
Bayside Planning Panel

8/08/2017

Item No	5.2
Application Type	Section 82A Review of Determination of DA2016/030
Application Number	DA-2016/030
Lodgement Date	16 March 2017
Property	6 Edgehill Avenue, Botany - Lot B in DP 435717
Owners	Jo Jansyn & Chris Wilson (6 Edgehill Avenue) SR & SD Evans (8 Edgehill Avenue)
Applicant	Jo Jansyn
Proposal	Alterations and first floor additions to an existing single storey semi detached dwelling.
No. of Submissions	One
Cost of Development	\$379,500
Report by	Christopher Mackey, Coordinator Development Services

Officer Recommendation

- 1 That for this Section 82A Review of Determination, it is recommended that the Bayside Planning Panel confirms the previous decision to refuse Development Application 16/030, for the reasons outlined in the original determination.
 - 2 That the objector be advised of the Bayside Planning Panel's determination.
-

Attachments

- 1 Planning Assessment Report;
 - 2 Clause 4.6 variation to height;
 - 3 Survey Plan
 - 4 North Section Plan
 - 5 Site & Roof Plan
 - 6 East and West Elevations
-

Location Plan



BAYSIDE COUNCIL

Planning Assessment Report

Application Details

Application Number:	Section 82A review of refusal of DA-16/030
Date of Receipt:	8 February 2017
Property:	6 Edgehill Avenue, Botany Lot B in DP 435717
Owner:	Jo Jansyn & Chris Wilson (6 Edgehill Avenue) SR & SD Evans (8 Edgehill Avenue)
Applicant:	Jo Jansyn
Proposal:	Section 82A Application review of determination of DA-16/30 for the alterations and first floor additions to existing single storey semi detached dwelling.
Value:	\$379,500.00
No. of submissions:	One (1) objection
Author:	Christopher Mackey – Coordinator Development Services
Date of Report:	21 July 2017

Key Issues

Development Application No. DA-2016/030 for the alterations and first floor additions to existing single storey semi detached dwelling at 6 Edgehill Avenue, Botany was refused under delegation on 8 February 2017.

Council received the subject Section 82A Review of Determination of this decision on 16 March 2017.

The Section 82A Review Application was placed on public exhibition for a fourteen (14) day period from 1 May 2017 to 15 May 2017. One (1) objection was received.

The original determination to refuse DA16/030 was a result of the requirement for the applicant to obtain owners consent from the adjoining owner at No. 8 Edgehill Avenue for upgrade works to the existing chimney on the common boundary, that are required under the BCA, but for which adjoining owners consent could not be obtained. This situation remains unaltered.

The application has been assessed in accordance with the relevant requirements of the *Environmental Planning and Assessment Act 1979* ('EP&A Act') and it is recommended that Council confirm the previous decision of refusal of Development Application 16/030.

Recommendation

1. That for this Section 82A Review of Determination, it is recommended that the Bayside Planning Panel confirm the previous decision to refuse Development Application 16/030, for the reasons outlined in the original refusal; and
2. That the objector be advised of the Bayside Planning Panel's decision.

Background

History of DA

Council received Development Application No. 16/30 on 24 February 2016 seeking consent for alterations and first floor additions to an existing semi detached dwelling at 6 Edgehill Ave, Botany.

The dwelling is an old cottage with a semi formed party wall and two common chimneys. The chimneys straddle the boundary in common with 8 Edgehill Avenue, to the immediate south. The application triggers works to be undertaken on neighbouring land as the first floor addition requires the chimney's to be built up to meet the BCA requirements. As the owner's consent for the works on the adjoining land is required and cannot be obtained, the application is unable to be supported by Council.

The original DA was notified and two (2) submissions were received.

Council received a clause 4.6 exception to the floor space ratio standard on 2 March 2016.

Council received additional information on the 6 May 2016 in the form of amended plans, shadow diagrams, elevations and structural engineers report.

On 10 October 2016, Council advised the applicant that the outstanding issue of the owner's consent had not been resolved and is still required.

On 12 October 2016, the applicants consultant advised that they don't agree with Council's position and as there is no fire separating wall between the two dwellings within the roof space, that in order to address the fire safety concerns that Council should serve an order on both owners to rectify this issue which would also require the bricking up of the chimneys.

The development application has been assessed in accordance with the relevant requirements of the Environmental Planning and Assessment Act 1979 and is recommended for refusal.

The reasons for refusal were as follows:

- 1) Inadequate owners consent has been provided to the development application as is required by Schedule 1, Part 1 of the Environmental Planning and Assessment Regulation 2000 (*Environmental Planning and Assessment Act 1979 s79C(1)(a)(iv)*).

- 2) Given the insufficient information submitted with the development application, granting approval to the development will have an adverse impact on the public interest (*Environmental Planning and Assessment Act 1979 s79C(1)(e)*).

Description of the Proposed Development - