STATEMENT OF ENVIRONMENTAL EFECTS

Property: **5 Railway Street, Hurlstone Park NSW 2193**

Client: **Katie McCallum & Robert Bruno**

McCallum Bruno House

Proposed alterations and additions to an existing cottage, including:

-relocation of existing kitchen;
-new study area;
-garage and storage area;
-upper floor master bedroom;
-prefabricated swimming pool;
-front fencing with sliding garage gate.

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1. Introduction

The subject of our proposal is an example of late 1920's austerity period residential development. Minor alterations have been undertaken over the years with updated kitchen/bathroom/laundry, new yard shed.

Site shape is an unusual triangular shape and dictates the potential areas for additional development.

We are proposing:
-garage to the south frontage;
-to be separated by a stair link which acts as a visual break between the two separate structures;
-upper floor master bedroom on top of the garage;
-height of side structure to match the height of the existing ridge;
-storage, workshop to side of garage;
-internal connection between garage and home.
-rear alterations and additions:
-new link between existing and garage/bedroom structure;
-link between main house floorplan and garden;
-side set kitchen provides a link between the newly configured spaces;
-existing lounge to have shared light and ventilation with kitchen and rear sliding doors.
-above ground pre-cast swimming pool
-rectification and improvements.

figure 1. image sourced from six maps https://maps.six.nsw.gov.au; Current imagery; subject site identified.

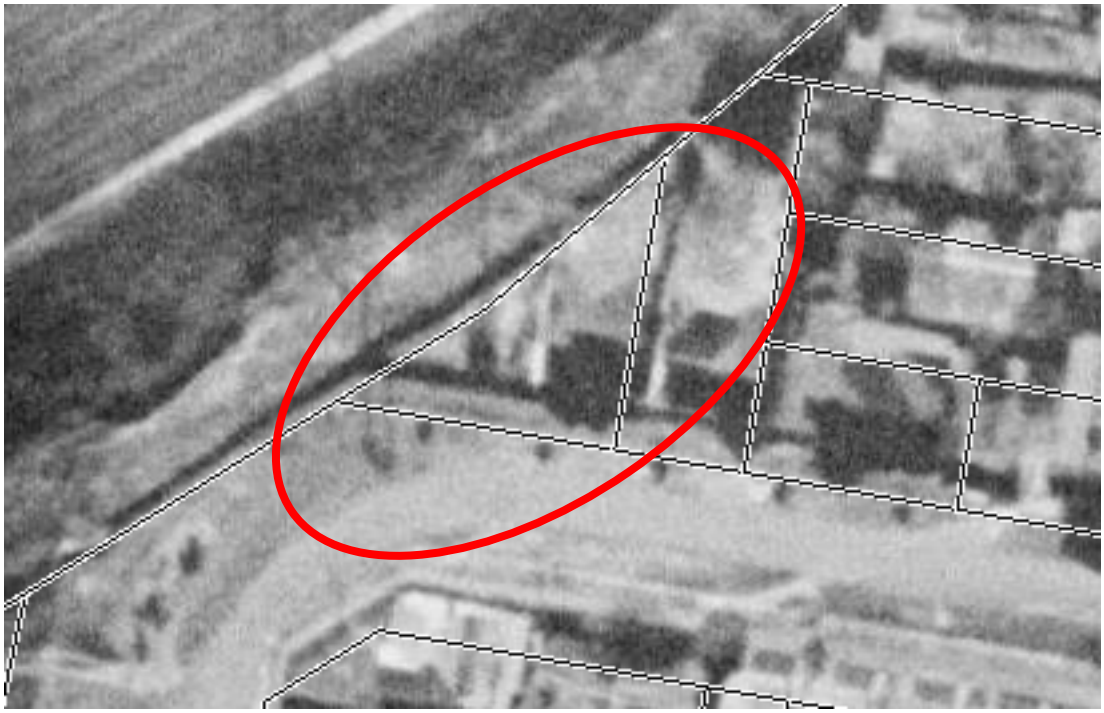


figure 2. image sourced from six maps https://maps.six.nsw.gov.au; 1943 imagery; subject site identified. Original building footprint is relatively unchanged apart from some minor garden structures

A. Site suitability and context

Site constraints such as slope, flooding geotechnical and groundwater issues

The subject site has a fall across the depth of the site, high at the rear to low at the front, with a max rear RL14.11 to front south RL11.64, or approx. 2.47m.
Slope rises from the front of the cottage, with a relatively level rear garden as the bulk of the slope runs through the diagonal length of the cottage.

Proximity to land affected by acid sulfate soils

The subject site is within an Acid Sulfate Soil Zone, Class 5 only.

• Proximity to transport services, shops, community, recreational and infrastructure facilities

The subject site is located within a convenient 400m hub of transportation (Hurlstone Park Metro, bus routes), community shopping, recreation (Cooks River parklands) and educational facilities.

Topography is also not flat and level.

Close Proximity to Old Canterbury Road and New Canterbury Road traffic corridor.

• Age and condition of existing buildings on-site

An Interwar brick and tile cottage approx. late 1920's-early 1930's.

Condition of the cottage is good with regular maintenance and progressive upgrades keeping it in good order. Bathrooms and kitchens have been contemporarily updated.

A garden shed area is of reasonable handyman standard and is in fair condition with other garden structures being a pergola and some paved decking.

The subject site has currently has no hard paved landscaped areas to the front allowing for hardstand parking on-site. On-site parking to the proposed garage is a major focus of our proposal.

Other areas of deep soil to the front lawn and rear garden with plantings of shrubs and small trees primarily along the fence lines. Large trees to the south east corner of the site are proposed to be retained with noted smaller trees to be removed.

There is a poor connection to the rear yard from the living areas.

Figure 3. Photo of current building frontage.

• *Compatibility to adjoining development*

Adjacent sites are single occupancy residential use. Therefore, our proposed continue pattern of use is compatible.

Our cottage is a contributing element in the streetscape and has original paving, fencing and façade detailing to the street.

• *Compatibility with land zoning*

The site is zoned R2-Low Density Residential, therefore our proposed use as single occupancy residential is permissible.

• *Size and shape of the allotment*

The site area is **335.2m²** and is rectangular in shape. A total of 26.25m in length (opposite), 27.635m (adjacent) and total 38.225m (hypotenuse split in two 21.995 + 16.23).

B. Previous, present and proposed uses of the site

• *Present use of the site*

Residential single occupancy use.
Use has been continuous since original building was first occupied.

• *Date the present use commenced*

Continuous usage since completion of original house-approx late 1920's-early 1930's

• *Previous use of the site*

Prior use of the site undeveloped.

• *Uses of adjoining land*

Adjoining single storeyed detached cottages to the neighbouring sites with single occupancy residential usage.

Site also adjoins East Hills Line/Sydney Metro line on the northern (hypotenuse) boundary. A new Sydney Metro control room/admin office is under construction.

• *Whether the present or previous use of the site is a potentially contaminating activity (e.g. workshop, service station, land filling, lead paint removal, termite treatment)*

Prior use of the site was undeveloped

Unlikely to have been used for potentially hazardous or harmful activity.

Adjacency to Sydney Rail corridor could be a potential hazardous use, but the risk is considered low.

• *Whether the client is aware that the site is or is not contaminated*

Not known – unlikely to have been used for potentially hazardous or harmful development.

• *Whether there has been any testing or assessment of the site for land contamination*

No***.***

• *Proposed Use*

Continuous use of the site as a single residential occupancy dwelling.

C. Heritage

• *Is a Heritage Impact Assessment required?*

The site is not listed as a Heritage Item, nor is it adjoining any listed item.

A Statement of Heritage Impact is not required.

• *Is Conservation Management Plan / or Demolition Plan required?*

The site is not within a Heritage Conservation Zone.

A Statement of Heritage Impact has not been prepared for submission with this application

D. Site features

Site facilities

Most site facilities already exist on site. The following elements have been allowed for, altered or upgraded as part of these works:
- Existing clothes drying area to be to the the Western side of the garage.
- An new letterbox to the new front fence is proposed
- Waste and recycling storage areas will remain as indicated on plan.

None of these facilities create amenity problems such as smell and unsightliness. Locations of these facilities have taken into consideration their impact upon on neighbours, the overall appearance of the dwelling, the local streetscape, and what currently works well for the site.

Amenity

The immediate area where the site is situated provides for significant amenity in terms of convenience, access, environmental quality, and outlook. The proposed works do not deter from that amenity, but look to enhance the building's connection with the physical, spatial and environmental qualities of the site itself and its street context. The fundamental considerations here are solar access, privacy, connection with the outdoors and internal spatial arrangement.

The amenity for the surrounding properties will not be hindered by the proposed works, specifically the immediate adjoining residential properties where solar access is maintained to the required hours during Winter.

Privacy to the adjoining residential cottage to the east is not proposed to be modified with additional doors and windows. The modified rear deck is set to link to the new rear floor level. Upper floor works are proposed to the western side of the site, away from adjoining residential development.

Aesthetics

The proposed modifications to the rear of the building offer a high quality of aesthetic with a desirable visual and composition of building elements, including the relationship with the context. They will have a negligible impact on the streetscape.

The end of the building row is proposed to be the garage/master bedroom structure bookends the street composition by matching ridge heights

Context and that the building is at the end of a row of 3 detached houses. Neighbouring cottage at no. 3 Railway Street is a single storeyed cottage, extensively developed to the rear, with a recent carport added to the western corner of the site, fronting the street. On review of the survey it would seem that the carport has been built with the roof encroaching our site by 125mm to the roof (not including gutters).

Figure 4. Photo of current building frontage at No. 3 Railway Street with encroaching carport shown at the street frontage

Next to that at no.1 Railway Street is a heavily modified house with a second floor addition.
It has a garage to the street frontage.

Figure 5. Photo of current building frontage at No.1 Railway Street with enclosed garage shown at the street frontage

The garaging to the street frontage of the two neighbouring buildings is not a precedent we want to emulate. Instead we are wanting to provide parking to the side of our cottage, set well back from the street, inline with the existing cottage setback. To minimise the bulk and overwhelm of an extended street form we have created a break section between the old and new components of the building composition.

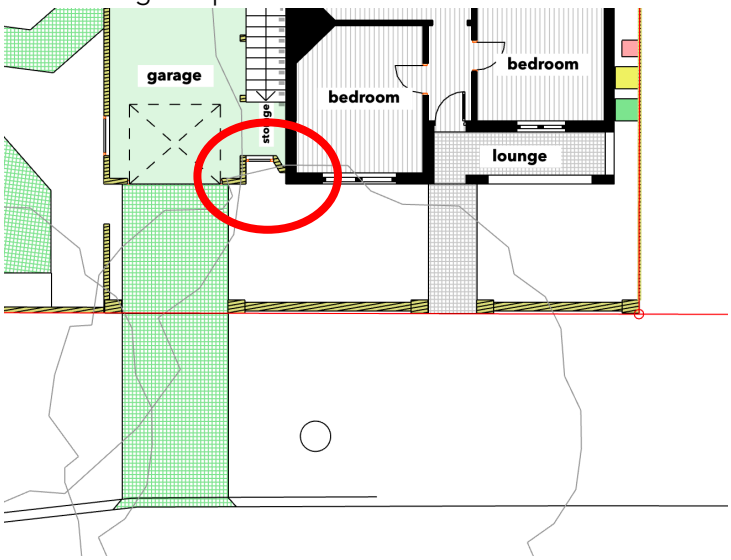


Figure 6. Photo of proposed building frontage at No.3 Railway Street with enclosed garage with setback break between the old and the new.

Preservation of trees or vegetation

There are currently small to medium shrubs, plantings and trees on site. It is envisaged that these will remain. The street trees outside the front of the property are not to be altered, with site management in place for the protection of those two trees to avoid any damage during the construction program.

Figure 7. Photo of the western corner of the site showing the large eucalypt that is to be retained

Figure 8. Photo of proposed building alterations location-shed to be removed.

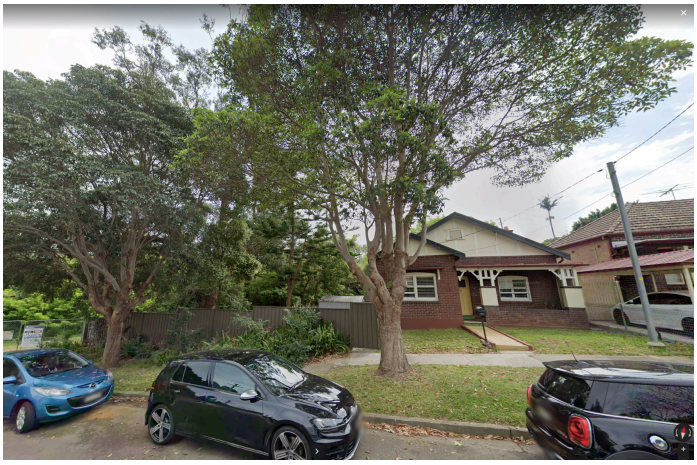


Figure 9. Photo of streetscape with street trees. New driveway to be installed in between the existing trees.

Privacy and security

Neighbouring residential development is not affected in terms of visual or acoustic privacy as the existing bedroom/garden configuration to the eastern side of the building is maintained-additional work to the western side is not adjacent to other residential development.

No new glazing to the eastern side of the cottage to prevent cross views between properties.

Security and surveillance to the street will be retained.

Site facilities

Most site facilities already exist on site. The following elements have been allowed for, altered or upgraded as part of these works:
- Existing clothes drying area to be retained to the open landscaping area on the Western side of the site.
- The existing Letter Box will remain
- Waste and recycling storage areas will remain as indicated on plan.

None of these facilities create amenity problems such as smell and unsightliness. Locations of these facilities have taken into consideration their impact upon on neighbours, the overall appearance of the dwelling, the local streetscape, and what currently works well for the site.

E. Sustainability

Resource, energy and water efficiency

Solar access, natural light and ventilation, thermal comfort and BASIX requirements. Increased level of insulation, sustainable and locally sourced finishes where possible.

There is also an opportunity to include additional photovoltaic panels on the new roof with quality solar orientation for optimum efficiency.

Solar access and Energy Efficiency

The proposed modifications have been designed in order to maximise solar access, privacy, accessibility and usability. There is no anticipated impact to the overshadowing of adjoining properties.

Passive low energy design has been considered within the scheme. We have minimised net negative solar impacts through the following measures:

> -The articulated and stepped form reflects the limits of the site's orientation. The proposal will not increase the height of the building; the works are limited to the rear of the site and at single storey only.

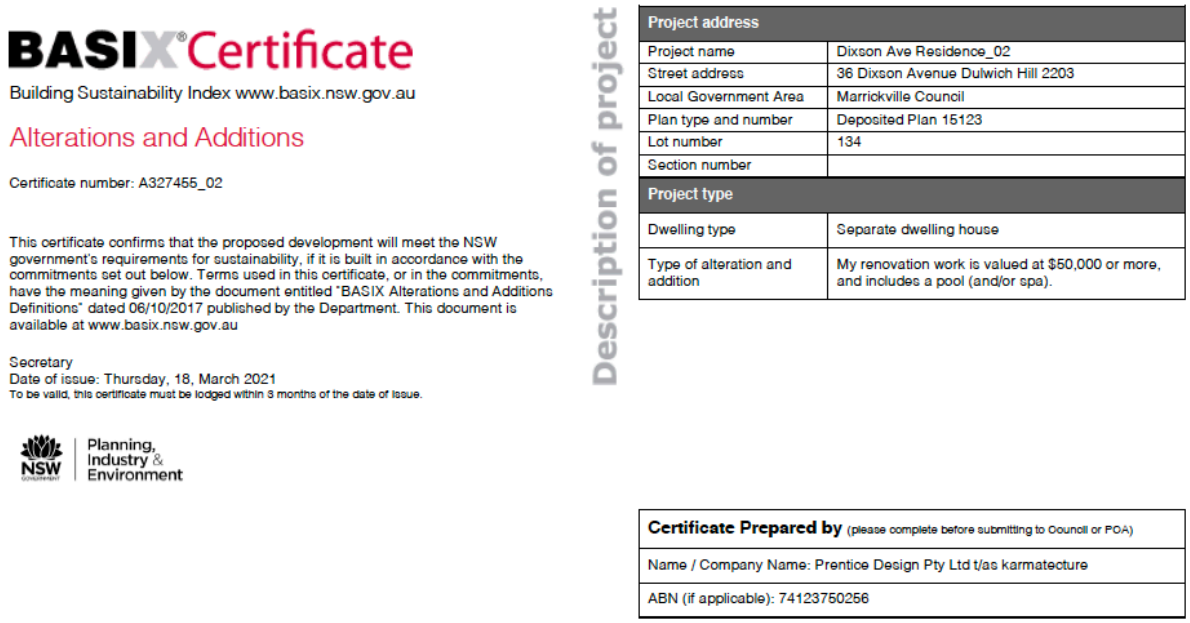
Additional windows to habitable rooms and those habitable rooms have been orientated to optimise solar access. High-level and full height windows, at vertical proportions, will provide light into otherwise poorly lit areas of the dwelling in conjunction with glazed internal doors to allow light to travel internally.

Alterations and additions to the existing building have a greater focus on access to principal open space and natural light to two points in any one room. The street facing entrance is retained. Wall, ceiling and floor insulation is included within the scope of works; deep solar screening where required; and definite cross-flow possibilities have all been allowed for and considered.

A BASIX assessment has been conducted with a certificate provided as part of this submission with all details on the drawings.

Building Design & Sustainability

BASIX CERTIFICATE SUPPLIED , refer to the details within the certificate and the item addressed on the Development Application Plans.



BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A327455_02

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 18, March 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW | Planning, Industry & Environment

Description of project

Project address	
Project name	Dixson Ave Residence_02
Street address	36 Dixson Avenue Dulwich Hill 2203
Local Government Area	Marrickville Council
Plan type and number	Deposited Plan 15123
Lot number	134
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at $50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Prentice Design Pty Ltd t/as karmatecture
ABN (if applicable): 74123750256

figure 4. cover of basix certificate for the subject proposal

F. Access & Mobility

Existing house only. The following upgrades to the dwelling will facilitate greater access within the site:

- Greater access from living room to external private open space; and
- Internal laundry and toilet facilities included internally.

G. Drainage and stormwater control

Stormwater management

A stormwater concept plan has been provided as part of this submission. All roof water to street based stormwater disposal systems. All new roofing will be fitted with new eaves gutters and downpipes and be fitted with leaf guards.

The existing roof tiles are to be replaced if damage is present, or if deemed unsuitable during the construction process. Those new tiles will match the existing, and new all guttering and collection points upgraded as required.

The proposal leaves the majority of the proposed landscaped area as per the existing situation. The rear garden will be in most part permeable surface.

Show how the proposal will deal with all aspects of drainage on the site:

• What measures if any have been proposed to maximise infiltration and minimise water runoff?(e.g. porous pavements, mulching and ground covers, low water demand native plants, rainwater tanks, stormwater reuse).

The proposal leaves the majority of the proposed landscaped area as per the existing situation in terms of coverage. The front gardens in most part will remain intact. The rear gardens will be modified with more defined areas for planting over lawn.

• Stormwater drainage: proposed management controls for flows entering within and leaving the site, proposed on-site detention calculations prepared by a consulting hydraulic engineer, justification that the proposed design measures will not increase stormwater runoff or adversely affect flooding on other land

All roof water to street based stormwater disposal systems.

• Easements: provide copies of letters of intention to grant inter-allotment drainage easements across downstream properties

Not applicable

• Local flood mitigation measures

Not applicable

• Maximising infiltration and minimise water runoff

Adequate areas of deep soil, with deeper bed areas for plantings have been proposed

• Stormwater drainage

All roof water to street based stormwater disposal systems.
All new roofing will be fitted with new eaves gutters and downpipes and be fitted with leaf guards. Existing roof tiles to be retained and reused where possible and any existing gutters and downpipes to be replaced only if damaged.

H. Site Planning, Building Envelope & Design guidelines

Good Urban Design Practice

The characteristics of the site, the adjoining developments and the natural context have all been considered in the design of the alterations and additions to the dwelling. A detailed B.I.M Model has been produced depicting associated neighbouring properties, the streetscape and the natural context. Refer to Architectural Drawings as part of this submission.

The alterations and additions will deliver a more consistent approach to the overall dwelling with materials, finishes and colours proposed to be complimentary to the locality by use of a more sympathetic construction and colour scheme. This forms a greater composition in materials that is natural and relative to the
era of the building.

Figure 5. Proposed colour scheme.

Dulux western myall proposed for the trims and details.
Dulux stowe white proposed to the window frames and gable end features.
Dulux traditional sage green proposed to the window frames and gable end features.
The existing face brick is proposed to be retained, and not painted over.
Existing reused brick to extend the northern wall and return to the garden.

