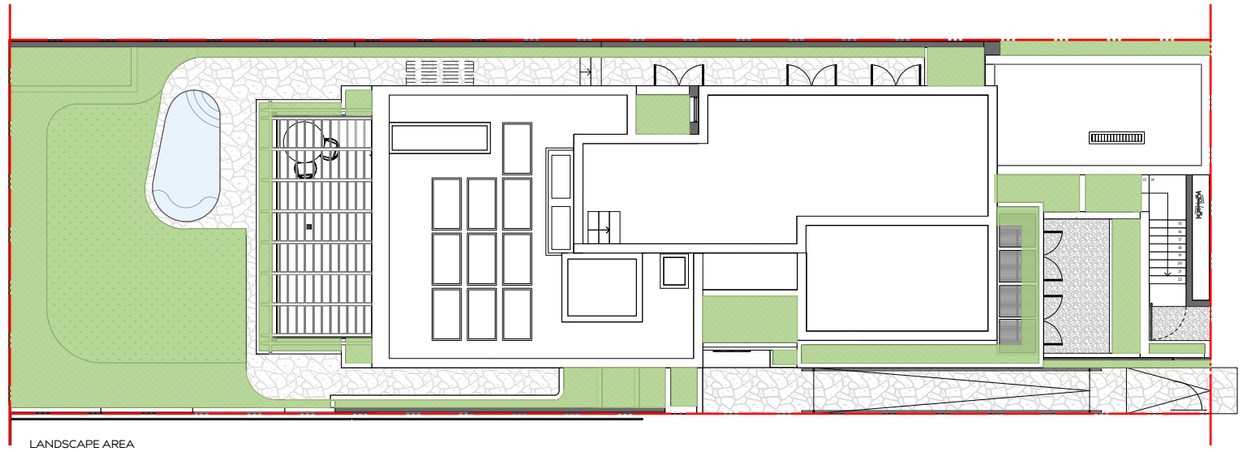
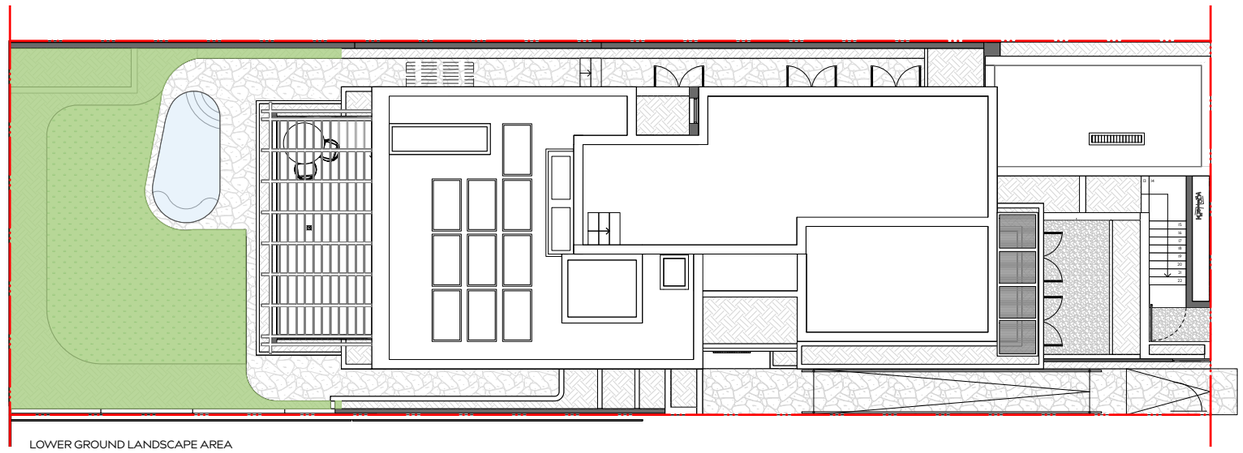


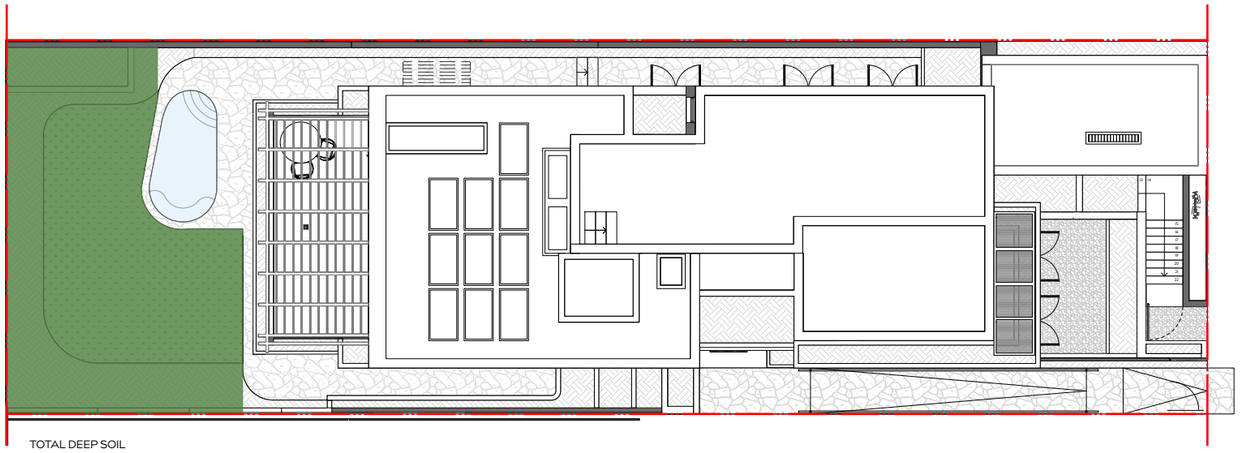
LANDSCAPE AREA

PROPOSED
LANDSCAPE AREA



LOWER GROUND LANDSCAPE AREA

PROPOSED
LANDSCAPE AREA (WAVERLEY COUNCIL DCP DEFINITION)



TOTAL DEEP SOIL

PROPOSED
DEEP SOIL AREA

DEEP SOIL LANDSCAPED AREA CALCULATIONS

COUNCIL REQUIREMENTS - WAVERLEY COUNCIL

CONTROLS

DCP 2012: 30% OF THE SITE AREA IS TO BE PROVIDED AS LANDSCAPE AREA

DCP 2012: 50% OF THE LANDSCAPE AREA HAS TO BE DEEP SOIL AREA

A DEEP SOIL AREA ZONE MUST HAVE A MINIMUM DIMENSION OF 2X2 METRES

SITE AREA: 477.5m²

• LANDSCAPED AREA REQUIRED:	143.25m² (30% OF SITE AREA)
• LANDSCAPED AREA ACHIEVED:	143.90m² (30% OF SITE AREA)
• LOWER GROUND FLOOR LANDSCAPED AREA ACHIEVED (WAVERLEY COUNCIL DCP DEFINITION):	81.12m²
• DEEP SOIL LANDSCAPED AREA REQUIRED:	71.95m² (50% OF 143.90m²)
• DEEP SOIL LANDSCAPED AREA ACHIEVED:	75.64m² (52.56%)

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Application No: DA-45/2026

Date Received: 25/08/2026

PROJECT

HASTINGS CAPITAL P/LATF
Hastings Capital Trust

153 HASTINGS PARADE, NORTH BONDI

DRAWING TITLE

S4.55 APPLICATION

Landscape Calculations

DRAWN BY	CHECKED BY	DATE	JOB NUMBER	DRAWING NUMBER
ZW	PH	25.08.26	25.026	S4.55_200

REVISION 01

SCALE 1:200 @ A3

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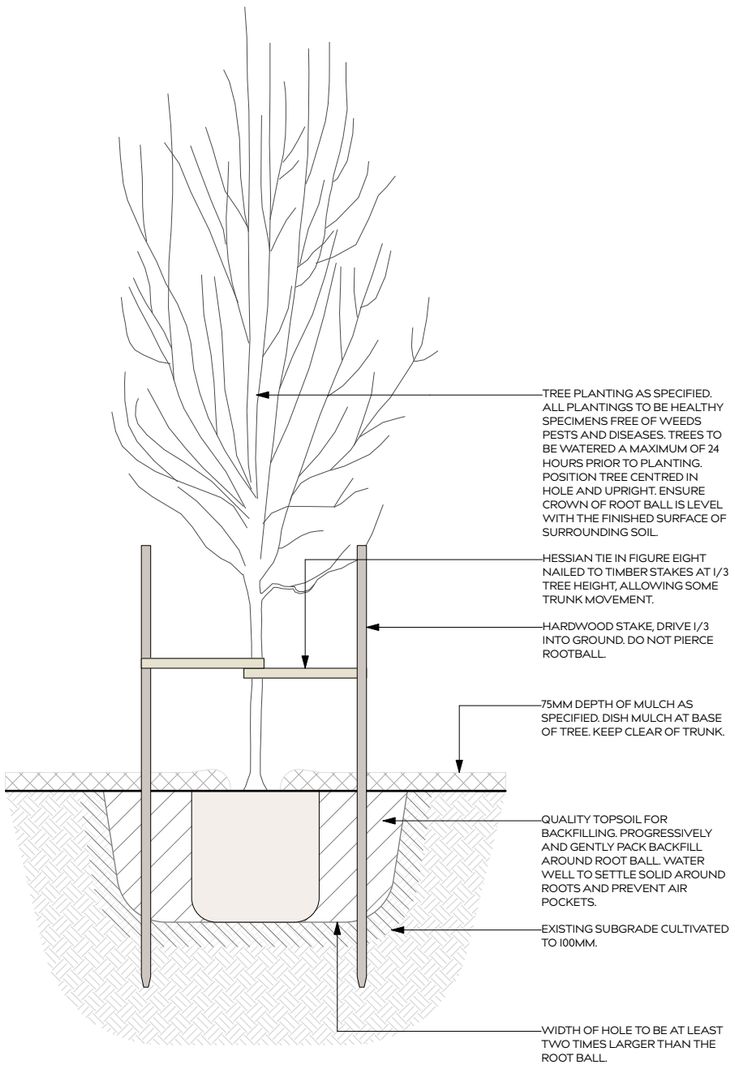
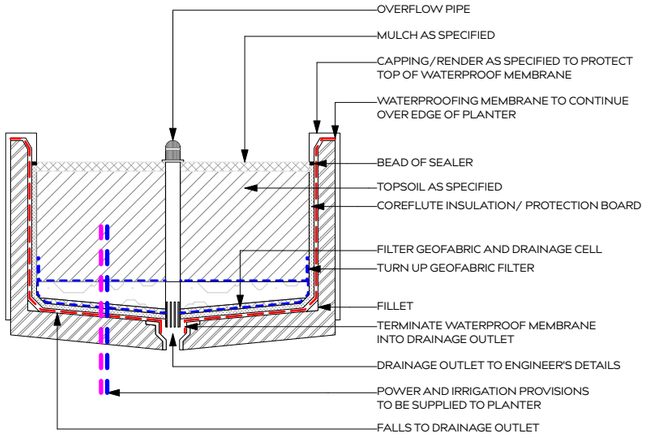
Application No: DA-45/2026

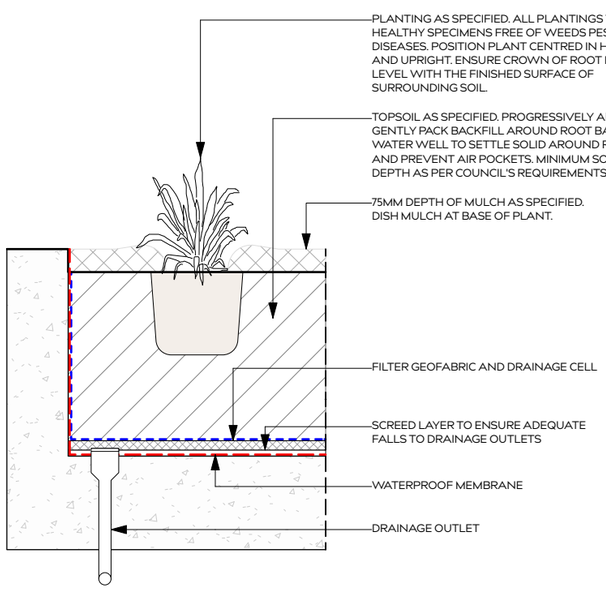
Date Received: 25/08/2026



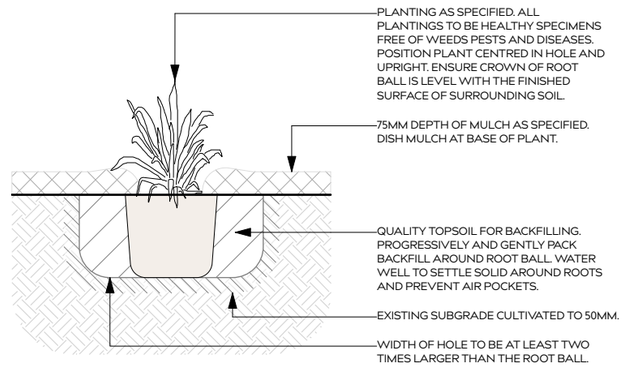
1 | TYPICAL DETAIL - TREE PLANTING
SCALE: 1:25



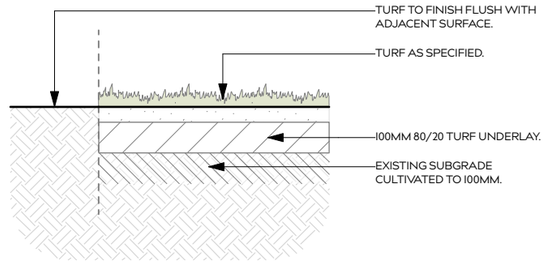
2 | TYPICAL DETAIL - WATERPROOFING DETAIL
SCALE: 1:50



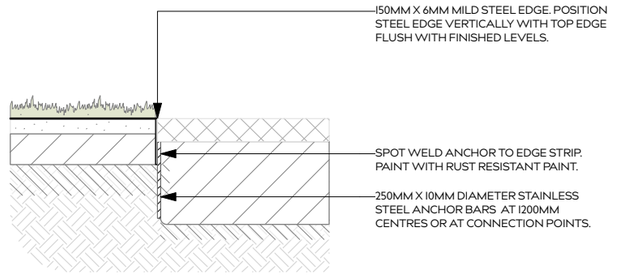
3 | TYPICAL DETAIL - PLANTING ON SLAB
SCALE: 1:20



4 | TYPICAL DETAIL - MASS PLANTING
SCALE: 1:20



5 | TYPICAL DETAIL - TURF
SCALE: 1:20



6 | TYPICAL DETAIL - STEEL EDGE
SCALE: 1:20

PROJECT
HASTINGS CAPITAL P/LATF
Hastings Capital Trust
153 HASTINGS PARADE, NORTH BONDI

DRAWING TITLE
S4.55 APPLICATION
Typical Details

DRAWN BY	CHECKED BY	DATE	JOB NUMBER	DRAWING NUMBER
ZW	PH	25.08.26	25.026	S4.55_300

REVISION 01

SCALE VARIES @ A3

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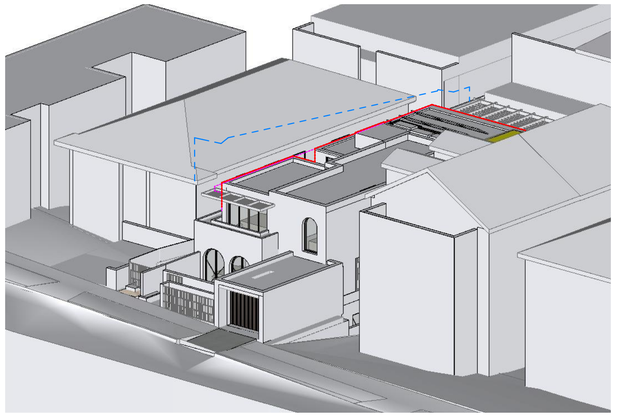
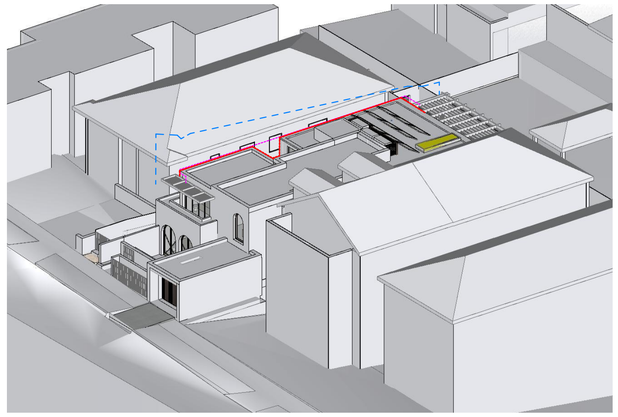
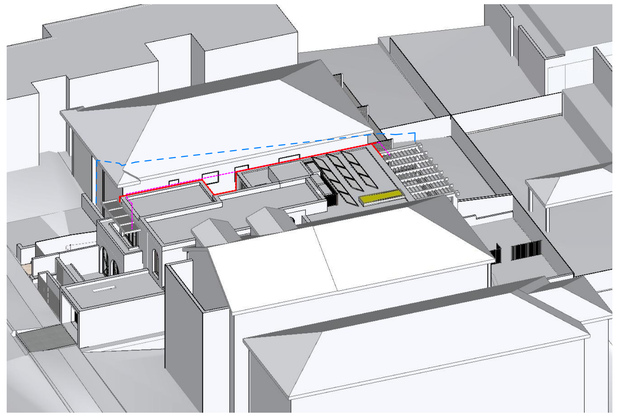


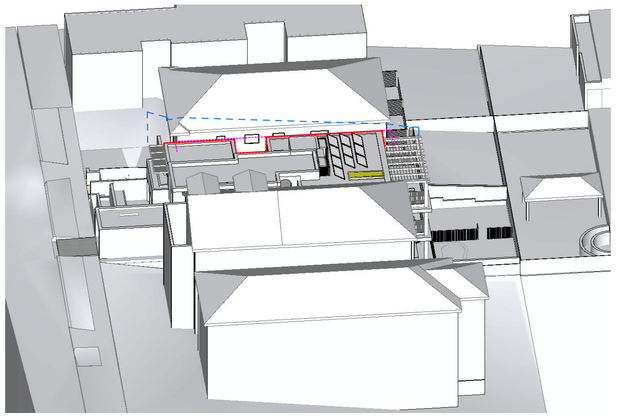
1 9 AM June 21st



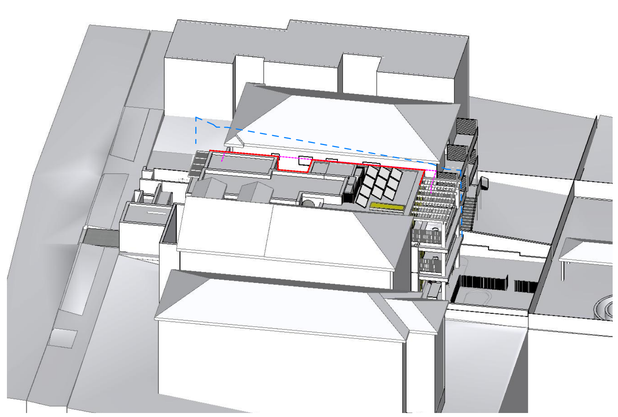
2 10 AM June 21st



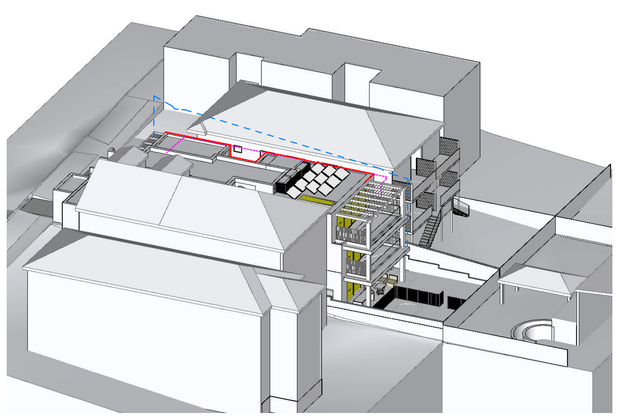
3 11 AM June 21st



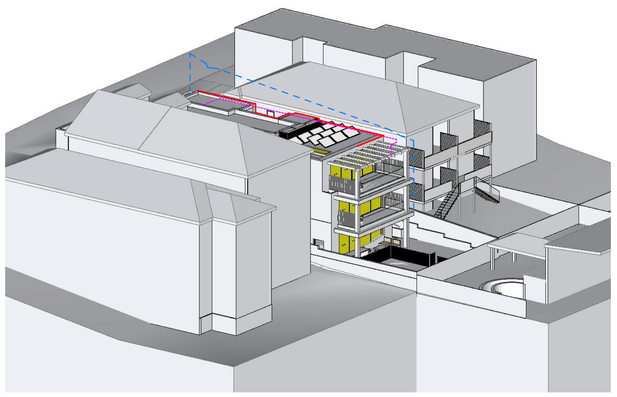
4 12 PM June 21st



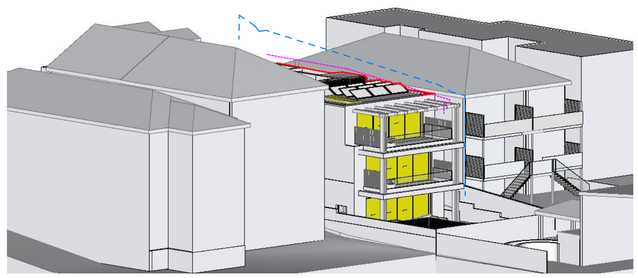
5 1 PM June 21st



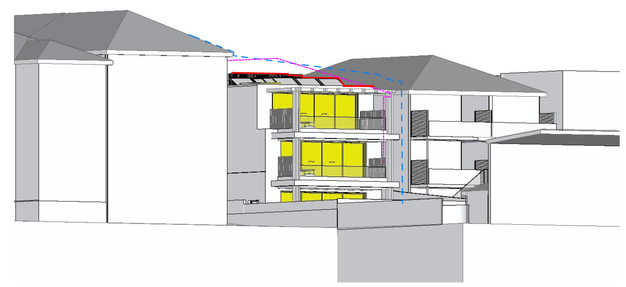
6 2 PM June 21st



7 3 PM June 21st



8 4 PM June 21st
ADDITIONAL HOUR



9 5 PM June 21st
ADDITIONAL HOUR

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Application No: DA-45/2026

Date Received: 25/08/2026

SOLAR ACCESS TO 153 PROPOSED

LEVEL	UNIT	LIVING (21st JUNE)													
		9:00AM	9:30AM	10:00AM	10:30AM	11:00AM	11:30AM	12:00PM	12:30PM	1:00PM	1:30PM	2:00PM	2:30PM	3:00PM	TOTAL HRS
LOWER GROUND	UNIT 1									Y	Y	Y	Y	Y	2
GROUND FLOOR	UNIT 2									Y	Y	Y	Y	Y	2
LEVEL 1	UNIT 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6

TOTAL UNIT	3
UNIT COMPLIANT	1
NO DIRECT SOLAR	2

	Solar Access

SOLAR ACCESS TO 153 PROPOSED - ADDITIONAL

LEVEL	UNIT	LIVING (21st JUNE)					
		4:00PM	4:30PM	5:00PM	5:30PM	6:00PM	TOTAL HRS
LOWER GROUND	UNIT 1	Y	Y	Y	Y	Y	2
GROUND FLOOR	UNIT 2	Y	Y	Y	Y	Y	2
LEVEL 1	UNIT 3	Y	Y	Y	Y	Y	2

LEVEL	UNIT	POS (21ST JUNE)													
		9:00AM	9:30AM	10:00AM	10:30AM	11:00AM	11:30AM	12:00PM	12:30PM	1:00PM	1:30PM	2:00PM	2:30PM	3:00PM	TOTAL HRS
LOWER GROUND	UNIT1					Y	Y	Y	Y	Y	Y	Y	Y	Y	4
GROUND FLOOR	UNIT2							Y	Y	Y	Y	Y	Y	Y	3
LEVEL 1	UNIT3					Y	Y	Y	Y	Y	Y	Y	Y	Y	4

	Compliant
	Non-Compliant

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0-3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr
U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs
Ceiling fan locations per Assessor Certificate
Water - Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy - Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

DCP 2012:

LIVING ROOMS AND PRIVATE OPEN SPACE OF AT LEAST 70% OF DWELLINGS ARE TO RECEIVE A MINIMUM OF THREE HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AN 3:00 PM ON JUNE 21. 21.

- ROOF LEVEL

LEGEND:

- COMPLIANT HEIGHT SHADOW OUTLINE
- VIEW FROM THE SUN OUTLINE OF PROPOSED BUILDING
- VIEW FROM THE SUN OUTLINE OF EXISITING BUILDING

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?p=mcPOpFIWb
Version 2025.0

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

CLIENT:
HSN

pbd architects

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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

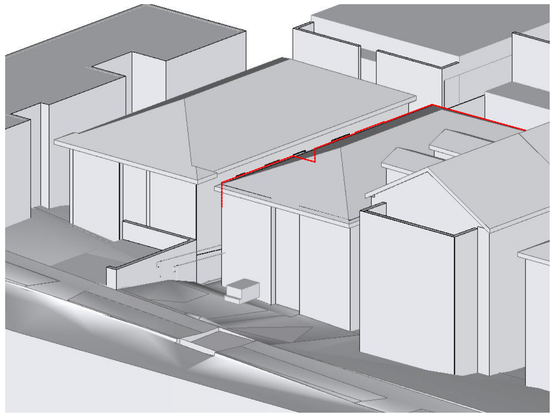
Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

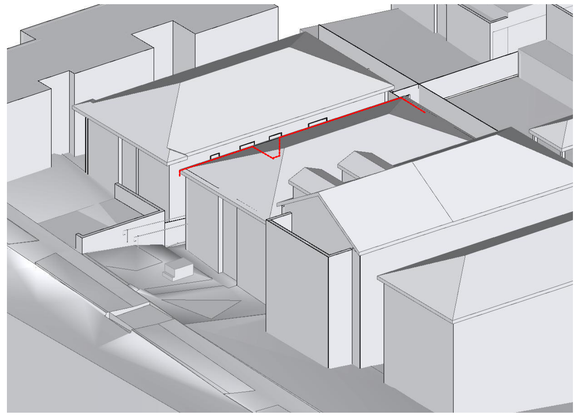
PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Solar Access Diagram Proposed

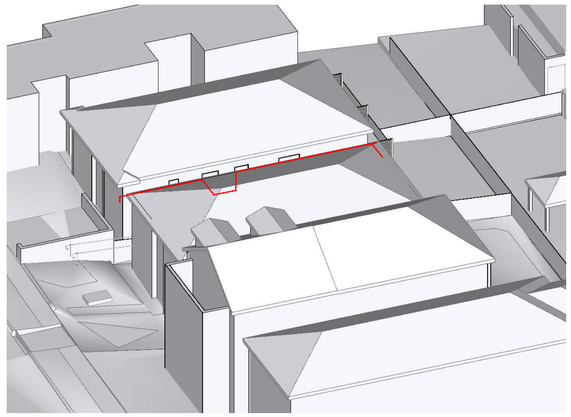
DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: NTS	DRAWING NO: DA600	ISSUE: D
PROJECT NO: 2503		



1 9 AM June 21st



2 10 AM June 21st



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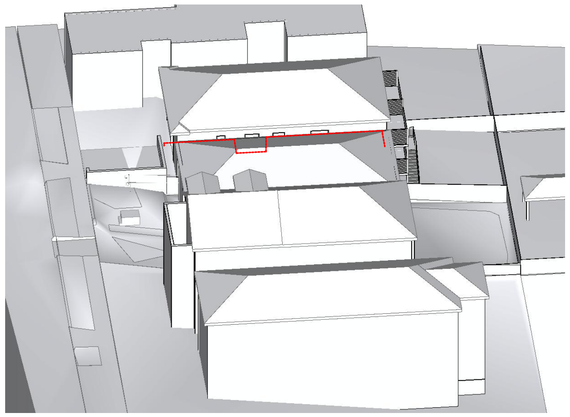
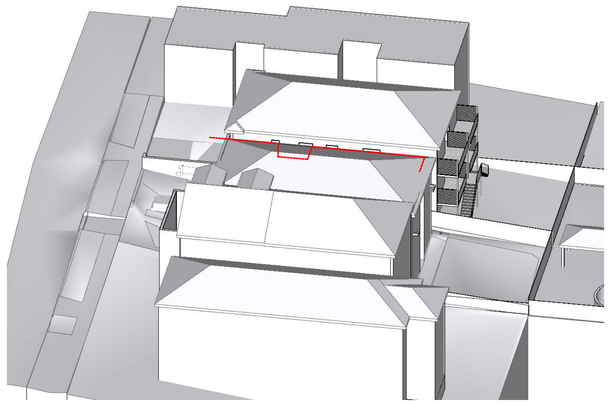
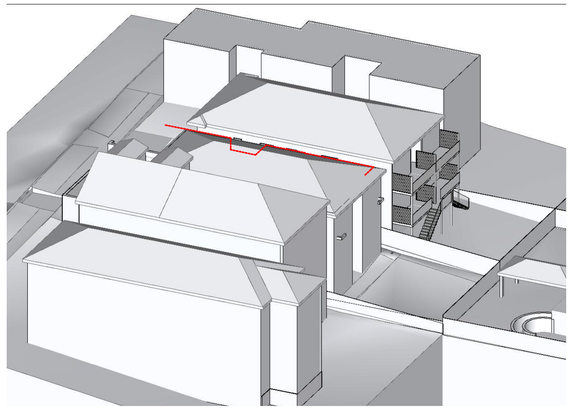


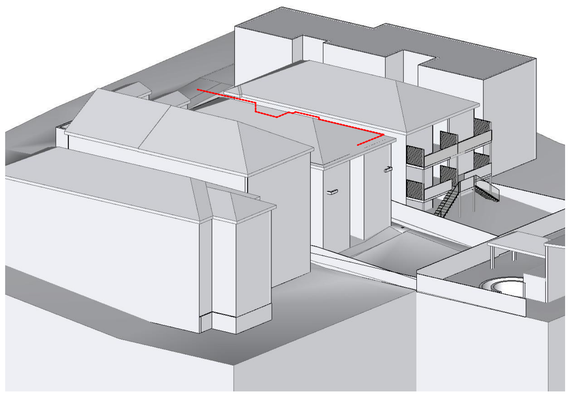
4 12 PM June 21st



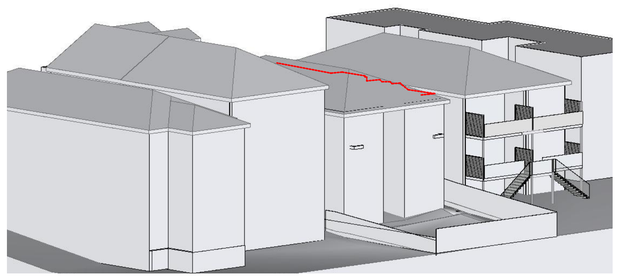
5 1 PM June 21st



6 2 PM June 21st



7 3 PM June 21st



8 4 PM June 21st
ADDITIONAL HOUR



9 5 PM June 21st
ADDITIONAL HOUR

RECEIVED
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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PC	COMPOSITE PANEL CLADDING
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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

DCP 2012:

LIVING ROOMS AND PRIVATE OPEN SPACE OF AT LEAST 70% OF DWELLINGS ARE TO RECEIVE A MINIMUM OF THREE HOURS DIRECT SUNLIGHT BETWEEN 9:00AM AN 3:00 PM ON JUNE 21. 21.

- ROOF LEVEL

LEGEND:

---------- VIEW FROM THE SUN OUTLINE OF PROPOSED BUILDING

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?p=mcPOpFIWb
Version: 2025.0

Issue	Date	Description
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr
U3: heating 26.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs
Ceiling fan locations per Assessor Certificate
Water - Central Systems

Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy - Central Systems

Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

CLIENT:
HSN

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Solar Access Diagram Existing

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: NTS (1:100@A1)	DRAWING NO: DA601	ISSUE: D
PROJECT NO: 2503		

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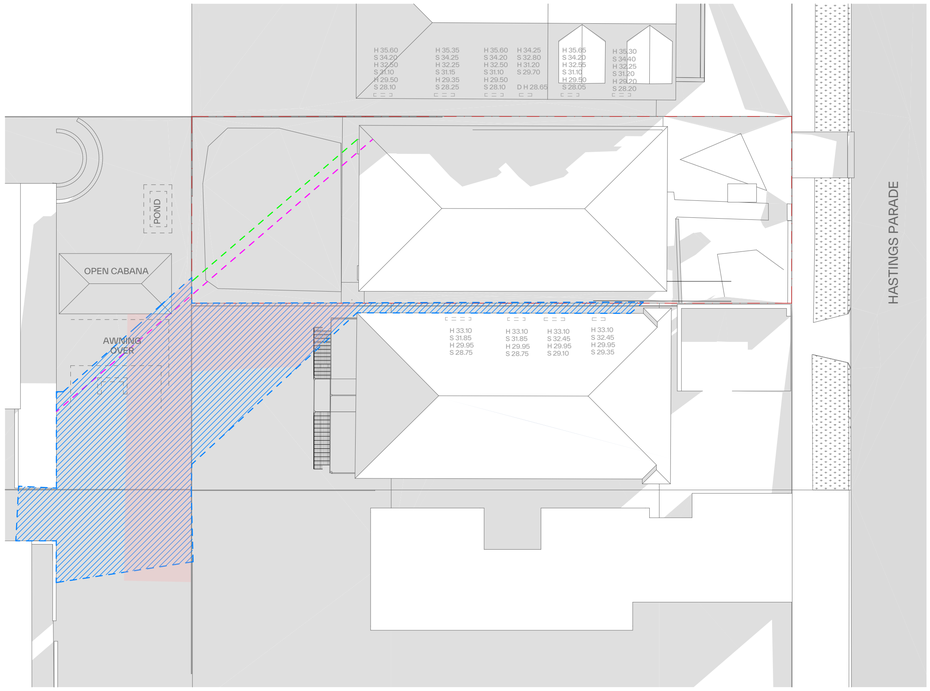
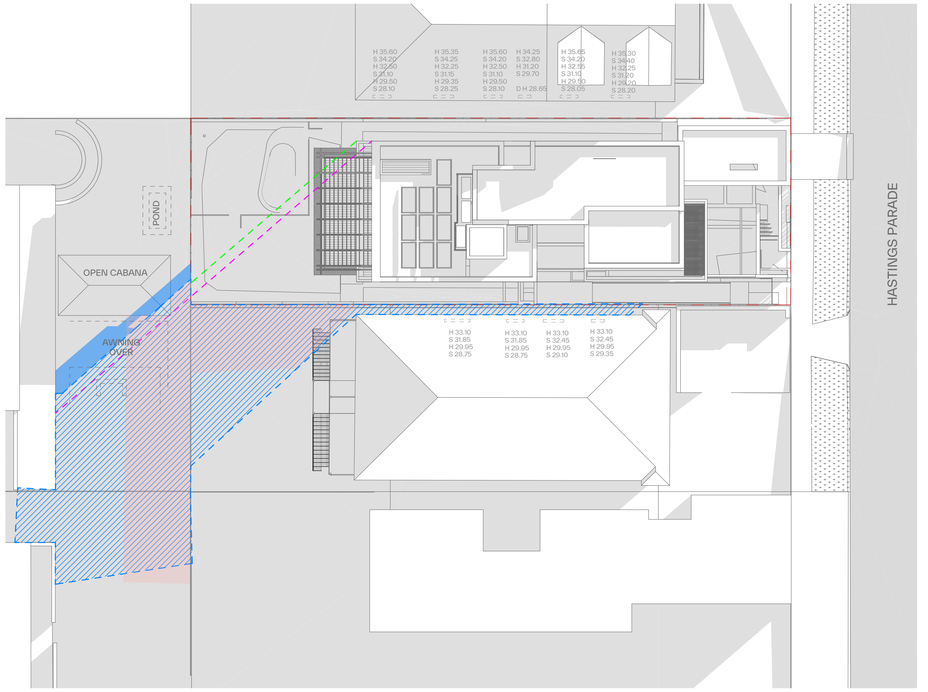
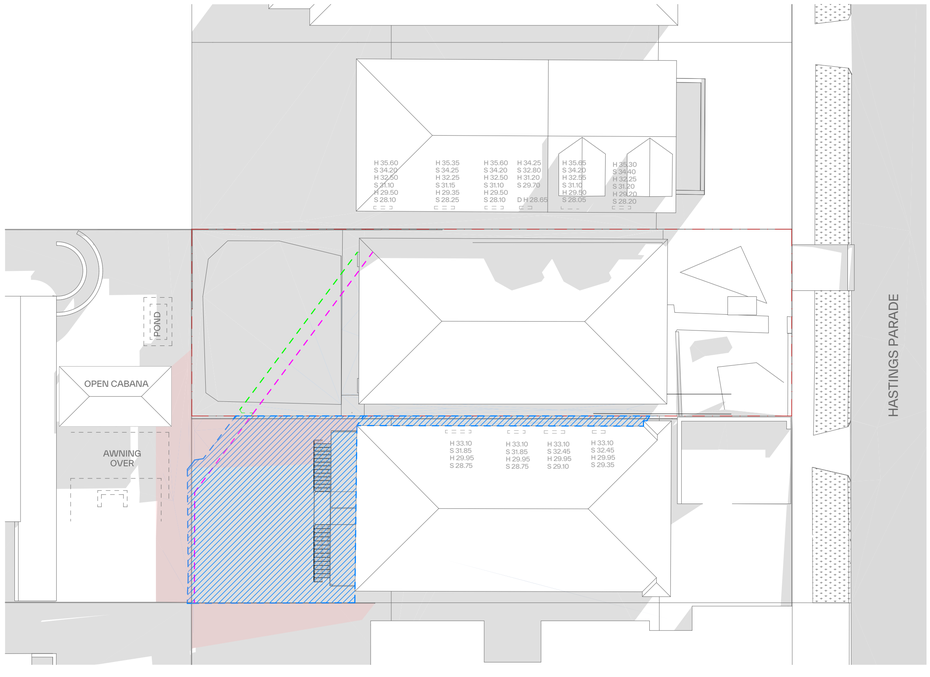


1 Existing Shadow Study 21 June at 09.00AM 1:200

PROPOSED



2 Proposed Shadow Study 21 June at 09.00AM 1:200

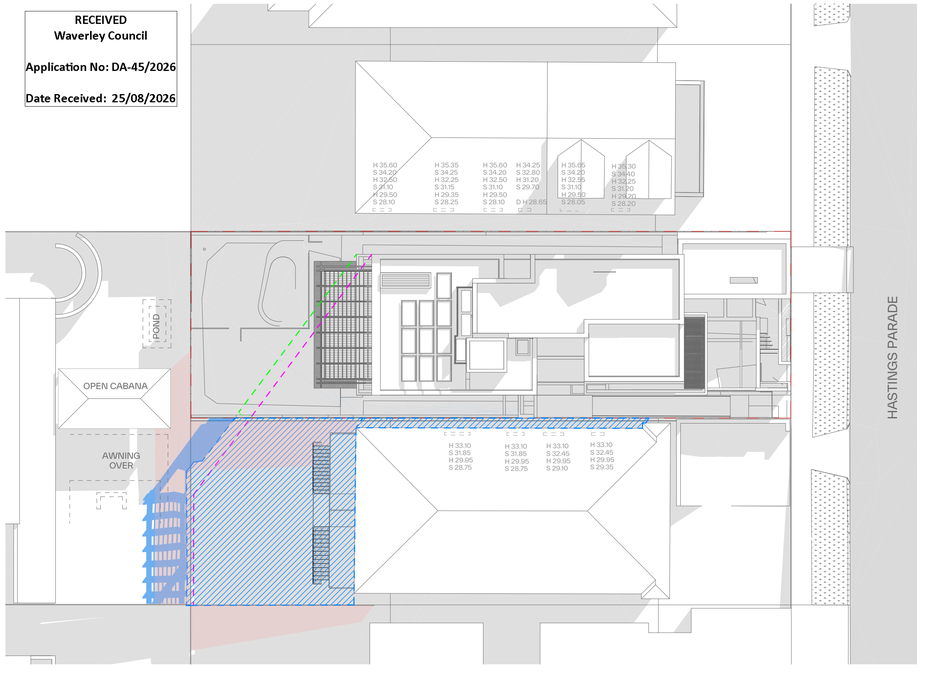


3 Existing Shadow Study 21 June at 10.00AM 1:200

RECEIVED
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026



4 Proposed Shadow Study 21 June at 10.00AM 1:200

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LEGEND:

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SW	STONE CLADDING WALL
BW	BREEZE BLOCKS WALL
PT	PAVERS
GD	BATTENS PANEL

LEGEND:

- EXISTING SHADOW
- EXISTING FENCE SHADOW
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPEMENT
- EXISTING SHADOW OF 153 HASTINGS PARADE
- SITE BOUNDARY
- OUTLINE SHADOW REAR PROPOSED BUILDING - LOWER AND GROUND FLOOR
- OUTLINE SHADOW REAR PROPOSED BUILDING - ROOF LEVEL

DCP 2012:

DIRECT SUNLIGHT TO NORTH FACING WINDOWS OF HABITABLE ROOMS AND ALL PRIVATE OPEN SPACE AREAS OF ADIACENT DWELLINGS SHOULD NOT BE REDUCED TO LESS THAN 3 HOURS BETWEEN 9.00 AND 3.00 PM ON JUNE 21

Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

N

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

CLIENT:

HSN

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:

153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:

Shadow Diagram

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: @A1	DRAWING NO: DA610	ISSUE: D
PROJECT NO: 2503		

Certificate No. 0013244060

Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnefin

Accreditation No. 10056

Property Address 153 Hastings Parade,NORTH BONDI NSW,2026

hstar.com.au/QR/Generate?p=mdPQpFW9b

Version 2025.0

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

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Cooling/heating: 3-phase A/C, EER 3.0-3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
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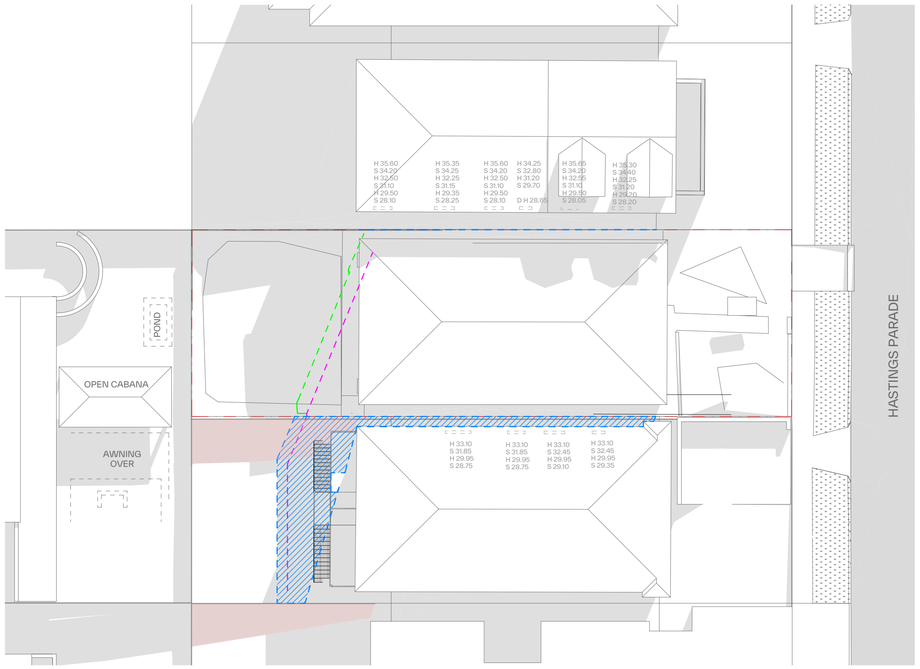
Swimming pool: max 11.7kL, unshaded

Energy – Central Systems

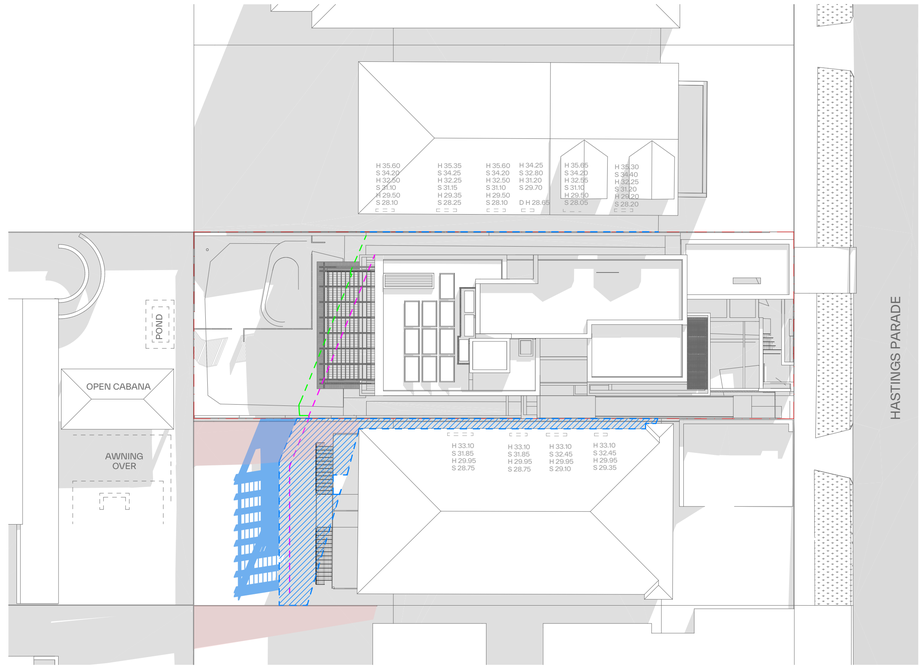
Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

EXISTING

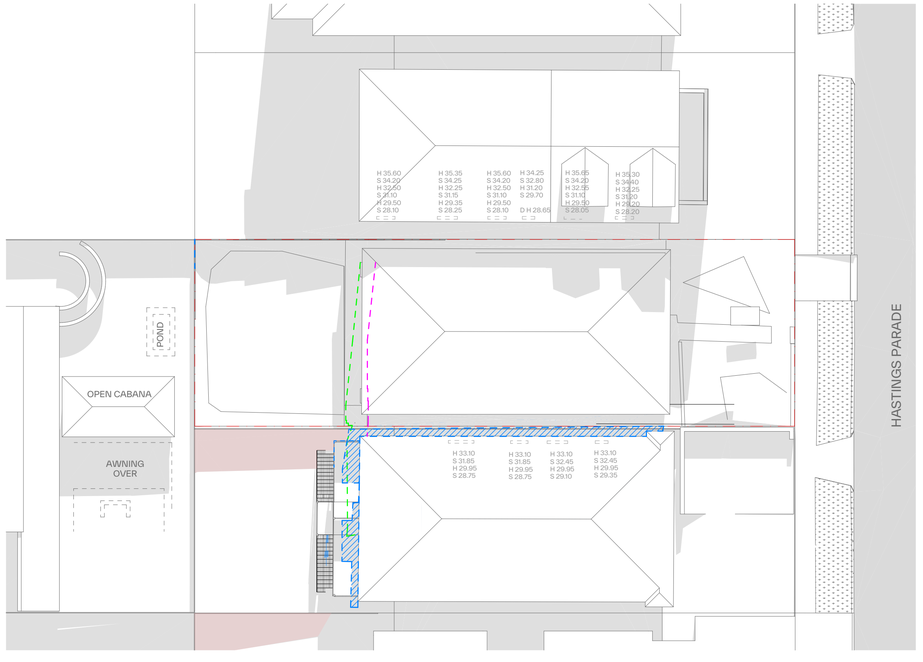


5 Existing Shadow Study 21 June at 11.00AM 1:200

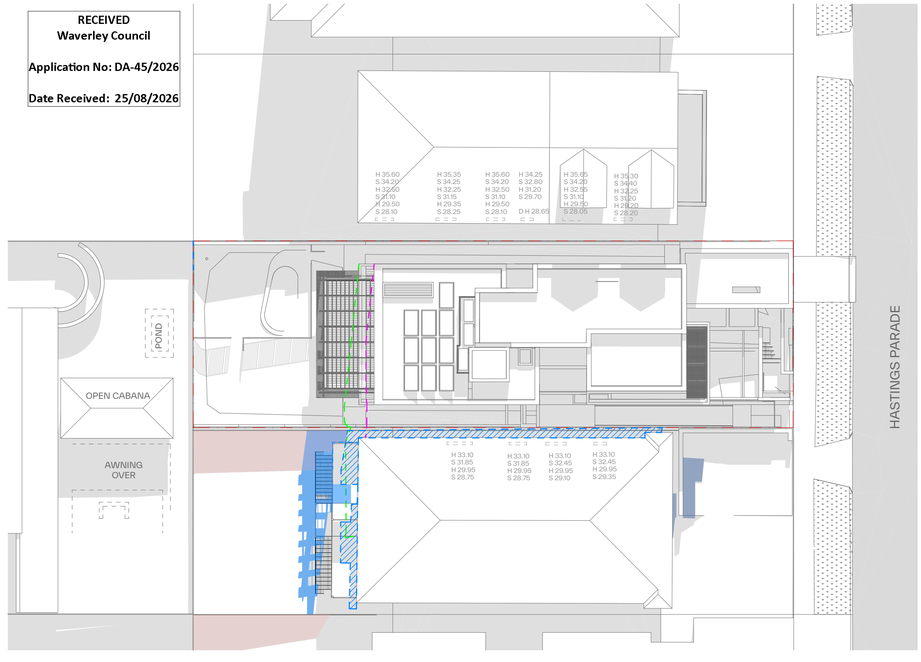
PROPOSED



6 Proposed Shadow Study 21 June at 11.00AM 1:200



7 Existing Shadow Study 21 June at 12.00PM 1:200



8 Proposed Shadow Study 21 June at 12.00PM 1:200

RECEIVED
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026

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D	4/08/2026	ISSUE FOR DA

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:

HSN

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P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:

153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:

Shadow Diagram

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: @A1	DRAWING NO: DA611	ISSUE: D
PROJECT NO: 2503		

Certificate No. 0013244060

Scan QR code or follow website link for rating details.

Assessor name Jamie Bonnefin

Accreditation No. 10056

Property Address 153 Hastings Parade,NORTH BONDI NSW,2026

hstar.com.au/QR/Generate?p=mdPQpFW9b

Version 2025.0

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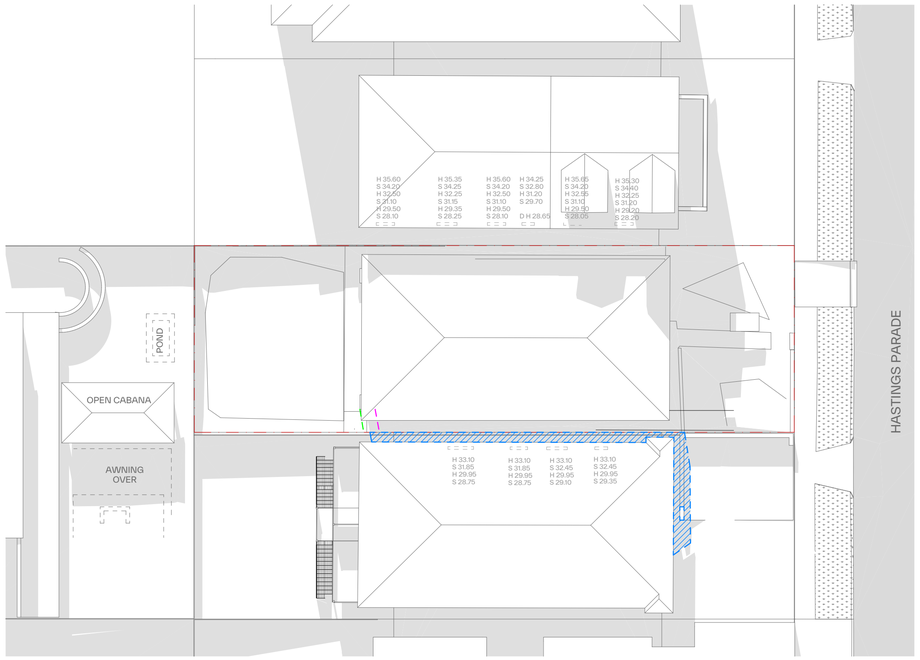
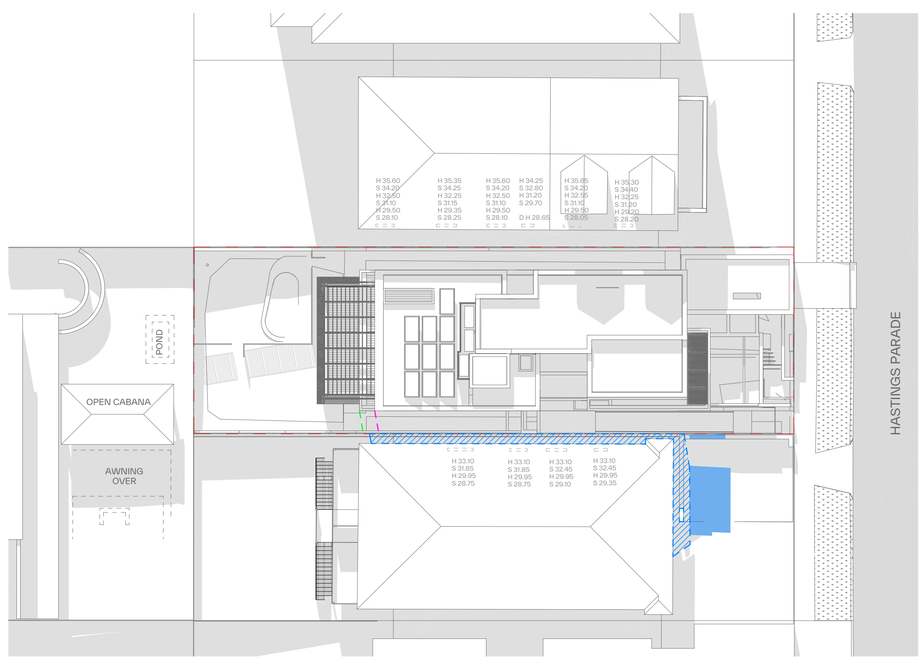
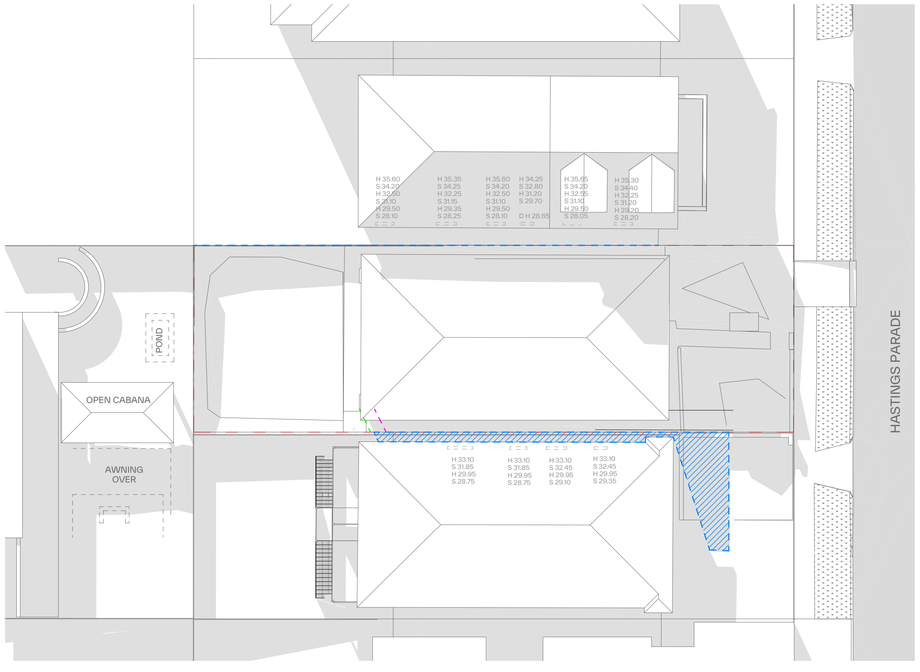


9 Existing Shadow Study 21 June at 01.00PM 1:200

PROPOSED



10 Proposed Shadow Study 21 June at 01.00PM 1:200

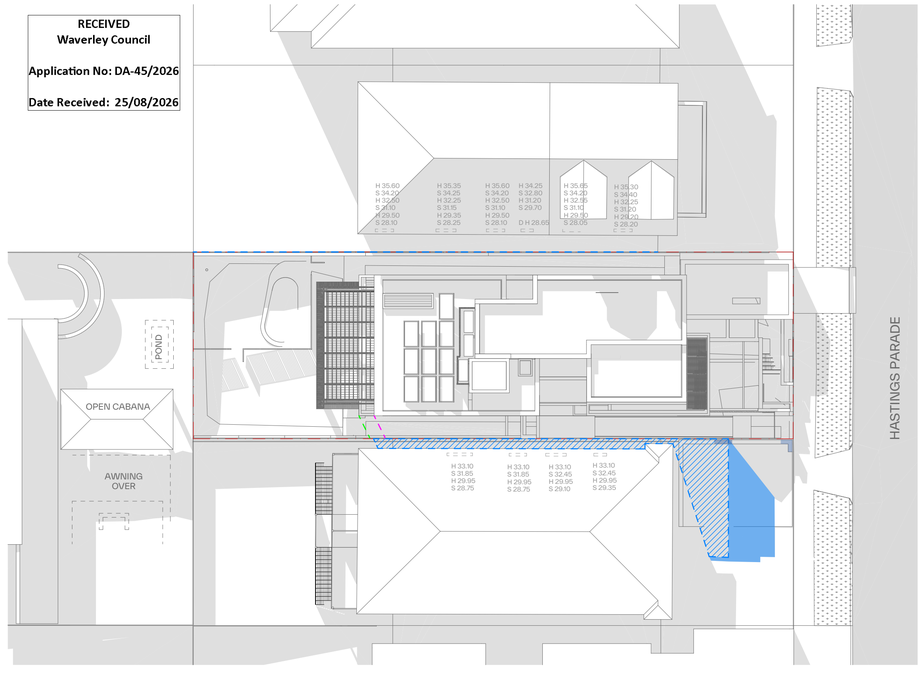


11 Existing Shadow Study 21 June at 02.00PM 1:200

RECEIVED
Waverley Council

Application No: DA-45/2026

Date Received: 25/08/2026



12 Proposed Shadow Study 21 June at 02.00PM 1:200

GENERAL NOTES:

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LEGEND:

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AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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DCP 2012:

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Issue	Date	Description
A	5/03/2026	ISSUE FOR DA
B	1/04/2026	ISSUE FOR DA
C	15/06/2026	ISSUE FOR DA
D	4/08/2026	ISSUE FOR DA

N

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

CLIENT:
HSN

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Shadow Diagram

DRAWING BY: MD	CHECKED BY: LC	DATE: 4/08/2026
SCALE: @A1	DRAWING NO: DA612	ISSUE: D
PROJECT NO: 2503		

Certificate No. 0013244060
Scan QR code or follow website link for rating details.
Assessor name Jamie Bonnefin
Accreditation No. 10056
Property Address 153 Hastings Parade,NORTH BONDI NSW,2026
hstar.com.au/QR/Generate?p=mdPOpFWb
Version 2025.0

Materials

External walls: cavity brick, fibreglass batt/roll insulation
Internal walls: single skin masonry, light steel frame, no insulation
Floors:
Suspended above enclosed subfloor: fibreglass batt/roll insulation
Above habitable rooms: no insulation
Suspended above garage: fibreglass batt/roll insulation
Ceiling/roof: concrete/plasterboard internal, light steel frame, foil backed blanket (roof) + fibreglass batt/roll (ceiling)
Glazing: single and double glazing, all aluminium frames

Water - Dwellings

All dwellings: showerheads 4-star (>4.5 but ≤6 L/min), toilets 4-star, kitchen taps 4-star, bathroom taps 4-star, clothes washers 2.5-star, dishwashers 2.5-star
Alternative water: central rainwater/stormwater tank connected to landscape irrigation

Energy - Dwellings

Hot water system: gas instantaneous 6-star
Cooling/heating: 3-phase A/C, EER 3.0–3.5 in all living and bedroom areas
Natural lighting windows/skylights where specified
Ceiling fan locations per Assessor Certificate

Thermal Performance

Thermal loads:
U1: heating 30.3 MJ/m²/yr, cooling 2.2 MJ/m²/yr, total 32.5 MJ/m²/yr
U2: heating 22.5 MJ/m²/yr, cooling 4.2 MJ/m²/yr, total 26.7 MJ/m²/yr
U3: heating 25.1 MJ/m²/yr, cooling 7.8 MJ/m²/yr, total 33.9 MJ/m²/yr
In-slab insulation R ≥ 1.0 if applicable
Floor and wall construction per thermal specs
Ceiling fan locations per Assessor Certificate
Water – Central Systems

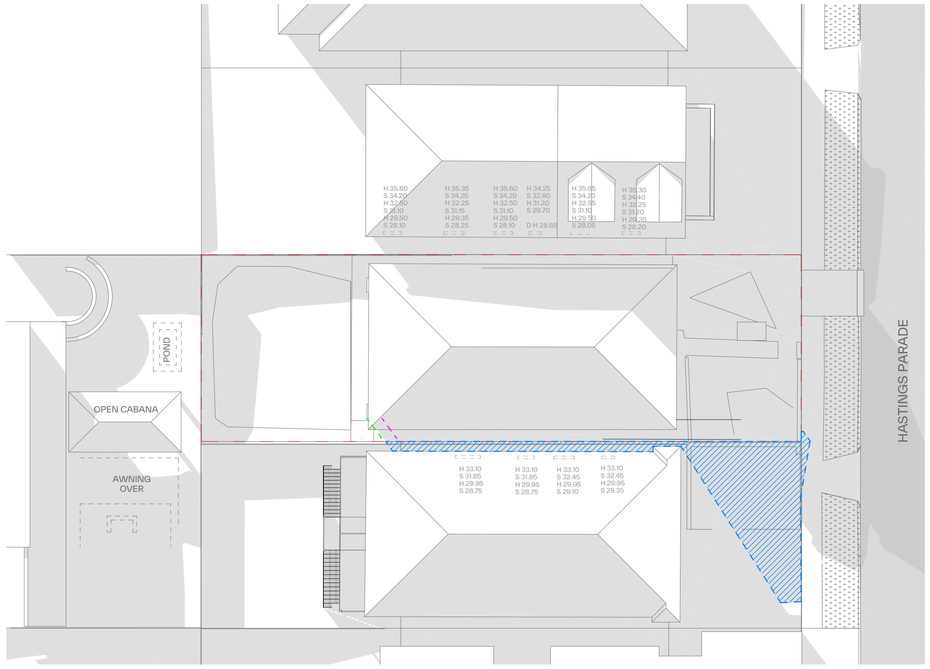
Water - Central Systems

Rainwater/stormwater tank: 5,000L, collecting from min. 156m² roof area and 69.6m² garden/lawn, connected to landscape irrigation
Swimming pool: max 11.7kL, unshaded

Energy – Central Systems

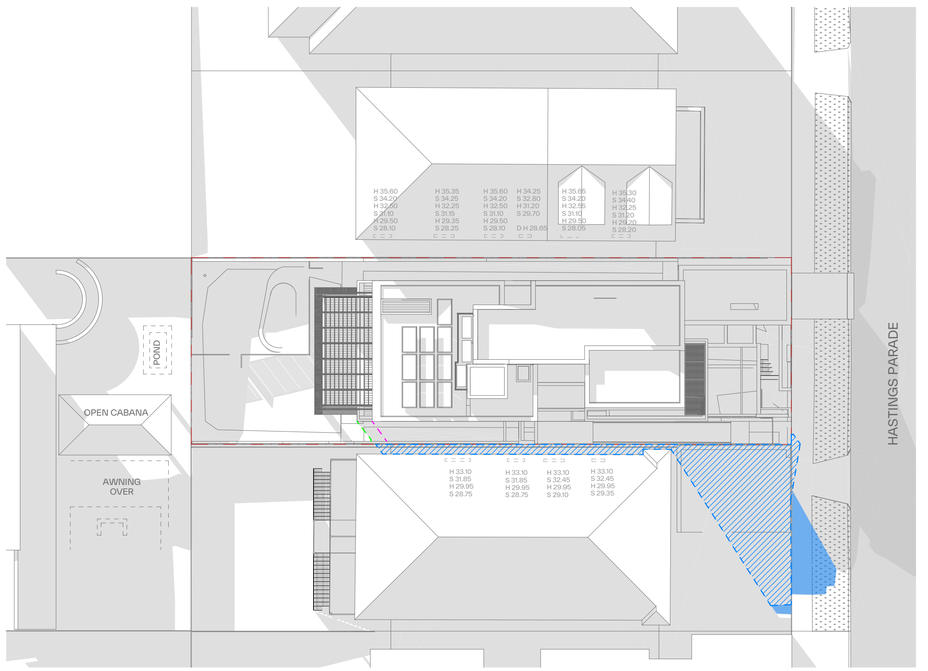
Pool heating: solar (gas boosted), min. 9m² solar collector area, pump on timer

EXISTING



1 Existing Shadow Study 21 June at 03.00PM 1:200

PROPOSED



2 Proposed Shadow Study 21 June at 03.00PM 1:200

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Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
153 HASTINGS PARADE, NORTH BONDI, NSW 2026

DRAWING TITLE:
Shadow Diagram

DRAWING BY:	CHECKED BY:	DATE:
MD	LC	4/08/2026
SCALE: @A1	DRAWING NO: **DA613**	ISSUE: **D**
PROJECT NO: 2503		



Report to the Waverley Local Planning Panel

Overview	
Application number	DA-137/2026 (PAN-628757)
Site address	89 Fletcher Street, TAMARAMA NSW 2026
Proposal	Demolition of existing dwelling and associated structures, tree removal, Torrens title subdivision, construction of semi-detached dwellings with a basement, rooftop terrace, swimming pool, cabana, and landscaping.
Date of lodgement	29 April 2026
Amended Date of lodgement	4 August 2026
Owner	Mr B C Harford Ms K L Palmer
Applicant	89 Fletcher St Pty Ltd
Submissions	10 submissions
Cost of works	$2,974,876
Principal Issues	• Non-compliance to the minimum lot size development standard; and • View loss impacts.
Recommendation	That the application be **APPROVED** in accordance with the conditions contained in the report.

Site Map



1. PREAMBLE

1.1. Executive Summary

The development application seeks consent for the construction of new semi-detached dwellings and Torrens title subdivision at the site known as 89 Fletcher Street, Tamarama.

The principal issues arising from the assessment of the application are as follows:

- Non-compliance to the minimum lot size development standard; and
- View loss impacts.

The assessment finds these issues acceptable as the proposed lot sizes are in keeping with the emerging subdivision pattern of the area and the proposal has demonstrated that the lots can accommodate a compliant built form which does not result in any unreasonable adverse amenity impacts to neighbouring properties and will be in keeping with the character of the locality. The proposed view impacts are acceptable as the proposal demonstrates skilful design within a compliant building envelope which maximises view sharing.

A total number of 10 submissions from residents and no submissions from Councillors were received. The issues raised in the submissions have been considered and addressed in this report and in the Recommendation. There were no declared conflicts of interest on this application from Council staff.

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the Act. It is recommended for approval subject to conditions of consent.

1.2. Site and Surrounding Locality

A site visit was carried out on 13 July 2026.

The site is identified as Lot 25 DP 10118, known as 89 Fletcher Street, Tamarama NSW 2026.

The site is rectangular in shape with a frontage of 12.495m to Fletcher Street. It has an area of 455.3m^2 and it falls from the rear of the site towards the front by approximately 3.45m.

The site is occupied by a single storey dwelling house with an on-site garage and driveway accessed from Fletcher Street.

The site is adjoined by residential flat building to the east and a single storey dwelling house to the west. The locality is characterised by a variety of low and medium density residential developments.

Figure 1 to **4** are photos of the site and its context.



Figure 1: View of the existing dwelling facing south from Fletcher Street.



Figure 2: View of the existing dwelling context facing south from Fletcher Street.



Figure 3: View of No.91 Fletcher Street from Fletcher Street.



Figure 4: View of No.87 Fletcher Street from Fletcher Street.

1.3. Relevant Development History

There is no recent and relevant development history for the site.

1.4. Proposal

The development application seeks consent for new semi-detached dwellings, and specifically includes the following:

- Demolition of the existing dwelling house and associated structures.
- Tree removal of one (1) *Lagunaria patersonia* (Norfolk Island Hibiscus).
- Torrens title subdivision into two lots:
    - Lot 1 (Dwelling A) – 227.65m^2
    - Lot 2 (Dwelling B) – 227.65m^2

- Construction of two semi-detached dwellings with mirrored floor plans as follows:

  Basement level:

  - Double car garage and new driveway, storage room, bin and plant rooms, internal stairs and lift.

  Ground floor:

  - Entry foyer, 2 bedrooms, 1 bathroom, 1 master bed with ensuite, internal stairs and lift.
  - External swimming pool and cabana.

  First floor:

  - 1 laundry and WC, open plan kitchen, dining and living with direct access to the front alfresco balcony, internal stairs and lift.

  Roof level:

  - Rooftop terrace covered by an open pergola with glass balustrading on the north and south elevation and privacy screen on the east and west elevations.
  - Access to the rooftop terrace is provided through a rear access hatch.

1.5. Background

The development application was lodged on 29 April 2026 and a Stop the Clock letter for additional information was issued on 22 May 2026 requesting the following:

1. Amended GFA calculation plans.
2. Amended shadow diagrams.
3. Amended front and rear setback analysis plans.
4. Amended architectural plan detailing.

The amended documents were received on 5 June 2026 and 9 June 2026. The application was subsequently notified from 9 June 2025 to 25 June 2026.

The application was deferred on 13 July 2026 to address issues regarding the following:

1. Issues with accuracy of the survey plan.
2. Minimum lot size exceedance.
3. Floor space ratio compliance.
4. Rear setbacks compliance.
5. Rooftop terrace and swimming pool impacts.
6. View loss impacts.

The amended plans received on 4 August 2026. The amended information was accepted on 4 August 2026 which becomes the amended lodgement date.

The amended plans were reviewed and it was requested on 17 August 2026 that the applicant submit amended plans for the following reasons:

1. Reduce the extent of the rooftop.
2. Revert the driveway to the original one crossover.

The amended plans received on 18 August 2026.

Late submissions raising view loss were received after 17 August 2026. On 19 August 2026, and additional request was made to the applicant to submit photomontages for the affected properties to identify the extent of potential view loss impacts. The photomontages were submitted on 21 August 2026.

An additional late submission was submitted on 21 August 2026 and additional view loss photomontages are not required as detailed in *Section 1.7 Views* below.

The application was further deferred on 22 September 2026 July 2026 for the following reasons:

1. Issues with the accuracy of the survey plan.
2. Rooftop terrace and swimming pool impact.

The amended plans and survey received on 1 October 2026 form the basis of the assessment. Amended view loss photomontages are not required for the amended proposal as detailed in *Section 1.7 Views* below.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of 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. State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022
- SEPP (Transport and Infrastructure) 2021
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Resilience and Hazards) 2021.

2.1.2. Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

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

Table 1: 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 plan.
Part 2 Permitted or prohibited development		
2.6 Subdivision – consent requirements	Yes	The proposal seeks consent for Torrens title subdivision.
Land Use • *R3 Medium Density Residential Zone*	Yes	Complies. The proposal is defined as semi-detached dwellings, which is permitted with consent in the R3 zone.
Part 4 Principal development standards		
4.1 Minimum subdivision lot size • *232m²*	No	The subject site has a total site area of 455.3m². The proposal seeks to subdivide the subject site into two Torrens title lots as follows: • Lot 1 (Dwelling A) – 227.65m² • Lot 2 (Dwelling B) – 227.65m² Lot 1 and Lot 2 do not comply with the minimum lot size development standard by 4.35m² or 1.88%.
4.3 Height of buildings • *9.5m*	Yes	The proposed development results in a maximum building height of 9.4m which complies with the development standard.
4.4 Floor space ratio (FSR) **4.4A Exceptions to floor space ratio (FSR)** • *Site Area – 455.3m²* • *Maximum permissible FSR – 0.6047:1* • *Maximum permissible Gross Floor Area (GFA) – 275.08m²*	Yes	The proposed development results in a maximum FSR of 0.6:1 with a GFA of 273.7m² which complies with the development standard.
4.6 Exceptions to development standards	See discussion	The application is accompanied by a written request pursuant to clause 4.6 of Waverley LEP 2012 to vary the minimum lot

Provision	Compliance	Comment
		size 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	Yes	The site is located within the vicinity of the following: • *National item "Bondi Beach" (I93).* • *Bondi Beach Conservation Area (C2).* • *Hunter and Marks Park Landscape Conservation Area (C48).* The proposal was discussed with Council's Heritage Advisor on 5 August 2026. The proposal will not result in an adverse impacts on heritage assets. In this regard, no objection was raised and the proposal is not considered to raise any adverse impacts to the significance.
Part 6 Additional local provisions		
6.1 Acid sulfate soils	Yes	The site is identified as comprising 'class 5' acid sulfate soils. The proposal does not involve work below 5m AHD and within 500m of Class 1, 2, 3 or 4 land, and therefore the proposed works are unlikely to lower the water table below 1m AHD on Class 1, 2, 3 or 4 land. It is noted that relevant earthwork conditions will be imposed.
6.2 Earthworks	Yes	The development application proposes up to 3.5m of excavation and up to 0.3m of fill. A geotechnical report has been submitted with the application and relevant earthwork and dilapidation conditions will be imposed. The proposed earthworks are not considered to result in an adverse impact and are acceptable subject to conditions.
6.15 Stormwater Management	Yes	The proposal was referred to Council's stormwater team and no objection was raised subject to conditions provided in Appendix A. In this regard, the proposal satisfactorily meets clauses (a) (b) and (c).

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

Clause 4.6 Exceptions to Development Standards – Minimum Lot Size

The application seeks to vary the minimum subdivision lot size (minimum lot size) development standard in clause 4.1 under the Waverley LEP 2012.

The site is subject to a minimum lot size of 232m^2. The proposed development has a minimum lot size of 227.65m^2 for Lot 1 and 227.65m^2 for Lot 2, exceeding the standard by 4.35m^2 equating to a 1.88% variation for Lot 1 and Lot 2.

A written request has been submitted to Council in accordance with clause 4.6(3)(a) and (b) of Waverley LEP 2012 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.

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

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

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

    (i) The proposed lot sizes are compatible with the prevailing subdivision pattern of the area which will reinforce an orderly and logical subdivision outcome.
    (ii) The proposed lot sizes can accommodate a compliant built form that will be in keeping with the desired future character of the locality and remains compatible with the streetscape.
    (iii) The proposal does not result in adverse amenity impacts for neighbouring properties in relation to solar access, view sharing and visual privacy.
    (iv) Strict numerical compliance is considered to be unreasonable or unnecessary, given the proposed variation is consistent with the objectives of the minimum lot size development standard.

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

    (i) The proposed lot sizes are compatible with the existing and emerging subdivision pattern in the locality.
    (ii) The proposed lot sizes can accommodate a compliant built form which is in keeping with the desired future character of the zone.
    (iii) The proposal represents the orderly and economic use and development of land.

(iv) Strict numerical compliance is considered to be unreasonable or unnecessary, given the proposed variation is consistent with the objectives of the zone and the objectives of the minimum lot size development standard.

Consideration of Applicant's Written Request

The applicant's written request has correctly identified the development standard to be varied, relevant legislation and is based on the surveyed site area. The document also addressed those matters required in Clause 4.6(3)(a) and (b).

Consideration of 4.6(3)(a) whether compliance is unreasonable or unnecessary in the circumstances of the case

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 justifications 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; and
(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.

The applicant specifically relies upon justification (a) of Wehbe v Pittwater Council (2007) 156 LGERA 446.

Council is satisfied that the proposed lot sizes meets the objectives and aligns with the predominant and emerging subdivision pattern which is in keeping with existing and emerging character of the locality. Additionally, the proposed lot sizes can accommodate a compliant built form that is in keeping with the desired future character of the locality and does not result in unreasonably adverse amenity impacts to neighbouring properties in terms of solar access, view sharing, visual and acoustic privacy.

Consideration of 4.6(3)(b) whether there are sufficient environmental planning grounds to justify contravening the development standard.

Council is satisfied that the proposed lot sizes are compatible with the existing and emerging subdivision pattern of the area and represent an appropriate contextual fit in the locality. In addition, Council is satisfied that the proposed lot sizes can accommodate a compliant built

form and compliance with the minimum lot size development standard would not achieve a better planning outcome. In this regard, the proposal will be in keeping with the existing and desired future character of the area.

The applicant has satisfactorily argued that that there are sufficient environmental planning grounds to justify contravening the minimum lot size development standard.

Conclusion

The written request provided by the applicant to vary the minimum lot size development standard development has adequately addressed clause 4.6 of the Waverley LEP 2012 and the justification provided by the applicant is satisfactory.

2.1.3. Waverley Development Control Plan 2022 (Waverley DCP 2022)

The relevant matters to be considered under the Waverley DCP 2022 are outlined below:

Table 2: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste • *Garbage bins are to be stored in an appropriate location.*	Yes	Waste bin storage is provided within the basement.
2. Ecologically Sustainable Development • *Fans in all main living areas and bedrooms.* • *Electric cooking/heating.*	Yes	A condition of consent can be imposed to ensure the proposal incorporates fans and no gas.
3. Landscaping, Biodiversity and Vegetation Preservation	Yes	The proposal was referred to Council's Biodiversity Officer who raised no objection, subject to conditions.
5.Water Management	Yes	The proposal was referred to Council's Stormwater Engineer who raised no objection, subject to conditions.
7. Transport **7.1 Streetscape** **7.2 On-Site Parking** **7.2.1 Vehicle Access** **7.2.2 Parking Rates**	Yes	The subject site is located within Parking Zone 2. The development provides 2 off-street parking spaces per dwelling, which complies. The proposal was referred to Council's Traffic Engineer and relevant conditions have been imposed for off-street parking spaces and vehicular access.
11. Design Excellence	Yes	The proposal as viewed from the public domain will achieve a high standard of architectural design, form and materiality that is compatible with the character of the

Development Control	Compliance	Comment
		locality. The proposed built form is compatible with the scale of surrounding dwellings.
12. Subdivision	Yes	The proposed Torrens title subdivision into two allotments is supported as follows: • The proposal has satisfactorily justified the shortfall to the minimum lot size in the WLEP; • The subdivision is in keeping with the prevailing subdivision pattern; • Each lot can satisfactorily accommodate a building that complies with the height and FSR development standards; • The proposal built form does not result in an unreasonable amenity impact to neighbouring properties; • Setbacks and open space provision are satisfactory as detailed below; • The proposal contributes to the existing and emerging streetscape character; • The proposal has a frontage with vehicle access to Fletcher Street; • The biodiversity officer identified the proposed removal of a street tree is supported as it is an exotic weed species identified as *Lagunaria patersonia* (Norfolk Island Hibiscus) and can be replaces with two indigenous native species which is a better outcome for urban canopy and habitat corridor enhancement.
13. Excavation	Yes	Satisfactory. Refer to the *6.2 Earthworks* section in Table 1 above.

Table 3: Waverley DCP 2022 – Part C1 Low Density Residential Development Compliance Table

Development Control	Compliance	Comment
1.0 General Objectives		
	Yes	The proposal does not contravene the general objectives of this part of the DCP.
1.1 Height		
Flat roof dwelling house • *Maximum wall height of 7.5m*	Yes	Satisfactory. The proposal results in a maximum continuous external wall height of approximately 6.3m for Lot 1 and 6.9m for Lot 2.
1.2 Setbacks		
1.2.1 Front and rear building lines • *Predominant front building line* • *Predominant rear building line at each floor level* • *Development at first floor level and above shall be set back from the rear building line of the ground floor level*	Yes	The proposal is in keeping with the predominant front and rear building lines. The numeric setbacks from front and rear boundaries are detailed below. <u>Front setbacks:</u> • Basement: 10.1m • Ground floor: 4.6m • First floor: 4.6m • Rooftop: 17.6m <u>Rear setbacks:</u> • Basement: 11.7m • Ground floor: 8.3m • First floor: 8.5m • Rooftop: 11.7m
1.2.2 Side setbacks • *Minimum of 0.9m for ground floor and first floors.* • *Minimum 1.5m for second floor, noting that where a brand new three storey structure is proposed, all floors must be setback by 1.5m.*	Yes	The above-ground levels achieve a minimum side setback of 1.5m in compliance with the control. The proposed numeric setbacks from side boundaries are detailed below: <u>North side setbacks:</u> • Basement: 0.9m • Ground floor: 1.5m • First floor: 1.5m • Rooftop: 1.5m for the access hatch 2.8m for the terrace

Development Control	Compliance	Comment
		South side setbacks: • Basement: 0.9m • Ground floor: 1.5m • First floor: 1.5m • Rooftop: 1.5m for the access hatch 2.8m for the terrace Whilst the proposal seeks consent for at least three storeys, it is acceptable to assess the minimum side setback as 0.9m for the basement level as the basement floor is below ground level which does not adversely contribute to the perceived bulk. The upper levels are perceived and achieve a minimum side setback of 1.5m. Requiring a 1.5m side setback for the basement level will not result in a significantly better outcome compared to 0.9m. Furthermore, the side setbacks do not result in adverse amenity impacts.
1.3 Streetscape and visual impact		
• *New development to be compatible with streetscape context* • *Replacement windows to complement the style and proportions of existing dwelling* • *Significant landscaping to be maintained.*	Yes	The proposal represents a bulk and scale that is in keeping with the streetscape. The visual character of the proposal appropriately responds to the context of Fletcher Street.
1.4 Fences		
Front: • *Maximum height of 1.2m* • *Solid section no more than 0.6m in height*	No (acceptable subject to a general modification condition)	1.4m-1.5m high solid front fence is proposed. Whilst the existing context contains varying front fence heights and solid material, emerging development reinforces the front fencing controls to align with the desired future character of the streetscape. The solid material is considered acceptable on merit as it is in keeping with the overall dwelling design, however, the front fence height should be reduced to comply with the maximum fence height controls.

Development Control	Compliance	Comment
		A general modification condition is recommended, to ensure that front fencing does not exceed 1.2m in height from existing ground level. Minor exceptions for the north east corner of the front boundary are acceptable to achieve a flush fence height which aligns with the neighbouring fence height. A general modification condition is also recommended to ensure that the maximum height of the front planter does not exceed 1.2m from existing ground level to ensure consistency with the overall front fencing design.
Side and Rear: • *Maximum height of 1.8m*	Yes	1.8m boundary fencing is proposed in compliance with the control.
1.5 Visual and acoustic privacy		
• *Habitable windows are not to directly face habitable windows or open space of neighbouring dwellings unless direct views are screened or other appropriate measures are incorporated into the design*	Yes	The proposed windows do not result in adverse visual privacy impacts. Further discussion regarding the side elevation windows is provided below. Ground floor side-facing windows are predominantly screened by boundary fencing and do not raise adverse privacy impacts. For each dwelling at the first floor: • W10 is a small round window with a 1.6m sill height and does not raise adverse privacy impacts. • W11 is a corner window to the front balcony which is predominantly screened by privacy screening which does not raise an adverse privacy impact.
• *Maximum size of balconies: 10m^2 in area, 1.5m deep*	No (acceptable on merit and subject to condition)	The first floor front balcony is 18.2m^2 and 4.3-3.4m deep and is acceptable on merit as it will contribute to the dwelling amenity, will be integrated into overall dwelling design and will not raise unreasonable adverse visual and acoustic amenity impacts to neighbouring properties due to its location at the front of the site and due to the provision of privacy screening.

Development Control	Compliance	Comment
• *Roof tops to be non-trafficable unless predominant in the immediate vicinity and unless compliance is achieved with section 1.5(f).*	Yes No (acceptable on merit) Yes	The development proposes a 15m^2 roof terrace for each dwelling accessed from a hatch. Privacy screening is provided to the side boundaries. Whilst rooftop terraces are not predominant in the immediate vicinity of the site, the locality is characterised by large balconies on multi storey buildings and the proposed rooftop is in keeping with the character and intent of the existing large balcony development in this locality. In addition, the proposed rooftop is in keeping with similar emerging rooftop development approved at No.85 Fletcher Street. Furthermore, the proposed rooftop terrace does not raise adverse visual and acoustic privacy impacts. In this regard, the proposed rooftop terrace is in keeping with the objectives of Part C1.5 of the WDCP and is acceptable on merit. The rooftop is within the compliant height and FSR envelope, will contribute to the dwelling amenity and will not result in an adverse visual and acoustic amenity impact to neighbouring properties compared to what can be expected from residential development and what is predominant in this location.
1.6 Solar access		
• *Minimum of 3 hours of sunlight to 50% of living areas and principal open space areas on 21 June to subject site.* • *Minimum of 3 hours of sunlight maintained to at least 50% of principal open space areas of adjoining properties on 21 June.* • *Avoid unreasonably overshadowing of solar collectors (including habitable windows).*	No (acceptable on merit)	Satisfactory shadow diagrams have been submitted with the application and the subject site does not achieve sufficient solar access to the rear yard of the subject site, which is acceptable on merit as follows: • In the first instance, the proposal complies with the HOB and FSR development standards and is in keeping with the intended bulk and scale that can be expected on the subject site. • The existing site is on a downslope which is susceptible to overshadowing. • The site is constrained by existing overshadowing.

Development Control	Compliance	Comment
		• The rooftop terrace and first floor balcony have a northerly orientation and will benefit from sufficient outdoor solar access from 9am-3pm. The proposal results in the following additional overshadowing: • 87 Fletcher Street – POS, side boundary front yard at 9-11am. • 91 Fletcher Street – POS, side boundary and front yard at 12-3pm. • 20 Kenneth Street – POS at 9am. • 20A Kenneth Street – POS at 9-11am. • 22 Kenneth Street – POS at 10-3pm. • 24 Kenneth Street – POS at 10am-3pm. • 26 Kenneth Street – POS at 2-3pm. • 28 Kenneth Street – POS at 3pm. The impacted properties along Kenneth Street will maintain solar access to 50% of private open space and living areas. Whilst additional overshadowing is proposed, the neighbouring properties at 87 and 91 Fletcher Street already do not achieve 50% solar access to private open space and living area for three hours on the winter solstice. This is acceptable on merit as these properties will continue to achieve solar access to a portion of the rear yards as to what can be expected as the proposal complies with the intended bulk and scale (height and FSR) for the site.
1.7 Views		
• *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.*	Yes	The application was notified from 9 June 2026 to 25 June 2026. A unique submission was received during the notification period from No.18 Kenneth Street and concern was raised in relation to the view loss for unit 1 and unit 3. As such, a site visit was scheduled on 7 July 2026 for unit 1 and unit 3. The view from unit 1 was inspected and an extract is included below which indicated that there is no adverse view loss that would be

Development Control	Compliance	Comment
		experienced from this property. In addition, unit 3 was unavailable during this visit and subsequently confirmed on 21 July 2026 that they have withdrawn their submission regarding view loss concerns.  ***Extract of the view at 1/18 Kenneth Street facing north.*** Furthermore, late submissions raising view loss concerns were received from the following properties: • 22 Kenneth Street: 11 August 2026. • 24 Kenneth Street: 5 and 17 August 2026. • 26 Kenneth Street: 12 August 2026. To address the concerns raised, a photomontage was requested for each property where there is a potential view impact. These photomontages have been considered as part of the *Tenacity* assessment in the discussion below this table. An additional later submission was received from No. 28 Kenneth Street on 21 August 2026 after the photomontages were already prepared. The proposal is not considered to result in an adverse view loss impact for this property. The proposal was amended on 22 September 2026. Updated view loss photomontages were not requested as the amended proposal results in a reduction in view impacts compared to the original proposal, due to the removal of the rooftop swimming pool and reduction of the bulk

Development Control	Compliance	Comment
		and scale of rooftop structures due. This is considered to be a skilful design outcome in addition to complying with the building envelope controls.
1.8 Car parking		
1.8.1 Design Approach • *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 design is acceptable as detailed in controls 1.8.3 and 1.8.4 below. The proposal was referred to Council's Traffic Engineer and the proposed car parking configuration and access is acceptable, subject to conditions.
1.8.2 Parking rates	Yes	The proposal is consistent with the parking rates set out under Part B7 of Waverley DCP 2022.
1.8.3 Location • *Parking to be behind front building line for new dwellings* • *Existing development to be in accordance with the hierarchy of preferred car parking locations*	Yes	The proposed garage is in keeping with the context and character of Fletcher Street.
1.8.4 Design • *Complement the style, massing and detail of the dwelling* • *Secondary in area and appearance to the design of the residences* • *No part of the façade is to be demolished to accommodate car parking* • *Gates to have an open design*	Yes	The garage design integrates with the overall dwelling design.

Development Control	Compliance	Comment
1.8.5 Dimensions • *5.4m x 2.4m per vehicle*	Yes	Each garage will achieve the minimum dimensions for 2 car parking spaces.
1.8.6 Driveways • *Max of one per property* • *Max width of 3m at the gutter (excluding splay)* • *Crossings not permitted where 2 on street spaces are lost*	Yes (subject to conditions)	One driveway with 3m crossover width is proposed. As Torrens title subdivision is proposed and each driveway will require access to the crossover split across each site, a right of way is required and relevant conditions are recommended to achieve this.
1.9 Landscaping and open space		
For each Lot 1 and Lot 2: • *Overall open space: 40% of site area (91.06m^2)* • *Overall landscaped area: 20% (45.53m^2) of site area, with at least half deep soil (22.76m^2)* • *Minimum area of 25m^2 for private open space* • *Front open space: 50% of front building setback area* • *Front landscaped area: 50% of front open space provided* • *Outdoor clothes drying area to be provided*	Yes	The proposal complies with the controls. Lot 1 and Lot 2 are each provided with the following: • Overall open space: 106.4m^2 • Overall landscaped area: 70.9m^2 • Deep soil: 30.4m^2 • POS: >25m^2 • Front open space: 28.8m^2 • Front landscaped area: 17.1m^2 • Clothes drying: space is available for outdoor clothes drying
1.10 Swimming pools and spa pools		
• *Located in the rear of property* • *Pool decks on side boundaries must consider visual privacy* • *All pool equipment to be enclosed within an acoustically treated enclosure*	Yes (subject to conditions)	The swimming pools are located in the rear yard. A plant room is proposed and a condition of consent is imposed to ensure that any swimming pool equipment is acoustically treated.
1.16 Secondary dwellings and ancillary buildings		
1.16.2 - Ancillary buildings • *Floor area (FA) not to exceed 10% of site area* • *Maximum wall height when on a property boundary of 2.1m*	Yes	A swimming pool cabana is proposed in the rear yard for each dwelling with the following attributes: • It is open on the north elevation and is therefore not included in GFA calculations.

Development Control	Compliance	Comment
• *Maximum overall height of 2.4m*		• The semi-open floor area is 13.4m^2 for each dwelling or 5.8% for each lot in compliance with the control. • Wall height from existing ground level: 1.4m in compliance with the control. • Overall height from existing ground level: 1.7m in compliance with the control.

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

Control 1.7 – Views

As per control 1.7(b) for maintenance of existing views of landmark or iconic features from the public domain (such as Sydney Harbour, Opera House, Harbour Bridge, Bondi Beach) under Part C1 of the Waverley DCP 2022, complying with maximum development controls may not be achievable if an iconic view is impeded. Additionally, as per control 1.7(d), where views are enjoyed by a neighbouring property across a proposed terrace, balcony or deck, it is accepted that privacy is of lesser value than the retention of views and it may not be appropriate to erect a privacy screen.

Council received submissions from surrounding residents with respect to view sharing and view loss in relation to the proposed development from the following properties:

- No. 1/18 and 3/18 Kenneth Street;
- No. 22 Kenneth Street;
- No. 24 Kenneth Street; and
- No. 26 Kenneth Street.

As discussed in Table 3 above, a view impact assessment ('VIA') was not carried out for No. 1/18 Kenneth Street as there was no view to be protected and No. 3/18 Kenneth Street withdrew their concerns regarding view loss.

Council requested that photomontages be provided for No. 22, 24 and 26 Kenneth Street to demonstrate the views currently obtained from the impacted properties.

The applicant provided photomontages of the impacted viewpoints ('VP') for No. 22 and No. 24 Kenneth Street as shown in Figures 5 to 12 below. The applicant could not prepare a photomontage for 26 Kenneth Street due to issues with survey data, however the view impacts on that property can be assessed without a photomontage as described below.

As discussed in Table 3 above, a VIA was not carried out for No. 28 Kenneth Street as this submission was received on 21 August 2026 after the applicant prepared the photomontages requested on 17 August 2026. Discussion regarding this property is provided below.

The VP and photomontages form part of the view sharing assessment in accordance with the *NSW LEC, Tenacity v Warringah Council [2004] NSWLEC 140*, and the four steps in assessing view affection ('tenacity planning principles'):

1. *Assessment of the views affected*
2. *From what part of the property are the views obtained?*
3. *The extent of the impact*
4. *The reasonableness of the proposal*.

The following provides an analysis of view impact from affected properties, including photomontage image viewpoints ('VP') of the most impacted views based on the proposed development prior to the amended plans received on 22 September 2026, consideration of the amended development, followed by an assessment of the reasonableness of the proposal.

The assessment below continues to reference the applicant's submitted VIA and photomontages submitted prior to the amended design, noting that the amended plans received on 22 September 2026 result in a more skilful design outcome than that of the original and previously amended forms of the proposal and additional photomontages were not requested as the proposal will result in a reduced impact on views. In particular, the amended proposal removed the rooftop swimming pool, reduced the scale of solid rooftop structures and provided glass balustrading. The resulting rooftop structure is open at the front and rear.

No. 22 Kenneth Street

Views to Bondi Pavilion and Bondi Beach are obtained in VP1 from a standing position, on the second floor within the property. The views are private static views, facing north and comprise of views to the ocean, sand and the land interface at Bondi Beach, visible across the rear boundary with vegetation, buildings and rooftops of surrounding properties in the immediate foreground.

The proposal has been amended to remove the rooftop swimming pool, reduce the scale of rooftop structures and provide glass balustrading to result in a rooftop structure that is open at the front and rear which demonstrates a skilful design within the compliant envelope as it maintain views to Bondi Pavilion and Bondi Beach. Views for this property are towards Bronte Beach and Pacific Ocean, facing south and south east remain unobstructed by the proposal.



Figure 5: Existing standing view of second floor bedroom (VP 1).



Figure 6: Photomontage of the proposal prior to September amendment (VP 1).

No. 24 Kenneth Street

Views to Bondi Pavilion and Bondi Beach are obtained in VP2 and VP3 from a standing position, on the second floor within the property. The views are private static views, facing north and comprise of views to the ocean, sand and the land interface at Bondi Beach, visible across the rear boundary with buildings and rooftops of surrounding properties in the immediate foreground.

The proposal has been amended to remove the rooftop swimming pool, reduce the scale of rooftop structures and provide glass balustrading to result in a rooftop structure that is open at the front and rear which demonstrates a skilful design within the compliant envelope as it maintain views to Bondi Pavilion and Bondi Beach. Views for this property are towards Bronte Beach and Pacific Ocean, facing south and south east remain unobstructed by the proposal.



Figure 9: Existing standing view of second floor bedroom (VP 2).



Figure 10: Photomontage of the proposal prior to September amendment (VP 2).



Figure 11: Existing standing view of second floor bedroom (VP 3).

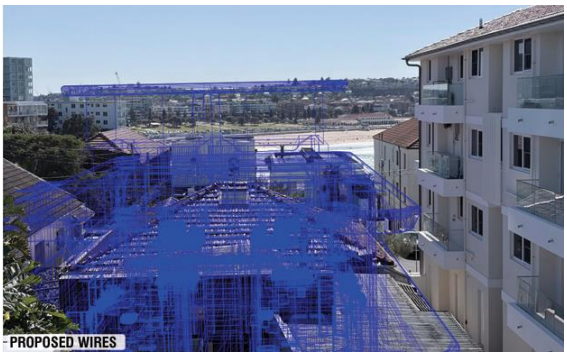


Figure 12: Photomontage of the proposal prior to September amendment (VP 3).

No. 26 Kenneth Street

Views to the land-water interface of Bondi Beach are obtained in VP4 from a standing position, on the first floor within the property. The views are private static views, facing north and comprise of an obstructed glimpse view to the sand at Bondi Beach and obstructed views to the land interface at Bondi Beach which are visible across the rear boundary with vegetation, buildings and rooftops of surrounding properties in the immediate foreground.

As discussed above, a photomontage could not be prepared for this property and the view loss is considered on merit in this case as it is identified that the proposal is within a compliant envelope and the extent of the view is a distant and obstructed glimpse view. Additionally, the location of the proposal is considered noting the photomontages above and the proposed architectural plans provided.

Furthermore, the proposal has been amended to remove the rooftop swimming pool, reduce the scale of rooftop structures and provide glass balustrading to result in a rooftop structure that is open at the front and rear which demonstrates a skilful design within the compliant envelope as it maintain views to the land interface at Bondi Beach. Views for this property are towards Bronte Beach and Pacific Ocean, facing south and south east remain unobstructed by the proposal.

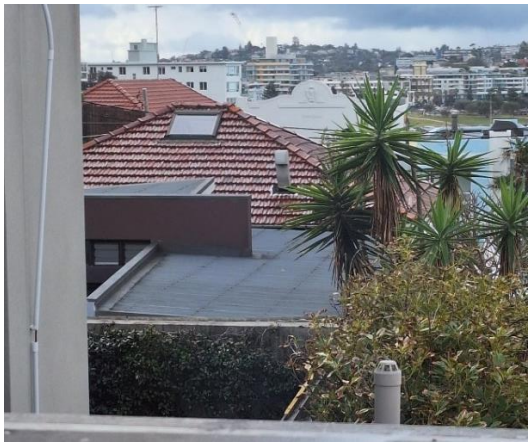


Figure 13: Existing standing view of first floor living room (VP 4).

Reasonableness of the proposal

The proposed development complies with the building height and floor space ratio principal development standards under the WLEP 2012.

Whilst the proposal in VP1, VP2, VP3 and VP4 at No.22, No.24 and No.26 Kenneth Street, prior to amendment will result in loss of views across a rear boundary of an underdeveloped site to the interface at Bondi Beach, consideration is given not only to the compliant envelope, but also skilful design in accordance with *Tenacity*. The proposal complies with height and floor space ratio development standards in the Waverley LEP 2012 and the amended plans received on 22 September 2026 represent a skilful design to promote view sharing within the complaint building envelope.

In particular, the amended proposal removed the rooftop swimming pool, reduced the scale of solid rooftop structures and provided glass balustrading. The resulting rooftop structure is open at the front and rear.

Whilst a late submission was received from No.28 Kenneth Street and was subsequently not included in the VIA, the siting of No.28 meant that there will be a lesser impact on that property compared to No.22, No.24 and No.26 Kenneth Street, also noting that direct northerly views from No.28 are already obstructed by the existing four storey residential flat building at No.91 Fletcher Street. The extent of view loss for this property is therefore acceptable as the proposal has demonstrated skilful design within the compliant building envelope.

Furthermore, whilst there is some loss of the interface view of Bondi Beach from No. 22, No. 24 and No. 26, the amended form will open up views to the interface which is considered a reasonable view sharing outcome for a compliant building envelope on an underdeveloped site.

2.2. Other Impacts of the Development

The proposal is considered to have no significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, subject to appropriate conditions being imposed and is recommended for approval.

2.3. Suitability of the Site for the Development

The site is considered suitable for the proposal.

2.4. Any Submissions

The application was lodged prior to the 1 September 2026 and was notified for at least 14 days between 9 June 2026 and 25 June 2026 in accordance with the *Waverley Community Engagement Strategy Amendment 1 (2025)*.

Following receipt of amended plans and additional information, the application was not re-notified as the amended form of the proposal represents a lesser impact than that of the original form that was publicly notified, for the following reasons:

- The amended form reduces gross floor area to comply with the floor space ratio development standards.
- The setbacks have been amended to comply.
- The extent of the rooftop has been reduced from what was originally proposed.
- The swimming pool has been deleted from the roof and relocated to the rear yard.

A total of 10 unique submissions were received from the following properties:

Table 4: Submission details

Count	Property Address
1-2	3/91 Fletcher Street, Tamarama
3	18 Kenneth Street, Tamarama
4	64 Fletcher Street, Bondi
5	2/91 Fletcher Street, Tamarama
6	22 Kenneth Street, Tamarama
7-8	24 Kenneth Street, Tamarama
9	26 Kenneth Street, Tamarama
10	28 Kenneth Street, Tamarama

The following issues raised in the submissions have already been discussed and addressed in the body of this report and/or the recommendation:

- Non-compliance to the minimum lot size development standard;
- Insufficient clause 4.6 to vary the minimum lot size development standard;
- Incorrect calculation of floor space ratio;
- Non-compliance to the floor space ratio development standard;
- Insufficient clause 4.6 to vary the maximum floor space ratio development standard;
- Building height;
- Wall height;
- Earthworks;
- Landscaping;
- Setbacks;
- Overshadowing and insufficient shadow diagrams;
- Visual and acoustic privacy impacts;
- View loss;
- Rooftop terrace and swimming pool location;
- Stormwater management;
- Development in the R3 zone;
- Ancillary building;
- Streetscape character;
- Public interest.

All other issues raised in the submissions are summarised and discussed below.

Issue: The existing ground level is wrong.

Response: The applicant has provided an amended survey plan during the course of the assessment of the application which provides accurate ground levels. The applicant has also provided amended architectural plans based on the survey data.

2.5. Public Interest

The proposal is considered to have no detrimental effect on the public interest, subject to appropriate conditions being imposed and is recommended for approval.

3. REFERRALS

The following internal referral comments were sought:

3.1. Traffic and Transport Development

No objection, subject to conditions.

3.2. Stormwater Design and Flooding (Infrastructure Services)

No objection, subject to conditions.

3.3. Tree Management

The development application proposes the removal of one (1) *Lagunaria patersonia* (Norfolk Island Hibiscus) on the grass verge and the proposal was referred to Council's Tree Management Officer who supports the tree removal subject to a condition of consent requiring two replacement trees comprising of 200L *Melaleuca armillaris* (Bracelet Honey Myrtle) to be installed on either side of the new crossover. Standard tree management conditions have also been imposed.

3.4. Biodiversity

No objection, subject to conditions.

3.5. Land Information / GIS

No objection, subject to conditions.

3.6. Heritage

The proposal was discussed with Council's Heritage Advisor on 5 August 2026 who stated that the proposal will not have any impacts on the heritage significance of the nearby heritage item and conservation areas.

4. CONCLUSION

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the Act. It is recommended for approval subject to conditions of consent.

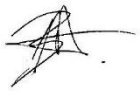
5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the development application be **APPROVED** by the Waverley Local Planning Panel subject to conditions in Appendices A.

Managers of Development Assessment (MODA) Review

The application was reviewed by the MODA at the meeting on 8 September 2026 and the MODA concurred with the Assessment Planner's recommendation.

MODA members: B McNamara, B Magistrale, J Zancanaro and D Knight

Report prepared by:	Application reviewed and agreed by:
	
Olivia Navratil	**Ben Magistrale**
Senior Development Assessment Planner	**Manager, Development Assessment**
Date: 19 October 2026	**Date:** 19 October 2026

Reason for WLPP referral:

1. Contentious development (10 or more objections)

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Planning Portal Data	
Clause 4.6 register entry required (For the purposes of reporting to the planning portal, if the % approved is different to the % proposed in the original submission, please state what the variation initially proposed was – Planning Portal Requirement)	1.88% variation to lot size (Clause 4.1): X – No unreasonable impacts on the amenity of adjoining properties or streetscape X – Sufficient environmental planning grounds X – Consistent with the objectives of the standard
Determining Authority (Concurrence Authority for Clause 4.6 variation)	Council
Were the requirements of the Sustainable Buildings SEPP (effective 1 October 2023) met?	Yes

Have any dwellings been approved for affordable Rental Housing under this approval/consent? *This is a planning portal reporting requirement	No
Secondary Dwelling *This is a planning portal reporting requirement	No
Boarding House *This is a planning portal reporting requirement	No
Group Home *This is a planning portal reporting requirement	No
Does the proposal trigger a Housing & Productivity Contribution? If so, please ensure you have calculated the contribution in the CON case in the Planning Portal.	Yes
Is the development subject to the Special Infrastructure Contribution (SIC)?	No
Is the development located within an Urban Release area?	No
Waverley Council Data	
Trial Period database entry required	No
VPA submitted – follow up actions required	No
Refer to compliance for investigation	No
Commercial/liquor operational conditions	No
Was there a 'Conflict of Interest' declared	No

APPENDIX A – CONDITIONS OF CONSENT_____ DA-137/2026

GENERAL CONDITIONS

1. APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

(a) Architectural Plans prepared by Mason Projects of Project No: 2604 including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
D.05, Rev K	Site plan	30/09/2026	01/10/2026
D.07, Rev K	Basement floor plan	30/09/2026	01/10/2026
D.08, Rev K	Ground floor plan	30/09/2026	01/10/2026
D.09, Rev K	First floor plan	30/09/2026	01/10/2026
D.10, Rev K	Attic floor plan	30/09/2026	01/10/2026
D.,11 Rev K	Elevations	30/09/2026	01/10/2026
D.12, Rev K	Sections	30/09/2026	01/10/2026
D.15, Rev K	Colours and materials	30/09/2026	01/10/2026

(b) Preliminary subdivision plan prepared by TJ Surveyors, dated 26/08/2026and received by Council on 26/08/2026;

(c) Landscape Plan and documentation prepared by Site Design + Studios, dated 02/04/2026 and received by Council on 29/04/2026;

(d) The BASIX and NatHERs Certificate/s;

(e) Stormwater Details and documentation prepared by Structa Consulting Engineers dated 20/03/2026, and received by Council on 29/04/2026;

(f) The Site Waste and Recycling Management Plan (SWRMP) Part 1 and received by Council on 29/04/2026;

Except where amended by the following conditions of consent.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments:

(a) Front fencing including the front landscaped planter walls are to be amended to achieve a maximum height of 1.2 metres as measured from existing ground level.

Condition reason: To ensure front fencing and associated structures are in keeping with the desired future character of the area and streetscape.

(b) The privacy screening for the first floor front balcony is to be fixed.

Condition reason: To ensure visual privacy.

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.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

3. APPROVED USE - OUTBUILDING

This development consent authorises the use of each proposed lot as a semi-detached dwelling only, known as the 'principal dwelling'.

(a) The outbuilding for each proposed lot can only be used as an ancillary open structure for the purpose of a cabana to enhance external amenity and be in conjunction with the principal dwelling only.

(b) No approval is granted or implied for the outbuilding to be used as a self-contained dwelling that is separate to the principal dwelling on the site.

Condition reason: To confirm the approved use of the outbuilding occurs in conjunction with the principal dwelling and is not used for other purposes (such as a secondary dwelling).

4. COMPLIANCE WITH NATIONAL CONSTRUCTION CODE

All proposed work must comply with the *National Construction Code* (previously known as the *Building Code of Australia*).

Condition reason: Prescribed condition pursuant to the *Environmental Planning and Assessment Regulation 2021*.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

GENERAL

5. NO BUILDING WORKS PRIOR TO RELEASE OF A CONSTRUCTION CERTIFICATE

The building work must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Principal Certifier in accordance with the *Environmental Planning and Assessment Act 1979*;

(b) a Principal Certifier has been appointed, and Council has been notified of the appointment in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and

(c) Council is given at least two days' notice in writing of the intention to commence the building works.

Condition reason: To ensure a Construction Certificate is obtained prior to work commencing.

6. 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 Certifier that they have complied with the applicable requirements of Part 6, before any work commences.

Condition reason: To ensure the builder or person who does the residential building work, complies with the applicable requirements of Part 6 of the *Home and Building Act 1989*.

CONTRIBUTIONS, FEES & BONDS

7. SECTION 7.12 CONTRIBUTION

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

(a) Where the total development cost is $500,000 or less:

  (i) a Cost Summary Report or Building Contract (dated within 12 months) or similar is to be submitted to Council's Customer Service Centre to process payment.

(b) Where the total development cost is more than $500,001 but less than $1,000,000:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to Council's Customer Service Centre to process payment.

(c) Where the total development cost is $1,000,001 or more:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to and approved by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate).

  (ii) Please forward documents to info@waverley.nsw.gov.au attention to Strategic Planning, and reference the relevant application number, address and condition number to satisfy.

  (iii) Upon confirmation of the contribution amount by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate), payment is to be processed via the Customer Service Centre.

  (iv) Should there be a discrepancy between the Detailed Cost Report and the DA fee nominated in the original DA, then additional DA Fees may be payable prior to the issue of a Construction Certificate.

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

(d) As legislated in section 209 of the *Environmental Planning and Assessment Regulation 2021,* 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% of the **full** cost of the development; or

  (iii) A development valued at more than $200,000 will attract a levy of 1% of the **full** cost of the development.

(e) Where a modification to a development consent has been granted, the contribution is to be recalculated based on the amended total development cost.

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

Condition reason: To ensure the S7.12 Contributions are paid for the development, and any amendments are accounted for.

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 of this building work. Evidence that the levy has been paid is to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: Council acts as a collecting agent for the Long Service Payment Corporation and the levy may be paid at Council's office or online via the Service NSW website. The levy rate is 0.25% of building work costing $250,000 or more.

Condition reason: To ensure the long service levy is paid.

9. STREET TREE BOND

A bond of $4000 is to be paid to Council either as cash or by way of an unconditional bank guarantee to ensure the protection and maintenance of and maintenance of the following trees:

  (i) Two (2) 200L *Melaleuca armillaris* (Bracelet Honey Myrtle) to be installed on either side of the new crossover.

The sum will be forfeited to the Council at its discretion for a breach of these requirements:

(b) Street tree/s to be inspected twelve (12) months from the issue of the final Occupation Certificate subject to the satisfaction of Council

(c) The $4000 bond will be refunded twelve (12) months from the issue of the final Occupation Certificate subject to the satisfaction of Council.

(d) If any trees identified to be retained and protected are found to be faulty, damaged, dying, or dead, the full bond amount or part thereof will be forfeited

(e) Council will require the applicant to remove and replace the faulty, damaged, dying, or dead street tree and a new bond will be applied on the replacement street tree.

(f) Proof of purchase of the replacement street tree (if required) must be provided to the Principal Certifier Authority, prior to the issue of any Construction Certificate.

Condition reason: To ensure trees are maintained and protected

10. SECURITY DEPOSIT

(a) Payment to the amount of $**59,497.52** must be provided to Council for any damage caused to any property of the consent authority (i.e. 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 fee is charged in accordance with Council's *Pricing Policy and Schedule of Fees and Charges*.

(b) This payment (security deposit) must be provided to Council prior to the issue of any Construction Certificate. The full amount of the security deposit, minus Council's costs for any repair of damage to Council property or rectification of unauthorised works on Council property, will be refunded after satisfactory completion of all of works associated with this consent (including the required public works) to the person who paid the deposit. Any works required to Council property associated with the consent need to be undertaken with the approval of the Infrastructure Services Department and in line with current Council standards. See the General Advisory Notes at the end of this consent for further details.

Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

11. ENGINEERING PLANS ASSESSMENT AND WORKS INSPECTION FEES

The Applicant must pay to Council fees for the assessment of all engineering plans and inspection of the completed works in the public domain inclusive of all stormwater assessments, in accordance with the Council's *Pricing Policy and Schedule of Fees and 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.

Condition reason: To allow for Council assessment officer time to assess engineering plans for approval and ensure payments are made prior to commencement of works.

CONSTRUCTION AND SITE MATTERS

12. HOARDING FOR CONSTRUCTION SITES

A hoarding is a temporary structure of solid construction, erected around the perimeter of construction sites to shield them from view and prevent unauthorised access. It is an important component in ensuring health and safety, for site workers, visitors and the general public and can also be part of a site security system to prevent theft or vandalism. The design and construction of any hoarding must be in accordance with the requirements of *Safe Work NSW*.

Council authorisation is required when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to Waverley Council's website by visiting the Hoarding and Scaffolding Guidelines webpage for more information.

To apply to occupy Council property (public domain and/or footway), complete the 'Application for Occupation of Council Footpath' form and submit it, directly to email building.compliance.admin@waverley.nsw.gov.au .

Please allow a minimum of 2weeks for processing your application.

Note: You are not to erect the hoarding or store building materials on Council's footpath until written permission is given by Council and all relevant fees have been paid. Failure to do so, may result in enforcement action.

Condition reason: Under Section 68 of the *Local Government Act 1993* and under Section 138 of *The Roads Act 1993*, where Occupation of Council property is required over the footpath or any public place, the approval of Council must be obtained and the applicable fees paid prior to any occupation. This is to ensure the safety of the site and public whilst construction occurs.

13. EROSION AND SEDIMENT CONTROL PLAN

(a) A *Soil and Water Management Plan* (SWMP), also known as an Erosion and Sediment Control Plan must be prepared by a suitably qualified person in accordance with *Waverley Council's Water Management Technical Manual*.

(b) The SWMP must be submitted and approved by the Principal Certifier prior to the issue of any Construction Certificate. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

(c) The recommendations of the SWMP must be implemented and maintained during all construction activities and until the site is fully stabilised following construction.

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

14. 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 Engineer's report in relation to the avoidance or minimisation of structural damage to adjoining properties are to be fully complied with during construction.

Details are to be provided on the architectural plans and submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

Condition reason: To ensure any excavation, shoring and pile construction is carried out in a safe manner.

15. 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.

Condition reason: To ensure the structural stability of work on site.

16. SYDNEY WATER SECTION 73 COMPLIANCE CERTIFICATE APPLICATION

(a) An application to obtain a Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be made prior to the issue of the relevant Construction Certificate. The application must be made through an authorised Water Servicing Coordinator.

(b) For more information about making an application to obtain a Section 73 Compliance Certificate, please consult Sydney Water's website.

(c) Following this application, a "Notice of Requirements" will be provided by Sydney Water that outlines any requirements of works to be completed prior to the issue of the Section 73 Compliance Certificate. Please make early contact with the Co-ordinator, as the building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

(d) A Section 73 Compliance Certificate must be issued from Sydney Water prior to the issue of an Occupation Certificate.

Condition reason: To comply with the requirements of Sydney Water.

TRAFFIC MATTERS

17. 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. CTMP's are to be submitted via email to traffic@waverley.nsw.gov.au for assessment. 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

Note: It is recommended that any sites that are significantly large meet with Council prior to the preparation of the CTMP to discuss specifics. All sites within Waverley Council require the installation of a Construction Zone for the duration of building works unless the applicant is able to demonstrate adequate access is available otherwise.

Once approved, the works must be undertaken in line with and comply with the CTMP. Any modifications must be approved by Council's Executive Manager, Infrastructure Services, or delegate.

Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

18. LONG SECTIONS OF DRIVEWAY

To minimise instances of vehicular scraping, long sections drawn along both edges of the driveway shall be submitted to Council for the approval of the Executive Manager, Infrastructure Services (or delegate) prior to the issue of the relevant Construction Certificate. Drawings are to be submitted via email to traffic@waverley.nsw.gov.au for assessment.

The long section drawings shall:

(a) Include reduced levels (RLs) of the Fletcher Street centreline, carriageway, edge of bitumen, layback, kerb and gutter, footpath, property boundary, paving within the property and the garage floor.

(b) Include existing and proposed levels.

(c) Include ground clearance of the B85 design vehicle using the ground clearance template contained in Appendix C of AS 2890.1: 2004 Off Street Car Parking.

(d) Show paving at the property boundary being sloped to follow the longitudinal fall on the Council's concrete pathway at all points across the opening.

(e) Show all paving on Council's land being sloped/ drained towards the roadway.

(f) Show the internal ramp being graded a maximum of 1:20 (5%) for the first 4m inside the property boundary. – Only for sites with more than 2 dwellings

(g) Provide details of proposed levels and materials of construction of the area between the back edge of the Council's concrete pathway and the property boundary along the full frontage of the site. Note: Steps or ramps are not permitted on Council land.

(h) Include a separate drawing of any adjustments required to Councils footpath area to provide suitable vehicular access to and from the garage

Condition reason: To ensure a B85 standard design vehicle can enter/exit the site without vehicular scraping.

STORMWATER AND FLOODING

19. STORMWATER MANAGEMENT

To ensure that stormwater runoff from the development is drained in an appropriate manner, without impact on 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 plan prepared by Struct a Consulting Engineers, Job No. 10115, Drawing Nos. H01 to H06, Revision 1, dated 20/03/2026 are considered concept only.

The applicant must submit amended 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 must be prepared by a suitably qualified and practising Civil Engineer (registered on the NER of Engineers Australia or equivalent) and comply with the following conditions:

(a) The proposed infiltration system must be designed in accordance with Council's Water Management Technical Manual. A full hydraulic design is required to determine the necessary storage requirements for a range of storm events up to and including the 1% AEP rainfall event.

(b) An updated geotechnical report prepared by a suitably qualified and practising Geotechnical Engineer must be submitted to Council for assessment. The hydraulic conductivity must be tested at a minimum of four locations at the site of the proposed infiltration system, and at the base level of the proposed system (and at a minimum of one metre deep). The infiltration system must be designed using the infiltration rate of the soil of the site. The geotechnical report must also determine the depth to rock and the presence and depth of the water table. Reference must also be made to Council's Water Management Technical Manual.

(c) The minimum distance from infiltration system to structural footings must be determined by a registered structural engineer.

(d) The roof guttering and internal drainage system shall be designed to cater for all storms up to and including the 1% Annual Exceedance Probability (AEP) event.

(e) The infiltration system must be installed a minimum of one metre away from any Sydney Water Sewer main.

(f) Provide calculations demonstrating that the proposed stormwater drainage system can cater for the relevant design storm event.

(g) The rainwater tank must have a minimum capacity of 1,000 litres and be connected to at least 117.1 m^2 of roof area for dwelling A.

(h) The rainwater tank must have a minimum capacity of 1,000 litres and be connected to at least 121.8 m^2 of roof area for dwelling B.

(i) Detail the proposed pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits and inspection openings and their location.

(j) Pits and inspection openings must be provided at all junctions, change in gradient, change in direction, and changes in diameter for access and maintenance purposes.

(k) Any new downpipes must be located wholly within the property's boundary.

(l) Sub soil drainage (seepage) water must not be directly or indirectly discharged to Council's street gutter.

(m) Show an alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.

(n) Full hydraulic details and pump manufacturers specification must be provided.

(o) In the event of pump failure one of the following must be provided:

    (i) an overland flow path is provided; or

    (ii) pondage in a suitably visible area is provided. These areas must be sited with a view to minimising the cost of damage to occupiers of the property and include signage

warning residents that inundation of the area may occur in the event of a pump failure.

(p) All electrical fittings and supply of the pump out system are located to have at least 300 mm freeboard above the maximum water level and/or any overland flow path.

Notes

(i) An individual stormwater drainage system is required for each dwelling to be registered as Torrens Title.

(ii) A sewer/water main runs through the property, therefore plans must also be presented to Sydney Water for their approval prior to the issue of a Construction Certificate.

(iii) Any Council infrastructure affected as a 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 must be replaced if damaged as per the Waverley Council Public Domain Technical Manual. All associated costs will be borne by the applicant.

(iv) The checklist as set out on pages 68-76 in Council's *Water Management Technical Manual* (October 2021) available online must be completed and submitted with any revision of Construction Certificate Plan Submissions.

(v) 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 must not be replicated.

(vi) 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.

(i) For more information, contact Council's Assets Department at assets@waverley.nsw.gov.au, phone 9083 8655 (operational hours between 9.30am to 4pm Monday to Friday).

(ii) Standard timeframe to review and approve the Stormwater Plan and details are a minimum of 15 working days from submission. Please ensure you allow adequate time.

(iii) Evidence from a suitably qualified and practicing Engineer (registered on the NER of Engineers Australia or equivalent) that the approved design has been adhered to must be submitted to and approved by the Principal Certifying Authority (PCA) prior to the issue of the relevant Occupation Certificate.

(iv) All redundant pipelines (incl. kerb outlets) must be removed. Any affected infrastructure (such as footpath and kerb and gutter) must be reinstated to the

satisfaction of Waverley Council as per Waverley Council Standard Drawings and specifications.

Condition reason: To ensure that the stormwater system is designed and constructed in accordance with Waverley Council's *Water Management Technical Manual* and will minimise the likelihood of stormwater related issues to the property owner, occupiers, neighbours and broader community.

20. TEMPORARY DE-WATERING OF UNDERGROUND STRUCTURES

If any temporary dewatering is required during the construction of underground structures an application must be made with WaterNSW to obtain relevant approval and determine if a licence is required under the *Water Management Act 2000*, for temporary dewatering. A copy of the aforementioned approval must be submitted to Council.

If temporary dewatering is required and approved, a separate Waverley Council temporary de-watering application must be submitted via email to assets@waverley.nsw.gov.au and approved to the satisfaction of the Executive Manager, Infrastructure Services (or delegate) and associated fees paid prior to issue of any Construction Certificate

Note: Permanent dewatering is not allowed. If a licence is required, then the Development Application becomes Integrated Development and Council's Development Assessment Planner must be consulted.

Condition reason: To ensure proper groundwater approvals are obtained and no permanent dewatering occurs as part of the proposed development.

21. GROUNDWATER ASSESSMENT

Council's default position is that all underground structures are to be fully tanked and waterproofed. Where a drained underground structure is proposed, or where the applicant seeks to demonstrate that tanking is not required, the following information must be submitted via email to assets@waverley.nsw.gov.au to the satisfaction and approval of the Executive Manager, Infrastructure Services (or delegate) prior to the issue of any Construction Certificate:

(a) A preliminary site hydrogeological investigation report prepared by a suitably qualified Geotechnical Engineer or Hydrogeological professional. The report must:

  (i) Include results from at least two (single or dual occupancy) or four (larger than dual Include results from at least two (single or dual occupancy) groundwater monitoring bores installed on-site (distributed across the site to capture groundwater flow direction and variation, including at the outer extents of the underground structure most likely to be impacted by groundwater) extending at least 5 meters below the proposed underground structure slab level and monitored for at least one month (standpipes or piezometers should be used to monitor groundwater levels, and soil and lithological logs must be recorded).

  (ii) Clearly state whether groundwater is present and show the measured static groundwater level in each bore and in a site-wide groundwater contour plan in relation to the underground structure slab level.

  (iii) Outline the potential need for dewatering during construction.

(iv) Comment on post-construction groundwater ingress and mitigation options:

(A) Fully tanked and waterproofed underground structure (if groundwater is identified within 5 meters of the slab level).; or

(B) Drained underground structure (if >5m above groundwater table).

(b) If groundwater is likely to be intercepted by the proposed works, or the above tanking requirement is contested, a detailed hydrogeological assessment must be prepared by a suitably qualified Geotechnical Engineer or Hydrogeological professional, providing detail on groundwater depth and seasonal variation (6-12 months minimum monitoring as advised by Council), groundwater flow direction and rate, hydraulic conductivity, water quality, and including a conceptual hydrogeological model.

(c) If groundwater interference is expected, a groundwater impact assessment is also required, assessing the short-term and long-term impacts of dewatering (if relevant) and evaluating potential effects on neighbouring properties due to settlement or subsidence, as well as on groundwater dependent ecosystems, and contaminant mobilisation. If the report cannot be provided, or if it indicates that the predicted highest groundwater level over a 50-year design life for the development cannot be confidently confirmed to be more than 2m below the base of the proposed underground structure slab level, the following measures must be implemented:

(i) The underground structure must be fully waterproofed and tanked to prevent groundwater &/or seepage ingress. The design must ensure that the underground structure is capable of withstanding hydrostatic pressures without reliance on active or passive dewatering systems.

(ii) No subsoil drainage systems are to be installed around the perimeter of the underground structure walls or beneath the underground structure slab to prevent the potential extraction of groundwater.

Post construction extraction or discharge of groundwater is strictly prohibited by Council under any circumstances.

Fees for the preliminary and detailed hydrogeological report or investigation review are applicable as per Council's *Pricing Policy and Schedule of Fees and Charges*.

Notes

(i) Where groundwater is encountered and dewatering is expected to be required, prior to issuing the construction certificate a hydrogeological investigation must be carried out that includes a minimum of three wells to be installed for future groundwater monitoring purposes in accordance with the NSW Department of Planning, Industry and Environments (DPIE) document: 'Minimum Requirements for Building Site Groundwater Investigations and Reporting', dated October 2022 (or the current revised version).

(ii) The groundwater investigation, monitoring, inflow (seepage) analysis and reporting must be in accordance with the NSW Department of Planning, Industry and Environments document, Titled 'Minimum Requirements for Building Site Groundwater Investigations and Reporting', dated October 2022, or the most recent

version. Groundwater level monitoring must be carried out for a minimum of three months as required by DPIE/WaterNSW requirements,

(iii) In accordance with DPIE/WaterNSW requirements, where seepage analysis demonstrates a seepage volume of less than 3ML/year then a Water Supply Works approval must be obtained, unless otherwise directed by DPIE/WaterNSW. Where seepage analysis demonstrates a seepage volume in excess of 3ML/year then a Water Access Licence (WAL) will also need to be obtained from WaterNSW. This is likely to require the purchase of 'water shares' in accordance with DPIE/WaterNSW requirements.

(iv) Prior to the issue of any Construction Certificate, if required based on item (i), an application pursuant to the Water Management Act 2000 shall be made with WaterNSW to obtain Water Supply Works (WSW) approval. A copy of the aforementioned approval must be submitted via email to assets@waverley.nsw.gov.au and the Principal Certifier or details confirming (by WaterNSW) why a WSW is not required.

Condition reason: To ensure the potential groundwater impacts are identified and to avoid groundwater extraction, and ensure underground structures are designed to comply with Council's *Water Management Technical Manual* (WMTM).

ENERGY EFFICIENCY & SUSTAINABILITY

22. BASIX CERTIFICATE – DETAILS TO BE LODGED WITH A CONSTRUCTION CERTIFICATE

A copy of the required completed BASIX certificate accepted as part of this Development Consent with respect to the proposed residential building works, must be lodged with an application for a Construction Certificate and the items nominated as part of the subject BASIX certificate must be specified on the plans submitted with the construction certificate application. – See Note.

Note: Any requirement detailed in the accompanying BASIX Certificate, MUST be included as a specific notation or inclusion on any future Construction Certificate plans and specification in accordance with Part 3 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2021*.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 *EP&A Regulation 2021*.

23. RENEWABLE ENERGY AND ENERGY EFFICIENCY

(a) No gas cooktops or gas ovens are permitted where works are proposed to the kitchen. Alternate options must be used such as electric or induction.

(b) No gas heating systems are permitted. If heating is provided it must be electric or solar sourced.

(c) Ceiling or wall mounted fans must be installed in all habitable rooms (main living areas and bedrooms).

(d) In circumstances where the existing BASIX certificate does not comply with the above, the BASIX certificate must be amended and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

(e) The architectural plans shall be updated to notate the above and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

Condition reason: To improve air quality and human health, and to ensure all new (or altered) homes have future capacity to be an all-electric building, powered by renewable energy.

WASTE

24. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A *Site Waste and Recycling Management Plan (SWRMP) - Part 2* is to be submitted and approved by the Principal Certifier 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, and the contact details of those removing the waste must be retained on site at all times during construction.

Condition reason: To ensure resource recovery is promoted and the local amenity is protected during construction.

LANDSCAPE & TREES

25. LANDSCAPE WORKS IN A HABITAT CORRIDOR

(a) That amended landscape plans are to be submitted to and approved by Council's Executive Manager, Environmental Sustainability (or delegate) prior to the issue of the relevant Construction Certificate. The Landscape Plans must include two separate plant schedules - one (1) for Dwelling A and one (1) for Dwelling B. Each schedule must include:

(b) a minimum of 50% of the proposed trees, and

(c) a minimum of 50% of the shrubs, and

(d) a minimum of 50% of the grasses and groundcovers (not including turfed areas)

(e) to be indigenous or local native plants listed in Annexure B3-1 of the Waverley Development Control Plan 2022. Cultivars or hybrids of listed species are not to be counted towards this requirement.

(f) Three vegetation levels are required to be included in landscape design for both lots, e.g. (i) tree or tall shrub canopy, (ii) mid-storey and (iii) groundcover layer.

Condition reason: To ensure appropriate levels of native vegetation are included, providing vital habitat, shelter and food for local wildlife.

26. REPLACEMENT PLANTING AND LANDSCAPE PLAN SUBMISSION

An amended Landscape plan must be submitted and approved by Council's Tree Technical Officer (or delegate) prior to the issue of any Construction Certificate, and must reflect the following:

(a) *Existing Tree Schedule:* A table of existing tree species/vegetation showing their specifications, *i.e.,* species and height.

(b) At minimum two (2) medium-sized endemic (local native) replacement trees (selected from *Waverley Development Control Plan 2022*, Annexure B3-1 - Planting List) with minimum pot size of 75L must be planted anywhere on-site to compensate for the removal of the trees from the rear yard.

Condition reason: To ensure adequate replacement trees are planted to compensate for canopy loss.

COMPLIANCE PRIOR TO WORK COMMENCING AND DURING CONSTRUCTION

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

PRIOR TO ANY WORKS

27. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction phase, a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number and email address) of the Principal Certifier 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.

Condition reason: To ensure the general public are afforded the Principal Certifier and principal contractor's (the coordinator of the building works) contact details.

28. DILAPIDATION REPORT

(a) Before any site work commences, a Dilapidation Report must be prepared by a suitably qualified Engineer detailing the structural condition of adjoining buildings, structures or works and public land to the satisfaction of the Principal Certifier. At minimum, the following properties are to be included:

  (i) 87 Fletcher Street, Tamarama

  (ii) 91 Fletcher Street, Tamarama

  (iii) 22 Kenneth Street, Tamarama

  (iv) 24 Kenneth Street, Tamarama.

(b) Where access has not been granted to an adjoining property to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and

demonstrate, in writing, to the satisfaction of the Principal Certifier that all reasonable steps were taken to obtain access to the adjoining properties.

(c) The report is to be dated, submitted to, and accepted by the Principal Certifier, prior to any work commencing on the site.

(d) No less than 14 days before any site work commences, adjoining property owner(s) must be provided with a copy of the Dilapidation Report for their property(ies) and a copy of the report(s) must be provided to Council (where Council is not the Principal Certifier) at the same time.

(e) 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.

Condition reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure affected neighbours and council are provided with the dilapidation report.

29. USE OF FILL ON SITE

(a) The following shall be adhered to:

(b) All fill imported onto the site shall be free of building and other demolition waste, and contain virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 of the *Protection of the Environment Operations Act 1997*.

(c) Sampling and analysis of the fill material should be conducted in accordance with the NSW EPA *Contaminated Land Guidelines Sampling design part 1 and part 2 (2022)* to ensure that the material is not contaminated.

(d) Any other waste derived material the subject of a resource recovery exemption under cl. 51A of the *Protection of the Environmental Operations (Waste) Regulations 2014* that is permitted to be used as fill material.

(e) Any waste derived material the subject of resource exemption received at the development site must be accompanied by documentation as to the materials compliance with the exemption conditions and must be provided to the Principal Certifier on request.

Condition reason: To ensure that land contamination does not occur.

30. SURVEY SETOUT

Prior to the commencement of construction, all footings, walls and floor slabs adjacent to a boundary must be set out by a registered surveyor. The building shall be sufficiently set back to ensure that no component of the building (such as the roof, guttering, or downpipes) encroach upon or overhang the boundaries of the site.

The registered surveyor shall provide a survey and report to the Principal Certifier indicating the position of the footings, walls and floor slabs in relation to the boundaries of the allotment, prior to the commencement of construction works.

Condition reason: To ensure the development does not encroach onto neighbouring properties.

DEMOLITION & EXCAVATION

31. 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:

(a) *Work Health and Safety Act 2011*;

(b) *Work Health and Safety Regulation 2017*;

(c) SafeWork NSW *Code of Practice* for the Safe Removal of Asbestos;

(d) *Australian Standard 2601-2001* – Demolition of Structures;

(e) *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 and Hazardous Materials Assessment for the approval of the Principal Certifier in accordance with *Australian Standard AS 2601-2001* Demolition of Structure and a Hazardous Materials Assessment.

The Work Plan and Hazardous Materials Assessment shall be prepared by a suitably qualified person and shall:

(i) Outline the identification of any hazardous materials, including surfaces coated with lead paint;

(ii) Confirm that no asbestos products are present on the subject land, or

(iii) 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);

(iv) Describe the method of demolition;

(v) Describe the precautions to be employed to minimise any dust nuisance; and

(vi) Describe the disposal methods for hazardous materials.

Condition reason: To ensure the safety of workers and the general public.

32. 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.

(b) Water must not be allowed to enter the street and stormwater systems.

(c) Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

(d) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to *Australian Standard AS1716* - 2012 Respiratory Protective Devices.

Condition reason: To ensure the safety of workers and the general public.

33. 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* to the satisfaction of the Principal Certifier.

Condition reason: To ensure that contaminated soil not escape the site.

34. EXCAVATION AND BACKFILLING

(a) 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.

(b) If an excavation associated with the erection or demolition or 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 suitably qualified and practising Structural Engineer.

(c) All work 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.

(d) All excavations and backfilling are to be managed on-site by a registered and practising Structural / Geotechnical Engineer.

(e) Vibration emissions must be monitored on-site at all times to ensure compliance with the recommendations of the detailed geotechnical report prepared by a suitably qualified and practising Structural / Geotechnical Engineer.

(f) All excavations and backfilling are to be carried out in accordance with the detailed Geotechnical Report.

(g) Any changes to the excavation methodology which deviate from the detailed geotechnical report must be reviewed by a suitably qualified and practising Structural / Geotechnical Engineer and approved by the Principal Certifier.

Condition reason: To ensure the structural stability of work on site and general safety.

CONSTRUCTION MATTERS

35. CONSTRUCTION HOURS

(a) 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 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.

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

Condition reason: To protect the amenity of the surrounding area during construction.

36. 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 boundaries. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval. If required, you can apply to temporarily use Council's footpath for the erection of a hoarding, scaffold, mobile scaffold, scissor lift, ladders, barricades for abseiling work, and/or storage of building materials on Council's footpath. This is a separate application form and assessment process. Details of this can be found on Council's website under 'Occupation of Council Footpath'.

https://www.waverley.nsw.gov.au/planning/application_forms_and_certificates

Condition reason: To ensure building material is stored in an appropriate location.

37. BASIX (DURING BUILDING WORK)

During construction, the Principal Certifier should ensure the commitments listed in the BASIX certificate are met when conducting critical stage inspections.

Condition reason: To ensure compliance with the *SEPP (Sustainable Buildings 2022)*

38. CRITICAL/MANDATORY BUILDING INSPECTIONS DURING CONSTRUCTION

The building works are to be inspected during construction by the Principal Certifier in accordance with, Part 8 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* and the requirements of any other applicable legislation or instruments.

Condition reason: To ensure regular inspections occur throughout the construction process.

39. 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 for each level is to be submitted to the Principal Certifier during construction and prior to continuing with the construction of the subsequent level of the building. A final Certificate from a Registered Surveyor is required to be

submitted for approval of the Principal Certifier, certifying the finished ridge and overall building height levels accord with the approved architectural plans.

Condition reason: To ensure buildings are sited and positioned in the approved location and to the approved height.

40. 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 Certifier 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.

Condition reason: To ensure buildings are sited and positioned in the approved location.

41. CONSTRUCTION OF SWIMMING POOLS AND OUTDOOR SPAS

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

(a) Any reinforced swimming pool/outdoor spa and other elements are 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.

(a) 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.

Condition reason: To ensure the pool or spa and associated equipment is constructed and installed correctly.

42. WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary, including storage of building materials or goods. Separate approval is required for any works outside the property boundary, with fees being paid where applicable. Requests are to be made via email to assets@waverley.nsw.gov.au.

Condition reason: To ensure all works are located within the property boundary and specific approval is sought for any external works.

TREE PROTECTION & REMOVAL

43. TREE SCHEDULE

This schedule outlines which trees are approved for removal and replacement or are to be retained and protected.

Tree No.	Species	Location	Status	Action
T1	*Lagunaria patersonia* (Norfolk Island Hibiscus)	Street verge	Protected	Remove and replace with two (2) 200L *Melaleuca armillaris* (Bracelet Honey Myrtle)
T2 & T3	*Plumeria acutifolia* (Frangipani)	Northwestern corner – 91 Fletcher Street	Protected	Retain and protect

Condition reason: To clarify the trees approved for removal and those to be protected during the construction of the approved development.

44. PROTECTING TREES ON DEVELOPMENT SITES

(a) Throughout construction, tree protection measures installed are to be retained in accordance with *Waverley Council's Development Control Plan 2022*, the approved Landscape Plan the approved Arborist Report, and *Australian Standard – AS 4970 – 2025* - Protection of Trees on Development Sites

(b) All approved tree work must be carried out by minimum AQF Level 3 arborist in accordance with AS 4373-2007 Pruning of amenity trees.

Condition reason: To ensure the retained trees remain unimpacted by construction.

45. TREE WORK

(a) If any trees on the site or on neighbouring properties require pruning, then permission must be gained from the owner of the tree(s) and an application to Prune or Remove Trees on Private Property (Tree Permit Application) must be submitted to Waverley Council for processing. Application forms are available on Council's website.

(b) If any trees on Council owned land require pruning, the application should be accompanied with a Tree Pruning Report, prepared by an Arborist with AQF level 5 qualification or above. The Report shall include photos showing the branches that need to be removed.

(c) The application and Report (where relevant) are to be submitted and approved by Council's Tree Technical Officer prior to any works or pruning to the affected tree/s.

Condition reason: To protect trees during construction.

46. ACTIVITIES GENERALLY EXCLUDED FROM THE TREE PROTECTION ZONE (TPZ)

Activities excluded from the TPZ include but are not limited to:

(a) Excavation, cultivation or disturbance of the soil, including scraping of the surface.

(b) Equipment and material storage.

(c) Preparation of chemicals, including preparation of cement products.

(d) Movement or parking of vehicles and plant.

(e) Dumping of waste.

(f) Spreading or stockpiling of fill.

(g) Refuelling.

(h) Washing down and cleaning of equipment or hard surfaces.

(i) Fires.

(j) Physical damage to the tree.

(k) Soil level changes,

(l) Temporary or permanent installation of utilities and signs, and

(m) Ground compaction.

Activities specified in items (a) to (e) may be permitted with appropriate protection measures, as detailed in the Tree Protection Specifications (TPS) and Tree Protection Plan (TPP)

Condition reason: To ensure precautions are taken when working near trees during construction.

VEHICLE ACCESS AND PUBLIC DOMAIN WORKS

47. NEW VEHICLE CROSSING

A new vehicle crossing is to be provided to access the proposed basement car park. A separate application (search "Driveway Works on Council Land" on Councils website) 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.

The crossing is to be 3.0 metres wide at the property boundary. The width at the street is to be 3.9 metres inclusive of 0.45 metre splays.

Applications for driveway works are to be lodged online via Council's website.

https://epwgate.waverley.nsw.gov.au/ePathway/Production/Web/Default.aspx

Condition reason: To ensure the development complies with Section 138 of the *Roads Act 1993*.

48. EXISTING VEHICLE CROSSING IS TO BE CLOSED

The existing vehicle crossing is to be closed, and all work associated with the closure is to be carried out with the approval of, and in accordance with, the requirements of Council. Applications are to be lodged online via Council's website. The kerb/guttering/verge shall be

reinstated in a like for like manner with adjacent area. Applications for driveway works are to be lodged online via Council's website.

https://epwgate.waverley.nsw.gov.au/ePathway/Production/Web/Default.aspx

Condition reason: To ensure reinstatement of verge occurs once crossing is closed, which will help to ensure stormwater overland flow is appropriately drained away from the site.

49. VEHICULAR ACCESS – FINISHED LEVEL

The internal finished level shall be construction to match the longitudinal fall of Councils footpath.

In this regard, the finished level at the property boundary on both sides of the vehicle crossing is to match the level of the back edge of existing concrete footpath.

Should the internal slab be poured incorrectly Council may require internal alterations be made and the slab adjusted.

Condition reason: To ensure stormwater falling on Council land drains away from the property boundary.

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 Certifier in all instances, except where a condition explicitly specifies that the approval of Council or a Council Officer is required, prior to the issue of an Occupation Certificate or Subdivision Certificate, whichever applies.

CERTIFICATES, LICENSES, EASEMENTS AND RESTRICTIONS

50. FINAL OCCUPATION CERTIFICATE

(a) Prior to occupation or use of the development, an Occupation Certificate must be obtained.

(b) The Principal Certifier 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.

Condition reason: To ensure an Occupation Certificate is issued prior to occupation or use of the development.

51. SUBDIVISION CERTIFICATE

A Subdivision Certificate must be obtained from Council in accordance with of the *Environmental Planning and Assessment Act 1979* prior to the registration of the subdivision plans.

Condition reason: To ensure a Subdivision Certificate is issued prior to the issues of an occupation certificate.

52. HOUSING AND PRODUCTIVITY CONTRIBUTIONS

Before the issue of an Occupation Certificate, the Housing and Productivity Contribution (HPC) set out in the table below is required to be made:

Housing and productivity contribution	Estimated Amount ($)
Housing and Productivity Contribution (base component)	$23,834.64
Transport project component	Nil
Strategic Biodiversity Component	Nil
Estimated total housing and productivity contribution	$23,834.64

(a) The HPC must be paid online via the NSW Planning Portal.

(b) At the time of payment, the amount of the HPC is to be adjusted in accordance with the *Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024* (HPC Order).

(c) The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the *Environmental Planning and Assessment Act 1979* agrees.

(d) The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the *Environmental Planning and Assessment Act 1979* to the development, or the HPC Order exempts the development from the contribution.

Condition reason: To require contributions towards the provision of regional infrastructure

53. CERTIFICATION OF BASIX COMMITMENTS

All commitments listed in each relevant BASIX Certificate for the development must be fulfilled prior to any Occupation Certificate being issued.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75, *Environmental Planning and Assessment Regulation 2021*).

54. REPLACEMENT STREET TREE PLANTING

Permission is granted to remove the following trees:

(a) One (1) *Lagunaria patersonia* (Norfolk Island Hibiscus) on the street verge.

(b) They must be replaced by the following trees:

(c) Two (2) 200L Melaleuca armillaris (Bracelet Honey Myrtle) to be installed on either side of the new crossover

(i) The trees are to be planted by horticulturists/arborists with experience in constructing tree pits and planting large container size trees.

(ii) A proof of purchase of the trees must be provided to the Principal Certifying Authority, prior to any construction work commencing.

(iii) The trees must be planted once the construction work is complete and before the Occupation Certificate is issued.

(iv) Planting should adhere to the specifications in the Waverley Council Public Domain Technical Manual, I.05 New Street Tree – Nature Strip

(v) All approved tree work must be carried out by minimum AQF Level 3 arborist in accordance with AS 4373-2007 Pruning of amenity trees.

Condition reason: To ensure that the street remains to have suitable planting.

55. CERTIFICATION OF LANDSCAPING

At the completion of all works a certificate is to be submitted to the Principal Certifier from a suitably qualified Landscape and/or Arboriculture Consultant certifying that the work has been completed in accordance with the approved Landscape Plan and that a maintenance program has been established. Where relevant, the waterproofing of any green roof / planter is to be tested and evidence of the test is to be provided with the certification.

Condition reason: To ensure the high quality landscape solution is appropriately established and maintained for the life of the development.

56. TREE PROTECTION MEASURES TO BE REMOVED

All tree protection shall be removed prior to the issuing of the final Occupation Certificate.

Condition reason: To ensure that the tree can continue to grow post construction.

57. CERTIFICATION OF NEWLY CONSTRUCTED AND RETAINED STORMWATER DRAINAGE

Prior to the issue of any Occupation Certificate, certification must be provided from a suitably qualified and practicing Engineer or Plumber, that any new stormwater drainage system has been constructed in accordance with the Development Consent, Water Management Technical Manual, all applicable Codes, Policies, Plans, Standards, and good engineering practice.

Condition reason: To ensure the stormwater system has been constructed or retained in accordance with the approved stormwater management plans and to best engineering practice.

58. WORKS-AS-EXECUTED DRAWINGS – STORMWATER MANAGEMENT SYSTEM

Prior to the issue of the final Occupation certificate, a Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared, stamped, and signed by a Registered Surveyor. This drawing must detail the alignment of the stormwater management system including 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 must be marked-up in red ink and must include levels and locations for the drainage structures and works.

A suitably qualified and practising Civil Engineer (registered on the NER of Engineers Australia or equivalent) must provide certification of the WAED of the stormwater management system that

the 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.

A copy of the aforementioned letter of certification must be submitted to Council.

NOTE: Upon submission of the Works-As-Executed drawing of the stormwater management system, a notation must be added to the Section 10.7(5) Certificate advising future owners that their property is burdened by a stormwater infiltration system.

Condition reason: Ensure council are aware of the stormwater management systems on site and able to provide advice for any future or remedial works.

59. 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 engineer's design;

(b) Evidence that the swimming pool/outdoor spa has 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*.

Condition reason: To ensure the swimming pool/outdoor spa has been constructed appropriately to ensure the safety of users.

60. CREATION OF POSITIVE COVENANT AND RESTRICTION FOR THE STORMWATER MANAGEMENT SYSTEM

A "Positive Covenant" and "Restriction on the Use of Land" must be created for the stormwater management system for each dwelling under Section 88E of the Conveyancing Act 1919, to ensure the system is maintained and kept free of debris/weeds. The property owner/occupant must not modify or remove the stormwater management system without consent from Council.

The applicant must submit Council's Legal Document Authorisation Application in line with Council requirements (including the wording of the Instrument) to the Assets team. Approval is required from the Executive Manager, Infrastructure Services (or delegate) prior to lodgement with NSW Land Registry Services.

The Instrument must be registered and a copy of the document must be submitted to and approved by the consent authority prior to the issue of an Occupation Certificate or use of the building.

All associated costs will be borne by the applicant.

Condition reason: This is to ensure that the key stormwater management controls (e.g. OSD, pump out, infiltration system) are not modified or removed without Council consent and that they are maintained in order to minimise flooding impacts within the downstream catchment.

61. PLANNED PREVENTATIVE MAINTENANCE SCHEDULE FOR PUMP OUT SYSTEM

The registered proprietor will be required to submit written intent to establish and maintain a Planned Preventative Maintenance (PPM) schedule of the pump out system prior to the issue of an Occupation Certificate. Council will not be liable for any claims for damages arising from the failure of the pump out system.

Evidence must be submitted to the Executive Manager, Infrastructure Services or delegate prior to the issue of an Occupation Certificate.

Condition reason: Ensure pump out systems are maintained and continue to operate as intended.

62. ONGOING MAINTENANCE – STORMWATER DRAINAGE SYSTEM

An ongoing maintenance plan for the stormwater system is to be submitted via email to assets@waverley.nsw.gov.au to the satisfaction of the Executive Manager, Infrastructure Services (or delegate) prior to the issue of the relevant Occupation Certificate.

At a minimum, the system must be:

(a) Kept clean and free from silt, rubbish and debris.

(b) Be maintained so that it functions in a safe and efficient manner.

(c) Not be altered without prior consent in writing of the Council.

Condition reason: Ensure the stormwater drainage systems are maintained and continue to operate as intended.

63. SYDNEY WATER SECTION 73 COMPLIANCE CERTIFICATE

A Section 73 Compliance Certificate must be issued from Sydney Water prior to the issue of an Occupation Certificate.

Condition reason: To ensure compliance with Section 73 Compliance Certificate under the *Sydney Water Act 1994*.

64. RIGHT OF CARRIAGEWAY

A Section 88B Instrument to give effect to the proposed right of carriageway for the shared driveway shall be prepared and submitted with the relevant subdivision certificate application. All costs associated with the creation of the right-of-carriageway shall be borne by the applicant and/or owners.

Condition reason: To ensure that appropriate vehicular access is achieve for each lot.

OTHER MATTERS

65. STREET NUMBERS

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, near the

pedestrian entry point. Should the number be fixed to an awning then it shall be a minimum 150mm high.

Condition reason: To ensure the property address is clearly identified and to ensure compliance with NSW Geographical Names Boards Policy and Principles 2024.

66. ALLOCATION OF STREET NUMBER

(a) The redevelopment or subdivision of the property requires the allocation of street numbers as follows:

  (i) No. 89A Fletcher Street for the west allotment;

  (ii) No. 89B Fletcher Street for the east allotment.

(b) Any variation to the above street numbering requires a new application to be lodged with Council.

Condition reason: To ensure the property address is clearly identified and to ensure compliance with NSW Geographical Names Boards Policy and Principles 2024.

OPERATIONAL MATTERS

The following operational conditions must be complied with at all times, throughout the use and operation of the development or use.

AMENITY AND SAFETY

67. ONGOING MAINTENANCE – 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.

Condition reason: Ensure the rainwater harvesting and reuse systems are maintained and continue to operate as intended.

GENERAL ADVISORY NOTES

1. DEVELOPMENT IS TO COMPLY WITH LEGISLATION

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.

2. DEVELOPMENT MUST MEET CONDITIONS OF CONSENT

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the *Environmental Planning and Assessment Act 1979* to carry out development that is not in accordance with this consent.

3. 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:

(a) Please read your conditions carefully.

(b) Information to be submitted to Council should be either via email to info@waverley.nsw.gov.au or via the NSW Planning Portal (if required).

(c) Attention the documentation to the relevant officer/position of Council (where known/specified in condition).

(d) Include DA reference number.

(e) Include condition number/s seeking to be addressed.

(f) 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).

(g) 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.

(h) 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.

(i) Please note, in some circumstances, additional fees and/or additional documents (hard copy) may be required.

(j) Council's standard for review (from date the relevant officer receives documentation) is 14 days. Times may vary or be delayed if information is not received in this required manner.

4. SYDNEY WATER REQUIREMENTS

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. 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.

5. 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.

6. 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 1800 810 443.

7. SITE RECTIFICATION WORKS

The vacant site is to be maintained in a safe and secure manner. Fencing is to be erected around the permitter of the site once demolition has been completed to secure the site. The site is to be protected from windblown soil loss and stormwater erosion at all times.

If the site is commenced to be developed and there is suspension in activity for 6months (or suspensions of activity which in the aggregate exceed 6 months), resulting in a building site which has an appearance not acceptable to Council, then the Council will have the readily enforceable rights to:

(a) Require certain works to be carried out, including but not limited to:

  (i) Make the building/site safe and of an appearance acceptable to Council;

  (ii) Allow the ground level to be landscaped and of an appearance acceptable to Council from any public vantage point;

  (iii) For the hole to be covered to allow it to be landscaped and made attractive from any public vantage point.

  (iv) Council may call on any bank guarantee to cover the cost thereof.

(b) In the event of default, have the right to enter and carry out these works and to call upon security in the nature of a bank guarantee to cover the costs of the works.

8. EXCAVATION TO BE LIMITED

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

9. TREE REMOVAL/PRESERVATION

Any trees not identified for removal in this application have not been assessed and separate approval may be required.

Details on additional criteria regarding tree on development sites can be found in Waverley Council Tree Management Guidelines 2022, 10. Appendices.

10. ADDITIONAL INFORMATION IN RELATION TO SECURITY DEPOSIT – RELEASE PROCESS

Details on additional criteria regarding tree on development sites can be found in Waverley Council Additional information in relation to security deposit – release process

Following completion of all works and satisfaction of all consent conditions, an Occupation Certificate will be issued for the site and uploaded to the NSW Planning Portal. Waverley Council will receive notification of this achievement and will begin the process of reviewing the site prior to release of the site's security deposit.

An officer from the Infrastructure Services team will attend the site and inspect the public domain in order to confirm that all public domain works within the conditions of consent have been completed to Council's satisfaction and that no damage has occurred associated with the works. Specifically, they will be assessing the condition of the:

(a) Footpath/s,

(b) Kerb and Gutter,

(c) Nature strip, turf and any trees,

(d) Stormwater assets,

(e) Driveway crossings,

(f) Roadway/s, &;

(g) Any other public assets within the frontage or affected by the works.

It is the applicant's responsibility to ensure that the public domain is undamaged from the construction works which have occurred, and that any assets which have been renewed are completed with the consent of the Infrastructure Services Department (assets@waverley.nsw.gov.au) and in line with current Waverley Council Standards and Guidelines. Should there be any damage identified or works completed which do not meet Council's quality requirements, a Council officer will be in contact to outline what needs to be rectified prior to the release of the Security Deposit. Once all issues have been rectified to Council's satisfaction, the finance department will be notified to process the refund.

If no issues are identified onsite, the full security deposit should be typically expected to be refunded within 12 weeks from the date of upload of the site's final Occupation Certificate to the NSW Planning Portal by the site's Principal Certifier.

11. ENCROACHMENT BEYOND BOUNDARY

Vehicles parked on the hardstand shall not encroach onto the Council's footpath area at any time.

12. APPROVALS FOR WORKING THROUGH OR WITHIN THE PUBLIC DOMAIN

In accordance with the *Local Government Act 1993* and *Roads Act 1993*, the following permits may be required for works in, on, or over Council's public domain. Applicants are responsible for obtaining and submitting any necessary permits prior to the commencement of relevant associated works.

(a) Road Opening Permit: The applicant shall apply for a road-opening permit and pay the required fee if there is a requirement to dig up a road, footpath or nature strip (typically trenching for service connection, maintenance or rehabilitation). Common purposes for this permit include electrical, gas, portable water connection, stormwater or telecommunication works. No opening of the road or footpath surface shall be carried out without this permit being obtained and a copy kept on the site. The applicant shall use Council's online portal to apply for a Road Opening Permit.

(b) Occupy/Close a Public Road or Footway: The applicant shall apply for a permit if construction works require the occupation of a parking lane, road lane, cycleway, footpath, or open space. Common reasons for needing this permit include the use of boom or line concrete pump, cherry picker, scissor or boom lift or a mobile crane. Public Liability Insurance of minimum $20m, a Traffic Guidance Scheme or Traffic Management Plan plus a NSW Police Notification are generally required. The applicant shall use Council's online portal to submit the application.

(c) Construction Zone Permit: If works require using a public space along the kerb of 9m or more, for a period of 13 weeks or more, a Construction Zone Permit is required. The applicant shall use Council's online portal to submit the application.

(d) Occupation of Council Footpath: The applicant shall apply for an Occupation of Council Footpath and pay the required fee when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to the Hoarding and Scaffolding Guidelines and apply via the PDF application form available online which is submitted directly to Council. For construction impacts that will go beyond the footpath, the applicant must use the 'Occupy/Close a Public Road or Footway' application.

(e) Stand a Skip Bin / Container / Storage Unit on Public Road: The applicant can pay a fee to temporarily house a bin or storage unit in a roadside parking space, regardless of whether the spot is metered or subject to a residential permit area. Apply via submitting the PDF application available online directly to Council. If there are more elaborate construction impacts on public land such as needing to use a cherry picker or mobile crane, use the Occupy/Close a Public Road or Footway application instead.

13. RETURN OF BINS

Prior to vacancy or demolition of the existing buildings approved in this application, all waste and recycling bins are to be returned to Council (contact Council's customer service centre to arrange).

A new application for waste and recycling bins can be made to Council on completion of building works and prior to the issue of an Occupation Certificate.

DICTIONARY

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021* and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Waverley Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the *Environmental Planning and Assessment Act 1979*.

Local planning panel means Waverley Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the *Environmental Planning and Assessment Act 1979* respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021*.

Suitably qualified acoustic consultant means a suitably qualified acoustic consultant means an individual who possesses the qualifications to render them eligible for membership of both the Australian Acoustics Society and Institution of Engineers Australia at the grade of member or an individual who is employed by a member firm of the Association of Australian Acoustic Consultants.

masonprojects

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0413 007 040
mason@masonprojects.com.au
Nominated Architect: Mason Priest NSW Reg No 13346
A
ABN
M
E

address
89 Fletcher St, Tamarama

client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale — scale 1 : 100 @ A1

Note:
All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Mason Projects Pty Ltd.

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.
ALL construction work must comply with relevant standards as defined by the Building Code of Australia.

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issue	description	date
A	Mud Map Issue	02/01/26
B	Concept Issue	10/02/26
C	Concept Issue 2	03/03/26
D	Concept Issue 3	13/03/26
E	Concept Issue 4	18/03/26
F	DA Issue	02/04/26
G	DA Issue 2	28/04/26
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Title Sheet

drawn by:
E.S

project no. **2604**

issue no. **K**

drawing no.
D.00

SITE SUMMARY

ZONE	R3 - MEDIUM DENSITY RESIDENTIAL
SITE AREA	455.3m²
LOT	25
DP	10118
TYPOLOGY	PAIR OF SEMI - DETACHED DWELLINGS

CALCULATIONS

SITE AREA (BY TITLE) = 455.3m²

FLOOR SPACE

maximum gross floor area
0.60:1 = 273.18

DWELLING A: SITE AREA = 227.65m²		**DWELLING B: SITE AREA = 227.65m²**	
PROPOSED FLOOR AREAS		PROPOSED FLOOR AREAS	
BASEMENT FLOOR AREA:	= 0m²	BASEMENT FLOOR AREA:	= 0m²
GROUND FLOOR AREA:	= 68.3²	GROUND FLOOR AREA:	= 68.3²
FIRST FLOOR AREA:	= 68.2m²	FIRST FLOOR AREA:	= 68.2m²
ATTIC FLOOR AREA:	= 0m²	ATTIC FLOOR AREA:	= 0m²
PROPOSED GFA:	= 136.5m² (0.6:1)	PROPOSED GFA:	= 136.5m² (0.6:1)

LANDSCAPING

minimum landscaping area
[227.65m² x 0.2 = 45.5m²]

minimum deep soil area
[45.5m² x 0.5 = 22.7m²]

DWELLING A: SITE AREA = 227.65m²		**DWELLING B: SITE AREA = 227.65m²**	
PROPOSED LANDSCAPING		PROPOSED LANDSCAPING	
PROPOSED LANDSCAPED AREA:	= 70.9m²	PROPOSED LANDSCAPED AREA:	= 70.9m²
PROPOSED DEEP SOIL AREA:	= 30.4m²	PROPOSED DEEP SOIL AREA:	= 30.4m²
OPEN SPACE (FRONT)	= 28.8m²	OPEN SPACE (FRONT)	= 28.8m²
LANDSCAPED AREA (FRONT)	= 17.1m²(59%)	LANDSCAPED AREA (FRONT)	= 17.1m²(59%)
OPEN SPACE AREA:	= 106.4m²	OPEN SPACE AREA:	= 106.4m²
PRIVATE OPEN SPACE:	= 65.8m²	PRIVATE OPEN SPACE:	= 65.8m²

SHEET LIST

Sheet	Name	Revision	Date
D.01	Notes / BASIX	K	30/09/26
D.02	Schedules	K	30/09/26
D.03	Site Analysis Plan	K	30/09/26
D.04	Construction Management Plan	K	30/09/26
D.05	Site Plan	K	30/09/26
D.06	Setback Analysis	K	30/09/26
D.07	Basement Floor Plan	K	30/09/26
D.08	Ground Floor Plan	K	30/09/26
D.09	First Floor Plan	K	30/09/26
D.10	Attic Floor Plan	K	30/09/26
D.11	Elevations	K	30/09/26
D.12	Sections	K	30/09/26
D.13	Area Calculations	K	30/09/26
D.14	Building Height Analysis	K	30/09/26
D.15	Colours & Materials	K	30/09/26
D.16	Shadow Diagram 21 June 9am	K	30/09/26
D.17	Shadow Diagram 21 June 10am	K	30/09/26
D.18	Shadow Diagram 21 June 11am	K	30/09/26
D.19	Shadow Diagram 21 June 12pm	K	30/09/26
D.20	Shadow Diagram 21 June 1pm	K	30/09/26
D.21	Shadow Diagram 21 June 2pm	K	30/09/26
D.22	Shadow Diagram 21 June 3pm	K	30/09/26
D.23	Draft Subdivision Plan	K	30/09/26
D.24	Safe Work	K	30/09/26

DESIGN PLANS ONLY. NOT FOR CONSTRUCTION



PERSPECTIVE

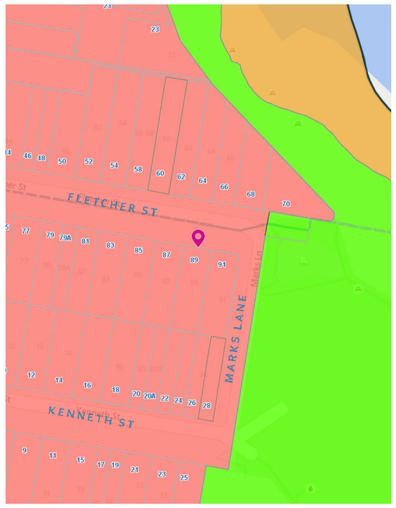
RECEIVED
Waverley Council

Application No: DA-137/2026

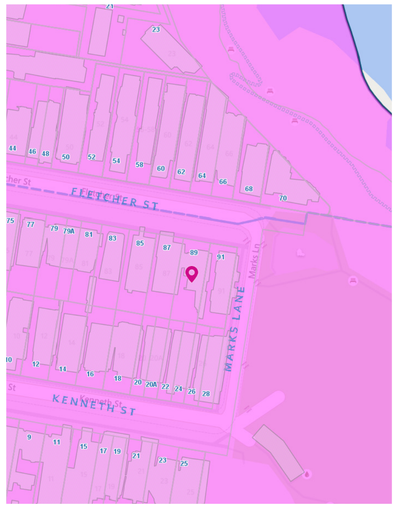
Date Received: 01/10/2026



LOCATION MAP



ZONING MAP (R3)



BIODIVERSITY HABITAT CORRIDOR



HERITAGE CONSERVATION AREA



STREET VIEW

m a s o n p r o j e c t s

A 26 Surf Lane, Cronulla
ABN 38 629 133 811
M 0413 007 040
E mason@masonprojects.com.au
Nominated Architect: Mason Priest NSW Reg No 13346

address
89 Fletcher St, Tamarama

client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT
APPLICATION

scale — scale 1 : 100 @ A1

Note:
All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Mason Projects Pty Ltd.

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ALL construction work must comply with relevant standards as defined by the Building Code of Australia.

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K	DA Issue 6	30/09/26

drawing
Notes / BASIX

drawn by:
E.S

project no. **2604** — issue no. **K**

drawing no.
D.01

NOTES

NCC 2022 Typical Construction Notes
ABCB Housing Provisions Standards clauses & Standards Australia codes referenced
> Smoke alarms to be installed in accordance with clauses 9.5.1, 9.5.2 & 9.5.4
> Wet areas to be constructed in accordance with clauses 10.2.1 to 10.2.32
> Wet areas with non-compliant natural ventilation must include additional ventilation of 14,000mm2 to an adjacent room in accordance with clause 10.8.2(5)(a) - to be achieved by a fixed distance between the bottom of the door and finished floor, or by a compliant door grill. Refer to specific floor plan notes where required
> Where a floor waste is installed to a wet area, the minimum continuous fall of a floor plane to the waste must be 1:80 and the maximum must be 1:50, in accordance with clause 10.2.12
> Baths must discharge untrapped to a floor waste gully where a trap is not accessible, such as a bath on ground floor slab construction, in accordance with AS/NZS 3500.2 and Volume 3 of the NCC. Minimum falls to the floor waste gully must be achieved in accordance with clause 10.2.12 and noted above
> Bathroom doors which are within 1.2m of the closet plan to be provided with lift-off hinges or open outwards, or slide, in accordance with clause 10.4.2
> Exhaust fans to a kitchen or wet area rooms without natural ventilation must meet the flow rates detailed in clause 10.8.2(1) and ducting to outdoor air in accordance with clause 10.8.2(2)
> Wet areas without natural ventilation, must include a run-on timer on the exhaust fan. The fan must be interlocked to the light switch and run-on for 10 minutes after the light is turned off, in accordance with clause 10.8.2(4)
> All stairs, landings, stair finishes and ramps are to be constructed in accordance with part 11.2, including tread & riser dimensions as below.
- tread depth = 240mm minimum & 355mm maximum
- riser height = 115mm minimum & 190mm maximum
> Balustrades to be a minimum of 1000mm high from associated floor, stair or landing level in accordance with clause 11.3.3 & 11.3.4
> Child proof screens must be fitted to ground floor bedroom windows where the ground is 2m or more below the window sill, or window openings to be restricted to 125mm, in accordance with clause 11.3.7.1
> Child proof screens must be fitted to first floor bedroom windows where the sill is less than 1.7m above floor level, or window openings to be restricted to 125mm, in accordance with clause 11.3.7.2
> Climate Zone 6 requires dwellings to include mandatory roof and eave ventilation in accordance with clause 10.8.3
> Where roofs have pitches <12.5°, valley gutters must be designed as box gutters in accordance with AS 3500.3 or as a performance solution by a professional engineer, in accordance with clause 7.4.4(4)
> Vertical articulation joints in brickwork are to be installed in accordance with AS 3700 and AS 4773
> compliance with NCC BCA Part 3.5.1.3 Minimum pitches for metal sheet roofing where:
- Pitches below 5 degrees require Close Pitched Trapezoidal or Trapezoidal metal sheets, and;
- Pitches of 1 degree require Conceal Fastened metal sheets.
> Exposed metal fixings and building components must meet the corrosion protection requirements of the BCA in relation to the proximity to breaking surf. These include but are not limited to:
- Wall Ties
- Structural Steel Members
- Metal Roofing
- Metal Fixings

RECEIVED
Waverley Council
Application No: DA-137/2026
Date Received: 01/10/2026

BASIX COMMITMENTS

DESIGN PLANS ONLY. NOT FOR CONSTRUCTION

BASIX™Certificate
Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1838820M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 23 March 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

NSW GOVERNMENT

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-A9FJ5A-01.

Project summary	
Project name	89 Fletcher Street, Tamarama
Street address	89 FLETCHER STREET TAMARAMA 2026
Local Government Area	WAVERLEY
Plan type and plan number	Deposited Plan 10118
Lot No.	25
Section no.	-
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	2
No. of single dwelling houses	0
Project score	
Water	✔ 43 — Target 40
Thermal Performance	✔ Pass — Target Pass
Energy	✔ 74 — Target 72
Materials	✔ -100 — Target n/a

Certificate Prepared by
Name / Company Name: clockwork consulting
ABN (if applicable): 41 152 105 783

Description of project

Project address	
Project name	89 Fletcher Street, Tamarama
Street address	89 FLETCHER STREET TAMARAMA 2026
Local Government Area	WAVERLEY
Plan type and plan number	Deposited Plan 10118
Lot No.	25
Section no.	-
Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	2
No. of single dwelling houses	0
Site details	
Site area (m²)	455.3
Roof area (m²)	239
Non-residential floor area (m²)	-
Residential car spaces	4
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	0
Common area garden (m²)	0
Area of indigenous or low water use species (m²)	0
Assessor details and thermal loads	
Assessor number	10243
Certificate number	HR-A9FJ5A-01
Climate zone	56
Project score	
Water	✔ 43 — Target 40
Thermal Performance	✔ Pass — Target Pass
Energy	✔ 74 — Target 72
Materials	✔ -100 — Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	4+	184.6	73.5	80	0
2	4+	179.1	73.6	80	0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling housing
   (a) Dwellings
      (i) Water
      (ii) Energy
      (iii) Thermal Performance and Materials

2. Commitments for common areas and central systems/facilities for the development (non-building specific)
   (b) Common areas and central systems/facilities
      (i) Water
      (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	-	-	-	18	yes	outdoors	no	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
1	Individual water tank (No. 1)	Tank size (min) 1000 liters	To collect run-off from at least: 117.1 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	no	yes	yes	no	no
All other dwellings	Individual water tank (No. 1)	Tank size (min) 1000 liters	To collect run-off from at least: 121.8 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	no	yes	yes	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / 6 star (average zone)	1-phase airconditioning - ducted / 6 star (average zone)	1-phase airconditioning - ducted / 4 star (average zone)	1-phase airconditioning - ducted / 4 star (average zone)	5	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	no heating	multi-speed-5 stars	yes	-	-	induction cooktop & electric oven	-	-	no	yes

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	0° degree to the horizontal	1	N

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:	✔	✔	✔
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1	16.7	10.8	27.500
All other dwellings	19.4	10.4	29.800

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
1	55.1	43.8	-	20	no
All other dwellings	55.2	39.4	-	19.9	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
1	55.1	-	-	conventional slab	-	-	-	concrete - suspended	43.8	fibreglass batts or roll
All other dwellings	55.2	-	-	conventional slab	-	-	-	concrete - suspended	39.4	fibreglass batts or roll

	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
1	concrete - suspended	139.3	fibreglass batts or roll	concrete - suspended	20	fibreglass batts or roll	concrete slab on ground	27.6	-	-	conventional slab
All other dwellings	concrete - suspended	138.2	fibreglass batts or roll	concrete - suspended	19.9	fibreglass batts or roll	concrete slab on ground	27.5	-	-	conventional slab

	External walls							
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
1	concrete block/ plasterboard	48	-	none	cavity brick	196.8	polystyrene	none
All other dwellings	concrete block/ plasterboard	52.8	-	none	cavity brick	192.2	polystyrene	none

	External walls							
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
1	plasterboard, frame: timber - untreated softwood	14.2	fibreglass batts or roll	plasterboard, frame: timber - untreated softwood	172.7	-	cavity brick wall	69.8	polystyrene
All other dwellings	plasterboard, frame: timber - untreated softwood	12.2	fibreglass batts or roll	plasterboard, frame: timber - untreated softwood	168.7	-	cavity brick wall	110.3	polystyrene

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
1	-	-	Ceiling:,Roof:	-	-	Ceiling:,Roof:	concrete - plasterboard internal, frame: timber - untreated softwood	117.1	Ceiling:polystyrene,Roof:
All other dwellings	-	-	Ceiling:,Roof:	-	-	Ceiling:,Roof:	concrete - plasterboard internal, frame: timber - untreated softwood	121.8	Ceiling:polystyrene,Roof:

	Glazing type			Frame types				
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
1	-	43.6	-	43.6	-	-	-	-
All other dwellings	-	43.7	-	43.7	-	-	-	-

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Central energy systems	Type	Specification
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

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date
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north

DEVELOPMENT
APPLICATION

scale scale 1 : 50 @ A1

Note:
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ALL construction work must comply with relevant standards as defined by the Building Code of Australia.

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issue	description	date
C	Concept Issue 2	03/03/26
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H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Schedules

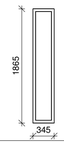
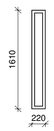
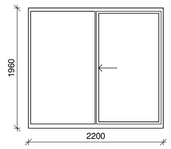
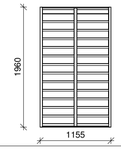
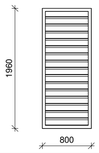
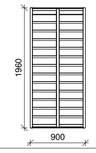
drawn by:
E.S

project no.
2604

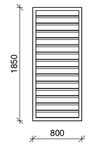
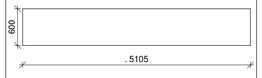
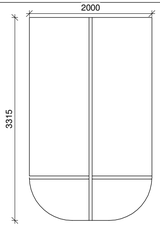
issue no.
K

drawing no.
D.02

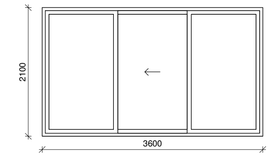
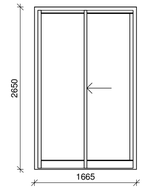
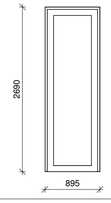
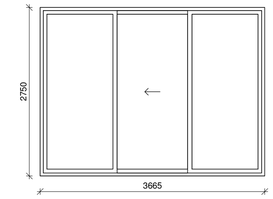
WINDOW SCHEDULE

No.	Configuration	Width	Height	Area	Count	Image
01	1 Panel Fixed	345	1865	1 m²	2	
02	1 Panel Fixed	220	1610	0 m²	2	
03	2 Panel Sliding	2200	1960	4 m²	2	
04	Double Louvre Window	1155	1960	2 m²	1	
05	Louvre Window	800	1960	2 m²	2	
06	Double Louvre Window	900	1960	2 m²	2	
07	W07 REMOVED	N/A	N/A	N/A	N/A	W07 REMOVED

WINDOW SCHEDULE

No.	Configuration	Width	Height	Area	Count	Image
08	Louvre Window	800	1850	1 m²	2	
09	W09 REMOVED	N/A	N/A	N/A	N/A	W09 REMOVED
10	1 Panel Fixed	x	x	1m²	02	
11	Curved 1 panel Fixed	x	1865	3m²	04	
12	Skylight	600	5105	3m²	04	
13	Operable Skylight	2000	3315	6m²	02	

DOOR SCHEDULE

No.	Configuration	Width	Height	Area	Count	Image
D01	3 Panel Slider	3600	2100	8 m²	2	
D02	2 Panel Sliding	1665	2650	4 m²	2	
D03	Glass Door	820	2650	2 m²	2	
D04	3 Panels Sliding	3665	2750	10 m²	2	

RECEIVED
Waverley Council

Application No: DA-137/2026

Date Received: 01/10/2026

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date
JAN 2026

north

DEVELOPMENT APPLICATION

scale 1 : 100 @ A1

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J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Site Analysis Plan

drawn by:
E.S

project no.
2604

issue no.
K

drawing no.
D.03

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I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Construction Management Plan
drawn by:
E.S

project no.
2604

issue no.
K

drawing no.
D.04

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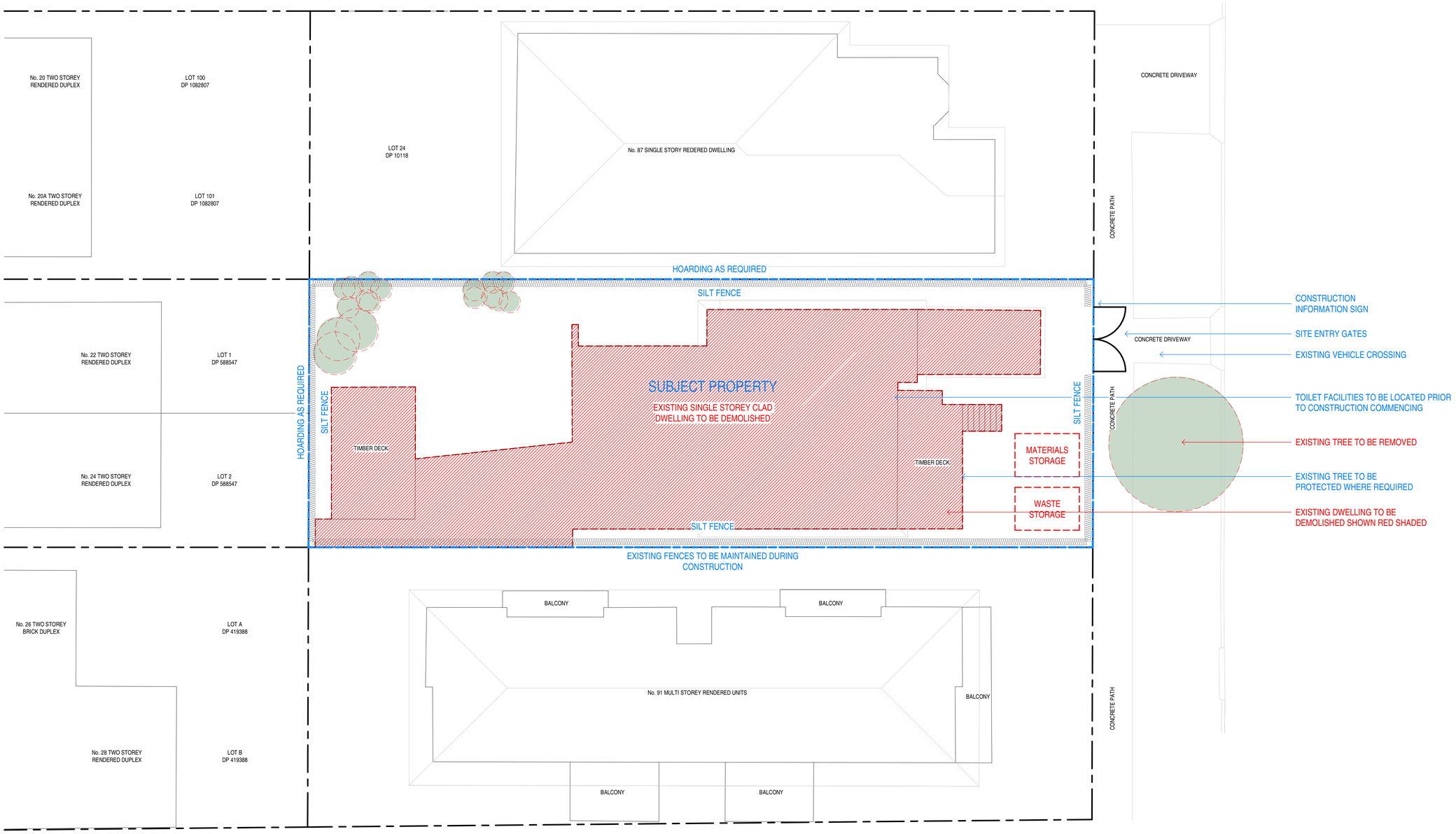
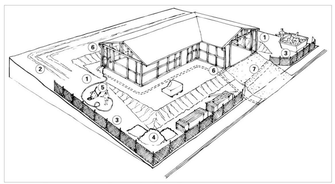
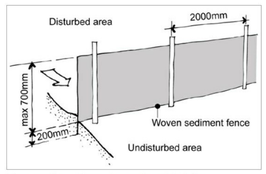


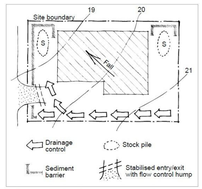
CONSTRUCTION MANAGEMENT NOTES



Erosion and sediment control measures: 1 minimise disturbance, 2 diversion devices, 3 sediment barriers, 4 secure stockpiles, 5 other containments, 6 early stormwater connection, 7 controlled access point.



Woven sediment fences trap sediment but allow water through.



Sediment control layout on a compact urban site.

Soil and Water Management:

1. Install a silt fence as shown on plan prior to any on site earthworks commencing.
2. Instal temporary sediment barriers to all inlet pits likely to collect silt-laden water until regrassed.
3. All silt fences and barriers are to be maintained in good construction and desilted during construction.

Construction Management:
1. Waste Materials are to be stockpiled or loaded into bins.

All protection works to be carried out in accordance with Sutherland Shire Council Environmental Site Management DCP

DESIGN PLANS ONLY. NOT FOR CONSTRUCTION

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address
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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale: scale 1 : 100 @ A1

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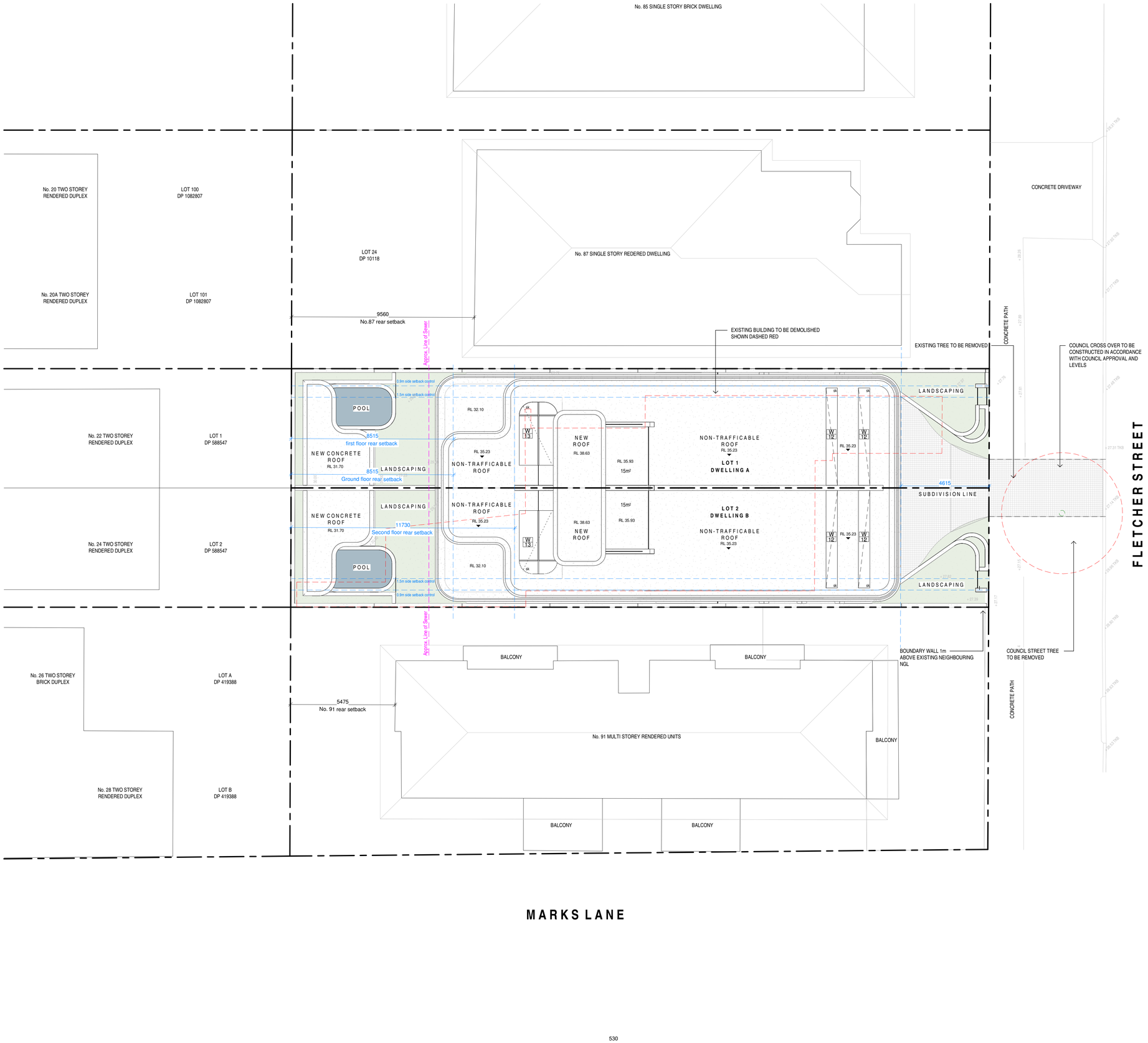
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Site Plan

drawn by:
E.S

project no.: **2604**
issue no.: **K**

drawing no.
D.05



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date
JAN 2026

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DEVELOPMENT APPLICATION

scale
scale 1 : 200 @ A1

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I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

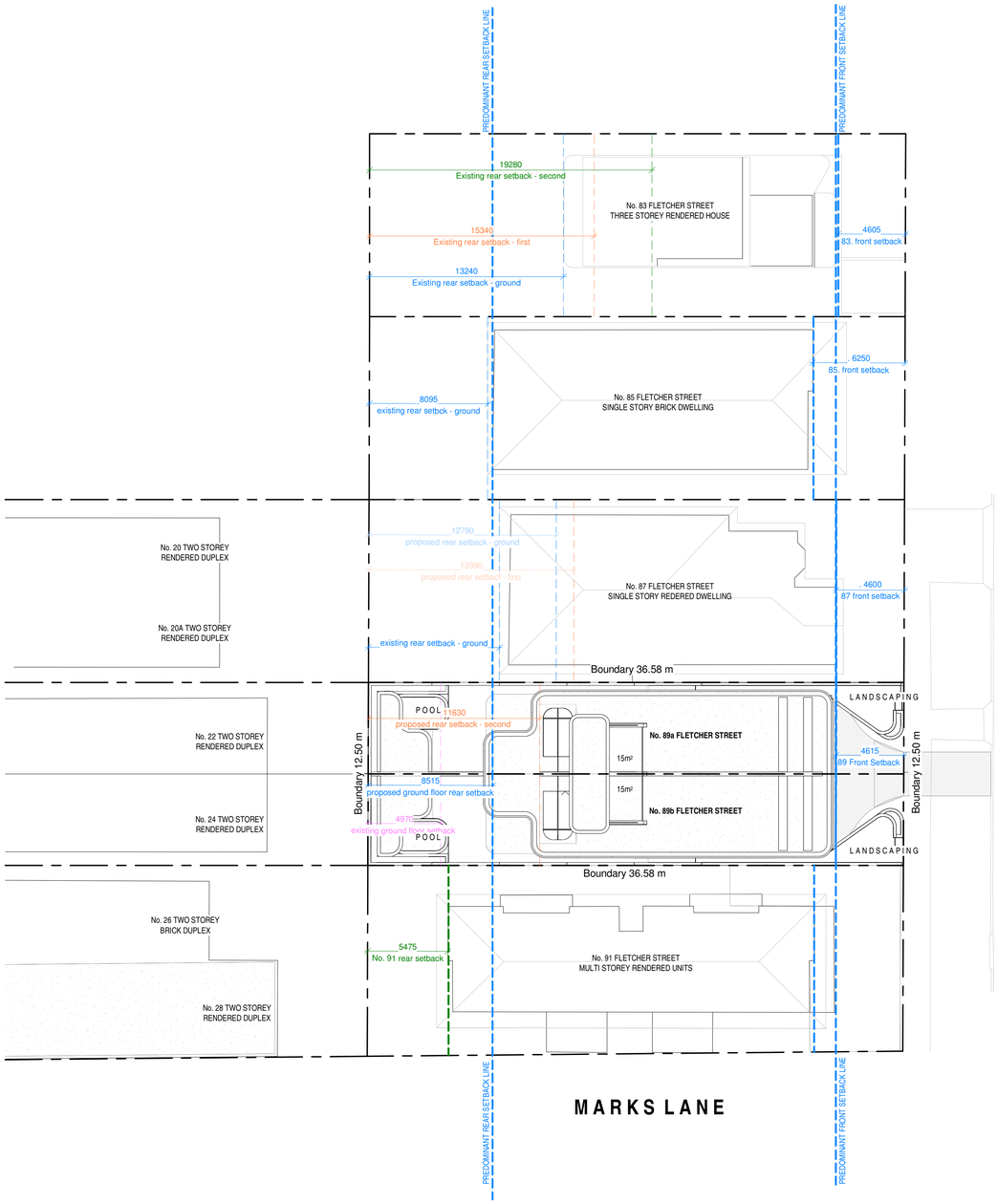
drawing
Setback Analysis

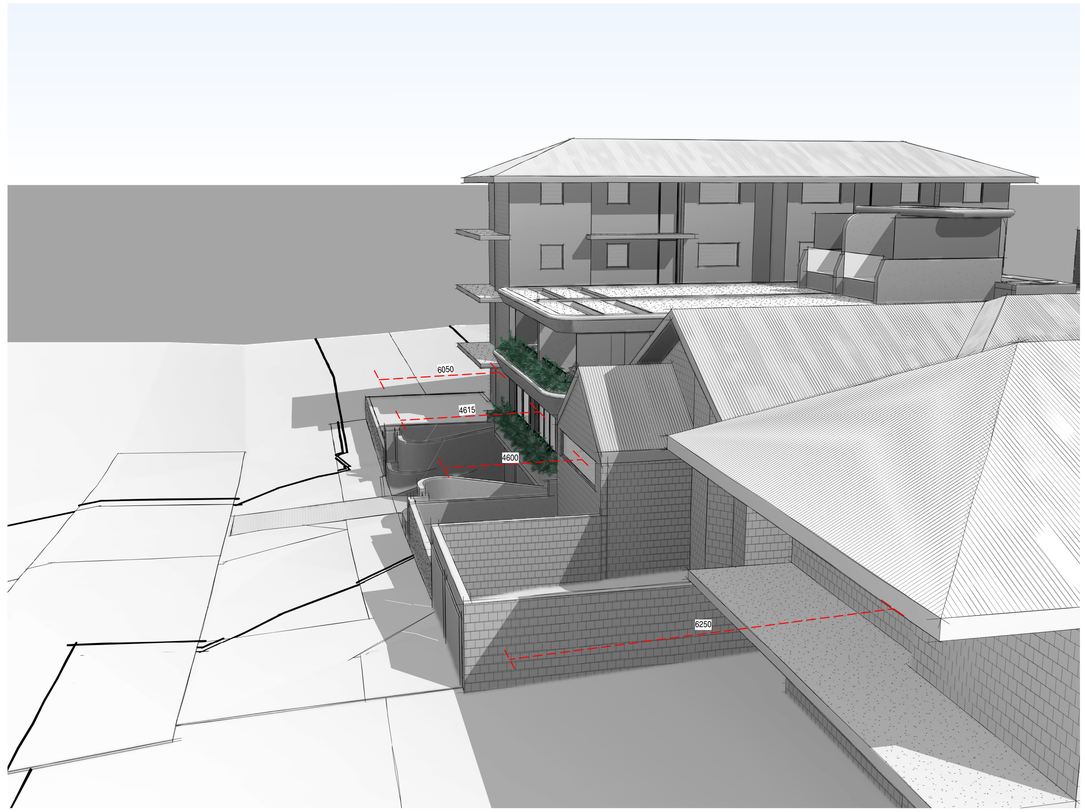
drawn by:
E.S

project no.
2604

issue no.
K

drawing no.
D.06





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DEVELOPMENT APPLICATION

scale 1 : 100 @ A1

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K	DA Issue 6	30/09/26

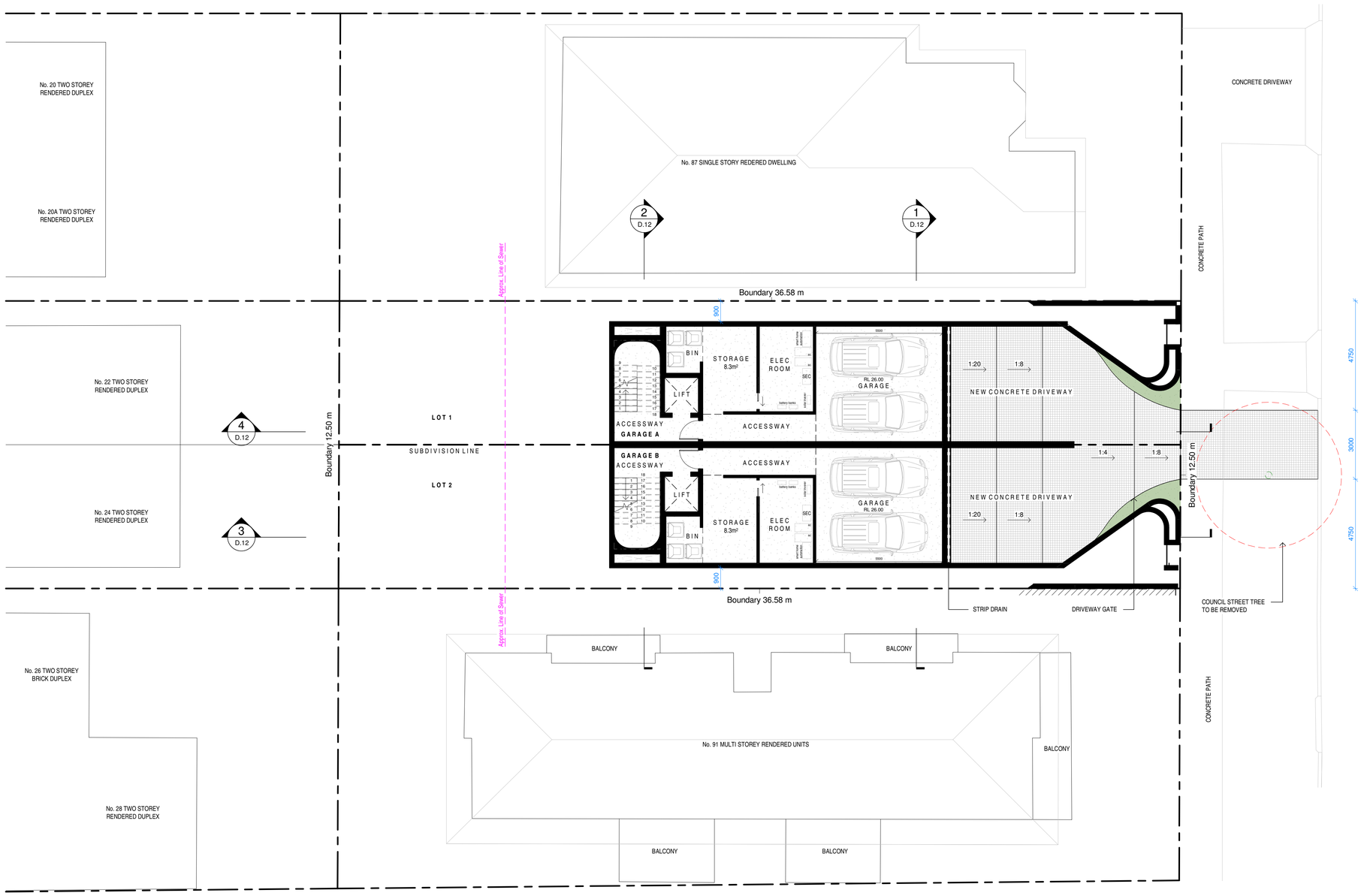
drawing
Basement Floor Plan

drawn by:
E.S

project no.
2604

issue no.
K

drawing no.
D.07



NOTE
BASEMENT TO REMAIN 'NON-HABITAL' AS PER THE APPROVED PLANS IN ACCORDANCE WITH THE DEFINITIONS PROVIDED IN THE STANDARD INSTRUMENT (LOCAL ENVIRONMENTAL PLANS) ORDER 2006 & THE STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008. BASEMENT IS NOT TO BE CONVERTED OR USED AS A HABITAL SPACE WITHOUT PRIOR CONCENT FROM COUNCIL

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DEVELOPMENT APPLICATION

scale 1 : 100 @ A1

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I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Ground Floor Plan

drawn by:
E.S

project no.
2604

issue no.
K

drawing no.
D.08

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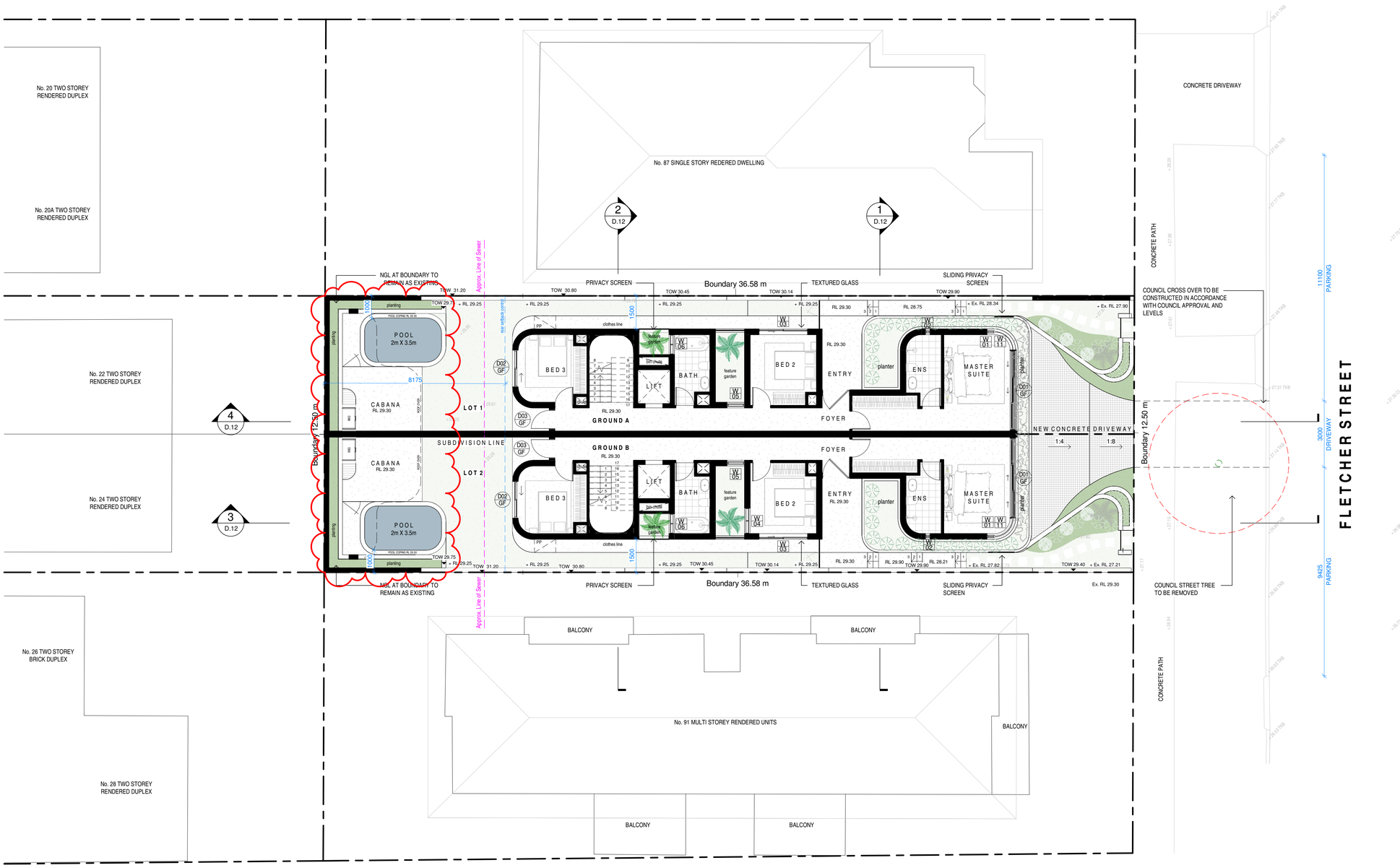

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client
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date
JAN 2026

north

DEVELOPMENT APPLICATION

scale 1 : 100 @ A1

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J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

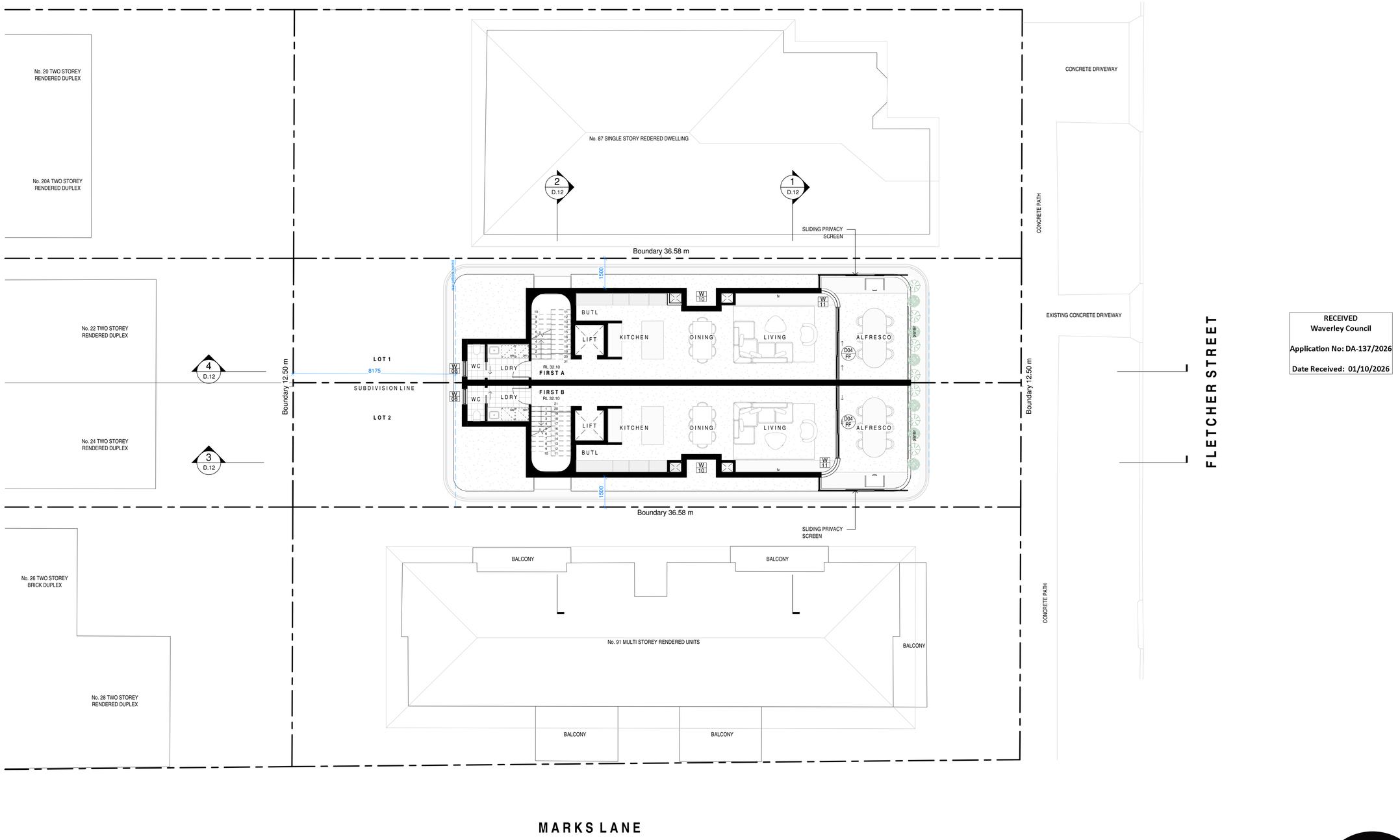
drawing
First Floor Plan

drawn by:
E.S

project no.
2604

issue no.
K

drawing no.
D.09



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client
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date
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north

DEVELOPMENT APPLICATION

scale 1 : 100 @ A1

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I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

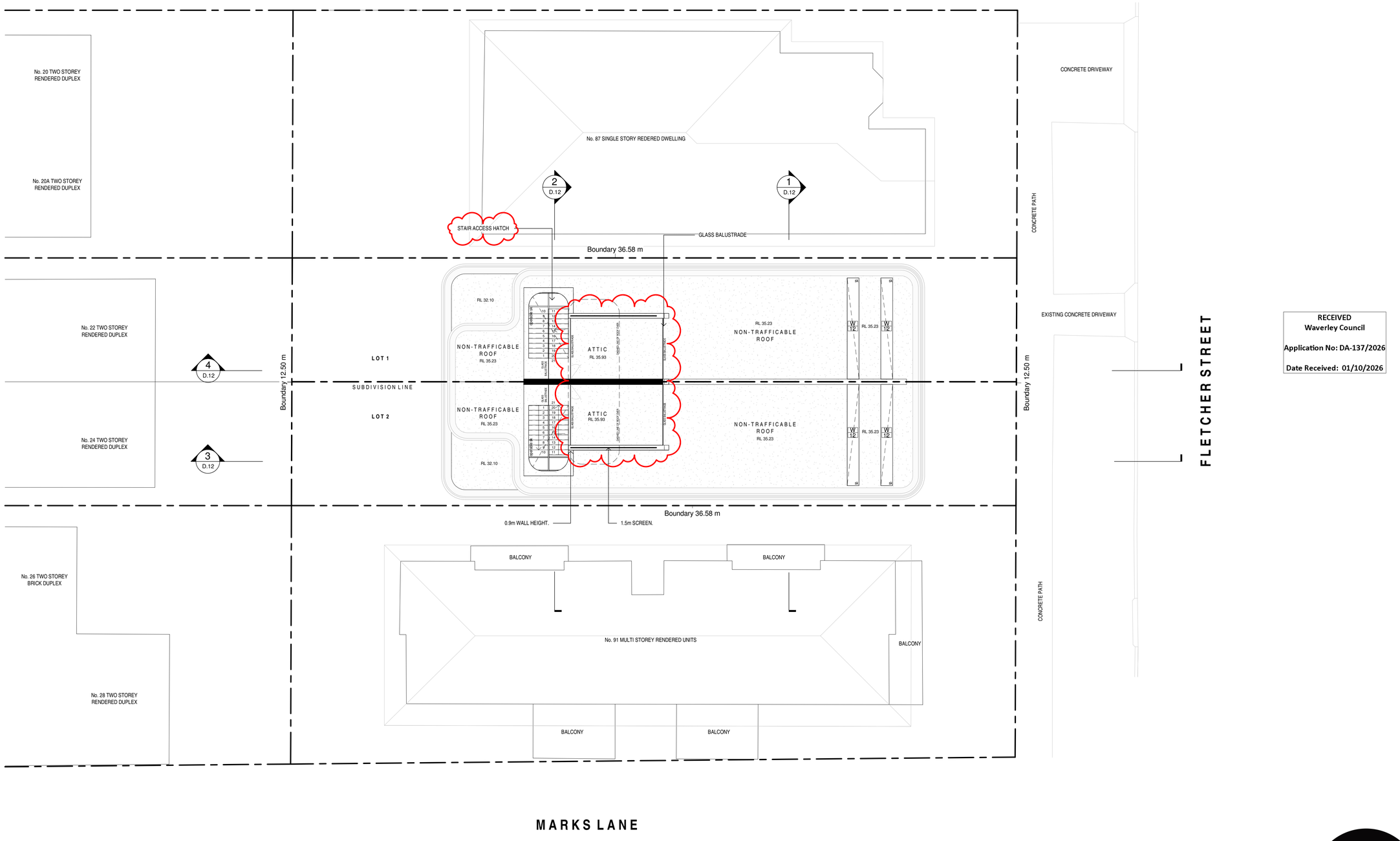
drawing
Attic Floor Plan

drawn by:
E.S

project no.
2604

issue no.
K

drawing no.
D.10



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client
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date
JAN 2026

north

DEVELOPMENT APPLICATION

scale scale 1 : 100 @ A1

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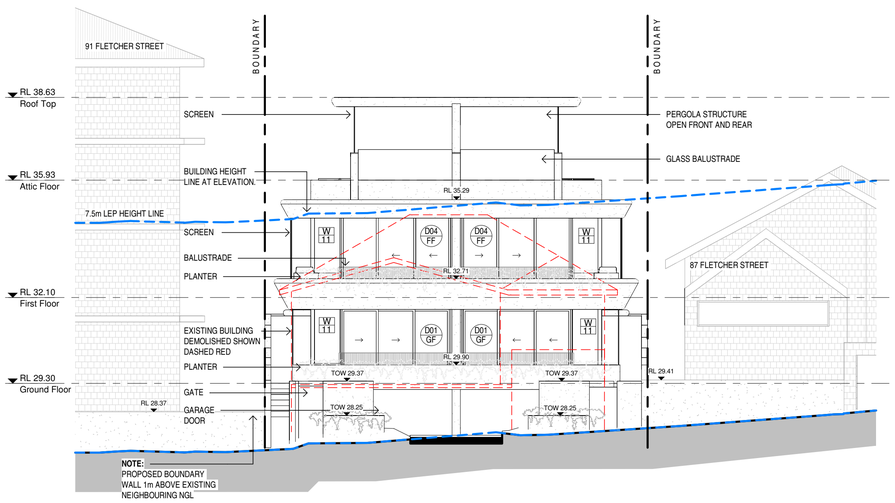
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Elevations

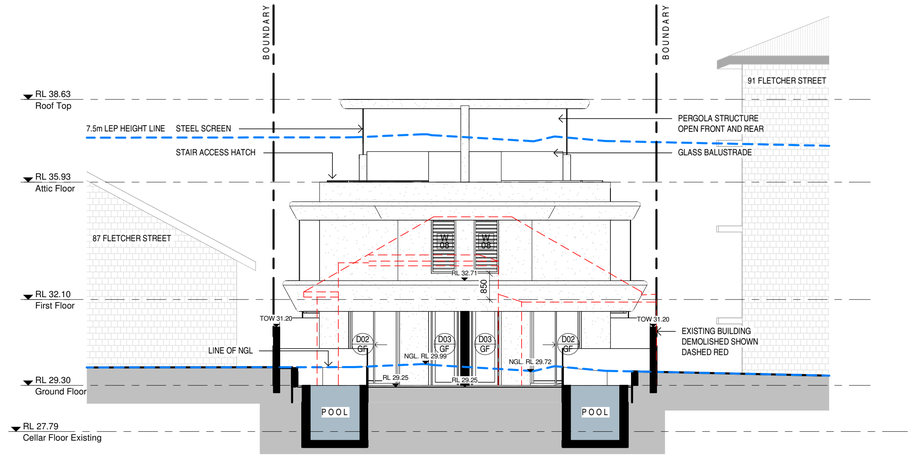
drawn by:
E.S

project no. **2604**
issue no. **K**

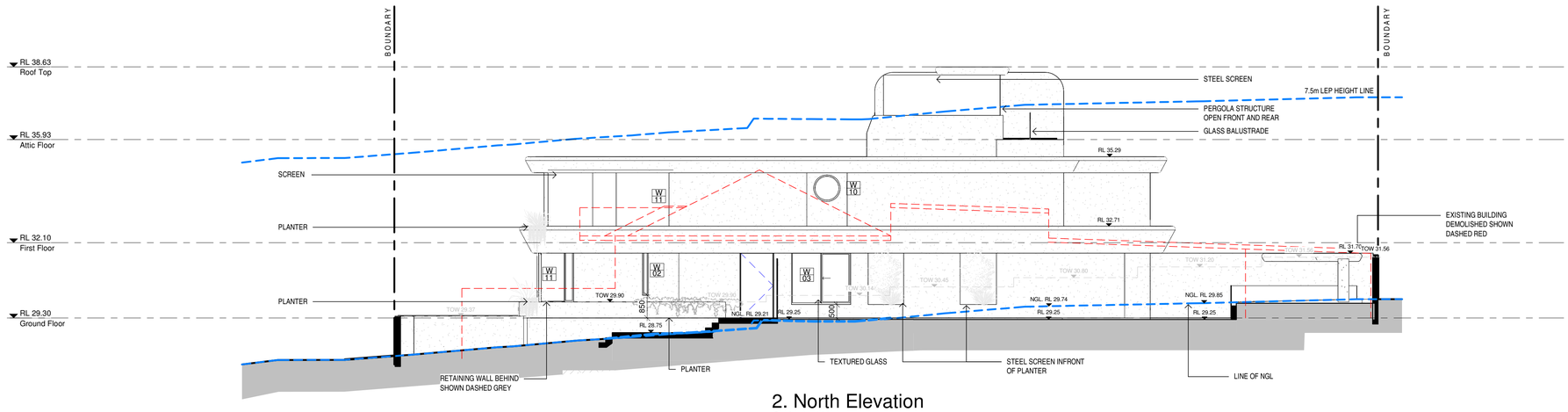
drawing no.
D.11



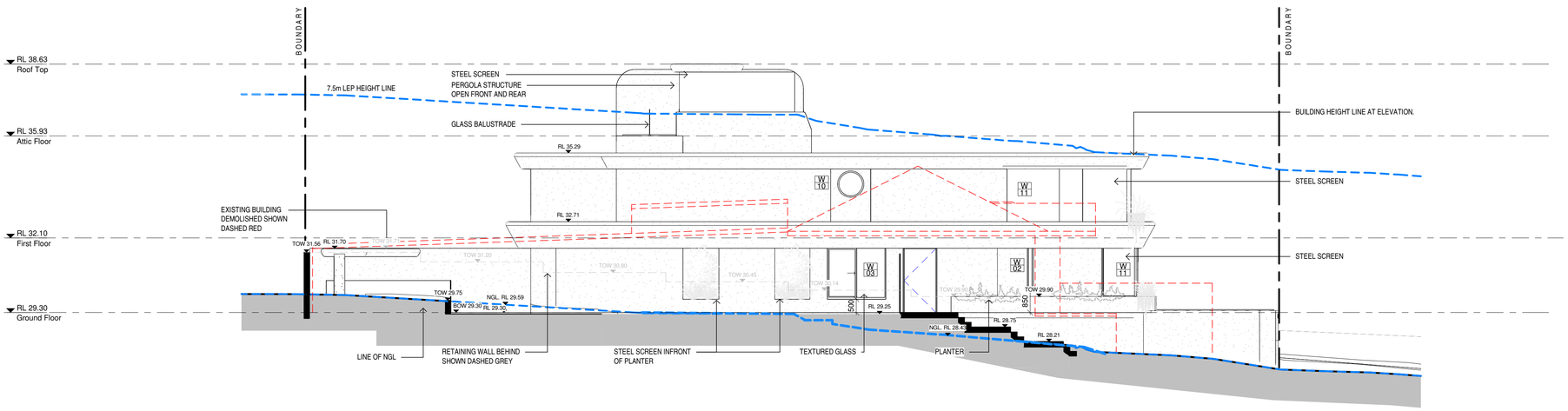
1. East Elevation
Scale 1 : 100



4. West Elevation
Scale 1 : 100



2. North Elevation
Scale 1 : 100



3. South Elevation
Scale 1 : 100

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address
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client
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date
JAN 2026

north

DEVELOPMENT APPLICATION

scale 1 : 100 @ A1

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K	DA Issue 6	30/09/26

drawing
Sections

drawn by:
E.S

project no. **2604**
issue no. **K**

drawing no.
D.12

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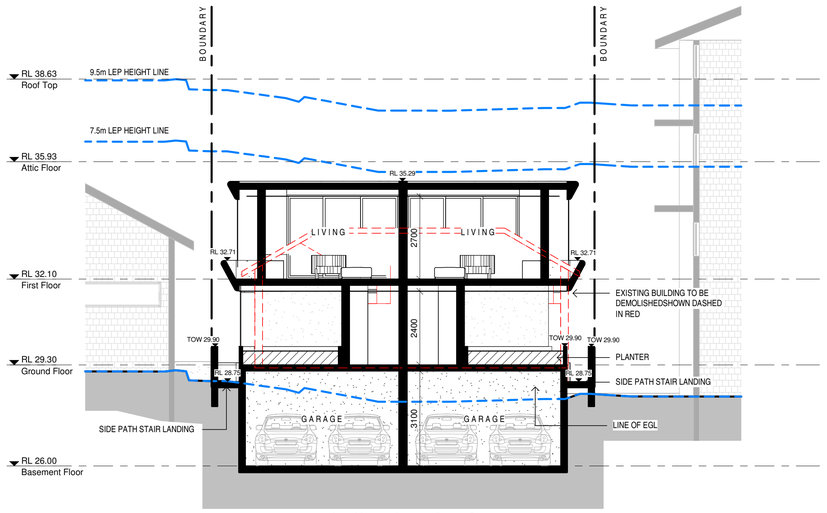
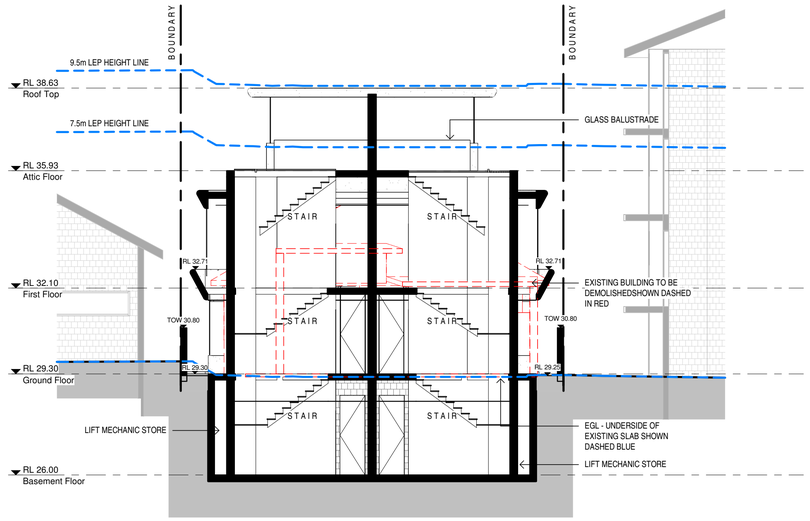
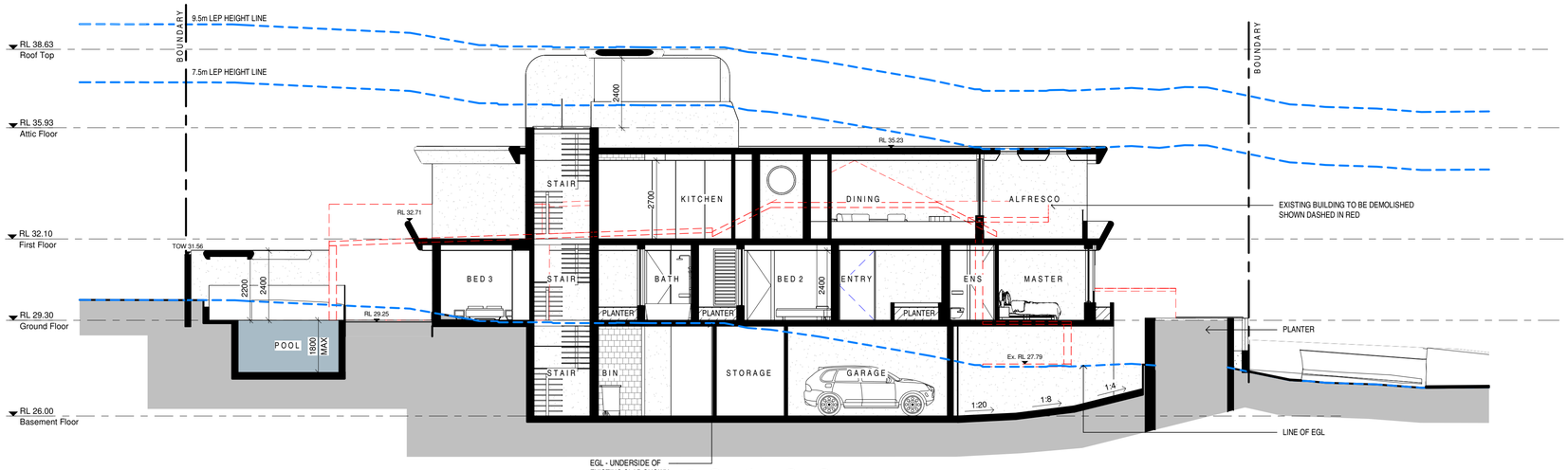


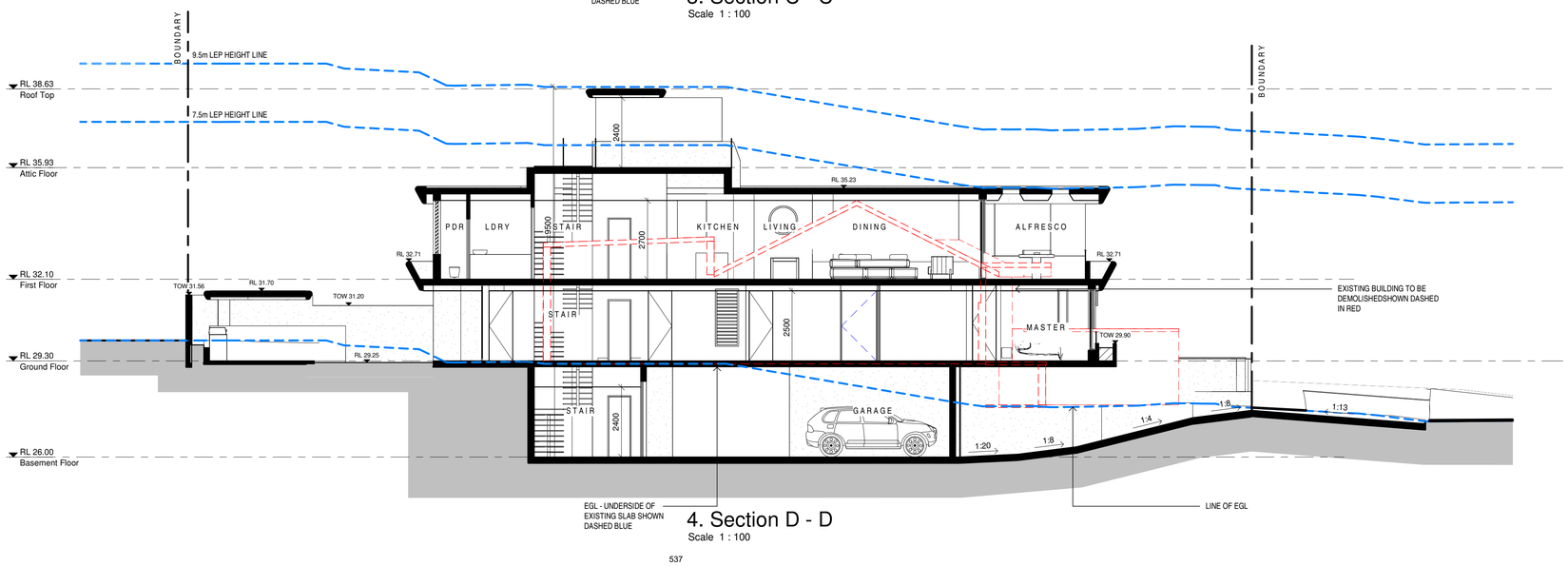
1. Section A - A
Scale 1 : 100



2. Section B - B
Scale 1 : 100



3. Section C - C
Scale 1 : 100



4. Section D - D
Scale 1 : 100

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date
JAN 2026

north

DEVELOPMENT APPLICATION

scale: scale 1 : 100 @ A1

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K	DA Issue 6	30/09/26

drawing
Area Calculations

drawn by:
E.S

project no.: **2604**
issue no.: **K**

drawing no.
D.13

CALCULATIONS

SITE AREA (BY TITLE) = 455.3m²

FLOOR SPACE

maximum gross floor area
0.60:1 = 273.18

DWELLING A: SITE AREA = 227.65m²

PROPOSED FLOOR AREAS

BASEMENT FLOOR AREA:	= 0m²
GROUND FLOOR AREA:	= 68.3²
FIRST FLOOR AREA:	= 68.2m²
ATTIC FLOOR AREA:	= 0m²
PROPOSED GFA:	= 136.5m² (0.6:1)

DWELLING B: SITE AREA = 227.65m²

PROPOSED FLOOR AREAS

BASEMENT FLOOR AREA:	= 0m²
GROUND FLOOR AREA:	= 68.3²
FIRST FLOOR AREA:	= 68.2m²
ATTIC FLOOR AREA:	= 0m²
PROPOSED GFA:	= 136.5m² (0.6:1)

LANDSCAPING

minimum landscaping area
[227.65m² x 0.2 = 45.5m²]

minimum deep soil area
[45.5m² x 0.5 = 22.7m²]

DWELLING A: SITE AREA = 227.65m²

PROPOSED LANDSCAPING

PROPOSED LANDSCAPED AREA:	= 70.9m²
PROPOSED DEEP SOIL AREA:	= 30.4m²
OPEN SPACE (FRONT)	= 28.8m²
LANDSCAPED AREA (FRONT)	= 17.1m²(59%)
OPEN SPACE AREA:	= 106.4m²
PRIVATE OPEN SPACE:	= 65.8m²

DWELLING B: SITE AREA = 227.65m²

PROPOSED LANDSCAPING

PROPOSED LANDSCAPED AREA:	= 70.9m²
PROPOSED DEEP SOIL AREA:	= 30.4m²
OPEN SPACE (FRONT)	= 28.8m²
LANDSCAPED AREA (FRONT)	= 17.1m²(59%)
OPEN SPACE AREA:	= 106.4m²
PRIVATE OPEN SPACE:	= 65.8m²

LANDSCAPED AREA

DEEP SOIL AREA

GROSS FLOOR AREA

OPEN SPACE AREA

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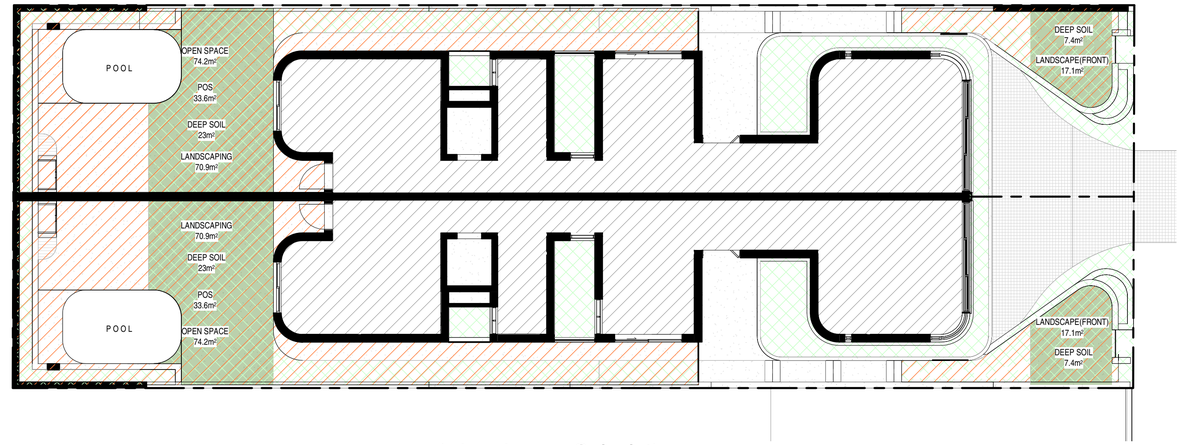
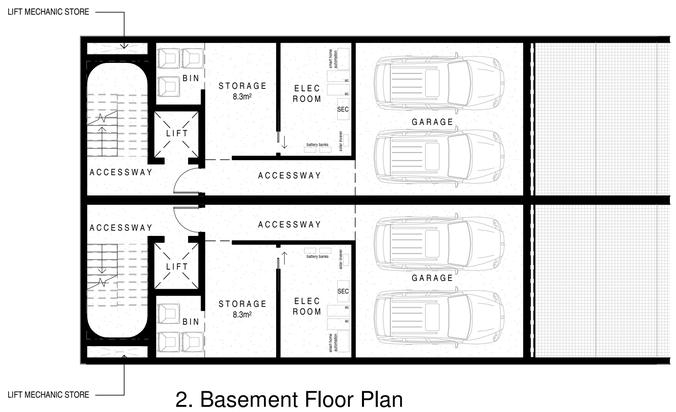
Application No: DA-137/2026

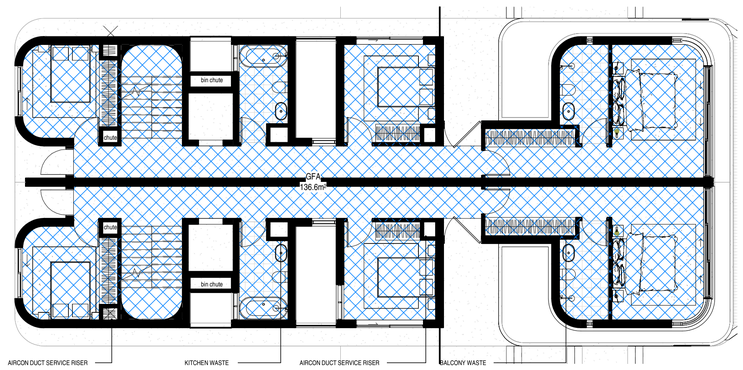
Date Received: 01/10/2026



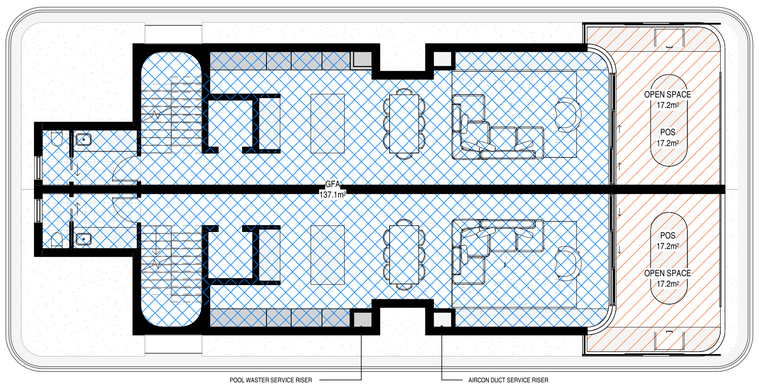
1. Landscape Calculations
Scale 1 : 100



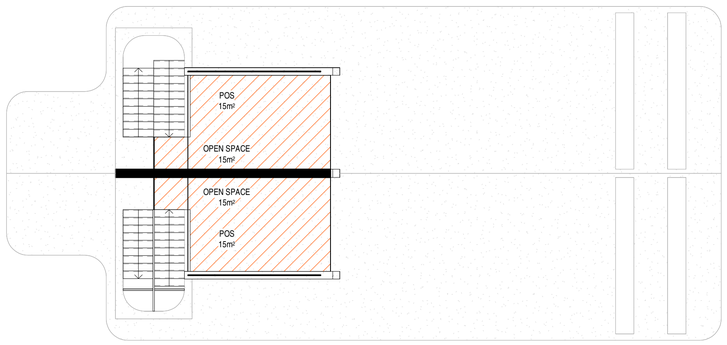
2. Basement Floor Plan
Scale 1 : 100



3. Ground Floor Plan
Scale 1 : 100



4. First Floor Plan
Scale 1 : 100



5. Attic Floor Plan
Scale 1 : 100

DESIGN PLANS ONLY. NOT FOR CONSTRUCTION

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address
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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale — scale @ A1

Note:
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issue	description	date
C	Concept Issue 2	03/03/26
D	Concept Issue 3	13/03/26
E	Concept Issue 4	18/03/26
F	DA Issue	02/04/26
G	DA Issue 2	28/04/26
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing

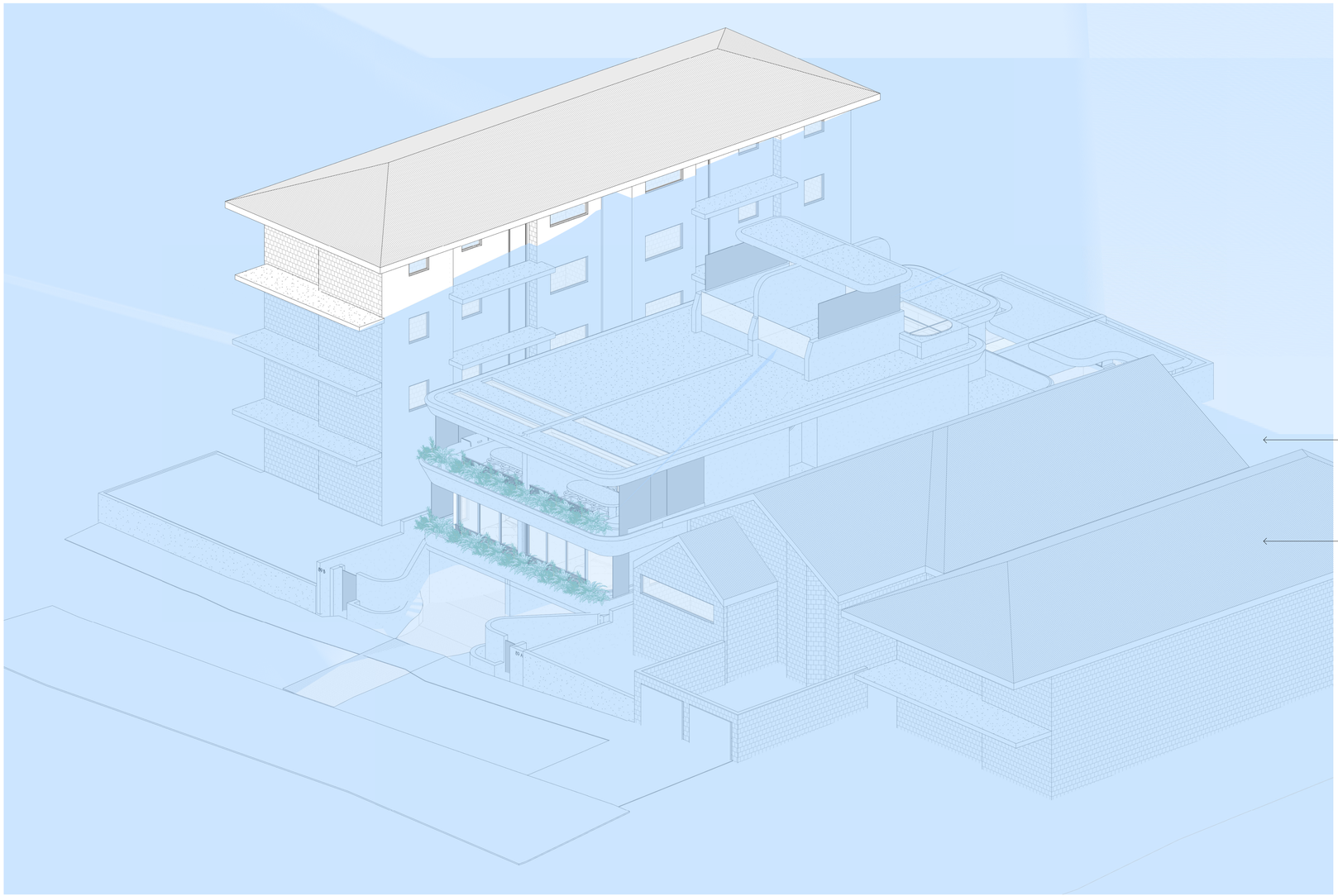
Building Height Analysis

drawn by:
E.S

project no.
2604

issue no.
K

drawing no.
D.14



PROPOSED BUILDING FULLY COMPLIANT WITH BUILDING HEIGHT

9.5m BUILDING HEIGHT PLANE SHOWN IN BLUE

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JAN 2026

north

DEVELOPMENT APPLICATION

scale: scale 1 : 60 @ A1

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H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/09/26
K	DA Issue 6	30/09/26

drawing
Colours & Materials

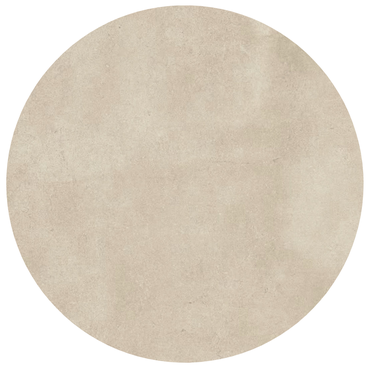
drawn by:
E.S

project no.
2604

issue no.
K

drawing no.
D.15




1. CREAM RENDER (OR SIMILAR)


2. BALUSTRADE


3. KINETIC BRONZE WINDOW FRAMES (OR SIMILAR)


4. CASCADING PLANTS


5. STEEL SCREEN (OR SIMILAR)

COLOURS + MATERIALS

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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale: scale As indicated @ A1

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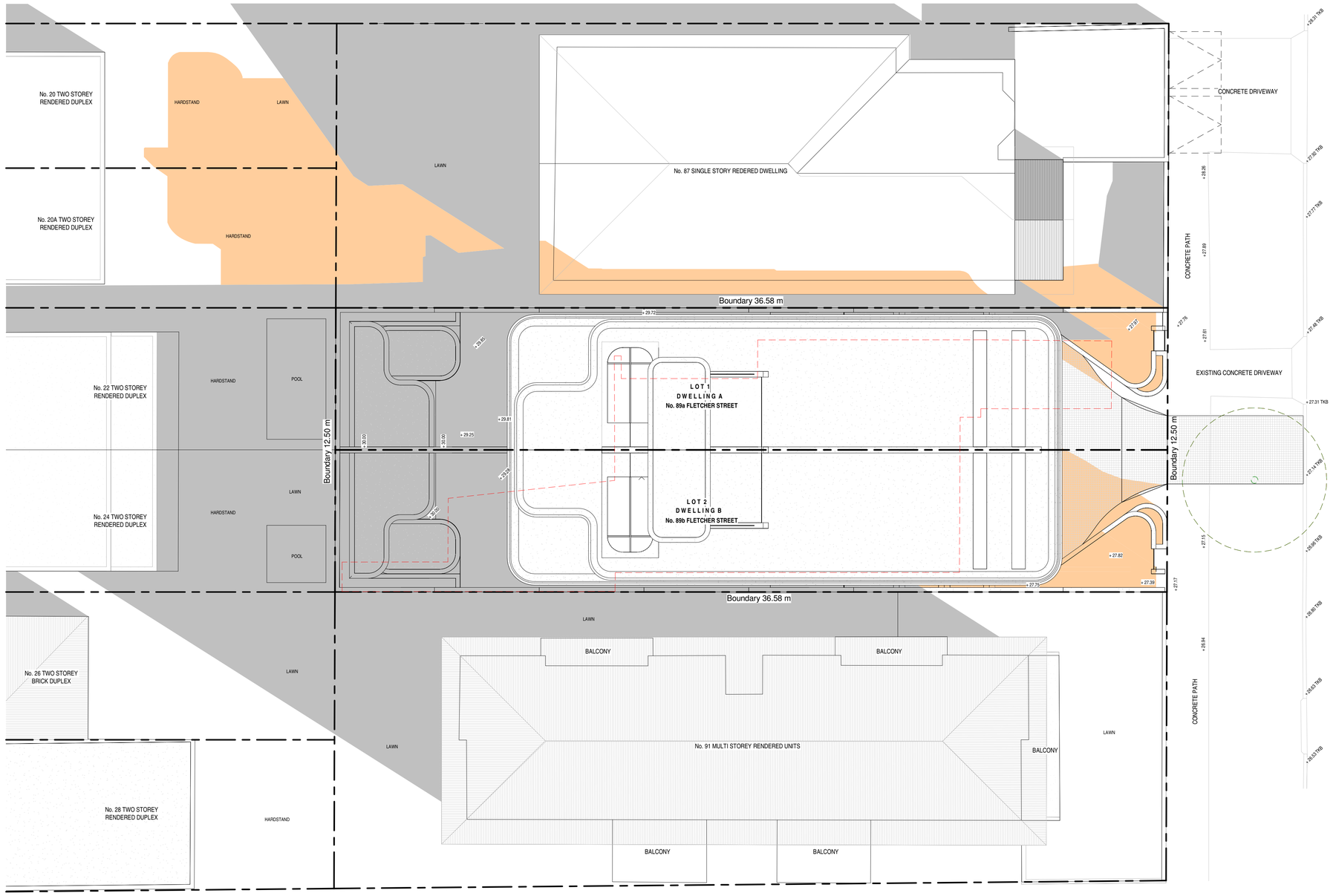
issue	description	date
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Shadow Diagram 21 June 9am
drawn by:
E.S

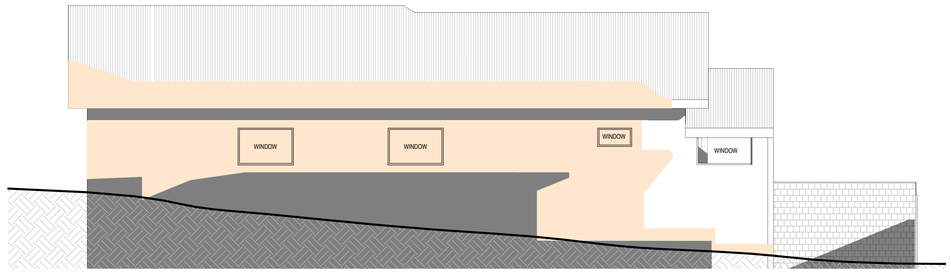
project no.: **2604**
issue no.: **K**

drawing no.
D.16



SHADOWS PROJECTED BY EXISTING CONTEXT

ADDITIONAL SHADOWS PROJECTED BY PROPOSED DWELLING



3. East Elevation Shadows 9am - 87 Fletcher Street
Scale

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Waverley Council
Application No: DA-137/2026
Date Received: 01/10/2026

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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale: scale As indicated @ A1

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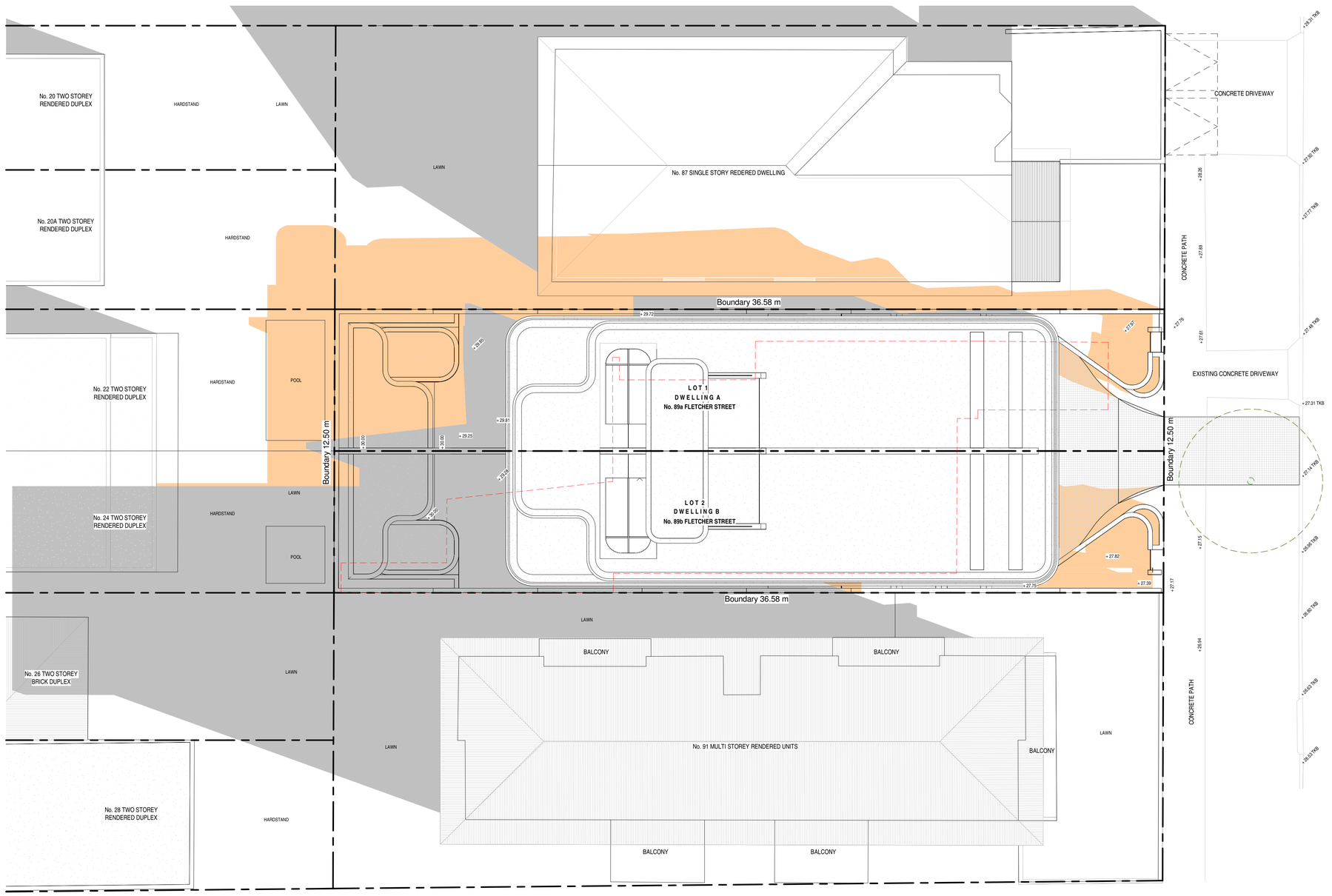
issue	description	date
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

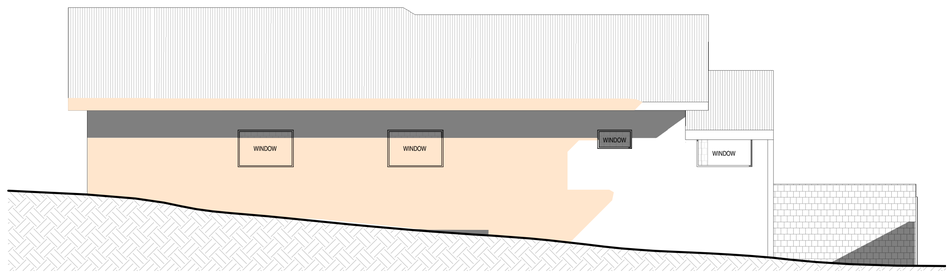
drawing
Shadow Diagram 21 June 10am
drawn by:
E.S

project no.: **2604**
issue no.: **K**

drawing no.: **D.17**



MARKS LANE



SHADOWS PROJECTED BY EXISTING CONTEXT

ADDITIONAL SHADOWS PROJECTED BY PROPOSED DWELLING

2. East Elevation Shadows 10am - 87 Fletcher Street
Scale

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Date Received: 01/10/2026

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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale — scale As indicated @ A1

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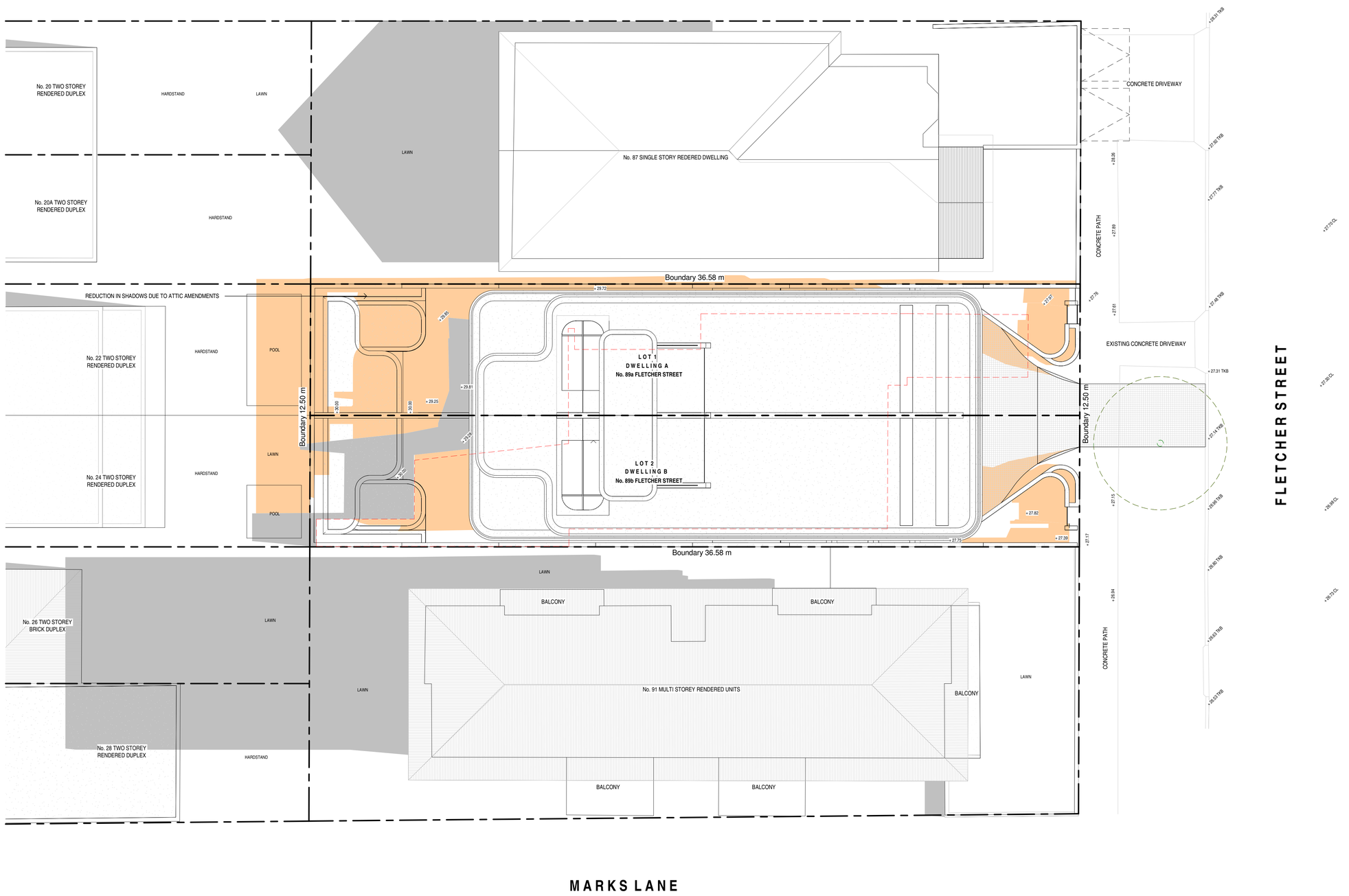
issue	description	date
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Shadow Diagram 21 June 11am
drawn by:
E.S

project no. **2604**
issue no. **K**

drawing no.
D.18



SHADOWS PROJECTED BY EXISTING CONTEXT

ADDITIONAL SHADOWS PROJECTED BY PROPOSED DWELLING

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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale: scale As indicated @ A1

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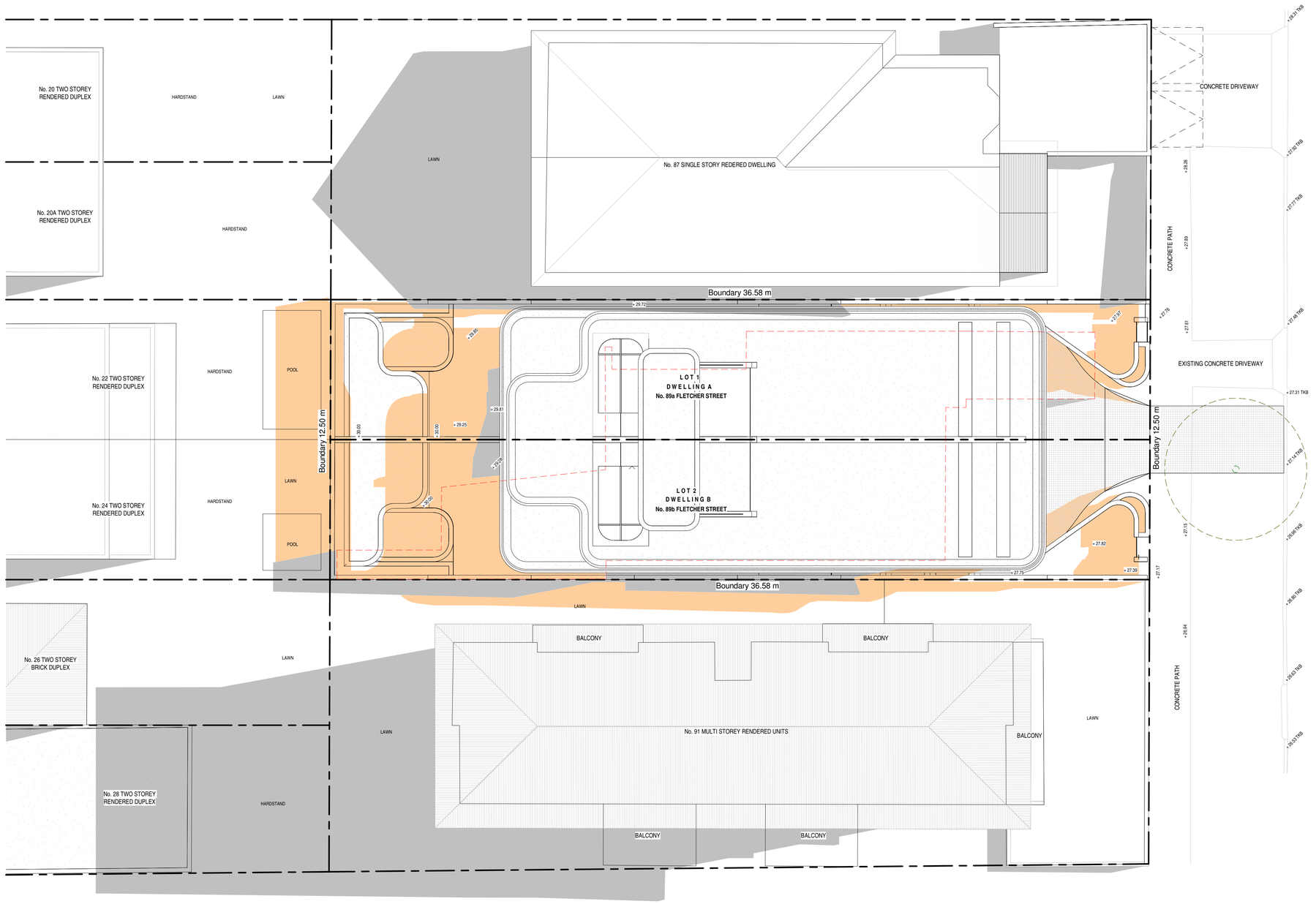
issue	description	date
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Shadow Diagram 21 June 12pm

drawn by:
E.S

project no.: **2604**
issue no.: **K**

drawing no.
D.19



SHADOWS PROJECTED BY EXISTING CONTEXT

ADDITIONAL SHADOWS PROJECTED BY PROPOSED DWELLING

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Application No: DA-137/2026

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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale: scale As indicated @ A1

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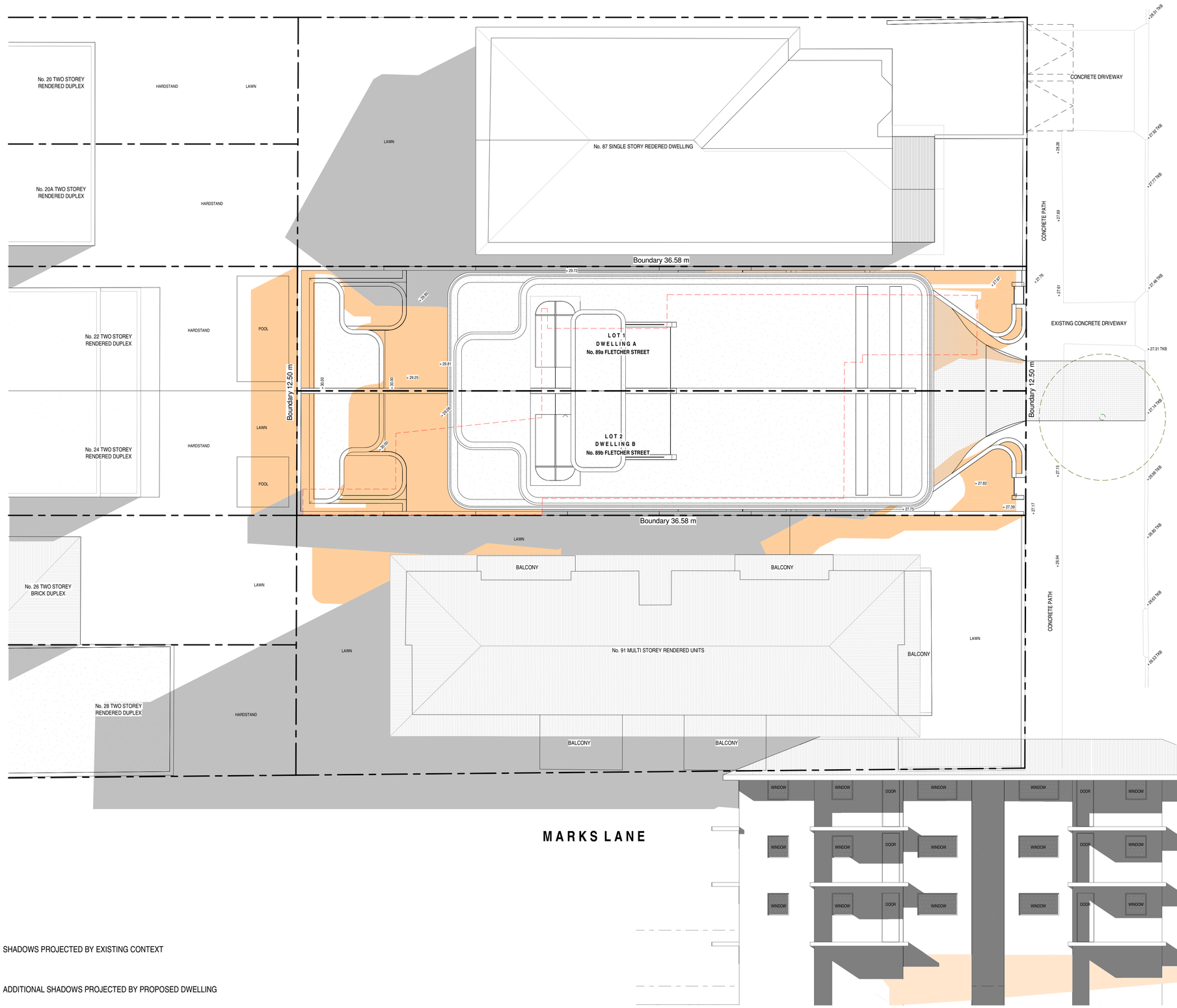
issue	description	date
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Shadow Diagram 21 June 1pm
drawn by:
E.S

project no.: **2604**
issue no.: **K**

drawing no.
D.20



SHADOWS PROJECTED BY EXISTING CONTEXT

ADDITIONAL SHADOWS PROJECTED BY PROPOSED DWELLING

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Application No: DA-137/2026

Date Received: 01/10/2026

2. West Elevation Shadows 1PM - 91 Fletcher Street
Scale

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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale: scale As indicated @ A1

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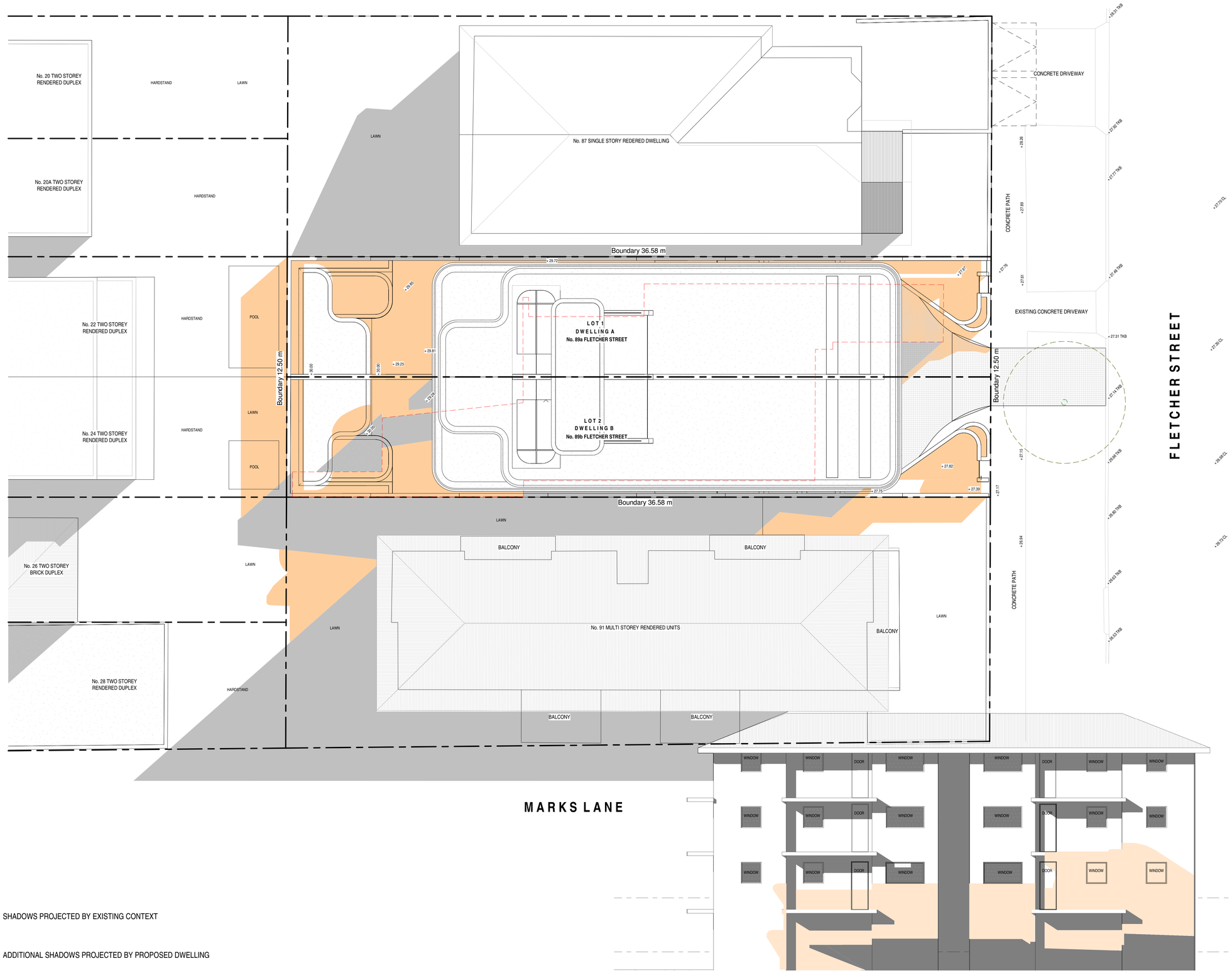
issue	description	date
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Shadow Diagram 21 June 2pm

drawn by:
E.S

project no.: **2604**
issue no.: **K**

drawing no.
D.21



SHADOWS PROJECTED BY EXISTING CONTEXT

ADDITIONAL SHADOWS PROJECTED BY PROPOSED DWELLING

2. West Elevation Shadows 2PM - 91 Fletcher Street
Scale

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Application No: DA-137/2026

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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale — scale As indicated @ A1

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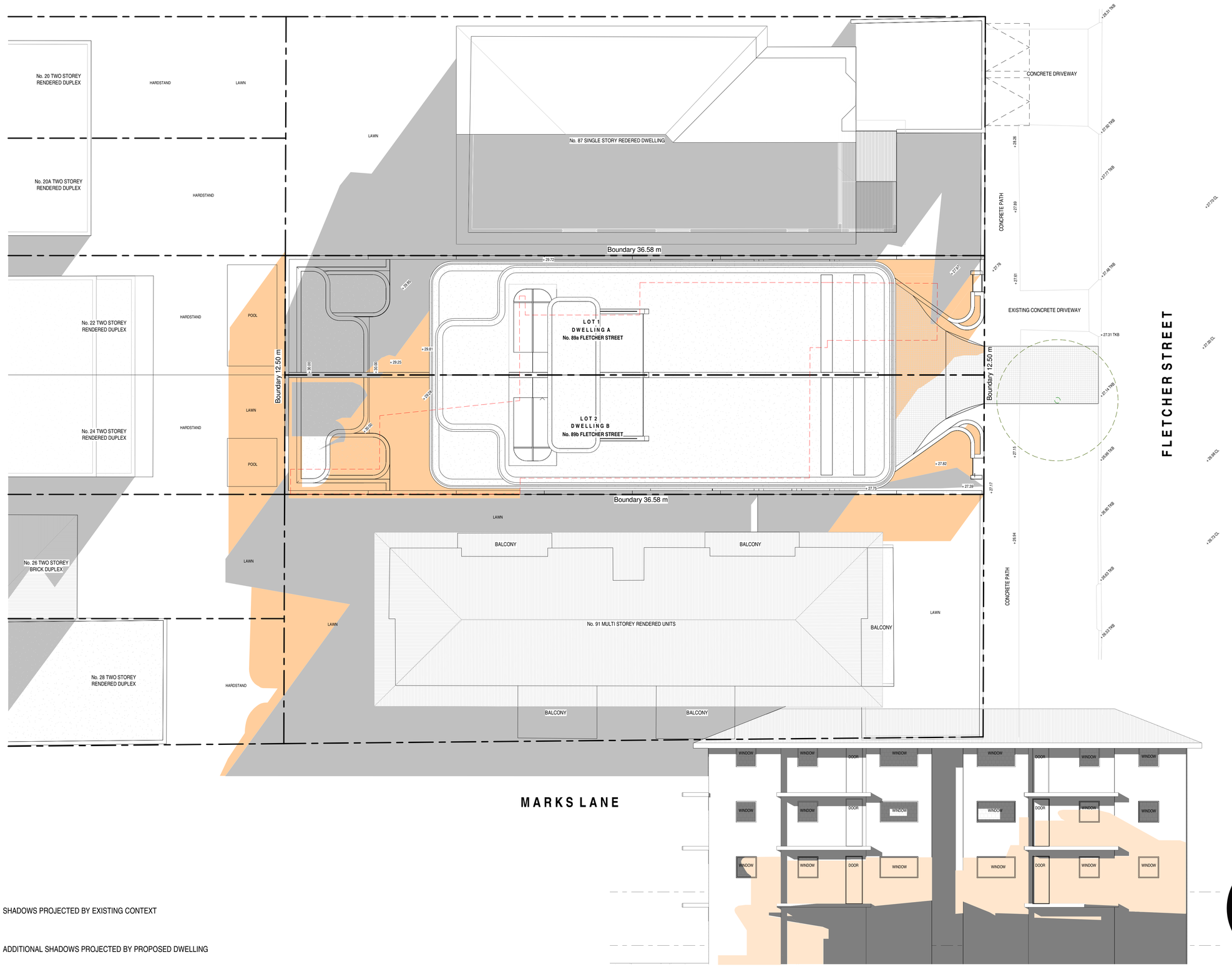
issue	description	date
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Shadow Diagram 21 June 3pm
drawn by:
E.S

project no. **2604** | issue no. **K**

drawing no.
D.22



SHADOWS PROJECTED BY EXISTING CONTEXT

ADDITIONAL SHADOWS PROJECTED BY PROPOSED DWELLING

2. West Elevation Shadows 3PM - 91 Fletcher Street
Scale

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Application No: DA-137/2026

Date Received: 01/10/2026

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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT
APPLICATION

scale scale 1 : 100 @ A1

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I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Draft Subdivision Plan

drawn by:
E.S

project no.
2604

issue no.
K

drawing no.
D.23



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Waverley Council

Application No: DA-137/2026

Date Received: 01/10/2026

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client
RAYNE PROJECTS

date
JAN 2026

north

DEVELOPMENT APPLICATION

scale scale @ A1

Note:
All existing & overall dimensions are nominal & subject to verification on site. where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Mason Projects Pty Ltd.

Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.
ALL construction work must comply with relevant standards as defined by the Building Code of Australia.

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issue	description	date
C	Concept Issue 2	03/03/26
D	Concept Issue 3	13/03/26
E	Concept Issue 4	18/03/26
F	DA Issue	02/04/26
G	DA Issue 2	28/04/26
H	DA Issue 3	04/05/26
I	DA Issue 4	27/07/26
J	DA Issue 5	10/08/26
K	DA Issue 6	30/09/26

drawing
Safe Work

drawn by:
E.S

project no. **2604**
issue no. **K**

drawing no.
D.24

Integrating Design and Risk Management

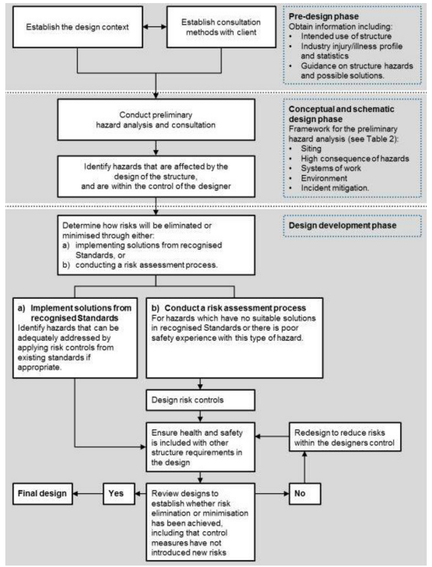

Table 2 outlines a framework for preliminary hazard identification.

Table 2 Framework for preliminary hazard identification

Source of hazard	Description
Siting of structure	Potential design issues that may affect safety include: – proximity to adjacent property or nearby roads – surrounding land use – clearances required for construction equipment and techniques – demolition of existing assets – proximity to underground or overhead services — especially electricity lines – exposure of workers to adjacent traffic or other hazards – site conditions — including foundations, and construction over other assets or over water – safety of the public, and – use of adjacent streets.
High consequence hazards	The storage and handling of dangerous goods, or work with high energy hazards (for example pressure) and health hazards such as biological materials.

Source of hazard	Description
Systems of work (involving the interaction of persons with the structure)	The systems of work (including cleaning and maintenance activities) that pose risks, for example: – rapid construction techniques, i.e. prefabrication versus in situ construction – materials to be used in construction – staging and coordination with other works – inadequate pedestrian or vehicle separation – restricted access for building and plant maintenance – hazardous manual tasks – working at height, and – exposure to occupational violence. Consider both technical and human factors, including humans' ability to change behaviour to compensate for design changes. Anticipate misuse throughout the lifecycle.
Environmental conditions	Impact of adverse natural events such as cyclones, floods and earthquakes, inadequate ventilation or lighting, high background noise levels and facilities that do not meet workplace needs.
Incident mitigation	A structure can increase the consequences of an incident if there are inadequate entry and exit points, poorly situated assembly areas or inadequate access for emergency services.

Assessing Risk

A risk assessment involves considering what could happen if someone is exposed to a hazard and the likelihood of it happening. A risk assessment can help you determine: - how severe a risk is - whether any existing control measures are effective - what action you should take to control the risk

Risk assessment methods for assessing design safety may include:
- fact-finding to determine existing controls, if any
- testing design assumptions to ensure that aspects of the design are not based on incorrect beliefs or anticipations on the part of the designer, for example as to how workers or others involved will act or react
- testing structures or components specified for use in the construction, end use and maintenance
- consulting with key people who have the specialised knowledge and/or capacity to control or influence the design (for example the architect, client, construction manager, engineers, project managers and safety and health representatives); consulting directly with other experts (for example specialist engineers, manufacturers and product or systems designers) who have been involved with similar constructions, and
- when designing for the renovation or demolition of existing buildings, reviewing previous design documentation or information recorded about the design structure and any modifications undertaken to address safety concerns; and consulting professional industry or employee associations who may assist with risk assessments for the type of work and workplace.

Table 3 Design process

Step	Possible techniques	By whom
Identify solutions from regulations, codes of practice and recognised standards	Consult with all relevant persons to determine which hazards can be addressed with recognised standards. Plan the risk management process for other hazards.	Designer led. Client approves decisions.
Apply risk management techniques	Further detailed information may be required on hazards, for example by: – using checklists and referring to codes of practice and guidance materials, and – job/task analysis techniques. A variety of quantified and/or qualitative risk assessment measures can be used to check the effectiveness of control measures. Scale models and consultation with experienced industry personnel may be necessary to achieve innovative solutions to longstanding issues that have caused safety problems.	Designer led. Client provides further information as agreed in the planned risk management process.
Discuss design options	Take into account how design decisions influence risks when discussing control options.	Designer led. Client contributing.
Design finalisation	Check that the evaluation of risk control measures in the design is complete and accurate. Prepare information about risks to health and safety for the structure that remain after the design process.	Designer led. Client and designer agree on final result.
Potential changes in construction stage	Ensure that changes which affect design do not increase risks, for example substitution of flooring materials which could increase slip/fall potential and may introduce risks in cleaning work.	Construction team in consultation with designer and client.

CONSIDERATIONS FOR SAFE CONSTRUCTION:

- Provide adequate clearance between the structure and overhead electric lines by burying, disconnecting or re-routing cables before construction begins, to avoid 'contact' when operating cranes and other tall equipment.
- Design components that can be prefabricated off-site or on the ground to avoid assembling or erecting at heights and to reduce worker exposure to falls from heights or being struck by falling objects, for example fix windows in place at ground level prior to erection of panels.
- Design parapets to a height that complies with guardrail requirements, eliminating the need to construct guardrails during construction and for future roof maintenance.
- Use continual support beams for beam-to-column double connections, by adding a beam seat, extra bolt hole, or other redundant connection points during the connection process. This will provide continual support for beams during erection, eliminating falls due to unexpected vibrations, misalignment and unexpected construction loads.
- Schedule the design and construction of permanent stairways at the beginning of construction to help prevent falls and other hazards associated with temporary stairs and scaffolding.
- Reduce the space between roof trusses and battens to reduce the risk of internal falls during roof construction.
- Choose construction materials that are safe to handle. - Limit the size of prefabricated wall panels where site access is restricted.
- Select paints or other finishes that emit low volatile organic compound emissions.
- Indicate, where practicable, the position and height of all electric lines to assist with site safety procedures.

ENSURE TO FACILITATE SAFE USE:
Consider the intended function of the structure, including the likely systems of use, and the types of machinery and equipment that may be used.
Consider whether the structure may be exposed to specific hazards, such as manual tasks in health facilities, occupational violence in banks or dangerous goods storage in warehouses.
Risks relating to the function of a structure can be controlled by:
- designing traffic areas to separate vehicles and pedestrians - using non-slip materials on floor surfaces in areas exposed to the weather or dedicated wet areas
- providing sufficient space to safely install, operate and maintain plant and machinery
- providing adequate lighting for intended tasks in the structure Safe design of structures Code of Practice Page 25 of 41
- designing spaces which accommodate or incorporate mechanical devices to reduce manual task risks
- designing adequate access, for example allowing wide enough corridors in hospitals and nursing homes for the movement of wheelchairs and beds
- designing effective noise barriers and acoustical treatments to walls and ceilings
- specifying plant with low noise emissions or designing the structure to isolate noisy plant, and
- designing floor loadings to accommodate heavy machinery that may be used in the building and clearly indicating on documents design loads for the different parts of the structure

SAFE MAINTENANCE
Risks relating to cleaning, servicing and maintaining a structure can be controlled by:
- designing the structure so that maintenance can be performed at ground level or safely from the structure, for example positioning air-conditioning units and lift plant at ground level, designing inward opening windows, integrating window cleaning bays or gangways into the structural frame - designing features to avoid dirt traps
- designing and positioning permanent anchorage and hoisting points into structures where maintenance needs to be undertaken at height
- designing safe access, such as stairs or fixed ladders, and sufficient space to undertake maintenance of the structure
- eliminating or minimising the need for entry into confined spaces (refer to the Code of Practice: Confined spaces for further guidance), and
- using durable materials that do not need to be re-coated or treated.

MODIFICATION
Design is not always focused on the generation of an entirely new structure. It can involve the alteration of an existing structure which may require demolition in part or whole.
Any modification of a structure requires reapplication of the processes detailed in the design phases. Consultation with professional engineers or other experts may be necessary in order to assess the impact of any proposed modifications or changes in design, for example changes in the load spread across a building floor when heavy equipment is relocated, modified or replaced.
This ensures that any new hazards and risks are identified and controlled, and that the safety features already incorporated into the design are not affected. Additional design issues identified in these phases should be passed back to the designer, where possible.

DEMOLTION AND DISMANTLING
In relation to the proper demolition or disposal of a structure, designers also have a duty to provide adequate information to each person who is provided with the design concerning:
- each purpose for which the structure was designed
- the results of any calculations, analysis, testing or examination conducted carried out in accordance with the WHS Act
- carry out, or arrange the carrying out of, any calculations, analysis, testing or examination that may be necessary for the structure to be without risks to health and safety, and
- provide adequate information to each person who is provided with the design concerning any conditions necessary to ensure that the structure is without risks to health and safety when used for a purpose for which it was designed or when carrying out some activities related to the structure such as construction, maintenance and demolition.
This is particularly important with modern designs where 'limit state' design techniques are used by the structure designer. In this system, the designer considers the structure in its completed form with all the structural components, including bracing, installed. The completed structure can withstand much higher loads (for example, wind and other live loads) than when the structure is in the construction or demolition stage.

A structure should be designed to enable demolition using existing techniques. The designer should provide information so that potential demolishers can understand the structure, load paths and any features incorporated to assist demolition, as well as any features that require unusual demolition techniques or sequencing. Designers of new structures are well placed to influence the ultimate demolition of a structure by designing-in facilities such as lifting lugs on beams or columns and protecting inserts in pre-cast panels so that they may be utilised for disassembly. Materials and finishes specified for the original structure may require special attention at the time of demolition and any special requirements for the disposal and/or recycling of those materials or finishes should be advised to the client through the risk assessment documentation.

GENERAL NOTES
- at a workplace, use the structure for a purpose for which it was designed
- construct the structure at a workplace
- carry out any reasonably foreseeable activity at a workplace in relation the manufacture, assembly, use of the structure for a purpose for which it was designed or the proper demolition or disposal of the structure, or
- research and understand knowledge of work health and safety legislation, codes of practice and other regulatory requirements - an understanding of the intended purpose of the structure
- research and understand knowledge of risk management processes
- research and understand knowledge of technical design standards - an appreciation of construction methods and their impact on the design, and
- practice the ability to source and apply relevant data on human dimensions, capacities and behaviours
- Early consultation and identification of risks can allow for more options to eliminate or minimise risks and reduce the associated costs.
- Consultation is a legal requirement and an essential part of managing work health and safety risks. A safe workplace is more easily achieved when people involved communicate with each other about potential risks and work together to find solutions. By drawing on the knowledge and experience of other people, including workers, more informed decisions can be made about how the building or structure can be designed to eliminate or minimise risks.
- Understand WHS and building laws, technical standards and codes of practice

Safety in Design Checklist

Electrical safety
☐ Earthing of electrical installations
☐ Location of underground and overhead power cables
☐ Protection of leads/cables
☐ Number and location of power points
Fire and emergencies
☐ Fire risks
☐ Fire detection and fire fighting
☐ Emergency routes and exits
☐ Access for and structural capacity to carry fire tenders
☐ Other emergency facilities
Movement of people and materials
☐ Safe access and exit, including for people with disability
☐ Traffic management
☐ Loading bays and ramps
☐ Safe crossings
☐ Exclusion zones
☐ Site security
Working environment
☐ Ventilation for thermal comfort and general air quality and specific ventilation requirements for the work to be performed on the premises
☐ Temperature
☐ Lighting including that of plant rooms
☐ Acoustic properties and noise control, for example noise isolation, insulation and absorption
☐ Seating
☐ Floor surfaces to prevent slips and trips
☐ Spaces for occupants
Plant
☐ Tower crane locations, loading and unloading Safe design of structures Code of Practice Page 35 of 41
☐ Mobile crane loads on slabs
☐ Plant and machinery installed in a building or structure
☐ Plant and equipment for material handling
☐ Access for maintenance of plant and equipment
☐ Guarding plant and machinery
☐ Lift installations
Amenities and facilities
☐ Access to various amenities and facilities such as storage, first aid rooms/sick rooms, rest rooms, meal and accommodation areas and drinking water
Earthworks
☐ Excavations (for example risks from earth collapsing or engulfment)
☐ Location of underground services
Structural safety
☐ Erection of steelwork or concrete frameworks
☐ Load-bearing requirements
☐ Stability and integrity of the structure
Manual tasks
☐ Methods of material handling
☐ Accessibility for material handling
☐ Loading docks and storage facilities
☐ Workplace space and layout to prevent musculoskeletal disorders, including facilitating use of mechanical aids
☐ Assembly and disassembly of prefabricated fixtures and fittings
Substances
☐ Exposure to hazardous substances and materials including insulation and decorative materials
☐ Exposure to volatile organic compounds and off-gassing through the use of composite wood products or paints
☐ Exposure to irritant dust and fumes
☐ Storage and use of hazardous chemicals, including cleaning products
Falls prevention
☐ Guardrails
☐ Window heights and cleaning
☐ Anchorage points for building maintenance and cleaning
☐ Access to working spaces for construction, cleaning, maintenance and repairs
☐ Scaffolding
☐ Temporary work platforms
☐ Roofing materials and surface characteristics such as fragility, slip resistance and pitch
Specific risks
☐ Exposure to radiation, for example electromagnetic radiation
☐ Exposure to biological hazards
☐ Fatigue
☐ Working alone
☐ Use of explosives
☐ Confined spaces
☐ Work over and under water, including diving and work in caissons with compressed air supply
Noise exposure
☐ Exposure to noise from plant or from surrounding area

Roles and Responsibilties

Figure 2 This model represents design and build arrangements where all parties are contractually bound

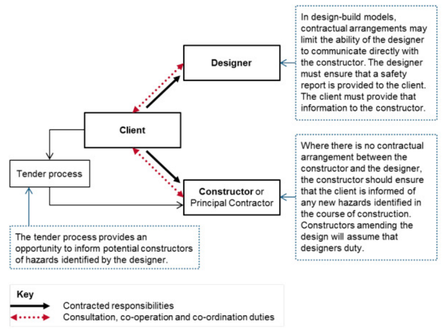

Figure 3 This model may apply where design and construction are carried out separately, for example when a client is seeking to finance construction at a later date

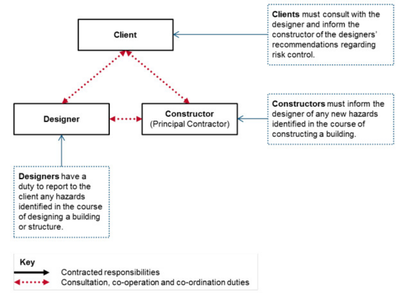

Figure 4 This model may apply where the design and construction activities are integrated such as in a domestic residence or apartment complex

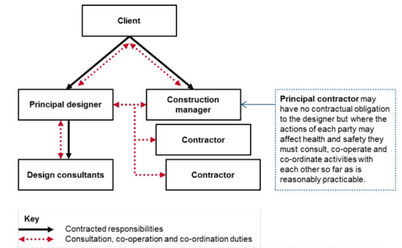

Figure 5 This model may apply to a complex construction project such as a hospital or airport terminal where specialist contractors carry out large parts of the project

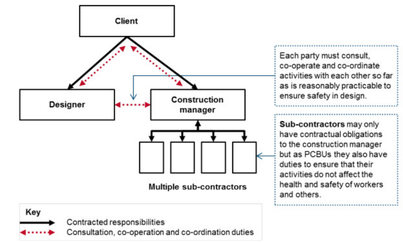

Figure 6 This model may apply to large construction projects where the management role is carried out by a specialist construction manager

Post - Construction Review

On completion of construction, the effectiveness of safety in the design should be evaluated. This will enable identification of the most effective design practices and any design innovations that could be used on other projects. The review may be carried out in a post-construction workshop attended by all relevant parties involved in the project.

Subsequent feedback from users to assist designers in improving their future designs may be provided through:
- post occupancy evaluations for buildings
- defect reports
- accident investigation reports
- information regarding modifications - user difficulties, and
- deviations from intended conditions of use.

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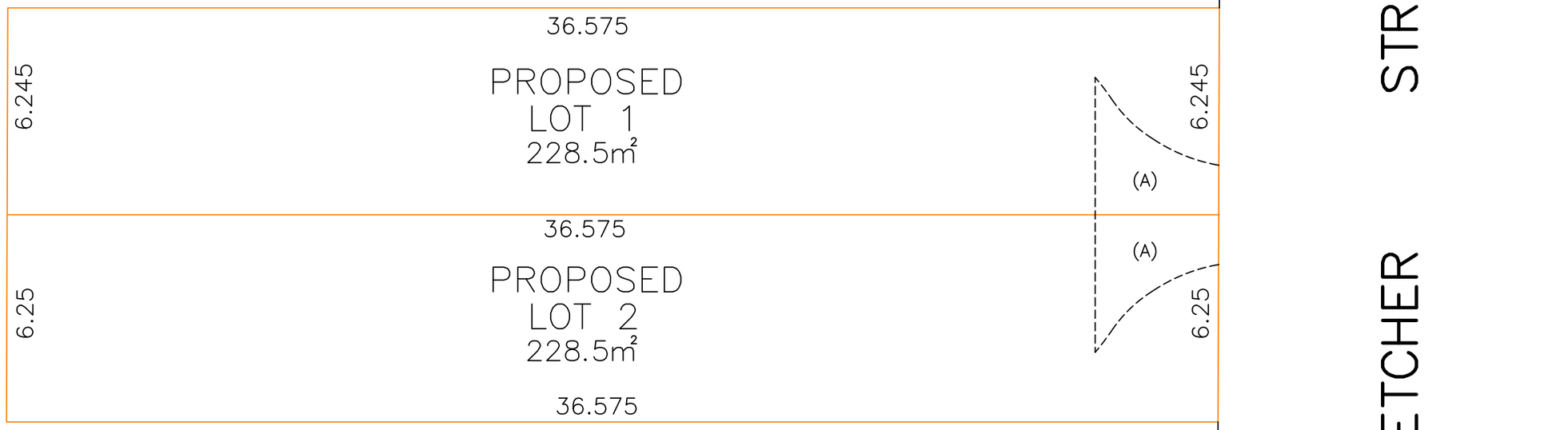
Waverley Council
Application No: DA-137/2026
Date Received: 01/10/2026

PRELIMINARY SUBDIVISION PLAN

ALL DIMENSIONS, BOUNDARIES, EASEMENTS AND AREAS ARE SUBJECT TO FINAL SURVEY LODGED AT LRS

(A)—PROPOSED RIGHT OF CARRIAGEWAY VARIABLE WIDTH



RECEIVED
Waverley Council

Application No: DA-137/2026

Date Received: 26/08/2026

TJ SURVEYORS PTY LTD
REGISTERED SURVEYOR
TRENT JAMES VELLA—ID 8959

Per .....
Registered Surveyor
under the Surveying & Spatial Information Act, 2002

Surveyor: TRENT JAMES VELLA Date of Survey: 26/08/2026 Surveyor's Ref: 17669	PLAN OF TORRENS TITLE **SUBDIVISION OF LOT 25 IN D.P 10118**	L.G.A: **WAVERLEY** Locality: **TAMARAMA** Subdivision No: Lengths are in metres. Reduction Ratio 1:100	Registered	DP

10 | 20 | 30 | 40 | 50 | 60 | Table of mm | 100 | 110 | 120 | 130 | 140 | 150



Report to the Waverley Local Planning Panel

Application number	DA-300/2026
Site address	Unit 5 / 69 Francis Street, BONDI BEACH
Proposal	Alterations and additions to Unit 5 including internal reconfiguration, changes to windows and doors, excavation for a new storage room and bathroom and new rear balcony with stairs to the rear yard. PAN-664204
Date of lodgement	13 August 2026
Owner	B Clark
Applicant	A Small
Submissions	1 submission
Cost of works	$301,400
Principal Issues	• Exceedance of the FSR development standard
Recommendation	That the application be APPROVED in accordance with the conditions contained in the report.
SITE MAP	



1. PREAMBLE

1.1. Executive Summary

The development application seeks consent for alterations and additions to Unit 5 at the site known as 69 Francis Street, BONDI BEACH.

The principal issues arising from the assessment of the application are as follows:

- Exceedance of the FSR development standard.

The assessment finds these issues acceptable for the reasons outlined in this report. The assessment finds these issues acceptable for the reasons outlined in this report. The proposed additional floor space is 17m^2. This appears more substantial when expressed as a percentage, being a 122.7% variation to the FSR development standard. This is largely attributed to the existing non-compliance of 264.55m^2 or a 115.3% variation.

A total of 1 submission was received and the issues raised in the submissions have been considered and addressed in this report and in the recommendation.

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979*. It is recommended for approval subject to conditions of consent.

1.2. Site and Surrounding Locality

A site visit was carried out on 22 September 2026.

The site is identified as Lot 6 in SP 45547, known as Unit 5 / 69 Francis Street, BONDI BEACH.

The site is rectangular in shape with a frontage of 11.58m to Francis Street. It has an area of 458.9m^2. The site has a steep fall in two directions, from the front towards the rear by approximately 5.37m, and from the west towards the east by approximately 2.14m.

The site is occupied by a part two, part three storey residential flat building with vehicular access provided to a driveway from Francis Street.

The site is adjoined by a residential flat building to the east and a single dwelling to the west. The locality is characterised by a variety of low and medium density residential developments.

Figures 1 to **6** are photos of the site and its context.



Figure 1: Subject site viewed from Francis St. Unit 5 is at the rear and not visible from Francis St.



Figure 2: Rear of the subject building viewed from the rear yard.





Figures 3 & 4: Existing excavated area under the building. The proposal includes conversion of this space into a tv/storeroom and ensuite.



Figure 5: Rear yard associated with Unit 5



Figure 6: Eastern side setback. No new windows are proposed along this elevation.

1.3. Relevant Development History

A search of Council's records revealed the following recent and relevant development history of the site:

- DA-434/2012, approved on 6 November 2026, granted consent to construct four balconies on the rear elevation of the existing residential flat building.

1.4. Proposal

The development application seeks consent for alterations and additions to Unit 5, and specifically includes the following:

- Internal reconfiguration including removal of nib walls;
- Changes to windows and doors;
- Excavation for new storage/tv room and bathroom; and
- Construction of a balcony to the rear with stairs to the rear yard.

1.5. Background

The development application was lodged on 13 August 2026 and deferred on 29 September 2026 for the following reasons:

1. Missing and incorrect architectural plans
2. Incorrect calculation of gross floor area by excluding the proposed "storeroom"
3. Unclear use of the "existing excavated area"
4. Updated Clause 4.6 request required.

The amended plans received on 8 October 2026 form the basis of the assessment.

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. State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022
- SEPP (Housing) 2021

SEPP (Housing) 2021

Chapter 4, Clause 144 (3) of the SEPP (Housing) 2021 states that the chapter only applies if the development consists of *"the substantial redevelopment or substantial refurbishment of an existing building"*. The proposal does not increase or decrease the number of dwellings in the existing building. The alterations and additions relate to only one dwelling within the building. No changes are proposed to the existing communal open space, building access or building separation. The alterations are entirely within the existing building envelope, other than the balcony and stairs to the rear, which are not visible from the public domain. It is therefore considered that the development does not consist of substantial redevelopment or refurbishment of the existing building. Chapter 4 of the Housing SEPP does not apply on this basis.

2.1.2. Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

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

Table 1: 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 Plan.
Part 2 Permitted or prohibited development		
Land Use Table *R2 Low Density Residential Zone*	No	The proposal is defined as alterations and additions to the existing residential flat building, which is prohibited in the R2 zone.

Provision	Compliance	Comment
		See discussion below regarding existing use rights.
Part 4 Principal development standards		
4.3 Height of buildings • *8.5m*	As existing	The proposed balcony privacy screen has a maximum height of 4.72m, which complies. It is noted that the existing building has a height of 14.52m. The proposed works are below the maximum height development standard of 8.5m and therefore a Clause 4.6 request to vary the height development standard is not required.
4.4 Floor space ratio • *0.5:1 (229.45m^2 GFA)*	No	The existing building has a total gross floor area (GFA) of 494m^2, which equates to a FSR of 1.08:1. The proposal includes an additional 17m^2 of GFA, resulting in a total of 511m^2 and a FSR of 1.11:1 for the site. The proposal exceeds the FSR development standard by 281.55m^2 or a 122.7% variation.
4.6 Exceptions to development standards	See discussion	The application is accompanied by a written request pursuant to clause 4.6 of Waverley LEP 2012 to vary the FSR development standard. A detailed discussion of the variation to the development standard is presented below this table.
Part 6 Additional local provisions		
6.1 Acid sulfate soils	Yes	The site identified as Class 5 Acid Sulfate Soils. The proposed works are not expected to lower the water table in adjoining Class 4 areas and is therefore acceptable.
6.2 Earthworks	Yes	The proposal seeks to extend unit 5 into the excavated area beneath the existing building. The increased floor space will accommodate a bathroom and tv room/storeroom. The proposed excavation is not visible from surrounding properties or the public domain. It does not result in additional visual bulk and scale. The scale of the excavation will not impact the existing built form.

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

Existing Use Rights

The development application relies on the 'existing use rights' provisions under Division 4.11 of the Act and Part 7 of the *Environmental Planning and Assessment Regulation 2021* (the Regulations) as 'residential flat buildings' are prohibited in the R2 Low Density Residential zone under Waverley Local Environmental Plan 2012.

Section 4.65 of the EP&A Act defines "existing use" as:

> *(a) the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and*
>
> *(b) the use of a building, work or land—*
>
> > *(i) for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and*
> >
> > *(ii) that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.*

The development which is the subject of this application meets the above definition of "existing use" under Section 4.65 of the Act as the building was approved and constructed circa 1930-1940, prior to the EP&A Act 1979. It has continually been used as a residential flat building since it's construction.

Part 7 of the Regulations allows an existing use to be enlarged, expanded, intensified, altered or extended subject to development consent. Section 4.67 of the Act, concerning regulations respecting existing use, states the following:

> *(1) The regulations may make provision for or with respect to existing use and, in particular, for or with respect to—*
>
> *(a) the carrying out of alterations or extensions to or the rebuilding of a building or work being used for an existing use, and*
>
> *(b) the change of an existing use to another use, and*
>
> *(c) the enlargement or expansion or intensification of an existing use.*
>
> *(d) (Repealed)*
>
> *(2) The provisions (in this section referred to as the incorporated provisions) of any regulations in force for the purposes of subsection (1) are taken to be incorporated in every environmental planning instrument.*

> *(3) An environmental planning instrument may, in accordance with this Act, contain provisions extending, expanding or supplementing the incorporated provisions, but any provisions (other than incorporated provisions) in such an instrument that, but for this subsection, would derogate or have the effect of derogating from the incorporated provisions have no force or effect while the incorporated provisions remain in force.*
>
> *(4) Any right or authority granted by the incorporated provisions or any provisions of an environmental planning instrument extending, expanding or supplementing the incorporated provisions do not apply to or in respect of an existing use which commenced pursuant to a consent of the Minister under section 4.33 to a development application for consent to carry out prohibited development.*

In *Saffioti v Kiama Municipal Council [2018] NSW LEC 1426* (Saffioti 2018), a Commissioner of the LEC considered the issue of whether the controls in a development control plan (DCP) could be considered in assessing the merits of an application for development consent for development with existing use rights. The Commissioner decided that the relevant controls in the DCP could be considered, as the Act provides that any provisions of an environmental planning instrument (EPI) which would derogate from the provisions in the Regulations have no effect. In Saffioti 2018, the Commissioner found that as a DCP is not an EPI, section 4.67(3) does not apply to the provisions of such an instrument. The Commissioner also considered provisions of the LEP and found that only those provisions of the LEP which could have the effect of prohibiting the development derogated from the incorporated provisions and therefore could not be taken into account.

The Applicant appealed against the Commissioner's findings to a Judge of the Court on questions of law. The appeal was heard by the Chief Judge of the Court and failed on all grounds.

What can be taken away from Saffioti 2018, is that provisions of an EPI (e.g. a local environmental plan) may establish factual pre-conditions that a consent authority must be satisfied exist in order to grant development consent or fix developmental standards. An applicant seeking development consent to enlarge, expand or intensify an existing use must comply with any such provisions.

Such provisions will not derogate from the existing use 'incorporated provisions' in the Regulations. They will only do so (and have no effect for the purpose of section 4.67(3) of the EPA Act) if they derogate from the entitlement to make the relevant development application.

Previously, existing use rights have been assessed as if the provisions of the LEP and DCP do not apply and can only be used as a guide to development in as much as they control development upon surrounding sites. Existing Use Right assessments have been based upon four questions as set out in *Fodor Investments v Hornsby Shire Council [2005] NSWLEC 71*.

Given the outcome of Saffioti 2018, the assessment of existing use rights should be considered against both the development standards of the Waverley LEP 2012 and the controls of the DCP as detailed within this report. The applicant has submitted a written request under clause 4.6 of the

LEP to contravene a development standard, which is also considered in this report. In terms of other matters relating to existing use rights, the existing use is not considered to be abandoned as it has not ceased to be used for a continuous period of 12 months.

Clause 4.6 Exceptions to Development Standards

The application seeks to vary floor space ratio (FSR) development standard in clause 4.4 under Waverley LEP 2012.

The site is subject to a maximum FSR development standard of 0.5:1. The proposed development has a FSR of 1.11:1, exceeding the standard by 281.55m^2 equating to a 122.7% variation. It is noted that the existing building already exceeds the development standard by 264.55m^2 or a 115.3% variation.

A written request has been submitted to Council in accordance with clause 4.6(3)(a) and (b) of Waverley LEP 2012 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 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) The proposed works will not alter the building envelope of the existing building. The additional GFA is contained wholly within the existing building. The excess FSR will be indiscernible from the neighbouring properties and the streetscape.
    (ii) The existing building will remain compatible with the bulk and scale of the desired future character of the locality in accordance with the objective of the FSR control.
    (iii) The additional FSR will allow for greater amenity to Unit 5 by providing an ensuite and a TV/storeroom.
    (iv) The excess FSR will not generate any additional shadow, privacy, visual bulk or view impacts beyond that of the existing building on site. The proposed FSR thereby preserves the environmental amenity of neighbouring properties and the locality in accordance with the objective of the FSR control.

(b) That there are sufficient environmental planning grounds to justify contravening the standard:
   (i) The proposed FSR variation allows for the orderly and economic use of land as envisaged by the EP & A Act 1979.
   (ii) The proposed FSR allows for a compatible building envelope without creating a development with overbearing height, bulk or scale and without compromising the desired future character of the area.
   (iii) The proposed FSR is consistent with the State and Regional Policies, particularly urban consolidation principles which seek to provide additional densities near transport and established services.

Consideration of Applicant's Written Request

The applicant's written request has correctly identified the development standard to be varied, relevant legislation and calculated the FSR using the definition in the LEP. The document also addressed those matters required in Clause 4.6(3)(a) and (b).

Consideration of 4.6(3)(a) whether compliance is unreasonable or unnecessary in the circumstances of the case

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 justifications 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; and
(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.

The applicant specifically relies upon justification (a) of *Wehbe v Pittwater Council* (2007) 156 LGERA 446], that is that *the objectives of the development standard are achieved notwithstanding the non-compliance with the standard*. The objectives of the FSR development standard are discussed below.

(a) to ensure sufficient floor space can be accommodated within the Bondi Junction Centre to meet foreseeable future needs.
Not applicable.

(b) to provide an appropriate correlation between maximum building heights and density controls.
The proposal does not alter the building envelope of the existing building. The additional FSR is wholly contained within the existing building footprint and will therefore be indiscernible from the neighbouring properties and the streetscape. The existing building exceeds the maximum building height development standard of 8.5m, however the proposed works are located below this height. The proposal does not impact with existing height of the building.

(c) to ensure that buildings are compatible with the bulk and scale of the desired future character of the locality.
The additional FSR being wholly within the existing building envelope ensures that the existing building will remain compatible with the bulk and scale of the desired future character of the locality.

(d) to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and the locality.
The additional FSR will not result in any additional overshadowing impacts, privacy impacts, visual bulk or view impacts beyond that of the existing building on site. The proposed FSR thereby preserves the environmental amenity of neighbouring properties and the locality.

The applicant's justification is sound and well founded. The written request demonstrates that the proposed development has the same impacts as the existing development on site. The building presents as a two-to-three storey residential flat building and the proposal utilises the site's steep typography and existing excavated area underneath the building. The additional GFA is accommodated wholly within the building footprint, which is below street level and does not have any adverse environmental planning impacts on the neighbouring properties or the locality.

The proposal does not alter the front and rear building lines, or the side setbacks. The proposed balcony is consistent with the existing balconies on the upper levels of the building. The applicant has successfully argued that compliance is unreasonable or unnecessary as the existing building already exceeds the FSR development standard and the proposed additional FSR does not have any additional environmental planning impacts.

<u>Consideration of 4.6(3)(b) whether there are sufficient environmental planning grounds to justify contravening the development standard.</u>

The applicant has satisfactorily argued that that there are sufficient environmental planning grounds to justify contravening the development standard.

Conclusion

The written request provided by the applicant to vary the FSR development has adequately addressed clause 4.6 of the Waverley LEP 2012 and the justification provided by the applicant is satisfactory.

2.1.3. Waverley Development Control Plan 2022 (Waverley DCP 2022)

The relevant matters to be considered under the Waverley DCP 2022 are outlined below:

Table 2: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste • *Garbage bins are to be stored in an appropriate location.*	Yes	The existing waste arrangements on site are satisfactory.
2. Ecologically Sustainable Development • *Ceiling or wall mounted fans* • *Gas cooktops, gas ovens or gas internal space heating systems.*	Yes	Satisfactory. Relevant conditions of consent have been included.
3. Landscaping, Biodiversity and Vegetation Preservation	Yes	Satisfactory.
6. Accessibility and Adaptability	As existing	The access arrangements to the site remain as existing.
7. Transport	As existing	The off-street parking is to remain as existing.
13. Excavation	Yes	The proposal seeks to extend unit 5 into the excavated area beneath the existing building. The increased floor space will accommodate a bathroom and tv room/storeroom. The proposed excavation is not visible from surrounding properties or the public domain. It does not result in additional visual bulk and scale. The scale of the excavation will not impact the existing built form.

Table 53: Waverley DCP 2022 – Part C2 Other Residential Development Compliance Table

Development Control	Compliance	Comment
2.5 Building design and streetscape		

Development Control	Compliance	Comment
• *Respond to streetscape* • *Sympathetic external finishes* • *Corner sites to address both streets as primary frontages* • *Removal of original architectural features not supported*	Yes	The proposed internal alterations and new balcony and stairs are not visible from the streetscape. The rear balcony and privacy screen has been designed to match the recently constructed balconies on the upper level of the building. The proposal does not seek to remove original architectural features.
2.11 Private Open Space		
2.11.2 – Balconies/decks • *Balcony additions to match the character of the building* • *Should not dominate the façade* • *No wrap around balconies* • *Located to maximise solar access and privacy* • *Balustrades to allow views and casual surveillance of the street & privacy*	Yes	The proposed rear balcony matches the recently constructed balconies on the upper two floors. The balcony is not visible from the streetscape. It is located to maximise privacy by incorporating a privacy screen to match the upper levels.
2.13 Solar access and overshadowing		
• *Minimum of 3 hours of sunlight to a minimum of 70% of units in the development on 21 June* • *New development should maintain at least 2 hours of sunlight to solar collectors on adjoining properties in mid winter* • *Direct sunlight to north facing windows of habitable rooms on all private open space areas of adjacent dwellings to less than 3 hours of sunlight on 21 June*	Yes	The rear of the site is north facing and the proposed balcony is at a lower level. It is located directly below the upper level balconies. As such, the proposed balcony does not cause any additional overshadowing to the open space or windows of the subject site or neighbouring dwellings.
2.15 Visual privacy and security		
• *Dwellings to be orientated to the street with entrances and street numbering visible*	Yes	The proposed balcony does not overlook rooms and private open spaces of adjoining properties. Unit 5 has exclusive use of the rear yard at the subject site, so the potential overlooking from the proposed balcony into

Development Control	Compliance	Comment
• *Above ground open space must not overlook rooms and private landscaped areas of adjoining properties or be screened* • *Privacy be considered in relation to context density, separation use and design* • *Prevent overlooking of more than 50% of private open space of lower-level dwellings in same development*		this open space does not raise any privacy impacts. A privacy screen has been included to protect the side facing windows at 67 Francis Street from potential privacy impacts.
2.16 Dwelling size and layout		
• *Max habitable room depth for single aspect dwelling is 8m from a window* • *Max width of dwelling over 15m deep is min 4m* • *All habitable rooms to have a window* • *Provide a range of dwelling types and sizes* • *Min sizes* *Studio = 35m²* *1 bedroom = 50m²* *2 bedroom = 80m²* *3 bedroom = 100m²* • *Accessible and Adaptable*	Yes, subject to condition	Unit 5, as proposed, is 129m² which exceeds the minimum size for a 3-bedroom unit. The proposed additional floor space for Unit 5 will provide greater amenity for future occupants and increase the range of dwelling types and sizes within the building. It is noted that the proposed additional room labelled 'tv room / storeroom' on the plans does not have natural light or ventilation, resulting in a non-compliance with the NCC. It is recommended that a condition be included stating this space is not a habitable room and is to be storage purposes only. Furthermore, a condition has been included requiring the works to comply with the BCA and NCC.
2.17 Ceiling Heights		
• *Min 2.7m floor to ceiling height residential floors* • *Min 2.4m floor to ceiling height attic levels*	No, but considered acceptable	The proposed tv room/store room and ensuite bathroom have a floor to ceiling height of 2.5m. This is due to the ground level being higher than the existing finished floor level of the unit. As noted above, it is recommended that a condition be included stating the room labelled as 'tv room/store room' on the plans is to be used for storage purposes only. Given the proposed ensuite and storeroom are not habitable rooms, the non-compliance with the minimum 2.7m floor to ceiling heights is considered acceptable. A condition has been

Development Control	Compliance	Comment
		included requiring the works to comply with the BCA and NCC.
2.18 Storage		
• *In addition to kitchen cupboards and bedroom wardrobes, min storage required is:* *Studio and 1 bed = 6m^3* *2 bed = 8m^3* *3 or more bed = 10m^3* *All to provide bulk storage area in basement or ancillary structure*	Yes	The proposed tv room / storeroom will provide additional storage space for Unit 5, exceeding 10m^3.
2.19 Acoustic privacy		
• *Internal amenity by locating noisy areas away from quiet areas*	Yes	The proposed additional rooms are wholly contained within the building envelope. The proposed balcony is not anticipated to create adverse acoustic privacy impacts. It is the same size as the upper level balconies, is domestically scaled for a 3-bedroom apartment.
2.20 Natural Ventilation		
• *All dwellings to be naturally cross-ventilated* • *Building to be orientated to maximise breezes* • *Ceiling fans are to be provided in all habitable rooms*	Yes, subject to condition	Unit 5 is already naturally cross ventilated, with window openings on all four sides of the building. The proposed ensuite bathroom includes a window on the western elevation. The proposed tv room / storeroom will not have a window, which means it cannot be used for habitable purposes. However, as discussed above, a condition is recommended requiring this room to be used for storage purposes only. Subject to this condition being imposed, the dwelling is considered to be adequately naturally cross ventilated.
2.21 Building services		
• *Services are to be integrated into the design of buildings (garbage rooms, mail boxes, fire hydrants boosters, electrical substations, down pipes, plant rooms, satellite/communications structures*	Yes, as existing	The proposal does not seek to change the existing building services.

2.2. Other Impacts of the Development

The proposal is considered to 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 suitable for the proposal.

2.4. Any Submissions

The application was notified for 14 days between 20 August 2026 and 7 September 2026 in accordance with the *Community Engagement Strategy 2025*.

A total of 1 unique submission was received from the following property:

- 4/67 Francis Street, BONDI BEACH

All issues raised in the submission are summarised and discussed below.

Issue: The balcony should have the same privacy screen that is currently on other balconies.

Response: The submitted architectural plans indicate that the proposed balcony will have a privacy screen to match the upper floor balconies.

Issue: Any new windows and doors should not be configured so they look directly into the neighbouring building. Concern is raised about extra noise between the blocks with new window openings, doors and a balcony.

Response: There are no new window openings facing 67 Francis Street. The new ensuite window on the western elevation is setback 6.8m from the neighbouring property at 71 Francis Street. The balcony has a privacy screen to match the upper floor balconies, which will provide privacy to neighbouring properties. The proposal relates to a three-bedroom apartment and it is not anticipated to create additional noise.

2.5. Public Interest

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

3. REFERRALS

The following internal referral comments were sought:

3.1. Fire Safety

Council's Building Compliance Officer reviewed the application and raised no objection, subject to the conditions relating to the work complying with the National Construction Code and

Engineering Details. It is noted that the proposed window to the new ensuite is located on the boundary with 69A Francis Street. The submitted Survey notes that this boundary relates to the existing driveway and a right of way associated with the subject site and there are a number of existing windows along this boundary. A site visit confirmed this area is used as the main driveway for the subject site. There is no objection from a planning perspective with regards to this window, given that the building already features multiple window on this elevation, it is setback 6.8m from the neighbouring property at 71 Francis Street and is located at ground floor level with no privacy impacts. However, there may be implications regarding compliance with the NCC given the window is located on a boundary. This will be a matter for the certifier to address at Construction Certificate stage.

4. CONCLUSION

The development application seeks consent for alterations and additions to Unit 5 at the site known as 69 Francis Street, BONDI BEACH.

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the *Environmental Planning and Assessment Act 1979*. It is recommended for approval subject to conditions of consent.

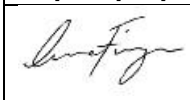
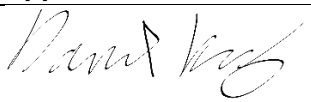
5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the development application be APPROVED by the Waverley Local Planning Panel subject to the conditions in Appendix A.

Managers of Development Assessment (MODA) Review

The application was reviewed by the MODA at the meeting on 28 September 2026 and the MODA concurred with the Assessment Planner's recommendation.

DBU members: *B McNamara, B Magistrale, J Zancanaro and D Knight*

Report prepared by:	**Application reviewed and agreed by:**
	
Emma Finnegan	David Knight
Senior Development Assessment Planner	**Acting Manager, Development Assessment**
Date: 12 October 2026	**Date: 15 October 2026**

Reason for WLPP referral:

3. Departure from any development standard in an EPI by more than 10%

OFFICE USE ONLY

<table>
<tr><th colspan="2">Planning Portal Data</th></tr>
<tr><td>Clause 4.6 register entry required

(For the purposes of reporting to the planning portal, if the % approved is different to the % proposed in the original submission, please state what the variation initially proposed was – Planning Portal Requirement)</td><td>N/A</td></tr>
<tr><td>Clause 4.6 register entry required

(For the purposes of reporting to the planning portal, if the % approved is different to the % proposed in the original submission, please state what the variation initially proposed was – Planning Portal Requirement)</td><td>N/A</td></tr>
<tr><td>Clause 4.6 register entry required

(For the purposes of reporting to the planning portal, if the % approved is different to the % proposed in the original submission, please state what the variation initially proposed was – Planning Portal Requirement)</td><td>122.7% variation to FSR (Clause 4.4)

<table><tr><td>X</td><td>Pre-existing non-compliance</td></tr><tr><td>X</td><td>No change to overall building height</td></tr><tr><td>X</td><td>No change to overall building envelope</td></tr><tr><td></td><td>Variation limited to the [lift/plant/parapet/attic] only</td></tr><tr><td>X</td><td>No unreasonable impacts on the amenity of adjoining properties or streetscape</td></tr><tr><td>X</td><td>Sufficient environmental planning grounds</td></tr><tr><td>X</td><td>Consistent with the objectives of the standard</td></tr><tr><td></td><td>[insert another reason here if required]</td></tr></table></td></tr>
<tr><td>Determining Authority

(Concurrence Authority for Clause 4.6 variation)</td><td>Local Planning Panel</td></tr>
<tr><td>Were the requirements of the Sustainable Buildings SEPP (effective 1 October 2023) met?</td><td>Yes</td></tr>
<tr><td>Have any dwellings been approved for affordable Rental Housing under this approval/consent?
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Secondary Dwelling
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Boarding House
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Group Home
*This is a planning portal reporting requirement</td><td>No</td></tr>
<tr><td>Is the development subject to the Special Infrastructure Contribution (SIC)?</td><td>No</td></tr>
</table>

Is the development located within an Urban Release area?	No
Waverley Council Data	
Trial Period database entry required	No
VPA submitted – follow up actions required	No
Refer to compliance for investigation	No
Commercial/liquor operational conditions	No
Was there a 'Conflict of Interest' declared	No

APPENDIX A – CONDITIONS OF CONSENT

GENERAL CONDITIONS

APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

(a) Architectural Plans prepared by Boutique Design & Project Management of Project No: 2610 including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
DA 01B Rev A	Cover sheet and location plan	30/09/2026	08/10/2026
DA 02B Rev B	Site Plan	30/09/2026	08/10/2026
DA 03B Rev B	Existing Floor Plan	30/09/2026	08/10/2026
DA 04B Rev B	Demolition Plan	30/09/2026	08/10/2026
DA 05B Rev B	Proposed Floor Plan	30/09/2026	08/10/2026
DA 06B Rev B	Existing Lower Ground Floor Plan	30/09/2026	08/10/2026
DA 07B Rev B	Proposed Ground Floor / Site Plan	30/09/2026	08/10/2026
DA 08B Rev B	Existing First Floor Plan	30/09/2026	08/10/2026
DA 09B Rev B	Existing Second Floor Plan	30/09/2026	08/10/2026
DA 10B Rev B	Existing North and West Elevation	30/09/2026	08/10/2026
DA 11B Rev B	Proposed North and West Elevation	30/09/2026	08/10/2026
DA 12B Rev B	Existing South and East Elevation	30/09/2026	08/10/2026
DA 13B Rev B	East Elevation	30/09/2026	08/10/2026
DA 14B Rev B	Existing Section A-A & Section B-B	30/09/2026	08/10/2026
DA 15B Rev B	Proposed Section A-A & Section B-B	30/09/2026	08/10/2026

(b) The BASIX and NatHERs Certificate/s;

Except where amended by the following conditions of consent.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. APPROVED USE - ADDITIONAL ROOM

(a) The room annotated on the approved plans as "tv room / store room" is to be used for storage purposes only.

(b) No approval is granted or implied for this room to be used as a habitable room as it does not provide a window.

Condition reason: To confirm the approved use of the new room and ensure compliance with the *National Construction Code* (NCC).

3. DOMESTIC HEATERS

The provision of solid fuel heating is prohibited.

Condition reason: To protect air quality and emissions.

4. COMPLIANCE WITH NATIONAL CONSTRUCTION CODE

All proposed work must comply with the *National Construction Code* (previously known as the *Building Code of Australia*).

Condition reason: Prescribed condition pursuant to the *Environmental Planning and Assessment Regulation 2021*.

5. MATERIALS FOR MAKING GOOD

New materials for making good and repairs, are to match the existing in terms of colours, finishes, sizes, profile and properties.

Condition reason: To ensure appropriate materials and finishes are used.

6. PUBLIC UTILITIES AND SERVICE ALTERATIONS

Any utility services and all public infrastructure which requires alteration due to works associated with the development, both internally and externally of the development boundary, must 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, Transport for NSW or similar) in relation to any connections, repairs, relocations, replacements and/or adjustments to public infrastructure or services affected by the proposed works.

Condition reason: To ensure that all existing and any proposed alteration or relocation of the utilities as a result of the development are as per utility providers requirements.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

GENERAL

7. NO BUILDING WORKS PRIOR TO RELEASE OF A CONSTRUCTION CERTIFICATE

The building work must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Principal Certifier in accordance with the *Environmental Planning and Assessment Act 1979*;

(b) a Principal Certifier has been appointed, and Council has been notified of the appointment in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and

(c) Council is given at least two days' notice in writing of the intention to commence the building works.

Condition reason: To ensure a Construction Certificate is obtained prior to work commencing.

CONTRIBUTIONS, FEES & BONDS

8. SECTION 7.12 CONTRIBUTION

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

(a) Where the total development cost is $500,000 or less:

  (i) a Cost Summary Report or Building Contract (dated within 12 months) or similar is to be submitted to Council's Customer Service Centre to process payment.

(b) Where the total development cost is more than $500,001 but less than $1,000,000:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to Council's Customer Service Centre to process payment.

(c) Where the total development cost is $1,000,001 or more:

  (i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to and approved by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate).

  (ii) Please forward documents to info@waverley.nsw.gov.au attention to Strategic Planning, and reference the relevant application number, address and condition number to satisfy.

  (iii) Upon confirmation of the contribution amount by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate), payment is to be processed via the Customer Service Centre.

(iv) Should there be a discrepancy between the Detailed Cost Report and the DA fee nominated in the original DA, then additional DA Fees may be payable prior to the issue of a Construction Certificate.

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

(d) As legislated in section 209 of the *Environmental Planning and Assessment Regulation 2021,* 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% of the **full** cost of the development; or

(iii) A development valued at more than $200,000 will attract a levy of 1% of the **full** cost of the development.

(e) Where a modification to a development consent has been granted, the contribution is to be recalculated based on the amended total development cost.

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

Condition reason: To ensure the S7.12 Contributions are paid for the development, and any amendments are accounted for.

9. 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 of this building work. Evidence that the levy has been paid is to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: Council acts as a collecting agent for the Long Service Payment Corporation and the levy may be paid at Council's office or online via the Service NSW website. The levy rate is 0.25% of building work costing $250,000 or more.

Condition reason: To ensure the long service levy is paid.

10. SECURITY DEPOSIT

(a) Payment to the amount of $12,250 must be provided to Council for any damage caused to any property of the consent authority (i.e. 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 fee is charged in accordance with Council's *Pricing Policy and Schedule of Fees and Charges*.

(b) This payment (security deposit) must be provided to Council prior to the issue of any Construction Certificate. The full amount of the security deposit, minus Council's costs for any repair of damage to Council property or rectification of unauthorised works on Council property, will be refunded after satisfactory completion of all of works associated with this

consent (including the required public works) to the person who paid the deposit. Any works required to Council property associated with the consent need to be undertaken with the approval of the Infrastructure Services Department and in line with current Council standards. See the General Advisory Notes at the end of this consent for further details.

Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

CONSTRUCTION AND SITE MATTERS

11. HOARDING FOR CONSTRUCTION SITES

A hoarding is a temporary structure of solid construction, erected around the perimeter of construction sites to shield them from view and prevent unauthorised access. It is an important component in ensuring health and safety, for site workers, visitors and the general public and can also be part of a site security system to prevent theft or vandalism. The design and construction of any hoarding must be in accordance with the requirements of *Safe Work NSW*.

Council authorisation is required when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to Waverley Council's website by visiting the Hoarding and Scaffolding Guidelines webpage for more information.

To apply to occupy Council property (public domain and/or footway), complete the 'Application for Occupation of Council Footpath' form and submit it, directly to email building.compliance.admin@waverley.nsw.gov.au .

Please allow a minimum of 2weeks for processing your application.

Note: You are not to erect the hoarding or store building materials on Council's footpath until written permission is given by Council and all relevant fees have been paid. Failure to do so, may result in enforcement action.

Condition reason: Under Section 68 of the *Local Government Act 1993* and under Section 138 of *The Roads Act 1993*, where Occupation of Council property is required over the footpath or any public place, the approval of Council must be obtained and the applicable fees paid prior to any occupation. This is to ensure the safety of the site and public whilst construction occurs.

12. EROSION AND SEDIMENT CONTROL PLAN

(a) A *Soil and Water Management Plan* (SWMP), also known as an Erosion and Sediment Control Plan must be prepared by a suitably qualified person in accordance with *Waverley Council's Water Management Technical Manual*.

(b) The SWMP must be submitted and approved by the Principal Certifier prior to the issue of any Construction Certificate. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

(c) The recommendations of the SWMP must be implemented and maintained during all construction activities and until the site is fully stabilised following construction.

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

13. 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.

Condition reason: To ensure the structural stability of work on site.

14. ENGINEERING CERTIFICATE OF ADEQUACY

A 'Certificate of Adequacy' prepared by a suitably qualified Structural Engineer is to be submitted for approval of the Principal Certifier 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.

Condition reason: To ensure existing structures are capable of taking the extra load from a structural integrity perspective.

ENERGY EFFICIENCY & SUSTAINABILITY

15. BASIX CERTIFICATE – DETAILS TO BE LODGED WITH A CONSTRUCTION CERTIFICATE

A copy of the required completed BASIX certificate accepted as part of this Development Consent with respect to the proposed residential building works, must be lodged with an application for a Construction Certificate and the items nominated as part of the subject BASIX certificate must be specified on the plans submitted with the construction certificate application. – See Note.

Note: Any requirement detailed in the accompanying BASIX Certificate, MUST be included as a specific notation or inclusion on any future Construction Certificate plans and specification in accordance with Part 3 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2021*.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 *EP&A Regulation 2021*.

16. RENEWABLE ENERGY AND ENERGY EFFICIENCY

(a) No gas cooktops or gas ovens are permitted where works are proposed to the kitchen. Alternate options must be used such as electric or induction.

(b) No gas heating systems are permitted. If heating is provided it must be electric or solar sourced.

(c) Ceiling or wall mounted fans must be installed in all habitable rooms (main living areas and bedrooms).

(d) In circumstances where the existing BASIX certificate does not comply with the above, the BASIX certificate must be amended and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

(e) The architectural plans shall be updated to notate the above and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

Condition reason: To improve air quality and human health, and to ensure all new (or altered) homes have future capacity to be an all-electric building, powered by renewable energy.

WASTE

17. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A *Site Waste and Recycling Management Plan (SWRMP) - Part 2* is to be submitted and approved by the Principal Certifier 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, and the contact details of those removing the waste must be retained on site at all times during construction.

Condition reason: To ensure resource recovery is promoted and the local amenity is protected during construction.

COMPLIANCE PRIOR TO WORK COMMENCING AND DURING CONSTRUCTION

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

PRIOR TO ANY WORKS

18. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction phase, a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number and email address) of the Principal Certifier 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.

Condition reason: To ensure the general public are afforded the Principal Certifier and principal contractor's (the coordinator of the building works) contact details.

DEMOLITION & EXCAVATION

19. 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:

(a) *Work Health and Safety Act 2011*;

(b) *Work Health and Safety Regulation 2017*;

(c) SafeWork NSW *Code of Practice* for the Safe Removal of Asbestos;

(d) *Australian Standard 2601-2001* – Demolition of Structures;

(e) *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 and Hazardous Materials Assessment for the approval of the Principal Certifier in accordance with *Australian Standard AS 2601-2001* Demolition of Structure and a Hazardous Materials Assessment.

The Work Plan and Hazardous Materials Assessment shall be prepared by a suitably qualified person and shall:

(i) Outline the identification of any hazardous materials, including surfaces coated with lead paint;

(ii) Confirm that no asbestos products are present on the subject land, or

(iii) 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);

(iv) Describe the method of demolition;

(v) Describe the precautions to be employed to minimise any dust nuisance; and

(vi) Describe the disposal methods for hazardous materials.

Condition reason: To ensure the safety of workers and the general public.

20. 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.

(b) Water must not be allowed to enter the street and stormwater systems.

(c) Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

(d) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to *Australian Standard AS1716* - 2012 Respiratory Protective Devices.

Condition reason: To ensure the safety of workers and the general public.

21. 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* to the satisfaction of the Principal Certifier.

Condition reason: To ensure that contaminated soil not escape the site.

22. EXCAVATION AND BACKFILLING

(a) 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.

(b) If an excavation associated with the erection or demolition or 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 suitably qualified and practising Structural Engineer.

(c) All work 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.

Condition reason: To ensure the structural stability of work on site and general safety.

23. MANAGEMENT OF ACIDIC SOIL

Should the subject site show evidence of acid sulphate soils, the following shall apply:

(a) To address issues arising from the natural acidity of the soil on-site, any concrete that is in contact with this soil is to be designed to restrict acid and sulphate attack. The Cement and

Concrete Association of Australia Technical Note TN57 is to be adhered to for precautionary measures.

(b) Prior to the commencement of any works, the applicant shall nominate an appropriately qualified Environmental Scientist to supervise the management of acid sulphate soils. The Scientist shall:

(i) Provide an acceptance in writing to supervise the aforementioned works to ensure compliance with the relevant conditions of Development Consent.

(ii) On completion of the works certify that the aforementioned works have been constructed in compliance with the approved plans, specifications and conditions of consent.

(c) The nominated supervising Environmental Scientist shall certify that the management of acid sulphate soil was undertaken in accordance with the Development Consent.

(d) Prior to the issue of any Occupation Certificate being issued, a copy of the aforementioned Certificate shall be submitted to Council's Executive Manager, Sustainability for record keeping.

Condition reason: To ensure acid sulfate soils are appropriately managed.

CONSTRUCTION MATTERS

24. CONSTRUCTION HOURS

(a) 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 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.

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

Condition reason: To protect the amenity of the surrounding area during construction.

25. 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 boundaries. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval. If required, you can apply to temporarily use Council's footpath for the erection of a hoarding, scaffold, mobile scaffold, scissor lift, ladders, barricades for abseiling work, and/or storage of building materials on Council's footpath. This is a separate application form and assessment process. Details of this can be found on Council's website under 'Occupation of Council Footpath'.

https://www.waverley.nsw.gov.au/planning/application_forms_and_certificates

Condition reason: To ensure building material is stored in an appropriate location.

26. BASIX (DURING BUILDING WORK)

During construction, the Principal Certifier should ensure the commitments listed in the BASIX certificate are met when conducting critical stage inspections.

Condition reason: To ensure compliance with the *SEPP (Sustainable Buildings 2022)*

27. CRITICAL/MANDATORY BUILDING INSPECTIONS DURING CONSTRUCTION

The building works are to be inspected during construction by the Principal Certifier in accordance with, Part 8 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* and the requirements of any other applicable legislation or instruments.

Condition reason: To ensure regular inspections occur throughout the construction process.

28. WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary, including storage of building materials or goods. Separate approval is required for any works outside the property boundary on the public domain, with fees being paid where applicable. Requests are to be made via email to assets@waverley.nsw.gov.au.

Condition reason: To ensure all works are located within the property boundary and specific approval is sought for any external works.

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 Certifier in all instances, except where a condition explicitly specifies that the approval of Council or a Council Officer is required, prior to the issue of an Occupation Certificate or Subdivision Certificate, whichever applies.

CERTIFICATES, LICENSES, EASEMENTS AND RESTRICTIONS

29. FINAL OCCUPATION CERTIFICATE

(a) Prior to occupation or use of the development, an Occupation Certificate must be obtained.

(b) The Principal Certifier 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.

Condition reason: To ensure an Occupation Certificate is issued prior to occupation or use of the development.

30. CERTIFICATION OF BASIX COMMITMENTS

All commitments listed in each relevant BASIX Certificate for the development must be fulfilled prior to any Occupation Certificate being issued.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75, *Environmental Planning and Assessment Regulation 2021*).

GENERAL ADVISORY NOTES

DEVELOPMENT IS TO COMPLY WITH LEGISLATION

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.

DEVELOPMENT MUST MEET CONDITIONS OF CONSENT

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the *Environmental Planning and Assessment Act 1979* to carry out development that is not in accordance with this consent.

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:

(a) Please read your conditions carefully.

(b) Information to be submitted to Council should be either via email to info@waverley.nsw.gov.au or via the NSW Planning Portal (if required).

(c) Attention the documentation to the relevant officer/position of Council (where known/specified in condition).

(d) Include DA reference number.

(e) Include condition number/s seeking to be addressed.

(f) 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).

(g) 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.

(h) 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.

(i) Please note, in some circumstances, additional fees and/or additional documents (hard copy) may be required.

(j) Council's standard for review (from date the relevant officer receives documentation) is 14 days. Times may vary or be delayed if information is not received in this required manner.

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.

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 1800 810 443.

ALTERATIONS AND ADDITIONS ONLY

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

EXCAVATION TO BE LIMITED

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

DICTIONARY

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021* and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Waverley Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the *Environmental Planning and Assessment Act 1979*.

Local planning panel means Waverley Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the *Environmental Planning and Assessment Act 1979* respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021*.

Suitably qualified acoustic consultant means a suitably qualified acoustic consultant means an individual who possesses the qualifications to render them eligible for membership of both the Australian Acoustics Society and Institution of Engineers Australia at the grade of member or an individual who is employed by a member firm of the Association of Australian Acoustic Consultants.

RECEIVED
Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026

FSR calculation for 69 Francis St, Bondi Beach
Site area = 458.9m²

Current GFA on site FSR of 1.08:1			Proposed GFA on site FSR of 1.1:1		
Floor Level	Area	GFA in m²	Floor Level	Area	GFA in m²
Second	Exist Unit 1	92	Second	Exist Unit 1	92
	Exist Unit 2	92		Exist Unit 2	92
	Exist Common area	2		Exist Common area	2
First	Exist Unit 3	92	First	Exist Unit 3	92
	Exist Unit 4	92		Exist Unit 4	92
	Exist Common area	12		Exist Common area	12
Ground	Exist Unit 5	112	Ground	Proposed Unit 5 incl new ensuite and new TV room/storeroom	129
	No Common area	0		No Common area	0
Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0	Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0
Total exist area		494m²	Total proposed area		511m²

Alterations & Additions to Unit 5/69 Francis St, Bondi Beach

DA Documents dated 30 September 2026

Drwg no	Doc Type	Title	Scale	Dated
2610 - DA 01	DA Arch Drwg	Cover Sheet & Location Plan	nts	30/9/2026
2610 - DA 02	DA Arch Drwg	Site Plan	1 to 150	30/9/2026
2610 - DA 03	DA Arch Drwg	Exist Ground Floor Plan	1 to 75	30/9/2026
2610 - DA 04	DA Arch Drwg	Demolition Ground Floor Plan	1 to 75	30/9/2026
2610 - DA 05	DA Arch Drwg	Proposed Ground Floor Plan	1 to 75	30/9/2026
2610 - DA 06	DA Arch Drwg	Exist Lower Ground Floor Plan	1 to 100	30/9/2026
2610 - DA 07	DA Arch Drwg	Proposed Ground Floor/ Site Plan	1 to 100	30/9/2026
2610 - DA 08	DA Arch Drwg	Exist First Floor Plan	1 to 100	30/9/2026
2610 - DA 09	DA Arch Drwg	Exist Second Floor Plan	1 to 100	30/9/2026
2610 - DA 10	DA Arch Drwg	Exist North & West Elevations	1 to 100	30/9/2026
2610 - DA 11	DA Arch Drwg	Proposed North & West Elevations	1 to 100	30/9/2026
2610 - DA 12	DA Arch Drwg	Exist South & East Elevations	1 to 100	30/9/2026
2610 - DA 13	DA Arch Drwg	Proposed East Elevation	1 to 100	30/9/2026
2610 - DA 14	DA Arch Drwg	Exist Sections A-A & B-B	1 to 100	30/9/2026
2610 - DA 15	DA Arch Drwg	Proposed Sections A-A & B-B	1 to 100	30/9/2026



DRAWING LIST

AMENDED PLANS

LOCATION PLAN

REVISIONS

REV:	ISSUE FOR:	DATE:
A	DA	30/9/26

GENERAL NOTES:

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REO
2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY BOUTIQUE OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. BOUTIQUE TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATNCOMMUNICATION REQUIREMENTS ARE ACCESSIBLE
6. ALL DIMENSIONS TO BE VERIFIED ON SITE- DO NOT SCALE

ALLYSON SMALL
Nominated Architect (NSW)ARB 5166
Class 2 Architect Design Practitioner no DEP 0002716

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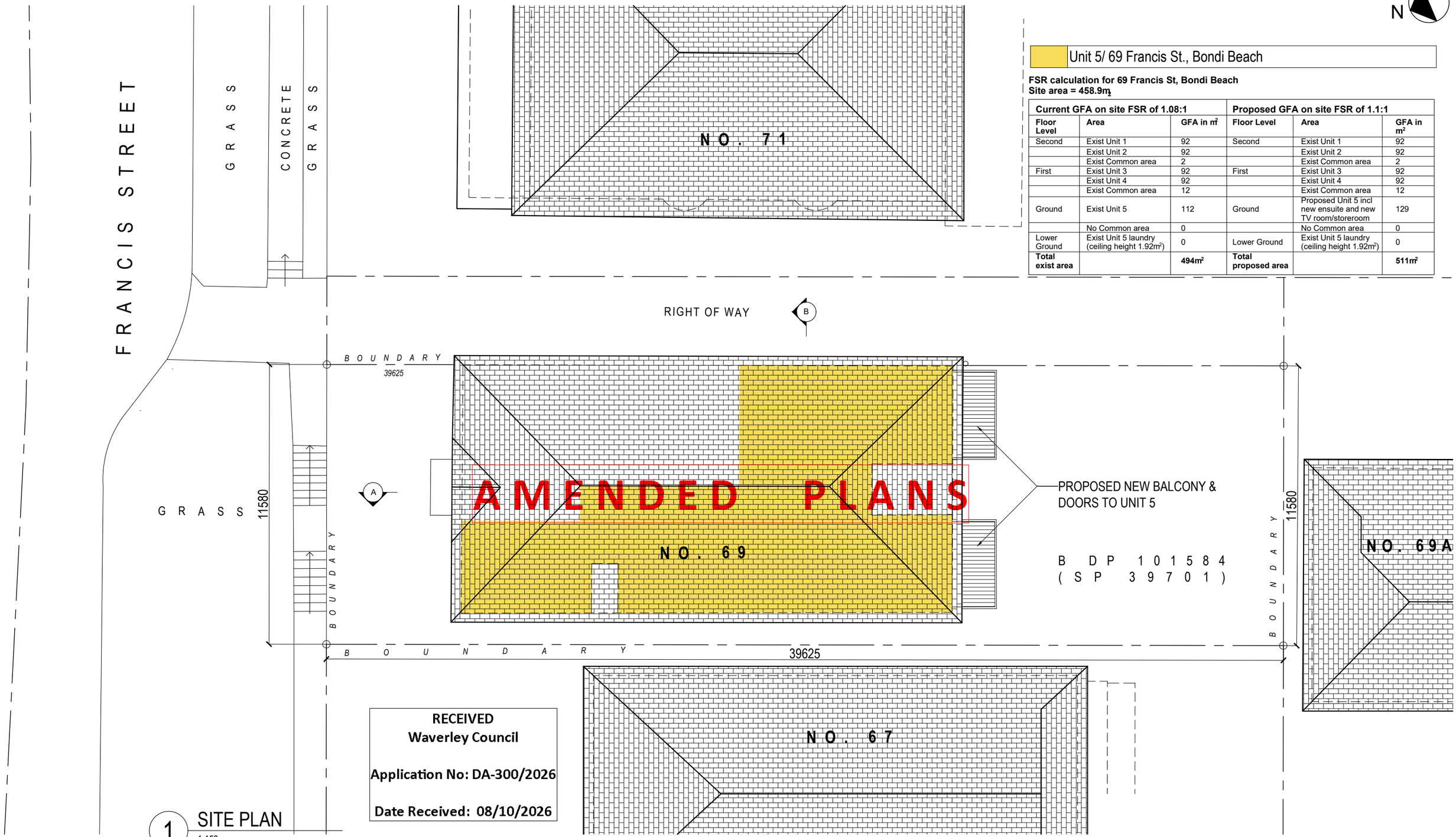
BOUTIQUE
Design & Project Management

PROJECT
Unit 5/69 Francis Street, Bondi Beach

DRAWING TITLE:
Cover Sheet & Location Plan

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: nts

DRAWING NUMBER:
DA 01B



Unit 5/ 69 Francis St., Bondi Beach

FSR calculation for 69 Francis St, Bondi Beach
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RECEIVED
Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026

1 SITE PLAN
1:150

REVISIONS

REV:	ISSUE FOR:	DATE:
B	DA	30/9/26

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Nominated Architect (NSW)ARB 5166
Class 2 Architect Design Practitioner no DEP 0002716

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M: +61 412 759 015

BOUTIQUE
Design & Project Management

PROJECT
Unit 5/69 Francis Street, Bondi Beach

DRAWING TITLE:
Site Plan

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:150

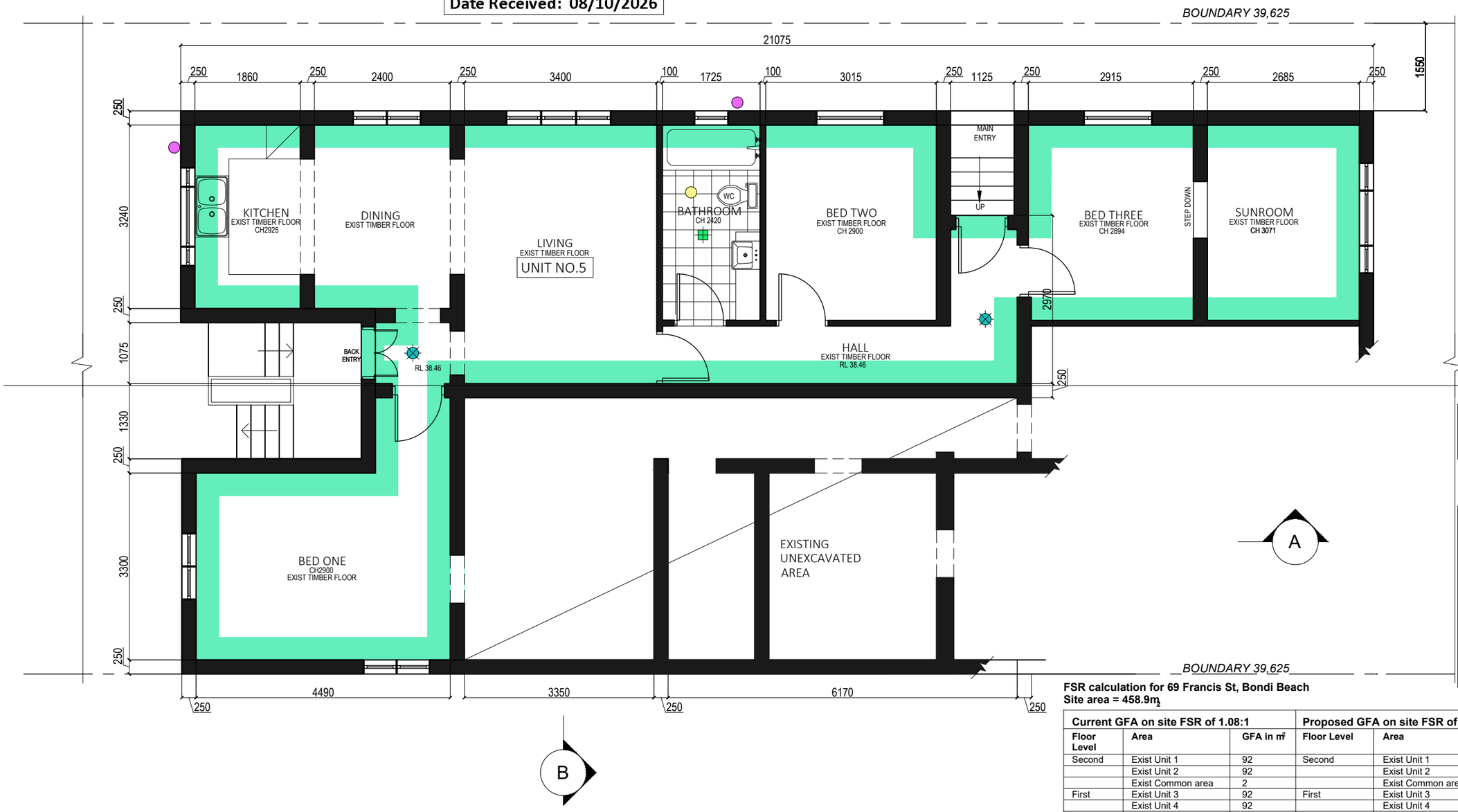
DRAWING NUMBER:
DA 02B

RECEIVED
Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026

AMENDED PLANS



1 UNIT NO.5 EXISTING GROUND FLOOR PLAN

1:75

Note:

Existing Unit No. 5
GFA=112m²

Key

- Existing mechanical exhaust
- Existing 100mm Ø floor wastes
- Existing smoke detectors
- Existing hydraulic riser

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N

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Nominated Architect (NSW)ARB 5166
Class 2 Architect Design Practitioner no DEP 0002716

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BOUTIQUE
Design & Project Management

PROJECT
5 /69 Francis Street, Bondi Beach

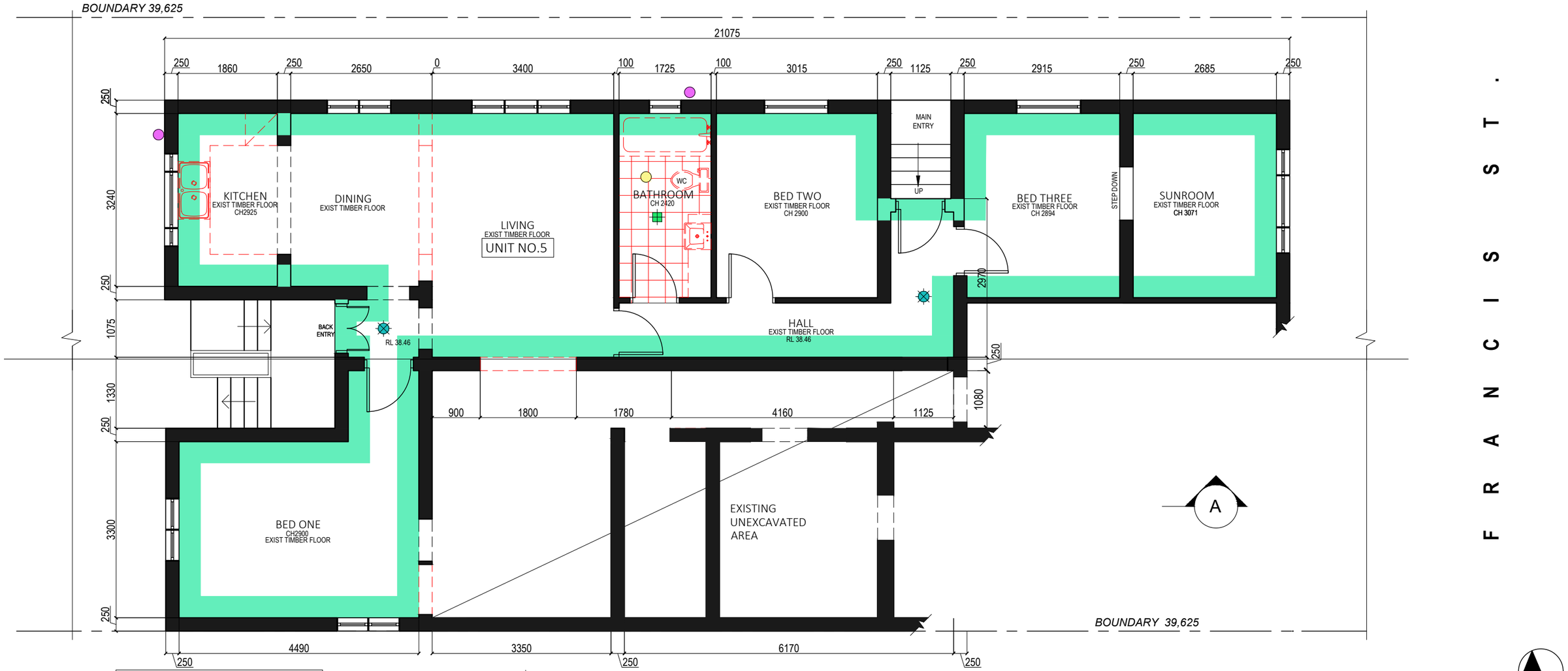
DRAWING TITLE:
Existing Floor Plan

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:75

DRAWING NUMBER:
DA 03B

FRANCIS ST.

AMENDED PLANS



RECEIVED
Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026

B

1 UNIT NO.5
DEMOLITION GROUND FLOOR PLAN
1:75

FSR calculation for 69 Francis St, Bondi Beach
Site area = 458.9m2

Current GFA on site FSR of 1.08:1			Proposed GFA on site FSR of 1.1:1		
Floor Level	**Area**	**GFA in m²**	**Floor Level**	**Area**	**GFA in m²**
Second	Exist Unit 1	92	Second	Exist Unit 1	92
	Exist Unit 2	92		Exist Unit 2	92
	Exist Common area	2		Exist Common area	2
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	Exist Unit 4	92		Exist Unit 4	92
	Exist Common area	12		Exist Common area	12
Ground	Exist Unit 5	112	Ground	Proposed Unit 5 incl new ensuite and new TV room/storeroom	129
	No Common area	0		No Common area	0
Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0	Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0
Total exist area		**494m²**	**Total proposed area**		**511m²**

Note:

Existing Unit No. 5
GFA=112m²

Key

- Walls, windows, appliances, tiles, fittings, etc. to be demolished & removed
- Existing mechanical exhaust
- Existing 100mm Ø floor wastes
- Existing smoke detectors
- Existing hydraulic riser

REVISIONS

REV:	ISSUE FOR:	DATE:
B	DA	30/9/26

GENERAL NOTES:

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REO
2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
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6. ALL DIMENSIONS TO BE VERIFIED ON SITE- DO NOT SCALE

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BOUTIQUE
Design & Project Management

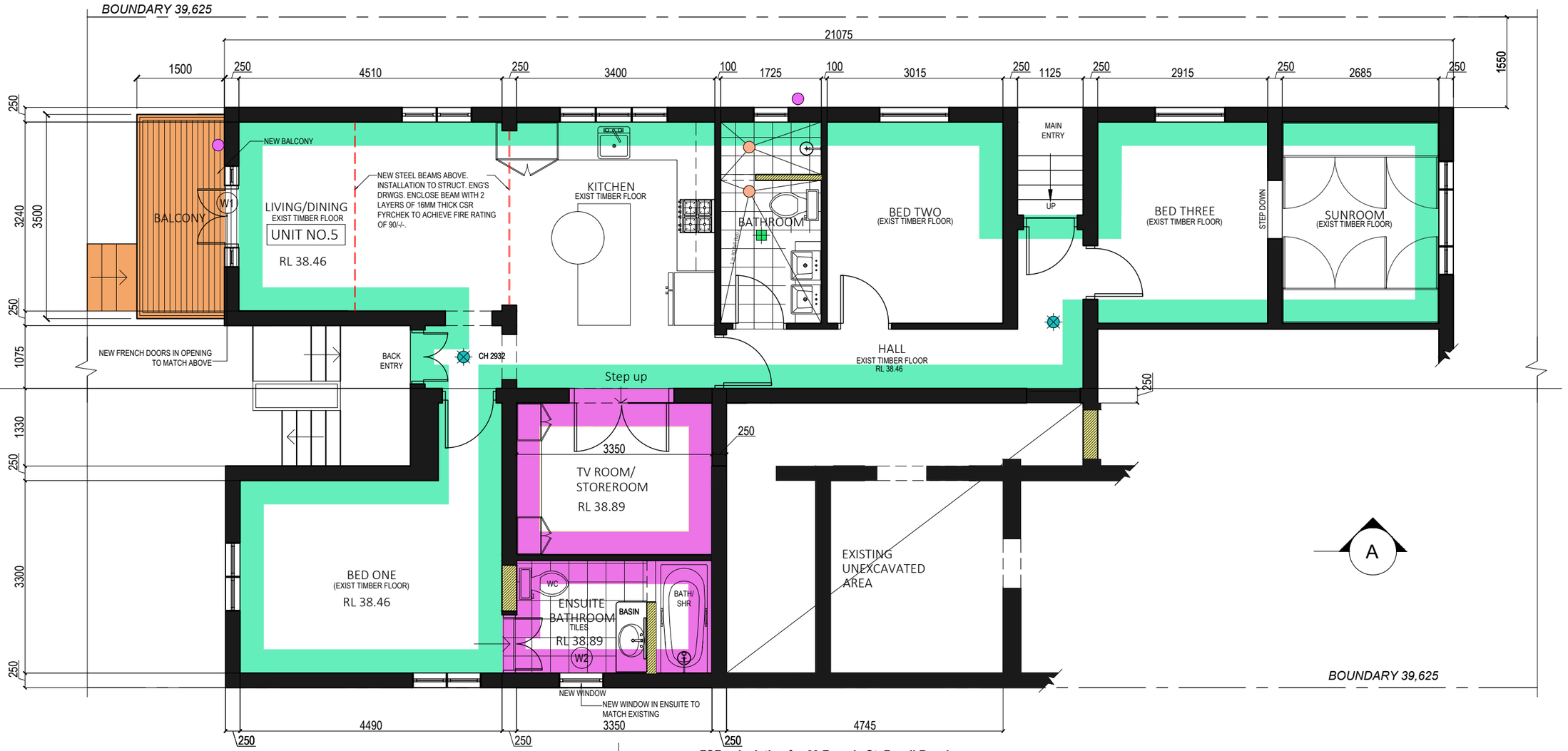
PROJECT
5 /69 Francis Street, Bondi Beach

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:75

DRAWING TITLE:
Demolition Plan

DRAWING NUMBER:
DA 04B

AMENDED PLANS



RECEIVED
Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026

1 UNIT NO.5 PROPOSED GROUND FLOOR PLAN

1:75

FSR calculation for 69 Francis St, Bondi Beach
Site area = 458.9m²

Current GFA on site FSR of 1.08:1			Proposed GFA on site FSR of 1.1:1		
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	No Common area	0		No Common area	0
Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0	Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0
Total exist area		**494m²**	**Total proposed area**		**511m²**

Note:

- Existing Unit No. 5 GFA=112m²
- New additional ensuite & TV room/store room. Previously unexcavated GFA=17m²

Key

- Stud wall infill
- Existing mechanical exhaust
- Exist 100mm Ø floor wastes
- Existing smoke detectors
- Existing hydraulic riser
- New 100mm Ø floor wastes

REVISIONS

REV:	ISSUE FOR:	DATE:
B	DA	30/9/26

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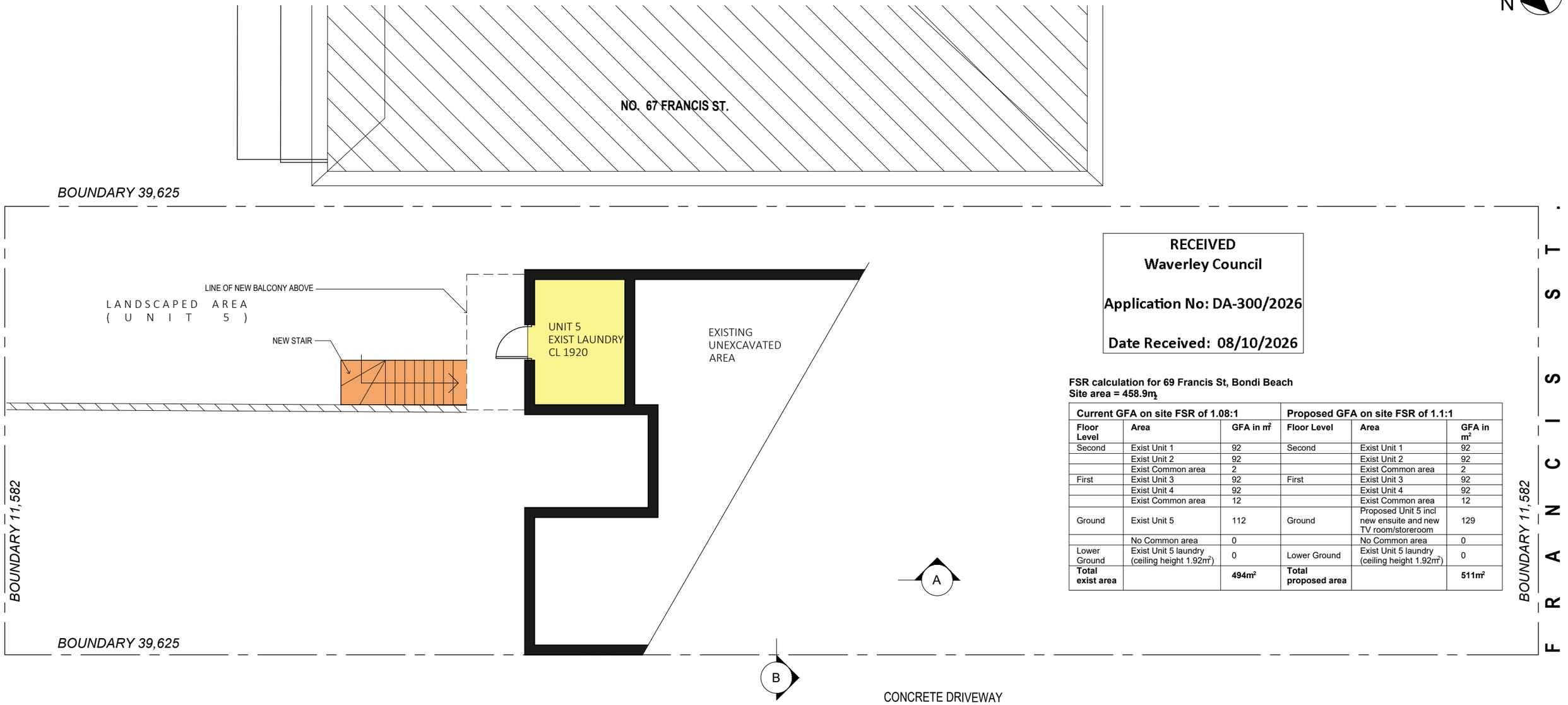
BOUTIQUE
Design & Project Management

PROJECT
5 /69 Francis Street, Bondi Beach

DRAWING TITLE:
Proposed Floor Plan

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:75

DRAWING NUMBER:
DA 05B



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Application No: DA-300/2026

Date Received: 08/10/2026

FSR calculation for 69 Francis St, Bondi Beach
Site area = 458.9m²

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Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0	Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0
Total exist area		**494m²**	**Total proposed area**		**511m²**

AMENDED PLANS

1 UNIT NO.5 EXISTING LOWER GROUND FLOOR PLAN

1:100

Site Area= 458.93m²

New stairs

Exist Laundry Unit 5 (not GFA)

REVISIONS

REV:	ISSUE FOR:	DATE:
B	DA	30/9/26

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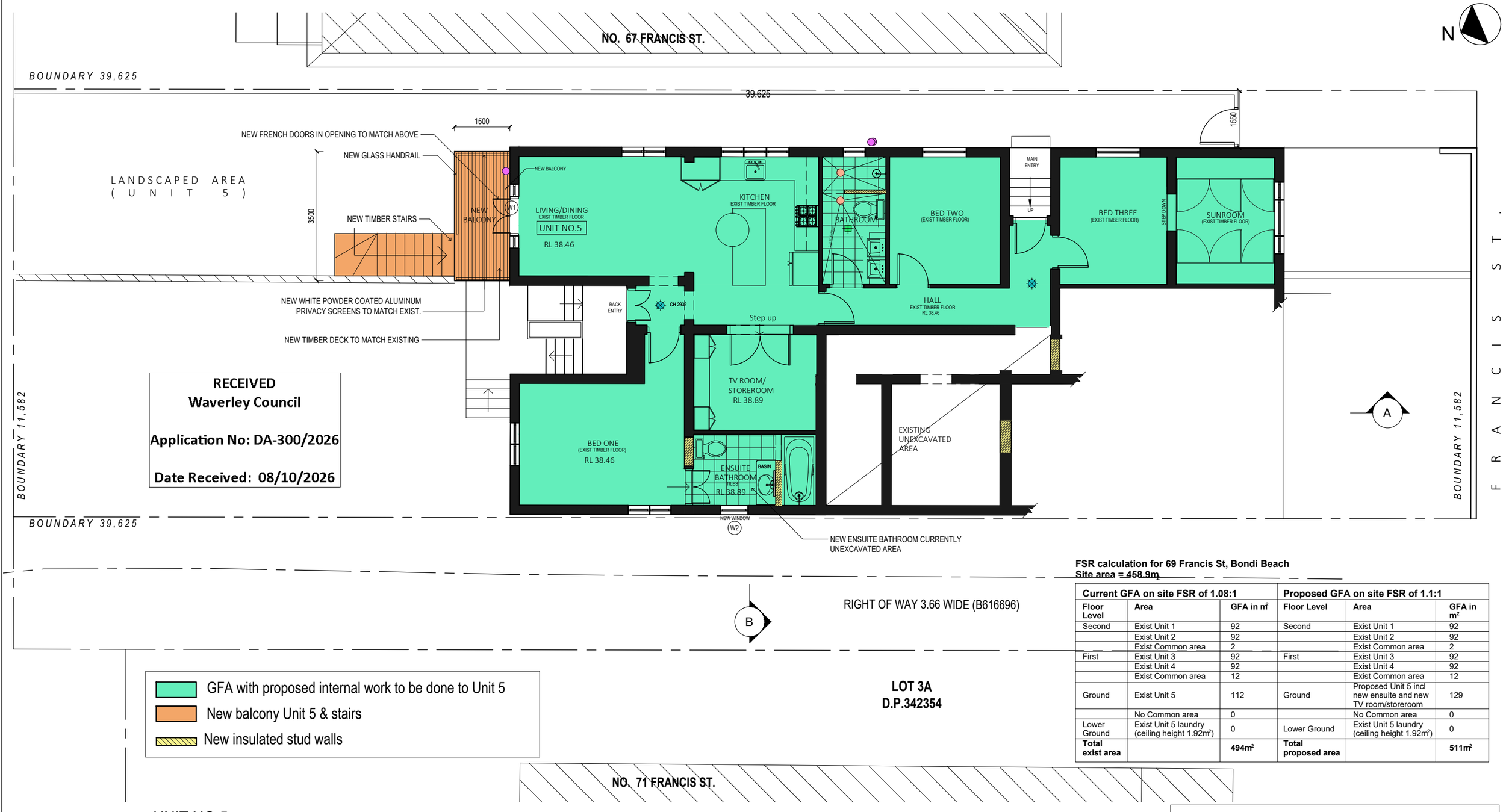
BOUTIQUE
Design & Project Management

PROJECT
Unit 5/69 Francis Street, Bondi Beach

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:100

DRAWING TITLE:
Exist Lower Ground Floor Plan

DRAWING NUMBER:
DA 06B



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Application No: DA-300/2026

Date Received: 08/10/2026

GFA with proposed internal work to be done to Unit 5

New balcony Unit 5 & stairs

New insulated stud walls

FSR calculation for 69 Francis St, Bondi Beach
Site area = 458.9m²

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Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0	Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0
Total exist area		**494m²**	**Total proposed area**		**511m²**

Site area = 458.93 m²

GFA Unit No.5 = 112 m² (Unit 5)
17 m² (New ensuite + TV room/store room)
= 129m²

1 UNIT NO.5
PROPOSED SITE/ FLOOR PLAN
1:100

AMENDED PLANS

REVISIONS

REV:	ISSUE FOR:	DATE:
B	DA	30/9/26

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BOUTIQUE
Design & Project Management

PROJECT
Unit 5/69 Francis Street, Bondi Beach

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:100

DRAWING TITLE:
Proposed Ground Floor/ Site Plan

DRAWING NUMBER:
DA 07B

AMENDED PLANS

FSR calculation for 69 Francis St, Bondi Beach
Site area = 458.9m$_2$

Current GFA on site FSR of 1.08:1			Proposed GFA on site FSR of 1.1:1		
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Total exist area		**494m²**	**Total proposed area**		**511m²**

NO. 67 FRANCIS ST.

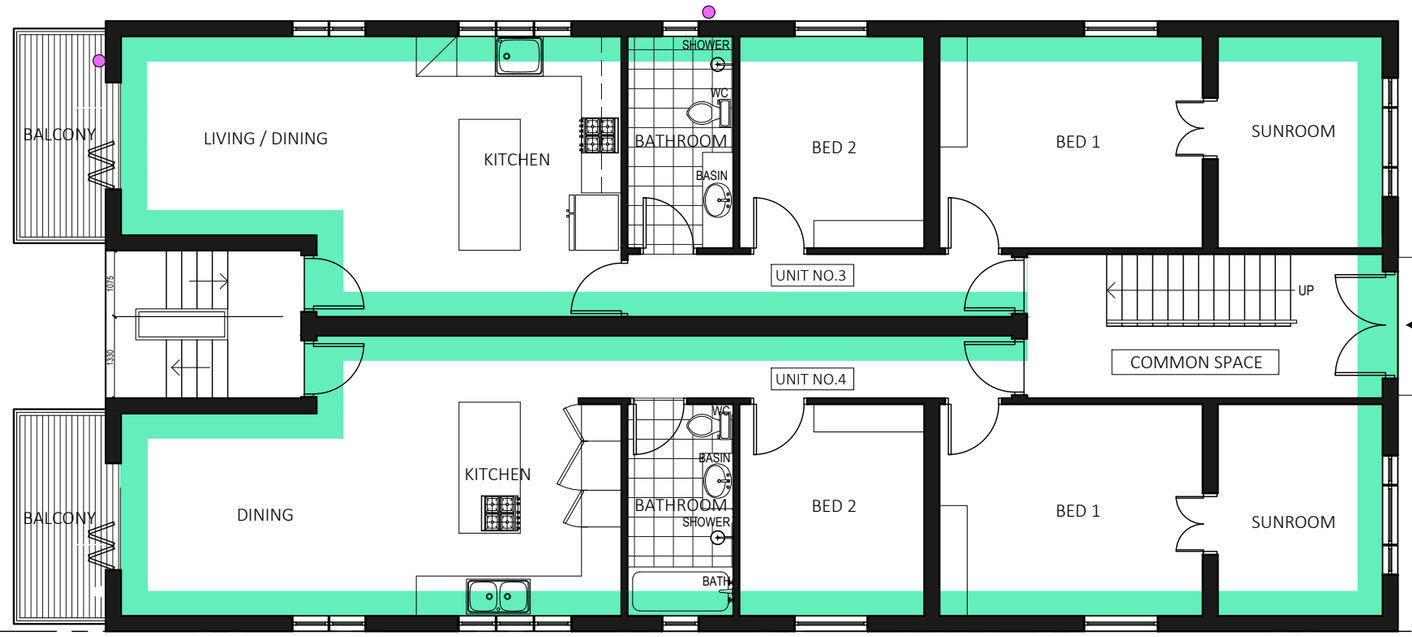
BOUNDARY 39,625

RECEIVED
Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026

NO WORK TO UNITS NO'S 3&4 ON THIS LEVEL IS PROPOSED



BOUNDARY 11,582

BOUNDARY 11,582

FRANCIS ST.

BOUNDARY 39,625

CONCRETE DRIVEWAY

1 UNIT NO's 3 & 4 EXISTING FIRST FLOOR PLAN

1:100

Site area = 458.9 m²

Existing GFA for existing first floor (including common space units 3 and 4) = **196m²**

REVISIONS

REV:	ISSUE FOR:	DATE:
B	DA	30/9/26

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BOUTIQUE
Design & Project Management

PROJECT
Unit 5/69 Francis Street, Bondi Beach

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:100

DRAWING TITLE:
Exist First Floor Plan

DRAWING NUMBER:
DA 08B

N

RECEIVED
Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026

FSR calculation for 69 Francis St, Bondi Beach
Site area = 458.9m²

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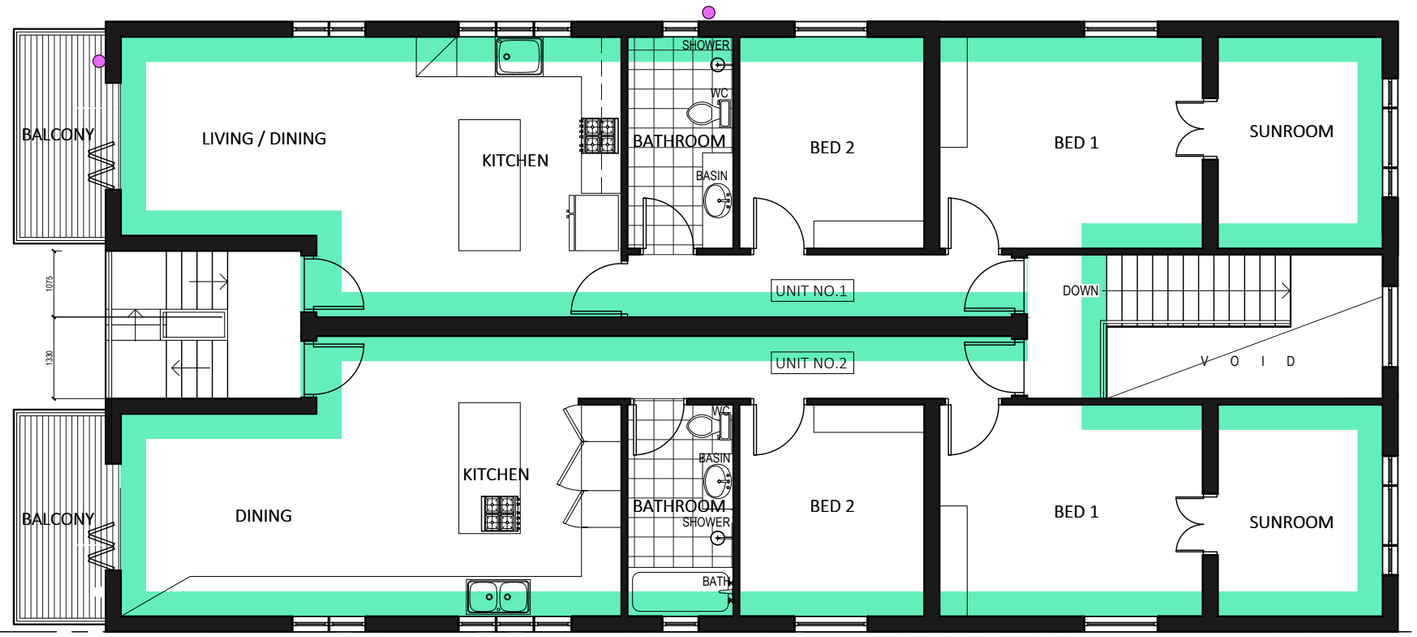
Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0	Lower Ground	Exist Unit 5 laundry (ceiling height 1.92m²)	0
Total exist area		**494m²**	**Total proposed area**		**511m²**

NO. 67 FRANCIS ST.

BOUNDARY 39,625

BOUNDARY 11,582

NO WORK TO UNITS NO'S 1&2 ON THIS LEVEL IS PROPOSED



BOUNDARY 11,582

BOUNDARY 39,625

F R A N C I S S T .

AMENDED PLANS

CONCRETE DRIVEWAY

1 UNIT NO's 1 & 2
EXISTING SECOND FLOOR PLAN
1:100

Site area = 458.9 m²

Existing second floor including common space and units 1&2
=186 m²

REVISIONS

REV:	ISSUE FOR:	DATE:
B	DA	30/9/26

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BOUTIQUE
Design & Project Management

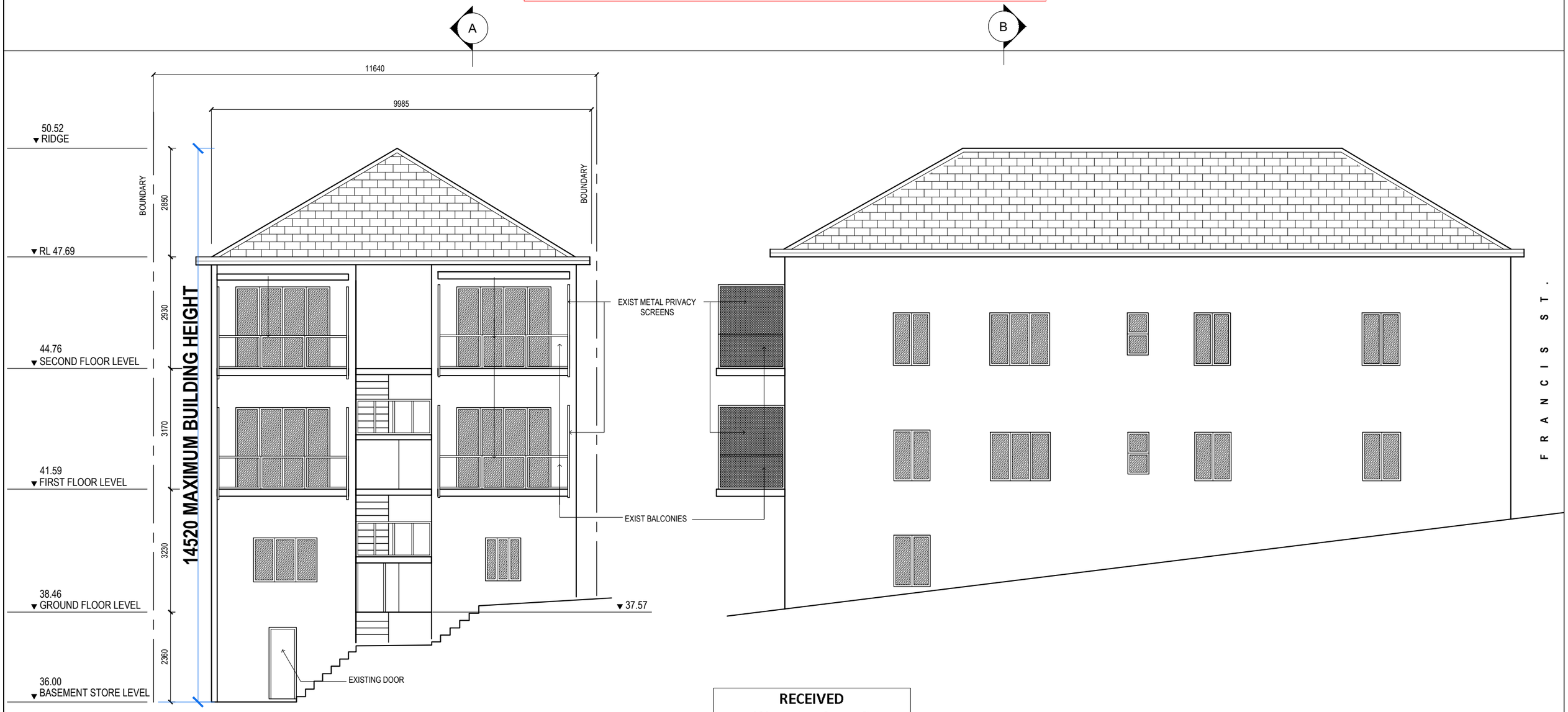
PROJECT
Unit 5/69 Francis Street, Bondi Beach

DRAWING TITLE:
Exist Second Floor Plan

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:100

DRAWING NUMBER:
DA 09B

AMENDED PLANS



1 EXISTING NORTHERN ELEVATION (REAR)
1:100

2 EXISTING WESTERN ELEVATION (SIDE)
1:100

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Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026

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BOUTIQUE
Design & Project Management

PROJECT
5 /69 Francis Street, Bondi Beach

DRAWING TITLE:
Existing North and Western Elevation

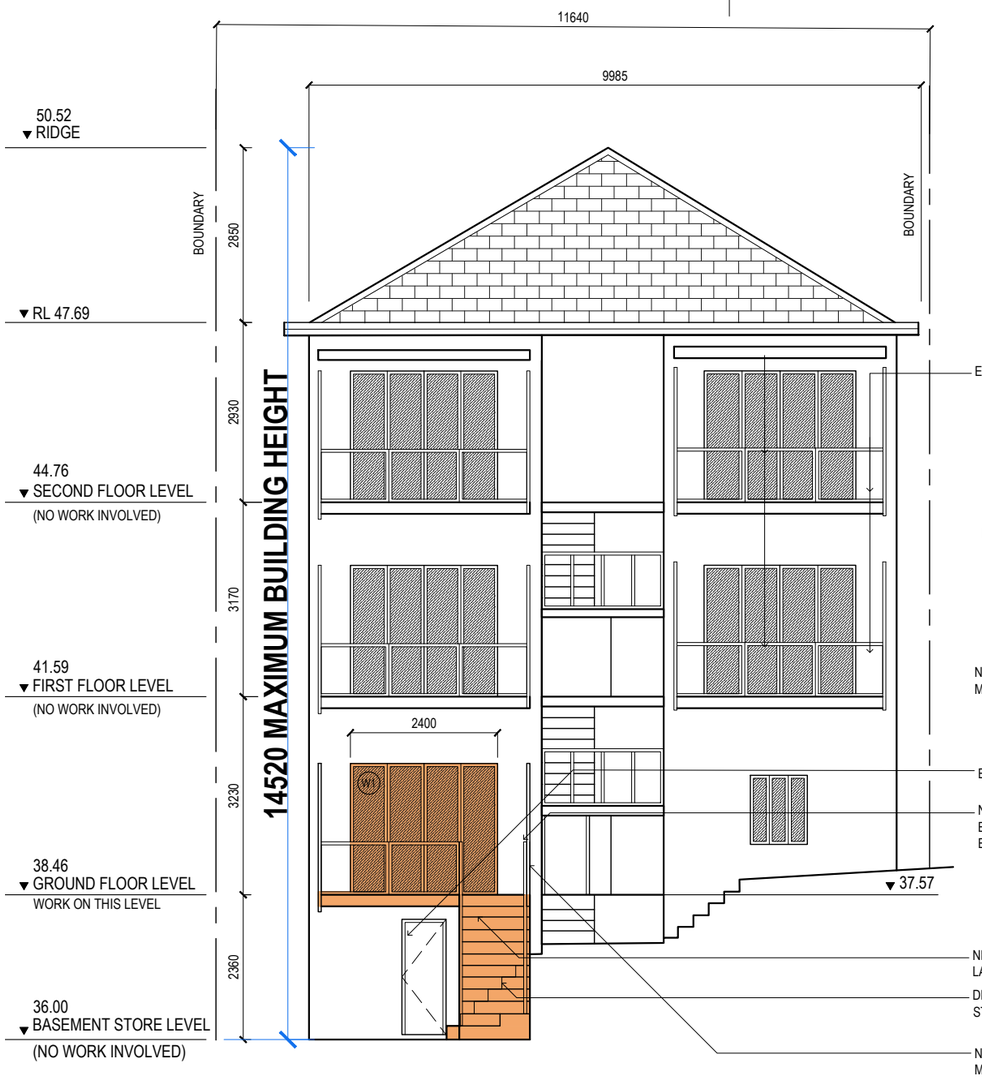
PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:100

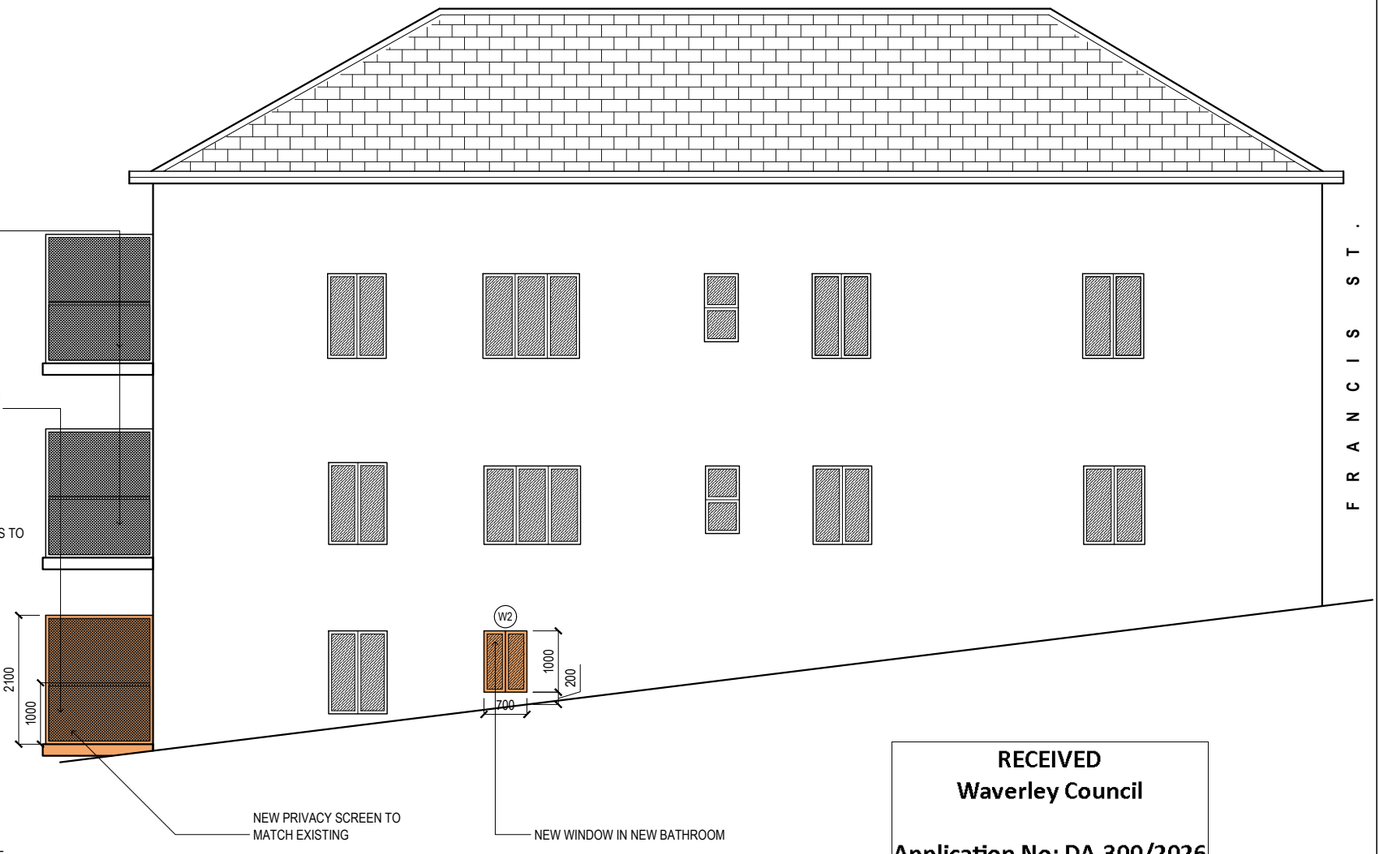
DRAWING NUMBER:
DA 10B

A

B

AMENDED PLANS





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Application No: DA-300/2026

Date Received: 08/10/2026

1 PROPOSED NORTHERN ELEVATION (REAR)
1:100

2 PROPOSED WESTERN ELEVATION (SIDE)
1:100

Key

New elements to Unit 5
1. W1 and W2
2. New privacy screens
3. New timber stairs
4. New balcony & balustrade to match exist

REVISIONS

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BOUTIQUE
Design & Project Management

PROJECT
5 /69 Francis Street, Bondi Beach

DRAWING TITLE:
Proposed North and Western Elevation

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:100

DRAWING NUMBER:
DA 11B

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Waverley Council

Application No: DA-300/2026

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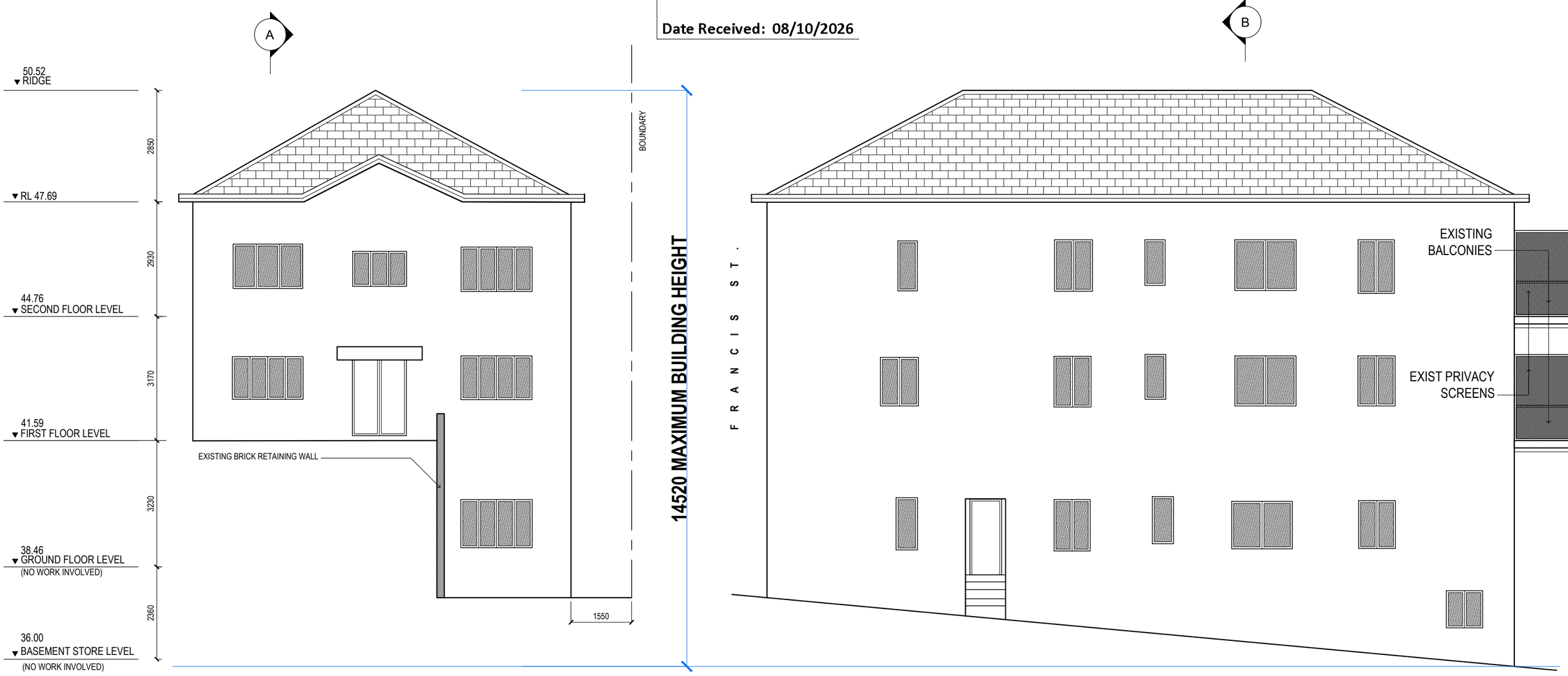

1 EXISTING FRANCIS ST.
SOUTH ELEVATION (FRONT)
1:100

2 EXISTING
EASTERN ELEVATION (SIDE)
1:100

AMENDED PLANS

REVISIONS

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BOUTIQUE
Design & Project Management

PROJECT
5 /69 Francis Street, Bondi Beach

DRAWING TITLE:
Exist South and Eastern Elevation

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:100

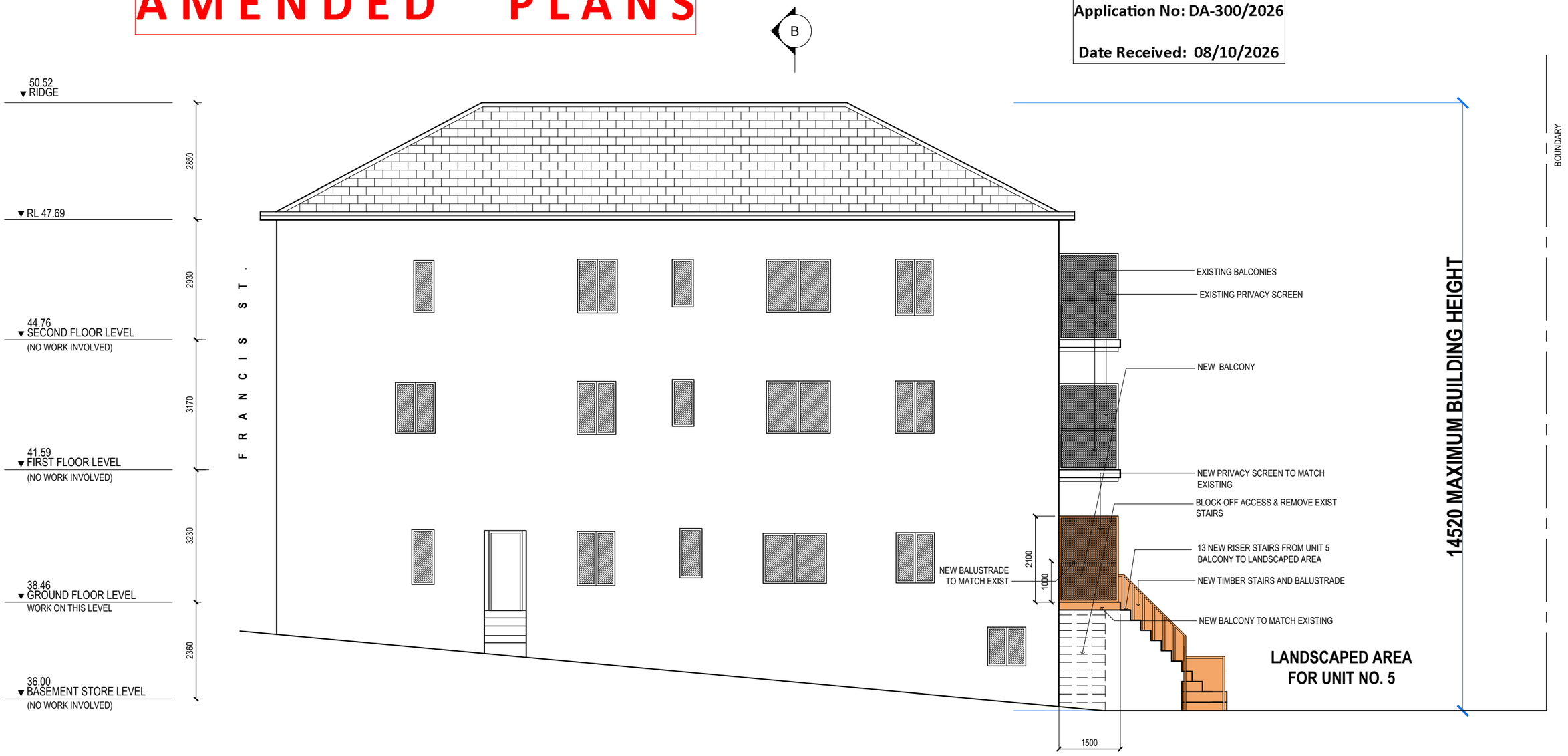
DRAWING NUMBER:
DA 12B

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026



1 PROPOSED EASTERN ELEVATION (SIDE)
1:100

Key

New elements to Unit 5
1. W1 and W2
2. New privacy screens
3. New timber stairs
4. New balcony & balustrade to match exist

REVISIONS

REV:	ISSUE FOR:	DATE:
B	BC	30/9/26

GENERAL NOTES:

1. ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AUSTRALIAN STANDARDS STATUTORY REGULATIONS AND LOCAL AUTHORITY REO
2. CONTRACTOR TO ENSURE CONSISTENCY BETWEEN MATERIALS IS MAINTAINED
3. CONTRACTOR TO NOTIFY BOUTIQUE OF ANY DISCREPANCIES, DIMENSIONAL INCONSISTENCIES OR THE NEED FOR CLARIFICATION PRIOR TO MANUFACTURING
4. BOUTIQUE TO REVIEW ALL CONTRACTORS DETAILED DRAWINGS / SETTING OUT PRIOR TO CONSTRUCTION
5. CONTRACTOR TO LIAISE WITH ELECTRICAL CONTRACTORS TO ENSURE ALL POWER/DATNCOMMUNICATION REQUIREMENTS ARE ACCESSIBLE
6. ALL DIMENSIONS TO BE VERIFIED ON SITE- DO NOT SCALE

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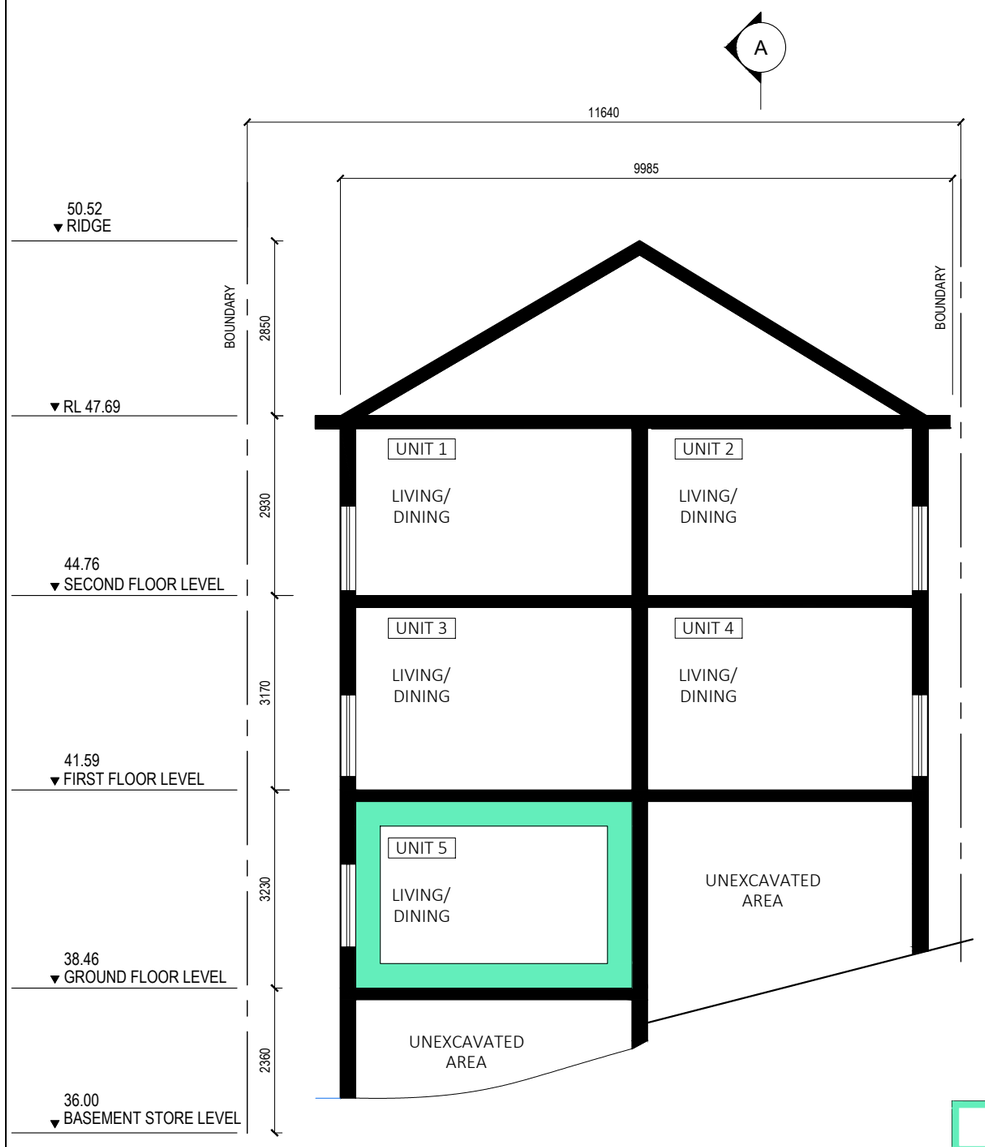
BOUTIQUE
Design & Project Management

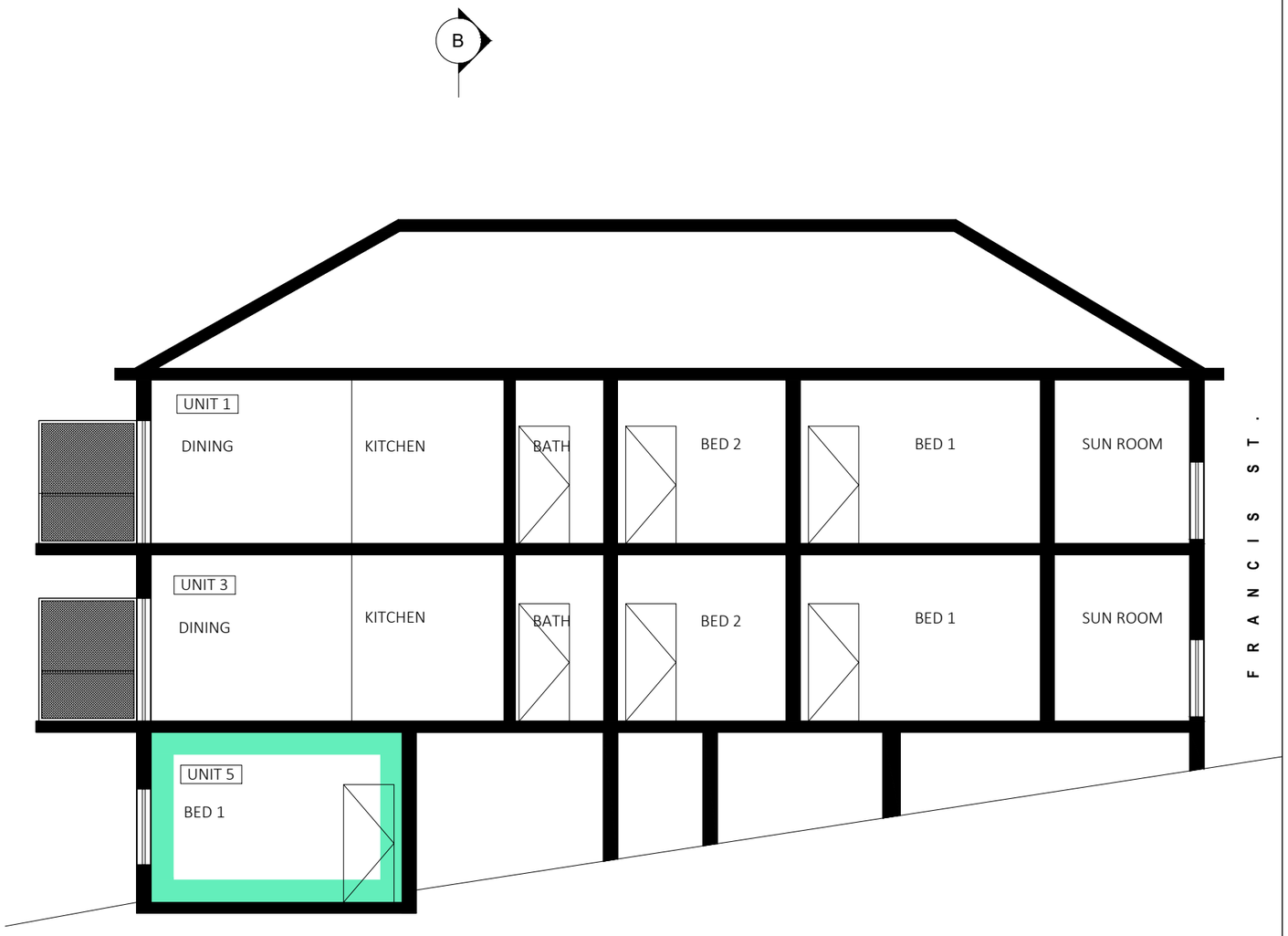
PROJECT
5 /69 Francis Street, Bondi Beach

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:100

DRAWING TITLE:
Eastern Elevation

DRAWING NUMBER:
DA 13B





UNIT NO 5

RECEIVED
Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026

1 EXISTING SECTION B-B
1:100

2 EXISTING SECTION A-A
1:100

AMENDED PLANS

REVISIONS

REV:	ISSUE FOR:	DATE:
B	DA	30/9/26

GENERAL NOTES:

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BOUTIQUE
Design & Project Management

PROJECT
5 /69 Francis Street, Bondi Beach

DRAWING TITLE:
Existing section A-A & section B-B

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:100

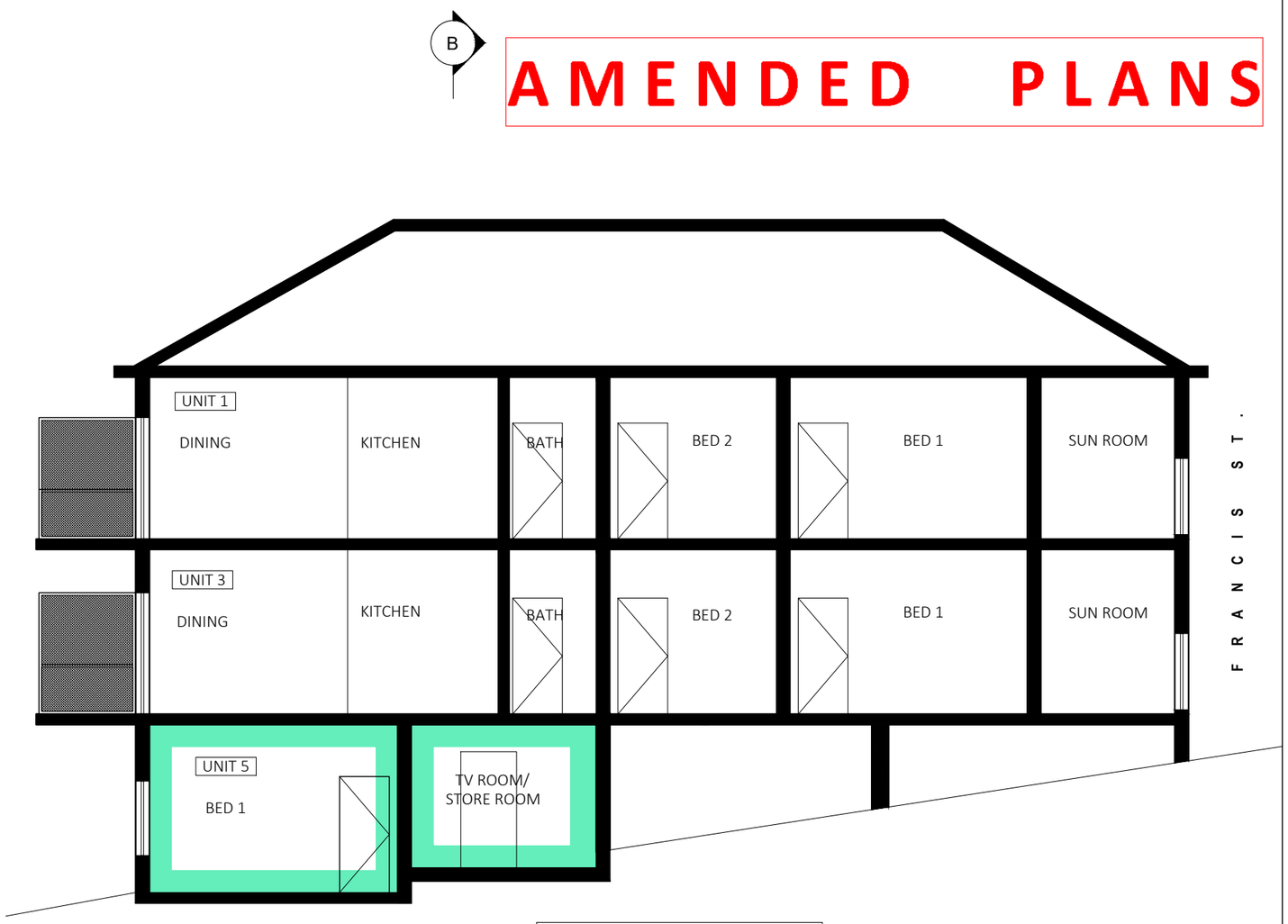
DRAWING NUMBER:
DA 14B

AMENDED PLANS



UNIT NO 5

1 PROPOSED SECTION B-B
1:100



2 PROPOSED SECTION A-A
1:100

RECEIVED
Waverley Council

Application No: DA-300/2026

Date Received: 08/10/2026

REVISIONS

REV:	ISSUE FOR:	DATE:
B	DA	30/9/26

GENERAL NOTES:

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BOUTIQUE
Design & Project Management

PROJECT
5 /69 Francis Street, Bondi Beach

DRAWING TITLE:
Existing section A-A & section B-B

PROJECT NUMBER: 2610
DRAWN BY: AS
SCALE: 1:100

DRAWING NUMBER:
DA 15B



Report to the Waverley Local Planning Panel

Overview	
Application number	DA-264/2026
Site address	1 Wills Avenue, Waverley NSW 2024
Proposal	Demolition of existing structures and construction of an attached dual occupancy development including Strata title subdivision, basement parking and associated site works.
Date of lodgement	20 July 2026
Owner	H A Galvin S J Williams
Applicant	Architect George Pty Ltd
Submissions	Nineteen submissions
Cost of works	$2,708,402
Principal Issues	• *Non-compliance with DCP building envelope provisions;* • *Dual occupancy minimum lot size variation (DCP);* • *Overshadowing impacts; and* • *Visual privacy impacts*
Recommendation	That the application be **REFUSED** for the reasons contained in the report.

Site Map



1. PREAMBLE

1.1. Executive Summary

The development application seeks consent for demolition of the existing dwelling and construction of an attached dual occupancy including strata title subdivision and basement parking at the site known as 1 Wills Avenue, Waverley.

The principal issues arising from the assessment of the application are as follows:

- *Non-compliance with DCP building envelope provisions;*
- *Dual occupancy minimum lot size variation (DCP);*
- *Overshadowing impacts; and*
- *Visual privacy impacts*.

The assessment finds these issues unacceptable. The proposed dual occupancy has included a central courtyard and adjacent large void, which increases the scale of the development and extends the overall building length. This results in non-compliances with front and rear setback controls.

In relation to the scale of the proposed development, the subject site does not comply with the minimum lot size requirements for a dual occupancy development under the Waverley Development Control Plan 2022 (WDCP).

Amenity impacts arising from the proposed development may be attributed to certain non-compliant aspects of the proposed development, such as the first floor rear setback alignment which results in additional shadowing to 3 Wills Avenue to the south.

A total number of nineteen unique submissions were received from residents. The issues raised in the submissions have been considered and addressed in this report and in the Recommendation. There were no declared conflicts of interest on this application from Council staff.

The application has been assessed against the relevant matters for consideration under section *4.15(1) of the Environmental Planning and Assessment Act 1979* (the Act). It is recommended for refusal.

1.2. Site and Surrounding Locality

A site visit was carried out on 19 August 2026.

The site is identified as Lot 1 in DP 112136, known as 1 Wills Avenue, Waverley.

The site is rectangular in shape with a frontage of 12.19m to Wills Avenue and a southern side boundary of 34.49m. It has an area of 417m^2 and is generally flat, with the exception of a raised grass area at the rear boundary.

The site currently comprises a single storey dwelling house with a single garage accessed via a vehicle crossover and driveway along the northern side of the site. When viewed from the

street, the existing dwelling is largely obscured by a high street wall and dense landscaping within the front setback. The site includes a number of mature trees in the front and rear setbacks.

The site is adjoined by a single storey dwelling house to the south at 3 Wills Avenue with a single car garage to Wills Avenue. There is an 'L shaped' private open space area along the northern side and western rear of that property, adjacent to the subject site.

The site is also adjoined by a number of residential flat buildings ranging between two and four storeys in height to the western and northern aspect. This includes 29 Macpherson Street, which is a two and three storey residential flat building.

The locality is characterised by a variety of low or medium density residential uses.

Figure 1 to **5** are photos of the site and its context.



Figure 1: View of the existing dwelling, as viewed from Wills Avenue



Figure 2: View of the existing dwelling, as viewed from the rear of the subject site



Figure 3: View of existing vegetation, as viewed from the subject site



Figure 4: View of the existing driveway, as viewed from the subject site



Figure 5: View of 3 Wills Avenue, as viewed from Wills Avenue

1.3. Relevant Development History

A search of Council's records did not reveal any relevant applications on the subject site.

1.4. Proposal

The development application seeks consent for demolition of existing structures and construction of an attached dual occupancy. The proposed works will result in a mirrored building layout and specifically includes the following:

Site Preparation and Demolition

- Demolition of existing structures;
- Bulk excavation for proposed basement;
- Removal of *Melaleuca viminalis* (Weeping Bottlebrush) and *Camellia japonica* (Camellia) trees within front setback.

Basement (RL 65.28)

- Two car garage, bin storage, plant room, storage room and internal stair access to the upper levels.

Ground Floor (RL 67.70)

- Kitchen/dining room, living room, WC, central courtyard and internal stairs;
- Balcony from living room at east elevation;
- Partially covered swimming pool and deck area, landscaping in rear setback.

First Floor (RL 71.07)

- Three bedrooms, ensuite, WC and study;
- Balcony from Bedroom 1 at east elevation;

- Balcony from Bedroom 3 at west elevation;
- Void (2.7m x 3.1m) adjacent to central courtyard and void above front entrance.

Roof

- Three skylights.

1.5. Background

The development application was lodged on 20 July 2026 and a Stop the Clock letter for additional information was issued on 21 July 2026 for the following reasons:

- Elevational shadow diagrams of 3 Wills Avenue required to demonstrate the extent of shadowing impacts.

The amended documents were received on 23 July 2026 and then the application was notified.

The application was further deferred on 24 August 2026 for the following reasons:

- Miscalculation of Gross Floor Area resulting in a Floor Space Ratio variation.
- Non-compliance with rear setback controls resulting in adverse impacts on neighbouring properties and tree removal within the subject site. Amendments requested including deletion of void, reduction in the depth of the proposed courtyard and recessing of first floor from ground floor rear alignment.
- Further detail requested regarding proposed plant room equipment given the size and floor to ceiling heights to that space.
- Inconsistent plan details regarding location of proposed plant room.
- Removal of Tallowwood and Blue Gum trees within rear setback not supported.
- Amended stormwater management plans required.

The amended plans received on 10 September 2026 form the basis of the assessment.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of 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. State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Resilience and Hazards) 2021

A detailed discussion is provided for relevant SEPPs as follows:

SEPP (Sustainable Buildings) 2022

The requirements outlined in the SEPP have been satisfied in the design of the proposed development. The application has been accompanied by a BASIX certificate and associated commitments are contained within the submitted plans. A condition may be applied to ensure that BASIX commitments are fulfilled prior to occupation.

SEPP (Biodiversity and Conservation) 2021

The proposed amended development seeks consent for removal of *Melaleuca viminalis* (Weeping Bottlebrush) and *Camellia japonica* (Camellia) trees within front setback. Council is satisfied that the removal of those trees is acceptable, in the event of an approval.

SEPP (Resilience and Hazards) 2021

The land of the subject site has been historically used as a residential development and the proposal does not change the existing use of the site, nor would the proposal result in adverse ground disturbance. Accordingly, Council is satisfied that the land is suitable for continued use of the site for residential use in accordance with clause 4.6 of the SEPP.

2.1.2. Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

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

Table 1: 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 plan.
Part 2 Permitted or prohibited development		
Land Use • *R2 Low Density Residential Zone*	Yes	Complies. The proposal is defined as a dual occupancy, which is permitted with consent in the R2 Low Density Residential zone.
Part 4 Principal development standards		
4.1 Minimum subdivision lot size	N/A	Strata subdivision proposed only.
4.3 Height of buildings • *8.5m*	Yes	Complies. The proposed development results in a maximum building height of 8.5m.
4.4 Floor space ratio (FSR) **4.4A Exceptions to floor space ratio (FSR)** • *Site Area - 417m^2* • *Maximum permissible FSR – 0.6463:1* • *Maximum permissible Gross Floor Area (GFA) – 269.5m^2*	Yes	Complies. The proposed development results in a maximum FSR of 0.645:1 with a GFA of 269.4m^2. See discussion below this table regarding calculations.
Part 5 Miscellaneous provisions		
5.21 Flood Planning	Yes	Satisfactory. The site is identified as partially subject to a low risk flood overlay and the proposed development would not result in an adverse impact on flood patterns.
Part 6 Additional local provisions		
6.2 Earthworks	Yes	Satisfactory. The proposed earthworks may be supported subject to application of appropriate conditions of consent.
6.15 Stormwater Management	Yes	The proposal satisfactorily meets clauses (a), (b) and (c). The proposed stormwater management design may be supported subject to application of appropriate conditions of consent.

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

Floor Space Ratio

The proposed dual occupancy provides a compliant FSR of 0.645;1 and GFA of 269.4m^2. Although excluded from the calculation of FSR, each dwelling has a central courtyard (10sqm) and adjoining void area (8.3sqm). Had the courtyard and void area been counted as GFA, the GFA would have been further increased to 325m^2 and the FSR of 0.779:1.

Notwithstanding their technical exclusion from GFA and FSR, these areas increase the scale of the proposed development as perceived from neighbouring properties and the public domain and contribute to amenity impacts which are beyond those anticipated under the applicable provisions. This includes shadowing to all windows along the northern side of 3 Wills Avenue.

2.1.3. Waverley Development Control Plan 2022 (Waverley DCP 2022) (Amendment 6)

The relevant matters to be considered under the Waverley DCP 2022 are outlined below:

Table 2: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste • *Garbage bins are to be stored in an appropriate location.*	Yes	Satisfactory.
2. Ecologically Sustainable Development • *Ceiling or wall mounted fans in all main living areas and bedrooms (notated on DA and CC plans).* • *Electric cooking and heating systems (notated on DA and CC plans).*	Yes	In the event of approval, the proposal may be amended to include ceiling or wall mounted fans in all main living areas and bedrooms and electric cooking and heating systems.
3. Landscaping, Biodiversity and Vegetation Preservation	Yes	Satisfactory. The proposed works will enable retention of the existing Blue Gum and Tallowwood trees within the subject site. The proposed removal of *Melaleuca viminalis* (Weeping Bottlebrush) and *Camellia japonica* (Camellia) trees within front setback is acceptable subject to replacement planting.
5.Water Management	Yes	Satisfactory.
7. Transport **7.1 Streetscape**	Yes	Satisfactory. The provision of on-site parking and location of the garage is acceptable in the circumstances.

Development Control	Compliance	Comment
7.2 On-Site Parking	Yes	Proposed basement garage design provides sufficient space to comply with relevant Australian Standards.
7.2.1 Vehicle Access	Yes	Single shared crossover proposed to Wills Avenue. The width of the crossing is acceptable to enable sufficient manoeuvring space and does not impact upon retention of on-street parking spaces.
7.2.2 Parking Rates • *Maximum parking rate: Two spaces per dwelling*	Yes	Each dwelling includes two car spaces.
11. Design Excellence	No	Unsatisfactory. The proposed development does not result in a satisfactory design excellence outcome, contrary to Control (e) under Section 11.1, particularly as the scale of the development will result in an adverse relationship with neighbouring sites in terms of building setbacks and associated amenity impacts, such as overshadowing. The assessment of this application has found that a compliant building envelope may reduce those impacts.
13. Excavation • *Maximum area of plant room is minimum required to meet Australian Standards* • *Excavation should not add to visual bulk and scale of the building* • *Avoid and minimise excavation where possible* • *Fill is not to be used to raise the ground level* • *Excavation not permitted within 900mm of side boundaries*	No	Unsatisfactory. Contrary to Control (c), the proposed basement adds to the visual bulk and scale of the building as the basement projects above existing ground by almost 1m and extends the entire length of the proposed ground floor above. At the southern side façade, the basement projection increases the apparent height of the ground and first floor levels. This contributes to an increased overall building scale as viewed from neighbouring properties, particularly 29 Macpherson Street and 3 Wills Avenue.

Table 3: Waverley DCP 2022 – Part C1 Low Density Residential Development Compliance Table

Development Control	Compliance	Comment
1.0 General Objectives		
	No	The proposal contravenes the following general objectives of Part C1 of the WDCP: *(a) To ensure that the scale of lower density residential accommodation is appropriate for allotment sizes and other dwellings in the vicinity* *(b) To ensure that lower density residential accommodation does not significantly detract from the amenity, privacy and views of other dwellings and public view corridors*
1.1 Height		
Pitched roof dwelling house • *Maximum external wall height of 7m*	No	Unsatisfactory. The proposed development will result in external wall heights ranging between 5.9m and 7.3m, contributing to a building scale which results in adverse visual and amenity impacts which are not supported. See discussion below this table.
1.2 Setbacks		
1.2.1 Front and rear building lines • *Predominant front building line*	No	Unsatisfactory. The ground floor front building line aligns with the predominant setback within Wills Avenue. There is no established front building line for first floor levels within Wills Avenue, therefore the alignment of the first floor is considered on merit. See discussion below this table.
• *Predominant rear building line at each floor level*	No	Unsatisfactory. The proposed rear building line at the ground floor level extends beyond 3 Wills Avenue adjoining, while there is no predominant rear building line on Wills Avenue for the first floor level.
• *Development at first floor level and above shall be set back from the rear building line of the ground floor level*	No	Unsatisfactory. The proposed first floor level has not been set back from the rear building line of the ground floor below, and results in unreasonable amenity impacts to adjacent properties which are not supported. See discussion below this table.
1.2.2 Side setbacks • *Minimum of 0.9m for ground floor and first floors.*	Yes	Proposed side setbacks comply with 900mm minimum.

Development Control	Compliance	Comment
1.3 Streetscape and visual impact		
• *New development to be compatible with streetscape context*	No	Unsatisfactory. The proposed development is not compatible with the streetscape context of Wills Avenue, with the street wall height accentuated by a gable end and a street façade with solid to glazed proportions inconsistent with surrounding development. When viewed in the context, this design does not adequately respond to the character and scale of the existing built environment. This forms a recommended reason for refusal.
• *New development is to maintain existing ground levels and significant landscaping.*	Yes	The modified proposal enables retention of the existing trees within the rear setback.
1.4 Fences		
Front: • *Maximum height of 1.2m* • *Solid section no more than 0.6m in height*	Yes	Satisfactory.
Side and Rear: • *Maximum height of 1.8m*	Yes	Satisfactory.
1.5 Visual and acoustic privacy		
• *Habitable windows are not to directly face habitable windows or open space of neighbouring dwellings unless direct views are screened or other appropriate measures are incorporated into the design*	No	Unsatisfactory. Windows A04 and B04 at the ground floor of each side elevation will result in sightlines to the balconies of 29 Macpherson Street and private open space of 3 Wills Avenue due to the proposed elevated ground floor levels which allow views over the boundary fences. No visual privacy measures are proposed to those windows. Windows A10, A11 and A12 at the first floor level of the northern side elevation will result in sightlines to the balconies of 29 Macpherson Street. Similarly, Windows B10, B11 and B12 at the first floor level of the southern side elevation will result in direct sightlines into the private open space and bedroom windows of 3 Wills Avenue. Based on the submitted documentation, there do not appear to be

Development Control	Compliance	Comment
		any privacy measures applied to those windows to mitigate those sightlines. Considering the proximity to the respective side boundaries and unobstructed sightlines created by the proposed design, these impacts are unreasonable. This forms a recommended reason for refusal.
• *Maximum size of balconies: 10m^2 in area, 1.5m deep*	Yes	A balcony is proposed at the front and rear of the first floor level of each dwelling. Each balcony complies with the dimension controls under this section.
• *Roof tops to be non-trafficable unless predominant in the immediate vicinity*	Yes	Non-trafficable roof form proposed.
1.6 Solar access		
• *Minimum of 3 hours of sunlight to 50% of living areas and principal open space areas on 21 June to subject site*	No	The living areas and principal private open space of each proposed dwelling will not receive three hours of sunlight to 50% of that space in mid-winter. This may be considered, in part, a function of the non-compliant dual occupancy lot size and the non-compliance with setback controls related to proposed excessive bulk and scale.
• *Minimum of 3 hours of sunlight maintained to at least 50% of principal open space areas of adjoining properties on 21 June.*	No	Unsatisfactory. 3 Wills Avenue has approximately 120sqm of private open space located to the northern and western side of that property. The proposed additional shadowing to that property will result in less than three hours of sunlight to at least 50% of the private open space on 21 June. See discussion below this table.
• *Avoid unreasonably overshadowing of solar collectors (including habitable windows).*	No	Unsatisfactory. The proposed development will result in overshadowing of two bedroom windows and one living room window of 3 Wills Avenue in mid-winter. This will result in nil solar access to those windows. See discussion below this table.
1.7 Views		
• *Development to be designed and sited so as to enable a sharing of views with surrounding dwellings particularly*	Yes	Satisfactory. The proposed development will not result in an unacceptable view sharing outcome.

Development Control	Compliance	Comment
from habitable rooms and decks.		
1.8 Car parking		
1.8.1 Design Approach • *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*	Yes	Integrated parking provided in the proposed garage, which is acceptable. There will be no on-street parking spaces lost as a result of the proposed driveway.
1.8.2 Parking rates	Yes	Two parking spaces proposed per dwelling, which is acceptable.
1.8.3 Location • *Parking to be behind front building line for new dwellings*	Yes	Proposed integrated garage parking is acceptable within the streetscape context of the site.
1.8.4 Design • *Complement the style, massing and detail of the dwelling* • *Secondary in area and appearance to the design of the residences* • *Gates to have an open design*	Yes	The proposed integrated parking and gate design is acceptable.
1.8.5 Dimensions • *5.4m x 2.4m per vehicle*	Yes	The proposed basement parking includes sufficient dimensions for each vehicle.
1.8.6 Driveways • *Maximum of one per property* • *Maximum width of 3m at the gutter (excluding splay)* • *Crossings not permitted where 2 on street spaces are lost*	Yes	Proposed shared vehicle crossover to Wills Avenue will not result in the loss of any on-street parking. The driveway width of 5.4m is acceptable to enable safe vehicular access to the site, particularly considering the narrow width of Wills Avenue.
1.9 Landscaping and open space		
• *Overall open space: 40% of site area (166.8m^2)*	Yes	Approximately 57% (240m^2) of site area has been provided as overall open space.

Development Control	Compliance	Comment
• *Overall landscaped area: 20% (83.4m^2) of site area*	Yes	Approximately 23% (93.9m^2) of site area has been provided as overall landscaped area,
• *Deep soil zone: 10% (41.7m^2) of site area*	Yes	Approximately 12.6% (52.6m^2) of the site area has been provided as deep soil area. This equates to 56% of the landscaped area.
• *Minimum area of 25m^2 for private open space*	Yes	Approximately 70m^2 of private open space area has been provided for each dwelling.
• *Front open space: 50% of front building setback area (27.5m^2)*	Yes	Approximately 100% (55m^2) of the front building setback area has been provided as front open space, which complies with this provision.
• *Front landscaped area: 50% of front open space provided (13.75m^2)*	No	Approximately 21% (12m^2) of the front open space area has been provided as front landscaped area which does not comply with this provision. Provision of compliant landscaped area in the front setback is not reasonably achievable in the circumstance given the necessary manoeuvring space for vehicle access. The under-provision of landscaped area is partially mitigated by the proposed vegetation in on-building planters at the front façade which are not included in the landscape calculation above.
• *Outdoor clothes drying area to be provided*	Yes	Sufficient space for outdoor drying area provided.
1.10 Swimming pools and spa pools		
• *Located in the rear of property* • *Pool decks on side boundaries must consider visual privacy* • *All pool equipment to be enclosed within an acoustically treated enclosure*	Yes	Satisfactory.
1.15 Dual Occupancy Development		
• *Min lot of 450m^2 attached dwellings* • *Single vehicle crossing to the street*	No Yes	The subject site has a total area of 417sqm, which does not comply with the minimum lot size requirements under Section C1.15. This non-compliance is deemed to contribute to the extent of amenity impacts to neighbouring properties. See discussion below this section.

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

Wall Height

The proposed development will result in external wall heights ranging between 5.9m and 7.2m at the northern side elevation and 6.2m and 7.3m at the southern side elevation, which partially exceeds the 7m wall height maximum applicable to the proposed pursuant to Control (a) of Part C1.1 of the WDCP.

Development to the wall height proposed may be considered a function of the projection of the proposed basement, which is up to 900mm at certain parts of the respective side boundaries. The height of the development contributes to amenity and visual impacts on neighbouring properties, particularly to the private open space of 29 Macpherson Street to the north and 3 Wills Avenue to the south. In the case of 3 Wills Avenue, the development will also result in shadowing to the private open space and adjacent living areas.

The above situation is therefore contrary to Objectives (d) and (f) under Part 1.1 of the WDCP and forms a recommended reason for refusal.

Building Setbacks

Front Setback

The proposed first floor is set back 4.765m from the front boundary as measured to the outer edge of the proposed balcony. There is no established consistent front building alignment for first floor levels within Wills Avenue. The proposed setback from front boundary is less than the ground floor and first floor setbacks at 3 and 5 Wills Street to the south. In these circumstances, the proposed front setback is assessed on merit against the following matters for consideration under Control (d) of Part C1.2.1 of the WDCP:

(i) Compliance with applicable development standards, including Floor Space Ratio and Building Height;

The proposed development complies with the applicable FSR and building height development standards. As noted in this assessment, the proposal includes areas which albeit excluded from the FSR calculations and which contribute to an increased building scale akin to a non-compliant FSR. These include a void (2.7m x 3.1m) and central courtyard (3m x 3m) to each dwelling. Had those areas been removed or reduced in size, the proposed setback to Wills Avenue may have been increased.

(ii) Compliance with the landscaped and open space controls;

The proposed first floor front alignment does not impact upon compliance with landscaped or open space controls.

(iii) Compliance with side setback controls;

The proposed first floor level complies with the 900mm minimum side setback provision.

(iv) Emergence of a new front and/or rear building alignment beyond the dwellings either side of the subject site (note that any reliance on an emerging front and/or rear building alignment as a precedent can only be justified where the emerging alignment is itself based on compliant development with respect to building height, FSR and side setback controls);

The proposed front setback would effectively establish a new front building alignment for first floor levels within Wills Avenue. Considering the proposed development includes areas typically excluded from FSR which nonetheless contribute to an increased building envelope (the proposed courtyard and void), re-creation of the proposed building envelope on surrounding properties may result in future non-compliances with the FSR development standard, contrary to the intent of this control. When viewed from Wills Avenue, the proposal will be of a scale which exceeds the scale anticipated by the development standards and controls.

Additionally, the elevated nature of the first floor level, above the ground and projecting basement level below, contributes to the appearance of a three storey scale to Wills Avenue.

(v) Location and retention of existing significant vegetation;

The proposed alignment does not impact upon the retention of existing significant vegetation.

(vi) Visual aspect of the bulk and scale as viewed from the private open space and living areas of adjoining properties;

The proposed front alignment will result in additional bulk and scale to the living areas and front terrace of 3 Wills Avenue.

(vii) Acceptability of amenity impacts on adjacent properties with regard to solar access, and visual and acoustic privacy;

The proposed development will result in additional shadowing to 3 Wills Avenue, with shadowing from the proposed first floor front alignment impacting the front balcony of that property in the morning. Had a greater front setback been provided, the shadowing impacts may have been reduced.

(viii) Views available from the subject site and adjoining properties including an assessment against the Land and Environment Court Views Planning Principle in Tenacity Consulting v Warringah Council [2004] NSWLEC 140 at 25-29;

The proposed front setback alignment will not result in adverse view impacts to adjoining properties.

(ix) In areas of heritage significance, the importance of preserving the front portion of the building by providing an additional setback from the front building line.

N/A.

Considering the above, the proposed first floor front alignment is not supported and forms a recommended reason for refusal.

Rear Setback

The proposed first floor level has a rear setback of 7.8m as measured to the rear extent of the proposed 'hit and miss brick' privacy screen. There is no established predominant rear alignment for first floor levels within Wills Avenue. The proposed setback from rear boundary is less than the ground floor and first floor setbacks at 3 and 5 Wills Street to the south. As such, Control (d) within Part C1.2.1 of the WDCP notes that greater consideration is to be given to the following matters, with responses provided accordingly:

(i) Compliance with applicable development standards, including Floor Space Ratio and Building Height;

The proposed development complies with the applicable FSR and building height development standards. As noted in this assessment, the proposal includes areas which albeit excluded from the FSR calculations, nonetheless contribute to an increased building scale akin to a non-compliant FSR. These include a void (2.7m x 3.1m) and central courtyard (3m x 3m) to each dwelling.

(ii) Compliance with the landscaped and open space controls;

The proposed first floor rear alignment does not impact upon compliance with landscaped or open space controls.

(iii) Compliance with side setback controls;

The proposed first floor level complies with the 900mm minimum side setback provision.

(iv) Emergence of a new front and/or rear building alignment beyond the dwellings either side of the subject site (note that any reliance on an emerging front and/or rear building alignment as a precedent can only be justified where the emerging alignment is itself based on compliant development with respect to building height, FSR and side setback controls);

The proposed rear alignment would effectively establish a new rear building alignment for first floor levels within Wills Avenue. Considering the proposed development includes

areas excluded from FSR which nonetheless contribute to an increased building envelope (courtyard and void), recreation of the proposed building envelope on surrounding properties would result in a non-compliant FSR, contrary to the intent of this control.

(v) Location and retention of existing significant vegetation;

The amended design does not impact upon the retention of existing significant vegetation.

(vi) Visual aspect of the bulk and scale as viewed from the private open space and living areas of adjoining properties;

Considering the proposed alignment of the first floor level in relation to the private open space and living areas of 3 Wills Avenue and 29 Macpherson Street, the proposal will result in significant visual bulk and scale to those areas that may be otherwise reduced with a greater rear setback.

(vii) Acceptability of amenity impacts on adjacent properties with regard to solar access, and visual and acoustic privacy;

The proposed development will result in additional shadowing to 3 Wills Avenue, impacting the principal private open space and solar collectors being three windows at the northern elevation of that property. Those impacts are exacerbated by the length of the proposed development, particularly at the first floor level. In addition, shadowing is increased by providing a two storey brick wall beyond the proposed rear glazing line.

(viii) Views available from the subject site and adjoining properties including an assessment against the Land and Environment Court Views Planning Principle in Tenacity Consulting v Warringah Council [2004] NSWLEC 140 at 25-29;

The proposed rear setback alignment will not result in adverse view impacts to adjoining properties.

(ix) In areas of heritage significance, the importance of preserving the front portion of the building by providing an additional setback from the front building line.

N/A.

Considering items (i), (iii), (iv), (vi) and (vii), the proposed rear setback of the first floor level is not supported. This forms a recommended reason for refusal.

Solar Access

Shadowing to neighbouring properties

Part C1.6 of the WDCP contains controls relating to solar access and applies to the proposed development. Control (b) and (d) relate to shadowing to adjoining properties and states:

(b) Development is not to reduce the amount of direct sunlight to at least 50% of the principal private open space of adjoining properties to less than 3 hours when measured between 9am and 3pm during winter solstice (June 21).

(d) If the provision of direct sunlight is already below 3 hours (as per above), any reduction may be unacceptable.

3 Wills Avenue has approximately 120sqm of private open space located to the northern and western side of that property. A comparison between existing and proposed solar access is provided in Table 4:

Table 4: Existing and Proposed Solar Access – 3 Wills Avenue

Time (21 June)	Existing	Proposed
9am	34% (40.4sqm)	0% (0sqm)
10am	43% (51sqm)	20% (24.3sqm)
11am	44% (53.1sqm)	42% (50.5sqm)
12 noon	44% (52.3sqm)	43% (51.4sqm)
1pm	1% (1.6sqm)	0% (0sqm)
2pm	0% (0sqm)	0% (0sqm)
3pm	0% (0sqm)	0% (0sqm)

The private open space of 3 Wills Avenue therefore does not currently receive compliant solar access, while the proposed development will result in notable reductions to solar access between 9am and 10am in mid-winter, contrary to Control (d).

Further to the above, the proposed development will result in additional shadowing to solar collectors (being two-bedroom windows and a living room window) of 3 Wills Avenue between 9am and 3pm in mid-winter. Those windows will not receive any solar access in mid-winter.

As detailed in this assessment, the proposed development does not comply with the applicable rear setback controls and presents a building scale which exceeds that anticipated under the applicable FSR standard (this being a function of the proposed courtyard and adjacent voids). Had the proposed rear setback been increased to comply, a greater proportion of solar access would have been retained to 3 Wills Avenue. The proposed reduction in solar access to the private open space and solar collectors of 3 Wills Avenue is not considered reasonable in the circumstances and forms a recommended reason for refusal.

Dual Occupancy (Lot Size)

Section C1.15 of the WDCP contains a minimum lot size requirement of 450sqm for an attached dual occupancy at Control (a)(i). The subject site has a total site area of 417sqm, which does not comply with this provision.

The proposed development does not satisfy the relevant objectives under Section C1.15 as detailed below:

Objective (a) *To ensure that the size and bulk of dual occupancy development is in character with surrounding development and streetscape*.

The proposed dual occupancy development is a size and bulk which will exceed the scale of surrounding development on Wills Avenue. Provision of a balcony forward of the proposed glazing line to Wills Avenue, inclusion of basement parking effectively presenting a three-storey scale and incorporation of a gable end will increase the apparent scale of the proposal as viewed from the public domain.

Objective (b) *To ensure that the size and bulk of new buildings and alterations and additions to dual occupancy developments do not result in unreasonable impacts on neighbouring properties*.

This assessment has established that the proposed new buildings will result in additional overshadowing and visual privacy impacts to neighbouring properties. Those impacts are considered unreasonable as they arise from the non-compliant rear building setback and from the prominence of the building in relation to the underlying topography and neighbouring properties.

Considering the above, the proposed dual occupancy lot size non-compliance is not supported and forms a recommended reason for refusal.

2.2. Other Impacts of the Development

The proposal is considered to have significant likely impacts, including:

- Adverse visual building bulk and scale impacts to neighbouring properties and the public domain, arising from the proposed non-compliances with building setbacks, wall heights and lot size shortfall and attributable to inclusion of areas expressly excluded from FSR which contribute to additional scale (central courtyard and adjacent room-sized void);

- Overshadowing of 3 Wills Avenue, limiting reasonable solar access to that property, where a compliant building envelope may result in reduced shadowing impacts;

- Visual privacy impacts to the private open space of adjoining properties to the north and south of the subject site, without application of visual privacy measures to window openings;

Based on the identified impacts, the development is recommended for refusal.

2.3. Suitability of the Site for the Development

The site is not considered suitable for the proposed dual occupancy development to the scale proposed, as evidenced by the non-compliances with building envelope and amenity provisions within the WDCP. This subsequently impacts upon the orderly future redevelopment of adjoining sites.

2.4. Any Submissions

The application was lodged prior to the 1 September 2026 and was notified for at least 14 days between 30 July 2026 and 13 August 2026 in accordance with the *Waverley Community Engagement Strategy Amendment 1 (2025)*.

Following receipt of amended plans and additional information, the application was not re-notified as the amended form of the proposal represents a lesser impact than that of the original form that was publicly notified, for the following reasons:

- The amended design enabled retention of the existing Tallowwood and Sydney Blue Gum trees within the rear setback; and
- The amended design increased the setback from the rear boundary by 1.2m.

Having regard to the nature of the amendments, there is a lesser impact on all properties.

A total of 19 unique submissions were received from the following properties:

- 4/17 Leichhardt Street;
- 1/29 Macpherson Street;
- 2/29 Macpherson Street;
- 4/29 Macpherson Street;
- 3/31 Macpherson Street;
- 3/2 Wills Avenue;
- 4/2 Wills Avenue; (two submissions)
- 3 Wills Avenue; (two submissions)
- 1/4 Wills Avenue;
- 2/4 Wills Avenue;
- 1/4 Wills Avenue;
- 4/4 Wills Avenue;
- 1/5 Wills Avenue;
- 5/5 Wills Avenue;
- 6 Wills Avenue;
- 8 Wills Avenue;
- 10 Wills Avenue;
- 12 Wills Avenue;
- 14 Wills Avenue;

Following receipt of the submissions, an inspection was undertaken by Council's assessment officer of 3 Wills Avenue.

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

Issue: Removal of two significant trees from the rear setback, with associated canopy impacts and insufficient replacement planting.
Response: The amended design enables retention of the two significant mature trees located within the rear setback.

Issue: Non-compliance with dual occupancy DCP lot size control.
Response: The subject site does not comply with the 450sqm minimum lot size control for an attached dual occupancy, pursuant to Part 1.15 of the WDCP. This contributes to the increased impacts to neighbouring properties and forms a recommended reason for refusal.

Issue: Potential non-compliance with FSR standard, as the proposed development looks larger than the applicable maximum.
Response: The proposed development complies with the applicable FSR development standard. As stated in this assessment, the proposal includes various above-ground areas such as a central courtyard and adjacent void which result in an increased building scale akin to a non-compliant FSR and rear setback.

Issue: Uncertainty over proposed wall height compliance with the DCP.
Response: The proposed development results in side wall heights of up to 7.3m, which does not meet the 7m maximum for pitched roof dwellings under the WDCP. The amenity impacts that arise from this variation form a recommended reason for refusal.

Issue: Building is three storeys as the lowest floor does not meet the definition of a basement.
Response: The amended design satisfies the definition of a basement according to the WLEP, as the floor level above is less than 1m above existing ground levels. Notwithstanding this, the presentation of the basement projection in addition to the two storeys above with gable end presents a building scale of three storeys to Wills Avenue, which is not supported.

Issue: Insufficient information relating to the proposed roof gardens and rooftop balcony areas.
Response: Though Council is satisfied that there is sufficient information to assess the potential impacts of the proposed balconies at the first floor level, their alignment is not supported given the associated bulk and scale and overshadowing impacts.

Issue: Potential excavation impacts.
Response: In the event of an approval, conditions may be provided to mitigate and minimise potential excavation impacts on neighbouring properties.

Issue: Deep soil landscaping compliance is unclear.
Response: Although the submitted plans do not include clear dimensions, they demonstrated compliance with the deep soil landscaping provisions under the WDCP.

Issue: Noise and traffic impacts during construction.
Response: In the event of an approval, conditions may be provided to manage potential noise and traffic impacts during construction.

Issue: Overshadowing impacts.
Response: The proposed development will result in the overshadowing of neighbouring properties, particularly 3 Wills Avenue to the south, which is the function of the non-complying nature of the proposed building envelope. This forms a recommended reason for refusal.

Issue: Privacy impacts from the proposed upper-level balconies.
Response: The proposed first floor balconies include sufficient screening at the respective sides to avoid sightlines into neighbouring properties.

Issue: Proposal is out of character of Wills Avenue.
Response: This assessment finds that the proposed contemporary dual occupancy development will be incompatible with the existing and desired future character of development within Wills Avenue, particularly as a result of the apparent scale of the development from the public domain and surrounding properties.

Issue: Loss of on-street parking.
Response: The proposed crossover would not result in the loss of any on-street parking spaces.

Issue: Windows toward 29 Macpherson Street with setback of 900mm which will result in visual privacy impacts.
Response: Windows proposed at the northern and southern elevations of the proposed development will result in visual privacy impacts to 29 Macpherson Street and 3 Wills Avenue, with no mitigation measures apparent. This forms a recommended reason for refusal.

Issue: Water impacts to surrounding properties and the drainage network.
Response: In the event of an approval, conditions may be applied to manage stormwater impacts during construction and once works are completed.

2.5. Public Interest

The proposal is considered to have a detrimental effect on the public interest and is recommended for refusal.

3. REFERRALS

The following internal referral comments were sought:

3.1. Traffic and Transport Development

The application was referred to Council's Traffic Engineers, and they have raised no objections to the proposal, subject to the satisfaction of the recommended conditions of consent.

3.2. Stormwater Design and Flooding (Infrastructure Services)

The application was referred to Council's Infrastructure Engineers, and they have raised no objections to the proposal, subject to the satisfaction of the conditions of consent.

3.3. Tree Management

The application was referred to Council's Tree Technical Officer, and they requested an amended landscape plan to identify the location of existing trees on site. Amended plans were not received, however this matter may be addressed by conditions in the event of any approval.

No further objections were raised to the proposal, subject to the satisfaction of the conditions of consent ensuring protection of existing significant vegetation within the rear setback.

4. CONCLUSION

The application has been assessed against the relevant matters for consideration under section 4.15(1) of the Act. It is recommended for refusal.

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.

Managers of Development Assessment (MODA) Review

The application was reviewed by the MODA at the meeting on 22 September 2026 and the MODA concurred with the Assessment Planner's recommendation.

MODA members: B Matlawski, B McNamara, D Knight, and J Zancanaro

Report prepared by:	Application reviewed and agreed by:
	
Anthony Roydhouse	**David Knight**
Senior Development Assessment Planner	**Acting Manager, Development Assessment**
Date: 14 October 2026	**Date: 14 October 2026**

Reason for WLPP referral:

1. Contentious development (10 or more objections)

OFFICE USE ONLY

Planning Portal Data	
Clause 4.6 register entry required (For the purposes of reporting to the planning portal, if the % approved is different to the % proposed in the original submission, please state what the variation initially proposed was – Planning Portal Requirement)	N/A
Determining Authority (Concurrence Authority for Clause 4.6 variation)	Local Planning Panel
Were the requirements of the Sustainable Buildings SEPP (effective 1 October 2023) met?	Yes
Have any dwellings been approved for affordable Rental Housing under this approval/consent? *This is a planning portal reporting requirement	No
Secondary Dwelling *This is a planning portal reporting requirement	No
Boarding House *This is a planning portal reporting requirement	No
Group Home *This is a planning portal reporting requirement	No
Does the proposal trigger a Housing & Productivity Contribution? If so, please ensure you have calculated the contribution in the CON case in the Planning Portal.	Yes
Is the development subject to the Special Infrastructure Contribution (SIC)?	No
Is the development located within an Urban Release area?	No
Waverley Council Data	
Trial Period database entry required	No
VPA submitted – follow up actions required	No
Refer to compliance for investigation	No
Commercial/liquor operational conditions	No
Was there a 'Conflict of Interest' declared	No

APPENDIX A – REASONS FOR REFUSAL

Having regard to section 4.15 (1) of the *Environmental Planning and Assessment Act 1979 (the Act)* the development application (the application) is refused for the following reasons:

1. The application does not satisfy section 4.15 (1)(a)(iii) of the Act as it is contrary to Waverley Development Control Plan (WDCP) 2022, in respect to the following provisions:

   Part B11 Design Excellence

   (a) Objective (a) and Control (e) under this the Part, as the proposed development will result in an adverse relationship with neighbouring sites in terms of building setbacks and associated amenity impacts.

   Part B13 Excavation

   (b) Objectives (b) and (f) and Controls (c), (k) and (o) as the height and length of the proposed basement level contributes to an increased overall building scale to neighbouring properties. The basement level itself protrudes above existing ground, with areas of fill proposed across the site.

   Part C1 Low Density Residential Development

   (c) Section 1.0 General Objectives, specifically Objectives (a) and (b) as the proposed development does not provide a development scale suitable for the allotment size of the site and it will result in significant adverse amenity impacts on neighbouring dwellings.

   (d) Section 1.1 Height, specifically Objectives (a), (d) and (f) and Control (a) as the proposed development will result in a wall height of up to 7.3m contrary to the control, contributing to a building scale which results in unreasonable overshadowing of neighbouring properties and excessive scale above proposed excavated areas.

   (e) Section 1.2.1 Front and Rear Building Lines (front setback), specifically Objectives (a), (b) and (f) and Control (d) as the proposed setback from the front boundary at first floor level contributes to adverse bulk and scale and amenity impacts.

   (f) Section 1.2.1 Front and Rear Building Lines (rear setback), specifically Objective (d) and Controls (b) and (d) as the proposed setback from the rear boundary at first floor contributes to adverse amenity and visual impacts on neighbouring properties, which is a function of the excessive building length at the first floor level.

   (g) Section 1.3 Streetscape and Visual Impact, specifically Objective (a) and Control (b) as the scale of the proposed development will present a street wall height which is not visually compatible with the streetscape context of Wills Avenue.

   (h) Section 1.5 Visual and Acoustic Privacy, specifically Objective (b) and Control (b) as the proposed development includes a number of windows which result in unobstructed sightlines to neighbouring private open space and living areas.

   (i) Section 1.6 Solar Access, specifically Objectives (a), (c) and (d) and Controls (d) and (e) as the development will result in unreasonable shadowing of an adjoining property, contributing to a further reduction below the required solar access.

(j) Section 1.6 Solar Access, specifically Objective (a) and Control (a) as the proposed private open space and living areas will not receive sufficient solar access, which may be considered a function of the unsuitability of the site for the proposed development scale.

(k) Section 1.15 Dual Occupancy Development, specifically Objectives (a) and (b) and Control (a) as the site areas is insufficient to accommodate a dual occupancy development of the proposed scale, which subsequently contributes to unreasonable impacts on neighbouring properties.

2. The application does not satisfy section 4.15 (1)(b) of the Act as the proposed development is excessive in terms of its building massing, bulk and scale relative to the site area and dimensions and consequently results in unacceptable amenity and streetscape impacts upon the locality and surrounding built environment.

3. The application is contrary to section 4.15 (1)(c) of the Act due to the site being unsuitable to accommodate the proposed development. The standalone redevelopment of the subject site to the scale and density proposed could consequently affect orderly future redevelopment of adjoining sites.

4. The application is contrary to section 4.15 (1)(d) of the Act in relation to matters raised in the public submissions received that object to the proposed development.

5. The application is contrary to section 4.15 (1)(e) of the Act in relation to the public interest as it is not compatible with the existing and desired future character of the locality and the broader Waverley local government area.

LOCATION PLAN



DRAWING REGISTER:

SHEET NO.	REV.	DRAWING NAME
DA00	A	Cover Page + Location Plan
DA01	A	Compliance Diagrams
DA02	A	Photomontages
DA03	A	Photomontages
DA04	A	Demolition Plans
DA05	A	Site Analysis Plan
DA06	A	Site Context Analysis
DA07	A	Basement Floor Plan
DA08	A	Ground Floor Plan
DA09	A	First Floor Plan
DA10	A	Roof Plan
DA11	A	East (Front) Elevation
DA12	A	North (Side) Elevation
DA13	A	West (Rear) Elevation
DA14	A	South (Side) Elevation
DA15	A	Section A
DA16	A	Section B
DA17	A	Schedule of Materials & Finishes
DA18	A	Waste Management Plan
DA19	A	Shadow Diagrams - 9am
DA20	A	Shadow Diagrams - 10am
DA21	A	Shadow Diagrams - 10:30am
DA22	A	Shadow Diagrams - 11am
DA23	A	Shadow Diagrams - 12pm
DA24	A	Shadow Diagrams - 12:30pm
DA25	A	Shadow Diagrams - 1pm
DA26	A	Shadow Diagrams - 2pm
DA27	A	Shadow Diagrams - 3pm

BASIX COMMITMENTS CERTIFICATE NO. 1852100M & NatHERS CERTIFICATE NOs. 13091764 and 13091772

PROJECT TYPE: NEW MULTI-DWELLING HOUSE
DWELLING TYPE: MULTIPLE CLASS 1A DWELLINGS

WATER COMMITMENTS

Fixtures: all showerheads, toilets and taps to have a min. rating of 4 star
Hotwater supply: Electric Heat Pump with performance of 31 to 35 STCs or better

ALTERNATIVE WATER
The applicant must install a rainwater tank of at least 3000 litres per dwelling and collect rain runoff from at least 80 square metres of the roof area, with connection to at least one tap.

ENERGY COMMITMENTS
Hot water
Electric heat pump with a performance of 31 to 35 STCs or better.

Cooling System
- The applicant must install the following cooling system, or a system with a higher energy rating; 1-phase airconditioning - ducted; Energy rating: EER 3.0 - 3.5

Ventilation
The applicant must install the following exhaust systems in the development:
- At least 1 Bathroom: individual fan, ducted to façade or roof;
- Kitchen: individual fan, ducted to façade or roof;

Artificial Lighting:
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps

Natural Lighting:
- The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
- The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.

SWIMMING POOL
- The maximum volume for the swimming pools it to be 24m3
- No cover is required for the swimming pools
- The pool pump is to be a dual speed 5-star pool pump

OTHER
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.

THERMAL PERFORMANCE SPECIFICATIONS:
The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 2, at the time of building.
This includes New South Wales Parts 2.6 and 3.12.

Specific mention is made of the following provisions:
- Building Fabric Thermal Insulation
- Building Sealing
- Building Services
(NOTE: Ventilation requirements of Section 3.8.5.2 c (ii) (B) must also be complied with and this means bathrooms should not normally be exhausted into roofspaces.)

WINDOW, GLAZING, EXTERNAL DOORS AND SKYLIGHTS*
(total product specification – glass + frame)

U-value 2.4 (or less than) & SHGC 0.49 (+/-5%) (Product based on 6/12/6 double glazed
Glass in AL. frame) – applies to fixed windows
U-value 2.44 (or less than) & SHGC 0.43 (+/-5%) (Product based on 5/12/5 double glazed
Glass in AL. frame) – applies to sliding glass windows and doors
U-value 2.51 (or less than) & SHGC 0.48 (+/-5%) (Product based on 6/12/6 double glazed
Glass in AL. frame) – applies to hinged glass
U-value 2.49 (or less than) & SHGC 0.47 (+/-5%) (Product based on 5/12/5 double glazed
Glass in AL. frame) – applies to double hung windows

SKYLIGHTS
VELUX – Double Glazed OPAL (U = 2.60 & SHGC = 0.24) – no shade device

EXTERNAL WALL
Cavity Brick – R4.0 insulation / Garage and Cavity Brick to Earth - No Insulation
Cavity Panel – R2.7 - 90mm thick Bulk insulation reflective one side/anti-glare other

INTERNAL WALL
Cavity Brick / cavity Panel - No insulation (generally)
Cavity Panel - R2.0 Bulk Insulation (between wet areas and adjacent living areas - as sound barrier)

EXTERNAL FLOOR
Concrete Slab on Ground – No Insulation / Suspended Concrete (Open Sub-Floor) - R2.0 insulation

CEILING SPACE with CEILING ABOVE
Concrete/Plasterboard – R4.0 bulk insulation (20mm polystyrene) between garage and floor above

CEILING SPACE with ROOF ABOVE
Concrete/Plasterboard – R3.5 bulk insulation / Plasterboard - R4.0 bulk insulation (20mm polystyrene)

ROOF (Dark colour) (non-ventilated)
Sheet Metal Roofing – 60mm Reflective Foil Blanket / Waterproof Membrane - No insulation

CEILING FANS
Nil

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA00

Issue

B 9/9/2026 DA AMENDMENTS
A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Cover Page + Location Plan

Date: JUNE 2026
Scale: NTS
Drawn by: DW
Checked by: DW
628

Consultant List
Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
BASIX - Partners Energy
Arborist - Arbor Express
Quantity Surveyor - Muller Partnership

Notes
All dimensions in mm
All dimensions to be checked on site
The Building Code of Australia, relevant Australian Standards and Authorities are to be complied with.
Do not scale from drawings
To be read in conjunction with other consultant's drawings.
All finishes, fittings & fixtures to be installed to manufacturer's specifications.

N

Nominated Architect
D. Williams
ARB No. 10351

Level 1, 563 Crown Street
Surry Hills NSW 2010

architect-george.com
office@architect-george.com
ABN: 30 266 322 371
0448 332 600

A G

COMPLIANCE TABLE

SITE INFORMATION	
Address	1 Wills Avenue, Waverley, Sydney NSW
Area	417m2
DP	112136
LOT	1
Zone	R2 Low Density Residential
Herritage	N/A

PLANNING INSTRUMENTS

Waverley DCP 2022
Waverley Local Environmental Plan (LEP) 2012

Waverley DCP 2022

Waverley Council	ALLOWABLE AREA/RATIO	EXISTING	PROPOSED
Landscaped Area	20% of the total site area = 83.4m2	129.8m2	93.9m2
Deep Soil	50% of landscaped area = 41.7m2	127.3m2	84.3m2
Private Open Space	25m2 per dwelling	116 m2	70.5 m2 / dwelling
Open Space	40% of the total site area = 166.8m2	265.5m2	240m2

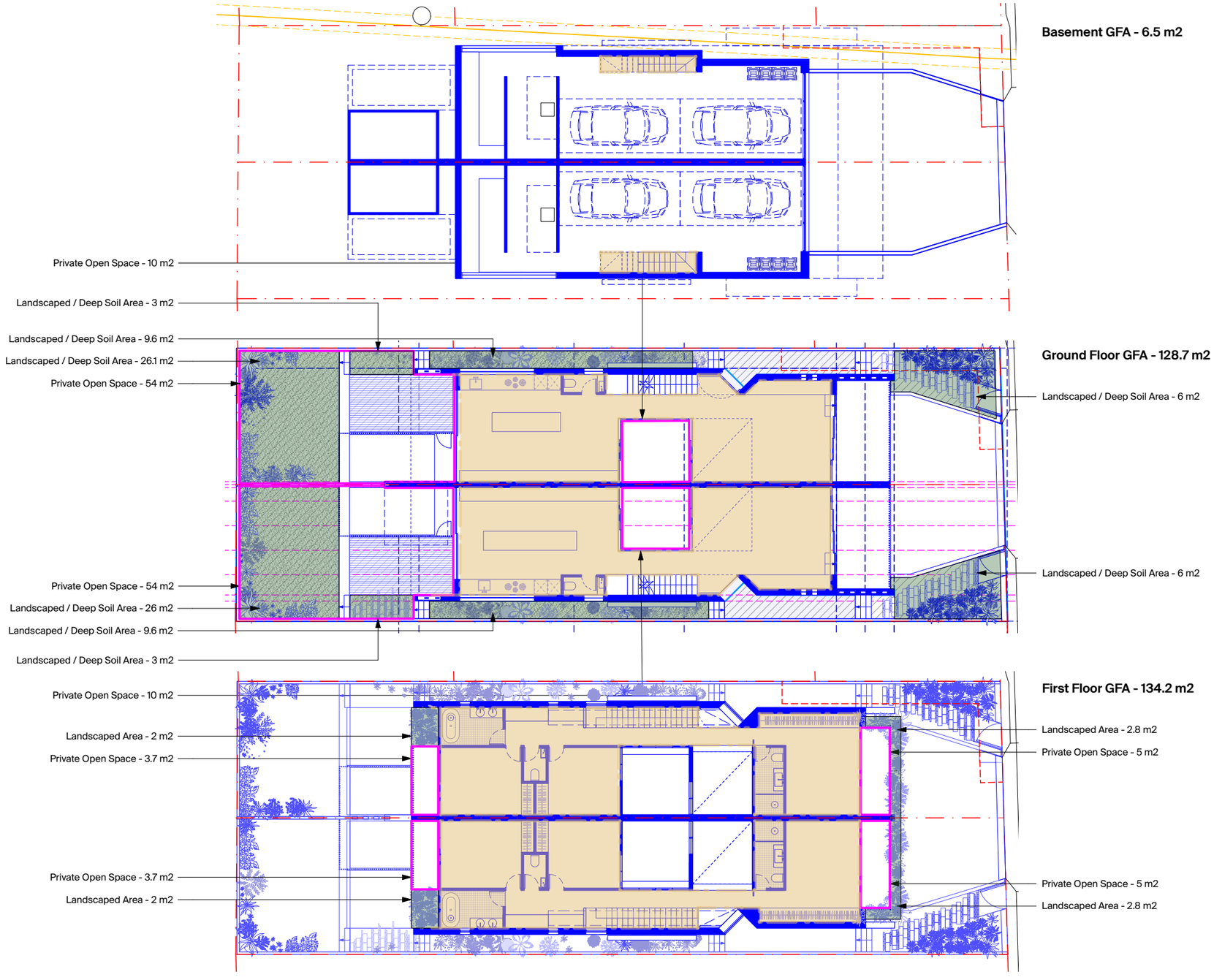
Waverley Local Environmental Plan (LEP) 2012

Waverley LEP 2012	ALLOWABLE AREA/RATIO	EXISTING	PROPOSED
	R2 Low Density Residential	R2	No Change
Height of Building	8.5m	5.7m	8.4m
FSR	0.6463:1	0.242:1	0.645:1
	Allowable GFA: 269.5m2	GFA: 101m2	GFA: 269.4m2

Key:

- Deep soil landscaping
- Gross Floor Area
- Private Open Space
- Open Space

COMPLIANCE DIAGRAMS



ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA01

Issue

B 9/9/2026 DA AMENDMENTS
A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Compliance Diagrams

Date
JUNE 2026
Drawn by:
DW
Scale
1:200
Checked by:
DW
629

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
BASIX - Partners Energy
Arborist - Arbor Express
Quantity Surveyor - Muller Partnership

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VIEW FROM WILLS AVENUE LOOKING SOUTH



VIEW FROM WILLS AVENUE LOOKING SOUTH-WEST



VIEW FROM WILLS AVENUE LOOKING NORTH

ARCHITECT
GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA02

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Photomontages

Date
JUNE 2026
Drawn by:
DW

Scale
NTS
Checked by:
DW

630

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
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Arborist - Arbor Express
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STREET VIEW FROM WILLS AVENUE LOOKING WEST



REAR VIEW OF HOUSE A



REAR VIEW OF HOUSE B

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA03

Issue

B	9/9/2026	DA AMENDMENTS
A	16/06/2026	FOR DA SUBMISSION

Drawing Title:
Photomontages

Date	Scale
JUNE 2026	NTS
Drawn by:	Checked by:
DW	DW

631

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
BASIX - Partners Energy
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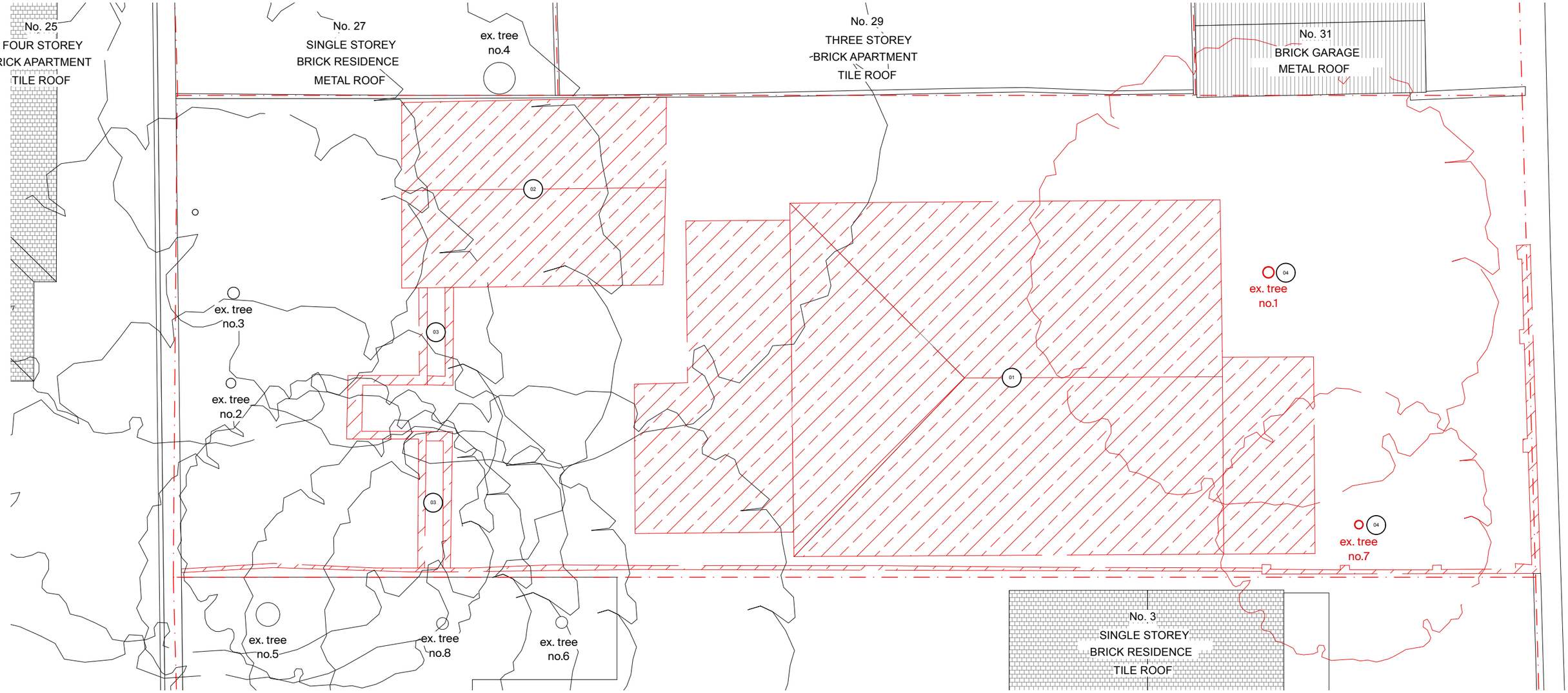

Key:

Existing to be demolished

Demolition Schedule

01 Demolition of existing brick residence

02 Demolition of existing garage

03 Demolition of existing garden beds and retaining walls

04 Removal of tree. Refer to arborist report

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA04

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Demolition Plan

Date
JUNE 2026
Drawn by:
DW
Scale
1:100
Checked by:
DW

632

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
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SITE CONTEXT ANALYSIS

The proposal involves the demolition of existing structures and the construction of an attached dual occupancy development. The design has been developed in response to the established built form, scale and character of both Wills Avenue and Macpherson Street.

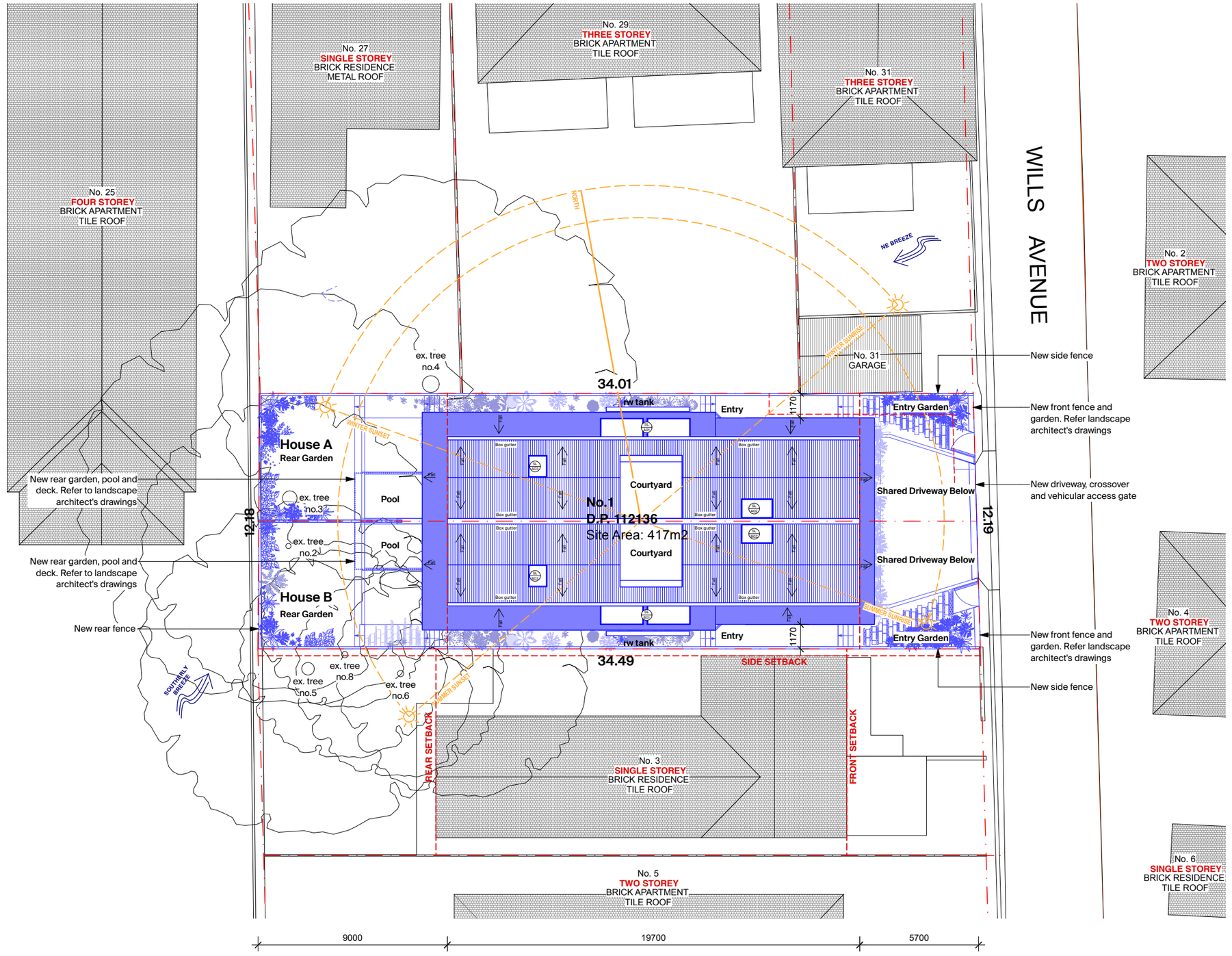
The immediate area is characterised by a variety of brick dwellings and developments. The scale varies from single storey detached dwellings, to 4-storey residential flat buildings.

Directly to the North, development along Macpherson Street consists of a series of substantial, multi storey brick apartment buildings, together with a single attached dwelling. They form a well-established medium density streetscape and backdrop to the site.

To the east, development along Wills Avenue consists of a mixture of detached dwellings and brick residential flats, ranging from one to two storeys in height. The streetscape is characterised by modest landscaped front setbacks, softening the interface between the building and street. Whilst apartment buildings on this side rely on street parking, detached dwellings all feature on-site parking.

To the south, development similarly comprises of detached dwellings and apartment buildings, all of which feature off-street parking. A variety of garages, basement parking and driveways shape the street frontage.

The proposal responds to this scale and character. The 2-storey brick design sits comfortably within its context - between the scale of the apartment buildings and single residential dwellings. It respects the existing streetscape and softens its presence by providing a well landscaped front garden and entry. Its setback is also consistent with the character of the street, maintaining its relationship with neighbouring properties.



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Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA05

Issue

B 9/9/2026 DA AMENDMENTS
A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Site Context Analysis Plan

Date: JUNE 2026
Scale: 1:200
Drawn by: DW
Checked by: DW
633

Consultant List

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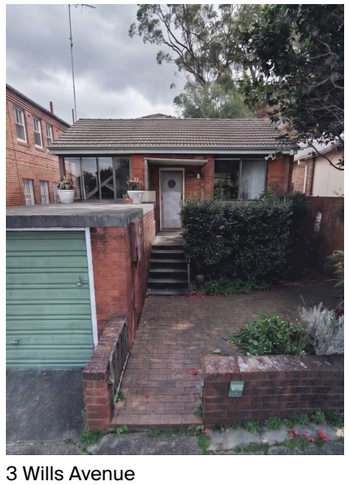
WILLS AVENUE - Western Side



7 Wills Avenue
Multi-residential Housing
Off-street basement garage parking



5 Wills Avenue
Multi-residential Housing
Off-street parking



3 Wills Avenue
Single Residential Dwelling
Off-street garage parking



1 Wills Avenue
(Subject Site)
Off-street garage parking



31 Macpherson Street
Multi-residential Housing



31 Macpherson Street

WILLS AVENUE - Eastern Side



51 Macpherson Street
Single Residential Dwelling
Off-street parking



2 Wills Avenue
Multi-residential Housing
On-street parking



4 Wills Avenue
Multi-residential Housing
On-street parking

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA06

Issue

B 9/9/2026 DA AMENDMENTS
A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Streetscape Analysis

Date: JUNE 2026
Scale: NTS
Drawn by: DW
Checked by: DW

634

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
BASIX - Partners Energy
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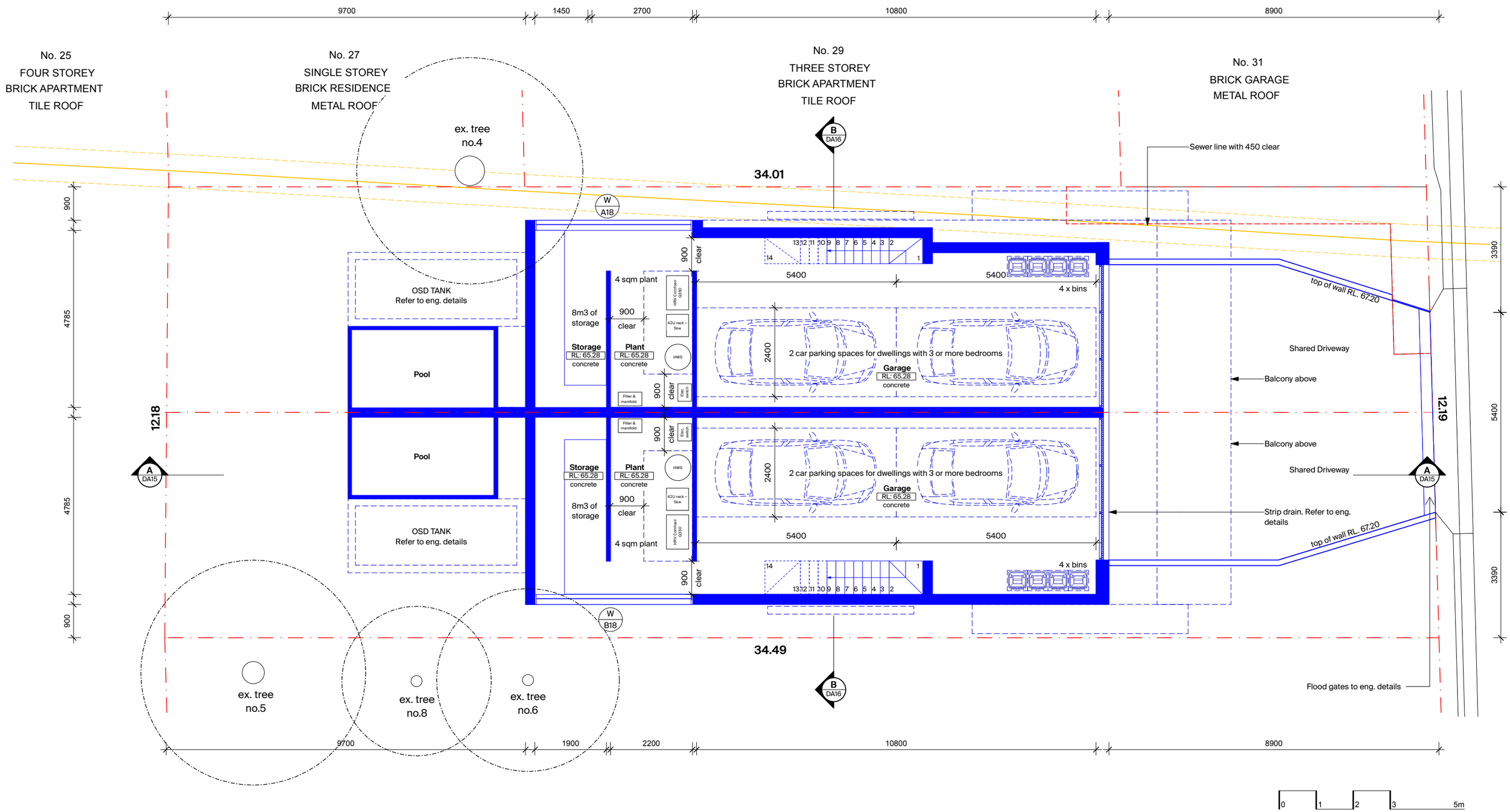

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA07

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Basement Floor Plan

Date
JUNE 2026
Drawn by:
DW

Scale
1:100
Checked by:
DW

635

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
BASIX - Partners Energy
Arborist - Arbor Express
Quantity Surveyor - Muller Partnership

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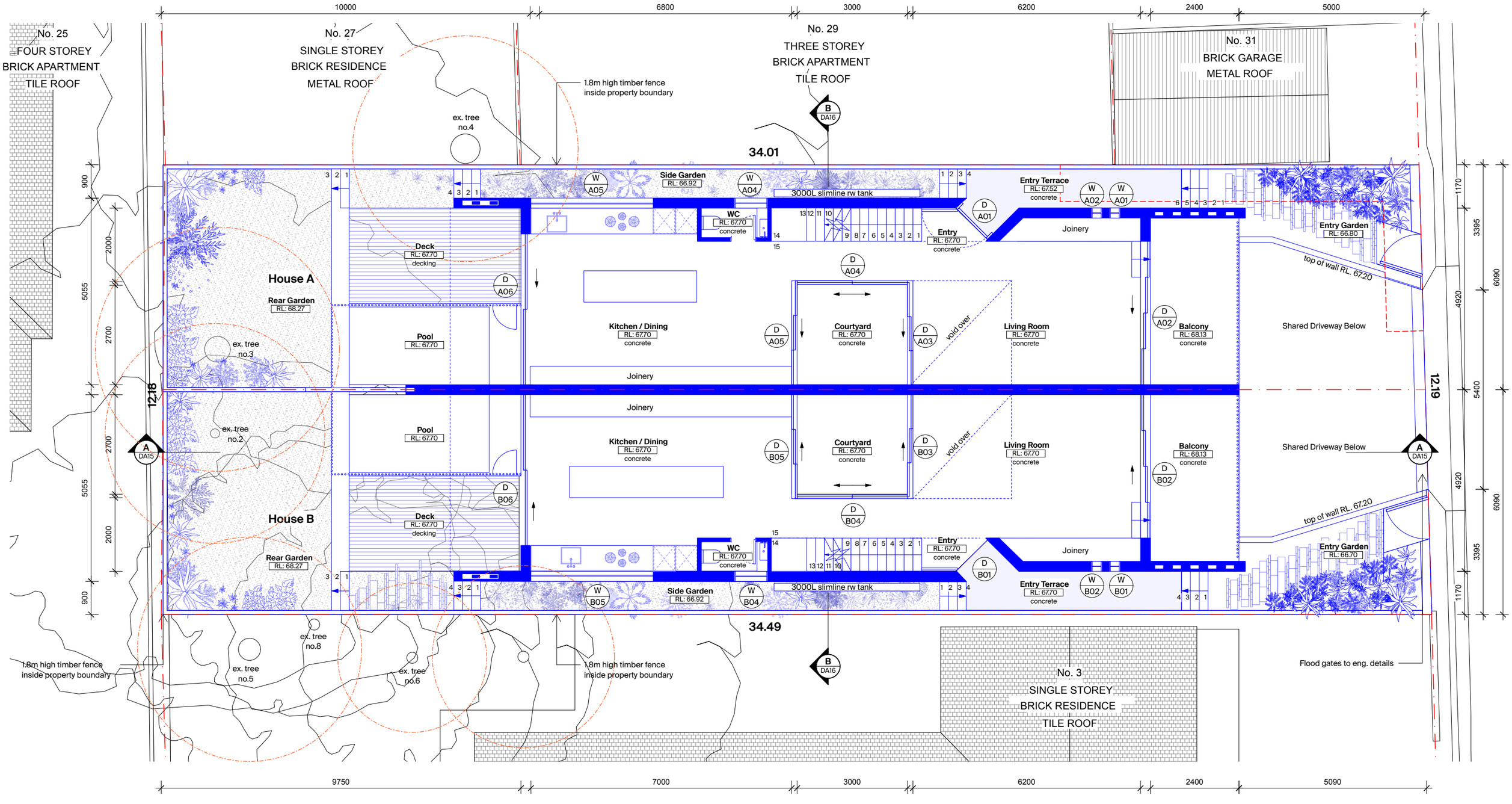

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Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA08

Issue

B	9/9/2026	DA AMENDMENTS
A	16/06/2026	FOR DA SUBMISSION

Drawing Title:
Ground Floor Plan

Date	Scale
JUNE 2026	1:100
Drawn by:	Checked by:
DW	DW

636

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
BASIX - Partners Energy
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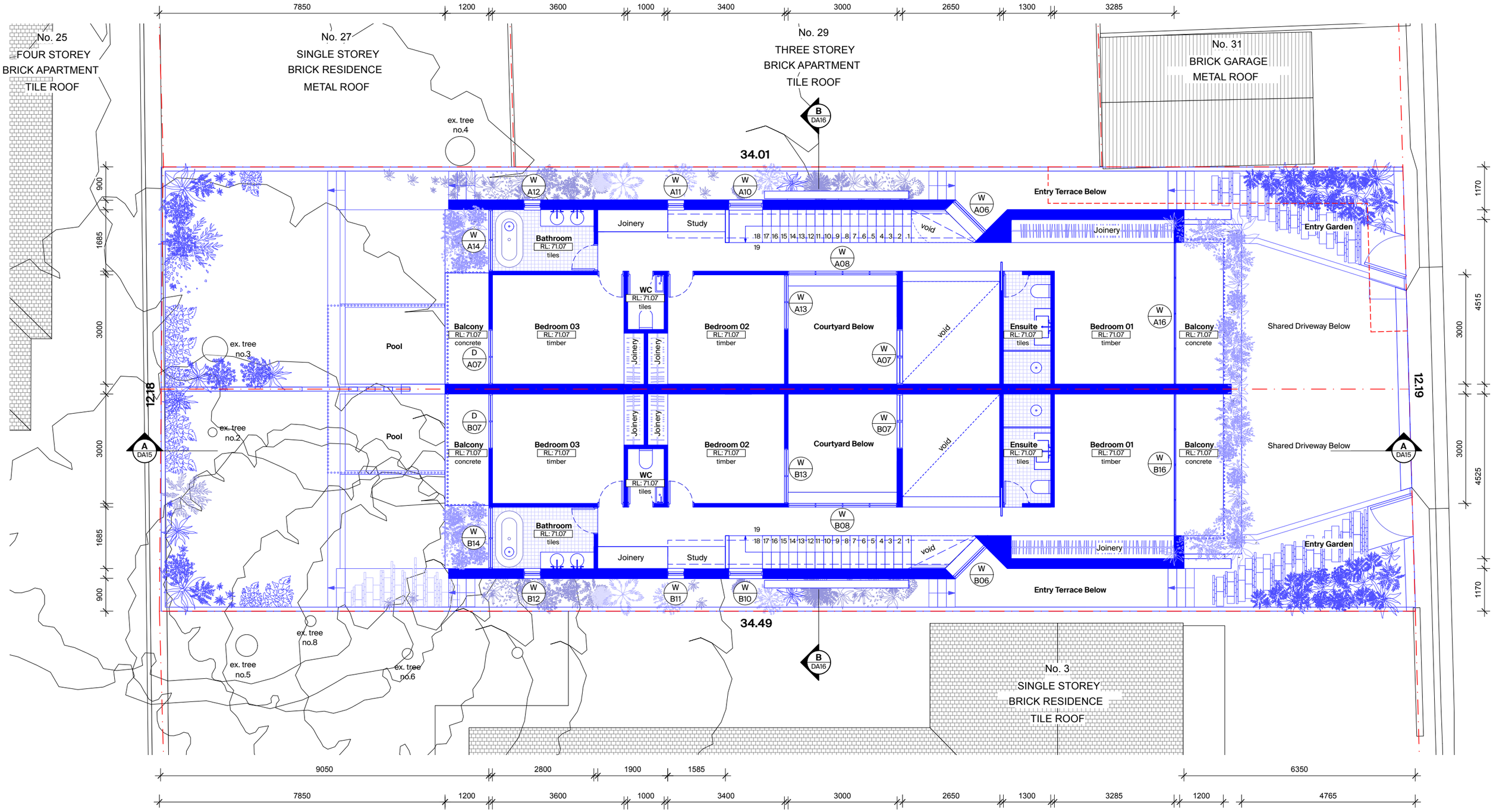

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA09

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
First Floor Plan

Date
JUNE 2026
Drawn by:
DW

Scale
1:100
Checked by:
DW

637

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
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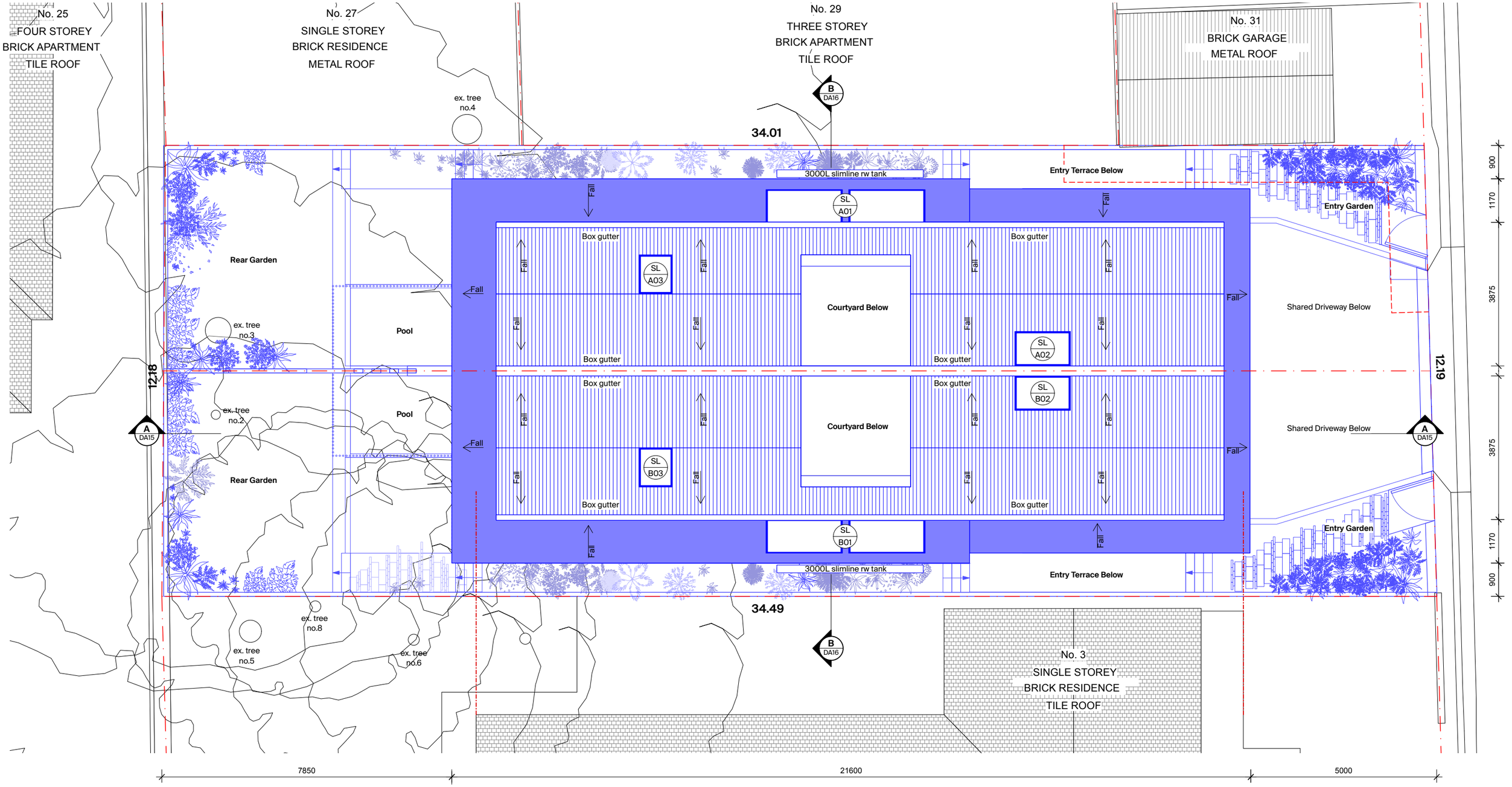

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA10

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Roof Plan

Date
JUNE 2026
Drawn by:
DW

Scale
1:100
Checked by:
DW

638

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
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HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA11

Issue

B 9/9/2026 DA AMENDMENTS
A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
East (Front) Elevation

Date
JUNE 2026
Drawn by:
DW
Scale
1:100
Checked by:
DW
639

Consultant List

Civil - Blueprint Engineers
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Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
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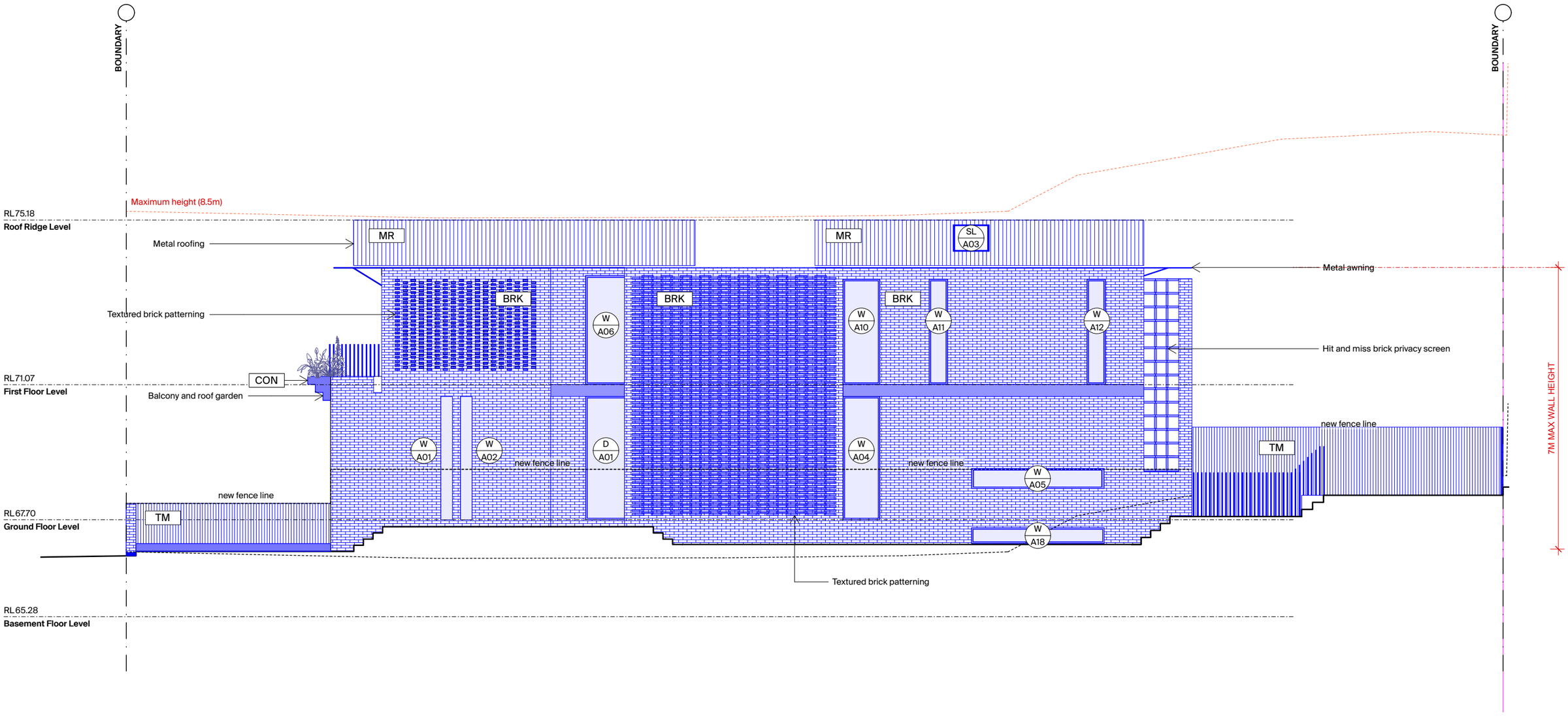

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA12

Issue

B	9/9/2026	DA AMENDMENTS
A	16/06/2026	FOR DA SUBMISSION

Drawing Title:
North (Side) Elevation

Date	Scale
JUNE 2026	1:100
Drawn by:	Checked by:
DW	DW

640

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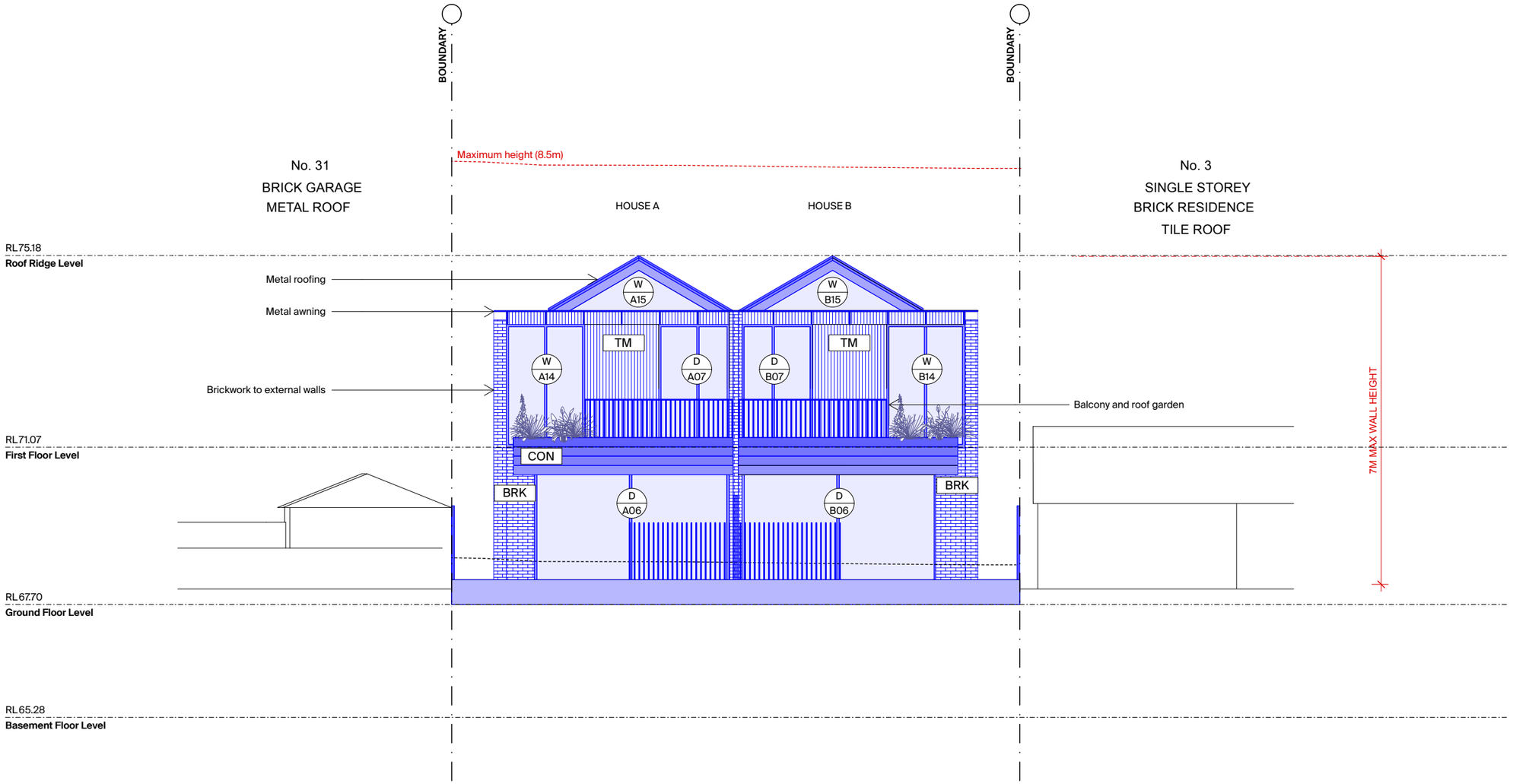

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA13

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
West (Rear) Elevation

Date
JUNE 2026
Drawn by:
DW
Scale
1:100
Checked by:
DW

641

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
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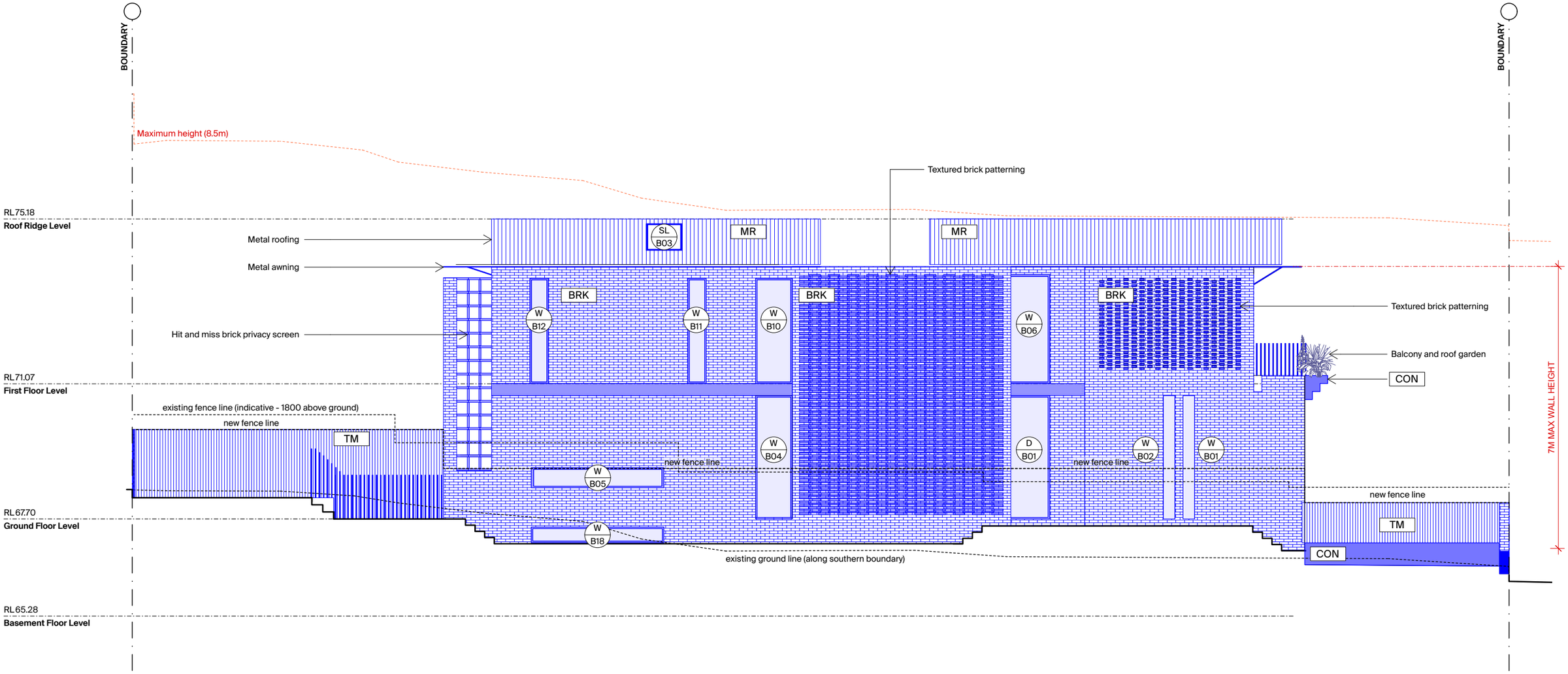

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA14

Issue

B	9/9/2026	DA AMENDMENTS
A	16/06/2026	FOR DA SUBMISSION

Drawing Title:
South (Side) Elevation

Date	Scale
JUNE 2026	1:100
Drawn by:	Checked by:
DW	DW

642

Consultant List

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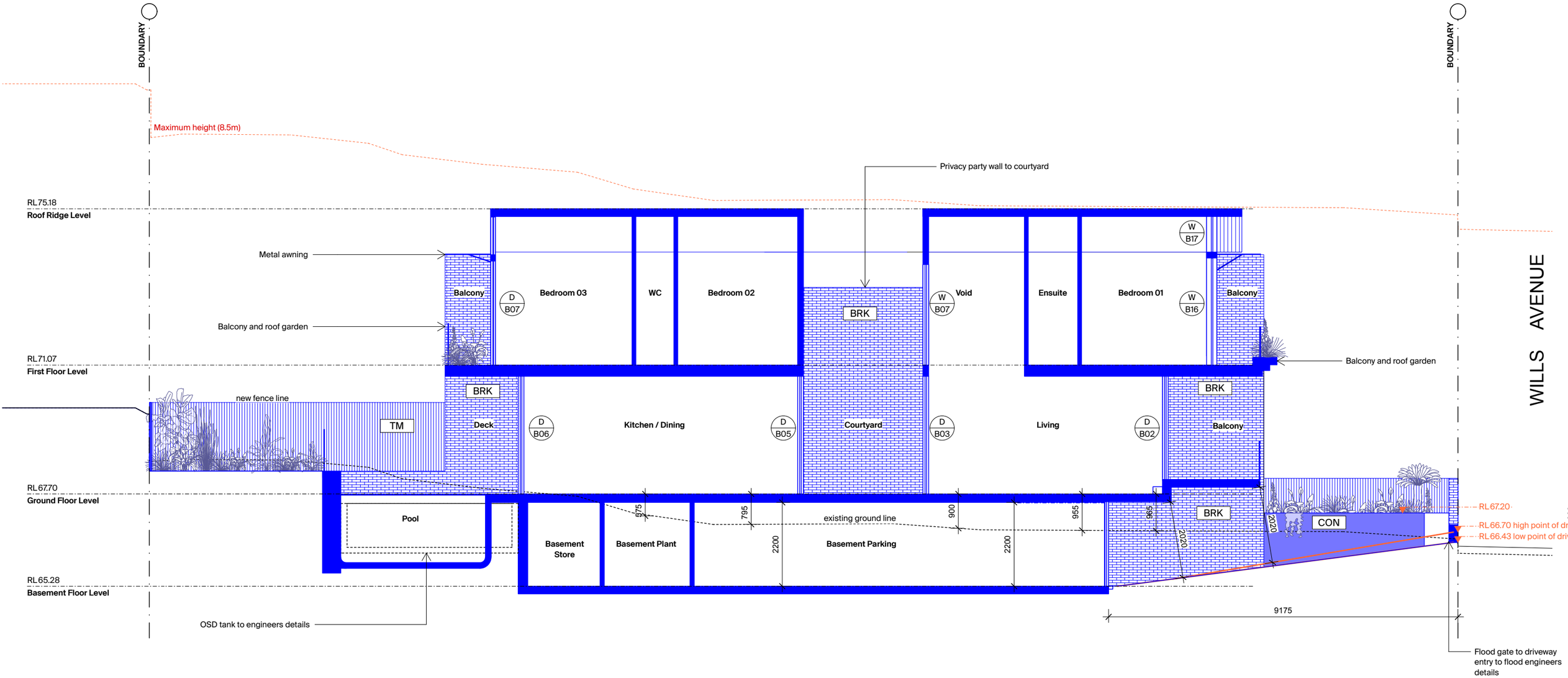

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA15

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Section A

Date
JUNE 2026
Drawn by:
DW

Scale
1:100
Checked by:
DW

643

Consultant List

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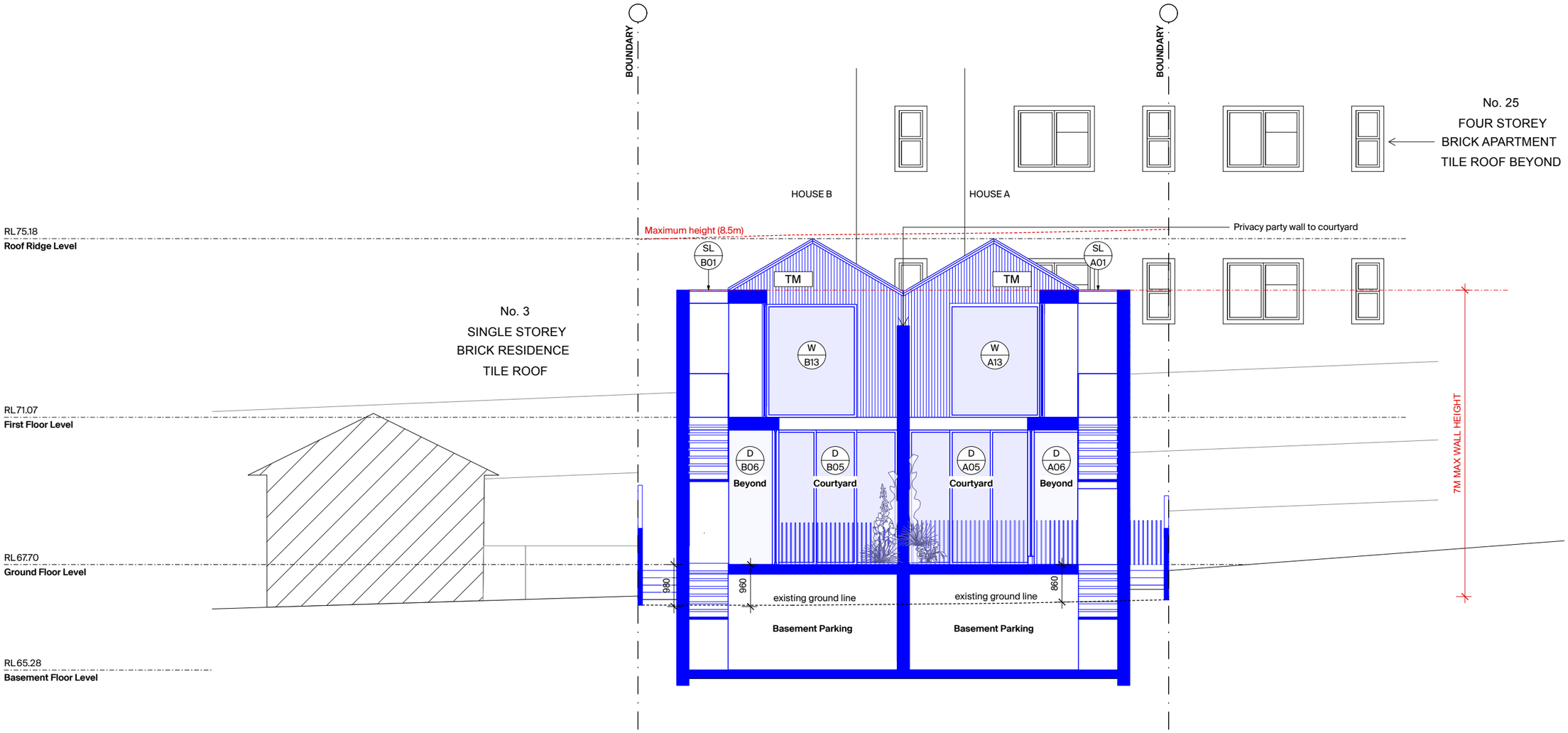

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA16

Issue

B 9/9/2026 DA AMENDMENTS
A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Section B

Date
JUNE 2026
Drawn by:
DW

Scale
1:100
Checked by:
DW

644

Consultant List

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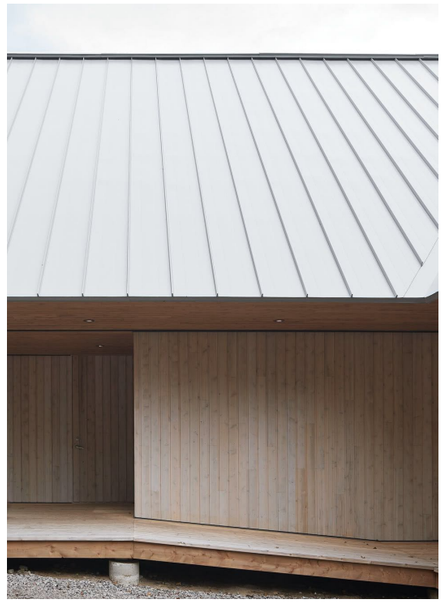
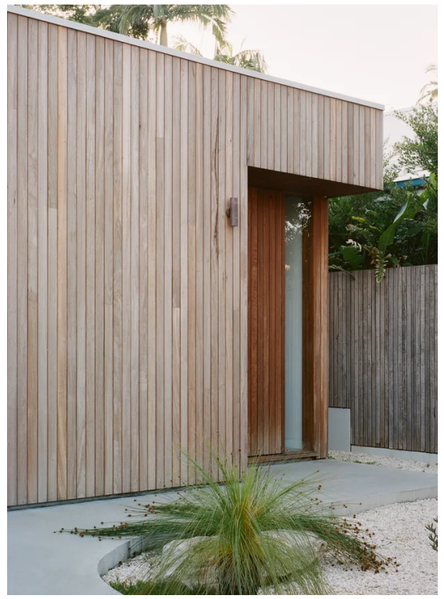
BRK New brickwork
Blonde brick



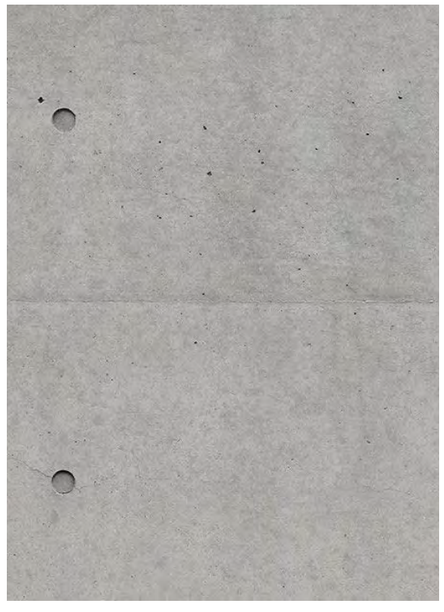
MR Metal roofing
Zinc Coloured Standing seam



TM Timber cladding
Hardwood Timber



New Landscaping



CON Concrete balconies
and floors



D&W Timber doors and
windows



D&W Aluminium doors and
windows



GAL Galvanized steel
awning

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA17

Issue

B	9/9/2026	DA AMENDMENTS
A	16/06/2026	FOR DA SUBMISSION

Drawing Title:
Schedule of Colours + Finishes

Date	Scale
JUNE 2026	NTS
Drawn by:	Checked by:
DW	DW

645

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
BASIX - Partners Energy
Arborist - Arbor Express
Quantity Surveyor - Muller Partnership

Notes
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ARB No. 10351

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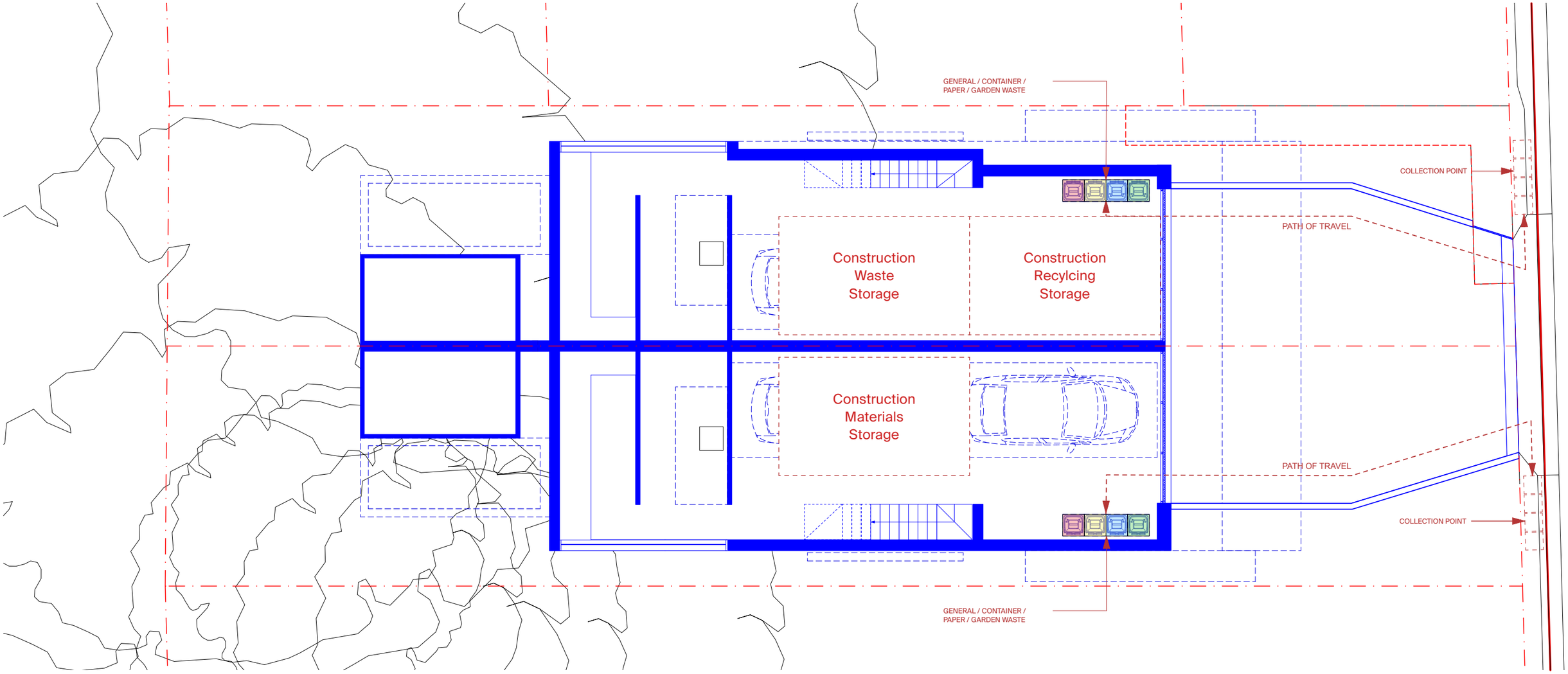
Surry Hills NSW 2010

architect-george.com
office@architect-george.com
ABN: 30 266 322 371
0448 332 600

A
G



ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA18

Issue

B 9/9/2026 DA AMENDMENTS
A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Waste Management Plan

Date
JUNE 2026
Drawn by:
DW

Scale
1:100
Checked by:
DW

646

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
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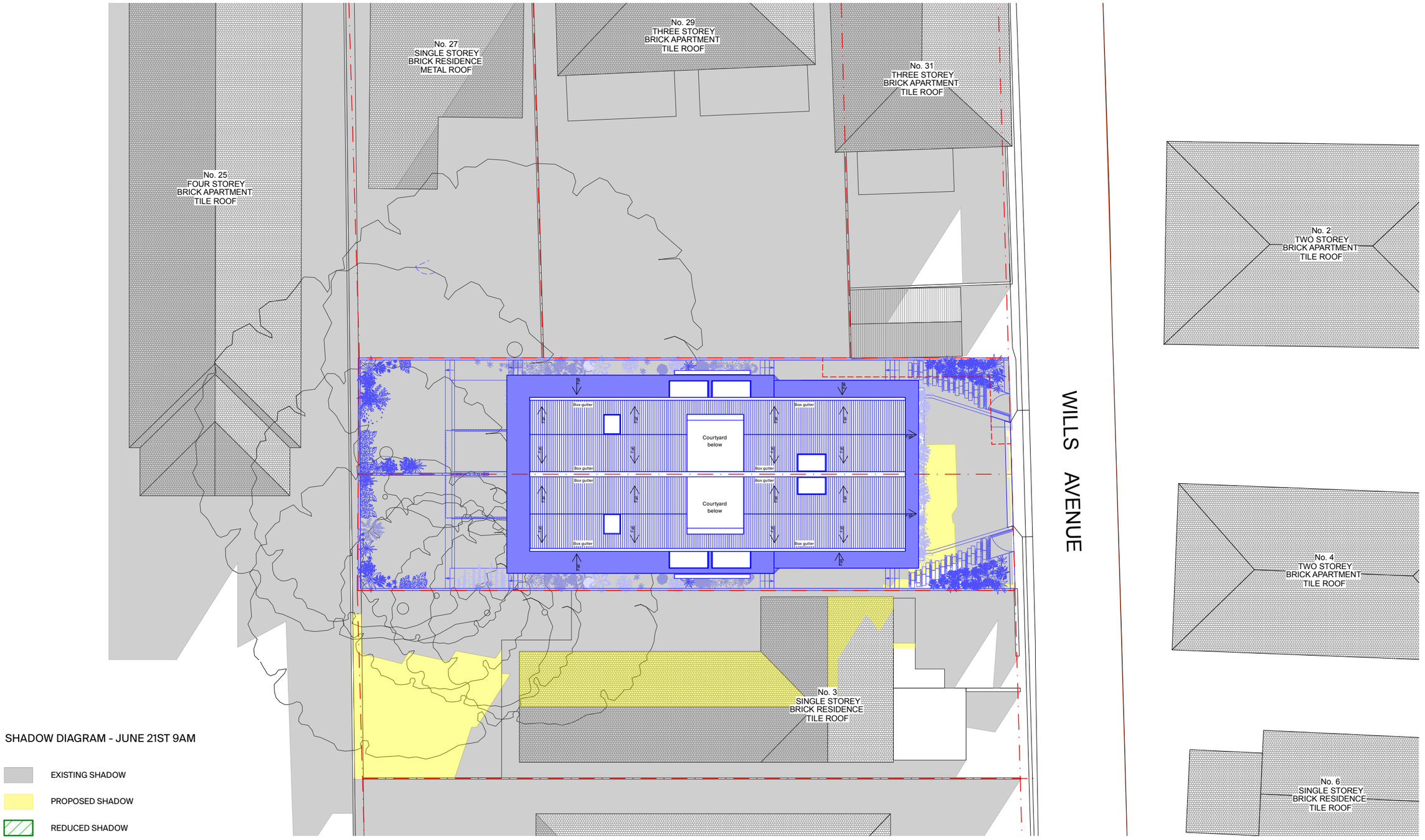

SHADOW DIAGRAM - JUNE 21ST 9AM

EXISTING SHADOW

PROPOSED SHADOW

REDUCED SHADOW

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA19

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Shadow Diagrams 9am

Date
JUNE 2026
Drawn by:
DW

Scale
1:200
Checked by:
DW

647

Consultant List

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Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
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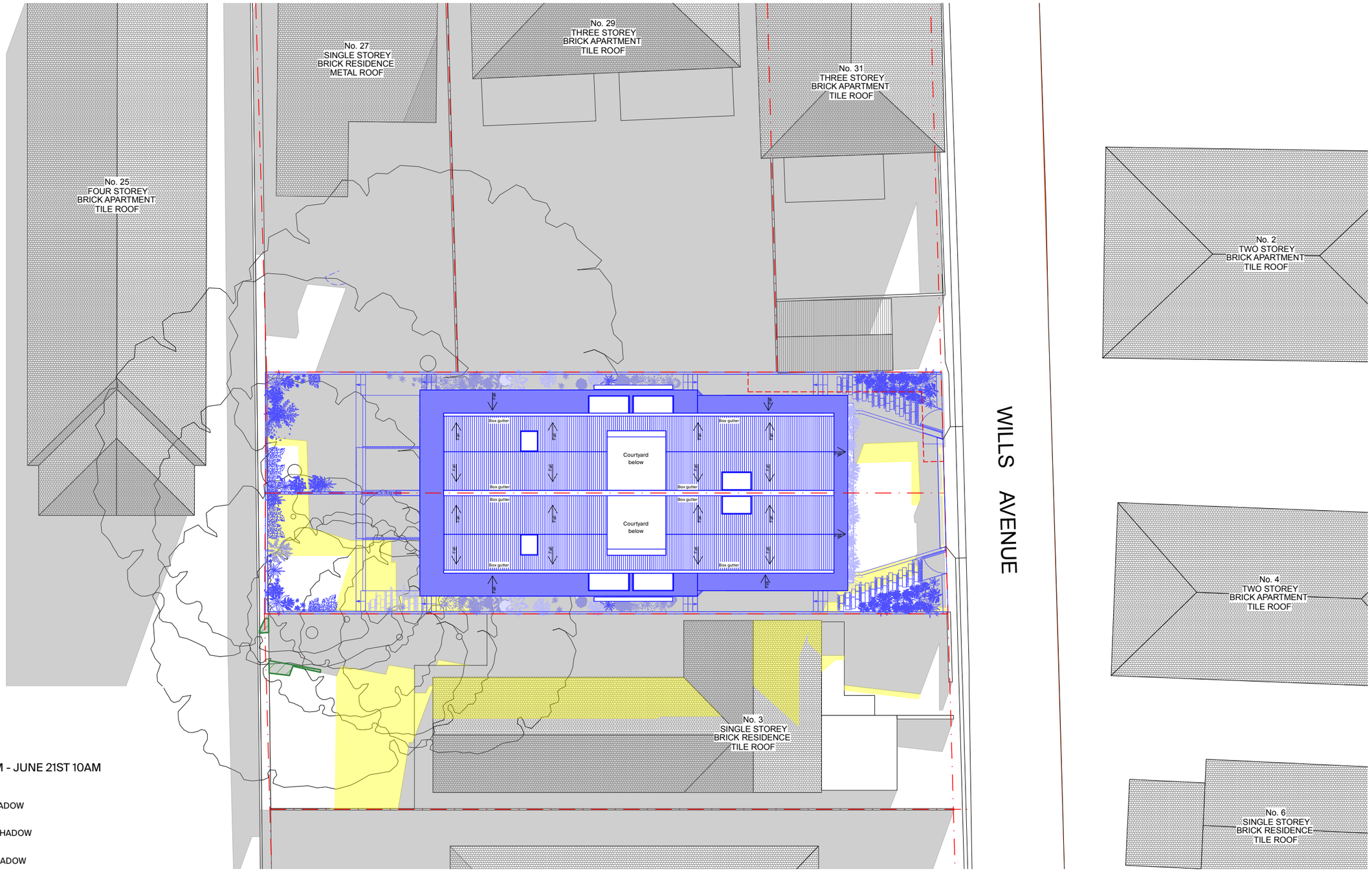

SHADOW DIAGRAM - JUNE 21ST 10AM

EXISTING SHADOW

PROPOSED SHADOW

REDUCED SHADOW

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA20

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Shadow Diagrams 10am

Date
JUNE 2026
Drawn by:
DW

Scale
1:200
Checked by:
DW

648

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Landscape - TWLA
Flood - Site Plus
Town Planner - Planning Ingenuity
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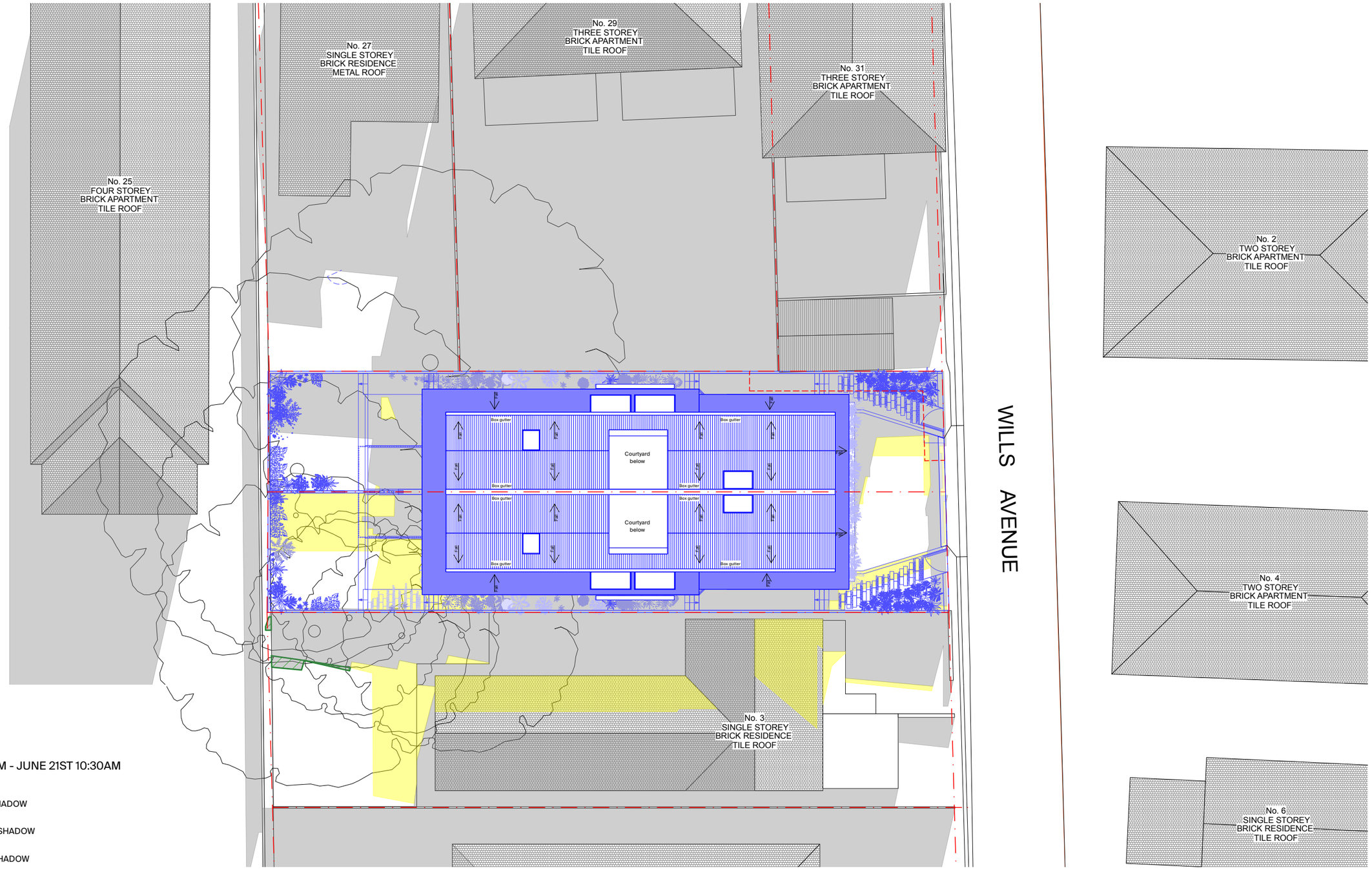
ARCHITECT GEORGE



ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA21

Issue

B 9/9/2026 DA AMENDMENTS
A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Shadow Diagrams 10:30am

Date
JUNE 2026
Drawn by:
DW

Scale
1:200
Checked by:
DW

649

Consultant List

Civil - Blueprint Engineers
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Landscape - TWLA
Flood - Site Plus
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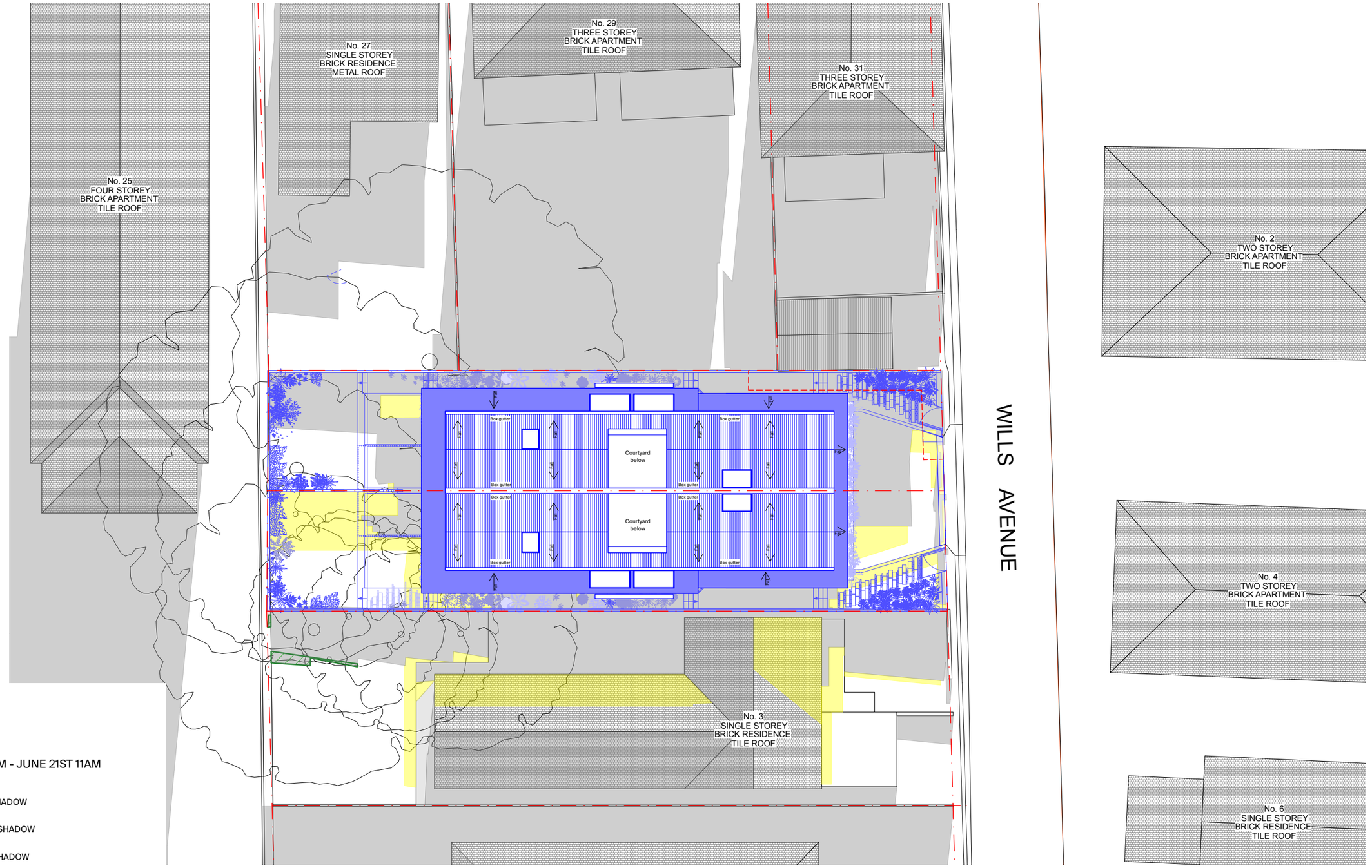

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA22

Issue

B 9/9/2026 DA AMENDMENTS
A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Shadow Diagrams 11am

Date: JUNE 2026
Scale: 1:200
Drawn by: DW
Checked by: DW
650

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Flood - Site Plus
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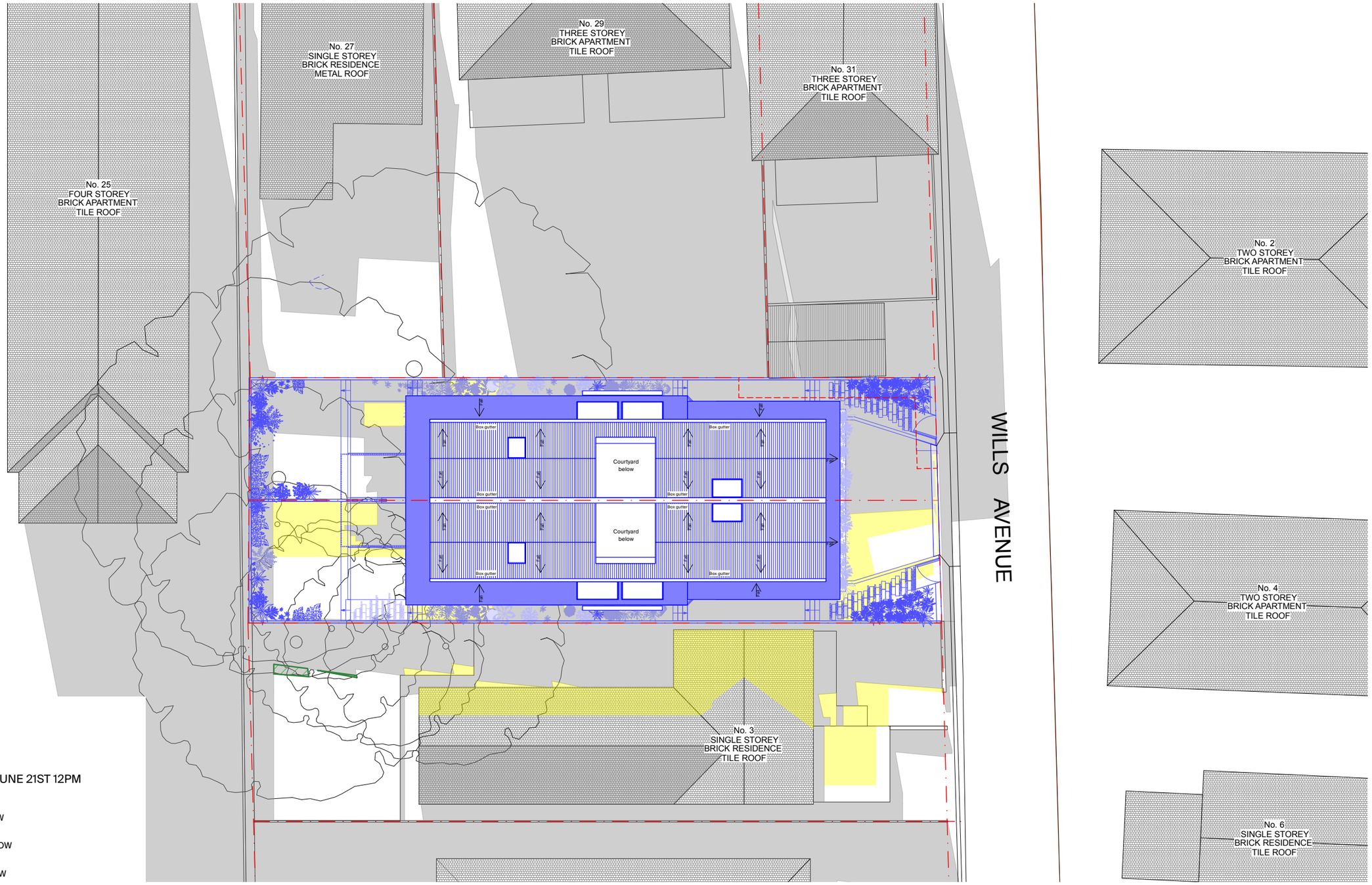

SHADOW DIAGRAM - JUNE 21ST 12PM

EXISTING SHADOW

PROPOSED SHADOW

REDUCED SHADOW

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA23

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Shadow Diagrams 12pm

Date
JUNE 2026
Drawn by:
DW

Scale
1:200
Checked by:
DW

651

Consultant List

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Flood - Site Plus
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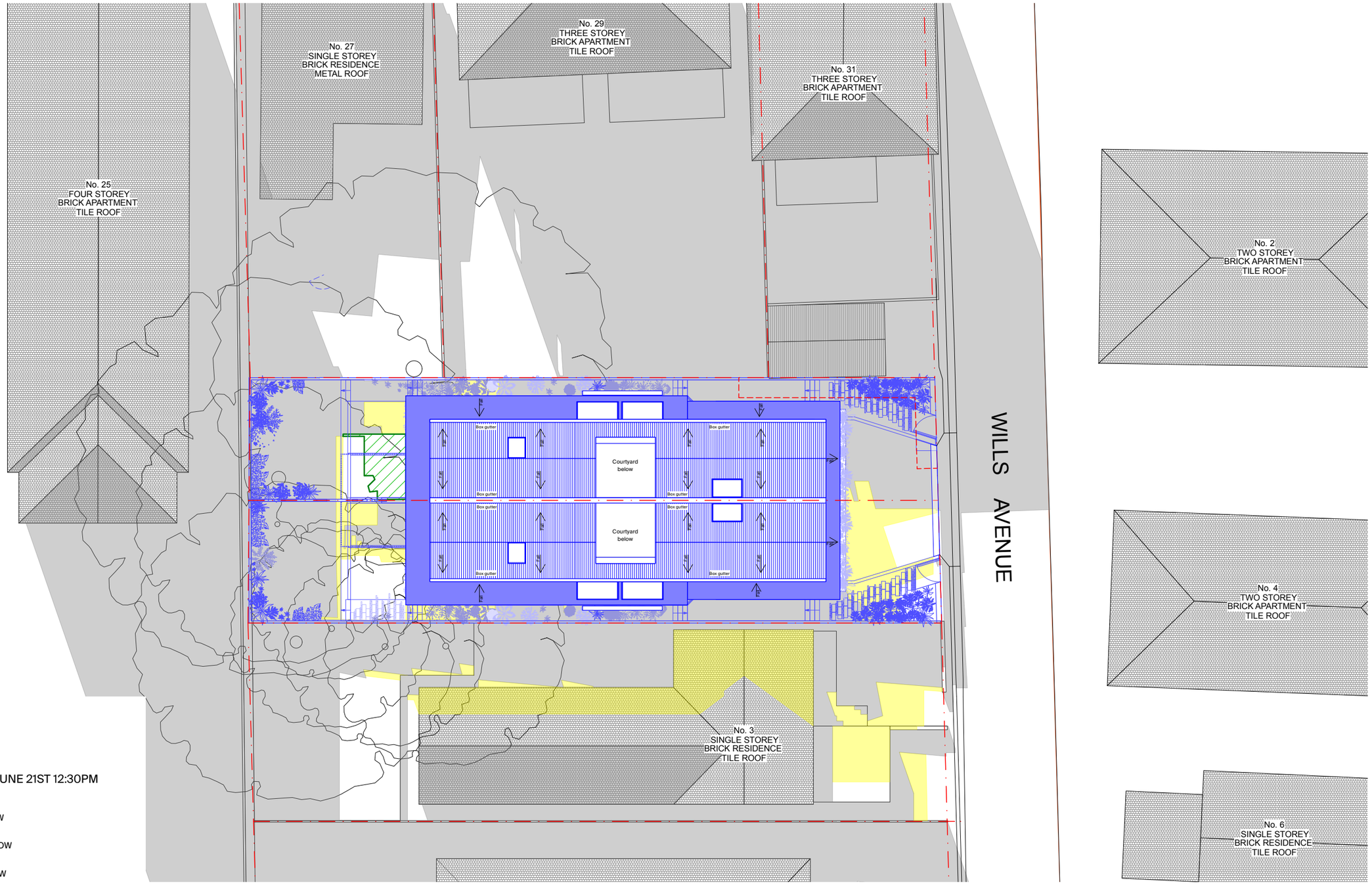

SHADOW DIAGRAM - JUNE 21ST 12:30PM

EXISTING SHADOW

PROPOSED SHADOW

REDUCED SHADOW

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA24

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Shadow Diagrams 12:30pm

Date
JUNE 2026
Drawn by:
DW

Scale
1:200
Checked by:
DW

652

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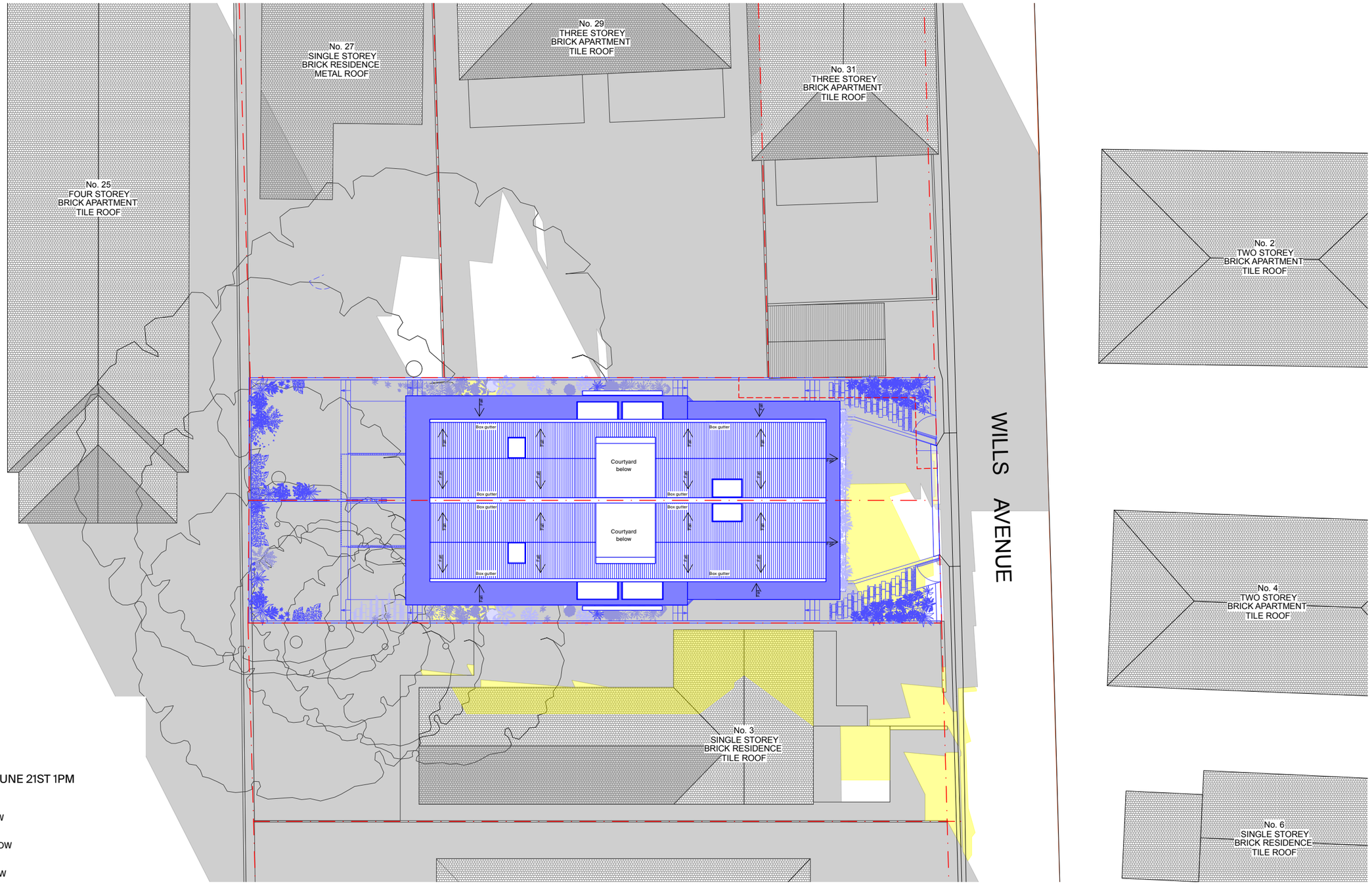
ARCHITECT GEORGE



SHADOW DIAGRAM - JUNE 21ST 1PM

EXISTING SHADOW

PROPOSED SHADOW

REDUCED SHADOW

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA25

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Shadow Diagrams 1pm

Date
JUNE 2026
Drawn by:
DW

Scale
1:200
Checked by:
DW

653

Consultant List

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Flood - Site Plus
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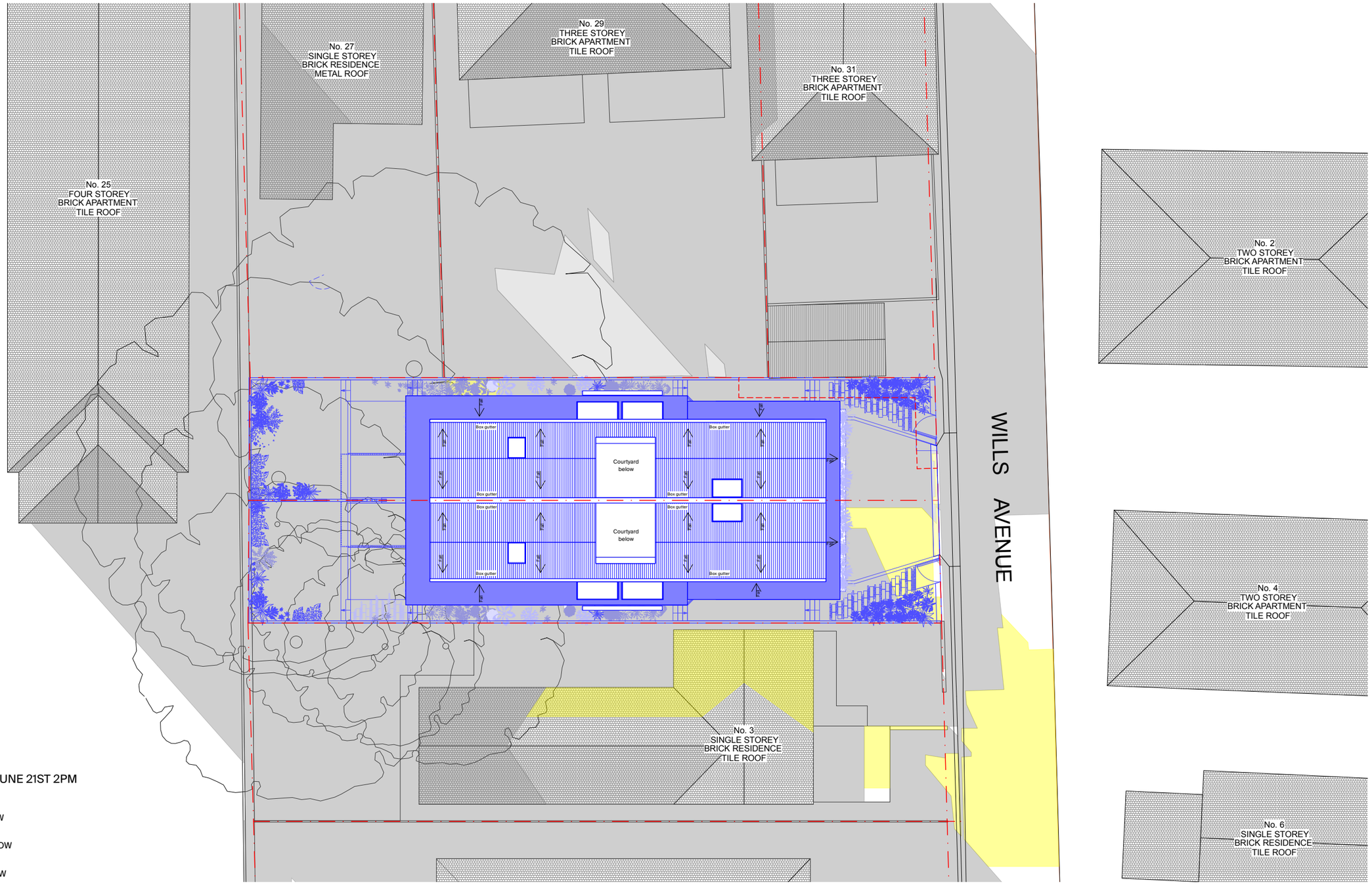

SHADOW DIAGRAM - JUNE 21ST 2PM

EXISTING SHADOW

PROPOSED SHADOW

REDUCED SHADOW

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA26

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Shadow Diagrams 2pm

Date
JUNE 2026
Drawn by:
DW

Scale
1:200
Checked by:
DW

654

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
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Flood - Site Plus
Town Planner - Planning Ingenuity
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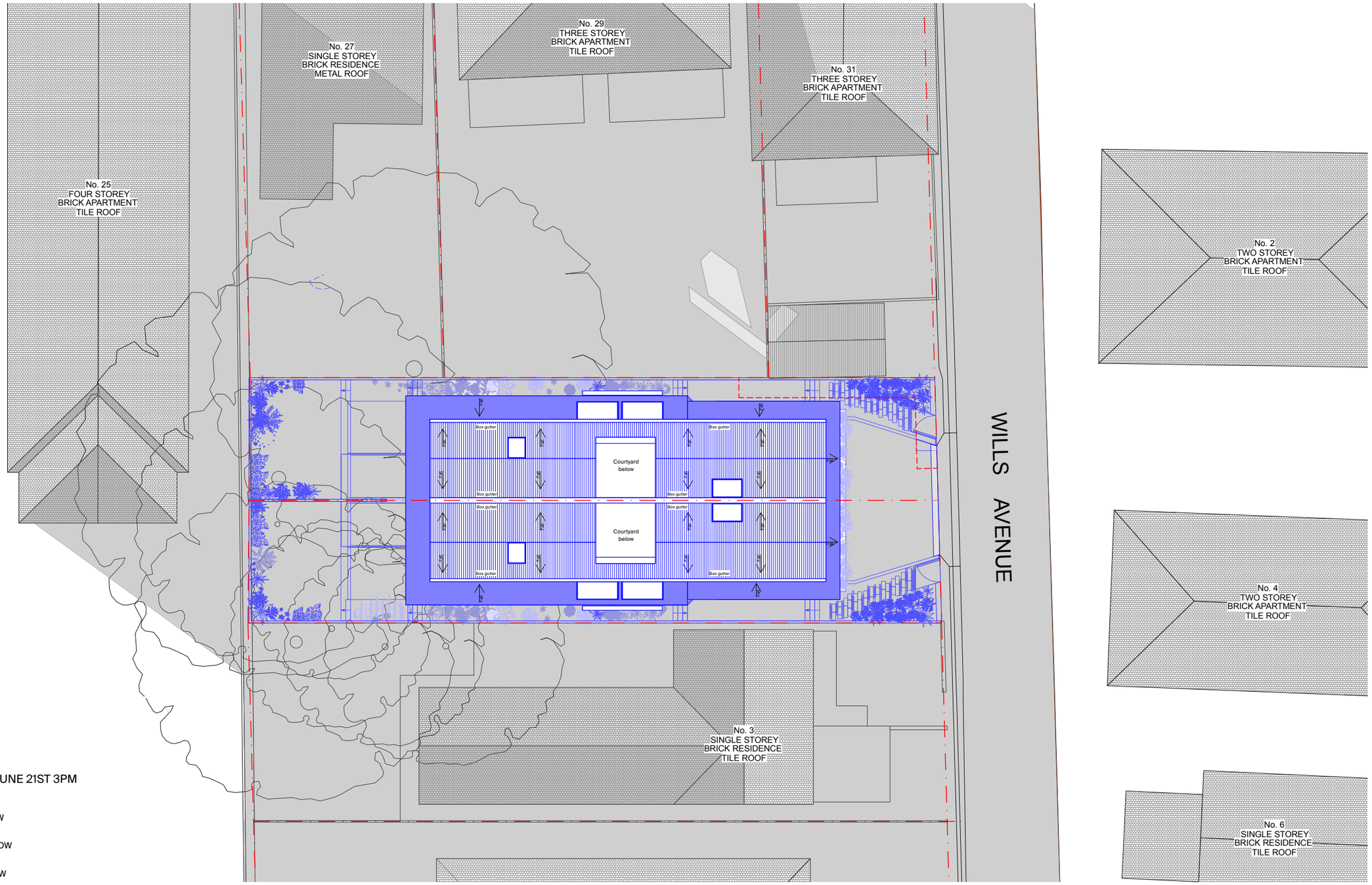

SHADOW DIAGRAM - JUNE 21ST 3PM

EXISTING SHADOW

PROPOSED SHADOW

REDUCED SHADOW

ARCHITECT GEORGE

Project:
HOUSES IN WAVERLEY
1 Wills Avenue, Waverley 2024

Project Ref:
2602

Drawing Ref:
DA27

Issue

B 9/9/2026 DA AMENDMENTS

A 16/06/2026 FOR DA SUBMISSION

Drawing Title:
Shadow Diagrams 3pm

Date
JUNE 2026
Drawn by:
DW

Scale
1:200
Checked by:
DW

655

Consultant List

Civil - Blueprint Engineers
Stormwater - NE Consultants
Landscape - TWLA
Flood - Site Plus
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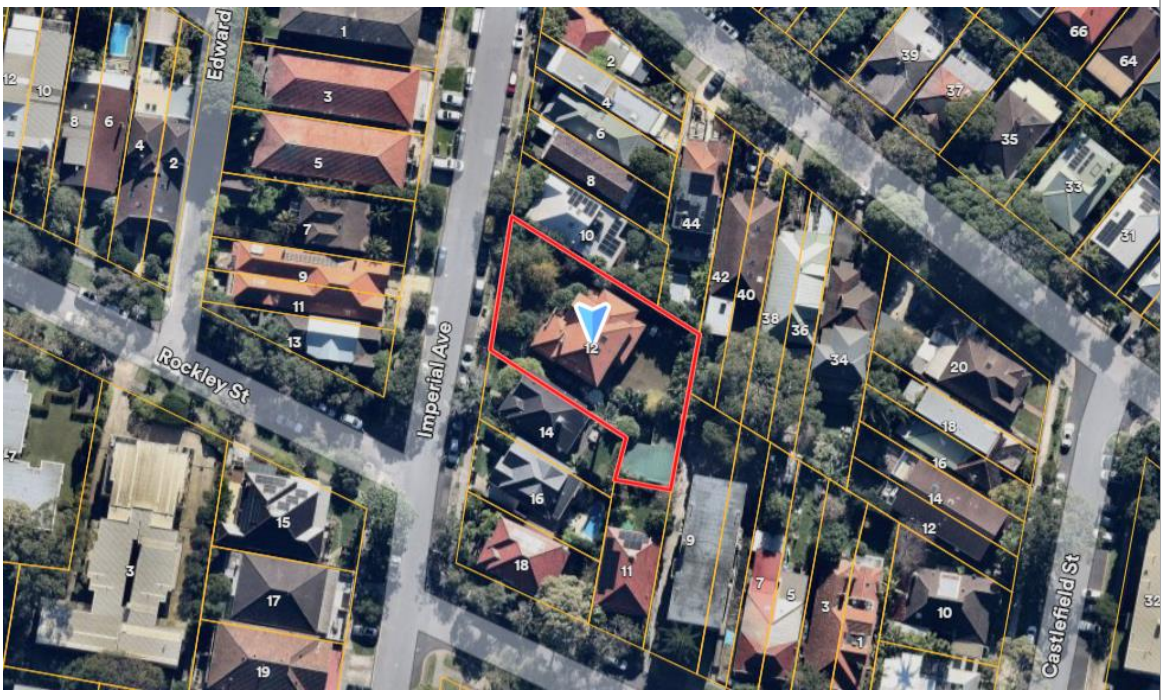
G



Report to the Waverley Local Planning Panel

Overview	
Application number	DA-128/2026
Site address	12 Imperial Avenue, Bondi
Proposal	Alterations and additions to dwelling house
Date of lodgement	24 April 2026
Owner	C Franks
Applicant	Brooke Aitken Design
Submissions	14 submissions
Cost of works	$ 3,607,876.00
Principal Issues	• *Heritage*
Recommendation	That the application be **APPROVED** in accordance with the conditions contained in the report.

Site Map



1. PREAMBLE

1.1. Executive Summary

The development application seeks consent for alterations and additions to the existing dwelling house including a two-storey rear addition, rear roof addition, rear swimming pool and partial demolition of existing garage structure and replacement with gymnasium, sauna and bathroom, at the site known as 12 Imperial Avenue, Bondi which is a locally listed heritage item.

The principal issue arising from the assessment of the application is retention of the heritage significance of the site. The proposal respects the character of the original building and successfully retains its heritage significance subject to conditions of consent requiring further details of materials to be provided for approval by Council's Heritage advisor.

Conditions of consent are also recommended regarding the proposed non-trafficable roof area to mitigate against potential privacy impacts and proposed landscaping to avoid any potential view loss impacts.

Fourteen unique submissions were received from residents and no submissions from Councillors were received. The issues raised in the submissions have been considered and addressed in this report and in the Recommendation. There were no declared conflicts of interest on this application from Council staff.

The application has been assessed against the relevant matters for consideration under section *4.15(1) of the Environmental Planning and Assessment Act 1979* (the Act). It is recommended for approval subject to conditions of consent.

1.2. Site and Surrounding Locality

A site visit was carried out on 13 July 2026.

The site is identified as Lot A in DP 9869, known as 12 Imperial Avenue, Bondi.

The site is irregular in shape with a frontage to the east side of Imperial Avenue. It has an area of 1,016m^2 and falls from west to east by approximately 2m, and south to north by approximately 1m.

The site is occupied by a two-storey dwelling house featuring a ground floor verandah to the north and east elevations, and a first floor covered balcony to the north elevation.

The property has a vehicle driveway accessed from Imperial Avenue running adjacent to the southern side boundary, with a carport and garage building located at the south-east corner of the site.

The site is listed as a local heritage item (I34) known as *Late Federation style house* and is located within the Imperial Avenue Conservation Area (C11). The house, also known as *'Gnal Loa'* formed part of the grounds of the *'Castlefield'* mansion. Based on the evidence available

it appears the house was built in 1909. The dwelling's interior has been extensively altered, with fixtures, joinery and internal staircase all not original.

The site to the north, No. 10 Imperial Avenue, is also a heritage item, known as *Federation style bungalow*.

The site is adjoined by dwelling houses to the north, south, and north-east at Nos. 10 and 14 Imperial Avenue, and Nos. 42 and 44 Edward Street. There are residential flat buildings (RFBs) to the south-east at Nos. 9 and 11 Miller Street.

The locality is characterised by a variety of low and medium density residential development.

Figure 1 to **8** are photos of the site and its context.



Figure 1: View of the existing dwelling from Imperial Avenue, facing southeast



Figure 2: View of the front setback and garden from the rear, facing south



Figure 3: View of the house from the rear, facing west



Figure 4: Rear verandah and decking leading to the rear yard, facing north



Figure 5: Existing garage at the rear, facing south



Figure 6: Existing southern side setback and car hardstand, facing southeast



Figure 7: Neighbouring dwelling to the south at No. 14 Imperial Avenue



Figure 8: Neighbouring dwelling to the north at No. 10 Imperial Avenue

1.3. Relevant Development History

A search of Council's records revealed the following recent and relevant development history of the site:

- DA-82/2023 – Alterations and additions to the existing dwelling house including two-storey rear and side additions and swimming pool was approved by Waverley Local Planning Panel on 27 September 2023.

1.4. Proposal

The development application seeks consent for alterations and additions to the existing dwelling house including two-storey rear addition, rear roof addition, rear swimming pool and partial demolition of existing garage structure and replacement with gym, sauna and bathroom.

The following is proposed at each level (pre-deferral and receipt of amended plans):

Demolition

- Demolition of the garage roof and carport structures at south-eastern corner of site.
- Removal of nine trees in the rear yard.

Ground Floor

- Replacement of garage and carport with single storey outbuilding southeast of the site containing a gymnasium, sauna, bathroom and storeroom and a covered outdoor area with ice bath.
- Construction of in-ground swimming pool, spa and associated landscaping at north-eastern corner of the site.
- Partial levelling of rear yard and construction of a retaining wall.
- Paved bin storage area within front yard.
- Replacement of existing paved driveway within site with semi-permeable paving.
- Gate and fence between driveway and rear yard.
- Two-storey rear addition containing kitchen / dining room at ground floor level and verandah to the rear.
- Internal alterations consisting of new water closet (WC) and pantry in the location of the existing kitchen, and minor changes to internal walls.
- Planting of 11 new trees in the rear yard.

First Floor

- Two-storey rear addition containing a main bedroom at first floor level with balcony to the east (rear) and north, and roof garden to the south.
- Internal alterations consisting of changes to walls, provision of ensuite and new staircase to attic level.

Attic level

- Non-habitable storage room with internal staircase access.

1.5. Background

The development application was lodged on 24 April 2026. A deferral letter including plan amendments and a request for additional information was issued on 5 August 2026 for the following reasons:

1. *Rear roof addition*

   The proposed rear roof addition is not supported due to its negative impact on the significance of the subject heritage item. The roof addition substantially alters the original roof form and is not compatible with the Arts and Crafts architectural style of the building.

   Additionally, the roof addition may exceed the Waverley Local Environmental Plan (LEP) 2012 height of buildings development standard as it is unclear whether the existing ground level has been correctly depicted on the proposed section drawings, noting that the

building has a subfloor area as depicted on the previously approved architectural drawings…

The rear roof addition must be deleted from the proposal.

2. *Rear and side addition*

   Council's heritage advisor provides the following advice regarding redesigning the rear and side additions:

   - *The use of contemporary forms, detailing and materials can be supported if desired. However, only a limited palette of materials and finishes and details should be relied upon and a clear separation between the original heritage listed house and the new addition be introduced.*
   - *An acknowledgement of the forms, details, materials and proportions of the original house should be incorporated into any new design, including consideration of pitched roof forms.*
   - *A light touch at the point of intersection with the original house should be introduced. This could be achieved by a two storey glazed link for example.*
   - *Any new rear or side addition should not rely on a strong new architectural vocabulary that detracts from the significant architectural style, form and detailing of the original house. A simpler detailed new addition should be provided.*
   - *Any new side addition should be balanced with the bulk and scale of the original house and not compete with or distract from the architectural style and detailing of the main house.*

3. *North verandah*

   The proposed extension of the ground floor northern side verandah is not supported and must be deleted.

   The existing sandstone verandah is a principal and significant component of the original house, and the form of the new projecting flooring with balustrading is unsympathetic to the Arts & Crafts style. The projection is semi-circular which is a shape that does not form part of the traditional form of the original house and will be visually intrusive.

4. *Garage and car port*

   The proposed garage and car port conversion introduces a new architectural language and design features (portico) that are incompatible with the Arts & Crafts style of the main house. The portico will be a detracting element within the immediate setting of the heritage listed house.

The design of the proposed garage and carport conversion must be simplified to be less visually distracting and to ensure this new element does not compete with the Arts & Crafts architectural style and character of the main house and the site.

5. *Compliance with height of buildings development standard*

   As identified within Issue no.1 of this letter, it is unclear whether the existing ground level has been correctly depicted on the proposed section drawings and therefore whether compliance with Waverley LEP 2012 height of buildings development standard is achieved.

   Amended plans are required which correctly identify the existing ground level.

6. *Calculation of gross floor area and floor space ratio*

   Parts of the attic with floor-to-ceiling heights of 1.4m or more must be included within the gross floor area (GFA) and floor space ratio (FSR) calculations.

7. *Visual privacy impacts*

   Privacy screening is required to the southern edge of the proposed first floor balcony to provide visual privacy for 14 Imperial Avenue.

8. *Additional information required*

   The following additional information is required:

   a) *Further information is required regarding tree retention and removal to address the following issues:*

      - *Existing trees within front yard are indicated as being retained on landscape plans but not identified on architectural plans. The trees must be shown on the architectural plans.*

      - *There are multiple trees adjacent to the boundary of the site (either within the site or adjacent to the site) are not identified on the landscape plans and architectural plans. The trees must be depicted on both sets of plans.*

   b) *The architectural drawings must clarify whether any changes are proposed to boundary fences.*

   c) *Existing shadows cast on 14 Imperial Avenue from existing boundary fences must be depicted on the plan-form shadow diagrams.*

   d) *An elevational shadow diagram of the rear elevation of 14 Imperial Avenue must be provided.*

   e) *Boundary elevation drawings at the eastern rear and southern side boundaries must be provided. Where structures are proposed to change, the elevation drawings must include a dashed outline of existing structures.*

f) *The architectural and landscape plans must be consistent.*

g) *The landscape plans planting schedule must clearly depict the location of all proposed plants.*

h) *Information must be provided regarding the planned maintenance methodology for any roof garden.*

The amended documents were received on 9 September 2026 addressing the deferral matters. The amended plans were accepted by Council and form the basis of the assessment.

The amendments were deemed non-minor and as such, the application lodgement date was reset to 9 September 2026.

2. ASSESSMENT

The following matters are to be considered in the assessment of this development application under section 4.15 of 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. State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022;
- SEPP (Biodiversity and Conservation) 2021;
- SEPP (Resilience and Hazards) 2021.

2.1.2. Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

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

Table 1: 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 plan.
Part 2 Permitted or prohibited development		
Land Use • *R3 Medium Density Residential Zone*	Yes	The proposed development is defined as alterations and additions to a dwelling

Provision	Compliance	Comment
		house, which is permitted with consent in the R3 zone.
Part 4 Principal development standards		
4.3 Height of buildings • *9.5m*	Yes	The proposed extension to the existing dwelling has a maximum height of 9m in compliance with the development standard, measured on the north elevation from existing ground level to the proposed rear parapet. The proposal includes works to reinstate the chimney to its original state. The chimney sits at a height of 10.7m. In accordance with definition of 'building height' under the Waverley LEP 2012, chimneys are excluded from the height measurement and therefore given the chimney will be reinstated in its existing location to the same height as existing, a variation request under Clause 4.6 of the Waverley LEP 2012 is not required.
4.4 Floor space ratio (FSR) **4.4A Exceptions to floor space ratio (FSR)** • *Site Area – 1,016m^2* • *Maximum permissible FSR – 0.5:1* • *Maximum permissible Gross Floor Area (GFA) - 508m^2*	Yes	The proposed development results in a maximum FSR of 0.36:1 with a total GFA of 364.91m^2 in compliance with the development standard.
Part 5 Miscellaneous provisions		
5.10 Heritage conservation	Yes	The proposal retains the heritage significance of the subject heritage item and the heritage conservation area. Further discussion is found in the Waverley Development Control Plan section of this report below.
5.21 Flood Planning	Yes	A small portion of the site adjacent to the front boundary is identified as a low risk flood area. The proposal does not include any substantive changes within the flood risk area and therefore the proposal will not have any flood-related impacts.
Part 6 Additional local provisions		
6.2 Earthworks	Yes	The proposal includes excavation for the proposed swimming pool and minor

Provision	Compliance	Comment
		levelling and retaining walls within the rear yard. The applicant has provided a detailed geotechnical investigation report which identifies potential risks regarding excavating into sandstone bedrock at the site and identifies mitigation measures to ensure impacts are appropriately managed. A condition of consent is included at Appendix A of this report requiring compliance with the geotechnical report in addition to standard conditions relating to excavation and construction works.
6.14 Waste minimisation and recycling	Yes	The proposal provides sufficient waste storage capacity. Conditions of consent regarding construction waste are included at Appendix A of this report.
6.15 Stormwater Management	Yes	The proposal satisfactorily meets clauses (a) (b) and (c). The proposal will manage stormwater satisfactorily.

2.1.3. Waverley Development Control Plan 2022 (Waverley DCP 2022)

The relevant matters to be considered under the Waverley DCP 2022 are outlined below:

Table 2: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste • *Garbage bins are to be stored in an appropriate location.*	Yes	The proposed waste storage area is appropriately located on the inside of the front fence.
2. Ecologically Sustainable Development • *Ceiling or wall mounted fans in all main living areas and bedrooms).* • *Electric cooking and heating systems.*	Yes (subject to conditions)	The proposal includes an electric hot water system. The plans are to be updated to include ceiling or wall mounted fans in all main living areas and bedrooms. A standard condition of consent is included to this effect.
3. Landscaping, Biodiversity and Vegetation Preservation	Yes	The proposal includes removal of nine trees. Council's Tree Management officer reviewed the amended proposal, including the amended landscape plan which includes 11 replacement trees noting that the proposed *Olea europaea* (European

Development Control	Compliance	Comment
		Olive) is on Waverley Council's Exempt species list and is not supported. It is recommended that the four (4) *Olea europaea* (European Olive) be replaced with any six (6) small-sized, local native tree species from the Waverley DCP 2022, Annexure B3-2 Tree Canopy Replacement Planting List. An amended Landscape Plan is also to be submitted to reflect the six replacement trees. Conditions of consent are recommended to this effect. Council's Heritage Officer reviewed the removal and replacement of trees and confirmed that the trees are later additions, located at the rear and northern side and their removal and replacement will not negatively impact on the heritage significance of the listed item.
5.Water Management	Yes	The proposal is capable of satisfactorily managing stormwater. Conditions of consent are included at Appendix A of this report requiring compliance with Council's technical requirements.
7. Transport • *Maximum parking rate: 2 cars*	Yes	The application seeks to reduce the length of the existing driveway and partially demolish the existing garage at the site to accommodate a gymnasium and wellness centre, resulting in parking in the form of a shortened driveway and hardstand parking for two vehicles in compliance with the control.
8. Heritage	Yes	*See below this table for discussion*.
11. Design Excellence	Yes	Satisfactory. The amended proposal retains the main house and ensures any alterations are made only to the parts of the dwelling that have already been altered previously. Various negative elements proposed in the original plans, including the curved northern side verandah and the attic roof extension, have been deleted to ensure that the works do not compete with the Arts and Crafts style and character of the main house. This has been effectively achieved in the amended plans, and the proposal is considered to achieve design excellence in accordance with this part.

Development Control	Compliance	Comment
13. Excavation • *Excavation not to be within 900mm of side boundaries*	Yes	The proposed swimming pool excavation is set back a minimum of 1.1m from side boundaries in compliance with the control.

8. Heritage

In response to the originally submitted plans, Council's Heritage Advisor noted several inconsistencies with the Waverley DCP 2022 in relation to the heritage objectives and controls. The design of the proposal was subsequently amended to address the issues. Notably, the form of the original house is being retained and the previously proposed extension to the northern verandah and gable dormer to the eastern roof have been deleted.

The amended proposal respects the characteristics of the existing heritage item and heritage conservation area, is limited in scale compared to the original building, includes appropriate building and roof forms, and features appropriate detailing subject to conditions of consent relating to materials.

Sightlines from the street towards the proposed rear extension and converted ancillary buildings are substantially obscured by the proposed solid masonry wall with a central timber door across the driveway.

The proposed internal changes do not affect any significant heritage fabric. The existing staircase is not original, and its extension to the attic level is therefore acceptable.

It is proposed to reconstruct the northern chimney, a positive outcome for the listed building and its contribution to the Imperial Avenue Conservation Area (C11).