In contrast to the current configuration of internal spaces and their relationship to the landscaping and private open spaces externally, the proposal will provide a greater connection to these valuable spaces. Living and Dining areas will spill out onto an open area for entertaining and recreation for the family and their growing needs. A more accessible landscaped area with allocated storage and recreational areas will generate a better-utilised garden space.

A new in ground pool is both a destination to draw people outside and useful as a water feature given its proximity to the dwelling.

The massing, which includes overall bulk and arrangement, modulation and articulation of building parts;
In some areas brick footpaths and sandstone kerb and guttering are heritage items or are identified in a HCA. However, many exist outside these areas and require protection

How will the proposed development cause, or be affected by, air or noise emissions:

Air

- **Identify existing or proposed sources of odours or fumes (on-site or nearby): industries, food premises, exhaust systems waste storage, oil or wood burning stoves or heaters**

Not applicable.

- **Identify proposed mitigation measures: placement and height of flues or chimneys, location of waste storage areas and compost heaps**

Not applicable.

Noise

- **Where noise is a major design issue, a report prepared by a qualified acoustic consultant will be required.**

Not applicable.

- **Existing and proposed noise sources (on-site and nearby): main roads, industries, transport terminals, loading bays, heavy vehicles, restaurants, entertainment facilities, clubs, hotels, amplified music systems, car parks, ventilation and air conditioning units, pumps and pool filters**

The site has no major existing noise sources. It is subject to mild inner city street traffic flow.
Pool pump and filter will be acoustically shielded and only on during daylight hours.

- **Proposed noise reduction measures: noise barriers, building layout and setbacks, room layout and window placement, building materials, insulation, and double-glazing**

Not applicable.

- **Construction noise: hours of operation, type of equipment, maximum noise levels, and compliance with EPA guidelines**

Not applicable.

J. Erosion and sediment control

Refer to the demolition ground floor plan for further details.

Show how we propose to prevent erosion and control sediment on the site, including:

- **Soil and erosion hazard characteristics: potential for impact on adjacent land and waterways**

Hay bales to the street gutter will filter stormwater and trap most particulates and avoid them contaminating the stormwater system.

- **Explain how your erosion and sediment control strategy will work. Consider areas requiring special management, including proposed dust control measures and proposed site maintenance strategy**

Existing front landscaping to be retained.
Hay bales to the street gutter will filter stormwater and trap most particulates and avoid them contaminating the stormwater system.
Minimal masonry and concrete to be demolished. All walls to be well wetted prior to demolition.

K. Waste

• Proposed at source waste separation program and facilities: aluminum, steel, glass, plastics, food

and organic waste, etc.

As per Inner West Council's domestic waste and recycling program.

• Proposed recycling collection from hotel, entertainment, commercial and industrial premises

NA

• Domestic food an organic waste composting

Possible resident on-site composting area.

• Litter control program (for activities such as takeaway food, sporting venues, etc.)

NA

• Proposed waste storage areas

As shown on plans

• How will building and demolition waste be used, recycled or disposed?

See Waste Management Plan. Domestic waste and recycling to be managed by owner / resident.

• Arrangements for hazardous building wastes such as asbestos and contaminated soil

There are no known hazardous building wastes present.

L. Site Management

How will the construction site be managed to ensure public safety and to minimise public inconvenience?

• Perimeter fencing to restrict public access to the construction site.

Use of existing fencing only.

• Proposed hoardings or other enclosures to the site

NA-house to be used as site office.

• Location of proposed site amenity facilities, storage of building materials and equipment, bulk waste containers and materials stockpiles

See Site Management Plan. Builders waste bin to the street, materials to be stored on site.

• How will safe pedestrian access to the site be maintained

NA-site workers only on-site.

• Access points for construction

Front access from Dixson Avenue. No Rear lane access.

- **Methods of demolition**

Internal and external brick walls to be removed to be wet sawn

- **Dust control methods**

Doors and windows kept closed when demolishing internal walls. All internal and external walls to be well
wetted prior to demolition.

M. Development Standards_Canterbury Local Environmental Plan (LEP) 2012

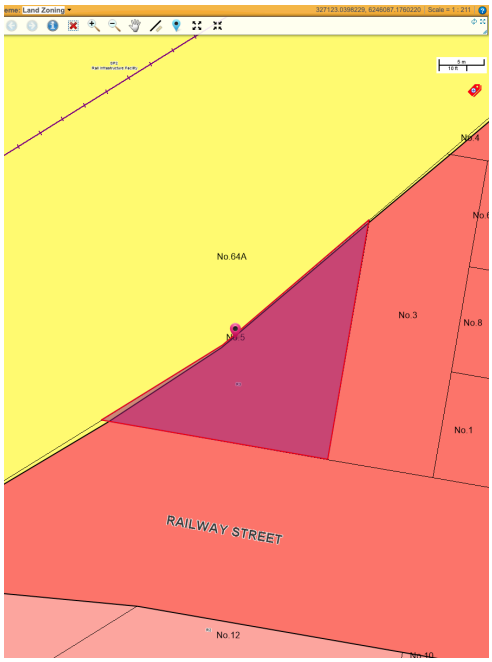


Figure 6. LZN. Land Zoning, Zone R2-Low Density Residential
Our proposed development is permissible

Zone R2 Low Density Residential

1 Objectives of zone

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

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Business identification signs; Dual occupancies (attached); Dwelling houses; Group homes; Neighbourhood shops; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport

facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Our proposed development, dwelling house is permitted in the Zone R2. The streetscape is currently consistent, with very few diversities in the street.
- Retains low-density usage;
- Improved amenity meets changed demands for contemporary occupation;
- Retains single dwelling character;
- Retains all major landscape features to the street and frontage. Provides for improved landscape design; and the
- Impacts of alterations and additions are minimised by working within height envelope, use of complimentary materials and the limits of the site's orientation, minimising the impact to Wellesley Street.

4.3 Height of buildings

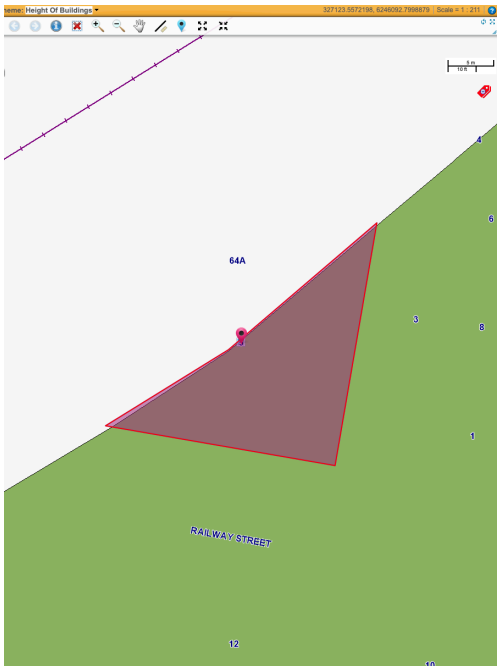


Figure 7.HOB. Height of Buildings, Zone J-9.5m

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

(a) to establish the maximum height of buildings,

(b) to ensure building height is consistent with the desired future character of an area,

(c) to ensure buildings and public areas continue to receive satisfactory exposure to the sky and sunlight,

(d) to nominate heights that will provide an appropriate transition in built form and land use intensity.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Maximum proposed height of our additions are 4.9m above NGL and therefore permissible

4.4 Floor space ratio

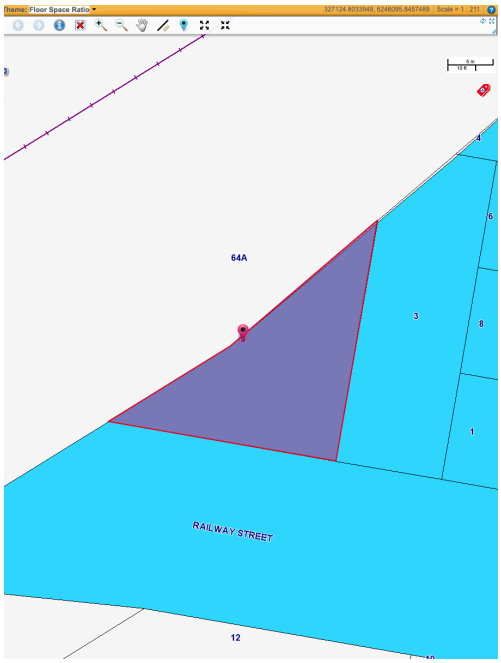


Figure 8.FSR. Floor Space Ratio, Zone F-0.6:1. Our proposed FSR is 0.38:1 and is therefore permissible

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

(a) to establish the maximum floor space ratio,

(b) to control building density and bulk in relation to the site area in order to achieve the desired future character for different areas,

(c) to minimise adverse environmental impacts on adjoining properties and the public domain.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

(2A) Despite subclause (2), development for the purposes of attached dwellings, bed and breakfast accommodation, dwelling houses and semi-detached dwellings on land labelled "F" on the Floor Space Ratio Map is not to exceed the relevant floor space ratio determined in accordance with the Table to this subclause.

Site area	*Maximum floor space ratio*

> 350 square metres *0.6:1*

Our proposed FSR is 0.38:1 and is therefore permissible

5.10 Heritage conservation

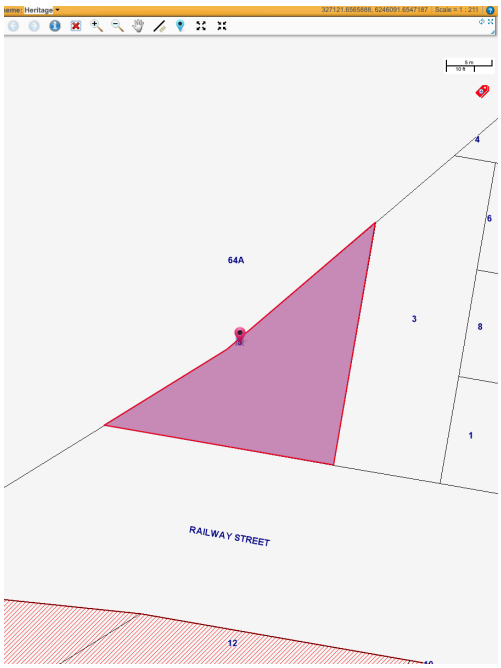


Figure 9.HER. Heritage Map ,not in a Conservation Area

Note–

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) Objectives The objectives of this clause are as follows–

(a) to conserve the environmental heritage of Marrickville,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent Development consent is required for any of the following–

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)–

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land–

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land–

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required However, development consent under this clause is not required if–

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development–

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development–

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area,

consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment The consent authority may, before granting consent to any development—

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 *applies)—*

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives The consent authority may grant consent to development for any

purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that–

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

We have not included a SHI as part of the application as the site is not a listed item, adjacent to a listed item or in a HCA

6.1 Acid sulfate soils

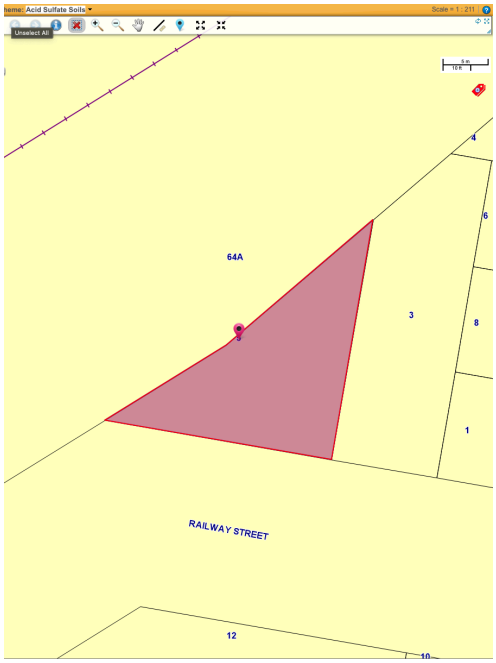


Figure 10.ASS. Acid Sulfate Soils Map
-no excavation below 1m

(1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those

works.

Class of land	*Works*
1	*Any works.*
2	*Works below the natural ground surface.* *Works by which the watertable is likely to be lowered.*
3	*Works more than 1 metre below the natural ground surface.* *Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.*
4	*Works more than 2 metres below the natural ground surface.* *Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.*
5	*Works within 500 metres of adjacent Class 1,2,3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.*

(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual *and has been provided to the consent authority.*

(4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if—

(a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual *indicates that an acid sulfate soils management plan is not required for the works, and*

(b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.

(5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power)—

(a) emergency work, being the repair or replacement of the works of the public authority required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,

(b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),

(c) minor work, being work that costs less than $20,000 (other than drainage work).

(6) Despite subclause (2), development consent is not required under this clause to carry out any works if—

(a) the works involve the disturbance of less than 1 tonne of soil, such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries, dredging, the

construction of artificial water bodies (including canals, dams and detention basins), foundations or flood mitigation works, or

(b) the works are not likely to lower the watertable.

Subject site classified as Class 5 acid sulfate soils.

No excavation below 1m is proposed

6.2 Earthworks

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

(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,

(b) to allow earthworks of a minor nature without requiring separate development consent.

(2) Development consent is required for earthworks unless–

(a) the work is exempt development under this Plan or another applicable environmental planning instrument, or

(b) the work is ancillary to other development for which development consent has been given.

(3) Before granting development consent for earthworks, the consent authority must consider the following matters–

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,

(b) the effect of the proposed development on the likely future use or redevelopment of the land,

(c) the quality of the fill or the soil to be excavated, or both,

(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,

(f) the likelihood of disturbing relics,

(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

The earthworks proposed would include:

-excavation for footings;
-swimming pool area.

They do not have a detrimental effect on cultural archaeology, heritage values, are unlikely to significantly affected subsoil drainage patterns, and soil stability.

The excavation is ancillary to the construction program, ie the building of the pool and footings.

Future development would most likely be for the same single occupancy residential usage therefore our works are unlikely to hinder the continuation of existing patterns of usage.

The engineer will detail proposed structures, and prepare a dilapidation report on immediately adjacent neighbouring buildings to determine any pre-existing structural defects and be able to compare them post construction-so as to understand whether the applicant needs to rectify neighbouring building works.

All soil spill will be disposed of by EPA approved waste removal contractor and will likely be reused as clean fill or landscaping soil.

It may be possible that there are relics but there has been no previous indication of their existence.

6.3 Flood planning

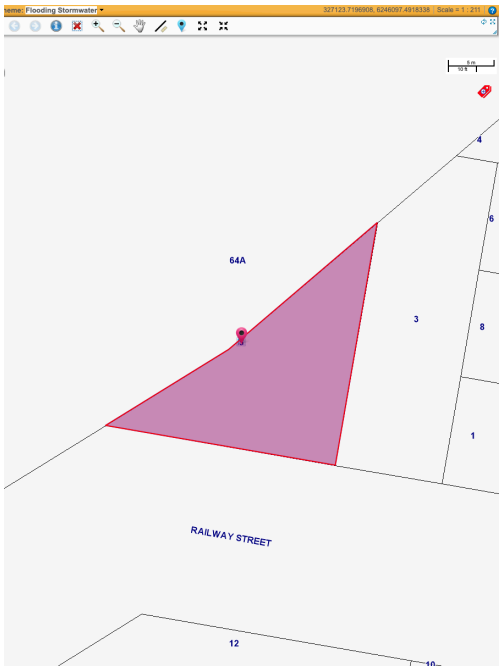


Figure 11. FSZ. Flood Planning_Stormwater -NA

(1) The objectives of this clause are as follows–
(a) to minimise the flood risk to life and property associated with the use of land,
(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
(c) to avoid significant adverse impacts on flood behaviour and the environment.
(2) This clause applies to land at or below the flood planning level.
(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development–
(a) is compatible with the flood hazard of the land, and
(b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in

the potential flood affectation of other development or properties, and
(c) incorporates appropriate measures to manage risk to life from flood, and
(d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
(4) A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0), published in 2005 by the NSW Government, unless it is otherwise defined in this clause.
(5) In this clause, flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

No flooding impact, not identified on FLD_001

6.4 Terrestrial biodiversity

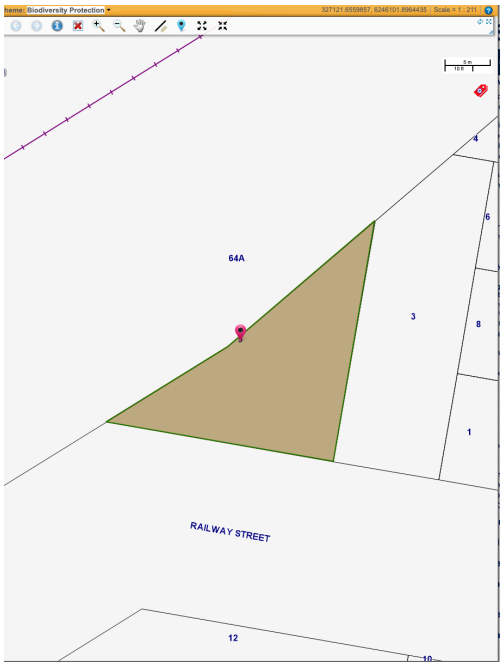


Figure 12.NRB. Natural Resource-Biodiversity Map

(1) The objective of this clause is to maintain terrestrial biodiversity by–
(a) protecting native fauna and flora, and
(b) protecting the ecological processes necessary for their continued existence, and
(c) encouraging the conservation and recovery of native fauna and flora and their habitats.
(2) This clause applies to land identified as "Biodiversity" on the Natural Resource–Biodiversity Map.
(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development–
(a) is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
(b) is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
(c) has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
(d) is likely to have any adverse impact on the habitat elements providing connectivity on the land.

(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that–
(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
(b) if that impact cannot be reasonably avoided–the development is designed, sited and will be managed to minimise that impact, or
(c) if that impact cannot be minimised–the development will be managed to mitigate that impact.

Not in a Natural Resource-Biodiversity Zone, and land size is under 450m2

Figure 13.KYS_001. Key Sites Map

Not a noted Key Site

Schedule 5: Environmental heritage

The site is not listed in Part 1, Heritage Items
Site is not in a HCA

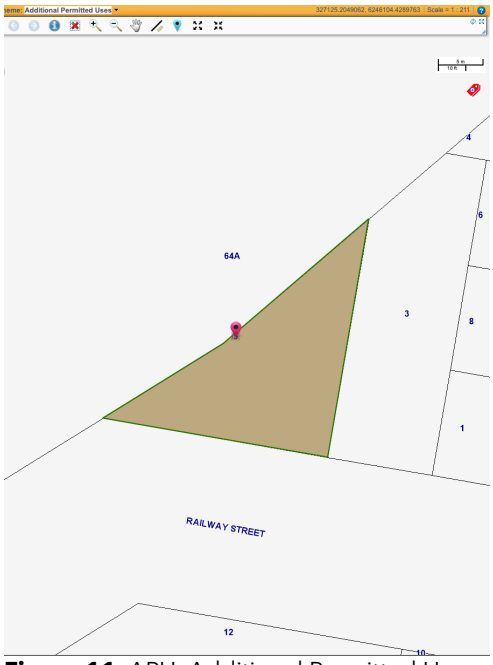


Figure 11. APU. Additional Permitted Uses -*NA*

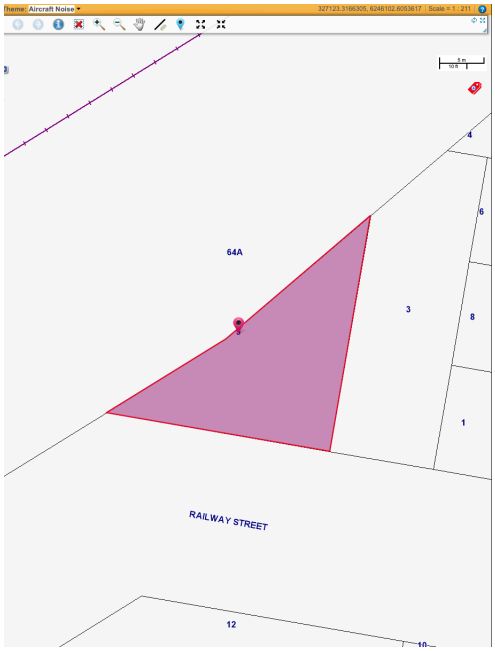


Figure 11. ACN. Aircraft Noise
-NA

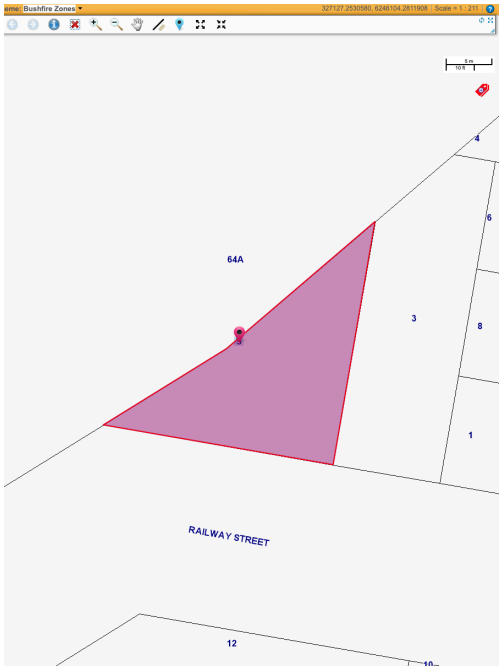


Figure 11. BFZ. Bushfire Zone
-NA

O. Development Controls_Canterbury DCP 2012

Chapter C1-Dwelling Houses and Outbuildings

C1.1 GENERAL OBJECTIVES

O1 To ensure all neighbourhoods are safe and comfortable.
-proposed works allow for passive surveillance of the street

O2 To ensure a diversity of well-designed dwellings that are sympathetic to the density and function of each neighbourhood.
-proposed works respect the scale of existing development but do so with an architecturally diverse solution

O3 To ensure residential streets and yards are green and leafy, with substantial tree canopy.
-proposed works retain significant trees on-site and in the adjacent street.