Table 3: Waverley DCP 2022 – Part C1 Low Density Residential Development Compliance Table

Development Control	Compliance	Comment
1.0 General Objectives		
	Yes	The proposal does not contravene the general objectives of this part of the Waverley DCP 2022.
1.1 Height		
Flat roof dwelling house • *Maximum wall height of 7.5m*	No (acceptable on merit)	The proposed side and rear extension comprises a flat roof with a maximum wall height of 7.6m measured on the east elevation from existing ground level to below the parapet, contrary to the control. The non-compliance is acceptable on merit. The first floor level of the new

Development Control	Compliance	Comment
		addition is set-in from the ground floor level and therefore does not comprise a continuous wall. The wall height falls mostly below the 7.5m control and only exceeds marginally due to the fall of the site. The addition is highly articulated with fenestration and balustrading and has been designed to be subservient to the existing heritage dwelling. Importantly, the proposal complies with the maximum building height of 9.5m under the Waverley LEP 2012 and the minor wall height exceedance is acceptable on merit.
1.2 Setbacks		
1.2.1 Front and rear building lines • *Predominant front building line* • *Predominant rear building line at each floor level* • *Development at first floor level and above shall be set back from the rear building line of the ground floor level*	Yes No (acceptable on merit) Yes	The front building line is to be retained as existing. The rear building alignment of neighbouring buildings varies, on an account of the differing configurations of sites in the vicinity of the subject site and the angle of dwellings to the street boundary. The proposal seeks to extend the rear building line beyond the line of the immediately adjoining neighbour to the south, at No. 14 Imperial Avenue, to accommodate the side and rear extension. The proposed rear building line aligns with the neighbouring dwellings further to south at Nos. 16 and 18 Imperial Avenue. The subject site is considered an outlier, given the generous site area, extensive front setback and rear yard. Any extension to the rear would project beyond the rear building alignment of the no.14 to the south. The proposed rear building line is supported given the context described above, given the compliance with the height of buildings and FSR development standards and with the side setback controls, and as the proposal meets the objectives of the control. The main bedroom on the first floor level of the new addition is set in from the new rear building line of the ground floor level,

Development Control	Compliance	Comment
		minimising impacts on solar access for the southern side neighbour.
1.2.2 Side setbacks • *Minimum of 0.9m for ground floor and first floors.*	Yes	The proposed southern side addition is set back a minimum of 1.705m from the southern side boundary, in compliance with the control. It is noted that the site comprises a retaining wall that runs along the southern side boundary providing a further buffer between the proposed works and the neighbouring dwelling to the south.
1.3 Streetscape and visual impact		
• *New development to be compatible with streetscape context*	Yes	Satisfactory. The addition of the masonry wall along the driveway will obscure the new works at the side and rear from the streetscape. The front of the main dwelling and its relationship to the streetscape will remain unaltered under the proposal.
• *Replacement windows to complement the style and proportions of existing dwelling*	Yes	The proposal includes replacing the glazed balcony doors at first floor level on the northern elevation (WD20). A condition of consent is recommended requiring the doors to be timber framed to ensure the character of the original building is maintained. The replacement glazing comprises the same proportions as the original. Other openings within the main dwelling will be retained. A further condition of consent is recommended, to require deletion of the half circular window within the new garden wall on the southern side of the dwelling, which was inadvertently retained from a previous revision of the architectural drawing set.
• *Significant landscaping to be maintained.*	Yes	The front landscaped area will be maintained as existing.
1.4 Fences		
Front: • *Maximum height of 1.2m* • *Solid section no more than 0.6m in height*	N/A	As existing.
Side and Rear: • *Maximum height of 1.8m*	Yes	Existing side and rear fencing and retaining walls are to be maintained as existing.

1.5 Visual and acoustic privacy		
• *Habitable windows are not to directly face habitable windows or open space of neighbouring dwellings unless direct views are screened or other appropriate measures are incorporated into the design*	Yes	Privacy for the northern neighbour is maintained, due to the significant landscaping around the perimeter and generous setbacks to the northern and eastern boundaries. Privacy for the southern neighbour is also maintained. The proposal will reduce the southern side setback; however, the setback remains generous at 1.705m and is buffered by hedge planting. The new addition comprises glazed panels at the intersection between the main dwelling and the new addition. The panel at first floor level will be obscure glazing to manage potential privacy concerns for the southern side neighbour. No other fenestration is proposed along the southern side elevation.
• *Maximum size of balconies: 10m^2 in area, 1.5m deep*	No (acceptable on merit and by condition)	The new upper floor balcony off the main floor bedroom has a total area of 16m^2 in exceedance of the control. The exceedance is mitigated by setbacks of 4.9m from the southern side boundary, 11.5m from the northern side boundary and 9.5m from the rear eastern boundary, and by the inclusion of privacy screening. The southern extent of the balcony comprises a privacy screen/gate leading to a non-trafficable area. The gate is labelled as allowing access for maintenance of the partial planting on the non-trafficable part of the roof. However, the inclusion of a gate means that the southern part of the roof could be used as an extension of the balcony resulting in unacceptable privacy impacts on neighbours. Accordingly, a condition of consent is recommended requiring this full roof area to be a green roof to ensure it cannot be used as a balcony. A limit on the height of vegetation that can be planted will also be imposed.
1.6 Solar access		
• *Minimum of 3 hours of sunlight to 50% of living areas and principal open space areas on 21 June to subject site*	Yes	Satisfactory. Extensive solar access is retained for the subject site in compliance with the control.

• *Minimum of 3 hours of sunlight maintained to at least 50% of principal open space areas of adjoining properties on 21 June.*	Yes	The proposal increases overshadowing to a small portion of the northern part of the rear yard of No. 14 Imperial Avenue from 10am to 1pm on 21 June. Notwithstanding, the southern neighbour continues to receive in excess of the minimum of 3 hours of solar access on 21 June.
• *Avoid unreasonably overshadowing of solar collectors (including habitable windows).*	Yes	The proposal results in a reasonable increase overshadowing to the rear elevation of the southern neighbour at 9am only, on 21 June. Windows on the eastern rear and northern side elevations remain unimpacted at all other times on 21 June.
1.7 Views		
• *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.*	Yes	Satisfactory. The proposed development is not anticipated to result in any unreasonable view loss of any significant views available to neighbouring properties. *See below this table for discussion.*
1.8 Car parking		
• *Parking for existing development to be in accordance with the following hierarchy:* *i. At the rear of site accessed from secondary street,* *ii. At the side of the dwelling behind the front building alignment,* *iii. Forward of the front building alignment.* • *Designed to complement the building and streetscape*	Yes	The proposal reduces the length of the existing driveway and demolishes the existing garage at the site, resulting in a reduction in parking capacity to two parking spaces within the shortened driveway. The driveway will accommodate the car parking and will be largely concealed behind the site's front fence.
1.9 Landscaping and open space		
• *Overall open space: 40% of site area (406.4m^2)*	Yes	Approximately 60% (606m^2) of site area has been provided as open space.
• *Overall landscaped area: 20% (203.2m^2) of site*	Yes	Approximately 47% (478m^2) of site area has been provided as landscaped area, with more than half provided as deep soil area.

area, with at least half deep soil (XXm²) • *Minimum area of 25m² for private open space* *Front open space: 50% of front building setback area (285m²)* • *Front landscaped area: 50% of front open space provided (142.5m²)* • *Outdoor clothes drying area to be provided*	Yes Yes Yes Yes	The proposal provides in excess of the minimum requirement for private open space. The proposal seeks to retain the front setback as existing which comprises approximately 285m² of open space of which 255m² is landscaped and deep soil area. The rear yard comprises adequate space to accommodate clothes drying area. A condition of consent is recommended to ensure this is provided.
1.10 Swimming pools and spa pools		
• *Located in the rear of property* • *Pool decks on side boundaries must consider visual privacy* • *All pool equipment to be enclosed within an acoustically treated enclosure*	Yes	Satisfactory. The pool is located within the rear yard and does not result in privacy impacts. A condition of consent requiring acoustic treatment of pool equipment is included at Appendix A.
1.16 Secondary dwellings and ancillary buildings		
1.16.2 - Ancillary buildings • *Floor area not to exceed 10% of site area 101.6m²* • *Maximum wall height when on a property boundary of 2.1m* • *Maximum overall height of 2.4m*	Yes No, existing non-compliance	The proposed gymnasium complex and has a total of 59.5m² or 5.8% of the total site area and is acceptable. The existing garage brick wall and parapet will be retained along the southern and eastern boundaries at a height of 2.9m, extending approximately 300mm above the fenceline of the neighbour to the rear of the garage at No. 11 Miller Street. This exceeds the maximum overall height however given this element is to be retained as existing, the noncompliance is acceptable in this instance. A condition of consent is recommended to require the retaining walls on the boundary to be protected and retained during demolition of the remaining structure.

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

1.7 Views

Council received two submissions from neighbouring properties to the south at No. 16 and No.18 Imperial Avenue to the south of the site, regarding view loss. This section includes an assessment of view sharing in accordance with the view sharing planning principle arising from *Tenacity Consulting v Waringah [2004] NSWLEC 140*.

Step One – Assessment of the views to be affected.

From the location of the site and surrounding topography and outlooks and based on images provided from the owners of the neighbouring properties, the principal views which can be experienced from No. 16 Imperial Avenue are northeastern district views with some distant water views further eastward and northeastern district views from No. 18 Imperial Avenue (see **Figures 9** to **12**) (*images provided with property owner submissions*).



Figure 9: No. 16 Imperial Avenue, view from first floor balcony, facing northeast

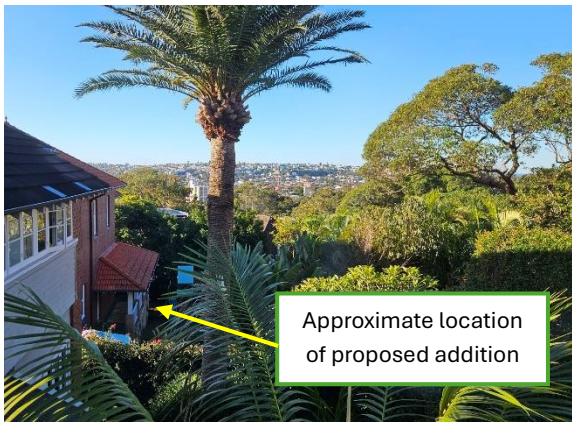


Figure 10: No. 16 Imperial Avenue, view from first floor living area, facing northeast



Figure 11: No. 16 Imperial Avenue, view from first floor master bedroom, facing northeast

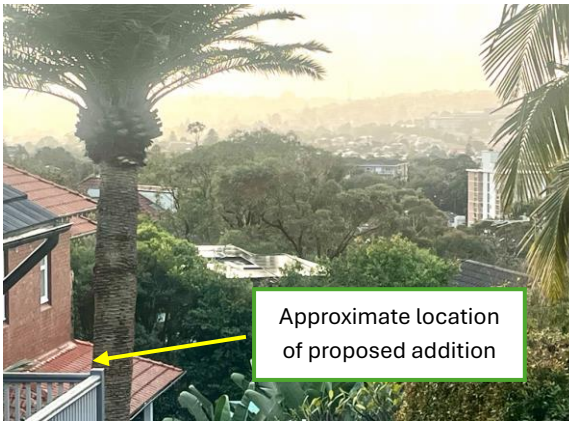


Figure 12: No. 18 Imperial Avenue, image of view provided (room obtained from not identified), facing northeast



Figure 13: Aerial view of Nos. 16 & 18 Imperial Avenue (outlined red) and the subject site (outlined blue) showing the direction of district and distant water views to the east

Step Two – Consideration from what part of the property the views are obtained

Figures 9-13 show the location and direction of the views, as photographed by the relevant property owners. Views from No. 16 Imperial Avenue are from the first floor balcony, second living room and main bedroom (see **Figures 9-11**). Views from No. 18 Imperial Avenue are second floor views, but the location within the dwelling was not identified. Views are experienced from side boundaries, which are more difficult to protect than front and rear boundary views.

Step Three – Assessment of extent of the impact

The proposed side and rear addition will extend out from the rear of the existing dwelling by 5.4m up to a maximum height of approximately 7m on the southern side, but well below the maximum overall height of the existing dwelling. Whilst the new addition will be visible from the side boundary windows of the southern side neighbours, the addition will remain below the height of the dwelling and the predominant district views and distant water views experienced from No. 16 Imperial Avenue are expected to be largely retained.

Step Four – Assessment of the reasonableness of the proposal that is causing the impact

The proposal does not seek to increase maximum height of the dwelling, with the side and rear extension remaining within the maximum permitted height. The overall wall height on the southern side (approximately 7m) is not a continuous wall with the upper level on the southern

elevation being set in from the ground floor level by approximately 3m, further reducing any outlook impacts towards the subject site.

The proposed addition complies with the Waverley LEP 2012 development standards for FSR and building height and complies with front and side setback and landscaping controls under the Waverley DCP 2022. The proposal will be visible from the outlooks as shown in **Figures 9-12**, however district views obtained from both properties will be largely retained and the distant water views obtained from No. 16 Imperial Avenue will be maintained under the proposal. The proposal therefore achieves view sharing. A condition of consent is recommended to require plant species adjacent to the southern side boundary to comprise plants with mature growth heights of no more than 3m to ensure potential views impacts are avoided in the future.

2.2. Other Impacts of the Development

The proposal is considered to have no significant likely impacts, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, subject to appropriate conditions being imposed and is recommended for approval.

2.3. Suitability of the Site for the Development

The site is considered suitable for the proposal.

2.4. Any Submissions

The application was notified for at least 21 days between 6 May 2026 and 1 June 2026 and a site notice erected on the site in accordance with the *Waverley Community Engagement Strategy Amendment 1 (2025)*.

Following receipt of amended plans and additional information, the was not renotified as the amended form of the proposal represents a lesser impact than that of the original form that was publicly notified, for the following reasons:

- The rear roof addition was removed from the plans and the internal stair to access the existing attic level was retained.
- The extension and curved finish to the northern verandah was removed from the plans to address heritage comments.
- The rear and side addition was amended to address Council's heritage concerns, including a light touch being introduced in the form of glazed link at the point of intersection with the original house.
- The proposed garage and carport conversion was simplified to be less visually distracting and to ensure the new element does not compete with the Arts & Crafts architectural style and character of the main house.
- Clarification was provided regarding the height of buildings, existing ground level and the calculation of FSR.
- Visual privacy matters were resolved by way of a privacy screen included at the southern end of the trafficable part of the first floor rear balcony.

Having regard to the nature of the amendments, there is a lesser impact on all properties.

A total of 14 unique submissions were received from the following properties:

Table 4: Submission details

Count	Property Address
1.	3/11 Castlefield Street, Bondi
2.	14/3 Rockley Street, Bondi
3.	Edward Street, Bondi (no specific address provided)
4.	22 Imperial Avenue, Bondi
5.	Castlefield Street, Bondi (no specific address provided)
6.	16 Imperial Avenue, Bondi (two submissions received)
7.	4/21 Imperial Avenue, Bondi
8.	No address provided
9.	18 Imperial Avenue, Bondi (two submissions received)
10.	Level 4, 477 Pitt Street Sydney
11.	14 Imperial Avenue, Bondi (two submissions received)

The following issues raised in the submissions have already been discussed and addressed in the body of this report and/or the recommendation:

- Impacts on heritage listed dwelling and conservation area.
- Additions are unsympathetic, detract from the character of the area and would be visible from the street.
- Demolition of the rear verandah, sandstone balconies and loss of original detailing.
- Dormer roof addition is at odds with the heritage listed building and will impact views and solar access.
- Scale of the addition does not complement the original dwelling.
- Height of the proposal appears to exceed the permitted height.
- Southern side setback and space between buildings is inadequate, results in solar access impacts to neighbouring properties.
- Shadow diagrams are inadequate.
- Visual and acoustic privacy impacts relating to new first floor rear balcony and roof garden maintenance.
- Concern regarding the height of roof garden planting and new landscaping along the southern side boundary.
- First floor balcony exceeds the 10 m^2 area control, impacting on visual privacy.
- View impacts from upstairs living areas, bedrooms and balcony.
- Rear addition exceeds the wall height control under the Waverley DCP 2022.
- Rear addition extends beyond rear building line.

- Ancillary building exceeds Waverley DCP 2012 height controls for ancillary buildings.

All other issues raised in the submissions are summarised and discussed below.

Issue: Demolition of the rear verandah and impact on original heritage features.

Response: The side and rear addition is supportable as it is subservient to the original building and as the majority of the verandah is maintained. In addition, the demolition of this part of the verandah has already been approved by the previous development consent at the site.

Issue: Noise and light impact and reduced greenery due to rear addition and swimming pool.

Response: The proposal includes a swimming pool set within the extensive rear yard. The use of the swimming pool may give rise to some additional noise; however, this is considered a reasonable impact for a use that is not uncommon in a suburban back yard setting. The site comprises well in excess of the minimum landscaped and deep soil area requirement therefore the minor reduction resulting from the proposed swimming pool is acceptable. A condition of consent is recommended to ensure the pool equipment is contained within an acoustically treated enclosure.

Issue: Acoustic privacy impacts resulting from gymnasium and wellness centre and should be soundproofed.

Response: The proposed gymnasium and wellness centre is for the owner's private use and therefore not anticipated to give rise to unacceptable acoustic impacts.

Issue: Insufficient renewable energy features proposed.

Response: The proposal was submitted with a BASIX Certificate, as required under the relevant SEPP. The application is not required to incorporate renewable energy features beyond what is required in the BASIX Certificate.

Issue: There could be aboriginal archaeological relics that may be discovered when excavating the pool.

Response: The site is in proximity to the Bondi-Rose Bay Sand Body. An advisory note is included in the recommended conditions of consent, noting that should an object of potential Aboriginal or archaeological significance be discovered during the demolition, excavation or *construction* period associated with the development, works are to immediately cease, and the NSW National Parks and Wildlife Service must be contacted.

Issue: Watercourse through back yard has not been addressed.

Response: The proposed development and stormwater management plans have been assessed by Council's Stormwater team. A portion of the front setback is identified as low risk flood area and the relevant conditions of consent have been recommended to address stormwater and site drainage matters.

Issue: Construction impacts.

Response: A construction traffic management plan will be required to be prepared for the site ahead of a construction certificate being issued. Construction will be limited to the hours stipulated in the consent.

Issue: Light spill from the new addition.

Response: The new side and rear addition comprises a kitchen /dining room at ground floor level and the master bedroom at first floor level. Accordingly, it is unlikely that the main bedroom will be lit to the extent that it will give rise to light spill. It is likely that the room will be fitted with internal window coverings to manage privacy for the occupants.

Issue: Sun's eye diagrams requested.

Response: As set out in Table 3 above, the proposal increases overshadowing to a small portion of the northern part of the rear yard of No. 14 Imperial Avenue from 10am to 1pm on 21 June, however, the southern neighbour continues to receive in excess of the minimum of 3 hours of solar access on 21 June. The amended plans included elevation shadow diagrams which demonstrate that the proposal would increase overshadowing to the rear elevation of the southern neighbour at 9am only, on 21 June. Sun eye view diagrams were not considered necessary given that the plan and elevation view diagrams demonstrate that the proposal would maintain adequate solar access at all other times on 21 June.

2.5. Public Interest

The proposal is considered to have no detrimental effect on the public interest, subject to appropriate conditions being imposed and is recommended for approval.

3. REFERRALS

The following internal and external referral comments were sought:

3.1. Traffic and Transport Development

The application was referred to Council's Traffic Engineers. No objections were raised subject to the recommended conditions of consent.

3.2. Stormwater Design and Flooding (Infrastructure Services)

The application was referred to Council's Infrastructure Engineers. No objections to the proposal were raised, subject to the satisfaction of the conditions of consent.

3.3. Tree Management

The application was referred to Council's Tree Technical Officer. No objections were raised subject to the recommended conditions of consent.

3.4. Heritage

The application was referred to Council's Heritage Advisor. As detailed in this report, several issues were raised in relation to the original application. Following deferral of the application and amendments made, Council's Heritage Advisor concluded that the key heritage concerns have been addressed in the revised plans and amended proposal is supported, subject to the recommended conditions of consent.

4. CONCLUSION

The application has been assessed against the relevant matters for consideration under section *4.15(1)* of the Act. It is recommended for approval subject to conditions of consent.

5. RECOMMENDATION TO WAVERLEY LOCAL PLANNING PANEL

That the development application be **APPROVED** by the Waverley Local Planning Panel subject to conditions in Appendix A.

Managers of Development Assessment (MODA) Review

The application was reviewed by the MODA at the meeting on 22 September 2026 and the MODA concurred with the Assessment Planner's recommendation.

MODA members: B McNamara, B Magistrale, J Zancanaro, B Matlawski and D Knight

Report prepared by:	Application reviewed and agreed by:
	
Alana Jelfs	**David Knight**
Senior/ Development Assessment Planner	**Acting Manager, Development Assessment**
Date: 29 September 2026	**Date: 13 October 2026**

Reason for WLPP referral:

1. Contentious development (10 or more objections)

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Planning Portal Data	
Determining Authority (Concurrence Authority for Clause 4.6 variation)	Local Planning Panel

Were the requirements of the Sustainable Buildings SEPP (effective 1 October 2023) met?	Yes
Have any dwellings been approved for affordable Rental Housing under this approval/consent? *This is a planning portal reporting requirement	No
Secondary Dwelling *This is a planning portal reporting requirement	No
Boarding House *This is a planning portal reporting requirement	No
Group Home *This is a planning portal reporting requirement	No
Does the proposal trigger a Housing & Productivity Contribution? If so, please ensure you have calculated the contribution in the CON case in the Planning Portal.	No
Is the development subject to the Special Infrastructure Contribution (SIC)?	No
Is the development located within an Urban Release area?	No
Waverley Council Data	
Trial Period database entry required	No
VPA submitted – follow up actions required	No
Refer to compliance for investigation	No
Commercial/liquor operational conditions	No
Was there a 'Conflict of Interest' declared	No

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APPENDIX A – CONDITIONS OF CONSENT

GENERAL CONDITIONS

1. APPROVED PLANS AND DOCUMENTATION

The development must be in accordance with:

(a) Architectural Plans prepared by Brooke Aitken Design Project Number: 2403, including the following:

Plan Number and Revision	Plan description	Plan Date	Date received by Council
2403-101, Rev C	Existing Ground Floor Plan	08.09.2026	09.09.2026
2403-102, Rev C	Existing First Floor Plan	08.09.2026	09.09.2026
2403-103, Rev C	Existing Attic Floor Plan	08.09.2026	09.09.2026
2403-104, Rev C	Existing Roof Plan	08.09.2026	09.09.2026
2403-111, Rev C	Existing Elevation 01, Street Façade	08.09.2026	09.09.2026
2403-112, Rev C	Existing Elevation 02, West Façade	08.09.2026	09.09.2026
2403-113, Rev C	Existing Elevation 03, North Façade	08.09.2026	09.09.2026
2403-114, Rev C	Existing Elevation 03, East Façade	08.09.2026	09.09.2026
2403-115, Rev C	Existing Elevation 04, South Façade	08.09.2026	09.09.2026
2403-115.1, Rev A	Existing Elevation 06 & 07	08.09.2026	09.09.2026
2403-115.2, Rev A	Existing Elevation 08 & 09	08.09.2026	09.09.2026
2403-116, Rev C	Existing Section A	08.09.2026	09.09.2026
2403-117, Rev C	Existing Section B	08.09.2026	09.09.2026
2403-118, Rev C	Existing Section C	08.09.2026	09.09.2026
2403-119, Rev C	Existing Section D	08.09.2026	09.09.2026
2403-201, Rev E	Ground Floor Plan	08.09.2026	09.09.2026
2403-202, Rev D	First Floor Plan	08.09.2026	09.09.2026
2403-203, Rev D	Attic Floor Plan	08.09.2026	09.09.2026
2403-204, Rev D	Roof and Site Plan	08.09.2026	09.09.2026
2403-301, Rev C	Elevation 01, Street Façade	08.09.2026	09.09.2026

2403-302, Rev C	Elevation 02, West Façade	08.09.2026	09.09.2026
2403-303, Rev C	Elevation 03, North Façade	08.09.2026	09.09.2026
2403-304, Rev C	Elevation 04, East Façade	08.09.2026	09.09.2026
2403-305, Rev C	Elevation 05, South Façade	08.09.2026	09.09.2026
2403-306, Rev A	Elevation 06 & 07	08.09.2026	09.09.2026
2403-307, Rev A	Elevation 08 & 09	08.09.2026	09.09.2026
2403-401, Rev C	Section A	08.09.2026	09.09.2026
2403-402, Rev C	Section B	08.09.2026	09.09.2026
2403-403, Rev C	Section C	08.09.2026	09.09.2026
2403-404, Rev C	Section D	08.09.2026	09.09.2026
2403-405, Rev C	Section E	08.09.2026	09.09.2026
2403-406, Rev C	Section F	08.09.2026	09.09.2026

(b) Landscape Plan No. 892_DA_01, 829_DA_02-03, 829_DA_10-11, 892_DA_892, 892_DA_20, 892_DA_50, 892_DA_55, Rev B and documentation prepared by Myles Baldwin Design, dated 08/09/2026 and received by Council on 10/09/2026;

(c) The BASIX Certificate;

(d) Stormwater Details and documentation prepared by Partridge Hydraulic Pty Ltd, dated March 2026, and received by Council on 10/09/2026;

(e) Arboricultural Impact Assessment and Tree Protection Plan prepared by George Palmer, Botanics Pty Ltd, dated September 2026, and received by Council on 10/09/2026;

(f) Schedule of external finishes and colours received by Council on 10/09/2026;

(g) The Site Waste and Recycling Management Plan (SWRMP) Part 1 and received by Council on 24/04/2026;

Except where amended by the following conditions of consent.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments:

(a) The First Floor plan is to be updated to show the replacement window (WD20) as new works as identified on Elevation 03 North Façade. The replacement window is to be of timber frame to match the existing fenestration detailing of the original dwelling.

Condition reason: To ensure the architectural plans are consistent across the approved floor plans, elevations and sections and to protect the heritage values of the dwelling.

(b) The proposed non-trafficable roof above the ground floor of the rear / side addition and to the south of the first floor proposed main bedroom must be re-designed to be a green roof which must only be accessible for occasional maintenance purposes. The roof garden planting must include species that will not exceed a maturity height of 300mm.

Condition reason: To reduce the extent of trafficable area on the new balcony to maintain privacy for the southern side neighbour and to ensure roof garden planting does not restrict outlook and district views in the future.

(c) The landscape plan is to be updated with the following amendments and reflected, where relevant on the approved architectural plans:

(i) The planting schedule for the roof garden and balcony planters must comprise plant species that do not exceed a maturity height of 300mm.

(ii) Plant species adjacent to the southern side boundary must comprise mature growth heights of no more than 3m.

Condition reason: To ensure the landscape plan reflects the approved architectural plans and to manage potential view impacts in the future.

(d) The rainwater tank must be included on the architectural plans and landscape plans.

Condition reason: To ensure the stormwater plans and location of the rainwater tanks is provided on the approved architectural and landscape plans.

(e) An area for outdoor clothes drying is to be identified on the plans.

Condition reason: To ensure an outdoor clothes drying is provided to reduce reliance on machine drying.

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. ADDITIONAL DETAILS – HERITAGE

The following additional details are to be provided:

(a) A schedule of external materials, finishes, and colours shall be submitted for Council's review and approval, prior to the issue of any Construction Certificate.

(b) The schedule shall include details in the form of either trade brochures or building samples and colour samples, and is to provide details of the following:

(i) External walls for the rear additions and the converted garage/carport including rendered finish.

(ii) Window frame colour details.

(iii) Guttering and downpipe colour and profile.

(iv) The concrete profiled cornice and eaves ('shroud') at ground floor level of the rear and side additions.

(v) The roof tile edge capping to the rear addition.

(vi) Balustrading and privacy screen door to roof top terrace of rear and addition.

(vii) Timber round headed door in garden wall.

(c) Materials, colours and brick bond pattern for the garden wall.

(i) Brick selection should be in a red colour to match, or be similar to, the original face brick of the main building.

(ii) The half round, multi-pane window located at the northern end of the garden wall as shown in the architectural elevations is to be deleted.

(d) Materials, colours and brick bond pattern for the reconstructed north chimney.

(i) Brick selection should be in a red colour to match, or be similar to, the original face brick of the main building.

(ii) A thin sandstone capping is to be provided based on the details of the extant western chimney.

(iii) The chimney should be constructed using Stretcher bond using bricks of the same dimensions as those in the original face brick of the main building based on the details of the extant western chimney.

The additional details are to be approved by **Council's Heritage Officer or delegate** prior to the issue of any Construction Certificate.

Condition reason: To ensure the materials, finishes and colours complement the aesthetic of the main building.

4. DOMESTIC HEATERS

The provision of solid fuel heating is prohibited.

Condition reason: To protect air quality and emissions.

5. APPROVED USE - HABITABLE OUTBUILDING/GYMNASIUM

(a) This development consent authorises the use of the site as a single dwelling house only, known as the 'principal dwelling'.

(b) The outbuilding/gymnasium can only be used as a habitable room provided it is used only in conjunction with the principal dwelling.

(c) No approval is granted or implied for the outbuilding/gymnasium to be used as a self-contained dwelling that is separate to the principal dwelling on the site.

Condition reason: To confirm the approved use of a outbuilding/gymnasium occurs in conjunction with the principal dwelling and is not used for other purposes (such as a secondary dwelling).

6. ARBORIST SITE SUPERVISION AND REPORTING

(a) A qualified Arborist (minimum AQF Level 5) must oversee various stages of work within the Tree Protection Zone(s) (TPZs) of any tree listed for retention.

(b) The Arborist must undertake inspections through the development works aligning with critical stages of works.

(c) The Arborist must certify compliance with each key milestone detailed below:

  (i) Installation of tree protection measures (i.e. tree protection fencing, trunk and branch protection, ground protection, tree protection signage) prior to the commencement of the development works;

  (ii) Demolition of ground surface materials (pavers, concrete, grass etc.) or inground structures within the TPZs of any tree to be retained;

  (iii) Excavation and trenching within the TPZs;

  (iv) Construction of the slab, footings and patio within the tree's TPZs;

  (v) Landscape works within the TPZs;

  (vi) Other times as specified in the Arboricultural Impact Assessment Report, Tree Protection Plan or these conditions.

(d) A Tree Protection Compliance Report is required, which includes photographic evidence and provides details on the health and structure of tree(s), for each scheduled inspection and key milestone listed above.

(e) The report is to be submitted to the Principal Certifier within one week of each inspection.

(f) The Tree Protection Compliance Report must include:

  (i) Confirmation that the tree protection measures have been installed in accordance with these conditions;

  (ii) Details of any additional tree protection recommendations and subsequent implementation to ensure the tree(s) remain in a healthy condition;

  (iii) Details of works undertaken on any tree to be retained or any works within the TPZs.

(g) A final Tree Protection Compliance Certificate demonstrating that all Tree Protection Compliance Reports at each scheduled inspection and key milestone listed above must be submitted and approved by the Principal Certifier prior to the issue of any Occupation Certificate.

Condition reason: To ensure the protection and ongoing health of trees on the site.

7. COMPLIANCE WITH NATIONAL CONSTRUCTION CODE

All proposed work must comply with the *National Construction Code* (previously known as the *Building Code of Australia*).

Condition reason: Prescribed condition pursuant to the *Environmental Planning and Assessment Regulation 2021*.

8. MATERIALS FOR MAKING GOOD

New materials for making good and repairs, are to match the existing in terms of colours, finishes, sizes, profile and properties.

Condition reason: To ensure appropriate materials and finishes are used.

9. PUBLIC UTILITIES AND SERVICE ALTERATIONS

Any utility services and all public infrastructure which requires alteration due to works associated with the development, both internally and externally of the development boundary, must 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, Transport for NSW or similar) in relation to any connections, repairs, relocations, replacements and/or adjustments to public infrastructure or services affected by the proposed works.

Condition reason: To ensure that all existing and any proposed alteration or relocation of the utilities as a result of the development are as per utility providers requirements.

10. TRENCHING COUNCIL'S ROAD RESERVE AND RESTORATION WORKS

Public areas and Council's assets 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 is not limited to works performed for the purpose of connection/s to public utilities, including repair 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.

Condition reason: To ensure the ongoing safety of members of the public passing the site.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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

GENERAL

11. NO BUILDING WORKS PRIOR TO RELEASE OF A CONSTRUCTION CERTIFICATE

The building work must not be commenced until:

(a) a Construction Certificate has been obtained from Council or an Accredited Principal Certifier in accordance with the *Environmental Planning and Assessment Act 1979*;

(b) a Principal Certifier has been appointed, and Council has been notified of the appointment in accordance with the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*; and

(c) Council is given at least two days' notice in writing of the intention to commence the building works.

Condition reason: To ensure a Construction Certificate is obtained prior to work commencing.

12. SURRENDER OF DEVELOPMENT CONSENT

Development consent DA-82/2023 is to be surrendered by the applicant, in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2021*. The surrender is to be received by Council prior to the issue of any Construction Certificate for works associated with this development consent. The surrender of the consent takes affect when Council receives the notice.

Condition reason: To ensure that there are no conflicting development consents for the site.

13. 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 Certifier that they have complied with the applicable requirements of Part 6, before any work commences.

Condition reason: To ensure the builder or person who does the residential building work, complies with the applicable requirements of Part 6 of the *Home and Building Act 1989*.

CONTRIBUTIONS, FEES & BONDS

14. SECTION 7.12 CONTRIBUTION

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

(a) Where the total development cost is $500,000 or less:

(i) a Cost Summary Report or Building Contract (dated within 12 months) or similar is to be submitted to Council's Customer Service Centre to process payment.

(b) Where the total development cost is more than $500,001 but less than $1,000,000:

(i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to Council's Customer Service Centre to process payment.

(c) Where the total development cost is $1,000,001 or more:

(i) a Detailed Cost Report (dated within 12 months) prepared by a registered Quantity Surveyor, Building Contract, or similar is to be submitted to and approved by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate).

(ii) Please forward documents to info@waverley.nsw.gov.au attention to Strategic Planning, and reference the relevant application number, address and condition number to satisfy.

(iii) Upon confirmation of the contribution amount by Council's Executive Manager, Urban Planning, Policy and Strategy (or delegate), payment is to be processed via the Customer Service Centre.

(iv) Should there be a discrepancy between the Detailed Cost Report and the DA fee nominated in the original DA, then additional DA Fees may be payable prior to the issue of a Construction Certificate.

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

(d) As legislated in section 209 of the *Environmental Planning and Assessment Regulation 2021,* 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% of the **full** cost of the development; or

(iii) A development valued at more than $200,000 will attract a levy of 1% of the **full** cost of the development.

(e) Where a modification to a development consent has been granted, the contribution is to be recalculated based on the amended total development cost.

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

Condition reason: To ensure the S7.12 Contributions are paid for the development, and any amendments are accounted for.

15. 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 of this building work. Evidence that the levy

has been paid is to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: Council acts as a collecting agent for the Long Service Payment Corporation and the levy may be paid at Council's office or online via the Service NSW website. The levy rate is 0.25% of building work costing $250,000 or more.

Condition reason: To ensure the long service levy is paid.

16. SECURITY DEPOSIT

(a) Payment to the amount of **$ 72,157.52** must be provided to Council for any damage caused to any property of the consent authority (i.e. 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 fee is charged in accordance with Council's *Pricing Policy and Schedule of Fees and Charges*.

(b) This payment (security deposit) must be provided to Council prior to the issue of any Construction Certificate. The full amount of the security deposit, minus Council's costs for any repair of damage to Council property or rectification of unauthorised works on Council property, will be refunded after satisfactory completion of all of works associated with this consent (including the required public works) to the person who paid the deposit. Any works required to Council property associated with the consent need to be undertaken with the approval of the Infrastructure Services Department and in line with current Council standards. See the General Advisory Notes at the end of this consent for further details.

Condition reason: To ensure any damage to public infrastructure is rectified and public works can be completed.

17. ENGINEERING PLANS ASSESSMENT AND WORKS INSPECTION FEES

The Applicant must pay to Council fees for the assessment of all engineering plans and inspection of the completed works in the public domain inclusive of all stormwater assessments, in accordance with the Council's *Pricing Policy and Schedule of Fees and 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.

Condition reason: To allow for Council assessment officer time to assess engineering plans for approval and ensure payments are made prior to commencement of works.

HERITAGE MATTERS

18. HERITAGE DEED OF AGREEMENT

The owner(s) of the premises shall enter into and execute a Deed of Agreement with Council to ensure that the 'approved heritage works' to local heritage item I34 known as 'Late Federation style house' are completed before or concurrently with any other approved work on the site. The Deed of Agreement shall ensure that:

(a) The Occupancy Certificate is not released prior to the completion of the 'approved heritage works';

(b) Future owner(s) of the site will be bound by the terms of the Deed of Agreement; and

(c) The owner(s) of the land must prepare and execute the Deed of Agreement prior to the issue of any Construction Certificate for any part of the development.

(d) The Deed of Agreement is to be submitted and approved by Council prior to the issue of the relevant Construction Certificate. The cost of the preparation and registration of all legal and associated expenses is to be paid by the owner(s) or applicant.

Condition reason: The ensure that heritage works are completed.

19. ARCHIVAL RECORDING OF EXISTING HERITAGE BUILDING

An archival record (at a minimum the front and rear elevations, details of notable elements of each building e.g. the awning and foyers) shall be prepared of the existing building for deposit in Waverley Council's Archive. This record must be carried out prior to the removal of any significant building fabric or furnishings from the site and must be submitted to Council in digital format (PDF) prior to the commencement of any demolition work. The record is to comply with the *NSW Heritage Office Guidelines* for digital archival recording.

Condition reason: To record the historic qualities of the building prior to any works commencing.

20. HERITAGE ARCHITECT

The applicant is to commission an experienced conservation architect to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The conservation architect is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The conservation architect is to be provided with full access to the site and authorised by the owner to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project. The owner is to commission experienced trades persons (as appropriate) that are skilled in traditional building and engineering trades to carry out the proposed scope of works.

Condition reason: To ensure specialist advice and trades are utilised throughout the construction phase of the development.

CONSTRUCTION AND SITE MATTERS

21. HOARDING FOR CONSTRUCTION SITES

A hoarding is a temporary structure of solid construction, erected around the perimeter of construction sites to shield them from view and prevent unauthorised access. It is an important component in ensuring health and safety, for site workers, visitors and the general public and can also be part of a site security system to prevent theft or vandalism. The design and construction of any hoarding must be in accordance with the requirements of *Safe Work NSW*.

Council authorisation is required when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to Waverley

Council's website by visiting the Hoarding and Scaffolding Guidelines webpage for more information.

To apply to occupy Council property (public domain and/or footway), complete the 'Application for Occupation of Council Footpath' form and submit it, directly to email building.compliance.admin@waverley.nsw.gov.au .

Please allow a minimum of 2weeks for processing your application.

Note: You are not to erect the hoarding or store building materials on Council's footpath until written permission is given by Council and all relevant fees have been paid. Failure to do so, may result in enforcement action.

Condition reason: Under Section 68 of the *Local Government Act 1993* and under Section 138 of *The Roads Act 1993*, where Occupation of Council property is required over the footpath or any public place, the approval of Council must be obtained and the applicable fees paid prior to any occupation. This is to ensure the safety of the site and public whilst construction occurs.

22. EROSION AND SEDIMENT CONTROL PLAN

(a) A *Soil and Water Management Plan* (SWMP), also known as an Erosion and Sediment Control Plan must be prepared by a suitably qualified person in accordance with *Waverley Council's Water Management Technical Manual*.

(b) The SWMP must be submitted and approved by the Principal Certifier prior to the issue of any Construction Certificate. A copy of the SWMP must be kept on site at all times and made available to Council officers upon request.

(c) The recommendations of the SWMP must be implemented and maintained during all construction activities and until the site is fully stabilised following construction.

Condition reason: To ensure no substance other than rainwater enters the stormwater system and waterways.

23. 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 Engineer's report in relation to the avoidance or minimisation of structural damage to adjoining properties are to be fully complied with during construction.

Details are to be provided on the architectural plans and submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

Condition reason: To ensure any excavation, shoring and pile construction is carried out in a safe manner.

24. 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.

Condition reason: To ensure the structural stability of work on site.

25. ENGINEERING CERTIFICATE OF ADEQUACY

A 'Certificate of Adequacy' prepared by a suitably qualified Structural Engineer is to be submitted for approval of the Principal Certifier 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.

Condition reason: To ensure existing structures are capable of taking the extra load from a structural integrity perspective.

26. GEOTECHNICAL REPORT

A further detailed Geotechnical Report is to be submitted and approved by Council's Executive Manager, Infrastructure Services (or delegate), prior to the issue of the relevant Construction Certificate.

The Report must address how the excavation works can be carried out without damage or adverse impacts on adjoining properties including de-watering as a result of the proposed excavation. In particular, the report is to address the matters raised in section 5 of the Geotechnical Investigation Report prepared Aretas Group Pty Ltd, Ref: 6956-1-R1, dated 19 February 2026 and received by Council on 24/04/2026.

Condition reason: To ensure geotechnical considerations have been adequately addressed prior to construction.

27. STRUCTURAL INTEGRITY OF RETAINED BUILDING ELEMENTS

Prior to the issue of any Construction Certificate, a report or certification from a suitably qualified and practising Structural Engineer must be submitted to the Principal Certifier to explain how the retained building elements, such as the existing building facades, fabric, roof elements and chimneys are to be retained, structurally supported and not undermined by the proposed development. Recommendations, including details of any intervention or retrofitting needed are to be incorporated into the construction methodology of the build.

Condition reason: To ensure structural stability of retained building elements occurs.

28. PRE-CONSTRUCTION STORMWATER PIPE CCTV DILAPIDATION

Prior to any works commencing, an internal CCTV inspection of Council's adjacent stormwater drainage lines is required to determine their structural and serviceability condition. The CCTV report (track mounted CCTV camera footage) must be prepared by an accredited operator in line with Council's CCTV inspection scope document assessing the condition of the existing drainage lines adjacent to the site from pit No. 21307 to pit No. 21407. Council must be contacted for pit numbers prior to completion on assets@waverley.nsw.gov.au.

The report/s must be dated and submitted via email to assets@waverley.nsw.gov.au to the satisfaction of Council's Executive Manager, Infrastructure Services (or delegate). No works on Council's stormwater infrastructure shall commence until Council has granted written approval.

Condition reason: Confirm the condition of the stormwater pipes and pits servicing the site prior to works commencing.

TRAFFIC MATTERS

29. 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. CTMP's are to be submitted via email to traffic@waverley.nsw.gov.au for assessment. 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

Note: It is recommended that any sites that are significantly large meet with Council prior to the preparation of the CTMP to discuss specifics. All sites within Waverley Council require the installation of a Construction Zone for the duration of building works unless the applicant is able to demonstrate adequate access is available otherwise.

Once approved, the works must be undertaken in line with and comply with the CTMP. Any modifications must be approved by Council's Executive Manager, Infrastructure Services, or delegate.

Condition reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

STORMWATER

30. STORMWATER MANAGEMENT

To ensure that stormwater runoff from the development is drained in an appropriate manner, without impact on neighbouring properties and downstream systems, a detailed plan and certification of the development's stormwater management system must be submitted on Council's website through an Engineering Plan Assessment application for assessment and approval. The plans must be approved to the satisfaction of the Executive Manager, Infrastructure Services (or delegate) prior to the issue of the relevant Construction Certificate.

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

The submitted stormwater management plan prepared by Partridge Hydraulic Pty Ltd, Job No. 2022H0157, DWG Nos. SWDA 2.1- SWDA 2.9, Rev. 2 dated 08/04/2026 are considered concept only.

The applicant must submit amended plans and specifications to comply with the current Council's *Water* Management *Technical Manual* (WMTM) and *Development Control Plan (DCP)* at the time of engineering plan approval. The submitted plans must be prepared by a suitably qualified and practising Civil Engineer (registered on the NER of Engineers Australia or equivalent) and comply with the following conditions:

(a) The architectural and landscape drawings must be updated to be consistent with the stormwater management plans.

(b) All connections to Council's below ground drainage system must occur at a stormwater pit. If no such pit exists adjacent to the site, then a new grated kerb inlet must be installed over the existing Council pipeline at the applicant's expense.

(c) A non-return valve must be installed at the discharge point within the silt arrestor pit near the property boundary so that stormwater cannot surcharge back into the properties private stormwater system.

(d) A long section of the connection to Council's infrastructure must be provided and its details included (e.g. the location of existing services being crossing with the clearances, existing surface levels, inverts and obverts of existing and proposed).

(e) The invert level of the stormwater discharge line connecting to Council's kerb inlet pit is at or above the top third of Council stormwater pipeline.

(f) Council must be notified prior to any connection being made to Council's network and an inspection must be made by a Council officer prior to public domain restoration and backfill at the point of connection. An inspection fee will apply for each inspection visit required by a Council officer, payable prior to any site inspection. Minimum 48 hour's notice must be provided to Council prior to inspection.

(g) Any new downpipes must be located wholly within the property's boundary.

(h) Provide calculations of the roof guttering system for the 1% AEP storm event and minimum number of downpipes required.

(i) 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.

(j) Detail the proposed pipe sizes, type, grade, length, invert levels, dimensions and types of drainage pits and inspection openings and their location.

(k) Pits and inspection openings must be provided at all junctions, change in gradient, change in direction, and changes in diameter for access and maintenance purposes.

(l) Provide calculations demonstrating that the proposed stormwater drainage system can cater for the relevant design storm event.

(m) A stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.

(n) The proposed kerb inlet pit must be constructed to Council's satisfaction. Details must form part of the stormwater management plans.

(o) Details of any rainwater tank must be shown on the architectural plan, including the overflow connection to the approved stormwater drainage system.

(p) The rainwater tank must have a minimum capacity of 6,037.5L litres and be connected to at least 60m2 of roof area.

(q) Sub soil drainage (seepage) water must not be directly or indirectly discharged to Council's street gutter.

(r) Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

(s) A sewer/water main runs through the property, therefore plans must also be presented to Sydney Water for their approval prior to the issue of a Construction Certificate.

(t) Any Council infrastructure affected as a 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 must be replaced if damaged as per the Waverley Council Public Domain Technical Manual. All associated costs will be borne by the applicant.

Notes

(i) The checklist as set out on pages 68-76 in Council's *Water Management Technical Manual* (October 2021) available online must be completed and submitted with any revision of Construction Certificate Plan Submissions.

(ii) 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.

(iii) 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 must not be replicated.

(iv) For more information, contact Council's Assets Department at assets@waverley.nsw.gov.au

(v) Standard review timeframes for stormwater plans and supporting documents are generally a minimum of 4 weeks from the date of submission. However, review timeframe may vary depending on the volume of applications being assessed noting submissions will be reviewed in the order they are received. Applicants are advised to allow adequate time for the assessment process.

(vi) Evidence from a suitably qualified and practicing Engineer (registered on the NER of Engineers Australia or equivalent) that the approved design has been adhered to must be submitted to and approved by the Principal Certifier prior to the issue of the relevant Occupation Certificate.

(vii) All redundant pipelines (incl. kerb outlets) must be removed. Any affected infrastructure (such as footpath and kerb and gutter) must be reinstated to the satisfaction of Waverley Council as per Waverley Council Standard Drawings and specifications.

Condition reason: To ensure that the stormwater system is designed and constructed in accordance with Waverley Council's *Water Management Technical Manual* and will minimise the likelihood of stormwater related issues to the property owner, occupiers, neighbours and broader community.

31. SEEPAGE WATER

Seepage water within the top 500mm of the ground surface may be collected and discharged to Council's stormwater network (below ground network). Seepage water below 500mm of the ground surface must be managed on-site through infiltration or directed into Council's below-ground stormwater system, subject to Council approval. This will be contingent on the discharge flow rate being quantified and the stormwater management system (including the OSD volume and orifice size) being adjusted to ensure the total discharge from the site does not exceed the permissible site discharge.

The Principal Certifier shall ensure the above measures are satisfied.

Condition Reason: To ensure the seepage water is managed to comply with Council's Water Management Technical Manual. Seepage water must not be discharged directly or indirectly to the street gutter.

ENERGY EFFICIENCY & SUSTAINABILITY

32. BASIX CERTIFICATE – DETAILS TO BE LODGED WITH A CONSTRUCTION CERTIFICATE

A copy of the required completed BASIX certificate accepted as part of this Development Consent with respect to the proposed residential building works, must be lodged with an application for a Construction Certificate and the items nominated as part of the subject BASIX certificate must be specified on the plans submitted with the construction certificate application. – See Note.

Note: Any requirement detailed in the accompanying BASIX Certificate, MUST be included as a specific notation or inclusion on any future Construction Certificate plans and specification in accordance with Part 3 of Schedule 1 of the *Environmental Planning and Assessment Regulation 2021*.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 *EP&A Regulation 2021*.

33. RENEWABLE ENERGY AND ENERGY EFFICIENCY

(a) No gas cooktops or gas ovens are permitted where works are proposed to the kitchen. Alternate options must be used such as electric or induction.

(b) No gas heating systems are permitted. If heating is provided it must be electric or solar sourced.

(c) Ceiling or wall mounted fans must be installed in all habitable rooms (main living areas and bedrooms).

(d) In circumstances where the existing BASIX certificate does not comply with the above, the BASIX certificate must be amended and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

(e) The architectural plans shall be updated to notate the above and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

Condition reason: To improve air quality and human health, and to ensure all new (or altered) homes have future capacity to be an all-electric building, powered by renewable energy.

34. RAINWATER TANKS

The construction certificate plans are to comply with the following requirements for the approved rainwater tank/s.

(a) Tanks are to be fitted with a first-flush device that causes initial run-off rainwater to bypass the tank

(b) Tanks are to be fitted with a screened rain head designed to prevent leaf litter entering into the water tank

(c) Tanks plumbed for internal water use must have a filter installed to prevent sediment from entering toilets and washing machines

(d) Pumps attached to the rainwater tank must be housed in an enclosure that is soundproofed.

(e) Tanks must have the overflow connected to a stormwater drainage system that does not discharge to an adjoining property, or cause a nuisance to adjoining owners

(f) Tanks must have a sign affixed to it stating the water in it is rainwater.

(g) The rainwater tank must be designed and installed as per the Plumbing Code, National Construction Code and relevant Australian Standards as well as manufacturer's instructions. See the Rainwater Tank Design and Installation Handbook (2008) for guidance.

The construction certificate plans must comply with the above and submitted to the Principal Certifier for approval, prior to the issue of the relevant Construction Certificate.

Condition reason: To conserve water to comply with the Waverley Development Control 2022.

WASTE

35. SITE WASTE AND RECYCLING MANAGEMENT PLAN

A *Site Waste and Recycling Management Plan (SWRMP) - Part 2* is to be submitted and approved by the Principal Certifier 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, and the contact details of those removing the waste must be retained on site at all times during construction.

Condition reason: To ensure resource recovery is promoted and the local amenity is protected during construction.

LANDSCAPE & TREES

36. GREEN ROOF LANDSCAPING DETAILS

The Landscape Plan shall comply with the provisions for green roofs contained in Part B3.2.3 of the *Waverley Development Control Plan 2022* 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.

(d) Any access to the roof is to be for servicing purposes only.

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

Details are to be provided on the landscape plans and submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

Condition reason: To ensure the landscaping is appropriate for the roof.

37. REPLACEMENT PLANTING AND LANDSCAPE PLAN SUBMISSION

An amended Landscaping Plan must be submitted and approved by Council's Tree Technical Officer (or delegate) prior to the issue of any Construction Certificate, and must reflect the following:

(a) *Olea europaea* (Olive Tree) is not supported. T9, T10, and the four (4) *Olea europaea* (Olive Tree) proposed in the landscape Plan are to be replaced with six (6) small-sized endemic tree/s which must be selected from *Waverley Development Control Plan 2022*, Annexure B3-2 Tree Canopy Replacement Planting List.

Condition reason: To ensure adequate replacement trees are planted to compensate for canopy loss.

COMPLIANCE PRIOR TO WORK COMMENCING AND DURING CONSTRUCTION

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

PRIOR TO ANY WORKS

38. CONSTRUCTION SIGNS

Prior to commencement of any works on the site and during construction phase, a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number and email address) of the Principal Certifier 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.

Condition reason: To ensure the general public are afforded the Principal Certifier and principal contractor's (the coordinator of the building works) contact details.

39. DILAPIDATION REPORT

(a) Before any site work commences, a Dilapidation Report must be prepared by a suitably qualified Engineer detailing the structural condition of adjoining buildings, structures or works and public land to the satisfaction of the Principal Certifier. At minimum, the following properties are to be included:

  (i) 10 Imperial Avenue, Bondi;

  (ii) 14 Imperial Avenue, Bondi;

  (iii) 11 Miller Street, Bondi.

(b) Where access has not been granted to an adjoining property to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the Principal Certifier that all reasonable steps were taken to obtain access to the adjoining properties.

(c) The report is to be dated, submitted to, and accepted by the Principal Certifier, prior to any work commencing on the site.

(d) No less than 14 days before any site work commences, adjoining property owner(s) must be provided with a copy of the Dilapidation Report for their property(ies) and a copy of the report(s) must be provided to Council (where Council is not the Principal Certifier) at the same time.

(e) 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.

Condition reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure affected neighbours and council are provided with the dilapidation report.

40. SURVEY SETOUT

Prior to the commencement of construction, all footings, walls and floor slabs adjacent to a boundary must be set out by a registered surveyor. The building shall be sufficiently set back to ensure that no component of the building (such as the roof, guttering, or downpipes) encroach upon or overhang the boundaries of the site.

The registered surveyor shall provide a survey and report to the Principal Certifier indicating the position of the footings, walls and floor slabs in relation to the boundaries of the allotment, prior to the commencement of construction works.

Condition reason: To ensure the development does not encroach onto neighbouring properties.

TREE PROTECTION MEASURES

41. TREE PROTECTION CERTIFICATE

The Arborist engaged for the duration of the project shall undertake an inspection of the site once tree protection measures have been fully installed and prior to any works commencing. An inspection Certificate stating that appropriate tree protection measures have been installed for the trees to be retained and protected shall be submitted to Council and the Principal Certifier.

Condition reason: To ensure trees are protected prior to work commencing.

DEMOLITION & EXCAVATION

42. 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:

(a) *Work Health and Safety Act 2011*;

(b) *Work Health and Safety Regulation 2017*;

(c) SafeWork NSW *Code of Practice* for the Safe Removal of Asbestos;

(d) *Australian Standard 2601-2001* – Demolition of Structures;

(e) *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 and Hazardous Materials Assessment for the approval of the Principal Certifier in accordance with *Australian Standard AS 2601-2001* Demolition of Structure and a Hazardous Materials Assessment.

The Work Plan and Hazardous Materials Assessment shall be prepared by a suitably qualified person and shall:

(i) Outline the identification of any hazardous materials, including surfaces coated with lead paint;

(ii) Confirm that no asbestos products are present on the subject land, or

(iii) 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);

(iv) Describe the method of demolition;

(v) Describe the precautions to be employed to minimise any dust nuisance; and

(vi) Describe the disposal methods for hazardous materials.

Condition reason: To ensure the safety of workers and the general public.

43. 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.

(b) Water must not be allowed to enter the street and stormwater systems.

(c) Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

(d) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to *Australian Standard AS1716* - 2012 Respiratory Protective Devices.

Condition reason: To ensure the safety of workers and the general public.

44. 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* to the satisfaction of the Principal Certifier.

Condition reason: To ensure that contaminated soil not escape the site.

45. EXCAVATION AND BACKFILLING

(a) 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.

(b) If an excavation associated with the erection or demolition or 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 suitably qualified and practising Structural Engineer.

(c) All work 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.

Condition reason: To ensure the structural stability of work on site and general safety.

CONSTRUCTION MATTERS

46. CONSTRUCTION HOURS

(a) 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 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.

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

Condition reason: To protect the amenity of the surrounding area during construction.

47. 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 boundaries. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval. If required, you can apply to temporarily use Council's footpath for the erection of a hoarding, scaffold, mobile scaffold, scissor lift, ladders, barricades for abseiling work, and/or storage of building materials on Council's footpath. This is a separate application form and assessment process. Details of this can be found on Council's website under 'Occupation of Council Footpath'.

https://www.waverley.nsw.gov.au/planning/application_forms_and_certificates

Condition reason: To ensure building material is stored in an appropriate location.

48. BASIX (DURING BUILDING WORK)

During construction, the Principal Certifier should ensure the commitments listed in the BASIX certificate are met when conducting critical stage inspections.

Condition reason: To ensure compliance with the *SEPP (Sustainable Buildings 2022)*

49. CRITICAL/MANDATORY BUILDING INSPECTIONS DURING CONSTRUCTION

The building works are to be inspected during construction by the Principal Certifier in accordance with, Part 8 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* and the requirements of any other applicable legislation or instruments.

Condition reason: To ensure regular inspections occur throughout the construction process.

50. 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 for each level is to be submitted to the Principal Certifier during construction and prior to continuing with the construction of the subsequent level of the building. A final Certificate from a Registered Surveyor is required to be submitted for approval of the Principal Certifier, certifying the finished ridge and overall building height levels accord with the approved architectural plans.

Condition reason: To ensure buildings are sited and positioned in the approved location and to the approved height.

51. 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 Certifier 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.

Condition reason: To ensure buildings are sited and positioned in the approved location.

52. TREATMENT OF BOUNDARY WALLS

The existing retaining wall on the southern boundary and garage walls approved on the south, southeastern, western and eastern boundaries with the neighbouring properties are to be retained and protected during construction. The walls are to be maintained at the existing height and finished to the same standard as the remaining building to ensure a consistent visual appearance.

Condition reason: To ensure a consist visual appearance of the southern side boundary retaining wall and exisitng retained garage walls from the neighbouring properties.

53. CONSTRUCTION OF SWIMMING POOLS AND OUTDOOR SPAS

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

(a) Any reinforced swimming pool/outdoor spa and other elements are 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.

(a) 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.

Condition reason: To ensure the pool or spa and associated equipment is constructed and installed correctly.

54. WORK OUTSIDE PROPERTY BOUNDARY

This consent does not authorise any work outside the property boundary, including storage of building materials or goods. Separate approval is required for any works outside the property boundary, with fees being paid where applicable. Requests are to be made via email to assets@waverley.nsw.gov.au.

Condition reason: To ensure all works are located within the property boundary and specific approval is sought for any external works.

TREE PROTECTION & REMOVAL

55. PROTECTING TREES ON DEVELOPMENT SITES

(a) Throughout construction, tree protection measures installed are to be retained in accordance with *Waverley Council's Development Control Plan 2022*, the approved Landscape Plan the approved Arborist Report, and *Australian Standard – AS 4970 – 2025* - Protection of Trees on Development Sites

(b) All approved tree work must be carried out by minimum AQF Level 3 arborist in accordance with AS 4373-2007 Pruning of amenity trees.

Condition reason: To ensure the retained trees remain unimpacted by construction.

56. TREE WORK

(a) If any trees on the site or on neighbouring properties require pruning, then permission must be gained from the owner of the tree(s) and an application to Prune or Remove Trees on Private Property (Tree Permit Application) must be submitted to Waverley Council for processing. Application forms are available on Council's website.

(b) If any trees on Council owned land require pruning, the application should be accompanied with a Tree Pruning Report, prepared by an Arborist with AQF level 5 qualification or above. The Report shall include photos showing the branches that need to be removed.

(c) The application and Report (where relevant) are to be submitted and approved by Council's Tree Technical Officer prior to any works or pruning to the affected tree/s.

Condition reason: To protect trees during construction.

STORMWATER

57. DISPOSAL OF SEEPAGE AND STORMWATER

Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

Condition reason: To ensure the proper management of stormwater runoff.

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 Certifier in all instances, except where a condition explicitly specifies that the approval of Council or a Council Officer is required, prior to the issue of an Occupation Certificate or Subdivision Certificate, whichever applies.

CERTIFICATES, LICENSES, EASEMENTS AND RESTRICTIONS

58. FINAL OCCUPATION CERTIFICATE

(a) Prior to occupation or use of the development, an Occupation Certificate must be obtained.

(b) The Principal Certifier 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.

Condition reason: To ensure an Occupation Certificate is issued prior to occupation or use of the development.

59. CERTIFICATION OF BASIX COMMITMENTS

All commitments listed in each relevant BASIX Certificate for the development must be fulfilled prior to any Occupation Certificate being issued.

Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75, *Environmental Planning and Assessment Regulation 2021*).

60. CERTIFICATION OF LANDSCAPING

At the completion of all works a certificate is to be submitted to the Principal Certifier from a suitably qualified Landscape and/or Arboriculture Consultant certifying that the work has been completed in accordance with the approved Landscape Plan and that a maintenance program has been established. Where relevant, the waterproofing of any green roof / planter is to be tested, and evidence of the test is to be provided with the certification.

Condition reason: To ensure that a high-quality landscape solution is appropriately established and maintained for the life of the development.

61. CERTIFICATION OF TREE ASSESSMENT

Prior to the issue of a Final Occupation Certificate, certification is required from the project arborist that the completed works have been carried out in accordance with the approved Tree Protection Specifications (TPS), Tree Protection Plan (TPP) imposed in the conditions of consent. Certification should include a statement on the condition of the retained trees, as well as details of any deviations from the approved TPS, TPP or consent conditions, and their impacts on trees. The certification is to be provided to the satisfaction of Council's Tree Technical Officer and submitted to treemgt@waverley.nsw.gov.au.

Condition reason: To ensure tree protection measures have been carried out in appropriately.

62. TREE PROTECTION MEASURES TO BE REMOVED

All tree protection shall be removed prior to the issuing of the final Occupation Certificate.

Condition reason: To ensure that the tree can continue to grow post construction.

63. CERTIFICATION OF NEWLY CONSTRUCTED AND RETAINED STORMWATER DRAINAGE

Prior to the issue of any Occupation Certificate, certification must be provided from a suitably qualified and practicing Engineer or Plumber, that any new stormwater drainage system has been constructed in accordance with the Development Consent, Water Management Technical Manual, all applicable Codes, Policies, Plans, Standards, and good engineering practice.

Certification must be provided from a suitably qualified and practicing Engineer or Plumber, that any retained stormwater drainage system is unblocked, in good working order, and has been repaired or replaced in accordance with Council's *Water Management Technical Manual* and *Waverley Development Control Plan 2022* and all applicable Codes, Policies, Plans, Standards and good engineering practice.

A copy of the certification/s must be submitted to Council (attention to: Infrastructure Services) for record.

Condition reason: To ensure the stormwater system has been constructed or retained in accordance with the approved stormwater management plans and to best engineering practice.

64. WORKS-AS-EXECUTED DRAWINGS – STORMWATER MANAGEMENT SYSTEM

Prior to the issue of the final Occupation Certificate, a Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared, stamped, and signed by a Registered Surveyor. This drawing must detail the alignment of the stormwater management system including all pipelines, pits and other drainage-related infrastructure.

An original colour copy, to scale must be submitted to Waverley Council. Where changes have occurred, the Council-approved plans must be marked-up in red colour and must include new/amended levels and locations for the drainage structures and works.

A suitably qualified and practicing Engineer must provide certification of the WAED of the stormwater management system that the 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.

A copy of the aforementioned letter of certification must be submitted to Council (attention to: Infrastructure Services) for the record.

Condition reason: Ensure Council have a record of the stormwater management systems on site, which may be used for the provision of advice for any future or remedial works.

65. 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 engineer's design;

(b) Evidence that the swimming pool/outdoor spa has 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*.

Condition reason: To ensure the swimming pool/outdoor spa has been constructed appropriately to ensure the safety of users.

66. POST CONSTRUCTION STORMWATER PIT AND PIT CCTV & DILAPIDATION REPORT

A post-construction CCTV report must be prepared by an accredited operator in line with Council's CCTV Inspection Scope document and submitted to Council's Executive Manager, Infrastructure Services, assessing the existing drainage line/s adjacent to the site from pit No. 21307 to pit No. 21407. The Waverley Council Assets team shall be contacted for pit numbers prior to completion.

The reports will be used by Council to assess whether any damage has occurred to Council's stormwater pipes associated with the works.

The applicant must obtain written approval from Council's Executive Manager, Infrastructure Services (or delegate) of the adequacy of the CCTV footage, reports and condition of the Council asset prior to the issue of an Occupation Certificate.

Condition reason: Ensure Council's stormwater infrastructure was adequately protected and there is no damage due to the construction activities or the connection to the private property connection.

67. ONGOING MAINTENANCE – 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.

Condition reason: Ensure the rainwater harvesting and reuse systems are maintained and continue to operate as intended.

GENERAL ADVISORY NOTES

1. DEVELOPMENT IS TO COMPLY WITH LEGISLATION

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.

2. DEVELOPMENT MUST MEET CONDITIONS OF CONSENT

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the *Environmental Planning and Assessment Act 1979* to carry out development that is not in accordance with this consent.

3. 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:

(a) Please read your conditions carefully.

(b) Information to be submitted to Council should be either via email to info@waverley.nsw.gov.au or via the NSW Planning Portal (if required).

(c) Attention the documentation to the relevant officer/position of Council (where known/specified in condition).

(d) Include DA reference number.

(e) Include condition number/s seeking to be addressed.

(f) 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).

(g) 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.

(h) 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.

(i) Please note, in some circumstances, additional fees and/or additional documents (hard copy) may be required.

(j) Council's standard for review (from date the relevant officer receives documentation) is 14 days. Times may vary or be delayed if information is not received in this required manner.

4. 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.

5. 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 1800 810 443.

6. ALTERATIONS AND ADDITIONS ONLY

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

7. EXCAVATION TO BE LIMITED

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

8. 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.

9. TREE REMOVAL/PRESERVATION

Any trees not identified for removal in this application have not been assessed and separate approval may be required.

Details on additional criteria regarding tree on development sites can be found in Waverley Council Tree Management Guidelines 2022, 10. Appendices.

10. ADDITIONAL INFORMATION IN RELATION TO SECURITY DEPOSIT – RELEASE PROCESS

Following completion of all works and satisfaction of all consent conditions, an Occupation Certificate will be issued for the site and uploaded to the NSW Planning Portal. Waverley Council

will receive notification of this achievement and will begin the process of reviewing the site prior to release of the site's security deposit.

An officer from the Infrastructure Services team will attend the site and inspect the public domain in order to confirm that all public domain works within the conditions of consent have been completed to Council's satisfaction and that no damage has occurred associated with the works. Specifically, they will be assessing the condition of the:

(a) Footpath/s,

(b) Kerb and Gutter,

(c) Nature strip, turf and any trees,

(d) Stormwater assets,

(e) Driveway crossings,

(f) Roadway/s, &;

(g) Any other public assets within the frontage or affected by the works.

It is the applicant's responsibility to ensure that the public domain is undamaged from the construction works which have occurred, and that any assets which have been renewed are completed with the consent of the Infrastructure Services Department (assets@waverley.nsw.gov.au) and in line with current Waverley Council Standards and Guidelines. Should there be any damage identified or works completed which do not meet Council's quality requirements, a Council officer will be in contact to outline what needs to be rectified prior to the release of the Security Deposit. Once all issues have been rectified to Council's satisfaction, the finance department will be notified to process the refund.

If no issues are identified onsite, the full security deposit should be typically expected to be refunded within 12 weeks from the date of upload of the site's final Occupation Certificate to the NSW Planning Portal by the site's Principal Certifier.

11. WAVERLEY COUNCIL FLOOD RISK MANAGEMENT STUDY AND PLAN 2026

The property is on land identified as flood affected under the Council endorsed *Waverley Council Flood Risk Management Study and Plan 2026*. The registered proprietor's attention is drawn to the likelihood that the development may be inundated by flood waters.

As flood events can cause significant damage to property and pose risk to life, it is advised that the following measures are undertaken in accordance with Section B5.2 of Waverley Council's DCP:

12. APPROVALS FOR WORKING THROUGH OR WITHIN THE PUBLIC DOMAIN

In accordance with the *Local Government Act 1993* and *Roads Act 1993*, the following permits may be required for works in, on, or over Council's public domain. Applicants are responsible for obtaining and submitting any necessary permits prior to the commencement of relevant associated works.

(a) Road Opening Permit: The applicant shall apply for a road-opening permit and pay the required fee if there is a requirement to dig up a road, footpath or nature strip (typically trenching for service connection, maintenance or rehabilitation). Common purposes for

this permit include electrical, gas, portable water connection, stormwater or telecommunication works. No opening of the road or footpath surface shall be carried out without this permit being obtained and a copy kept on the site. The applicant shall use Council's online portal to apply for a Road Opening Permit.

(b) Occupy/Close a Public Road or Footway: The applicant shall apply for a permit if construction works require the occupation of a parking lane, road lane, cycleway, footpath, or open space. Common reasons for needing this permit include the use of boom or line concrete pump, cherry picker, scissor or boom lift or a mobile crane. Public Liability Insurance of minimum $20m, a Traffic Guidance Scheme or Traffic Management Plan plus a NSW Police Notification are generally required. The applicant shall use Council's online portal to submit the application.

(c) Construction Zone Permit: If works require using a public space along the kerb of 9m or more, for a period of 13 weeks or more, a Construction Zone Permit is required. The applicant shall use Council's online portal to submit the application.

(d) Occupation of Council Footpath: The applicant shall apply for an Occupation of Council Footpath and pay the required fee when construction or other works will impact a footpath, such as the erection of hoarding or scaffolding, or the storage of building materials. Refer to the Hoarding and Scaffolding Guidelines and apply via the PDF application form available online which is submitted directly to Council. For construction impacts that will go beyond the footpath, the applicant must use the 'Occupy/Close a Public Road or Footway' application.

(e) Stand a Skip Bin / Container / Storage Unit on Public Road: The applicant can pay a fee to temporarily house a bin or storage unit in a roadside parking space, regardless of whether the spot is metered or subject to a residential permit area. Apply via submitting the PDF application available online directly to Council. If there are more elaborate construction impacts on public land such as needing to use a cherry picker or mobile crane, use the Occupy/Close a Public Road or Footway application instead.

DICTIONARY

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021* and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means Waverley Council.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the *Environmental Planning and Assessment Act 1979*.

Local planning panel means Waverley Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the *Environmental Planning and Assessment Act 1979* respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the *Environmental Planning and Assessment Regulation 2021*.

Suitably qualified acoustic consultant means a suitably qualified acoustic consultant means an individual who possesses the qualifications to render them eligible for membership of both the Australian Acoustics Society and Institution of Engineers Australia at the grade of member or an individual who is employed by a member firm of the Association of Australian Acoustic Consultants.

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026

LOT 4 DP 976891
NO.10 IMPERIAL AVE

LOT 42
DP 660211
NO. 44 EDWARD ST.

LOT A
DP 9869
NO.12 IMPERIAL AVE

LOT 50
DP 4941
NO. 9 MILLER ST

LOT B
DP 9869
NO.14 IMPERIAL AVE

LOT D
DP 9869
NO. 11 MILLER ST

RIDGE 62.50
TOG 58.40
VERANDAH
BRICK RESIDENCE
WINDOW LINTEL 58.37
TIMBER DECK 55.85
TOG 58.76
POOL
TERRACE
TOR 57.17
STUDIO
4390
VERANDAH FFL 56780
SALON FCL3280 FFL56950
FCL 2350
2736
1917
LIVING FCL3270 FFL56950
VERANDAH FFL 56780
PORCH FCL3400 FFL56810
FCL 2900
FCL 3280
FCL 2420
FOYER FCL3280 FFL56950
RETAINED STAIRWELL
1645
1432
1074
1322
1361
BEDROOM 1 FCL3240 FFL56950
ENSUITE FCL2410 FFL56950
LAUNDRY FCL2900 FFL56950
KITCHEN FCL2830 FFL56950
3291
905
RETAINED HERITAGE STONE BOUNDARY WALL AND EX GATES
RETAINED EX LAYBACK CROSSOVER
RETAINED BOUNDARY WALL
EX DRIVEWAY REPLACED WITH NEW
DEMOLISH EX DRIVEWAY
CARPORT FFL 56420
3605
EXISTING GARAGE TO BE RETAINED
TOG 64.80
WINDOW SILL 62.93 LINTEL 64.56
WINDOW SILL 59.61 LINTEL 61.24
WINDOW SILL 59.61 LINTEL 61.24
PALM
TOG 63.98
RIDGE 66.65
BRICK RESIDENCE
RIDGE 67.71
GARAGE FFL 56620
EL1 114
EL2 113.54
EL3 113
EL4 114
EL5 115
C 118
B 117
A 116
T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14 T15 T16 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26

AMENDED PLANS

AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
	Roof tiles	Fibrous plaster, FC sheeted, and internal plastered walls	Steel, galvanised iron, lead flashing	Landscaping
	Concrete	New glass	Cement render/ FC sheet	Demolition

0 1 2.5 5 10m

© BROOKE AITKEN DESIGN
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NOTES:
All new lighting, plumbing, insulation and glazing requirements to be provided as per Basix certificate.

NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

714

BROOKE AITKEN DESIGN
Studio 3.04 22-36 Mountain St Ultimo 2007
PO Box 768 Alexandria NSW 1435
Nom Architect NSW 7393
Telephone: (+612) 9212 6262
Facsimile: (+612) 9212 7454
mail@brookeaitkendesign.com.au

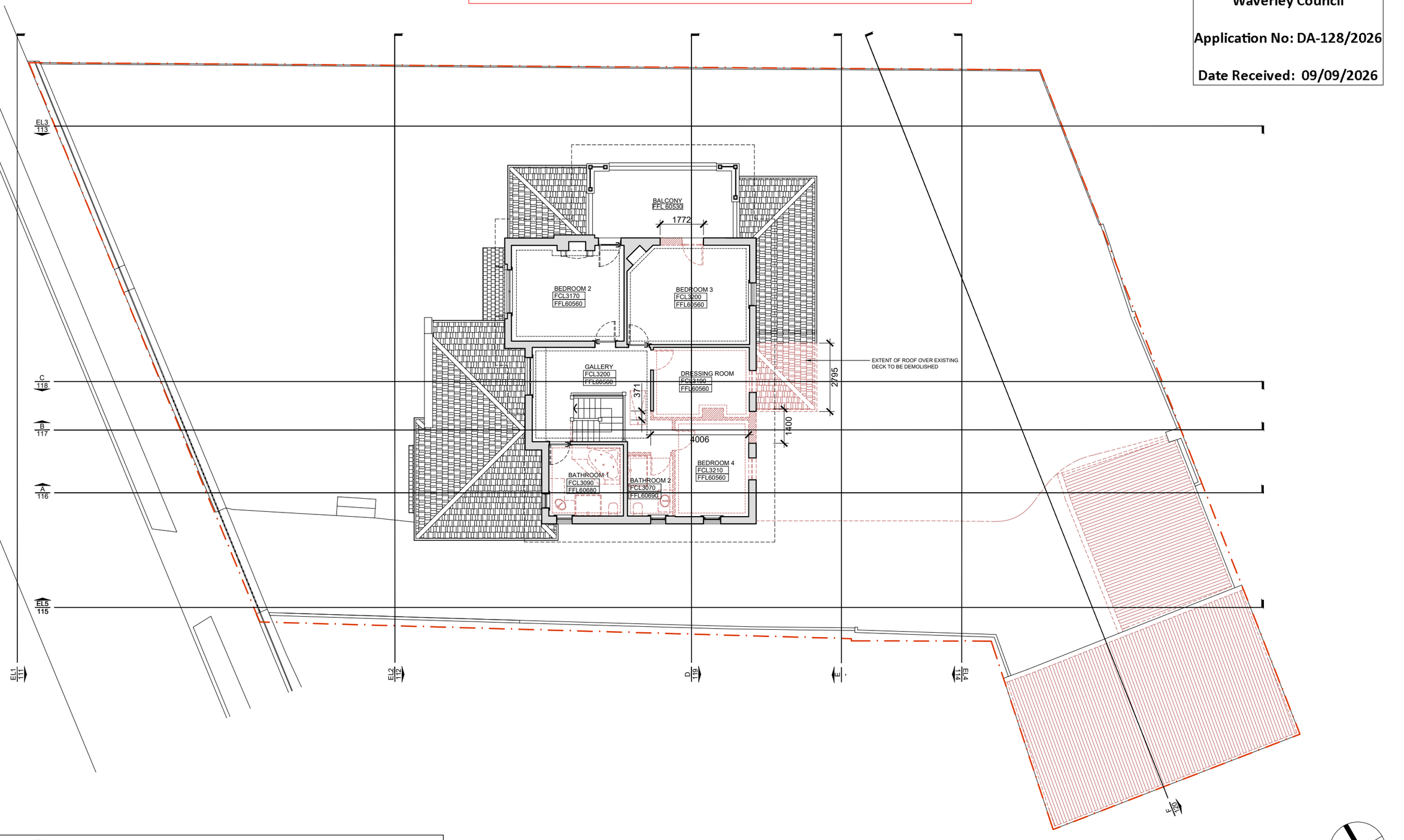
PROJECT	Gnal Loa Residence
CLIENT	Camilla Franks
SCALE A3	1:150
DRAWN BY	LM
DATE	January 2026
STATUS	DA
CAD REF	2403 CF EX PL Ground
DRAWING TITLE	Existing Ground Floor Plan ----
DRAWING No	2403-101
REVISION No	C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



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715

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3
1:150

DRAWN BY
LM

DATE
January 2026

STATUS
DA

CAD REF
2403 CF EX PL First Floor

DRAWING TITLE
Existing First Floor Plan

DRAWING No
2403-102

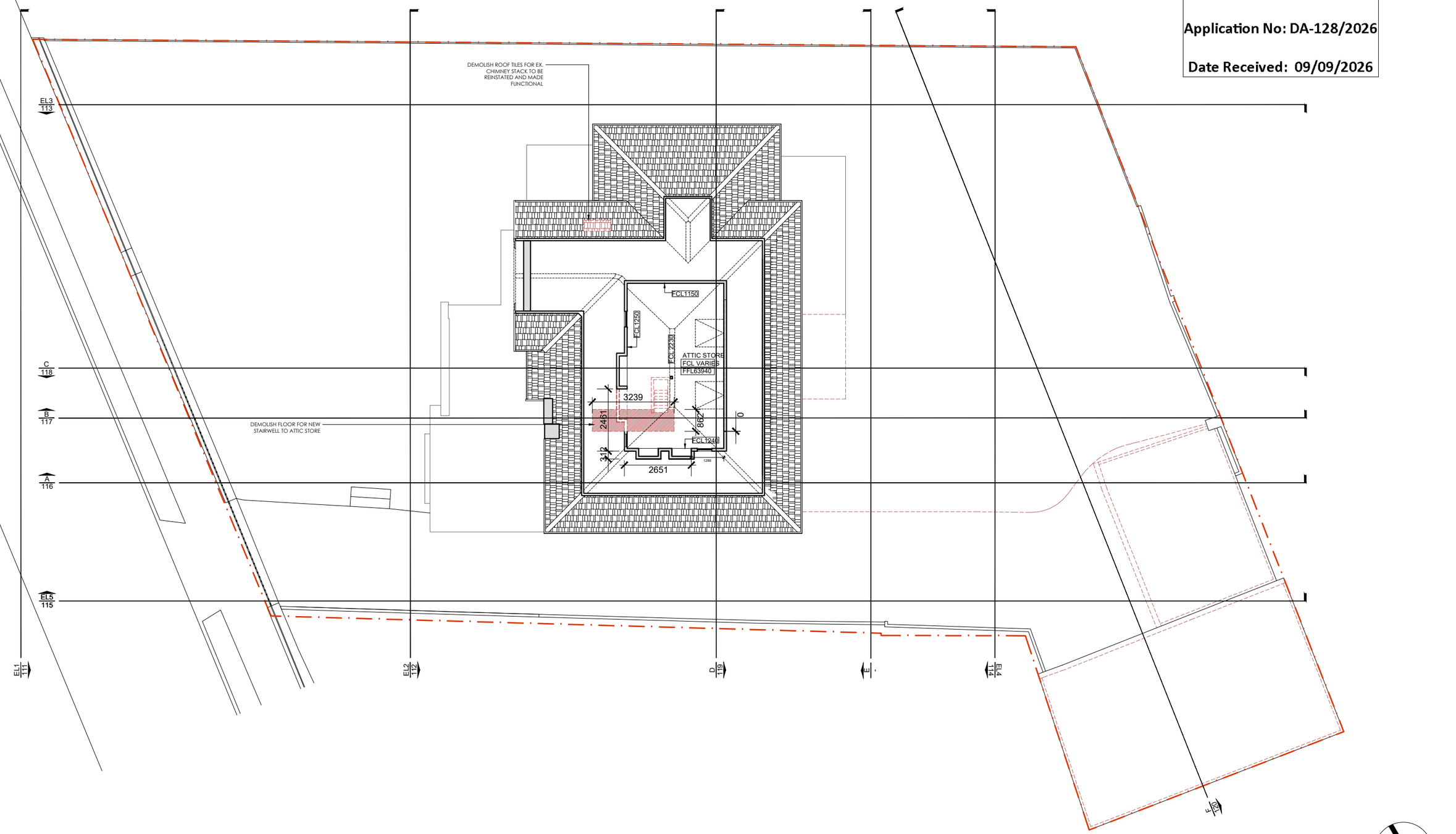
REVISION No
C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



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0 1 2.5 5 10m

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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

716

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3
1:150

DRAWN BY
LM

DATE
January 2026

STATUS
DA

CAD REF
2403 CF EX PL Attic Floor

DRAWING TITLE
Existing Attic Floor Plan

DRAWING No
2403-103

REVISION No
C

AMENDED PLANS

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Waverley Council

Application No: DA-128/2026

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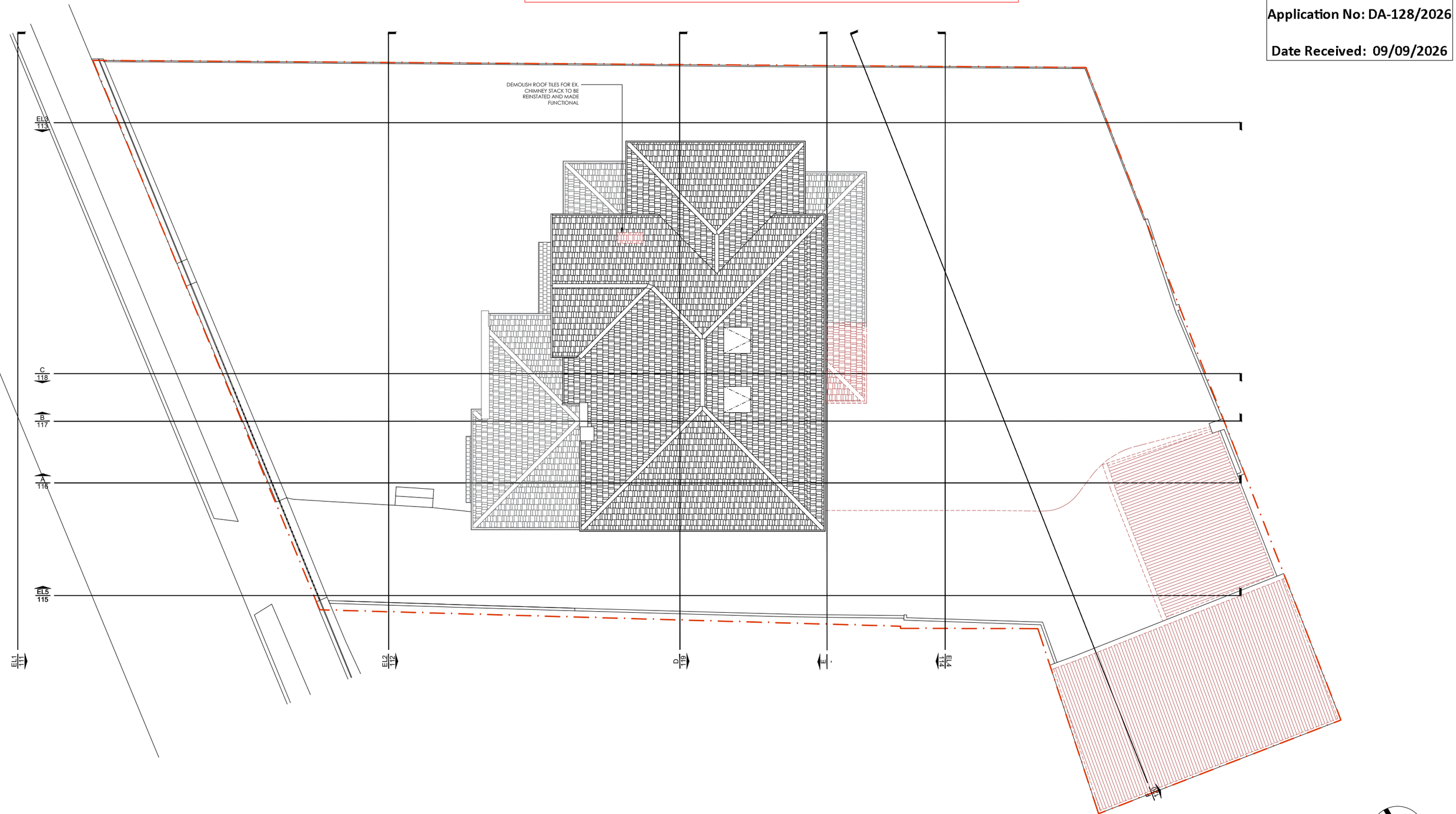

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C - 260908 Issue for DA

717

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3
1:150

DRAWN BY
LM

DATE
January 2026

STATUS
DA

CAD REF
2403 CF EX PL Roof

DRAWING TITLE
Existing Roof Plan

DRAWING No
2403-104

REVISION No
C

AMENDED PLANS

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Waverley Council

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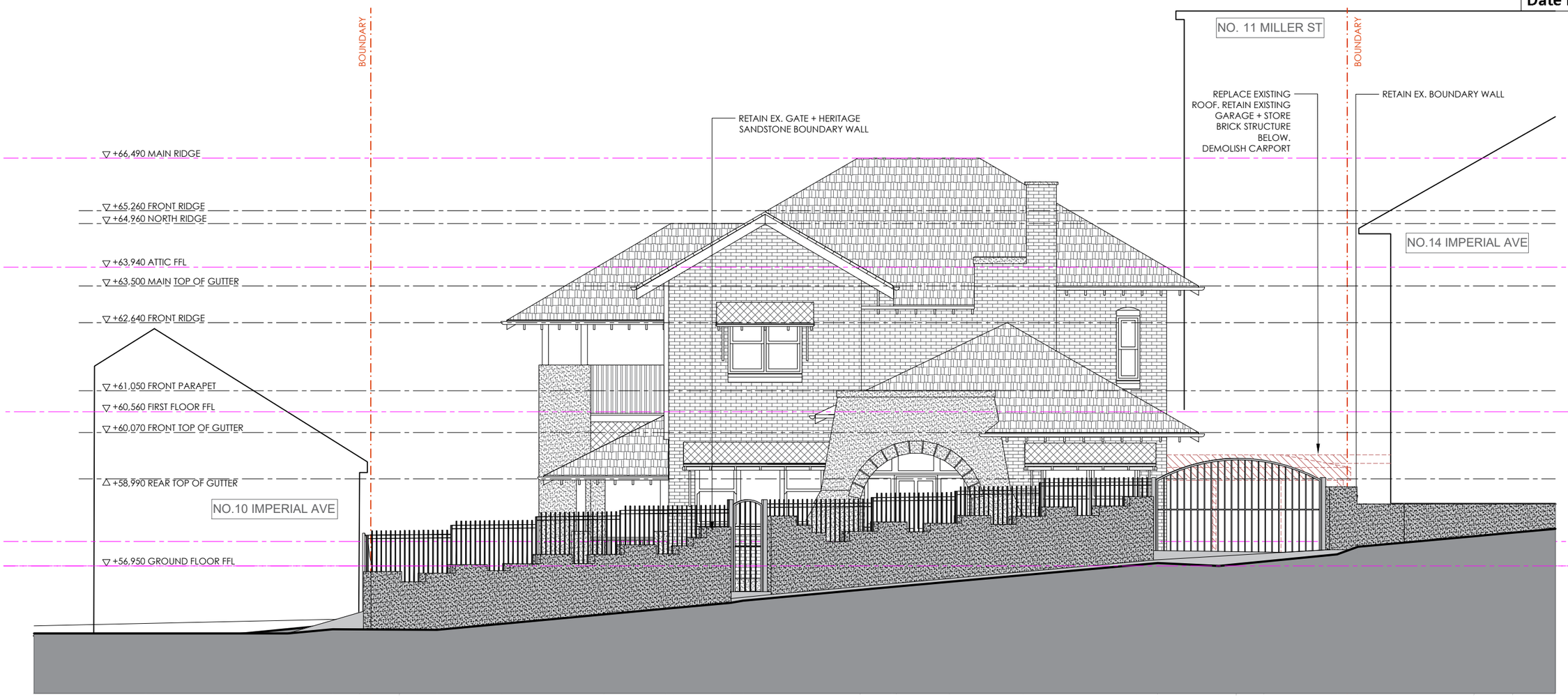

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3 1:100
DRAWN BY LM
DATE January 2026
STATUS DA
CAD REF 2403 CF EX EL Elevations

DRAWING TITLE
Existing Elevation 01
Street Facade

DRAWING No 2403-111
REVISION No C

AMENDED PLANS

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Waverley Council

Application No: DA-128/2026

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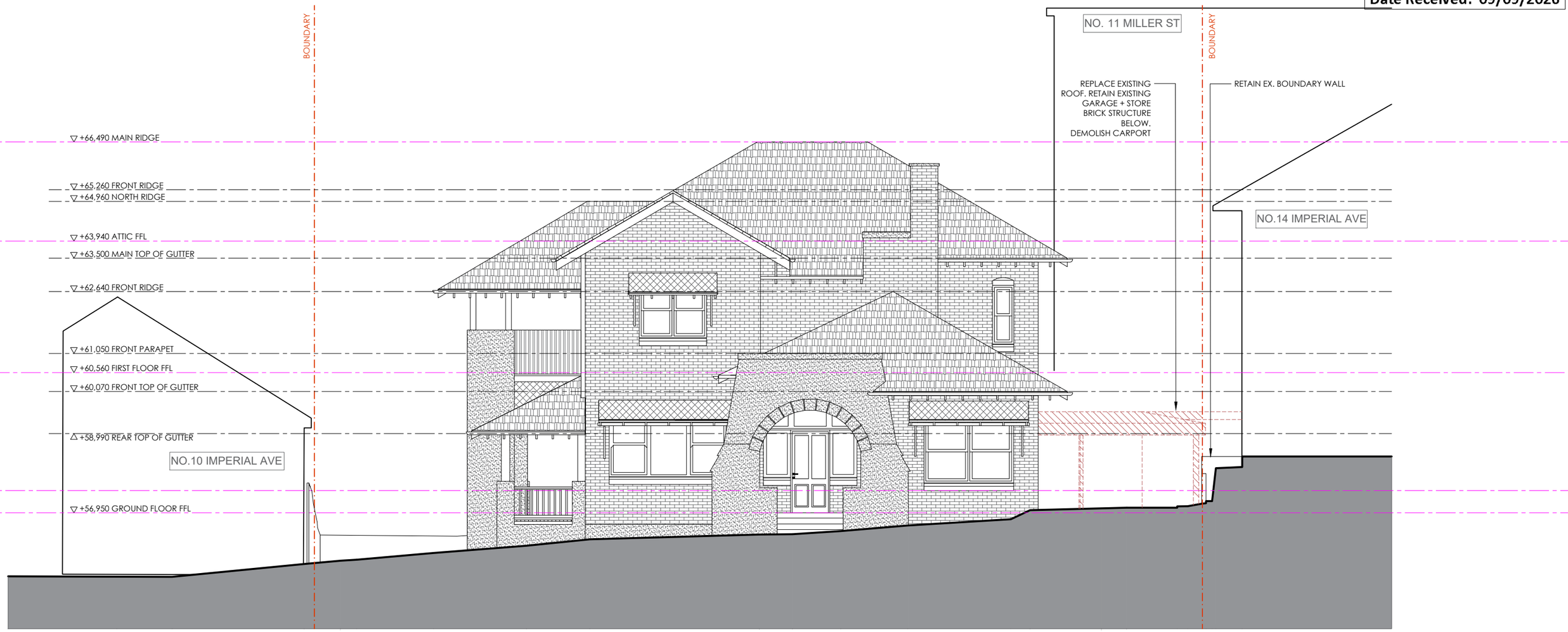

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719

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PROJECT: Gnal Loa Residence

CLIENT: Camilla Franks

SCALE A3: 1:100 | DRAWN BY: LM

DATE: January 2026 | STATUS: DA

CAD REF: 2403 CF EX EL Elevations

DRAWING TITLE: Existing Elevation 02 West Facade

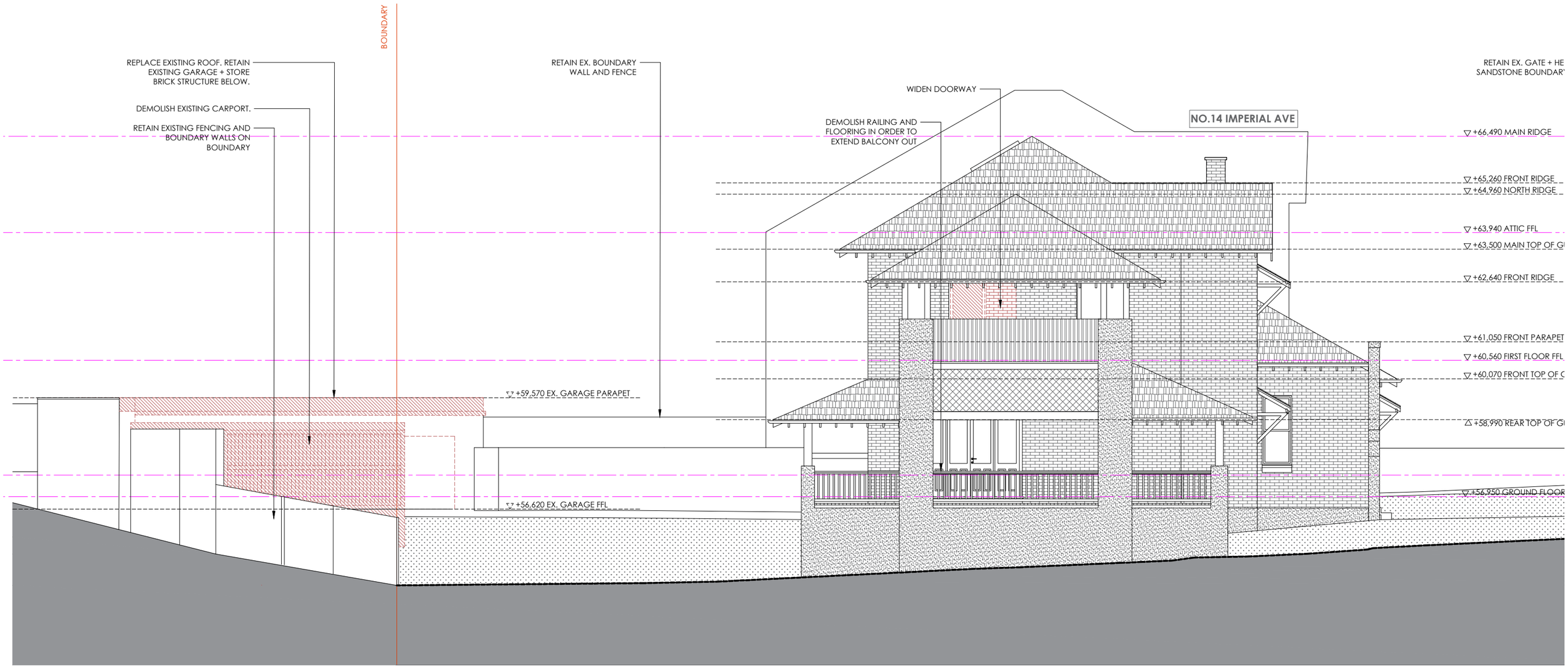
DRAWING No: 2403-112 | REVISION No: C

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026

AMENDED PLANS



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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

720

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PO Box 768 Alexandria NSW 1435
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Telephone: (+612) 9212 6262
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mail@brookeaitkendesign.com.au

PROJECT: Gnal Loa Residence

CLIENT: Camilla Franks

SCALE A3: 1:100 | DRAWN BY: LM

DATE: January 2026 | STATUS: DA

CAD REF: 2403 CF EX EL Elevations

DRAWING TITLE: Existing Elevation 03 North Facade

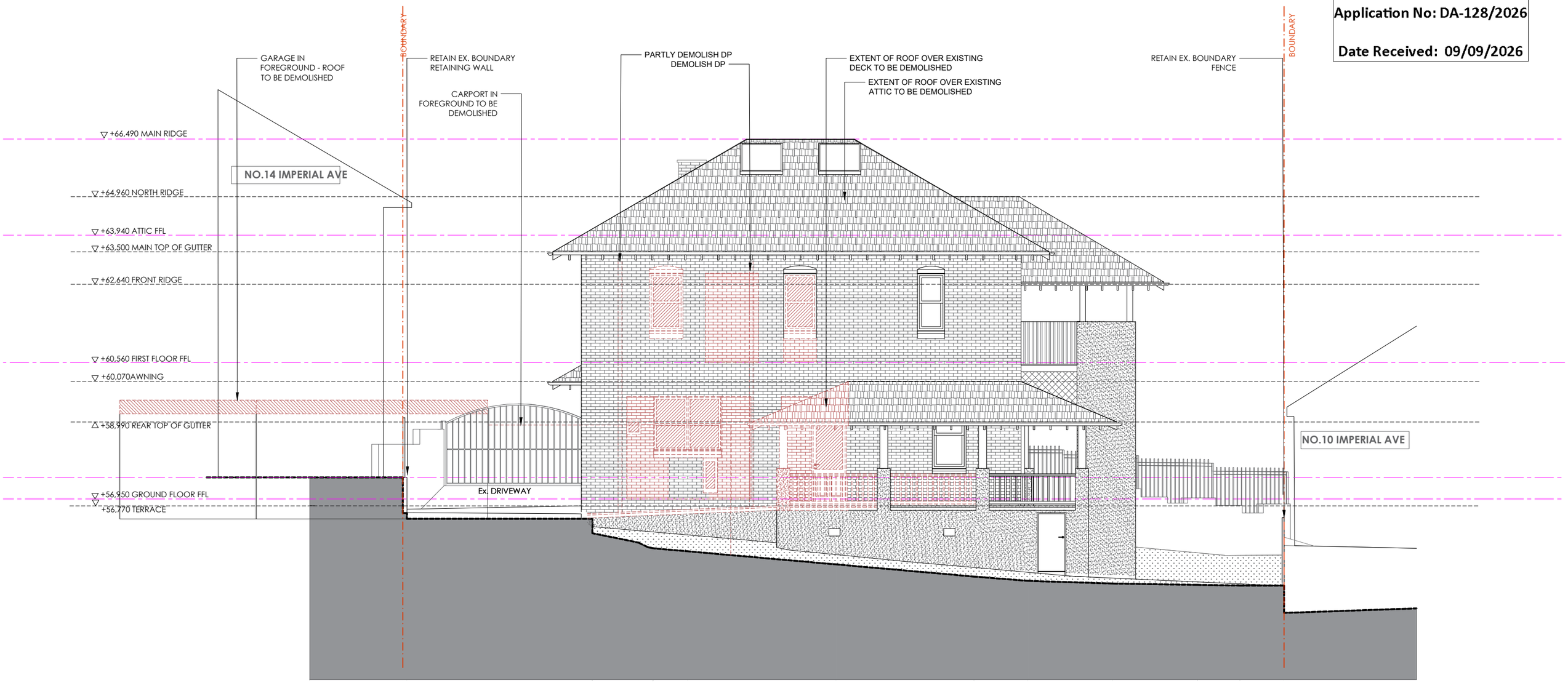
DRAWING No: 2403-113 | REVISION No: C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



AREAS	KEY							
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered		Timber, dressed		Paving and tiles		Stone	
	Roof tiles		Fibrous plaster, FC sheeted, and internal plastered walls		Steel, galvanised iron, lead flashing		Landscaping	
	Concrete		New glass		Cement render/ FC sheet		Demolition	

0 1 2.5 5 10m

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NOTES:
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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

721

BROOKE AITKEN DESIGN
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Nom Architect NSW 7393
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mail@brookeaitkendesign.com.au

PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3
1:100

DRAWN BY
LM

DATE
January 2026

STATUS
DA

CAD REF
2403 CF EX EL Elevations

DRAWING TITLE
Existing Elevation 04
East Facade

DRAWING No
2403-114

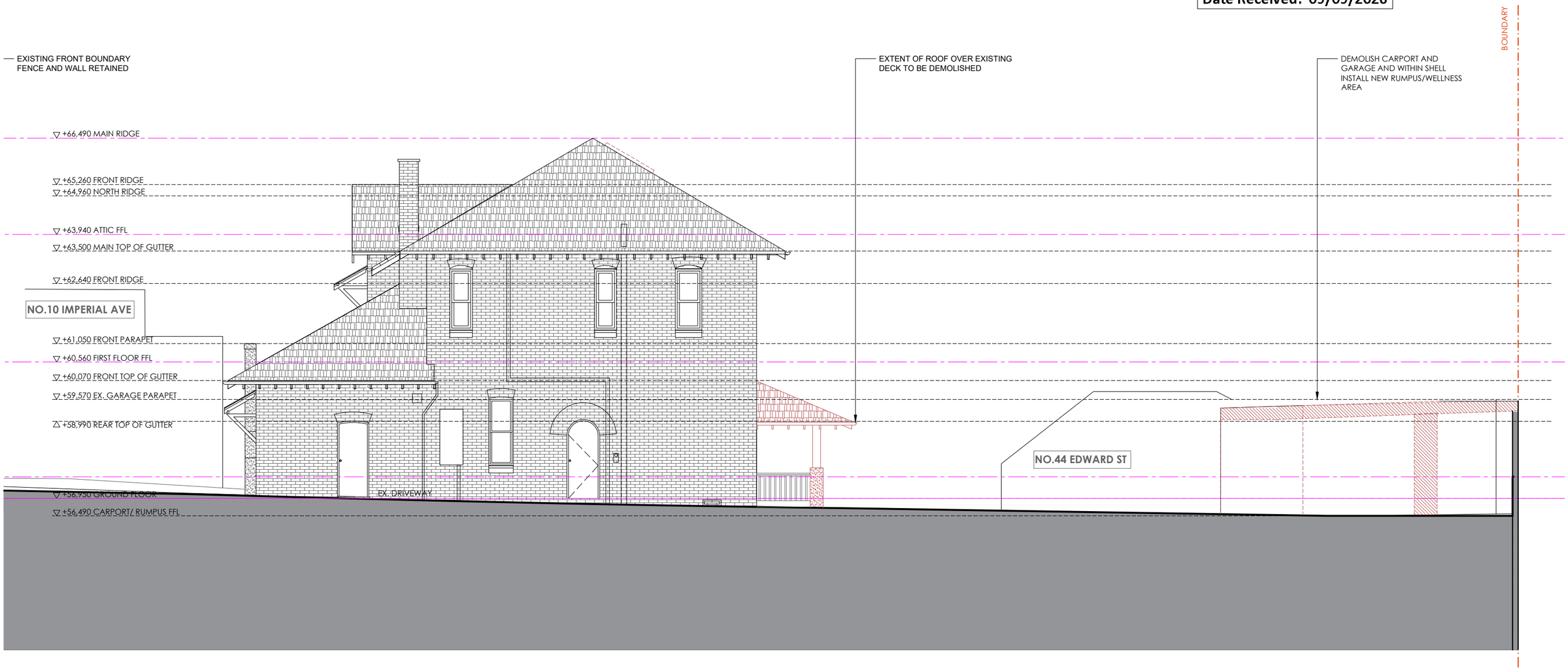
REVISION No
C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



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	Concrete	New glass	Cement render/ FC sheet	Demolition

0 1 2.5 5 10m

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NOTES:

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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

722

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3
1:100

DRAWN BY
LM

DATE
January 2026

STATUS
DA

CAD REF
2403 CF EX EL Elevations

DRAWING TITLE
Existing Elevation 05
South Facade

DRAWING No
2403-115

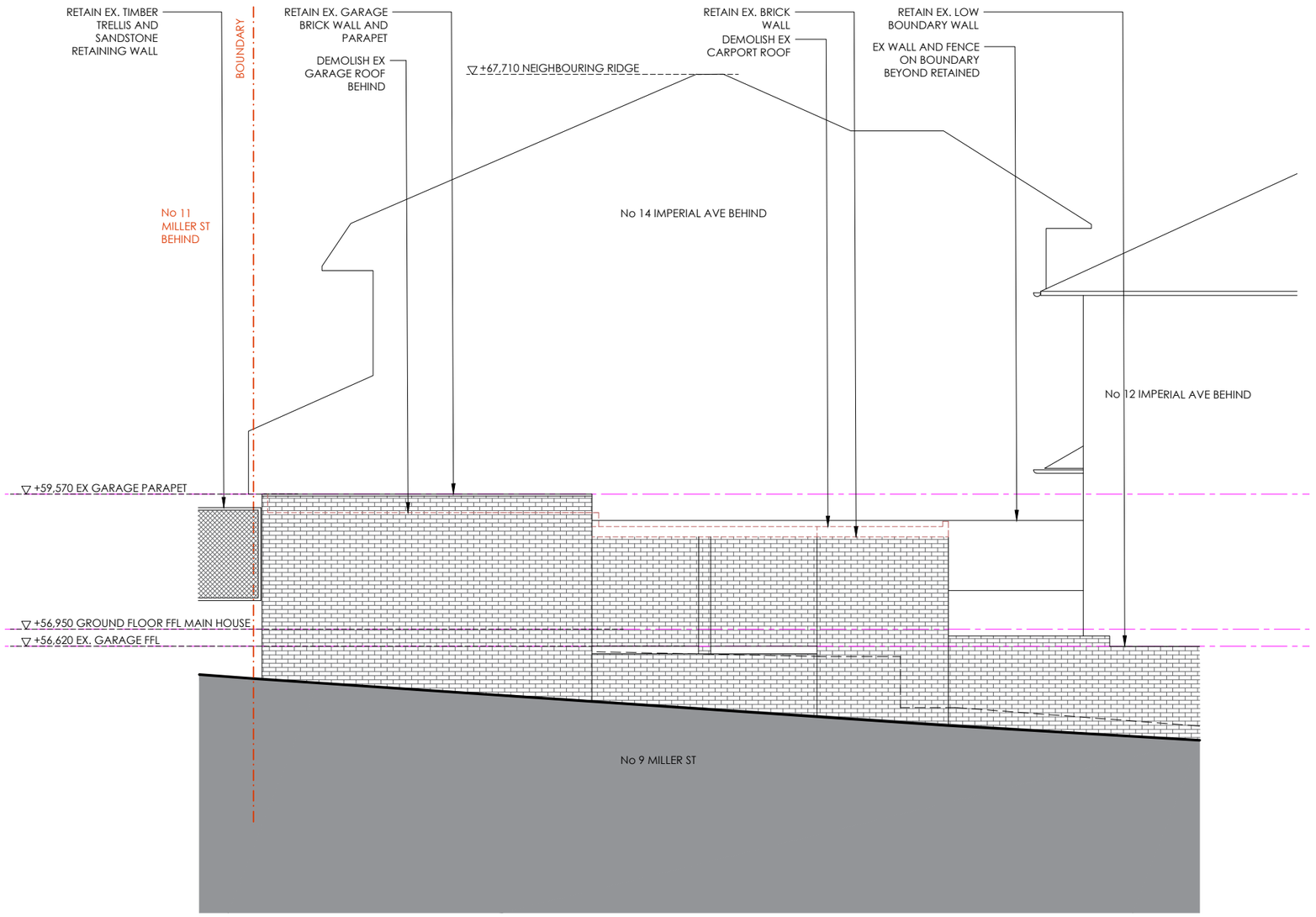
REVISION No
C

AMENDED PLANS

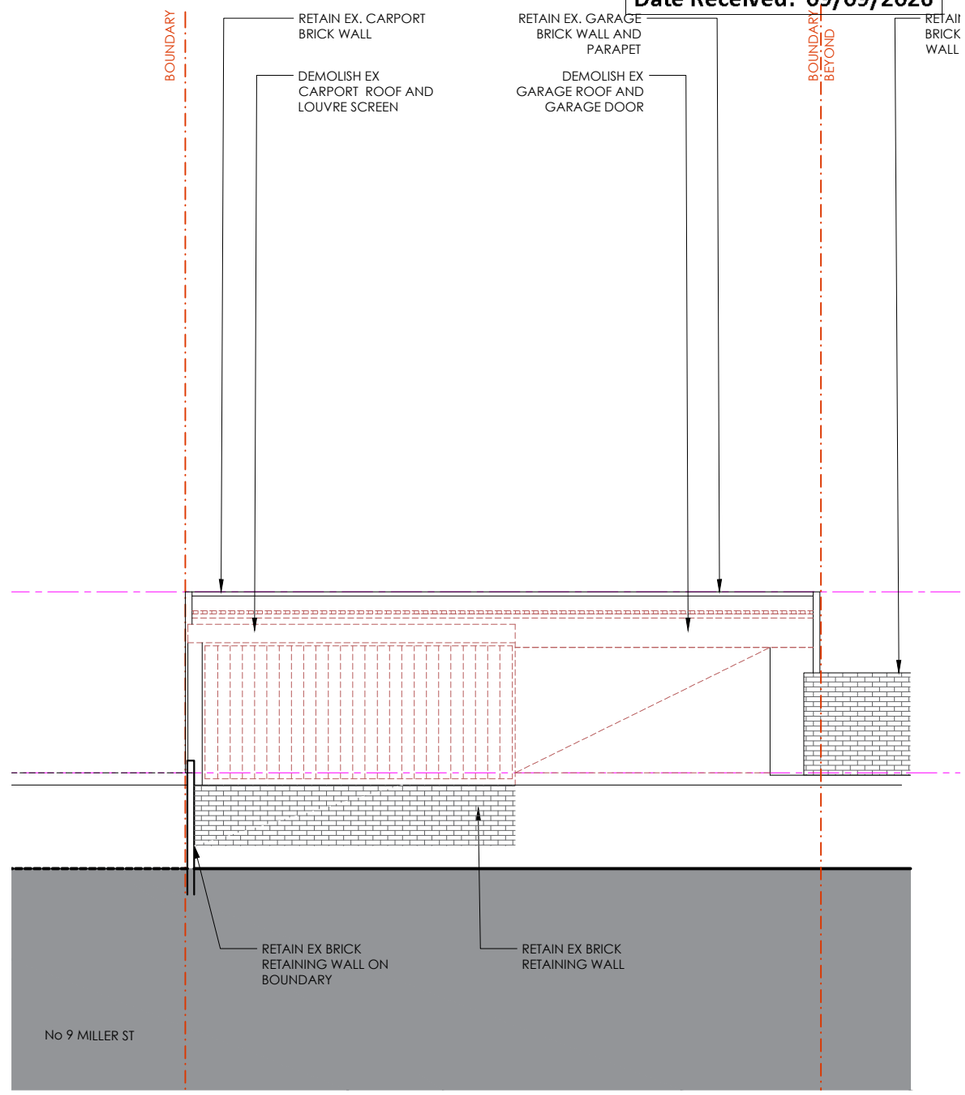
RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



ELEVATION 06



ELEVATION 07

AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
	Roof tiles	Fibrous plaster, FC sheeted, and internal plastered walls	Steel, galvanised iron, lead flashing	Landscaping
	Concrete	New glass	Cement render/ FC sheet	Demolition

0 1 2.5 5 10m

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NOTES:

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NOT FOR CONSTRUCTION

REVISIONS:
A - 260908 Issue for DA

723

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PROJECT: Gnal Loa Residence

CLIENT: Camilla Franks

SCALE A3: 1:100

DRAWN BY: LM

DATE: January 2026

STATUS: DA

CAD REF: 2403 CF EX EL Elevations

DRAWING TITLE: Existing Elevation 06 and 07

DRAWING No: 2403-115.1

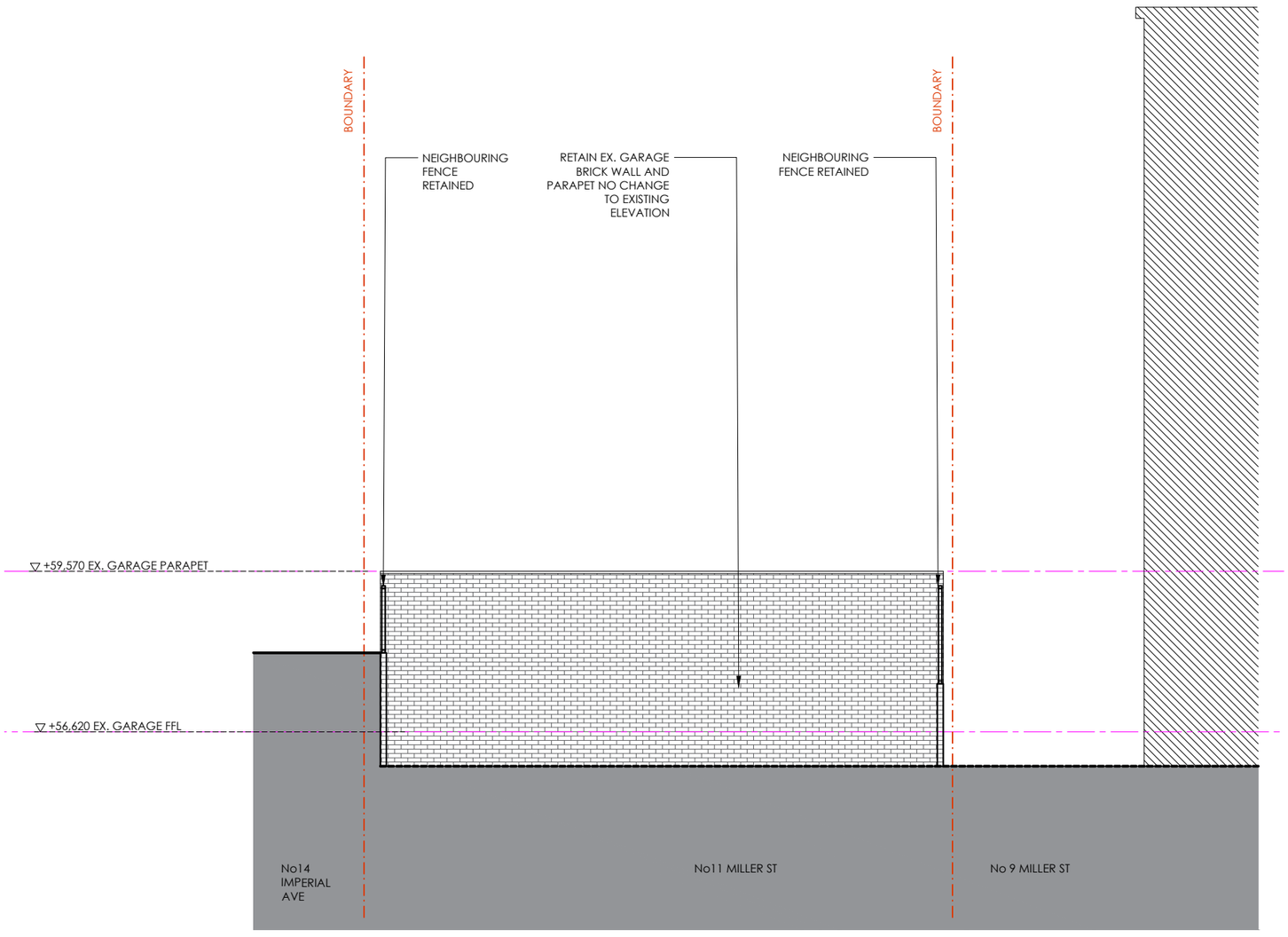
REVISION No: A

AMENDED PLANS

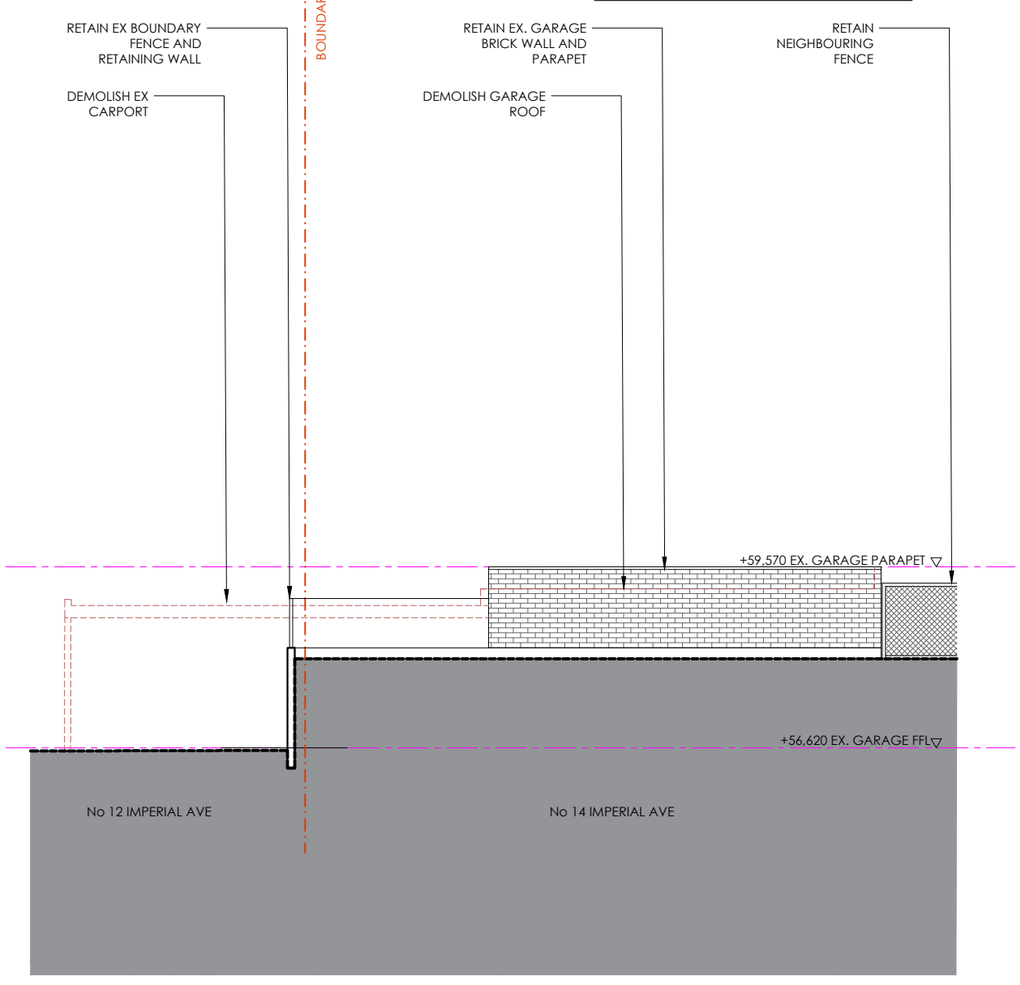
RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



ELEVATION 08



ELEVATION 09

AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
	Roof tiles	Fibrous plaster, FC sheeted, and internal plastered walls	Steel, galvanised iron, lead flashing	Landscaping
	Concrete	New glass	Cement render/ FC sheet	Demolition

0 1 2.5 5 10m

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NOT FOR CONSTRUCTION

REVISIONS:
A - 260908 Issue for DA

724

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mail@brookeaitkendesign.com.au

PROJECT: Gnal Loa Residence

CLIENT: Camilla Franks

SCALE A3: 1:100 | DRAWN BY: LM

DATE: January 2026 | STATUS: DA

CAD REF: 2403 CF EX EL Elevations

DRAWING TITLE: Existing Elevation 08 and 09

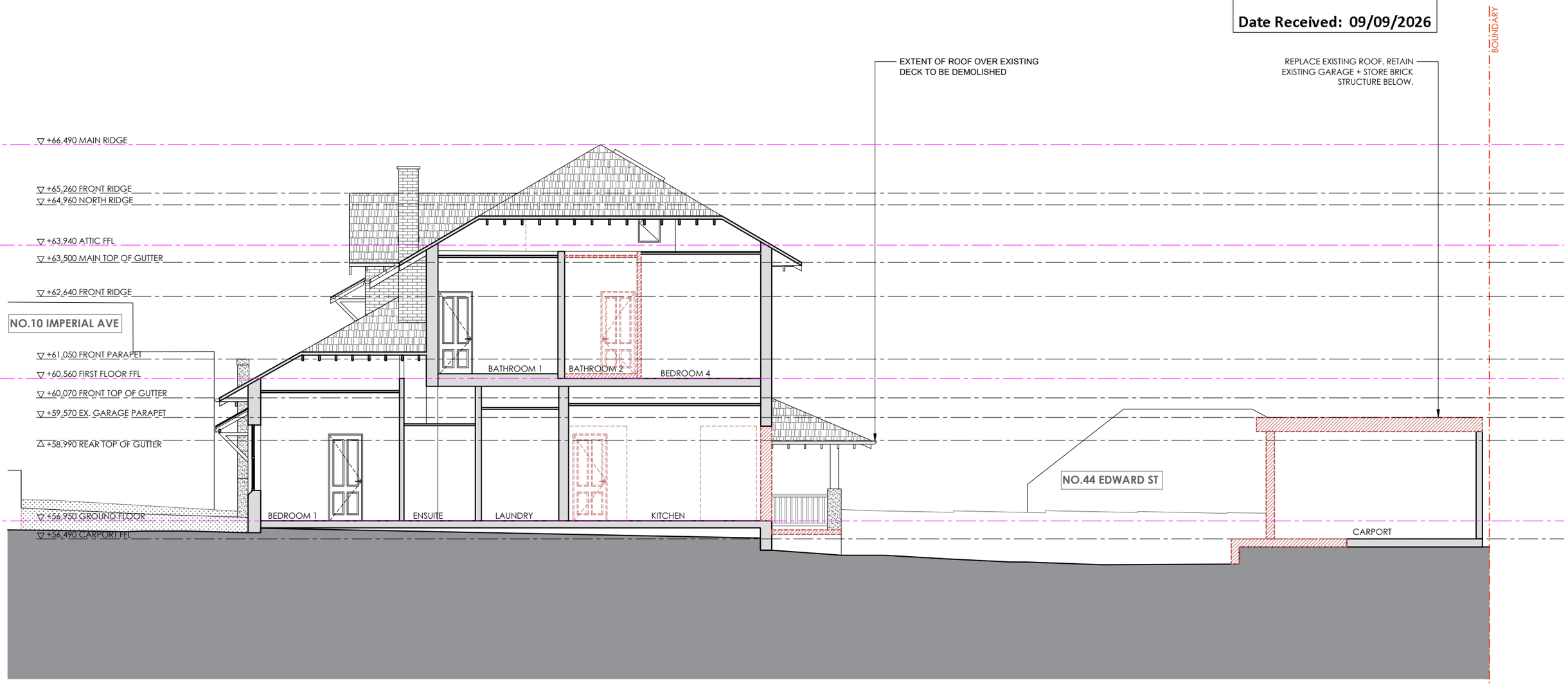
DRAWING No: 2403-115.2 | REVISION No: A

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



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Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
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0 1 2.5 5 10m

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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

725

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PROJECT: Gnal Loa Residence

CLIENT: Camilla Franks

SCALE A3: 1:100 | DRAWN BY: LM

DATE: January 2026 | STATUS: DA

CAD REF: 2403 CF EX SC Sections

DRAWING TITLE: Existing Section A

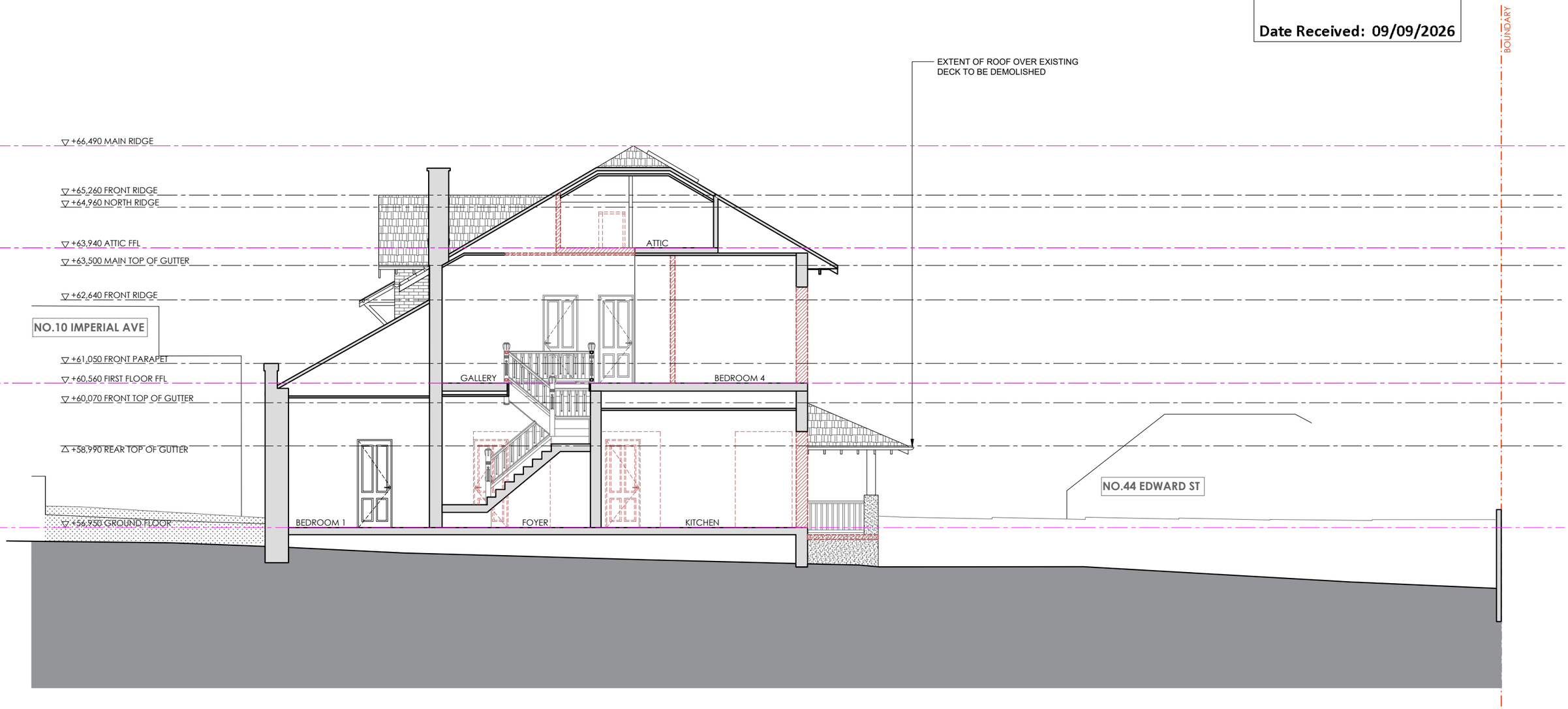
DRAWING No: 2403-116 | REVISION No: C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



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0 1 2.5 5 10m

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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

726

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3 1:100
DRAWN BY LM
DATE January 2026
STATUS DA
CAD REF 2403 CF EX SC Sections

DRAWING TITLE
Existing Section B

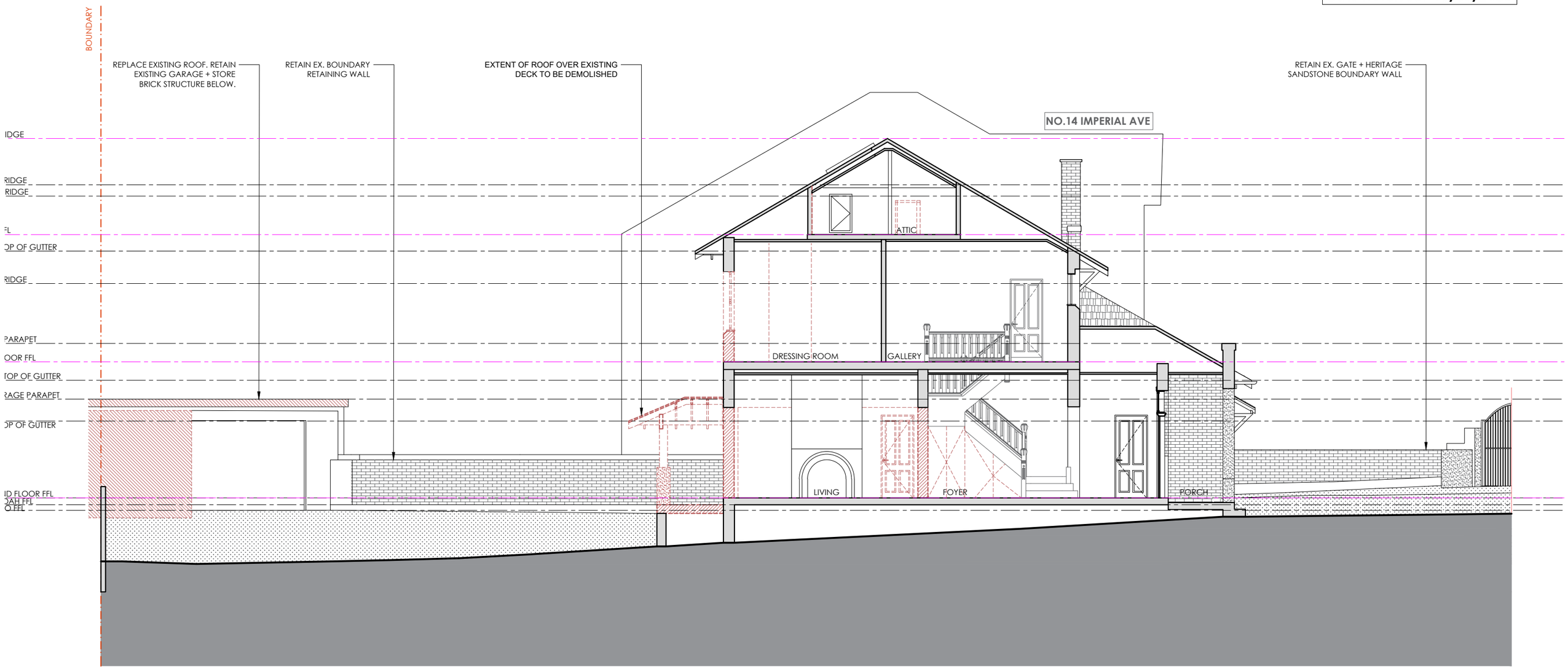
DRAWING No 2403-117
REVISION No C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



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0 1 2.5 5 10m

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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

727

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3 1:100
DRAWN BY LM
DATE January 2026
STATUS DA
CAD REF 2403 CF EX SC Sections

DRAWING TITLE
Existing Section C

DRAWING No 2403-118
REVISION No C

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026

AMENDED PLANS



AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
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0 1 2.5 5 10m

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REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

728

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PROJECT: Gnal Loa Residence

CLIENT: Camilla Franks

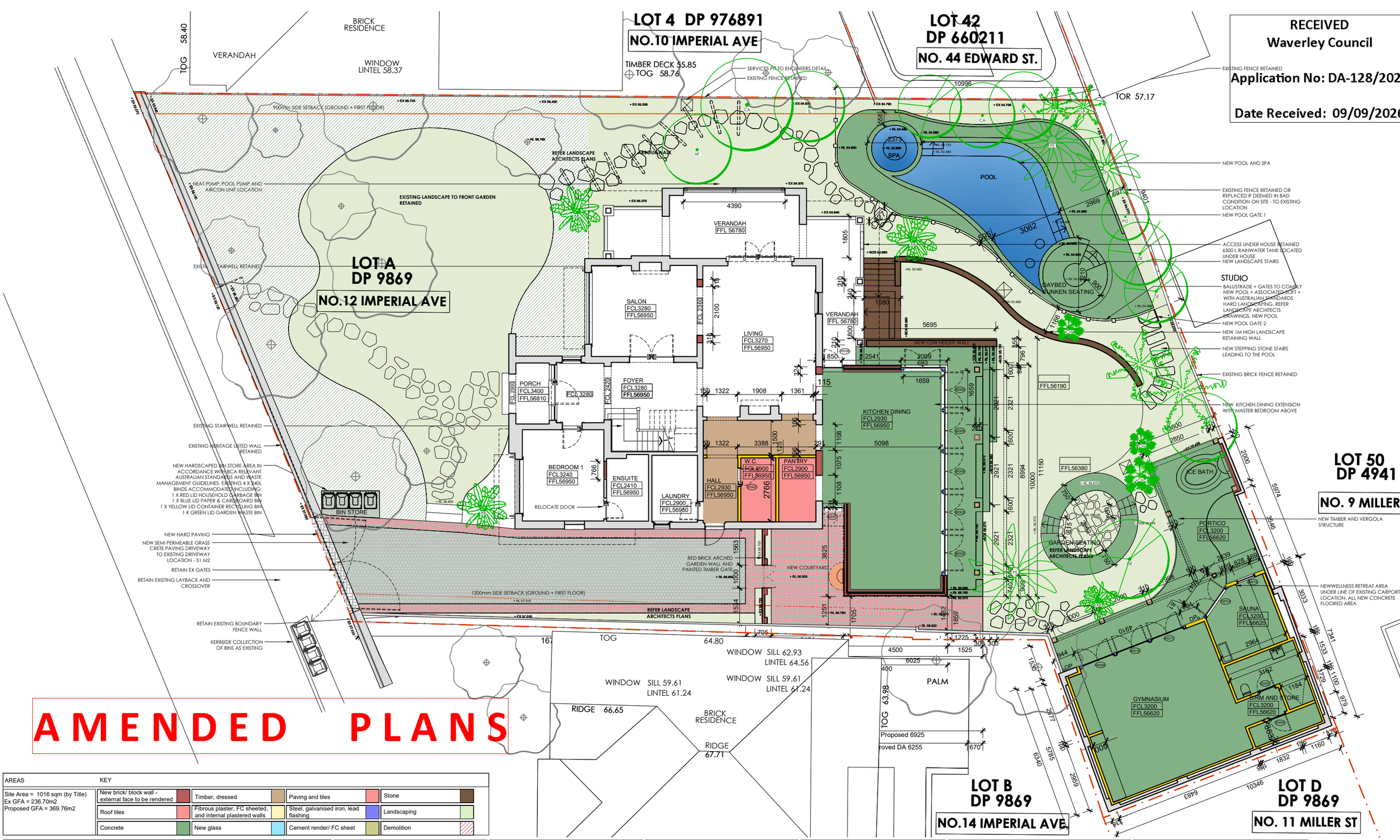
SCALE A3: 1:100 | DRAWN BY: LM

DATE: January 2026 | STATUS: DA

CAD REF: 2403 CF EX SC Sections

DRAWING TITLE: Existing Section D

DRAWING No: 2403-119 | REVISION No: C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NO.10 IMPERIAL AVE
LOT 42
DP 660211
NO. 44 EDWARD ST.
LOT A
DP 9869
NO.12 IMPERIAL AVE
LOT B
DP 9869
NO.14 IMPERIAL AVE
LOT D
DP 9869
NO. 11 MILLER ST
LOT 50
DP 4941
NO. 9 MILLER ST
BRICK RESIDENCE
VERANDAH
WINDOW LINTEL 58.37
TOG 58.40
TIMBER DECK 55.85
TOG 58.76
SERVICES PIT TO ENGINEERS DETAIL
EXISTING FENCE RETAINED
TOR 57.17
900min SIDE SETBACK (GROUND + FIRST FLOOR)
REFER LANDSCAPE ARCHITECTS PLANS
STEPPING STONE PATH
HEAT PUMP, POOL PUMP AND AIRCON UNIT LOCATION
EXISTING LANDSCAPE TO FRONT GARDEN RETAINED
EXISTING STAIRWELL RETAINED
EXISTING HERITAGE LISTED WALL RETAINED
NEW HARDSCAPED BIN STORE AREA IN ACCORDANCE WITH BCA RELEVANT AUSTRALIAN STANDARDS AND WASTE MANAGEMENT GUIDELINES. EXISTING 4 X 240L BINES ACCOMMODATED INCLUDING:
1 X RED LID HOUSEHOLD GARBAGE BIN
1 X BLUE LID PAPER & CARDBOARD BIN
1 X YELLOW LID CONTAINER RECYCLING BIN
1 X GREEN LID GARDEN WASTE BIN
BIN STORE
NEW HARD PAVING
NEW SEMI PERMEABLE GRASS CRETE PAVING DRIVEWAY TO EXISTING DRIVEWAY LOCATION - 51 M2
RETAIN EX GATES
RETAIN EXISTING LAYBACK AND CROSSOVER
RETAIN EXISTING BOUNDARY FENCE WALL
KERBSIDE COLLECTION OF BINS AS EXISTING
1200mm SIDE SETBACK (GROUND + FIRST FLOOR)
REFER LANDSCAPE ARCHITECTS PLANS
RED BRICK ARCHED GARDEN WALL AND PAINTED TIMBER GATE
NEW COURTYARD
VERANDAH FFL 56780
SALON FCL3280 FFL56950
LIVING FCL3270 FFL56950
PORCH FCL3400 FFL56810
FOYER FCL3280 FFL56950
BEDROOM 1 FCL3240 FFL56950
ENSUITE FCL2410 FFL56950
LAUNDRY FCL2900 FFL56950
RELOCATE DOOR
HALL FCL2930 FFL56950
W.C. FCL3900 FFL56950
PANTRY FCL2900 FFL56950
KITCHEN DINING FCL2930 FFL56950
NEW LOW HEIGHT WALL
FFL56190
FFL56380
POOL
SPA
BAYBED SUNKEN SEATING
NEW POOL AND SPA
EXISTING FENCE RETAINED OR REPLACED IF DEEMED IN BAD CONDITION ON SITE - TO EXISTING LOCATION
NEW POOL GATE 1
ACCESS UNDER HOUSE RETAINED
6500 L RAINWATER TANK LOCATED UNDER HOUSE
NEW LANDSCAPE STAIRS
STUDIO
BALUSTRADE + GATES TO COMPLY NEW POOL + ASSOCIATED SET + WITH AUSTRALIAN STANDARDS HARD LANDSCAPING. REFER LANDSCAPE ARCHITECTS DRAWINGS. NEW POOL
NEW POOL GATE 2
NEW 1M HIGH LANDSCAPE RETAINING WALL
NEW STEPPING STONE STAIRS LEADING TO THE POOL
EXISTING BRICK FENCE RETAINED
NEW KITCHEN DINING EXTENSION WITH MASTER BEDROOM ABOVE
ICE BATH
PORTICO FCL 3200 FFL56620
GARDEN SEATING
REFER LANDSCAPE ARCHITECTS PLANS
NEW TIMBER AND VERGOLA STRUCTURE
NEWWELLNESS RETREAT AREA UNDER LINE OF EXISTING CARPORT LOCATION. ALL NEW CONCRETE FLOORED AREA
SAUNA FCL3200 FFL56620
GYMNASIUM FCL3200 FFL56620
BRM AND STORE FCL3200 FFL56620
PALM
TOG 64.80
WINDOW SILL 62.93
LINTEL 64.56
WINDOW SILL 59.61
LINTEL 61.24
WINDOW SILL 59.61
LINTEL 61.24
RIDGE 66.65
BRICK RESIDENCE
RIDGE 67.71
TOG 63.98
Proposed 6925
roved DA 6255
4390
5695
10996
11150
10000
8994
5974
9546
7941
6483
10346
6340
5785
2959
2577
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1705
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4500
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2964
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1184
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1530
1225
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2921
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1108
1075
1322
3388
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2009
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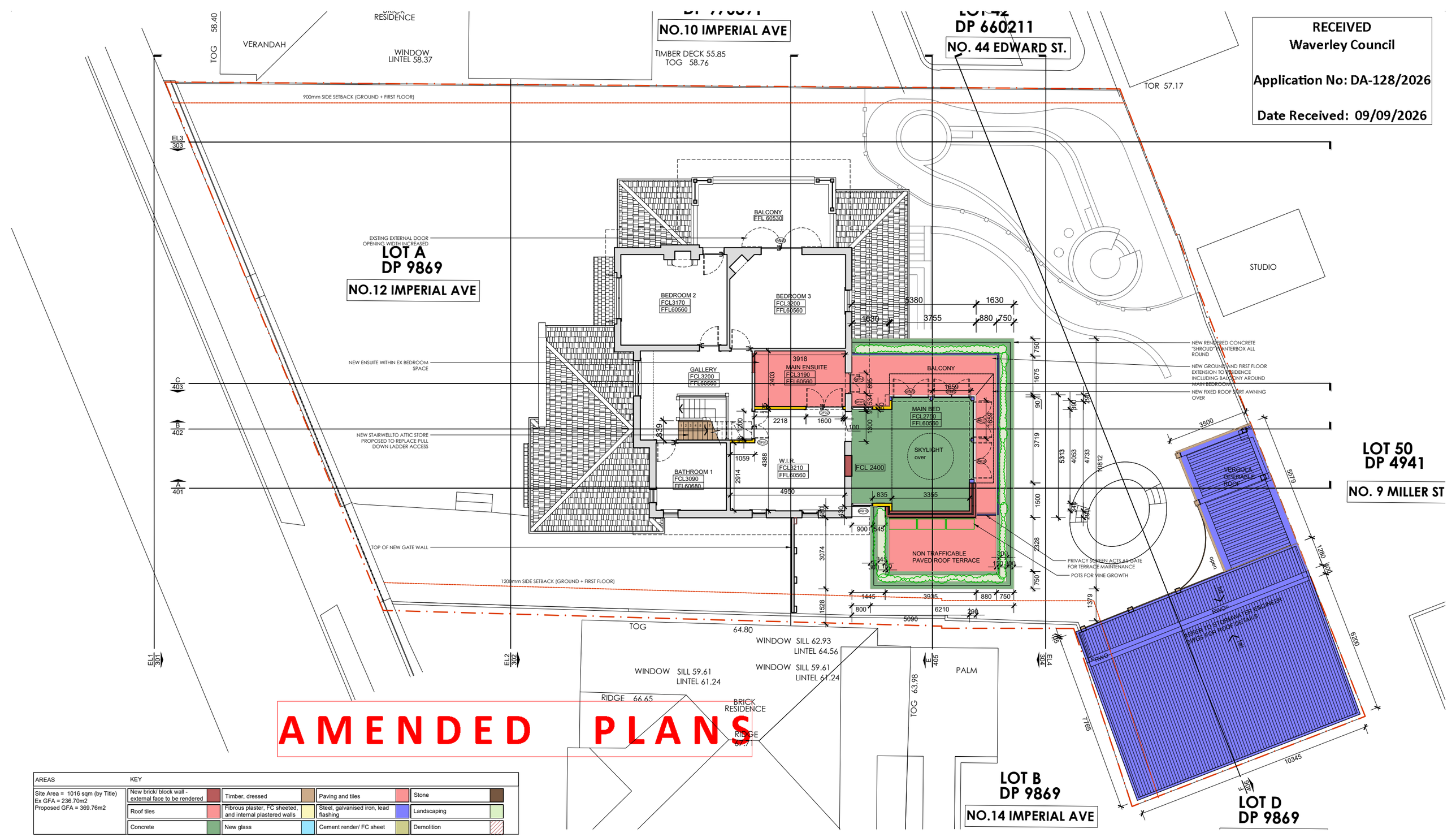
2541

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



AMENDED PLANS

AREAS	KEY						
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered		Timber, dressed		Paving and tiles		Stone
	Roof tiles		Fibrous plaster, FC sheeted, and internal plastered walls		Steel, galvanised iron, lead flashing		Landscaping
	Concrete		New glass		Cement render/ FC sheet		Demolition

BASIX REQUIREMENTS

All new lighting, plumbing, insulation and glazing requirements to be provided as per Basix certificate

Windows and glazed doors glazing requirements for:
/ WD01 SW >2.16m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >= 450mm>no overshadowing
/ WD02 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave > =900mm >no overshadowing

/ WD03 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >= 900mm >no overshadowing
/ WD04 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing
/ WD05 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing
/ WD06 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing

/ WD07 NE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD08 NE >1.7m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD09 N >3.7m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD10 N >3.7m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing

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NOT FOR CONSTRUCTION

730

REVISIONS:
A - 251112 Issue for information
B - 260203 Issue for information
C - 260330 Issue for DA
D - 260908 Issue for DA

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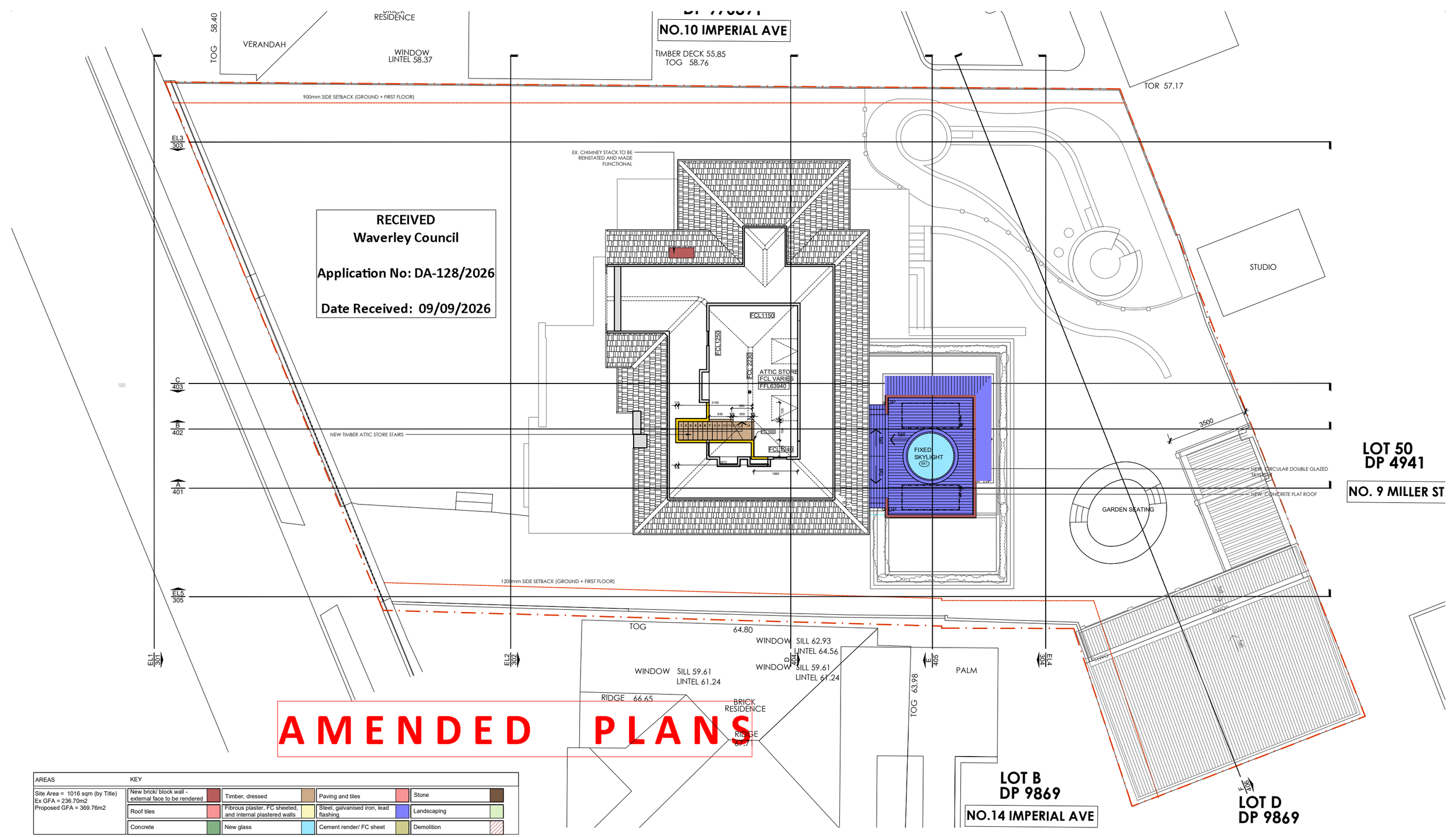
Nom Architect NSW 7393
Telephone: (+612) 9212 6262
Facsimile: (+612) 9212 7454
mail@brookeaitkendesign.com.au

PROJECT: Gnal Loa Residence	SCALE A3: 1:150	DRAWN BY: LM	DRAWING TITLE: First Floor Plan
CLIENT: Camilla Franks	DATE: January 2026	STATUS: DA	----
	CAD REF: 2403 CF PL First		DRAWING No: 2403-202 / REVISION No: D



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Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026

AMENDED PLANS

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A - 251112 Issue for information
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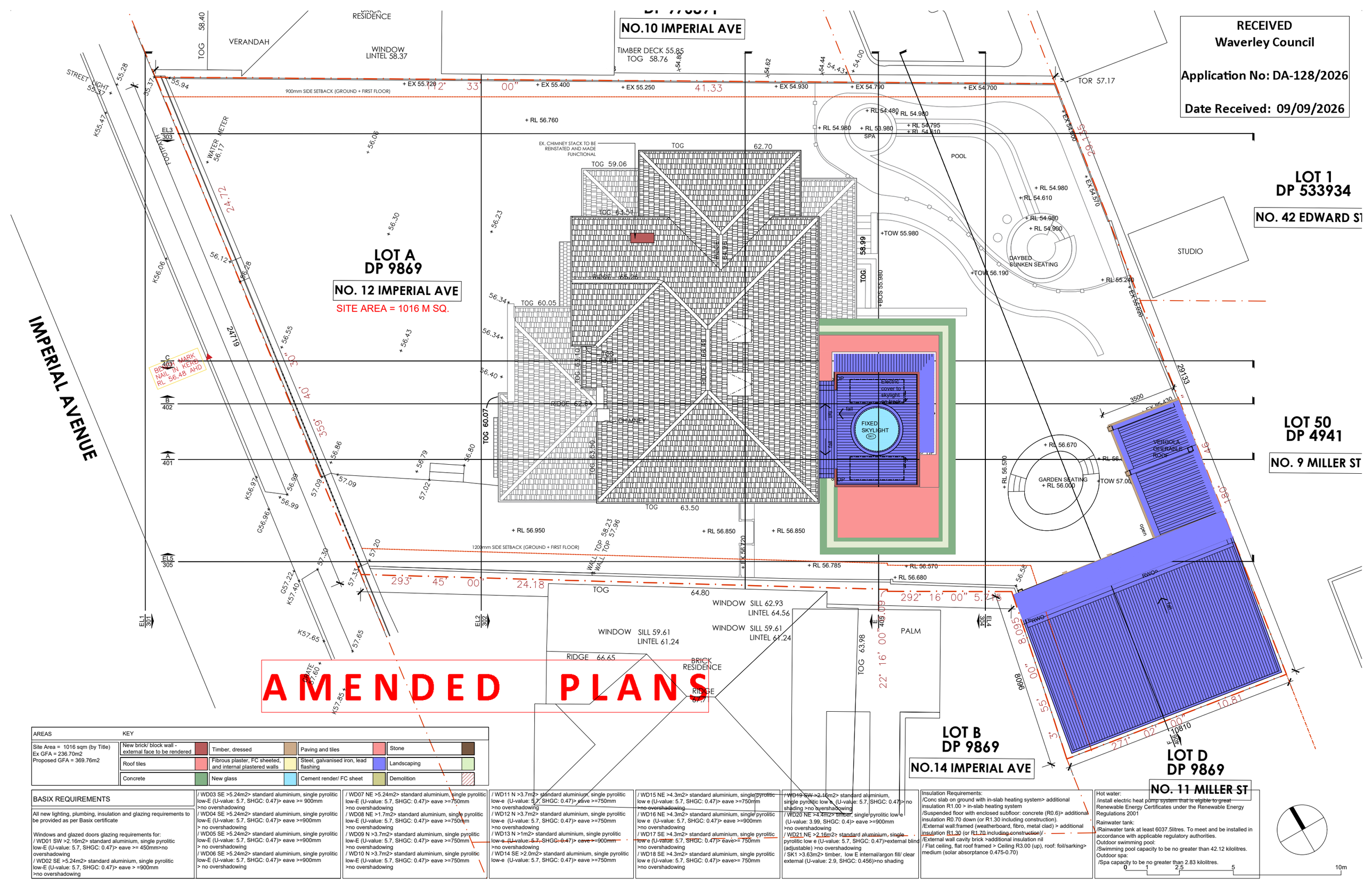
mail@brookeaitkendesign.com.au

PROJECT	Gnal Loa Residence		
CLIENT	Camilla Franks		
SCALE A3	1:150	DRAWN BY	LM
DATE	January 2026	STATUS	DA
CAD REF	2403 CF PL Attic		
DRAWING TITLE	Attic Floor Plan ----		
DRAWING No	2403-203	REVISION No	D


RECEIVED
Waverley Council
Application No: DA-128/2026
Date Received: 09/09/2026
NO.10 IMPERIAL AVE
LOT A
DP 9869
NO. 12 IMPERIAL AVE
SITE AREA = 1016 M SQ.
LOT 1
DP 533934
NO. 42 EDWARD ST
LOT 50
DP 4941
NO. 9 MILLER ST
LOT B
DP 9869
NO.14 IMPERIAL AVE
LOT D
DP 9869
NO. 11 MILLER ST
IMPERIAL AVENUE
AMENDED PLANS
BRICK RESIDENCE
VERANDAH
WINDOW LINTEL 58.37
TIMBER DECK 55.85
TOG 58.76
TOR 57.17
900mm SIDE SETBACK (GROUND + FIRST FLOOR)
1200mm SIDE SETBACK (GROUND + FIRST FLOOR)
112° 33' 00" 41.33
293° 45' 00" 24.18
292° 16' 00" 5.715
22° 16' 00" 40.09
EX. CHIMNEY STACK TO BE REINSTATED AND MADE FUNCTIONAL
TOG 62.70
TOG 59.06
TOG 63.54
RIDGE 65.26
TOG 60.05
RIDGE 62.64
CHIMNEY
TOG 60.07
TOG 63.50
TOG 64.80
RIDGE 66.65
RIDGE 67.77
TOG 63.98
+TOW 55.980
+BOS 55.980
58.99
POOL
SPA
DAYBED SUNKEN SEATING
STUDIO
PALM
FIXED SKYLIGHT
Electric cover to skylight on deck
VERGOLA OPERABLE ROOF
GARDEN SEATING + RL 56.000
+TOW 56.190
+TOW 57.00
WINDOW SILL 62.93 LINTEL 64.56
WINDOW SILL 59.61 LINTEL 61.24
WINDOW SILL 59.61 LINTEL 61.24
GATE
BENCH MARK BRASS PIN IN KERB NAIL IN RL 56.48 AHD
WATER METER
FOOTPATH
STREET LIGHT
EL1 301
EL2 302
EL3 303
EL4 304
EL5 305
A 401
B 402
C 403
E 405
+ RL 54.980
+ RL 54.960
+ RL 54.795
+ RL 54.610
+ RL 54.980
+ RL 54.610
+ RL 54.980
+ RL 54.960
+ RL 56.760
+ RL 56.950
+ RL 56.850
+ RL 56.850
+ RL 56.785
+ RL 56.570
+ RL 56.680
+ RL 56.670
+ RL 56.570
+ RL 55.240
+ EX 55.720
+ EX 55.400
+ EX 55.250
+ EX 54.930
+ EX 54.790
+ EX 54.700
+ EX 54.700
+ EX 54.570
+ EX 55.880
+ EX 56.430
+ EX 56.720
24.72
24.19
29.33
10.81
10.80
8.095
9.098
10.810
3500
open
RWO
RWO
TOW
TOW
TOW

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3
1:100

DRAWN BY
LM

DATE
January 2026

STATUS
DA

CAD REF
2403 CF EL Elevations

DRAWING TITLE
Elevation 01
Street Facade

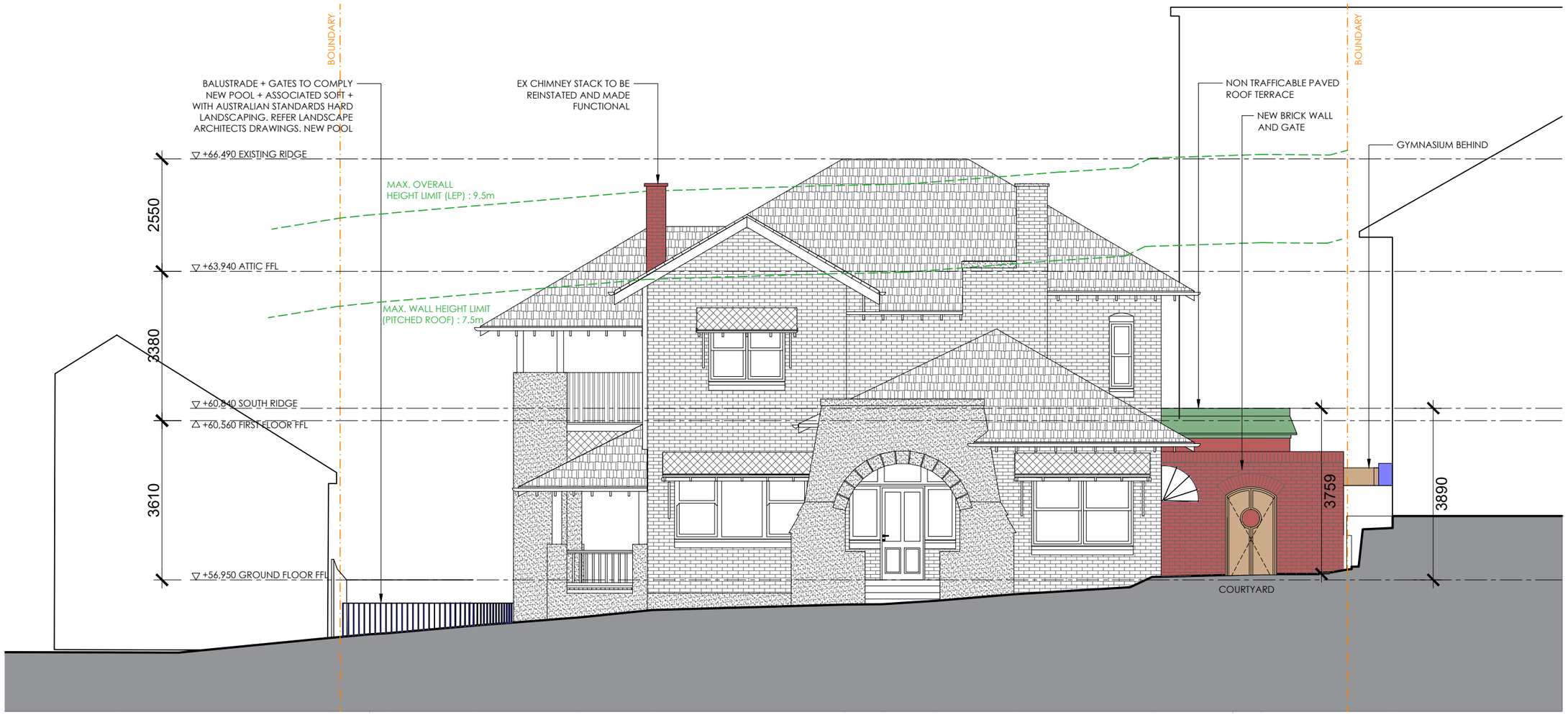
DRAWING No
2403-301

REVISION No
C

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



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NOTES:
All new lighting, plumbing, insulation and glazing requirements to be provided as per Basix certificate.

NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

734

BROOKE AITKEN DESIGN
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Nom Architect NSW 7393
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Facsimile: (+612) 9212 7454
mail@brookeaitkendesign.com.au

PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3: 1:100
DRAWN BY: LM
DATE: January 2026
STATUS: DA
CAD REF: 2403 CF EL Elevations

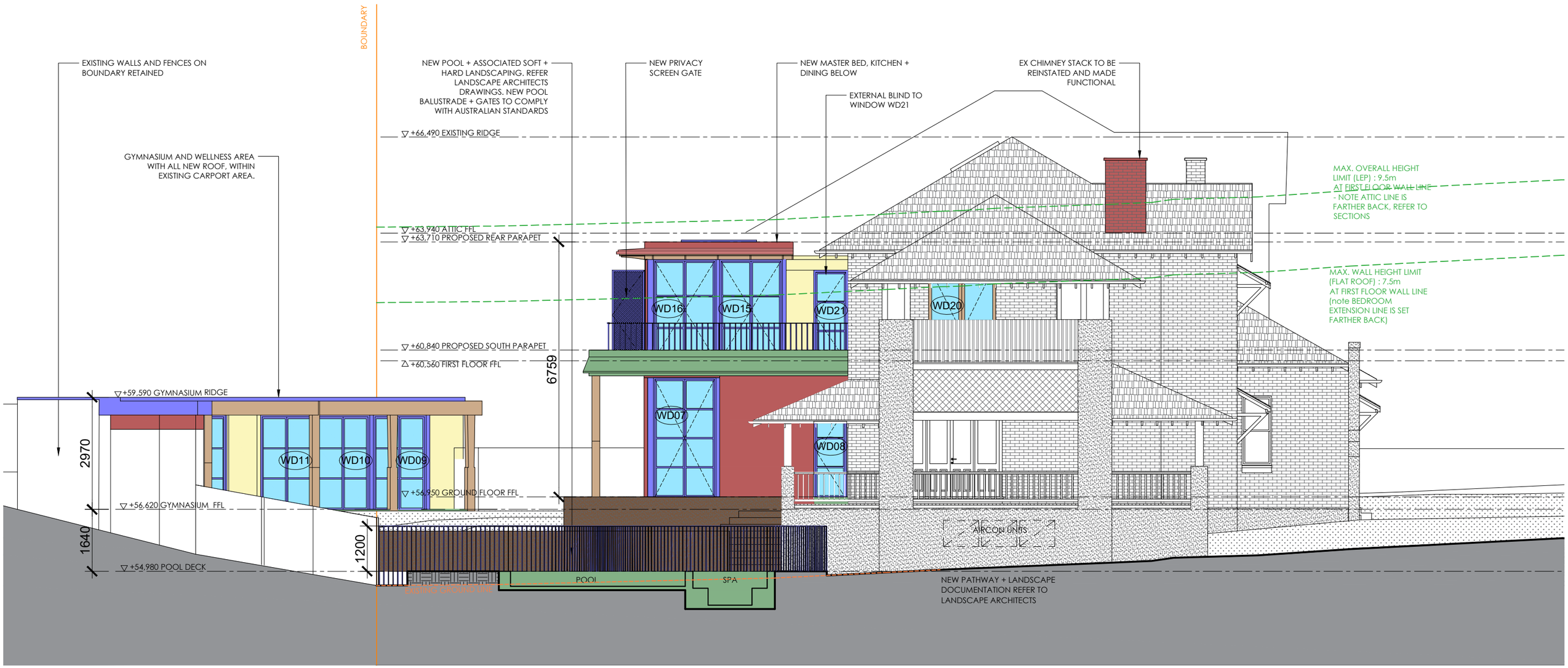
DRAWING TITLE: Elevation 02 West Facade
DRAWING No: 2403-302
REVISION No: C

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026

AMENDED PLANS



AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 389.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
	Roof tiles	Fibrous plaster, FC sheeted, and internal plastered walls	Steel, galvanised iron, lead flashing	Landscaping
	Concrete	New glass	Cement render/ FC sheet	Demolition

0 1 2.5 5 10m

BASIX REQUIREMENTS

All new lighting, plumbing, insulation and glazing requirements to be provided as per Basix certificate

Windows and glazed doors glazing requirements for:
/ WD01 SW >2.16m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >= 450mm>no overshadowing
/ WD02 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave > =900mm >no overshadowing
/ WD03 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >= 900mm >no overshadowing
/ WD04 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing
/ WD05 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing
/ WD06 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing
/ WD07 NE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD08 NE >1.7m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD09 N >3.7m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
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/ WD11 N >3.7m2> standard aluminium, single pyrolitic low-e (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD12 N >3.7m2> standard aluminium, single pyrolitic low-e (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD13 N >1m2> standard aluminium, single pyrolitic low-e (U-value: 5.7, SHGC: 0.47)> eave >=900mm >no overshadowing
/ WD14 SE >2.0m2> standard aluminium, single pyrolitic low-e (U-value: 5.7, SHGC: 0.47)> eave >=750mm
/ WD15 NE >4.3m2> standard aluminium, single pyrolitic low e (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD16 NE >4.3m2> standard aluminium, single pyrolitic low e (U-value: 5.7, SHGC: 0.47)> eave >=900mm >no overshadowing
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/ WD19 SW >2.16m2> standard aluminium, single pyrolitic low e (U-value: 5.7, SHGC: 0.47)> no shading >no overshadowing
/ WD20 NE >4.4m2> timber, single pyrolitic low e (U-value: 3.99, SHGC: 0.4)> eave >=900mm >no overshadowing
/ WD21 NE >2.16m2> standard aluminium, single pyrolitic low e (U-value: 5.7, SHGC: 0.47)>external blind (adjustable) >no overshadowing
/ SK1 >3.63m2> timber, low E internal/argon fill/ clear external (U-value: 2.9, SHGC: 0.456)>no shading

Insulation Requirements:
/Conc slab on ground with in-slab heating system> additional insulation R1.00 > in-slab heating system
/Suspended floor with enclosed subfloor: concrete (R0.6)> additional insulation R0.70 down (or R1.30 including construction).
/External wall:framed (weatherboard, fibro, metal clad) > additional insulation R1.30 (or R1.70 including construction)/
/External wall cavity brick >additional insulation nil
/ Flat ceiling, flat roof framed > Ceiling R3.00 (up), roof: foil/sarking> medium (solar absorptance 0.475-0.70)

Hot water:
/install electric heat pump system that is elgible to great Renewable Energy Certificates under the Renewable Energy Regulations 2001

Rainwater tank:
/Rainwater tank at least 6037.5litres. To meet and be installed in accordance with applicable regulatory authorities.
Outdoor swimming pool:
/Swimming pool capacity to be no greater than 42.12 kilolitres.
Outdoor spa:
/Spa capacity to be no greater than 2.83 kilolitres.

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NOTES:
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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

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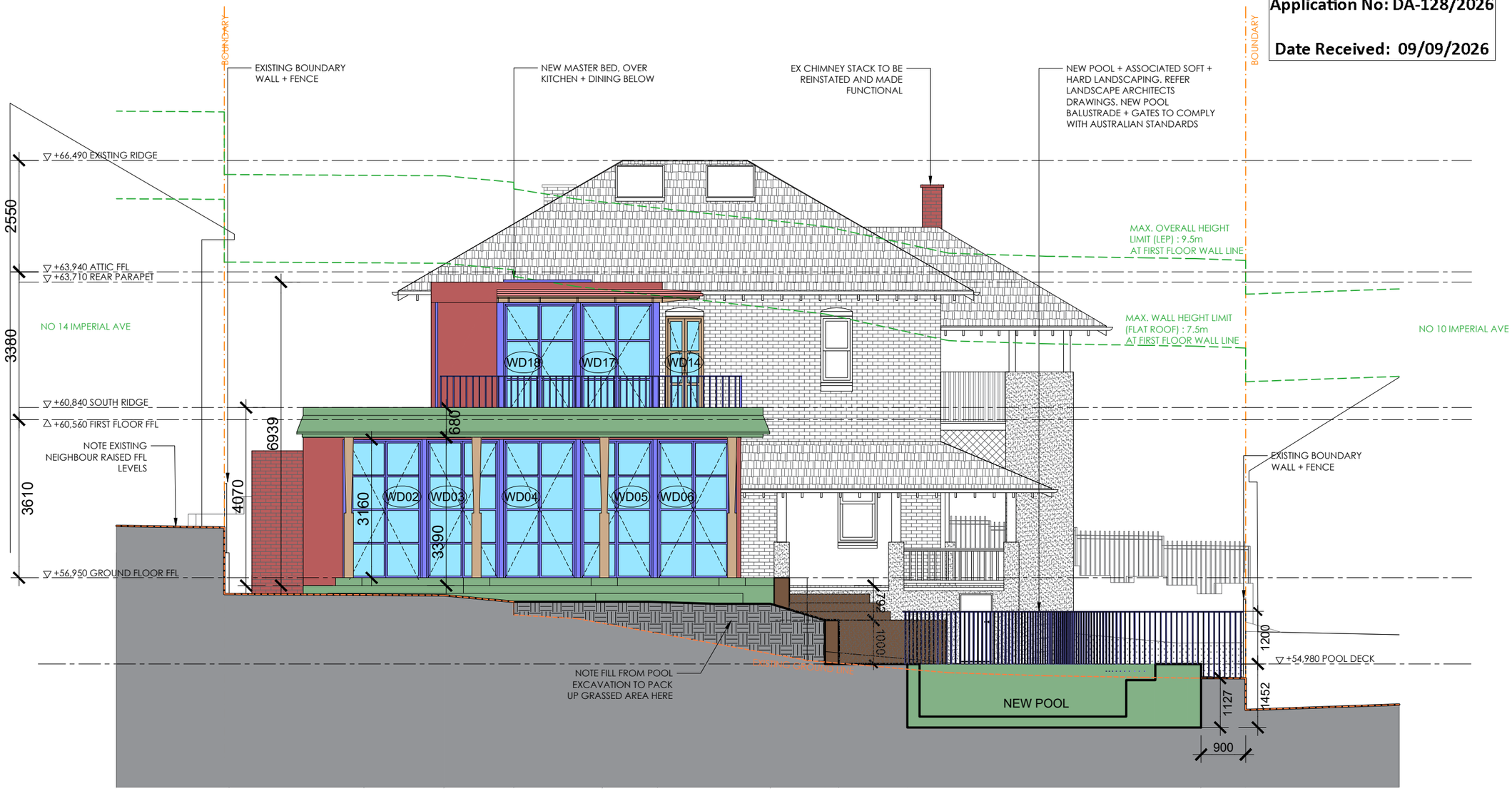
PROJECT	Gnal Loa Residence		
CLIENT	Camilla Franks		
SCALE A3	1:100	DRAWN BY	LM
DATE	January 2026	STATUS	DA
CAD REF	2403 CF EL Elevations		
DRAWING TITLE	Elevation 03 North Facade		
DRAWING No	2403-303	REVISION No	C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
	Roof tiles	Fibrous plaster, FC sheeted, and internal plastered walls	Steel, galvanised iron, lead flashing	Landscaping
	Concrete	New glass	Cement render/ FC sheet	Demolition

0 1 2.5 5 10m

BASIX REQUIREMENTS

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/ WD07 NE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
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/ WD09 N >3.7m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
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/External wall:framed (weatherboard, fibro, metal clad) > additional insulation R1.30 (or R1.70 including construction)/
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Rainwater tank:
/Rainwater tank at least 6037.5litres. To meet and be installed in accordance with applicable regulatory authorities.
Outdoor swimming pool:
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Outdoor spa:
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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

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mail@brookeaitkendesign.com.au

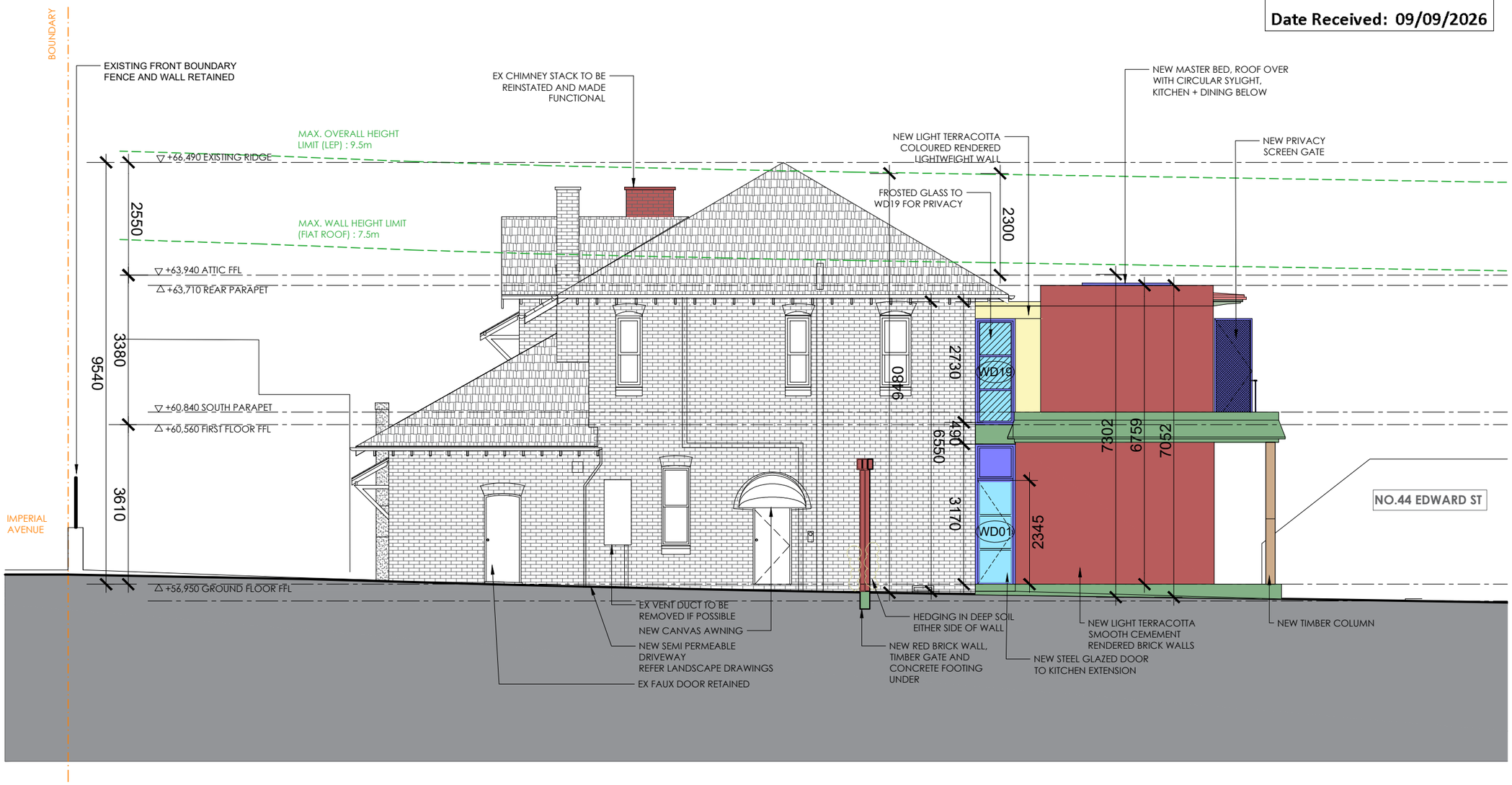
PROJECT: Gnal Loa Residence
CLIENT: Camilla Franks
SCALE A3: 1:100
DRAWN BY: LM
DATE: January 2026
STATUS: DA
CAD REF: 2403 CF EL Elevations
DRAWING TITLE: Elevation 04 East Facade
DRAWING No: 2403-304
REVISION No: C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



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0 1 2.5 5 10m

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/ WD06 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing

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/ WD18 SE >4.3m2> standard aluminium, single pyrolitic low e (U-value: 5.7, SHGC: 0.47)> eave>= 750mm >no overshadowing

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/Rainwater tank at least 6037.5litres. To meet and be installed in accordance with applicable regulatory authorities.
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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 Issue for DA
C - 260908 Issue for DA

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Facsimile: (+612) 9212 7454
mail@brookeaitkendesign.com.au

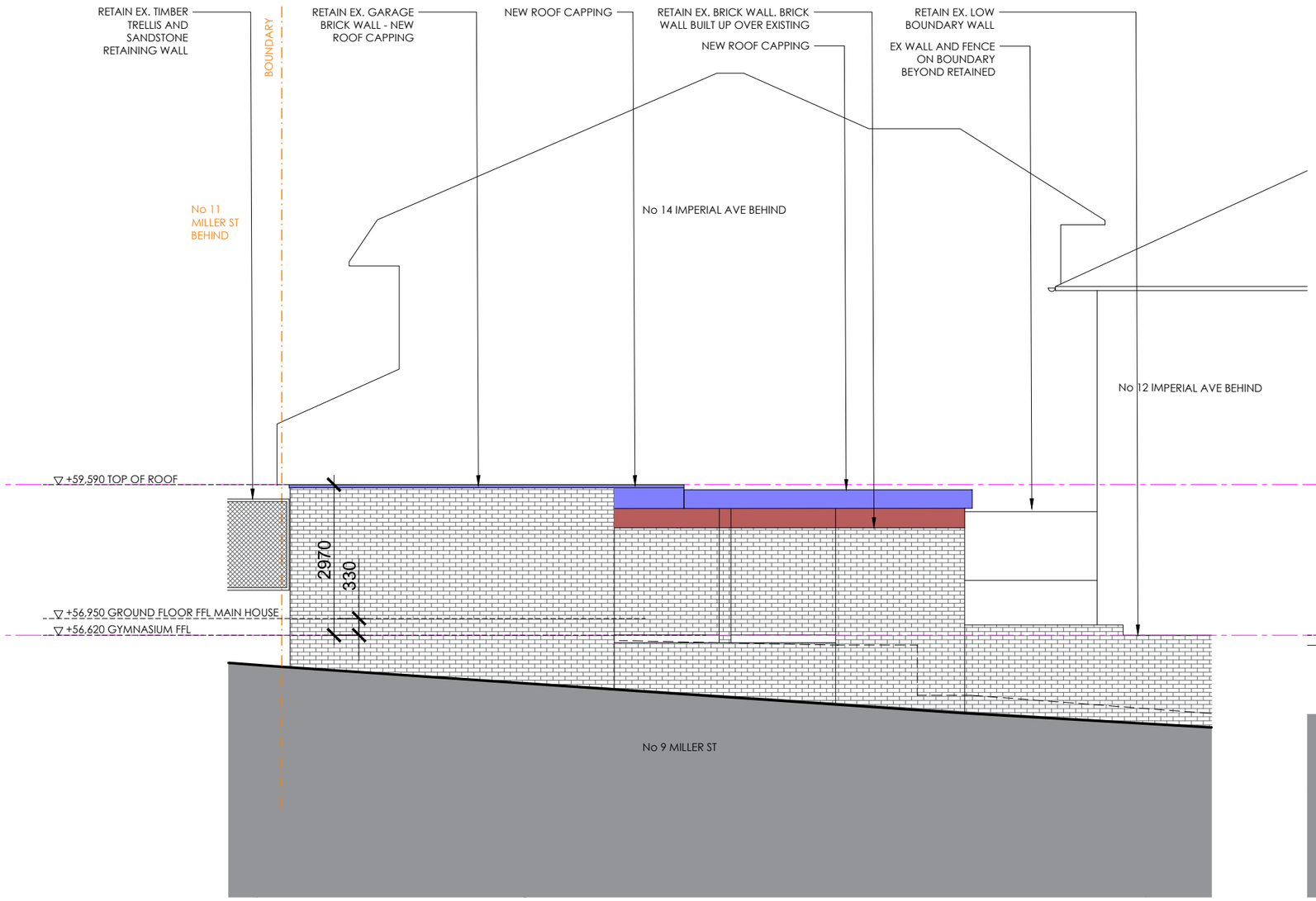
PROJECT	Gnal Loa Residence
CLIENT	Camilla Franks
SCALE A3	1:100
DRAWN BY	LM
DATE	January 2026
STATUS	DA
CAD REF	2403 CF EL Elevations
DRAWING TITLE	Elevation 05 South Facade
DRAWING No	2403-305
REVISION No	C

AMENDED PLANS

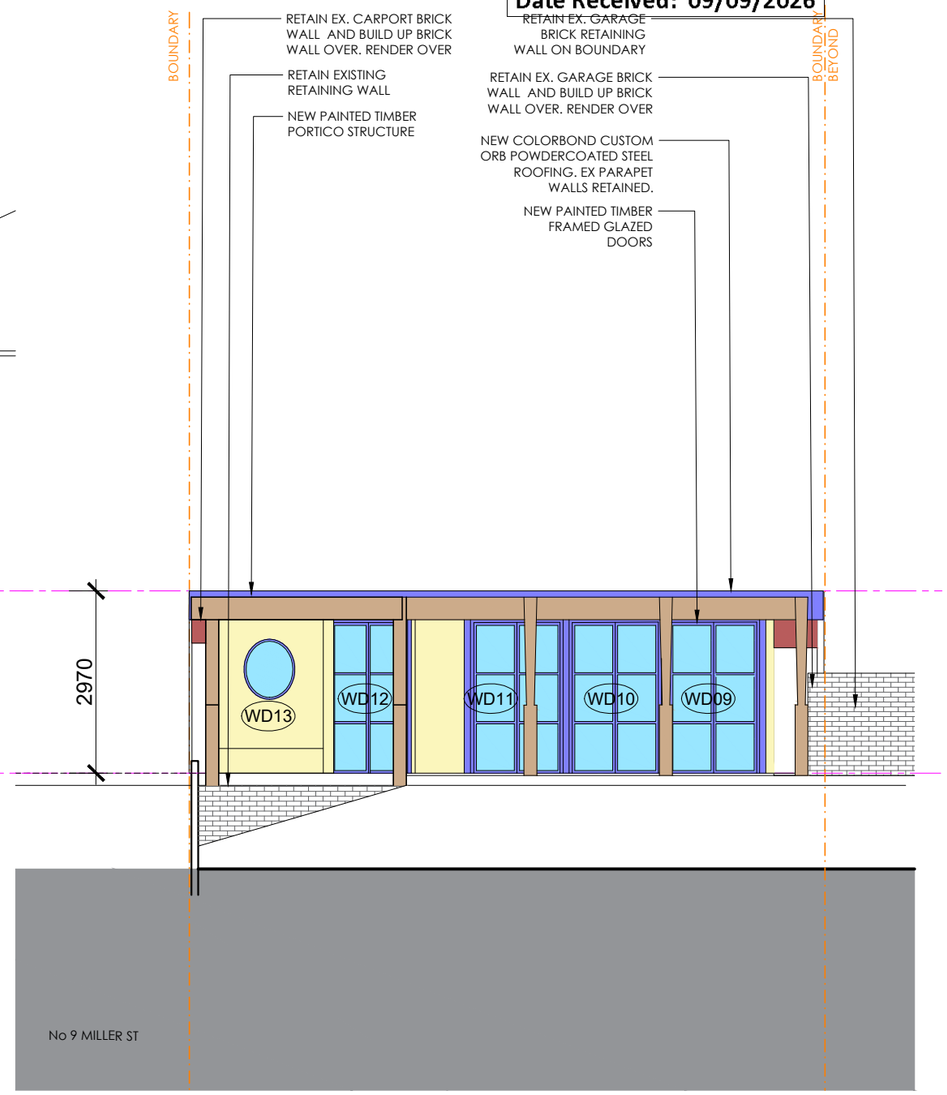
RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



ELEVATION 06



ELEVATION 07

AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
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0 1 2.5 5 10m

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/Conc slab on ground with in-slab heating system> additional insulation R1.00 > in-slab heating system
/Suspended floor with enclosed subfloor: concrete (R0.6)> additional insulation R0.70 down (or R1.30 including construction).
/External wall:framed (weatherboard, fibro, metal clad) > additional insulation R1.30 (or R1.70 including construction)/
/External wall cavity brick >additional insulation nil
/ Flat ceiling, flat roof framed > Ceiling R3.00 (up), roof: foil/sarking> medium (solar absorptance 0.475-0.70)

Hot water:
/install electric heat pump system that is elgible to great Renewable Energy Certificates under the Renewable Energy Regulations 2001

Rainwater tank:
/Rainwater tank at least 6037.5litres. To meet and be installed in accordance with applicable regulatory authorities.
Outdoor swimming pool:
/Swimming pool capacity to be no greater than 42.12 kilolitres.
Outdoor spa:
/Spa capacity to be no greater than 2.83 kilolitres.

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NOTES:
All new lighting, plumbing, insulation and glazing requirements to be provided as per Basix certificate.

NOT FOR CONSTRUCTION

REVISIONS:
A - 260909 Issue for DA

738

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mail@brookeaitkendesign.com.au

PROJECT: Gnal Loa Residence

CLIENT: Camilla Franks

SCALE A3: 1:100 | DRAWN BY: LM

DATE: January 2026 | STATUS: DA

CAD REF: 2403 CF EL Elevations

DRAWING TITLE: Elevation 06 and 07

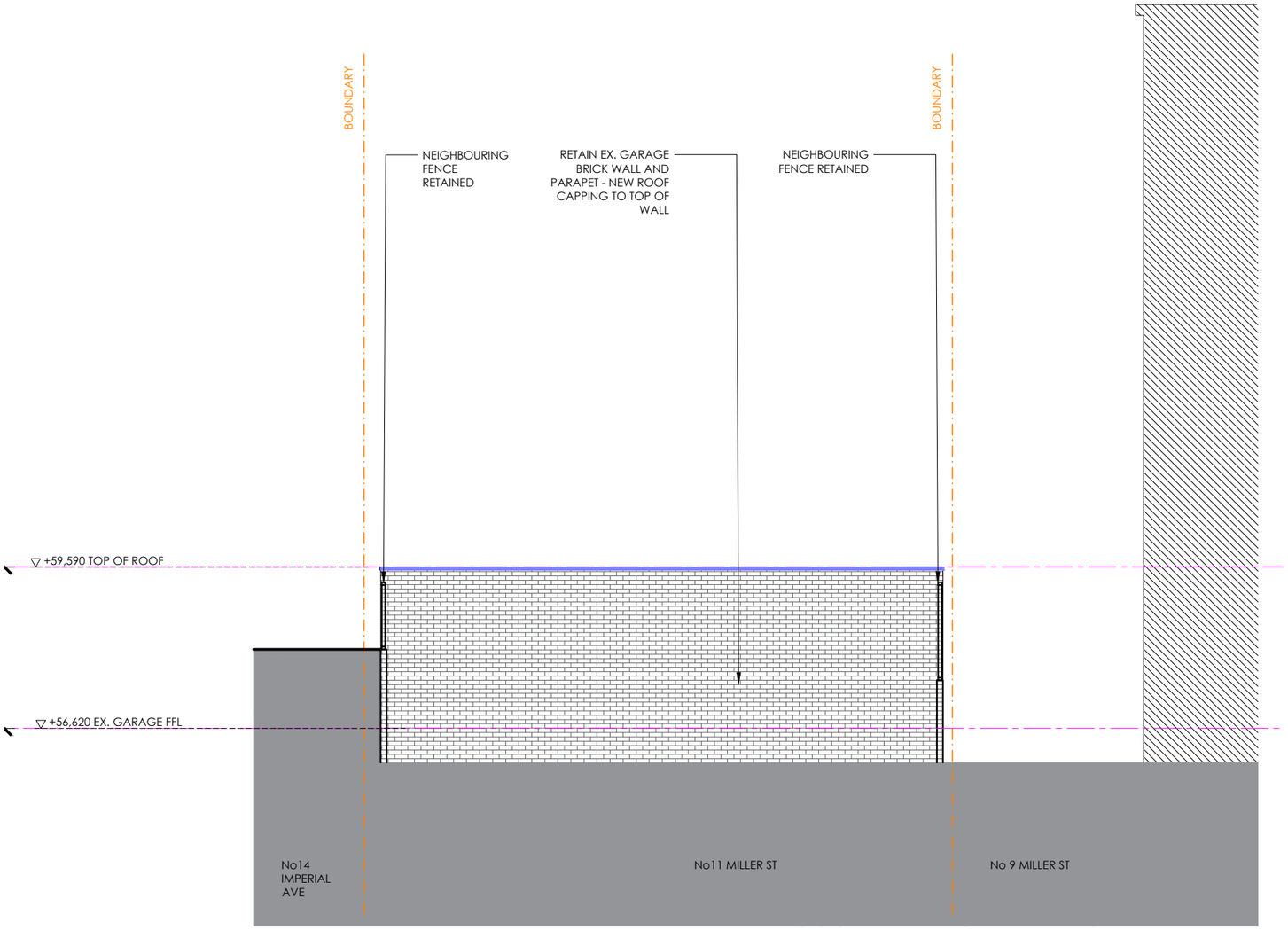
DRAWING No: 2403-306 | REVISION No: A

AMENDED PLANS

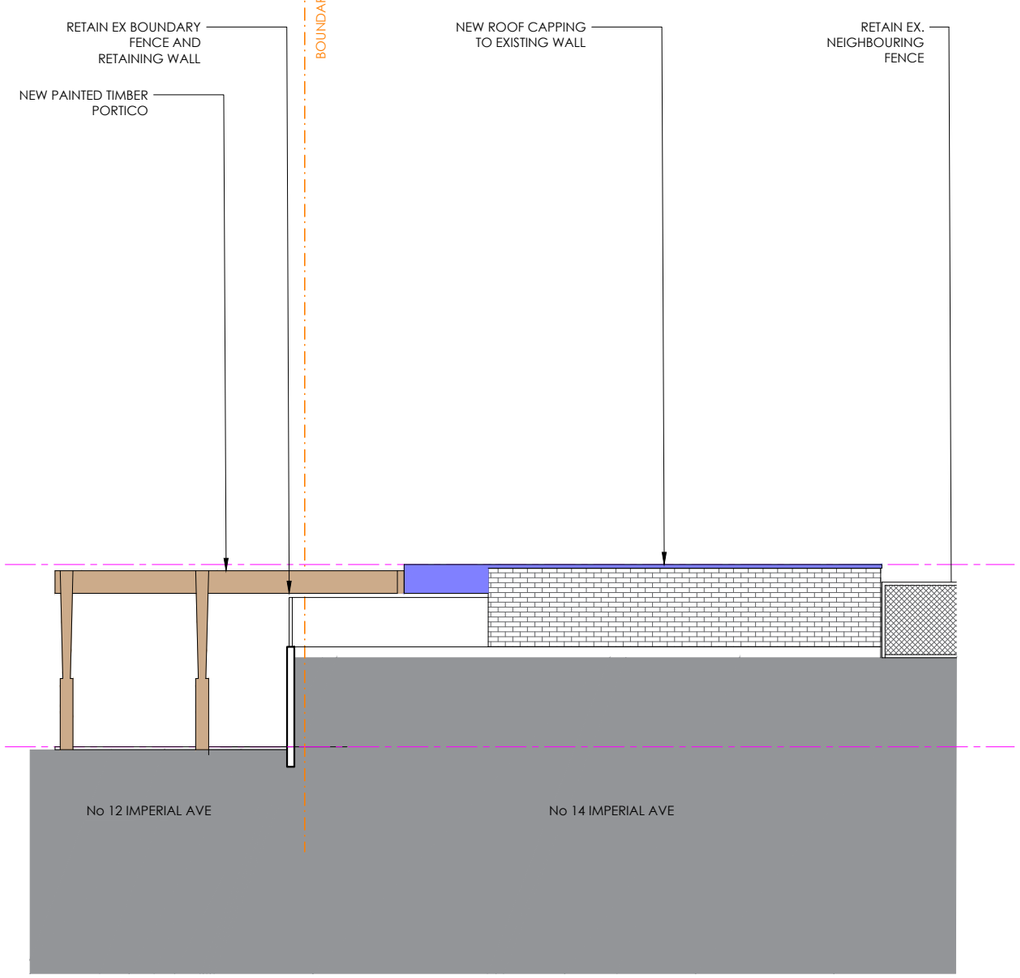
RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



ELEVATION 08



ELEVATION 09

AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
	Roof tiles	Fibrous plaster, FC sheeted, and internal plastered walls	Steel, galvanised iron, lead flashing	Landscaping
	Concrete	New glass	Cement render/ FC sheet	Demolition

0 1 2.5 5 10m

BASIX REQUIREMENTS								
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NOTES:
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NOT FOR CONSTRUCTION

REVISIONS:
A - 260909 Issue for DA

739

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3
1:100

DRAWN BY
LM

DATE
January 2026

STATUS
DA

CAD REF
2403 CF EL Elevations

DRAWING TITLE
Elevation 08 and 09

DRAWING No
2403-307

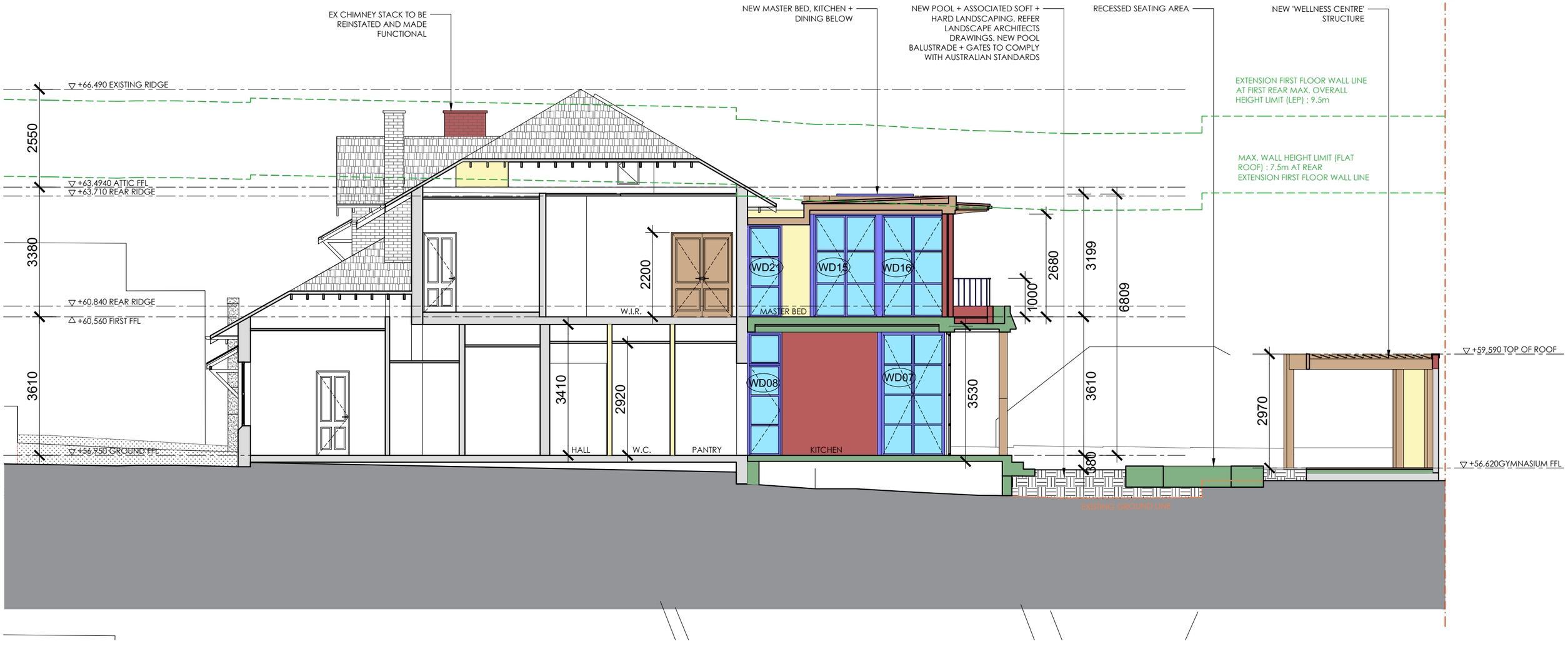
REVISION No
A

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
	Roof tiles	Fibrous plaster, FC sheeted, and internal plastered walls	Steel, galvanised iron, lead flashing	Landscaping
	Concrete	New glass	Cement render/ FC sheet	Demolition

0 1 2.5 5 10m

BASIX REQUIREMENTS

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Windows and glazed doors glazing requirements for:
/ WD01 SW >2.16m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >= 450mm>no overshadowing
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/ WD03 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >= 900mm >no overshadowing
/ WD04 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing
/ WD05 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing
/ WD06 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing

/ WD07 NE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD08 NE >1.7m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD09 N >3.7m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD10 N >3.7m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing

/ WD11 N >3.7m2> standard aluminium, single pyrolitic low-e (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
/ WD12 N >3.7m2> standard aluminium, single pyrolitic low-e (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
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/ WD14 SE >2.0m2> standard aluminium, single pyrolitic low-e (U-value: 5.7, SHGC: 0.47)> eave >=750mm

/ WD15 NE >4.3m2> standard aluminium, single pyrolitic low e (U-value: 5.7, SHGC: 0.47)> eave >=750mm >no overshadowing
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/ WD18 SE >4.3m2> standard aluminium, single pyrolitic low e (U-value: 5.7, SHGC: 0.47)> eave>= 750mm >no overshadowing

/ WD19 SW >2.16m2> standard aluminium, single pyrolitic low e (U-value: 5.7, SHGC: 0.47)> no shading >no overshadowing
/ WD20 NE >4.4m2> timber, single pyrolitic low e (U-value: 3.99, SHGC: 0.4)> eave >=900mm >no overshadowing
/ WD21 NE >2.16m2> standard aluminium, single pyrolitic low e (U-value: 5.7, SHGC: 0.47)>external blind (adjustable) >no overshadowing
/ SK1 >3.63m2> timber, low E internal/argon fill/ clear external (U-value: 2.9, SHGC: 0.456)>no shading

Insulation Requirements:
/Conc slab on ground with in-slab heating system> additional insulation R1.00 > in-slab heating system
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Hot water:
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Outdoor spa:
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NOTES:
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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 issue for DA
C - 260908 Issue for DA

740

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3
1:100

DRAWN BY
LM

DATE
January 2026

STATUS
DA

CAD REF
2403 CF SC Sections

DRAWING TITLE
Section A

DRAWING No
2403-401

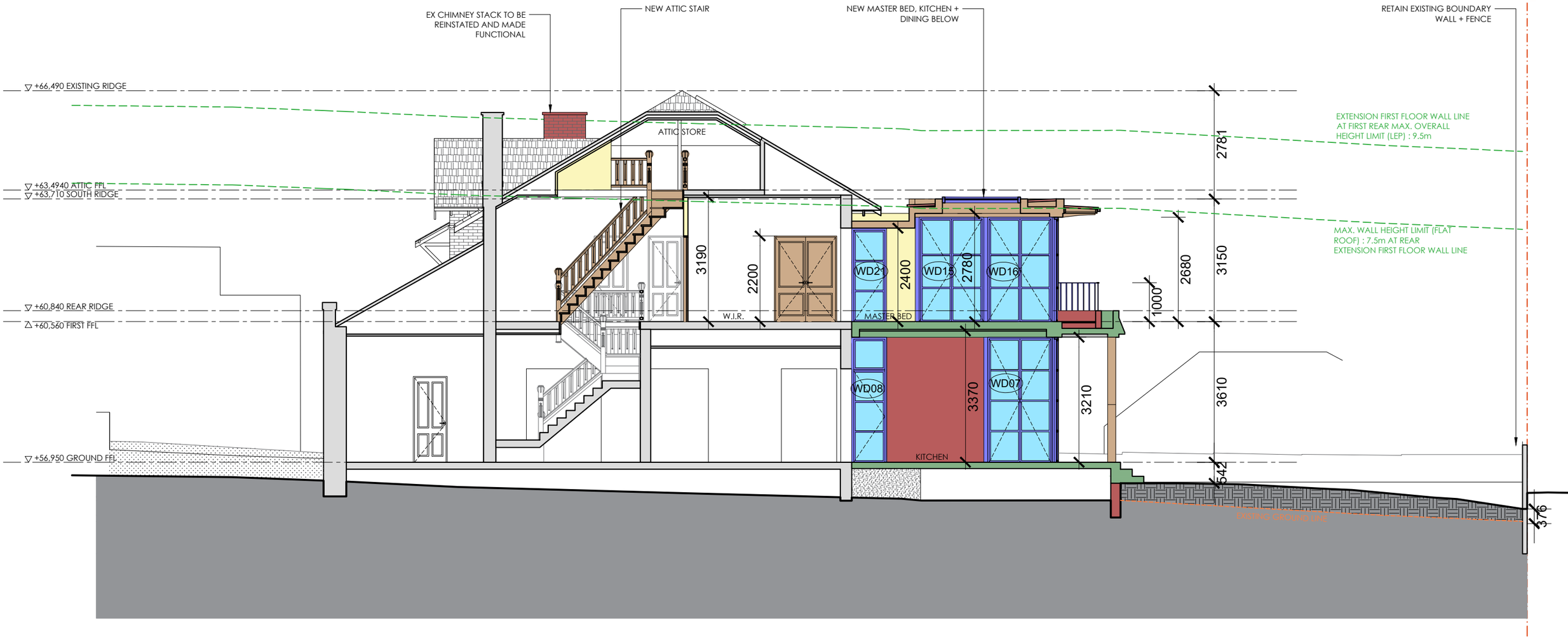
REVISION No
C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



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0 1 2.5 5 10m

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/ WD06 SE >5.24m2> standard aluminium, single pyrolitic low-E (U-value: 5.7, SHGC: 0.47)> eave >=900mm > no overshadowing

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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 issue for DA
C - 260908 Issue for DA

741

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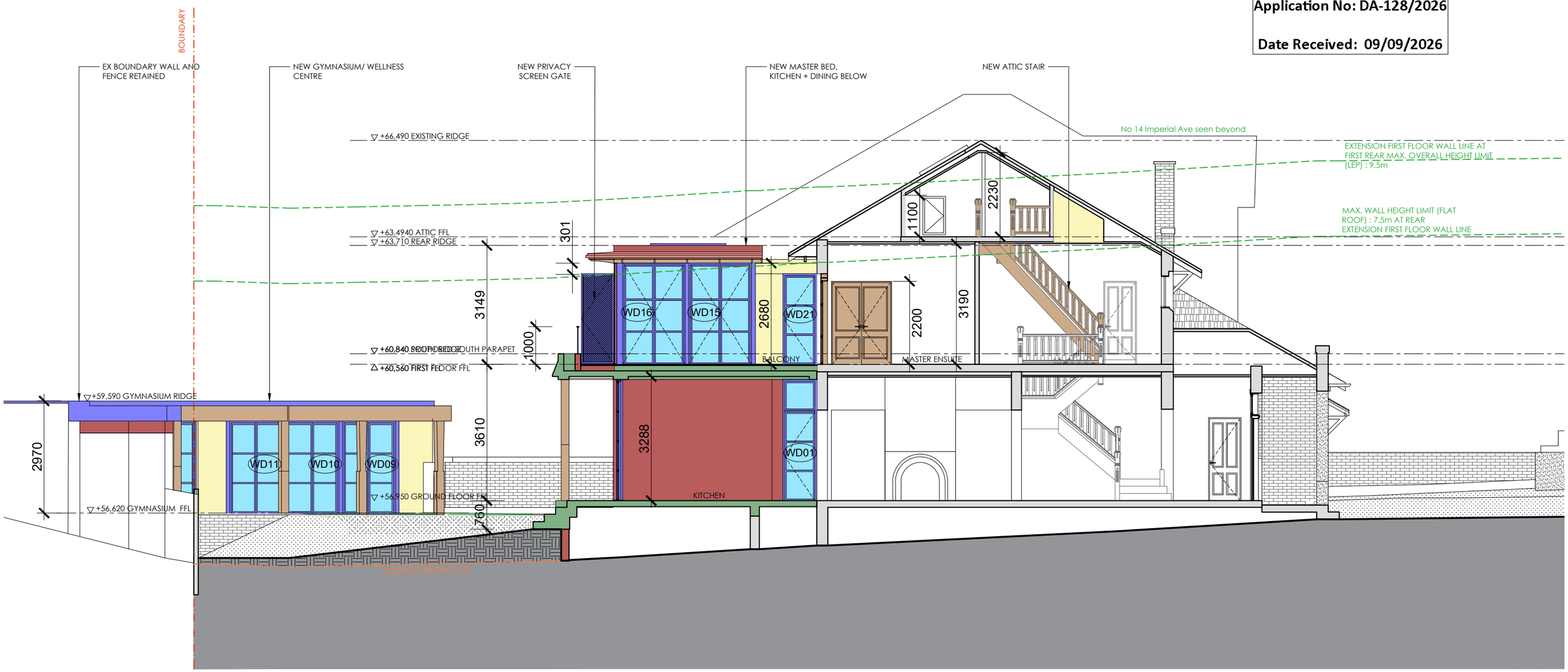
PROJECT	Gnal Loa Residence		
CLIENT	Camilla Franks		
SCALE A3	1:100	DRAWN BY	LM
DATE	January 2026	STATUS	DA
CAD REF	2403 CF SC Sections		
DRAWING TITLE	Section B ----		
DRAWING No	2403-402	REVISION No	C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



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/ WD20 NE >4.4m2> timber, single pyrolitic low e (U-value: 3.99, SHGC: 0.4)> eave >=900mm >no overshadowing
/ WD21 NE >2.16m2> standard aluminium, single pyrolitic low e (U-value: 5.7, SHGC: 0.47)>external blind (adjustable) >no overshadowing
/ SK1 >3.63m2> timber, low E internal/argon fill/ clear external (U-value: 2.9, SHGC: 0.456)>no shading

Insulation Requirements:
/Conc slab on ground with in-slab heating system> additional insulation R1.00 > in-slab heating system
/Suspended floor with enclosed subfloor: concrete (R0.6)> additional insulation R0.70 down (or R1.30 including construction).
/External wall:framed (weatherboard, fibro, metal clad) > additional insulation R1.30 (or R1.70 including construction)/
/External wall cavity brick >additional insulation nil
/ Flat ceiling, flat roof framed > Ceiling R3.00 (up), roof: foil/sarking> medium (solar absorptance 0.475-0.70)

Hot water:
/install electric heat pump system that is elgible to great Renewable Energy Certificates under the Renewable Energy Regulations 2001

Rainwater tank:
/Rainwater tank at least 6037.5litres. To meet and be installed in accordance with applicable regulatory authorities.
Outdoor swimming pool:
/Swimming pool capacity to be no greater than 42.12 kilolitres.
Outdoor spa:
/Spa capacity to be no greater than 2.83 kilolitres.

0 1 2.5 5 10m

© BROOKE AITKEN DESIGN
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NOTES:
All new lighting, plumbing, insulation and glazing requirements to be provided as per Basix certificate.

NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 issue for DA
C - 260908 Issue for DA

742

BROOKE AITKEN DESIGN
Studio 3.04 22-36 Mountain St Ultimo 2007
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Nom Architect NSW 7393
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Facsimile: (+612) 9212 7454
mail@brookeaitkendesign.com.au

PROJECT	Gnal Loa Residence		
CLIENT	Camilla Franks		
SCALE A3	1:100	DRAWN BY	LM
DATE	January 2026	STATUS	DA
CAD REF	2403 CF SC Sections		
DRAWING TITLE	Section C ----		
DRAWING No	2403-403	REVISION No	C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
	Roof tiles	Fibrous plaster, FC sheeted, and internal plastered walls	Steel, galvanised iron, lead flashing	Landscaping
	Concrete	New glass	Cement render/ FC sheet	Demolition

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Outdoor spa:
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NOTES:

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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 issue for DA
C - 260908 Issue for DA

743

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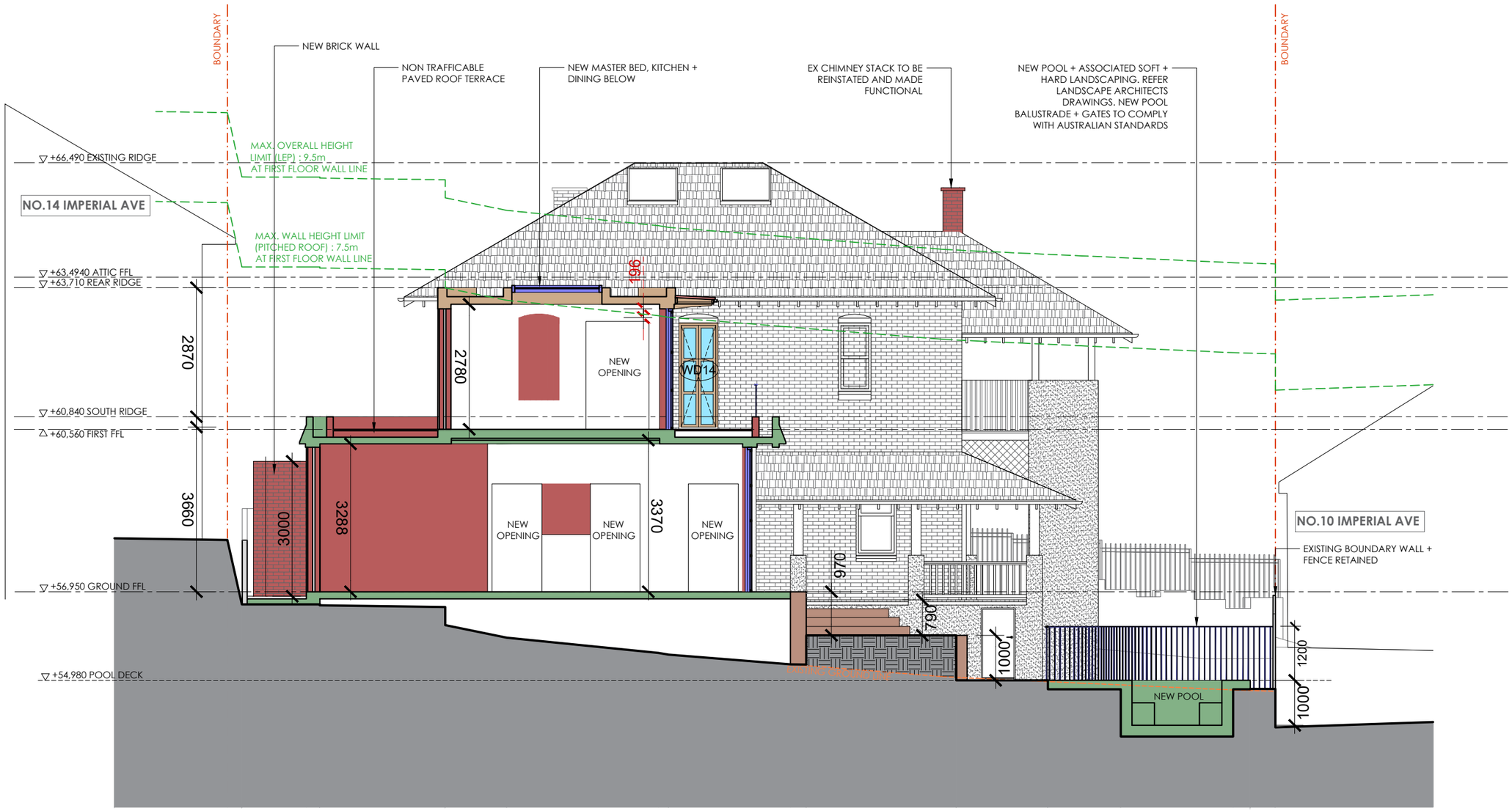
PROJECT	Gnal Loa Residence
CLIENT	Camilla Franks
SCALE A3	1:100
DRAWN BY	LM
DATE	January 2026
STATUS	DA
CAD REF	2403 CF SC Sections
DRAWING TITLE	Section D ----
DRAWING No	2403-404
REVISION No	C

AMENDED PLANS

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026



AREAS	KEY			
Site Area = 1016 sqm (by Title) Ex GFA = 236.70m2 Proposed GFA = 369.76m2	New brick/ block wall - external face to be rendered	Timber, dressed	Paving and tiles	Stone
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0 1 2.5 5 10m

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NOT FOR CONSTRUCTION

REVISIONS:
A - 251112 Issue for information
B - 260330 issue for DA
C - 260908 Issue for DA

744

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Nom Architect NSW 7393
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Facsimile: (+612) 9212 7454
mail@brookeaitkendesign.com.au

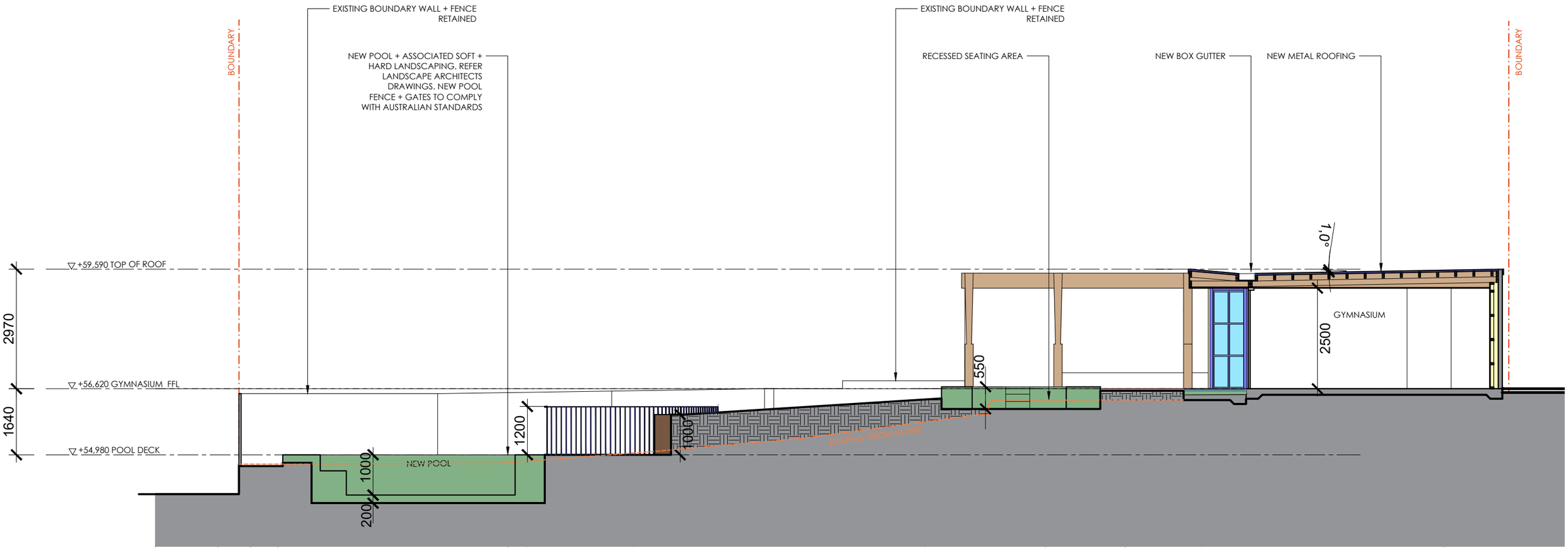
PROJECT: Gnal Loa Residence	SCALE A3: 1:100	DRAWN BY: LM	DRAWING TITLE: Section E ----
CLIENT: Camilla Franks	DATE: January 2026	STATUS: DA	DRAWING No: 2403-405
	CAD REF: 2403 CF SC Sections		REVISION No: C

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 09/09/2026

AMENDED PLANS



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REVISIONS:
A - 251112 Issue for information
B - 260330 issue for DA
C - 260908 Issue for DA

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Telephone: (+612) 9212 6262
Facsimile: (+612) 9212 7454
mail@brookeaitkendesign.com.au

PROJECT: Gnal Loa Residence

CLIENT: Camilla Franks

SCALE A3: 1:100
DRAWN BY: LM
DATE: January 2026
STATUS: DA
CAD REF: 2403 CF SC Sections

DRAWING TITLE: Section F

DRAWING No: 2403-406
REVISION No: C

12 IMPERIAL AVE
BONDI

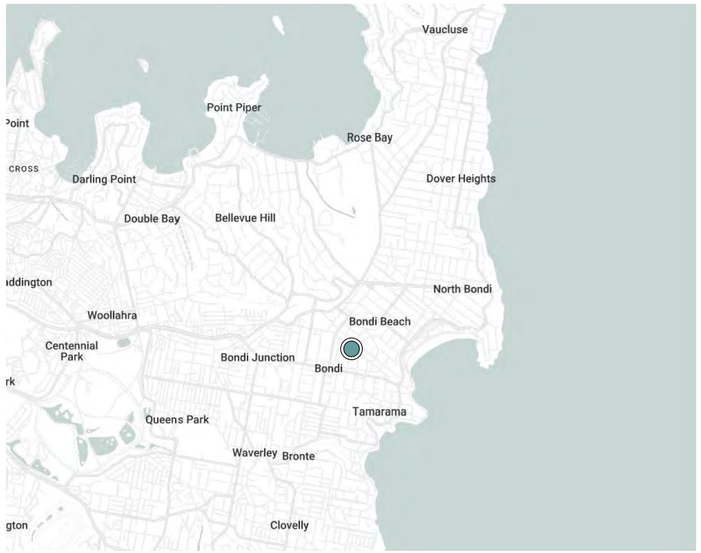
AMENDED

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 10/09/2026

DEVELOPMENT APPLICATION



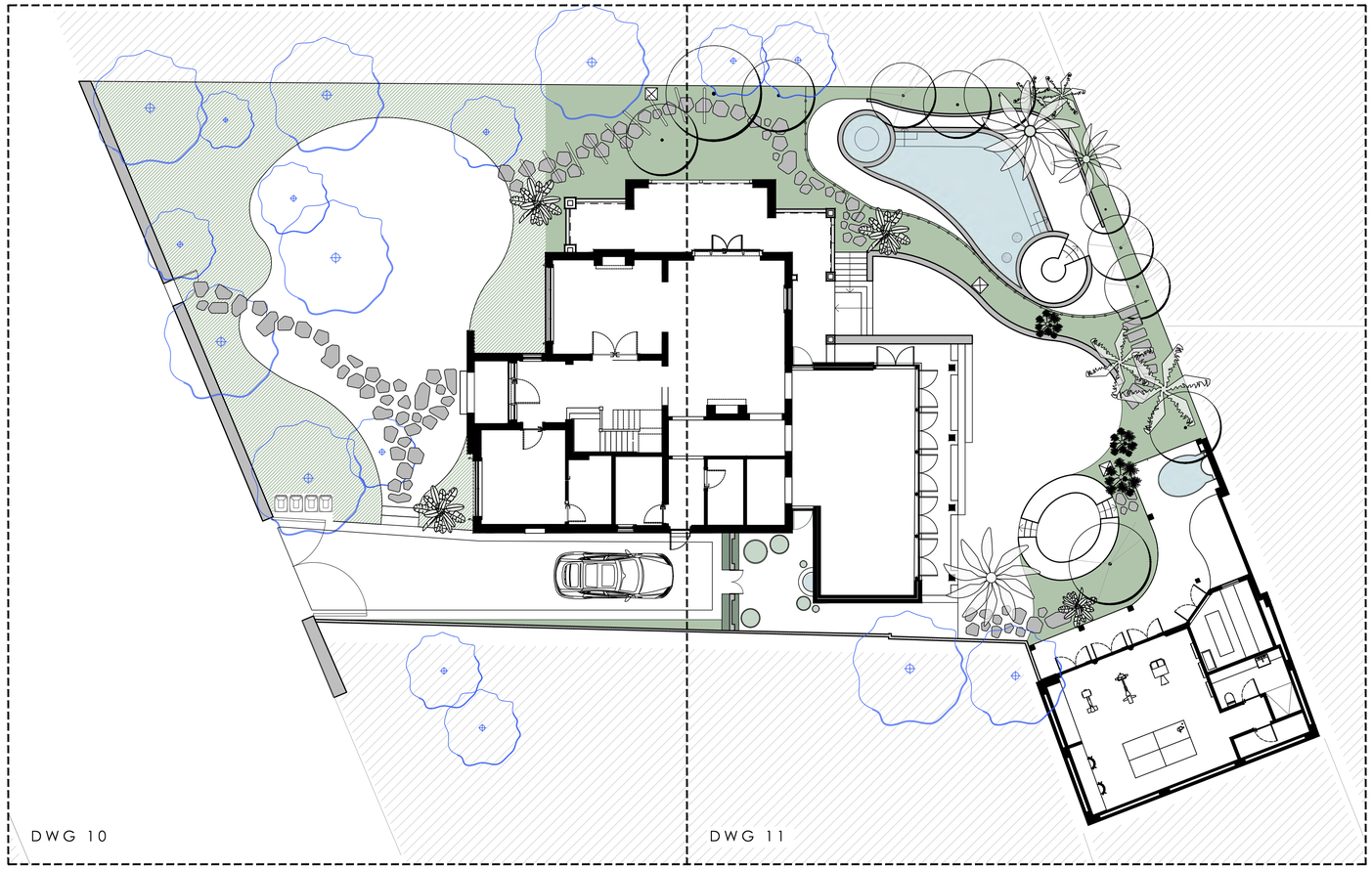
DRAWING SCHEDULE

892_DA_01 COVER PAGE
892_DA_02 PLANT SCHEDULE
892_DA_03 SITE PLAN

892_DA_10 LANDSCAPE PLAN 1
892_DA_11 LANDSCAPE PLAN 2
892_DA_12 LANDSCAPE PLAN 3

892_DA_20 LANDSCAPE SECTION

892_DA_50 TYPICAL DETAILS
892_DA_55 SPECIFICATIONS



mbd
MYLES BALDWIN DESIGN

GENERAL NOTES

THIS DRAWING IS COPYRIGHT
ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTS AND ADDITIONAL CONSULTANTS DRAWINGS, SPECIFICATIONS AND REPORTS.
CONTACT MBD IF DISCREPANCIES OCCUR BETWEEN CONSULTANTS DOCUMENTS.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
EXACT LOCATIONS OF NEW PLANT MATERIAL TO BE SETOUT AND APPROVED BY THE MBD ONSITE PRIOR TO INSTALLATION.
MBD RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE.
THE LOCATION, PRESENCE AND EXTENT OF SERVICES SHOWN ON MBD'S PLANS ARE NOT GUARANTEED COMPLETE OR CORRECT.