O4 To ensure buildings are adequately setback from existing structures to facilitate household activities and landscaping.
-proposed works maintain the existing front setback. The triangular site shape requires a different approach to turn the living areas towards the two areas of open space.

O5 To ensure that development provides good amenity, solar access and privacy for occupiers of new and existing buildings.
-proposed works allow for solar access to main outdoor living spaces, all windows meet the minimum natural light and ventialation requirements, and does not impact on the existing solar access to neighbours.
-proposed works allow for internal privacy to the occupants of the subject building.

O6 To ensure that development is of a high quality design, appearance and performance.
-proposed design is modern and is based on the existing ridge heights of the existing cottage; awnings to front follow existing alignments to the existing cottage' windows to the main addition are vertically proportioned to match existing.

C1.2 SITE PLANNING

C1.2.1 Minimum Lot Size and Frontage

Minimum subdivision lot size controls for dwelling houses are contained in the LEP. Minimum frontage controls in this DCP supplement the LEP provisions to ensure that sites have suitable dimensions, configuration and amenity for development.

Objectives

O1 To ensure that land is of an adequate size and shape to accommodate development whilst providing adequate amenity for occupants of the site and surrounds.
-proposed size is acceptable, site shape is unusually triangular, pushing works towards the hypotenuse which forms the rear boundary. As this area is adjacent to Sydney Metro land, and a new railway control/admin building is under construction in an elevated relationship to our subject building, there is negligible net negative impacts on the operation of the Sydney Metro

O2 To ensure there is adequate area for vehicle access and parking.
-proposed works allow for one on-site undercover carparking space, currently there is no on-site parking

O3 To ensure sites have sufficient dimensions to accommodate adequate landscaped open spaces.
-proposed works 'enliven the southwestern garden area and link it to the cottage

Controls

C1 The minimum primary street frontage width for dwelling houses is 15m.
-primary street frontage boundary is 16.23m

C2 Lots must be generally rectangular.
-subject site is not regular, it is approximately triangular, therefore some of the basis of the objectives are not pertinent to this site

C3 Internal and battle-axe blocks and lots with irregular dimensions or shallow depths must satisfy the objectives of the DCP.
-NA

C4 The minimum width of access corridors serving internal or battle-axe lots is:
(a) 3m when serving single lot;
(b) 4m when serving two lots; and
(c) 5m when serving more than two lots.
-NA

C5 A right-of-carriageway is only permitted over an access corridor to an internal or battle-axe lot.
-NA

C6 The access corridor must be constructed in concrete, be unobtrusive in colour and be designed to enable vehicles to enter and leave the site in a forward direction:
(a) Where the access corridor serves only one lot, two concrete strips within the access corridor are permitted, each to be 1m wide and spaced 0.75m apart.
(b) Where the access corridor is to serve two or more lots, it must be constructed with kerb and gutter on at least one side, with sealed pavement and drainage discharged.
-NA

C7 Nothing in this section prevents Council giving consideration to the erection of a dwelling house on an allotment of land which existed as of 1/1/2013.
-this allotment existed on 1/1/2013

C1.2.2 Site Coverage

Site coverage in conjunction with building envelope controls determines the extent and location within which a building may be developed.

Objectives

O1 To ensure that the scale and mass of development achieves improved levels of residential amenity for new development and for existing dwellings.
-proposed additions are respectful of the scale of adjacent development. Houses that are on the subject side of the street are a mix of styles, periods, single and double storeys

O2 To ensure there is adequate unbuilt upon areas to allow for private open space, substantial landscaped areas and deep soil planting capable of supporting large trees.
-proposed works retain and create outdoor spaces that are adjacent to living areas

Controls

All development must comply with the numerical requirements contained in the table below:

Site Area	Max area of building footprint	Max floor area of all outbuildings	Max site coverage of all structures on a site	Compliance
Up to 449m^2	300 m^2	30 m^2	60%	-site area is 335.2 m^2 -max building footprint is 165.2m2; -no outbuildings; -site coverage is 49.5%
450m^2 to 599m^2	330 m^2	45 m^2	50%	
600m^2 to 899m^2	380 m^2	60 m^2	40%	
900m^2 or above	430 m^2	60 m^2	40%	

TableC1.1: Maximum Building Footprint, Floor Area of Outbuildings and Site Coverage

Note:

Refer to the definition of floor area in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* for the purpose of calculating floor area for outbuildings.
The maximum area of building footprint control may be superseded on gazettal of an amendment to the LEP in relation to floor space ratios.

C1.2.3 Isolated Sites

Isolation of sites occurs where a property that adjoins a development site would be narrower or smaller than required to be developed under Canterbury LEP. Consequently the isolated site would be incapable of accommodating the form of redevelopment envisaged by the LEP.

Objectives

O1 To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls.
-NA

O2 To encourage the development of existing isolated sites in a manner that responds to the sites, context and constraints and maintains high levels of amenity for future occupants and neighbours.
-NA

Controls

C1 Neighbouring properties are not to be isolated so that the property will be unable to reasonably accommodate redevelopment.
-NA

C2 Undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment.
-NA

C3 If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.
-NA

C4 If the amalgamation of adjoining properties cannot be achieved, demonstrate that the remaining property has reasonable potential for redevelopment by preparing an indicative schematic design that demonstrates:
(a) A building envelope; and
-NA
(b) A general layout that complies with the current applicable planning controls.
-NA

C5 The development of existing isolated sites is not to detract from the character of the streetscape.
-NA

C6 Isolated sites should achieve a satisfactory level of residential amenity for its occupants and those on adjoining properties.
-NA

C1.2.4 Landscaping Objectives

To ensure new development is appropriately landscaped to provide a pleasant outlook and contribute to the amenity of a property.
To minimise stormwater run-off by retaining deep soil areas that facilitate rainwater infiltration.

Controls
C1 Deep soil permeable areas must be provided in accordance with the table below

Site areas	Minimum deep soil area (% of site area	Compliance
Up to 449m^2	15%	-site area is 335.2 m^2 -proposed permeable site ratio is 42.3%
450m^2 to 599m^2	20%	
600m^2 or above	25%	

Table C1.2: Minimum Deep Soil Areas

C2 Deep soil areas must have a minimum dimension of 2.5m.
-proposed deep soil areas comply

C1.2.5 Layout and Orientation Objectives

O1 To encourage a more sustainable urban environment where energy efficiency is incorporated into the design, construction and use of buildings.
-design of the building has natural light, cross flow ventilation, solar shading and sarking/insulation to walls and ceilings
-basix report forms part of the application

O2 To reduce consumption of energy from non-renewable sources, and reduced greenhouse gas emissions.
-design of the building has natural light, cross flow ventilation, solar shading and sarking/insulation to walls and ceilings

Controls

C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.
-proposed works have new doors to northern elevation to increase solar access, and new addition has shaded northern windows as there is solar and privacy considerations due to the passing of trains on the elevated line

C2 Site the development to avoid casting shadows onto a neighbouring dwelling's primary living area, private open space and solar cells.
-proposed works do not create any overshadowing, negative solar impacts on neighbouring residential buildings.

C3 Coordinate design for natural ventilation with passive solar design techniques.
-proposed works allow for crossflow ventilation with operable windows to top of the stair (stack effect mechanism); most rooms have two points of natural light and the ability to cross ventilate.

C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.
-proposed works are not impacted by neighbouring development

C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.
-proposed works allow for cross flow ventilation as much as possible

C6 Do not compromise the creation of casual surveillance of the street, communal space and parking areas, through the required orientation.
-proposed works maintain casual surveillance of the street (new windows to top of stairwell)

C1.3 BUILDING ENVELOPE

C1.3.1 Floor Space Ratio

Floor space ratio (FSR) is a measure that assists in controlling the mass, bulk and scale of a development. FSR functions in conjunction with building height, site coverage and setback controls to define the three dimensional space within which a development may occur. This is referred to as the building envelope.

FSR is expressed as a ratio of the permissible gross floor area to the site area, as defined under the LEP.

The maximum permissible FSR for any development is prescribed in the LEP.

C1.3.2 Height

The maximum permissible height of a building is prescribed in the LEP and varies across residential zones. The definition of height of building is defined under LEP.

Operating in conjunction with the LEP height of building control, external wall height and storey provisions in this DCP prescribe the maximum height for the external enclosing walls of a building.

Note: Development adjacent to, or in the vicinity of, a heritage item may preclude achievement of maximum building heights (refer to Chapter B8 Heritage of this DCP).

Objective

O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.
-proposed works are no higher than the ridge of the subject building
-proposed works are compatible to adjacent development as there is a mix on this side of the street of single and double storeys.

Controls

Height

C1 Development for the purposes of dwelling houses must not exceed the following numerical requirements:

(a) A maximum two storey built form.
-proposed works comply being max. 2 storeys

(b) A maximum external wall height of 7m where the maximum height of buildings standard under the LEP is 8.5m.

(c) A maximum external wall height of 8m where the maximum height of building standard under the LEP is 9.5m.
-proposed max wall height is 7.2m where the max wall height allowable is 8m and complies

(d) Finished ground floor level is not to exceed 1m above the natural ground level. Note: Skillion and flat roof forms will be considered on merit.
-proposed max height of FFL above NGL is 855mm ***and complies***

Basement and Sub-floor Projection

C2 Any part of a basement or sub-floor area that projects greater than 1m above ground level comprises a storey.
-NA

Attics and Roof Terraces

C3 Attics and mezzanine floors do not comprise a storey.
-NA

C4 Roof top terraces are not acceptable on any building or outbuilding in any residential zone.
-NA

Basement and Sub-floor

C5 Dwelling houses may provide basement or subfloor parking where site constraints warrant and it can be demonstrated that there will be no adverse impacts on amenity, streetscape or public domain.
-NA

C6 Basement and sub-floor parking is only suitable where compliance with Chapter B1 Transport and Parking of this DCP can be demonstrated.
-NA

Retaining Walls – Development Without Basement Parking

C7 Walls that would enclose a sub-floor area:
(a) Maximum 2m for steeply sloping land; and
(b) Maximum 1m for all other land.
-NA, no retaining walls proposed

C8 Retaining walls that would be located along, or immediately adjacent to, any boundary:
(a) Maximum 3m for steeply sloping land, but only to accommodate a garage that would be located at street level; and
(b) Maximum 1m for all other land.
-NA, no retaining walls proposed

Cut and fill – Development Without Basement Parking

C9 Maximum 1m cut below ground level where it will extend beyond an exterior wall of the building.
-NA, cut and fill proposed

C10 No limit to cut below ground level where it will be contained entirely within the exterior walls of a building, however, excavated area is not to accommodate any habitable room that would be located substantially below ground level.
-NA, cut and fill proposed

C11 Maximum 600mm fill above ground level where it would extend beyond an exterior wall of a building.
-NA, cut and fill proposed

C12 If proposed cut and fill, or a retaining wall, would be deeper or higher than 1m, structural viability must be confirmed by suitably qualified engineers' reports.
-NA, cut and fill proposed

C1.3.3 Setbacks

Objectives

O1 To establish the desired spatial proportions of the street and define the street edge.
-we believe our proposed works meet the intentions of the objective.

O2 To limit the scale and bulk of development by retaining landscaped open space around.
-proposed works retain rear landscaped area and open up to the south western landscaped area which is currently under-utilised

O3 To contribute to the natural landscape by retaining adequate space for new trees and conserving existing visually prominent trees.
-proposed works retain existing large trees and allow for significant front landscaped area for future plantings.

O4 To provide sufficient separation between buildings and adjacent land to limit the visual, environmental and likely potential amenity impacts of new development.
-proposed works are most closely adjacent to Sydney Metro land and the proposed works have no impact on their amenity or use of the site

Controls

Front, Side and Rear Setbacks

C1 Development, including basement and sub-floor areas, fronting a major road must have a minimum front setback of 9m.
-NA

C2 Development must comply with the minimum front, side and rear setbacks as detailed in the following tables:

Setback	Controls	Complaince
Front setback	• Minimum setback of 5.5m from the front boundary. • Maximum 2m recess for the main entrance from the front building line. • Where the existing front setback is less than 5.5m, further encroachments by alterations and additions are not acceptable.	• NA
Side setbacks	• Minimum setback of 900mm from side boundaries. • Alterations and additions may be in line with the existing ground level walls.	• NA
Rear setbacks	• Minimum setback of 6m from the rear boundary.	**C1.2.1 Minimum Lot Size and Frontage; Controls** **C2 Lots must be generally rectangular.** ***-subject site is not regular, it is approximately triangular, therefore some of the basis of the objectives are not pertinent to this site***

Table C1.3: Dwelling Houses with frontage of 12.5m or less

Setback	Contrtols	Compliance
Front setback	• Minimum setback of 6m or the average of the existing setback of the nearest dwelling house to either side of the site. • Maximum 2m recess for the main entrance from the front building line.	• Additions match existing front setback of 3.39m • As existing • **Complies**, dditions match existing front setback of 3.39m
Side setbacks	• Minimum setback of minimum setback of 1m from side boundaries. • Corner lots: minimum setback of 2m from the secondary street frontage (the longer street boundary).	• **complies,** minimum side setback is 1.335m
Rear setbacks	• Minimum setback of 6m from the rear boundary.	**C1.2.1 Minimum Lot Size and Frontage; Controls** **C2 Lots must be generally rectangular.** ***-subject site is not regular, it is approximately triangular, therefore some of the basis of the objectives are not pertinent to this site***

Table C1.4: Dwelling Houses with frontages widths of 12.5m or greater

Setbacks	Controls	Compliance
Side setbacks	• External wall height over 2.7m a minimum setback of 450mm from the side boundary. • External wall height not exceeding 2.7m may encroach into the minimum setback area.	NA, no outbuildings

Table C1.5: Outbuildings (including alterations and additions)

Exceptions and Other Requirements

C3 External walls that enclose rooms, storage areas and/or garages are not to encroach beyond the specified setbacks.
-proposed works meet the objectives of the setbacks
-side setbacks can be considered to be the same as the rear as the site is triangular with the hypotenuse being both the rear and side boundary

C4 For first floor additions, front and side setbacks may match the ground floor wall alignment of the existing dwelling for a depth of 10m or 50% of the length of the façade, whichever is the greater.
-proposed do not exceed this quotient

C5 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.
-proposed works comply

C6 Swimming pools must not be located within any front setback.
-proposed works comply as the proposed pool is in the main garden behind principal tall fencing

C7 One garage or carport may be constructed with a nil rear setback for sites that adjoin a rear laneway. The garage or carport must not comprise more than 50% of the rear boundary frontage to a lane and not be wider than 6m.
-NA

C8 For a residential building that does not have basement parking lightweight carports may extend beyond the required side boundary setback.
-NA

C9 Car parking structures must satisfy BCA requirements.
-proposed carparking complies with BCA/NCC requirements

C10 For existing dwellings one single space carport may encroach beyond the minimum front setback, where it can be demonstrated that vehicular access cannot be provided behind the building line given that side driveway access is less than 2.7m. Carports must not be wider than 3m.
-NA

C11 On land identified as having a height of 9.5m on the Map, the following parking structures may encroach beyond the minimum front or side setback:

C12 One carport that is not wider than 6m.
-NA

C13 On sites that rise from the street frontage, one garage that is not wider than 6m and no higher than 3m above street level.
-proposed garagr is not wider than 6m and does not rise higher than 3m
-proposed garage complies

C14 The following minor building elements may project up to 1m into the minimum side setback area:

(a) Roof eaves, awnings, pergolas and patios; Stair or ramp access to the ground floor; Rainwater tanks; and
-proposed stairs to side boundary comply

(b) Terraces above basement parking that are no higher than 1m above ground level (except dwelling houses, semi-detached dwellings and dual occupancy).
-NA

C13 Elements that articulate a front elevation of a dwelling house, such as awnings, balconies, patios, pergolas, porches, porticoes and verandas, may project up to 1.5m into the required front setback articulation zone.
-proposed additions have an attached pergola that matches theprojection of a window awning on the existing house

C14 On steeply sloping land basements and basement parking are acceptable only if they:
(a) Do not extend beyond the exterior walls or ground floor patios of the dwelling.
(b) Accommodate only entrance lobby, stairway, car parking or storage, but do not accommodate any habitable room.
(c) Are not capable of future alteration to accommodate any habitable room.
-NA, this is not a steeply sloping site

C1.3.4 Building Separation

Objectives

O1 To promote improved levels of residential amenity for new and existing development, including to preserve sunlight, privacy and general amenity for existing buildings.
-proposed works preserve existing connections to the rear garden, improve natural lighting and improved amenity

O2 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.
-proposed additions being two storey is compatible with other buildings on the subject side of the street

Controls

C1 The following controls apply to alterations and additions to dwelling houses:
(a) The top storey of any two-storey building should be designed, as a series of connected pavilion elements.
-proposed second storey addition is connected with low roof to main cottage
(b) Pavilion elements shall have a depth between 10m to 15m.
-proposed additions are more modest, in reflection to the site constraints and the more intimate scales existing building.
(c) Articulate pavilion elements by an additional side boundary setback, and identified by separate roofs.
-proposed additions have a side/rear single storey pavilion with a separate roof

C1.4 BUILDING DESIGN

C1.4.1 General Design Objectives

O1 To ensure that development is coordinated with, and complements, the public domain to enhance the character and the image of the streetscape.
-existing public domain is of varied architectural styles, forms and scales. We believe our proposal is a quality addition and may be a new benchmark for the adjacent sites

O2 To ensure that development provides good amenity for occupants of new and existing development, including reasonable solar access, privacy, and natural ventilation.
-proposed works allo for good amenity of subject site occupants and has little or no affect on neighbouring development

O3 To ensure alterations and additions complement the architectural character of the existing building or is of a contemporary design that is appropriate in its context.
-proposed alterations and additions are scaled to compliment the existing cottage.
-There is a clear physical separation , the stairwell area, which provides a legible break between old and new.
-Awning elements and vertically proportioned windows are reflective of the historical development of the site;
-contemporary lightweight materials are used to enhance the sense that the new works are secondary, similar in fabric to the rear and side structures found in homes of this era.

O4 To facilitate positive interaction between the private and public domain.
-proposed works will hopefully invite discourse on contemporary architecture;
-scale of works means that it will be visible from the public domain, although significantly filtered with street and site trees

O5 To maximise passive surveillance to promote safety and security.
-proposed works allow for passive surveillance of the street with existing windows and main entry to the street, and upper floor stairway windows.