DRAWING
COVER PAGE

ADDRESS
12 IMPERIAL AVE, BONDI
CLIENT
FRANKS, CAMILLA

DWG No
892_DA_01

SCALE
1:125

DRAWN | CHECKED
EF | RM

REVISION 08.09.26
B

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 10/09/2026

AMENDED

PLANT SCHEDULE

TREES								
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	TOTAL	POT SIZE	MATURE HEIGHT
AB	Aloe barberae	Tree Aloe	2	2		4	Mature	6m
CH	Chamerops humilis	European Fan Palm		3		3	Mature	3m
CA	Cupaniopsis anacardioides	Tuckeroo	1	2		3	Mature	8m
HF	Hymenosporum flavum	Native Frangipani	1			1	Mature	6m
LA	Livistona Australis	Cabbage Tree Palm		2		2	Mature	15m
OE	Olea europea	European Olive		4		4	Mature	4m
PR	Phoenix reclinata	Senegal Date Palm		2		2	Mature	6m
PS	Phoenix sylvestris	Silver Date Palm		2		2	Mature	6m
TL	Tristaniopsis laurina 'Luscious'	Water Gum		1		2	Mature	6m
SHRUBS								
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	TOTAL	POT SIZE	MATURE HEIGHT
CA	Correa alba	Coastal Correa	●		●		200mm	1.5m
Css	Camellia sasanqua	Camellia (Hedge)		●			75L	3m
FD	Ficus dammaropsis	Dinner Plate Fig		●			400mm	5m
No	Nerium oleander	Oleander		●	●		300mm	2.5m
Pt	Pittosporum tobira 'miss muffet'	Miss Muffet Pittosporum	●				300mm	1m
Ro	Rosmarinus officionalis	Rosemary	●	●	●		200mm	0.8m
Sn	Strelitzia nicolai	Giant Bird of Paradise		●			400mm	4m
Vo	Viburnum odoratissimum	Sweet Viburnum	●				400mm	1m
Wf	Westringia fructicosa	Coastal Rosemary	●	●			200mm	1m
PERENNIALS								
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	TOTAL	POT SIZE	MATURE HEIGHT
Ab	Alocasia brisbanensis	Elephant ear	●	●			300mm	1.5m
Ek	Erigeron Karvinskianus	Sea-side Daisy	●	●	●		140mm	0.5m
Ew	Euphorbia wulfenii	Mediterranean spurge		●			200mm	0.5m
Pa	Perovskia atriplicifolia	Russan Sage		●	●		140mm	0.5m
Sc	Santolina chamaecyparissus	Cotton Lavendar		●			140mm	0.4m
Sls	Salvia leucantha 'Santa Barbra'	Mexican Sage		●			200mm	1m
GROUNDCOVERS & CLIMBERS								
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	TOTAL	POT SIZE	MATURE HEIGHT
Bt	Bougainvillea 'Tango'	Bougainvillea 'Tango'			●		300mm	Climber
Cg	Carpobrotus glaucescens	Pigface			●		140mm	Groundcover
Dr	Dichondra repens	Kidney Weed	●	●			100mm	Groundcover
Mp	Myoporum parvifolium	Creeping Myoporum			●		140mm	Groundcover
Rop	Rosmarinus officinalis 'prostratus'	Creeping Rosemary		●	●		100mm	Groundcover
Ta	Trachelospermum asiaticum	Creeping Jasmine	●				140mm	Groundcover
Vh	Viola hederacea	Native Violet	●				100mm	Groundcover
FERNS								
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	TOTAL	POT SIZE	MATURE HEIGHT
Aa	Asplenium australisicum	Birds Nest Fern	●				200mm	1m
Aae	Adiantum aethiopicum	Maidenhair Fern	●	●			200mm	0.5m
SUCCULENTS								
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	TOTAL	POT SIZE	MATURE HEIGHT
Ep	Echinopsis pachanoi	San Pedro Cactus		●	●		400mm	3m
Ob	Opuntia burbank	Spineless Prickly Pear		●	●		400mm	2m
Yr	Yucca rostrata	Beacked Yucca		●	●		75L	3m
LAWN								
CODE	BOTANIC NAME	COMMON NAME	ZONE 1	ZONE 2	ZONE 3	TOTAL	POT SIZE	MATURE HEIGHT
TT	Tiff Tuff	Hybrid Bermuda		●			Roll	

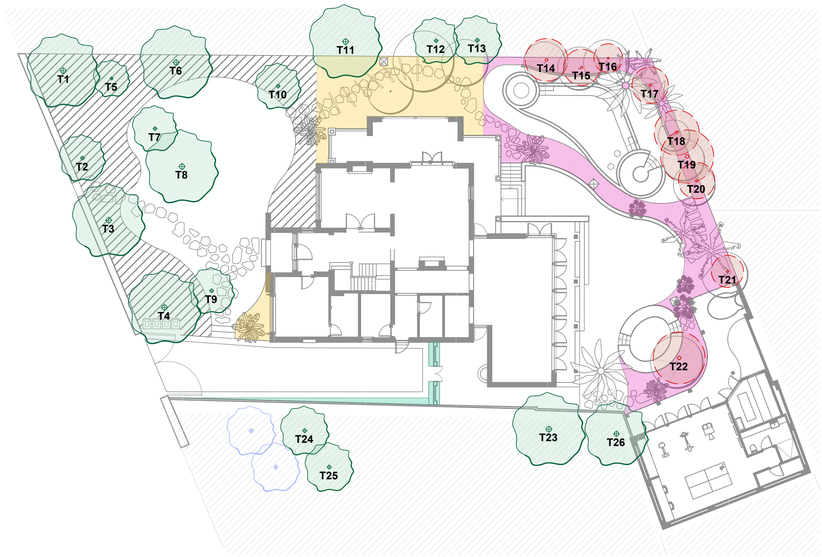
LEGEND

- ZONE 0 (EXISTING FRONT GARDEN)
- ZONE 1
- ZONE 2
- ZONE 3 (LEVEL 1)
- NATIVE PLANTING

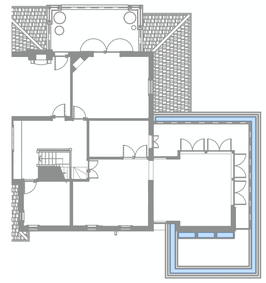
NOTES

- IF SPECIFIED POT SIZES ARE NOT READILY AVAILABLE, PLEASE CONTACT MBD TO CLARIFY SUBSTITUTE SIZES AND CHANGES TO QUANTITIES
- ALL MATURE TREES TO BE SOURCED AND SUPPLIED BY MYLES BALDWIN DESIGN
- THE PLANT SCHEDULE IS CALCULATED BASED OFF THE LANDSCAPE PLANS PROVIDED BY MBD. ADDITIONAL
- PLANTS OUTSIDE OF THIS SCHEDULE MAY BE REQUIRED TO REACH THE DESIRED PLANT DENSITIES ON SITE
- ALL PLANT MATERIAL TO BE SETOUT ONSITE BY MYLES BALDWIN DESIGN PRIOR TO INSTALLATION

PLANTING ZONES & EXISTING TREES (GF)



PLANTING ZONES (LEVEL 1)



EXISTING TREES					
CODE	BOTANIC NAME	COMMON NAME	ACTION	HEIGHT	SPREAD
T1	Waterhousia floribunda	Weeping Lilly Pilly	Retain	6000mm	4000mm
T2	Betula pendula	Silver Birch	Retain	6000mm	2000mm
T3	Waterhousia floribunda	Weeping Lilly Pilly	Retain	6000mm	3000mm
T4	Betula pendula	Silver Birch	Retain	6000mm	2000mm
T5	Magnolia liiliiflora	Lily Magnolia	Retain	3000mm	2000mm
T6	Draceana marginata	Dragon Tree	Retain	8000mm	4000mm
T7	Betula pendula	Silver Birch	Retain	6000mm	3000mm
T8	Betula pendula	Silver Birch	Retain	6000mm	3000mm
T9	Olea europaea	African Olive	Retain	4000mm	3000mm
T10	Olea europaea	African Olive	Retain	4000mm	3000mm
T11	Melaleuca armillaris	Honey Myrtle	Retain	8000mm	4000mm
T12	Melaleuca armillaris	Honey Myrtle	Retain	8000mm	4000mm
T13	Melaleuca armillaris	Honey Myrtle	Retain	8000mm	4000mm
T14	Waterhousia floribunda	Weeping Lilly Pilly	Remove	6000mm	4000mm
T15	Waterhousia floribunda	Weeping Lilly Pilly	Remove	6000mm	4000mm
T16	Waterhousia floribunda	Weeping Lilly Pilly	Remove	6000mm	4000mm
T17	Dypsis lutenscens	Golden Cane Palm	Remove	4000mm	3000mm
T18	Dypsis lutenscens	Golden Cane Palm	Remove	4000mm	3000mm
T19	Dypsis lutenscens	Golden Cane Palm	Remove	4000mm	3000mm
T20	Dypsis lutenscens	Golden Cane Palm	Remove	4000mm	3000mm
T21	Eucalyptus grandis	Flooded Gum	Remove	5000mm	2000mm
T22	Strelitzia nicolai	Giant Bird of Paradise	Remove	5000mm	5000mm
T23	Phoenix canariensis	Canary Island Date Palm	Retain	10000mm	6000mm
T24	Plumeria acutifolia	Frangipani	Retain	5000mm	4000mm
T25	Plumeria acutifolia	Frangipani	Retain	5000mm	4000mm
T26	Plumeria acutifolia	Frangipani	Retain	4000mm	3000mm

REFER TO ARBORIST REPORT 2026/0156, PREPARED BY *GEORGE PALMER, BOTANICS PTY LTD*, DATED SEPTEMBER 2026

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DRAWING
PLANT SCHEDULE

ADDRESS
12 IMPERIAL AVE, BONDI
CLIENT
FRANKS, CAMILLA

DWG No
829_DA_02

SCALE
NTS

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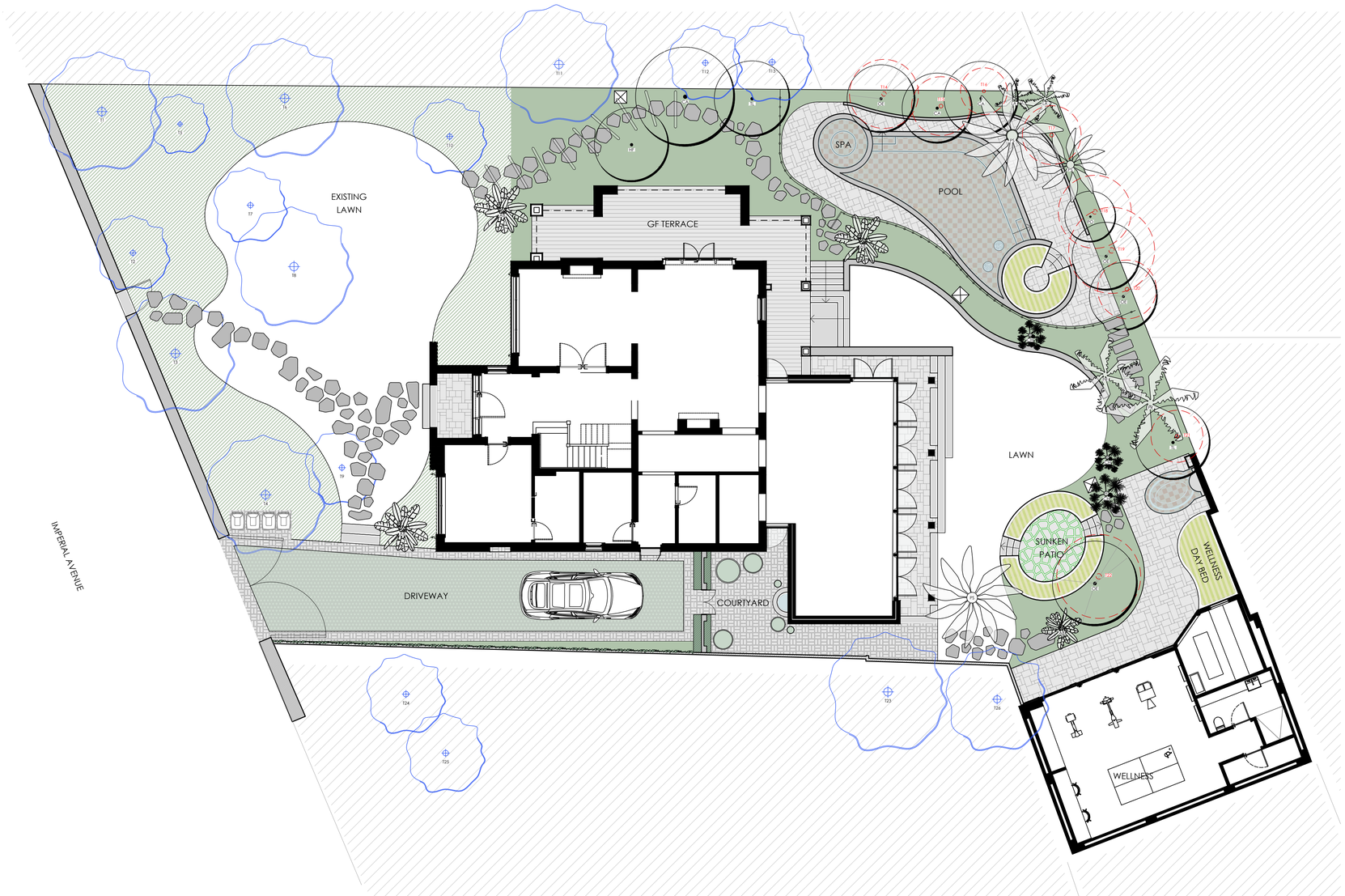

LEGEND

- PROPOSED TREE
- EXISTING TREE
- EXISTING HEDGE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TRANSPLANTED
- NEW LOCATION OF TRANSPLANTED TREE
- LAWN
- GARDEN BED
- PROPOSED HEDGE
- EXISTING GARDEN BED
- PROPOSED CUSHION / FABRIC

1:100

0 1 2 3 4 5 10

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DRAWING
SITE PLAN

ADDRESS
12 IMPERIAL AVE, BONDI

CLIENT
FRANKS, CAMILLA

DWG No
829_DA_03

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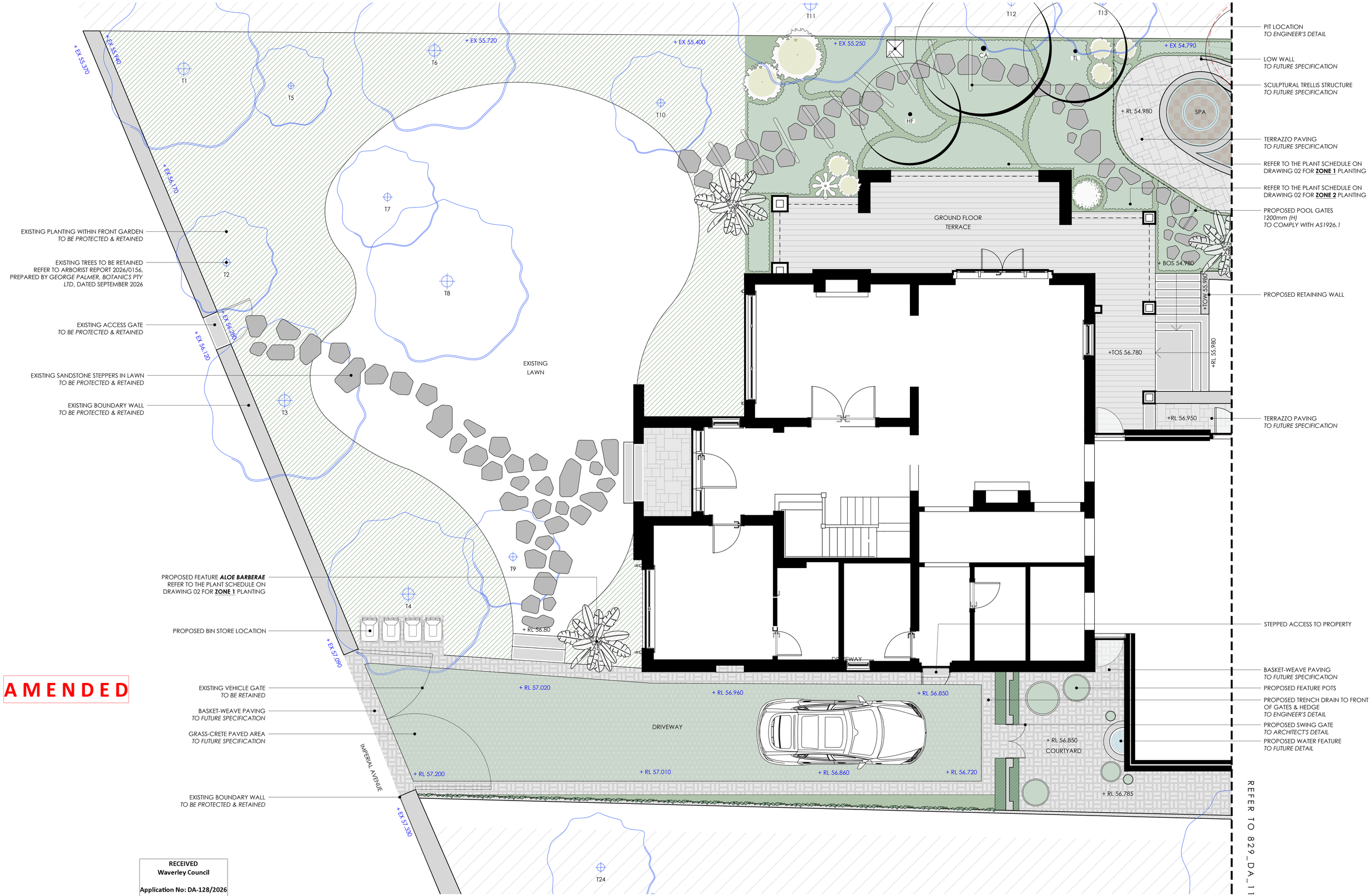

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DRAWING
LANDSCAPE PLAN 1

ADDRESS
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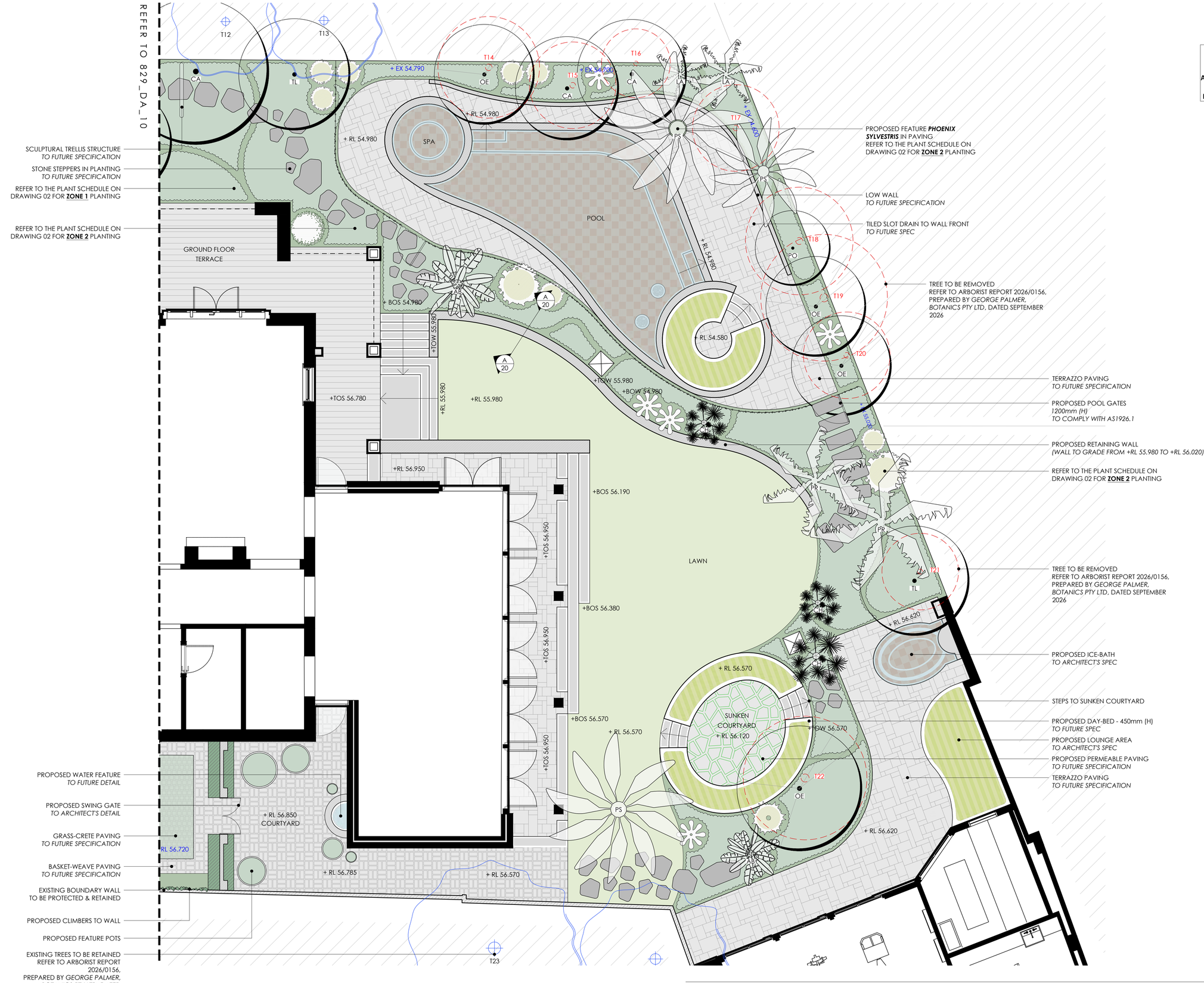

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DRAWING
LANDSCAPE PLAN 2

ADDRESS
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CLIENT
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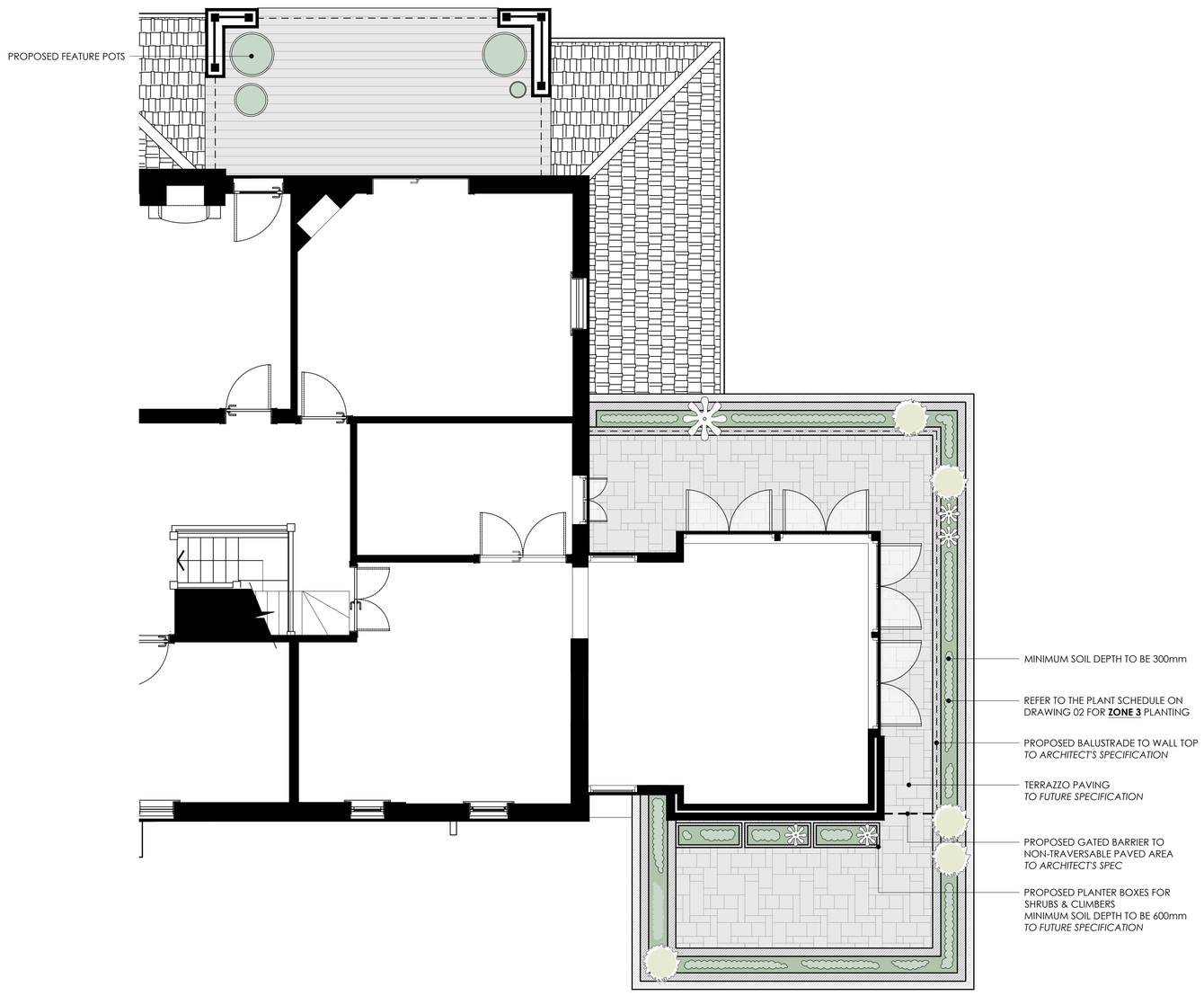

LEVEL 1 - TERRACE PLAN

1:50

0 1 2 3 4 5

751

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DRAWING
LANDSCAPE PLAN 3

ADDRESS
12 IMPERIAL AVE, BONDI

CLIENT
FRANKS, CAMILLA

DWG No
892_DA_892

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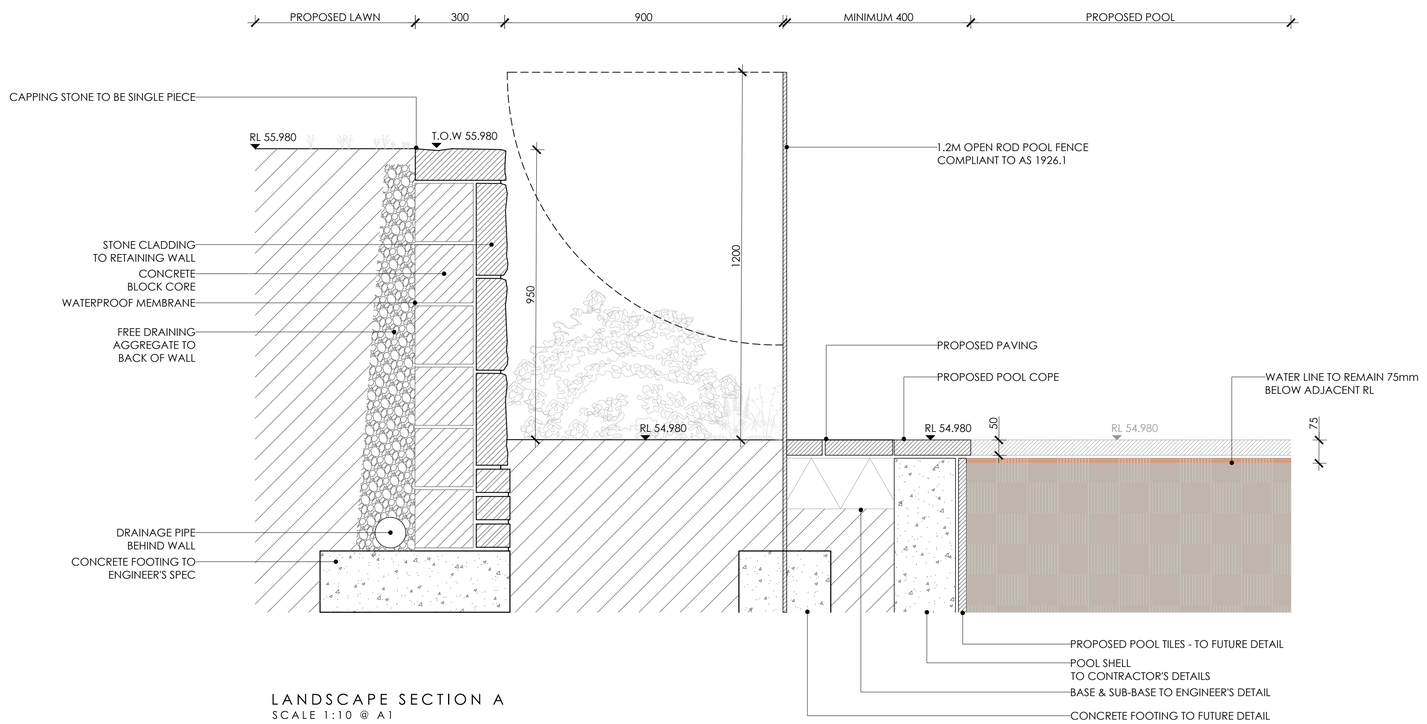

LANDSCAPE SECTION A
SCALE 1:10 @ A1

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DRAWING
TYPICAL DETAILS

ADDRESS
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CLIENT
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DWG No
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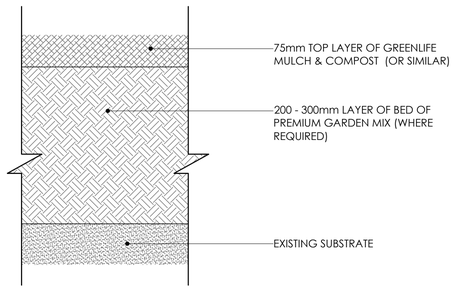
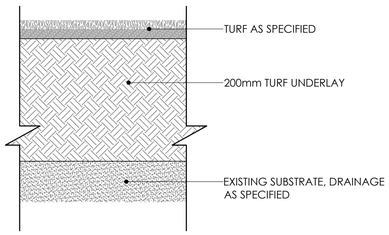
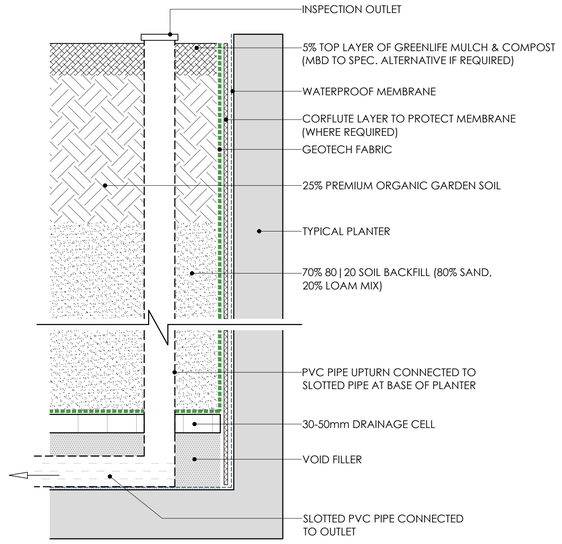


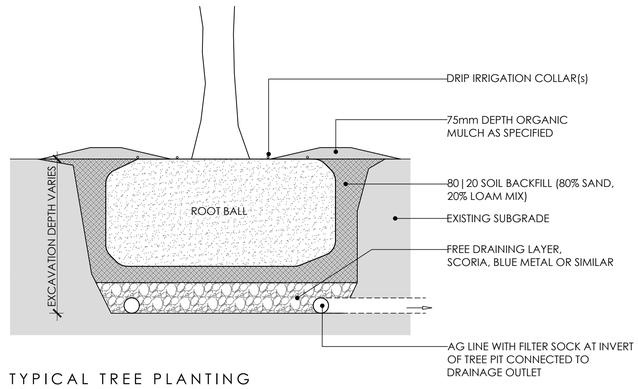
TYPICAL GARDEN SOIL PROFILE
SCALE: 1:5 @ A1



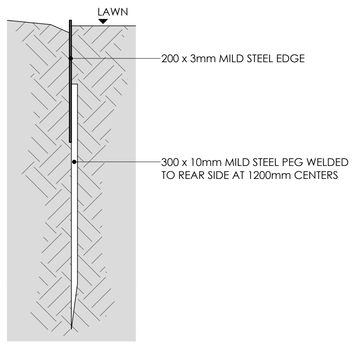
TYPICAL TURF SOIL PROFILE
SCALE: 1:5 @ A1



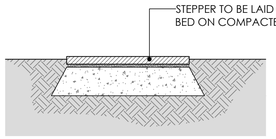
TYPICAL PLANTER SOIL PROFILE
SCALE: 1:5 @ A1



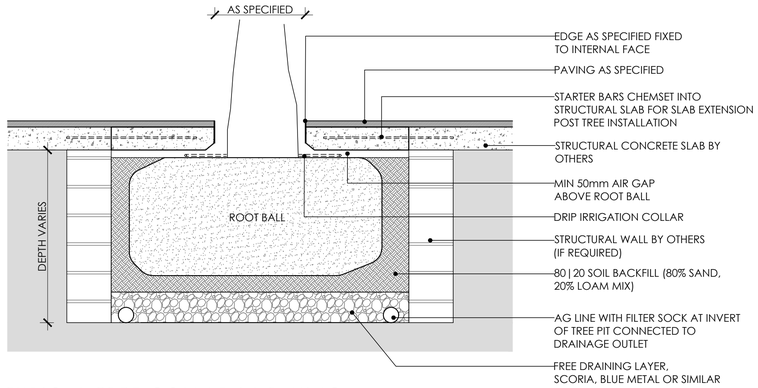
TYPICAL TREE PLANTING
SCALE 1:20 @ A1



TYPICAL STEEL EDGE
SCALE 1:5 @ A1



TYPICAL GARDEN STEPPER
SCALE: 1:10 @ A1



TYPICAL TREE COLLAR IN PAVING
SCALE 1:20 @ A1

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DRAWING
TYPICAL DETAILS

ADDRESS
12 IMPERIAL AVE, BONDI
CLIENT
FRANKS, CAMILLA

DWG No
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GENERAL SPECIFICATION NOTES

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Application No: DA-128/2026

Date Received: 10/09/2026

1.0 STANDARDS

1.1 SOILS

- AS 4419: Soils for Landscaping and Garden Use
- AS 3743: Potting Mixes
- AS 4454: Composts, Soil Conditioners and Mulches

1.2 Plants

- AS 2303: Tree Stock for Landscape Use
- AS 4970: Protection of Trees on Development Sites

2.0 PRODUCTS

2.1 MATERIAL

Topsoil

- Source: Provide topsoil, which contains organic matter, is free from stones, contaminants and weeds
- Site: If available, provide material recovered from the site

Turf

- Supplier: Obtain turf from a specialist grower of cultivated turf
- Quality: Provide turf of even thickness, free from weeds and other foreign matter

Fertiliser

- General: Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates

Plants

- Health: Supply plants with foliage size, texture and colour at time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species
- Vigour: Supply plants with extension growth consistent with that exhibited in vigorous specimens of the species nominated
- Damage: Supply plants free from damage and from restricted habit due to growth in nursery rows
- Pests and disease: Supply plants with foliage free from pest attack or disease
- Substitutes: Plant substitution (species or quantities) is not acceptable unless approved by Myles Baldwin Design.

3.0 EXECUTION

3.1 SITE PREPARATION

Weed eradication

- Herbicide: Eradicate weeds with a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate
- Earth mounds
- Placing: Place clean filling in layers approximately 150 mm thick compacted to 85% of the dry density ratio of the surrounding soil as determined by AS 1289.5.4.1. Minimise slumping and further internal packing down

Edges

- Construct changes in grade over a minimum width of 500 mm to smooth, gradual and rounded profiles with no distinct joint

Existing trees

- Tree protection zones (TPZ) shall be established around all trees to be retained and in accordance of AS 4970. The area within the fence shall be mulched and maintained at 75mm depth
- No excavation, construction activity, grade changes, storage of materials, stock piling, siting of sheds, preparation of mixes or cleaning of tolls is permitted within the TPZ

Planting beds

- Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subs to a further depth of 100 mm
- Unexcavated: Remove weeds, roots, building rubble and other debris. Bring the planting bed to 75 mm below finished design levels
- Services and roots: Do not disturb services or tree roots; if necessary, cultivate these areas by hand

Placing topsoil

- General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:
- Required finished levels and contours may be achieved after light compaction
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips

Topsoil depths

- General: Spread topsoil to the following typical depths:
- Excavated planting areas: If using organic soil, 300 mm. Refer to typical soil profile detail
- Irrigated grassed areas generally: 150 mm
- Irrigated grassed areas, heavy use (e.g. playing fields, playgrounds, and public parks): 200 mm

Sediment and Erosion Control

- Sediment and erosion control measures are required during the construction of all developments and building works. It shall be the contractor's responsibility that works are carried out in accordance with a sediment and erosion control plan and council/approving authority's requirements.

3.2 TURFING

General

- Supply: Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent the turf from drying out between cutting and laying. If it is not laid within 36 hours of cutting, roll it out on a flat surface with the grass up, and water as necessary to maintain a good condition
- Laying: Lay the turf in the following manner:
- In stretcher pattern with the joints staggered and close butted
- Parallel with the long sides of level areas, and with contours on slopes
- To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas
- Tamping: Lightly tamp to an even surface immediately after laying. Do not use a roller
- Fertilising: Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover
- Watering: Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth
- Levels: Where levels have deviated from the design levels after placing and watering, lift turf and re-grade topsoil to achieve design levels

3.3 PLANTING

General

- Individual plantings in grassed areas: Excavate a hole twice the diameter of the root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth
- Watering: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress
- Placing: Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the center of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil
- Fertilising plants: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting
- Backfilling: Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets

3.4 TREES

General

- All trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturalist

Clay Soils

- The base of each tree pit within clay soils shall be laid with 100mm deep scoria. A 90mm ag line ring shall sit within the scoria and drain directly to a suitable location. Lay geo-textile fabric evenly above the scoria, prior to tree placement and backfilling with 80/20 mineral soil

3.5 MULCHING

Placing mulch

- General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.
- Garden beds: Greenlife Mulch and Compost
- Tree mulch ring: Mushroom compost
- Depths: Spread organic mulch to a depth of 75 mm, and gravel mulch to a depth of 50 mm

3.6 STAKES AND TIES

Stakes

- Material: Hardwood, straight, free from knots or twists, pointed at one end
- Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system

Ties

- General: Provide 50 mm hessian webbing ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant

3.7 WATERING

Establishment

- Extent: Available soil moisture content of grass areas and garden beds to be monitored on a weekly basis using an approved moisture probe and water applied on a demand basis. Readings should be taken at a depth of 250mm
- All grass areas and garden beds should be maintained within a range of 50-80% available soil moisture. Under no circumstance should areas under irrigation fall below a level of 30% available soil moisture
- No visible signs of wilting of leaves or stems, with all plants fully turgid at all times.
- No sign of over-watering such as constantly wet soil, brown leaf margins, stem rot or brown spots on foliage

3.8 LANDSCAPE SUBSOIL DRAINAGE

General

- Include subsoil drainage behind retaining walls, along path edges and in mass planting beds, including lawn areas. Maintenance access points shall be every 15m

Materials

- Geotextile fabric: shall consist of a woven or a non-woven type to be manufactured from synthetic materials other than polyamide
- Aggregate: shall be a single size with a nominal dimension of 10-40mm
- Subsoil pipe: shall be 90 mm diameter corrugated flexible slotted PVC pipe in a geofabric sock, or 100mm µPVC if under pavement. All pipes to requirements of AS 1254. Where vehicle loads are encountered, reinforced concrete pipe shall be used only

Construction

- Trenches to be minimum 300mm wide and extend 500mm below the subgrade level or 150mm if into bed rock
- Trenches to be lined with geotextile fabric and backfilled with aggregate. Pipe to be laid 50mm above trench floor
- Prior to backfilling the trench, drainage and connection to stormwater is to be approved by the site manager

3.9 COMPLETION

Cleaning

- Stakes and ties: Remove those no longer required at the end of the planting establishment period
- Temporary fences: Remove temporary protective fences at the end of the planting establishment period

4.0 ESTABLISHMENT & DEFECTS LIABILITY

4.1 ESTABLISHMENT

General

- All landscaping works will have an establishment period of 26 weeks in which the subcontractor will be responsible for the maintenance and upkeep of the contracted scope, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation

4.2 DEFECTS LIABILITY PERIOD

General

- All landscaping works will be subject to a defects liability period of 52 weeks, commencing from the date of Practical Completion, unless otherwise noted in the project documentation. If applicable refer to the project manager / builder for confirmation

4.3 FAILED PLANTINGS

General

- Photographic images of plants shall be approved by Myles Baldwin Design prior to procurement of replacement plant and tree stock

mbd
MYLES BALDWIN DESIGN

GENERAL NOTES

THIS DRAWING IS COPYRIGHT
ALL LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTS AND ADDITIONAL CONSULTANTS DRAWINGS, SPECIFICATIONS AND REPORTS.
CONTACT MBD IF DISCREPANCIES OCCUR BETWEEN CONSULTANTS DOCUMENTS.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
EXACT LOCATIONS OF NEW PLANT MATERIAL TO BE SETOUT AND APPROVED BY THE MBD ONSITE PRIOR TO INSTALLATION.
MBD RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION ONSITE.
THE LOCATION, PRESENCE AND EXTENT OF SERVICES SHOWN ON MBD'S PLANS ARE NOT GUARANTEED COMPLETE OR CORRECT.

DRAWING
SPECIFICATIONS

ADDRESS
12 IMPERIAL AVE, BONDI
CLIENT
FRANKS, CAMILLA

DWG No
892_DA_55

SCALE
X:XXX @ A1

DRAWN | CHECKED
EF | RM

REVISION 08.09.26
B

RECEIVED
Waverley Council

Application No: DA-128/2026

Date Received: 10/09/2026

AMENDED

Arboricultural Impact Assessment and Tree Protection Plan



12 Imperial Avenue, Bondi.

Prepared For: **Camilla Franks C/o Myles Baldwin Design**

Prepared By: **George Palmer, Botanics Pty Ltd**

Dated: **September 2026**

Report Reference: **2026/0156**

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1.0 INTRODUCTION

1.1 Background

1.1.1 This Arboricultural Impact Assessment and Tree Protection Plan has been prepared for Myles Baldwin Design, on behalf of the property owner and applicant Camilla Franks as part of a Development Application (DA) for the proposed works at 12 Imperial Avenue, Bondi (the Site). This report has assessed those trees located within and adjacent to the residence and, where appropriate, provided tree-sensitive construction methods to minimise the negative impacts of the construction on these trees.

1.1.2 The proposed works are predominantly external and involve the reconfiguration of the site's rear garden. These works have been designed to improve the functionality and aesthetic appeal of these spaces. The proposed works will retain all significant trees on site and recognise the significance of all neighbouring trees. Those trees recommended for removal are low-value and have not been considered a material constraint on the proposed works. Replacement plantings include over twenty (20) canopy trees.

1.1.3 The remainder of the trees on and adjacent to the site have been considered as a material constraint to the proposed works and setback to allow for their retention.

1.1.4 In preparation of this report the author has considered and referenced the objectives of the Woollahra Councils Tree Management and General Controls for Development, Australian Standard 4970 Protection of Trees on Development Sites (2025), Australian Standard 4373 Pruning of Amenity Trees (2007), SafeWork Australia Guide for managing Risks of Tree Trimming and Removal Work (2016) as well as New South Wales Government Complying Development Tree removal and protection guidelines (2023).

1.1.5 The purpose of this report is to identify all existing trees, assess both health and condition, determine landscape significance and life expectancy. A determination for preservation, removal or transplantation will be made based on sustainability and suitability within the setting. All neighbouring trees have been documented for retention irrespective of landscape significance. Those trees documented for retention will be separated from the more significant and direct impacts of the construction process and provided with a construction methodology to minimise negative impacts, in accordance with the AS4970:2025 guidelines, wherever applicable.

1.2 The Proposal

1.2.1 The proposed plans for the Site show that the works will require;

- The reconfiguration of both the front and rear gardens.
- The recontouring of the site's rear garden to include the construction of a swimming pool and sunkan courtyard.
- The construction of an elevated timber deck and external patio.

1.2.2 Supplied plans include the following;

- **Myles Baldwin Design:** Planting Plan and Schedule. Dwg#829_DA_03. Dated 03.12.25.
- **Myles Baldwin Design:** Landscape Plan 1. Dwg No. 829_DA_10. Dated 03.12.25.
- **Myles Baldwin Design:** Landscape Plan 2. Dwg No. 829_DA_11. Dated 03.12.25.

- **Myles Baldwin Design:** Landscape Plan 3 Level 2 - Roof Top. Dwg No. 829. Dated 03.12.25.

1.2.3 All neighbouring trees have been considered as a material constraint to the proposed development and will be retained and protected irrespective of value and significance.

2.0 RESULTS

2.1 The Site

2.1.1 The site is an irregular rectangular block located on the southern side of Imperial Avenue, Bondi.

2.1.2 The site is within the Waverley Council Local Government Area (LGA).

2.2 Tree Assessment Methodology

2.2.1 The subject trees have been assessed in accordance with a stage one visual tree assessment (VTA) as formulated by Mattheck & Broloer (1994) and practices consistent with modern arboriculture.

The following limitations apply to this methodology:

- The subject Tree(s) are inspected from ground level without the use of any invasive or diagnostic tools.
- Trunk Diameter at Standard Height (DSH) has been estimated, unless otherwise stated.
- Tree heights and canopy spread have been estimated, unless otherwise stated.

2.2.2 Tree retention valuations have been determined using a combination of environmental, cultural, physical and social values.

- **Low**. These trees are not considered important for retention, nor do they require special work or design modifications to remain so.
- **Medium**. These trees are moderately important for retention. Their removal should only be considered if their retention would adversely affect the proposed building/works and all other alternatives have been considered and exhausted.
- **High**. These trees are considered as important for retention and should be retained and protected. Design modifications should be considered to accommodate appropriate setbacks as prescribed by Australian Standard AS4970:2025 Protection of Trees on Development Sites.

2.2.3 Notional root zone (NRZ) is described within AS4970:2025 as a ‘zone enclosed by a radius of 12 times the DHS that is triggered for arboricultural input on a development site '.

2.2.4 The Structural Root Zone (SRZ) is described as a ‘theoretical area around the base of a tree required for the tree’s stability in the ground’. For the purpose of this assessment, a structural root is a root within the SRZ which is over 50mm or greater. The severance of a structural root within the SRZ is not recommended.

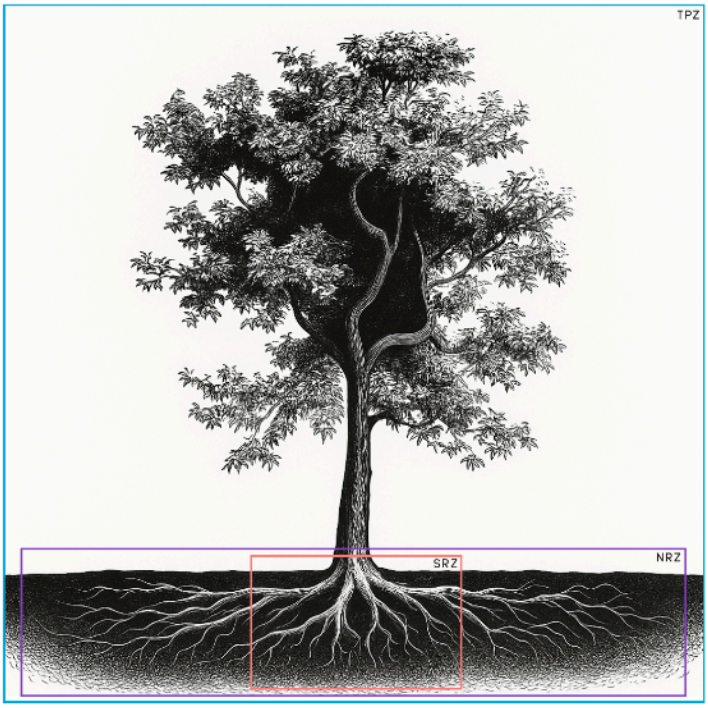


Figure 2.1: Indicative NRZ, SRZ & TPZ

2.2.5 The designated Tree Protection Zone (TPZ) is the area required to safeguard the preservation. This zone includes the SRZ, NRZ and the living canopy. The NRZ is the starting point for determining the TPZ. The TPZ should be determined with consideration of encroachments under Section 3 of AS4970:2025.

When determining a TPZ, the following factors should be considered where relevant:

- Location and distribution of the roots
- Potential loss of root mass resulting from encroachments (number of roots and diameter of roots)
- Tree species and tolerance to root disturbance
- If the works result in temporary or permanent loss of available soil volume.
- Age, health, current size and biological potential.
- Presence of other trees overlapping NRZ.
- Lean and stability of the tree.
- Soil characteristics and volumes, topography and drainage.
- The presence of existing or past structures and abiotic components affecting root growth.
- Proposed construction measures that reduce the impacts on the tree.

2.2.6 The following NRZ encroachment thresholds have been determined with AS4970 as:

nil (0%) NRZ encroachment: No likely or foreseeable encroachment within the NRZ.

Minor (10% or less) NRZ encroachment. The proposed encroachment is considered minor if it is equal to or less than 10% of the NRZ and outside the SRZ. Unlikely that there will be any significant impacts on tree health, longevity and/or structure. To avoid a net loss of soil area, an equivalent area should be incorporated into the TPZ, unless the Project Arborist otherwise demonstrates that the tree will remain viable.

Moderate (10-20%) encroachment. The proposed encroachment is considered moderate if it is greater than 10% and less than or equal to 20% of the NRZ and outside the SRZ. A Project Arborist shall be engaged to review the proposed impacts and undertake necessary investigations to address relevant factors to demonstrate how the tree will

remain viable. This shall include controls to mitigate impacts of construction and be detailed as a Tree Protection Specification (TPS) and Tree Protection Plan (TPP).

Major (20%+ NRZ encroachment). If the proposed encroachment exceeds 20% of the NRZ or occurs within the SRZ, the Project Arborist shall explore alternative design options and/or demonstrate that the tree will remain viable. Relevant factors should be considered.

2.2.7 Encroachments within the NRZ shall be compensated with a range of mitigation measures to ensure that the impacts to the subject tree(s) are reduced or restricted wherever possible. Mitigation must be increased relative to the level of encroachment under AS4970:2025, and to the mitigation measures required for each encroachment threshold.

2.2.8 The site was most recently inspected by Level 5 Arborist George Palmer in September 2026.

2.3 The Tree/s

2.3.1 **Trees 1 and 3** are both small *Waterhousea floribundum,* or Weeping Lilly Pilly, located within the site's front garden. These, like most of the trees here, are part of the site's more recent plantings and remain a small fraction of its full biological potential. This tree has grown to approximately 6m and is supported on a trunk of 10cm in diameter. Moderate value. Retain and protect.

2.3.2 **Trees 2, 4, 7 and 8** are all semi-mature *Betula pendula,* or Silver Birch trees that have also been planted as part of the site's more recent works within the site's front garden. All have grown to approximately 6 m in height and are supported on trunks of approximately 10 cm in diameter. All have been considered of Low to Moderate value and documented for retention. Retain and protect.

2.3.3 **Tree 5** is a small deciduous *Magnolia illiflora,* or Lily Magnolia, also located in the site's front garden. This tree has grown to less than 4m in height and has been documented for retention. Retain and protect.

2.3.4 **Tree 6** is a semi-mature *Dracaena marginata*, or Dragon tree. This is a common exotic species that is often used as an indoor ornamental. This tree has grown to approximately 6 m and has also been documented for retention. Retain and protect.

2.3.5 **Trees 9 and 10** are both *Olea europaea*, or African Olive trees. These have been planted to provide structure to the landscape. These are an exempt tree species under Waverley Council Development Control Plans. Both have been documented for retention. Retain and protect.

2.3.6 **Trees 11, 12 and 13** are all semi-mature *Melaleuca armillaris,* or Honey myrtle trees located adjacent to the site's northern boundary. These are all located within the site's northern neighbours and have been documented for retention. Retain and protect.

2.3.7 **Trees 14, 15 and 16** are a small stand of *Waterhousea floribundum,* or Weeping Lilly Pilly, located adjacent to the site's rear northern corner. These have been planted as part of the site's more recent works and remain a small fraction of their full biological potential. Remove and replace.

2.3.8 **Trees 17, 18, 19 and 20** are a stand of *Dypsis*, or Golden Cane palms that have been planted as part of the more recent works on the site's rear boundary. These are a low-value palm species that have been recommended for removal to allow alternative plantings.

2.3.9 **Tree 21** is a small *Eucalyptus grandis,* or Flooded Gum. This is a juvenile example of the species that has been planted without due consideration to its biological potential. Remove and replace.

2.3.10 **Tree 22** is a small clump of *Strelitzia nicolai,* or Giant Bird of Paradise. This is another low value species that is also exempt under Waverley Council's DCP. Remove.

2.3.11 **Tree 23** is a well-established *Phoenix canariencis*, or Phoenix palm, located within the southern neighbour's residence. This tree has grown to over 10m and is considered of high value and a material constraint on the proposed works. The tree is located south of a retaining wall, which will have directly affected the spread and development of its root system. This needs to be considered when assessing the practical impacts of the construction. Encroachments are theoretical only. Retain and protect.

2.3.12 **Trees 24, 25, and 26** are all semi-mature *Plumeria acutifolia*, or Frangipani trees, also located within the southern neighbour's residence and are also separated from the more direct impacts of the construction by the brick boundary/ retaining wall. Encroachments into their notional root zone must be considered as theoretical only. Retain and protect.

3.0 ARBORICULTURAL IMPACT ASSESSMENT

3.1 Tree Removal/Retention.

3.1.1 The proposed works will recommend the removal of selected trees within the site's rear garden. These include low-value trees (Trees 14,15,16, 17, 18, 19, 20, and 21) as well as exempt vegetation (Tree 22).

3.1.2 The remainder of the trees and those neighbouring the site have been documented for retention and protection.

3.2 Works within SRZ and TPZ

3.2.1 The proposed works are within the theoretical TPZ of the neighbouring Tree 23. This is a monocotyledon or palm species supported by a network of fibrous roots that can absorb soil moisture and nutrients throughout their length. This enables them to cope with a broad range of impacts. As noted, the boundary/retaining wall will have directly affected the spread and development of its root systems. There will be no significant and/or direct impact on the roots of any neighbouring trees. These works and structures have been considered in determining TPZ in accordance with AS4970:2025 3.3.2.

3.3 Existing Construction

3.3.1 The existing ground levels and construction at the base of these trees have been considered as an abiotic component of the underground soil profile that will have directly and significantly affected the spread and development of these trees' roots and has been recognised in the determination of tree protection and nominal root zones in accordance with 3.3.2 of AS4970.

4.0 SUMMARY + CONCLUSIONS

4.1 The proposed works are predominantly within the site's rear garden. These works involve the recontouring and reconfiguration of this portion of the site and will require the removal of selected trees. All have been planted as part of the site's more recent works and have been considered as being of low value. Proposed planting works will include the

installation of over twenty (20) canopy trees to improve the composition of plantings and increase canopy cover in recognition of Waverley Council Urban Forestry strategy.

4.2 All neighbouring trees have been considered as a material constraint to the proposed works. Neighbouring **Trees 11, 12 and 13** are semi-mature Honey myrtles. These are well-suited native trees. The only works within their theoretical TPZ will include planting. No level changes or construction impacts are anticipated.

4.3 The mature Phoenix palm documented as **Tree 23** is a monocotyledon or palm. Tree Protection Zones and Notional Root Zones are treated differently under the AS4970:2025 standard. The site's southern boundary wall will effectively separate this tree's root system from the more direct impacts of the construction process. Any encroachment here should be considered theoretical only.

4.4 This boundary wall will also affect the spread and development of the root systems for **Trees 24, 25 and 26**. These are also located within the southern neighbour's residence. It is not anticipated that any roots will be directly affected. The indirect impacts of the construction process are well within the trees' tolerance range.

5.0 RECOMMENDATIONS

5.1 It is recommended that the construction impacts be limited to those detailed. All works will need to be completed from within the existing and/or proposed construction footprints.

5.2 All permeable soil surface areas should be treated as being part of a Tree Protection Zone (TPZ) and allocated appropriate protection. Access will need to follow existing and remain within the current construction footprint wherever practical. All construction on site will require consideration for the preservation of topography outside the construction footprint.

5.3 The remainder of the indirect construction impacts should be mitigated with the implementation of the following requirements to meet the Australian Standard AS4970 for the Protection of Trees on Development Sites. **Appendix A.**

pre-construction	1	Engagement of AQF Level 5 (Diploma of Arboriculture) arborist for the role of project arborist.	PC
	2	Prior to demolition and site establishment indicate clearly with spray paint on trunks trees marked for removal only (if applicable).	PC / Project Arborist
	3	Tree protection shall be installed in accordance with approved tree protection plan and certified by the project arborist prior to demolition and site establishment, this will include mulching of areas within the TPZ.	PC / Project Arborist
intra-construction	4	Inspection and certification of trees by the project arborist should be undertaken monthly during the construction period.	PC / Project Arborist
	5	Project arborist to supervise and document all works carried out within the TPZ of trees to be retained.	PC / Project Arborist
	6	Inspection and certification of trees by project arborist after all major construction has ceased, following the removal of tree protection measures.	PC / Project Arborist
post-construction	7	Final inspection and certification of trees by project arborist.	PC / Project Arborist

APPENDIX A: TREE PROTECTION SPECIFICATIONS

A.1 Appointment of Site Arborist

A site arborist shall be appointed before work commences on the site. The Site Arborist shall mark all trees to be removed and ensure that all trees documented for retention are preserved by implementing the following tree-protection measures. The Site Arborist shall have a minimum qualification of NSW TAFE Certificate Level 5 or above in Arboriculture and shall detail protection requirements in a Tree Protection Plan (TPP)

A.2 Hold Points, site inspections and compliance certification

The approved TPP must be available and on site prior to the commencement of work and throughout the course of the project. Hold points have been specified in the schedule of works.
At each stage of the construction process, the works will be inspected and documented by the site arborist in an Arboricultural Compliance Notice (ACN).

A.3 Education

Contractors and site workers shall receive a copy of these specifications before commencing work. Contractors and site workers undertaking any works within a TPZ shall sign the site log to confirm that they have read and understand these specifications before starting work.

A.4 Tree Protection Zones

Where applicable, all trees to be retained through the construction process shall be protected from mechanical damage and the indirect impacts of the construction process with the installation of Tree Protection Zones. Unless otherwise stated, the following activities must not be carried out within a TPZ;

- Modification of existing soil levels
- excavation or trenching
- cultivation of soil
- mechanical removal of vegetation
- movement of natural rock
- storage of materials, plant or equipment
- erection of site sheds
- affixing signage or hoarding to trees
- disposal of chemical waste or construction material
- Any activity that may directly or indirectly affect the health of these or surrounding trees.

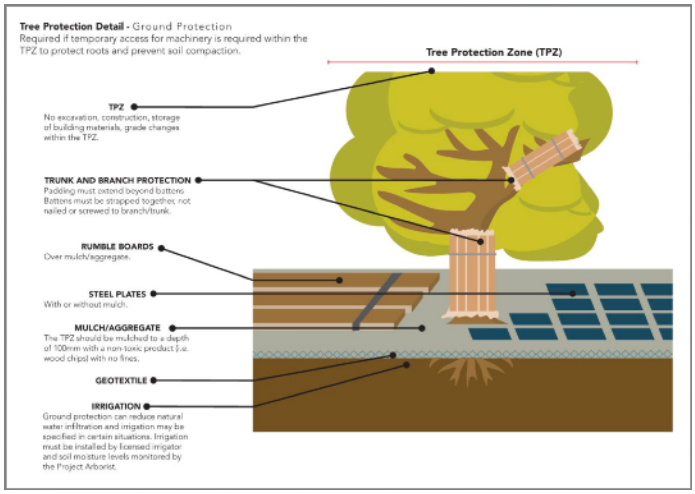
Note: If access to a TPZ is required as part of the approved development, the Site Arborist must be authorised in advance.

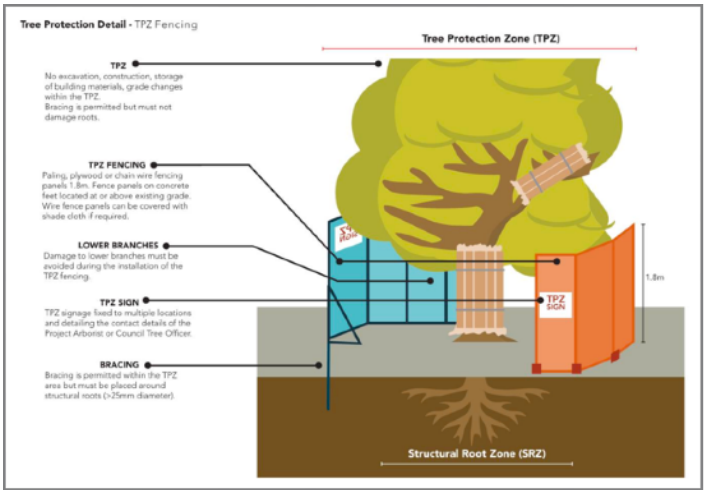
A.5 Tree Protection Fencing

Tree Protection Fencing shall be installed at the perimeter of the TPZ. As a minimum, the Tree Protection Fencing shall be 1.8 meters 1.8-meter-high, temporary chain supported by steel stakes. This shall be fastened and supported to prevent sideways movement. The tree's woody roots shall not be damaged during the installation of this Tree Protection Fencing. This Tree Protection Fencing shall be erected before the commencement of works on site and shall be maintained for the duration of the construction process.

A.6 Signage

Tree Protection Signage shall be attached to the TPZ and displayed in a prominent location. These signs shall be repeated at 10m intervals or more closely where the fence changes direction. These shall be a minimum of 72-point font, and each sign shall be at least 600 x 500mm.





A.7 Mulching

The area within the TPZ shall be mulched and maintained with 80mm of leaf litter mulch for the duration of the construction process. This mulch shall be spread by hand to limit the impact on underlying roots and shall be installed before the commencement of works on site.

A.8 Site Arborist

The Site Arborist shall inspect and approve the TPZ, including mulching. Signage, Tree protection fencing, Silt fencing and signage shall be installed before the commencement of works on site.

A.9 Site Management

Materials and waste storage, site sheds, and temporary services shall not be located within the TPZ unless specified. Storage points shall be covered when not in use and shall be no higher than 2m.

A.10 Works Within the TPZ

The TPZ may need to be modified during the works to allow access between the protected tree and the proposed construction. The TPZ shall remain as specified, and only those works detailed in the proposed building will be undertaken.

A.11 Completion of Works within Specified TPZ

Upon the completion of works within a TPZ, the protective fencing shall be reinstated as specified. Where the construction of new structures does not permit reinstallation of fencing, the TPZ shall be modified by the Site Arborist.

encroachment threshold	requirements under AS 4970:2025
nil (0%) NRZ encroachment	• Project Arborist to prepare TPS & TPP • Tree protection should be implemented during site works
minor (10% or less) NRZ encroachment	• Soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the Project Arborist otherwise demonstrates that the tree will remain viable • Project Arborist to prepare TPS & TPP • Detailed root investigations should not be required • Tree protection should be installed
moderate (>10%-20%) NRZ encroachment	• Soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the Project Arborist otherwise demonstrates that the tree will remain viable • Project Arborist shall be engaged to review the proposed impact and undertake any other necessary investigations to address relevant factors to demonstrate how the tree will remain viable • Project Arborist to prepare TPS & TPP • Tree protection should be installed
major (>20%) NRZ and/or SRZ encroachment	• The Project Arborist must demonstrate the Subject Tree(s) would remain viable. • Non-destructive root investigation may be required for any trees proposed for retention • Consideration of relevant factors such as: root location and distribution, tree species, condition, site constraints and design factors • Soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the Project Arborist otherwise demonstrates that the tree will remain viable • Non-destructive root investigation may be required for any trees proposed for retention

APPENDIX B: GLOSSARY

COMMON NAME/GENUS SPECIES CULTIVAR – Common names can vary with selected texts. Where the species is unknown, “sp.” is indicated after the genus. Where the cultivar is unknown, “cv” is displayed after the species. The number in brackets, e.g. (x9), after the species shows the number of trees in this tree group.

DBH – Diameter at Breast Height. Tree trunk diameter measured at breast height (1.4 metres above ground level). Fabric-diameter tape is used, which has a circular cross-section. Multiple measurements indicate multiple trunks. More than three trunks are shown as “multi”. Where DBH measurement cannot be taken at 1.4m, the height at which it has been taken is indicated in the Comments column.

CANOPY SPREAD RADIUS – Average canopy radius (widest + narrowest 2). Circular canopy depictions on the Tree Plan/Survey are indicative only. When canopy spread was significantly skewed, all four cardinal-point measurements were recorded.

AGE CLASS – Immature (IM), Semi-mature (SM), Mature (M), Over-mature (OM). Assessment of the tree’s current Age. A Mature (M) tree has reached a near-stable size (biomass) above and below ground. Trees can have a Mature age class for more than 90% of their life span. Over-mature (OM) trees exhibit irreversible decline and declining biomass.

VIGOUR–Good(G),Fair(F)orPoor(P). The general appearance of the canopy/foliage of the tree at the time of inspection. Vigour can vary with the season and the frequency of rainfall. A tree can have Good vigour but be hazardous due to Poor condition. A tree in Good vigour can sustain its life processes. Vigour is synonymous with health.

CONDITION – Good (G), Fair (F) or Poor (P). The general form and structure of the trunk/s and branching. Trunk lean, trunk/branch structural defects, canopy skewness or other hazard features are considered.

SRZ RADIUS – Structural Root Zone. The area around a tree is required for tree stability. Earthworks should be prohibited within the SRZ. The area is calculated from the formula and graph in Figure 1 of AS4970-2009. The SRZ graph has been adapted from Claus Mattheck's work (1994). DBH has been used instead of the stem diameter above the root buttress in the SRZ calculation. 0.1m has been added to SRZ to allow for minor increases in stem diameter.

TPZ RADIUS – Tree Protection Zone. Radial offset (m) of twelve times (12X) trunk DBH measured from the centre of the trunk (for trees with a 0.3-metre DBH of 0.3 metres or less, TPZ is 2.0 metres). To satisfactorily retain the tree construction activity, both soil cut and fill must be restricted within this offset. TPZ offsets are rounded to the nearest 0.1 metre. Existing constraints to root spread can vary with TPZ. Generally, an area equivalent to the TPZ should be available to the tree post-development. Encroachment occupying up to 10% of the TPZ area is acceptable without a detailed root zone assessment. Encroachments greater than 10% require an arboricultural-specific evaluation.

ULE – Useful Life Expectancy. A systematic pre-development tree assessment procedure was developed by Jeremy Barrell, Hampshire, England. The SULE method used in this assessment has been adapted for simplified use within the field. It provides a timeframe for when the Arborist believes a particular tree can be retained with an acceptable level of risk, based on the information available at the time of the inspection. SULE ratings are Long (retainable for 40 years or more with an acceptable level of risk), Medium (retainable for 16-39 years), Short (retainable for 5-15 years) and Removal (tree requiring immediate removal due to imminent hazard or absolute unsuitability).

RECOMMENDATIONS – Retain (R), Retain Plus (R+), Transplant (T) or Remove (Rm).

COMMENTS – Comments relating to the location, surroundings and hazard potential of the trees at the time of inspection and, where applicable, the reason for removal.

APPENDIX C: BIBLIOGRAPHY

- BARRELL J (1993), 'Pre-planning tree surveys: Safe Useful Life Expectancy (SULE), *Arboricultural Journal* '.
- BARRELL J (1995) Tree Assessments, in Trees & Building Sites, Proceedings of an International Conference Held in the Interest of Developing a Scientific Basis for Managing Trees in Proximity to Buildings, *International Society of Arboriculture, Illinois, USA, pp. 132-142.*
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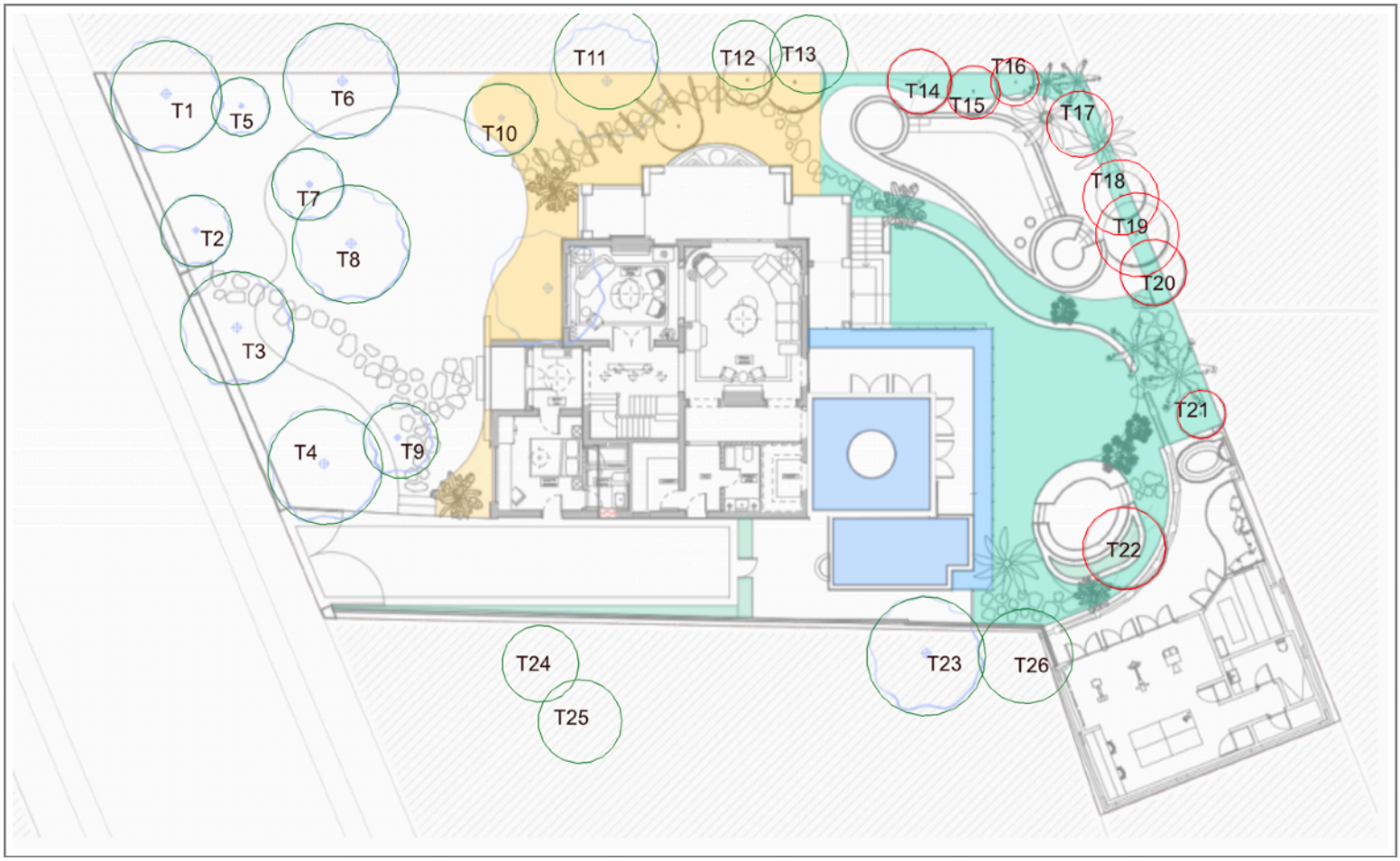
- HARRIS, RW., CLARK, J.R. and MATHENY, NP (2004), Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines, *Prentice Hall, New Jersey.*
- MATTHECK, C and BRELOER, H (1994), The Body Language of Trees: A Handbook for Failure Analysis, *The Stationery Office, London.*
- NSW Office of Environment and Heritage's Atlas of NSW Wildlife (2011), BioNet Atlas of NSW Wildlife.
- Lowson's Textbook of Botany, LOWSON, J., SIMON, E and DORMER, K. *London.*
- Standards Australia (2007), Pruning of Amenity Trees AS-4373.
- Standards Australia (2025), Protection of Trees on Development Sites AS-4970.

George Palmer
Diploma Horticulture- Arboriculture (Level 5)
Associate Diploma Horticulture- Landscape.

Disclaimer
All care has been taken to assess potential hazards, but trees are inherently dangerous. This assessment was carried out from the ground, and covers what was reasonable to be assessed at the time of inspection. No aerial or underground inspections were carried suability is accepted for damage or injury caused by trees and no responsibility is accept if the recommendations in this report are not adhered to. Limitations on the use of this reportThis report is to be utilised in its entirety only. Any written or verbal submission that includes statements taken from this report may only be used where the whole report is referenced.AssumptionsCare has been taken to obtain accurate information from reliable sources. Botanics can neither guarantee nor be responsible for the accuracy of information provided by others.

APPENDIX D- TREE PLANS + FIGURES



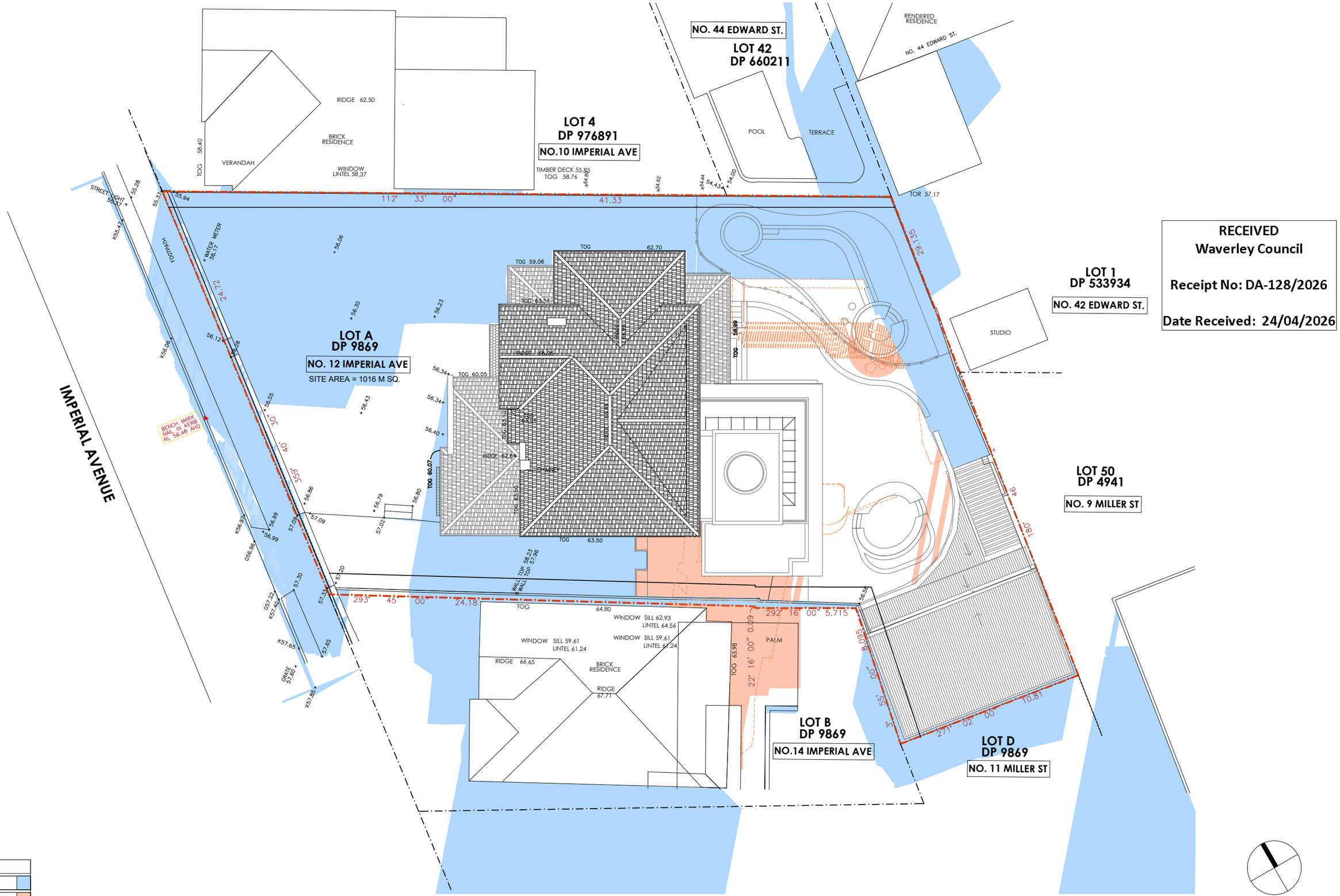
Tree Plan 1 shows the documented tree in relation to the existing and proposed construction footprints.



Figure 1 shows the rear garden plantings.



Figure 2 shows the boundary retaining wall affecting root spread from neighbouring trees.



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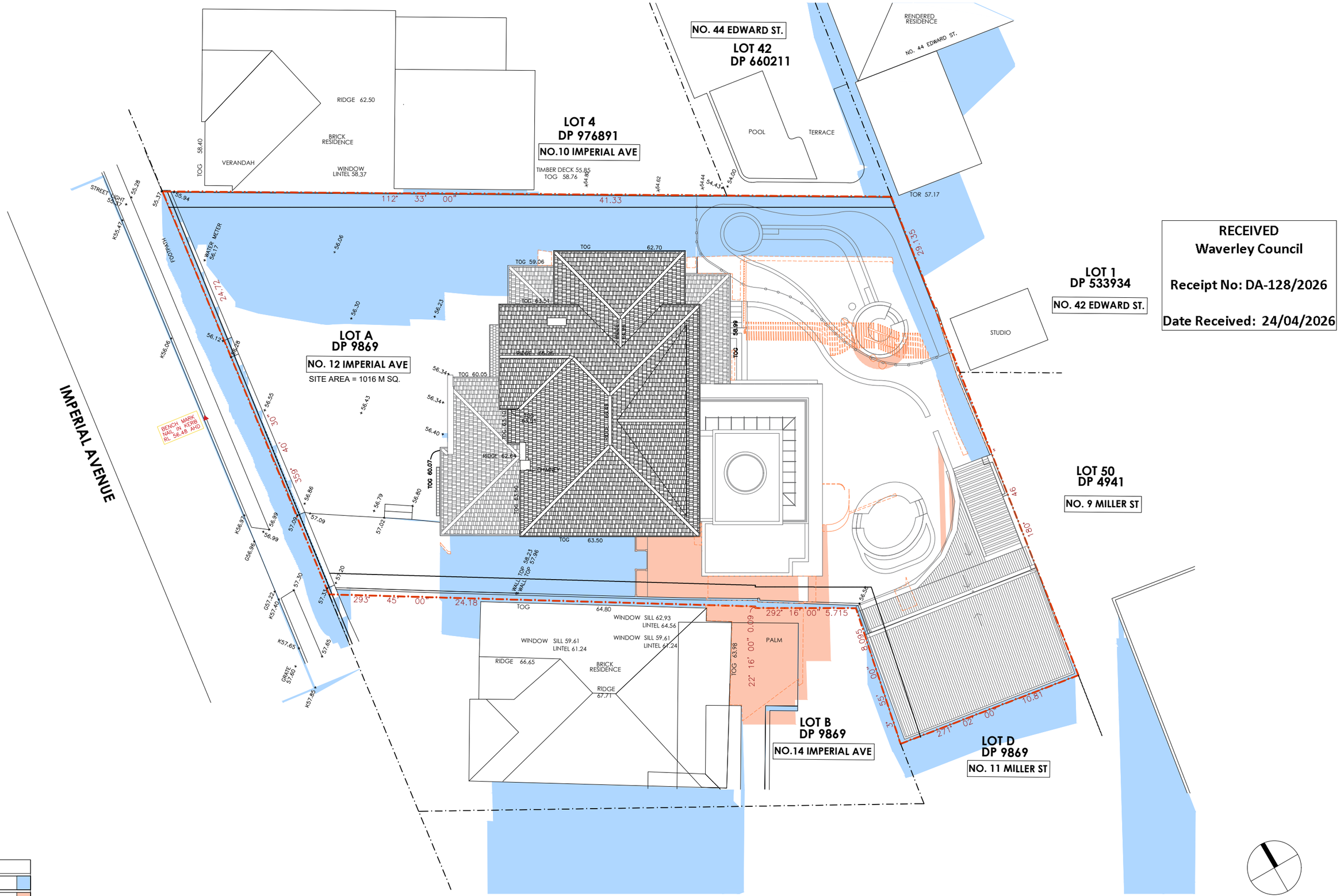
PROJECT	Gnal Loa Residence
CLIENT	Camilla Franks
SCALE A3	1:200
DRAWN BY	LM, VM
DATE	January 2026
STATUS	DA
CAD REF	2403 CF PL Shadows
DRAWING TITLE	Shadow Diagrams 21 JUNE 9AM
DRAWING No	2403-500
REVISION No	A



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SCALE A3	1:200
DRAWN BY	LM, VM
DATE	January 2026
STATUS	DA
CAD REF	2403 CF PL Shadows
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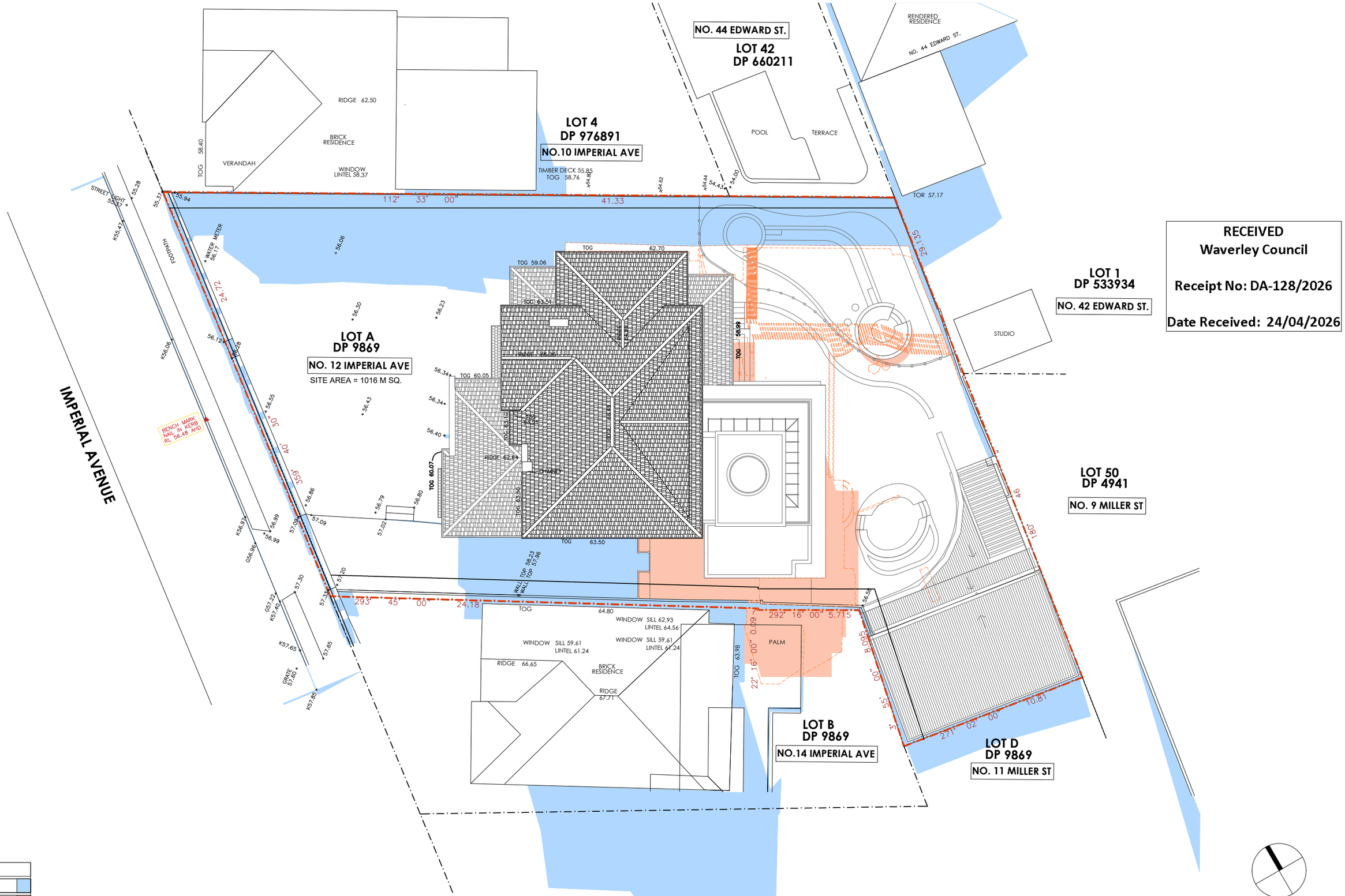

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PROJECT: Gnal Loa Residence

CLIENT: Camilla Franks

SCALE A3: 1:200

DRAWN BY: LM, VM

DATE: January 2026

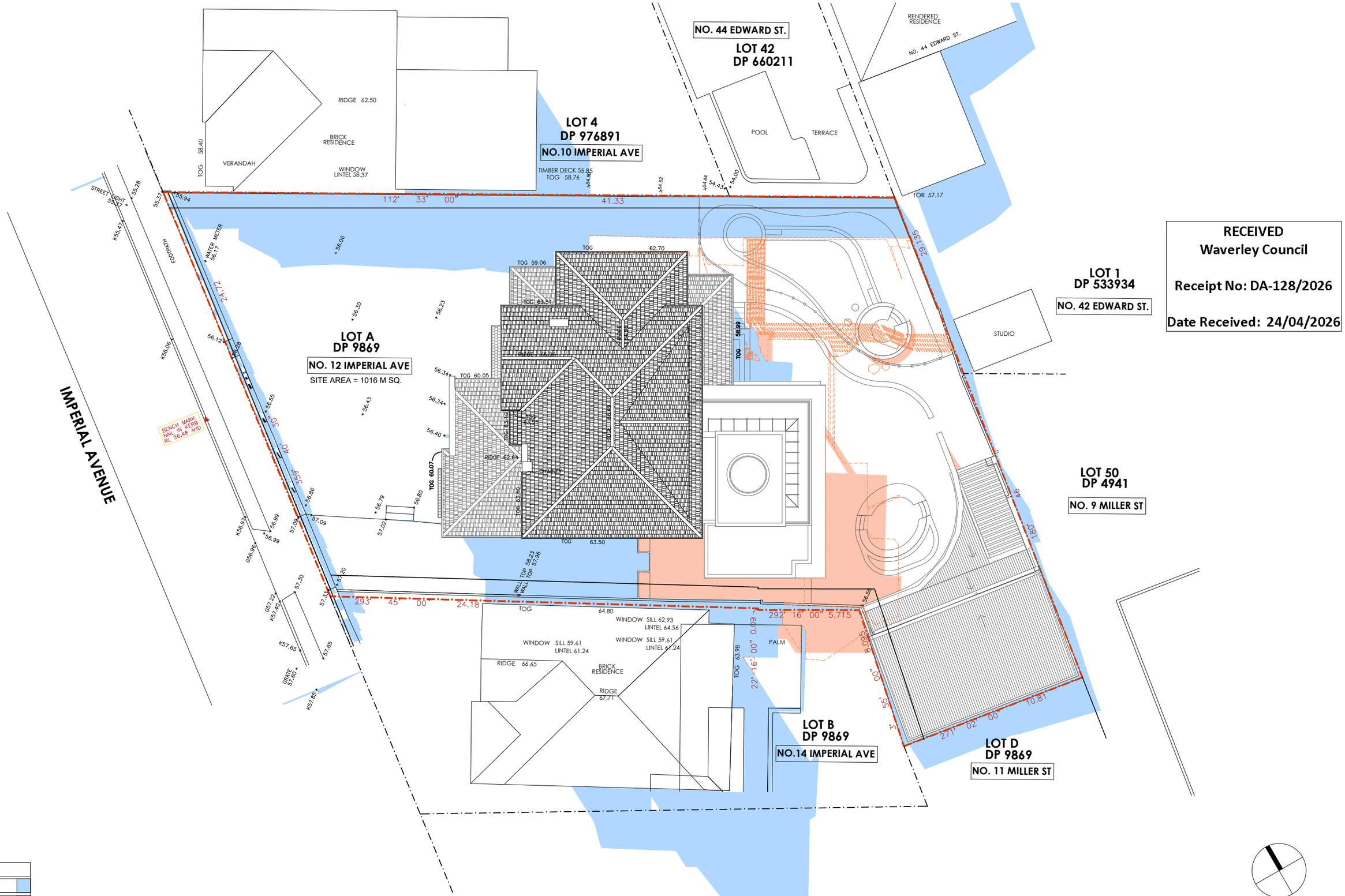
STATUS: DA

CAD REF: 2403 CF PL Shadows

DRAWING TITLE: Shadow Diagrams 21 JUNE 11AM

DRAWING No: 2403-502

REVISION No: A



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SCALE A3	1:200
DRAWN BY	LM, VM
DATE	January 2026
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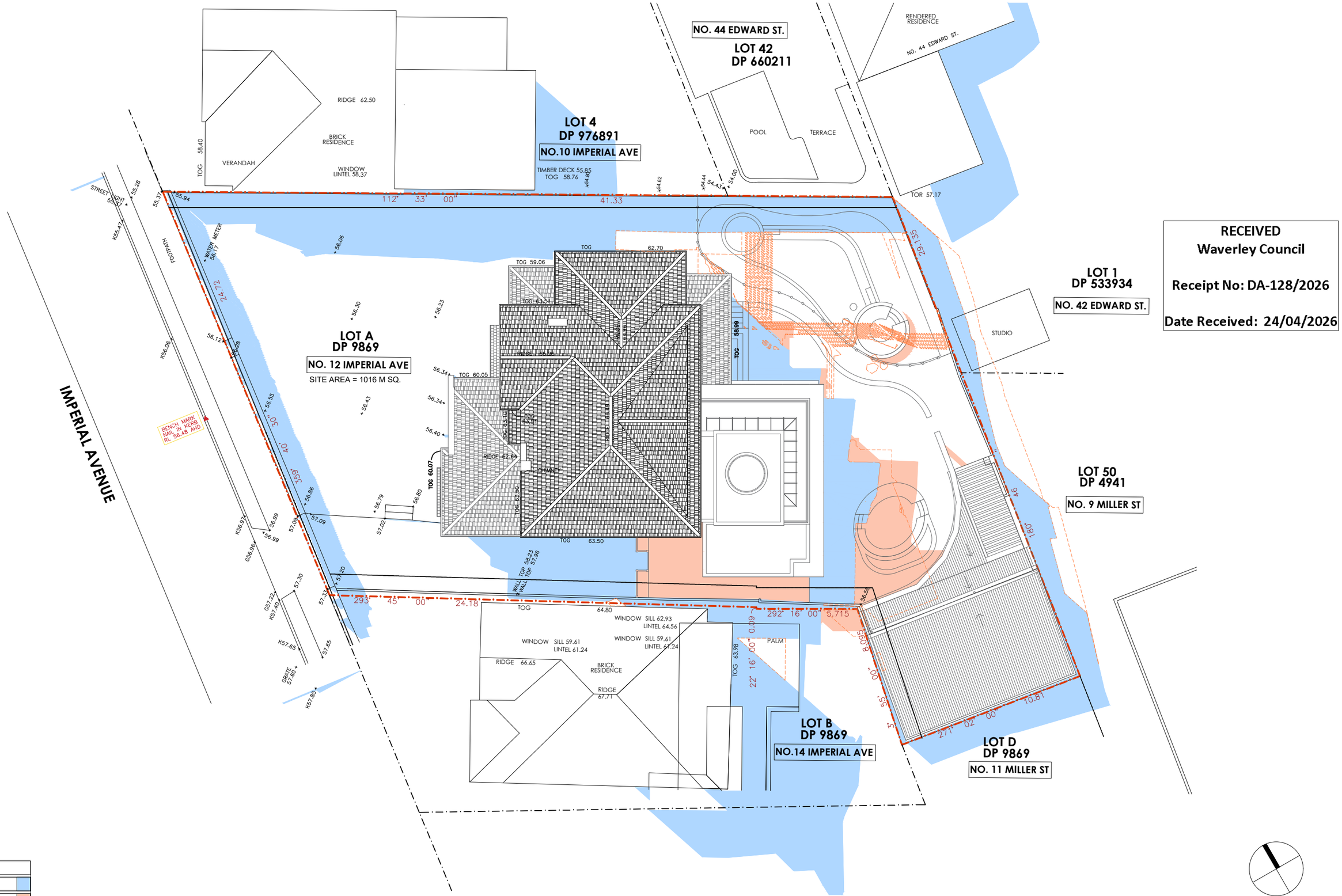

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PROJECT	Gnal Loa Residence
CLIENT	Camilla Franks
SCALE A3	1:200
DRAWN BY	LM, VM
DATE	January 2026
STATUS	DA
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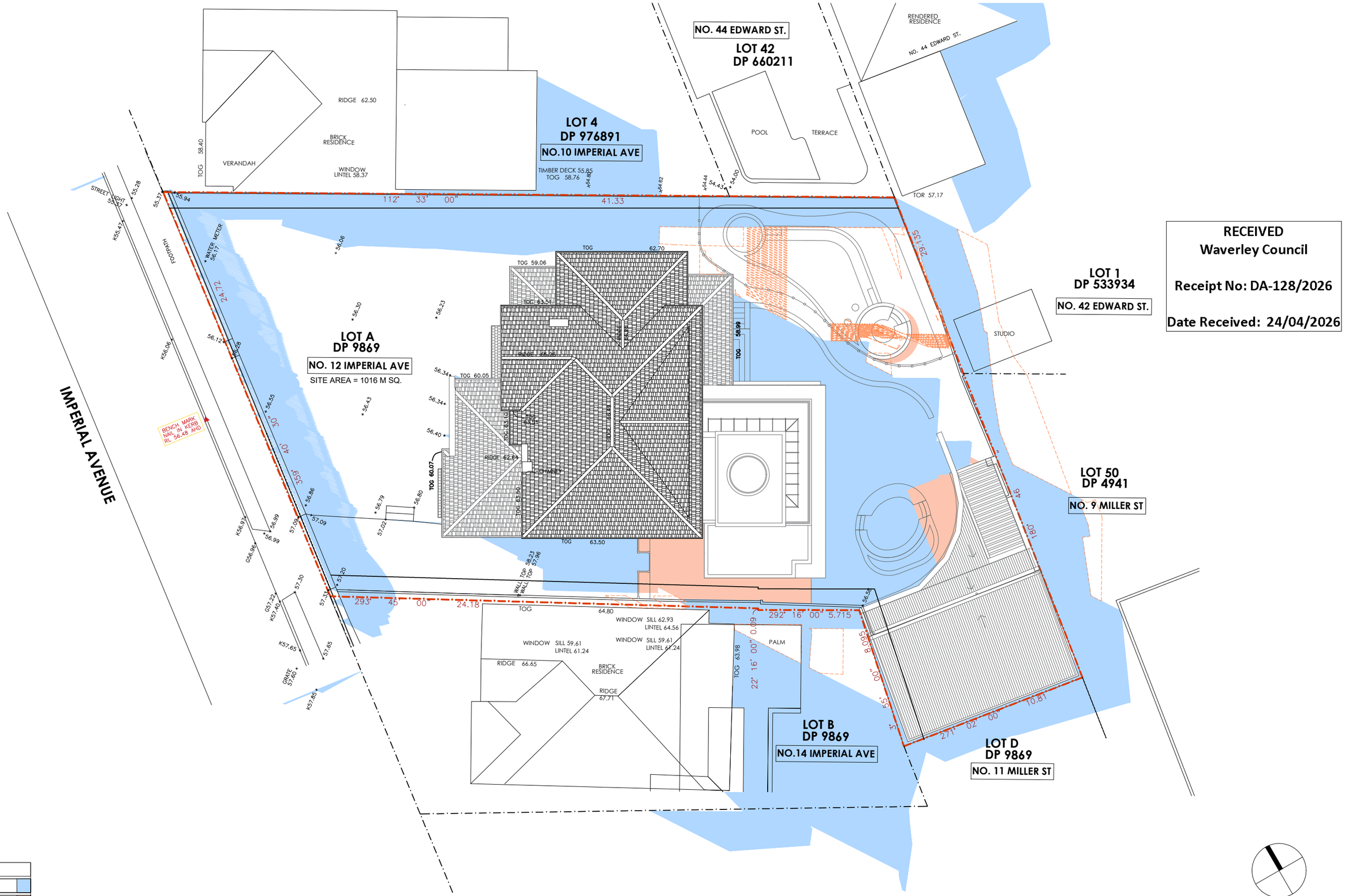
REVISION No	A



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Receipt No: DA-128/2026

Date Received: 24/04/2026

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PROJECT	Gnal Loa Residence
CLIENT	Camilla Franks
SCALE A3	1:200
DRAWN BY	LM, VM
DATE	January 2026
STATUS	DA
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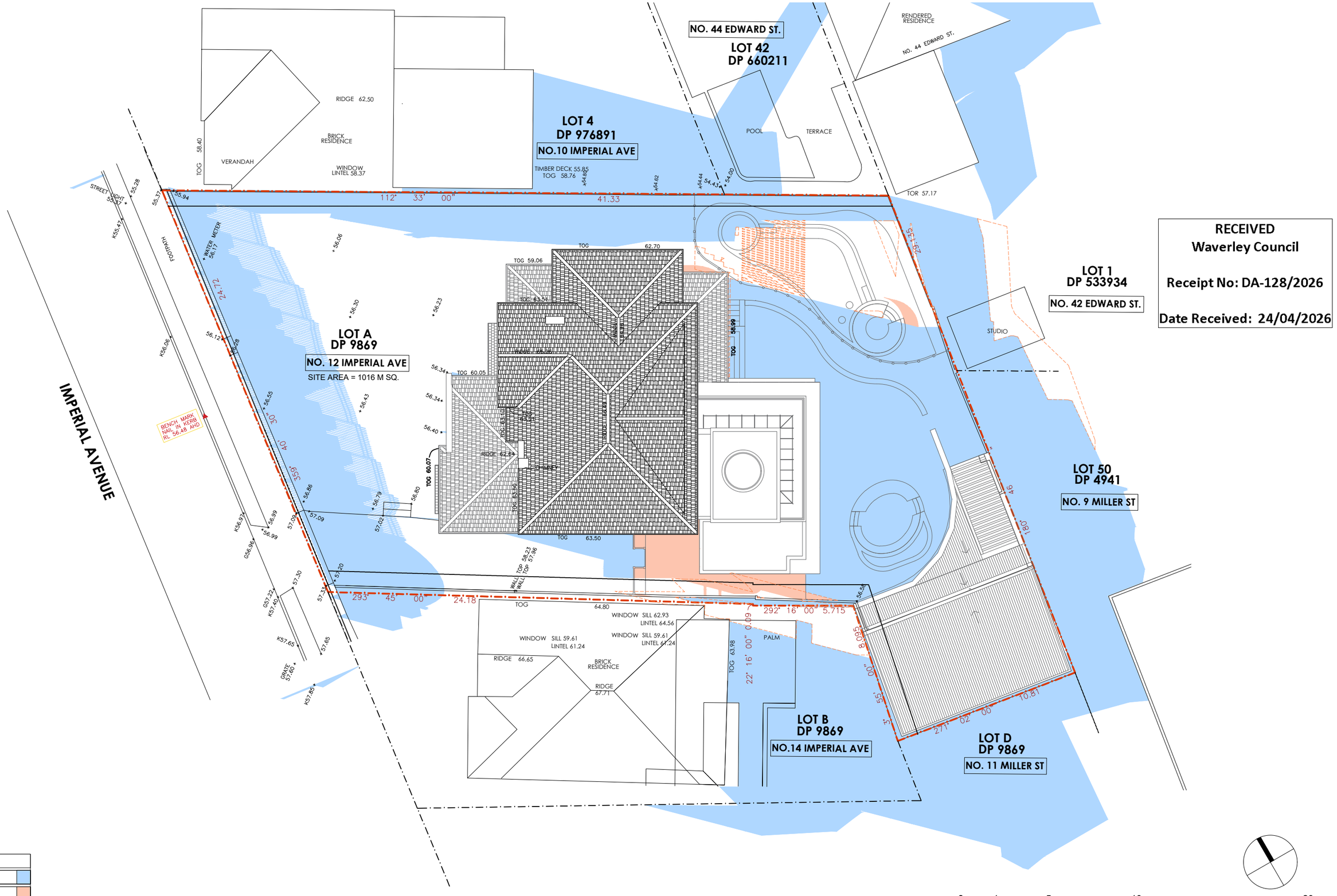

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PROJECT: Gnal Loa Residence

CLIENT: Camilla Franks

SCALE A3: 1:200

DRAWN BY: LM, VM

DATE: January 2026

STATUS: DA

CAD REF: 2403 CF PL Shadows

DRAWING TITLE: Shadow Diagrams 21 JUNE 3PM

DRAWING No: 2403-506

REVISION No: A

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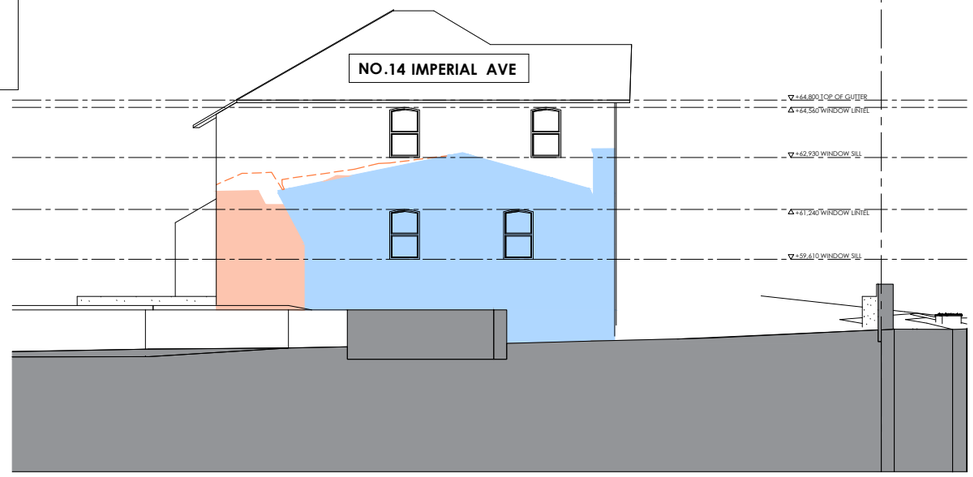

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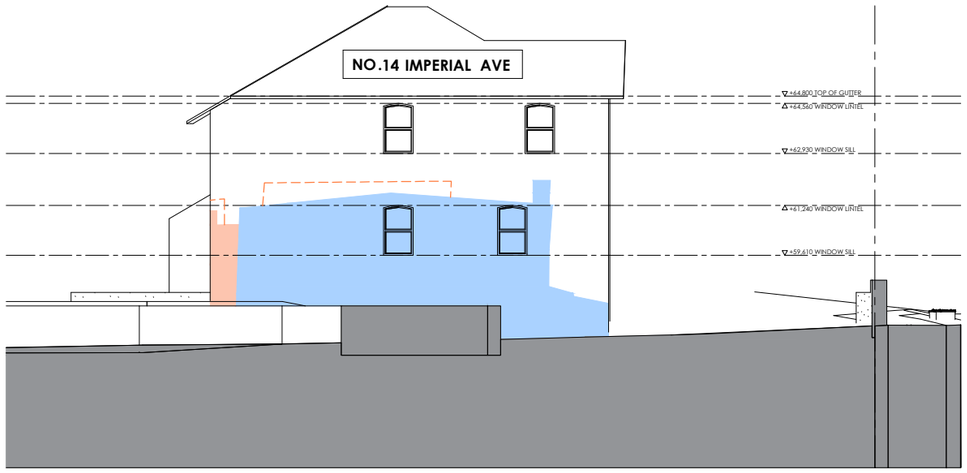

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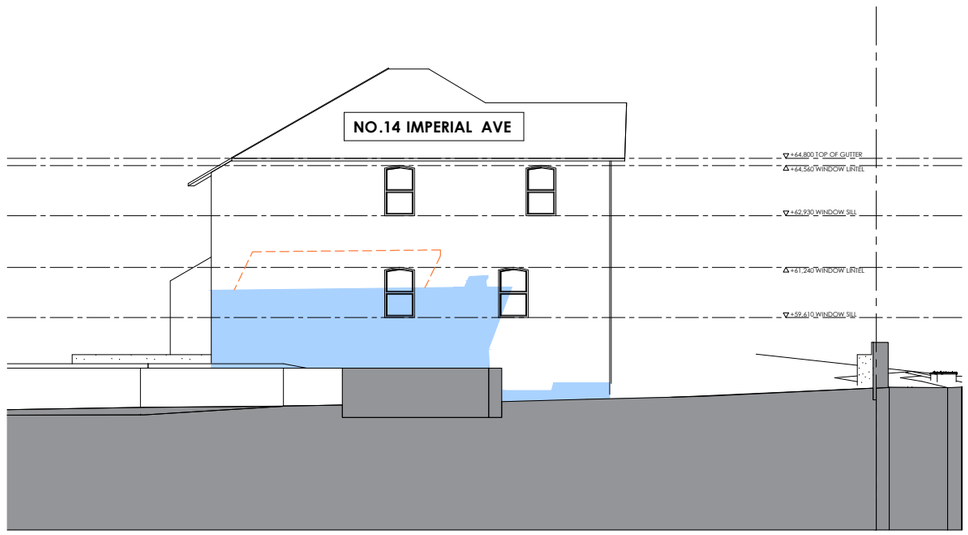

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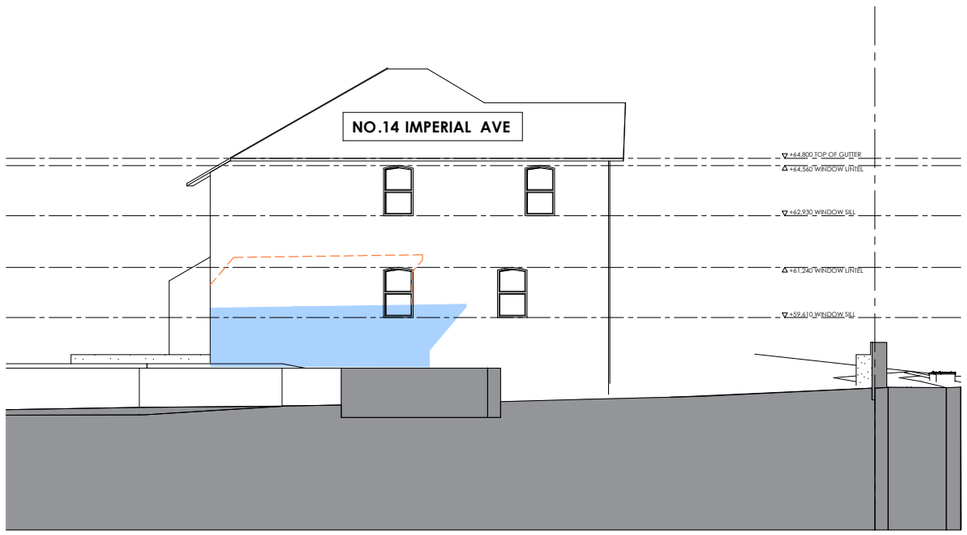

JUNE 21 - 12PM

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Existing Shadows
Proposed Shadows
Line of previously approved DA-82/2023

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PROJECT
Gnal Loa Residence

CLIENT
Camilla Franks

SCALE A3
1:200

DRAWN BY
LM, VM

DATE
January 2026

STATUS
DA

CAD REF
2403 CF PL Shadows

DRAWING TITLE
Shadow Diagrams
Elevations JUNE 21

DRAWING No
2403-600

REVISION No
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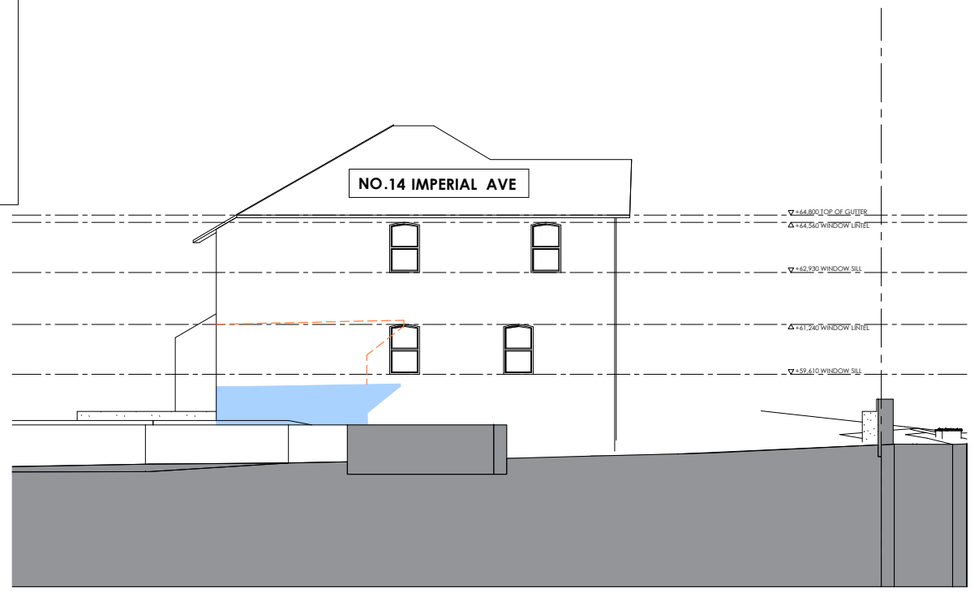

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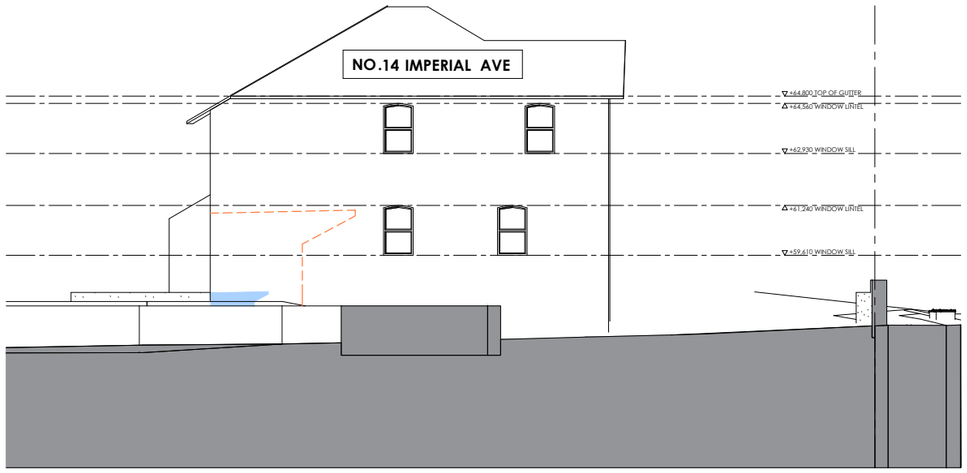

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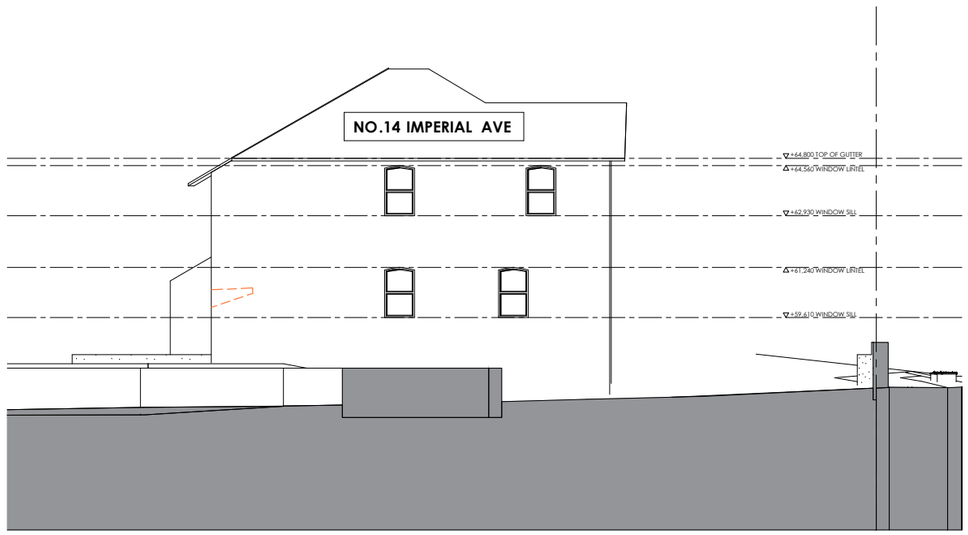

JUNE 21 - 3PM

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Proposed Shadows
Line of previously approved DA-82/2023

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PROJECT
Gnal Loa Residence

CLIENT
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SCALE A3
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DRAWN BY
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DATE
January 2026

STATUS
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CAD REF
2403 CF PL Shadows

DRAWING TITLE
Shadow Diagrams
Elevations JUNE 21

DRAWING No
2403-601

REVISION No
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EXTERNAL COLOURS/ FINISHES

12 Imperial Avenue, Bondi 2026

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Application No: DA-128/2026

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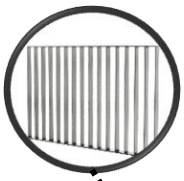
Metal balustrade painted in dark green



Rendered concrete shroud in light terracotta colour



Standing seam steel roofing in Manor Red colour



White painted weatherboard to match existing



Existing bricks and sandstone to be retained





Sandstone paving



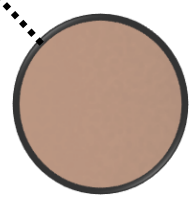
Timber columns painted in white to match existing



Steel windows and doors powdercoated white



Sandstone to match existing



Rendered walls in light terracotta colour