O6 To encourage effective articulation of building design to reduce the appearance of scale, enhance visual interest and ensure a diversity of built form.
-proposed works when viewed from the street are physically separated via the stair/link section;
-this stairway has a lower roof form allowing for a stepping up of scale between the two main rooves
-existing and proposed max ridge heights are approximately identical to promoite comparison

O7 To ensure all elements of the façade and roof are integrated into the architectural form and detail of the building, and enhance streetscape appearance.
-proposed works have been designed to engage with the streetscape as a primary intention
-proposed works will enhance the streetscape through high quality contemporary design

O8 To encourage high standards of amenity through appropriate dimensions and configurations of habitable rooms.
-proposed works creates improved amenity for all rooms within the home

Controls

Contemporary Built Form

C1 Contemporary architectural designs may be acceptable if:
(a) A heritage listing does not apply to the existing dwelling or to its immediate neighbours. *-subject site is not a Listed Item of Environmental Heritage, is not adjacent to a Listed Item of Environmental Heritage, nor is it in a Heritage Conservation Area (HCA)*
(b) The proposed addition is not visually prominent from the street or from a public space- *the proposed addition is visually compatible in terms of scale with the existing cottage; existing cottage is visually dominant (same height but twice the width of the proposed additions); proposed alterations and additions meet C1.4.1 General Design Objectives*
(c) Extensive remodelling of existing facades is proposed in accordance with controls of this DCP. *-existing 1920's cottage street presentation is to be maintained.*

C2 New building forms and design features shall not mimic traditional features, but should reflect these in a contemporary design.
-proposed works are reflective of the scale of the existing cottage; windows are vertically proportioned to reference the window proportioning; awnings are added to create linked elements; the design is not mimicking the 1920's design

C3 Access to upper storeys must not be via external stairs.
-proposed works have internal access to the upper floor master bedroom suite

C4 All dwellings must contain one kitchen and laundry facility.
-proposed works have one kitchen and one laundry only

C5 Retain and extend prominent elements of the existing roof (such as gables, hips or longitudinal ridges that run parallel to a street boundary).
-proposed works retain the 1920's cottage roof form

C6 Contemporary roof forms may be acceptable on additions at ground floor level if concealed substantially behind the existing dwelling, and not visible from the street or other public space.
-proposed works ground level works include garage and extensions to kitchen; garage is placed to the southwestern side of the cottage with a physical break element, and the rest of the ground floor additions are behind this

Streetview showing no.5 with street tree (to be retained);

BIM model streetview showing no.5 with street tree (to be retained); no.3 with unsympathetic carport addition forward of the building line; and no.1 an unsympathetic rendered and painted cottage with recent storage shed (too small to house a complying carparking space) on the footpath alignment
No.s 3 & 5 have a dark face brick, which works well with the selected dark weatherboards, and is diminuitive to the main cottage.

Building Entries

C7 Entries to residential buildings must be clearly identifiable.
-proposed works retain the traditional entry point

C8 The front door to a dwelling house may face a side boundary, or may be located beneath a carport, provided it is clearly identified by a porch or awning, and pathways.
-NA

C9 A minimum of one habitable room must be oriented towards the street to promote positive social interaction and community safety.
-proposed works meet with this control

C10 Sight lines to the street from habitable rooms or entrances must not be obscured by ancillary structures.
-proposed works do not obstruct sight lines from habitable rooms or the entrance
-proposed works improve passive surveillance

Internal Dwelling Layout

C11 Design interiors to be capable of accommodating the range of furniture that is typical for the purpose of each room.
-proposed works have been designed with furniture placement in mind

C12 The primary living area and principal bedroom must have a minimum dimension of 3.5m.
-proposed works comply

C13 Secondary bedrooms must have a minimum dimensionof 3m.
-proposed works comply

C14 Provide general storage in addition to bedroom wardrobes and kitchen cupboards.
-proposed works comply

Façade Treatment

C15 Development on corner lots must address both street frontages through façade treatment and articulation of elevations.
-proposed works are ostensibly on a corner lot
-shading devices, window location and fencing details provide articulation

C16 Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating.
-proposed works use dark weatherboard timber cladding and arenot reflective, and 'speak to' the dark face brick in the 1920's cottage

C17 Facade design should reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.
-proposed works uses linking structures, windows, awnings and shading devices, as well as the texture and orientation of the weatherboards to provide articulation and fenestration

C18 Facades visible from the street should be designed as a series of articulating panels or elements.
-proposed works have a link section of double height glazing as a break between old and new
-proposed works visible from the street are read as two distinct, yet connected elements elements

C19 The width of articulating panels should be consistent with the scale and rhythm characteristic of bungalows.
-proposed works have the main articulating panel at a ratio th=o the original cottage of 0.5:1

C20 The width of articulating panels shall be in accordance with the numerical requirements below:

Facade	Street Elevation	Side Elevation
Width of articulating panels	4m to 6m	10m to 15m

Table C1.6: Width of articulating panels

-proposed works comply with the numerical condition

C21 Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 0.5m for residential buildings.
-proposed works have a stepped in break section to articulate the facade

C22 Vary the height of modules so they are not read as a continuous line on any one street between 2 - 4 storeys, step-back to the middle component and again at the top.
-proposed works have a break section which is stepped in height

C23 Incorporate contrasting elements in the facade - use a harmonious range of high quality materials, finishes and detailing.
-proposed works utilise vertical weatherboards, charred to a dark black, as a contrast to the brickwork

C24 Screen prominent corners with awnings, balconies, terraces or verandas that project at least 1 m from the general wall alignment.
-proposed works have an awning the same depth as the awning over the bedroom window of the original cottage

Pavilions

C25 The top storey of any two-storey dwelling should be designed as a series of connected pavilion elements to minimise scale and bulk.
-proposed works has been designed as a series of connected pavillions

C26 Facades that exceed 25m in length shall be indented to create the appearance of multiple pavilion elements.
-NA

C27 Pavilion elements shall have a depth between 10-15m.
-this building is smaller that a development that could accommodate a pavilion of that scale

C28 Articulate upper storey pavilions with an additional side boundary setback, and identify by separate roofs.
-proposed works comply with this condition

Windows

C29 Large windows should be located at the corners of a building and may be designed as projecting bay-windows.
-NA

C30 Large windows should be screened with blinds, louvres, awnings or pergolas and be draft insulated.
-proposed works have solar and visual screening to large windows, windows to the link are obscured glass

C31 Windows must be rectangular.
-proposed works have rectangular windows

C32 Square, circle and semi-circle windows are acceptable in moderation.
-NA

C33 Vertical proportioned window openings can include multi-panel windows or multi-panel doors.
-proposed works comply with this condition

C34 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
-proposed works have solar shading for summer sun, but also for privacy from Sydney Metro

C35 Dormer windows on buildings in the residential zone do not appear as additional storey must comply with the following design requirements:
(a) Individual dormers are no wider than 1.5m in width;
(b) Provide a minimum 2.5m separation between dormers;
(c) and Dormers do not extend encroach above the ridgeline of the building.
-proposed works do not include dormer windows

Ventilation

C36 Incorporate features to facilitate natural ventilation and convective currents - such as opening windows, high vents and grills, high level ventilation (ridge and roof vents) in conjunction with low-level air intake (windows or vents).
-proposed works allow for cross flow ventilation

C37 Where natural ventilation is not possible, energy efficient ventilation devices such as ceiling fans should be considered as an alternative to air conditioning. Explore innovative technologies to naturally ventilate internal building areas or rooms.
-proposed works include additional ventilation to the roof space

C1.4.2 Roof Design and Features Objectives

O1 To ensure that roof design is compatible with the building style and does not visually dominate the building or other roofs in the locality.
-proposed roof of the additions are skillion rooves, typical of secondary structures to the rear and sides of cottages of the 1920's

O2 To promote roof design that assists in regulating climate within the building.
-proposed lower roof of the stairwell allows for the 'stack effect' and driving convection currents in the building

O3 To reduce the impact of large surfaces of roof when viewed from other buildings and public spaces.
-proposed rooves of the addition are secondary and have minimal visual disruption to the existing terracotta tiles

Controls

C1 Use a simple pitched roof that accentuates the shape of exterior walls, and minimises bulk and scale.
-proposed works use an extension of the skillion at the rear; upper floor skillion roof minimises the bulk and scale of the building compared to a pitched roof

C2 Avoid complex roof forms such as multiple gables, hips and valleys, or turrets.
-proposed works have simple roof forms

C3 Roof pitches are to be compatible and sympathetic to nearby buildings.
-proposed works have skillion rooves which are compatible and sympathetic to the roof over the front window awning, and the front verandah (0° ppitch)

C4 Parapet roofs that increase the height of exterior walls are to be minimised.
-proposed works have minimal parapets to allow for suitable flashing to the roof only

C5 Use minor gables only to emphasise rooms or balconies that project from the body of a building.
-NA

C6 Mansard roofs (or similar) are not permitted.
-NA

C7 Pitched roofs should not exceed a pitch of 30 degrees.
-proposed works have roof pitches below 30°

C8 Relate roof design to the desired built form and context.
-proposed works relate to the desired built form; street context is minimal and mixed

C9 Roofs with greater pitches will only be considered on merit taking into account matters such as streetscape, heritage value and design integrity.
-NA

C1.5 AMENITY

C1.5.1 Solar Access and Overshadowing Objectives

O1 To ensure habitable rooms have reasonable daylight access.
-proposed works have reasonable solar access to habitable rooms

O2 To minimise overshadowing of primary living areas , private open space and solar roof top systems.
-proposed works have negligible overshadowing impacts

O4 To enable occupants to adjust the quantity of daylight to suit their needs.
-proposed works will have internal blinds

Controls

Solar Access to Proposed Development

C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June.
-proposed works comply with this condition

C2 Principle areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area.
-proposed works comply with this condition

C3 Dwellings must comply with the following:
(a) At least one living room window and at least 50% or 35m2 with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.
(b) Receive a minimum of 3 hours sunlight between 8:00 am and 4:00 pm on 21 June.
(c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.
-proposed works comply with this condition

Solar Access to Neighbouring Development

C4 Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space.
-proposed works comply with this condition

C5 If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.
-proposed works comply with this condition

C6 Sunlight to solar hot water or photovoltaic systems on adjoining properties must comply with the following:
(a) Systems must receive at least 3 hours of direct sunlight between 8.00am and 4.00pm on 21 June.
(b) If a system currently receives less than 3 hours sunlight, then the proposed development must not reduce the existing level of sunlight.
-proposed works comply with this condition

C7 Clothes drying areas on adjoining residential properties must receive a minimum of 3 hours of sunlight on 21 June.
-proposed works comply with this condition

Shading Devices

C8 Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.
-proposed works comply with this condition

C9 Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.
-proposed works comply with this condition

C10 Provide horizontal shading to north-facing windows and vertical shading to east or west windows.
-proposed works comply with this condition

C11 Use moveable shading devices on large windows facing east and west, that are capable of covering 100% of glazed areas. Eaves shall be a minimum of 350mm wide and allow for an overhang of approximately 65 degrees above the horizontal.
-proposed works use fixed solar systems as they are also to provide privacy

C12 Avoid reducing internal natural daylight or interrupting views with shading devices.
-proposed works comply with this condition

C13 Use double-glazing, solar coated windows, curtains, or internal shutters to prevent heat loss and provide extra summer protection.
-proposed application includes a Basix Certificate

C14 Use high performance glass with a reflectivity below 20%.
-proposed application includes a Basix Certificate

C15 Minimise external glare by avoiding reflective films and use of tint glass.
-proposed works have shaded northern windows

C16 Use of draft insulation around windows and doors.
-proposed works include insulation to doors and windows

C1.5.2 Visual Privacy Objectives

O1 To ensure reasonable levels of visual privacy is achieved for residents, inside a building and outside within the property, during the day and at night.
-proposed works have solar/privacy screening

O2 To ensure visual privacy is not compromised whilst maximising outlook and views from main living areas and private open space.
-proposed works enhance outlook from main living areas to private open spaces

O3 To promote passive surveillance of public and semi-public areas.
-proposed works allow for passive surveillance of the street and site

Controls

C1 Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site.
-proposed works are located away from neighbouring development

C2 Minimise direct overlooking of rooms and private open space through the following:
(a) Provide adequate building separation, and rear and side setbacks; and
(b) Orient living room windows and private open space towards the street and/or rear of the lot to avoid direct overlooking between neighbouring residential properties.
-proposed works are located away from neighbouring development

C3 If living room windows or private open spaces would directly overlook a neighbouring dwelling:
(a) Provide effective screening with louvres, shutters, blinds or pergolas; and/or
(b) Use windows that are less than 600mm wide or have a minimum sill height of at least 1.5m above the associated floor level.

C4 Screening of bedroom windows is optional and dimensions are not restricted.
-proposed works have fitted privacy screening to upper floor bedroom

C1.5.3 Acoustic Privacy Objectives

O1 To ensure reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night.
-proposed works have main private outdoor spaces adjacent to similar outdoor spaces of neighbour to the northern garden, and away from neighbours to the south western garden

O2 To minimise the effect of excessive ambient noise through siting and architectural design and detailing.
-proposed works include a pool which is significantly distanced from neighbouring residential cottages

O3 To minimise the impact of rail and road noise and vibration for dwelling occupants.
-proposed works are subject to Acoustic Engineering for the Construction Certificate Application. The site is immediately adjacent to Sydney Metro Rail Line, but will also be significantly shielded by a new control room building currently under construction

O4 To protect new and existing dwellings from intrusive noise.
-see above

Controls

C1 Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring' living areas.
-proposed works are subject to Acoustic Engineering for the Construction Certificate Application. The site is immediately adjacent to Sydney Metro Rail Line, but will also be significantly shielded by a new control room building currently under construction

C2 Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.
-proposed works have solar/privacy screening to the upstairs bedroom
-main windows are not facing the pathway off the bedroom to maintain visual privacy

C3 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.
-NA

C4 Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.
-Acoustic Engineer to assess impacts of noise in relation to Development Near Rail Corridors and Busy Roads - Interim Guideline (2008), 3.5.1_Rail Corridors

C1.6 FENCES AND ANCILLARY DEVELOPMENT

C1.6.1 Fences

Objectives

O1 To ensure that fences are integrated into the architectural form and detail of a building and present an appealing streetscape appearance.
-proposed works are for a new front fence of a similar style to what would have been current when the original building was constructed, enhanced with modern details

O2 To reduce the impact of large areas of fencing that detract from other buildings and fences in the area.
-proposed works have low street fencing proposed as new fencing

O3 To facilitate positive interaction between private and public domain.
-proposed new front fencing is of part palisade style with open form for the railing component, and modest height allowing for view over

Controls

C1 Provide boundary definition by construction of an open fence or hedge to the front street boundary.
-proposed new front fencing is of part palisade style with open form for the railing component, and modest height allowing for view over
-fences are min.50% transparent
-fence posts to the main front fence do not exceed 1.2m
-fence posts to the driveway, where it comes to meet the garden fence, rise up to 1.6m, where there is the transition to the rear 1.8m garden fencing

C2 Front fences within the front boundary setback are to be no higher than 1.2m.
-proposed new front fencing is max 1.2m high
-proposed new front fencing is of part palisade style with open form for the railing component, and modest height allowing for view over
-fences are min.50% transparent
-fence posts to the main front fence do not exceed 1.2m
-fence posts to the driveway, where it comes to meet the garden fence, rise up to 1.6m, where there is the transition to the rear 1.8m garden fencing

C3 Side fences may be 1.8m high to the predominant building line. Forward of the building line, side fences must taper down to the height of the front fence at a height no greater than 1.2m.
-proposed new front fencing is of part palisade style with open form for the railing component, and modest height allowing for view over
-fences are min.50% transparent
-fence posts to the main front fence do not exceed 1.2m
-fence posts to the driveway, where it comes to meet the garden fence, rise up to 1.6m, where there is the transition to the rear 1.8m garden fencing

C4 On corner sites where the façade of a building presents to two street frontages, fences are to be no higher than 1.2m.
-NA

C5 Front fences shall not be taller than 1.2m.
-proposed new front fencing is of part palisade style with open form for the railing component, and modest height allowing for view over
-fences are min.50% transparent
-fence posts to the main front fence do not exceed 1.2m
-fence posts to the driveway, where it comes to meet the garden fence, rise up to 1.6m, where there is the transition to the rear 1.8m garden fencing

C6 Screens with a minimum of 50% transparency may be up to 1.8m high along the front boundary.
-fence posts to the driveway, where it comes to meet the garden fence, rise up to 1.6m, where there is the transition to the rear 1.8m garden fencing

C7 Landscaping should not include visually solid hedges that may conceal intruders.
-hedges are not part of our landscaped plan

C1.6.2 Outbuildings and Swimming Pools

Objectives

O1 To ensure that development is of a scale that is visually compatible with adjacent buildings, character of the area, and the objectives of the zone.
-proposed works include a small prefabricated concrete 'tank' pool, of a modest scale

Controls

Outbuildings

C1 Development for the purposes of outbuildings must not exceed the following numerical requirements:
(a) A maximum height of building of 4.8m for any outbuilding.
(b) A maximum external wall height of 3.5m for any outbuilding.
-proposed works do not include outbuildings

Swimming Pools

C2 Swimming pools must not be located within any front setback.
-proposed swimming pool is not proposed for the front setback

C3 Minimum setback of 1m from any side or rear boundary for swimming pools and associated terraces. Landscaping shall be provided in the setback area to screen the pool from neighbours.
-proposed pool is setback 1.7m from the side boundary

C1.6.3 Building Services

Objectives

O1 To reduce impact of services and utilities through their integration with the design of landscaped areas and buildings.
-proposed works integrate utilities and services

Controls

C1 All letterboxes be installed to meet Australia Post standards.
-proposed works include a new compliant letterbox to the front fence

C2 Design and provide discretely located mailboxes at the front of the property.
-proposed works include a new compliant letterbox to the front fence

C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.
-proposed works include integrated services

C4 Facilities should not be visually obtrusive and should not detract from soft- landscaped areas that are located within the required setbacks or building separations.
-proposed works to be compliant

C5 Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.
-proposed works to be compliant

C6 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:
(a) Screen air conditioning units behind balcony balustrades;

(b) Provide screened recesses for water heaters rather than surface - mounting them on exterior walls; and
(c) Locate meters in service cabinets.
-proposed works to be compliant

C7 Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.
-proposed works to be compliant

C8 Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.
-proposed works to be compliant

C9 Location and design of service areas should include:
(a) Screening of clothes drying areas from public places; and
(b) Space for storage that is screened or integrated with the building design.
-proposed works to have existing clothes drying area, storage/shed space under the stair

C10 Minimise visual impact of solar hot water systems by:

(a) Placing the system as unobtrusively as possible, both to the street and neighbouring properties;
(b) Using a colour that is consistent with the colour of roof materials;
(c) Designing solar panels, where possible, as part of the roof;
(d) Setting the solar panels back from the street frontage and position below the ridgeline; and
(e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).

-NA

C1.7 SUMMARY OF MAIN NUMERICAL DEVELOPMENT CONTROLS

The following is a summary of the main numerical controls for dwelling houses and outbuildings.

Control		Numerical amount	Complance
Frontage	Minimum street frontage	15m	16.23m complies
	Minimum access corridor serving internal/battle-axe lots	• 3m when serving one lot • 4m when serving two lots • 5m when serving more than two lots	NA
Site coverage	Refer to section C1.2.2 – Table C1.1		
Landscaping	Deep soil areas	• 15% for site area up to 449m^2 • 20% for site area 450m^2 to 599m^2 • 25% for the site area 600m^2 or above	42.3% complies
	Minimum dimension	2.5m	Complies
Height	Maximum number of storeys	2 storeys	
	Maximum external wall height where maximum height of building in the LEP is 8.5m	7m	NA
	Maximum external wall height where maximum height of building in the LEP is 9.5m	8m	7.2m Complies
	Maximum finished ground level above natural ground level	1m	0.85m complies
	Maximum height of retaining walls	• 2m for steeply sloping sites • 1m for all other land	NA
	Maximum cut below ground level	600mm	NA
Setbacks	Frontage 12.5m or less: • Minimum front setback • Maximum recess for main entrance from building line • Minimum side setback • Minimum rear setback	• 5.5m • 2m • 900mm • 6m	
	Frontage 12.5m or greater: • Minimum front setback • Maximum recess for main entrance from building line • Side setback • Minimum side setback for corner lots • Minimum rear setback	• 6m or average of dwelling to either side of site • 2m • 1m • 2m from secondary street	Average of either side Complies

		frontage • 6m	
	Outbuildings: • Side setback for external wall height over 2.7m	450mm	NA
Roof pitch	Maximum roof pitch	30 degrees	3° Complies
Internal dwelling layout	Minimum dimension of primary living area and principal bedroom	3.5m	Complies
	Minimum dimension of secondary bedrooms	3m	Complies
Amenity	Solar access to proposed development	Minimum 3 hours between 8am-4pm on 21 June	Complies
	Solar access to proposed neighbouring development	Retain a minimum 3 hours between 8am-4pm on 21 June	Complies
Fencing & Ancillary Development	Maximum height of front boundary fencing	1.2m or 1.8m if a minimum of 50% transparency screening is provided	1.2m to front of cottage, 1.6m in front of garage Complies
	Maximum height of outbuilding	4.8m	NA
	Maximum wall height of outbuilding	3.8m	NA
	Minimum side setback for swimming pools	1m	1.7m Complies
Parking Rates	Refer to Chapter B1 of this DCP	To AS 2890.1	Complies

Table C1.7: Summary of Main Numerical Development Controls for Dwelling Houses and Outbuildings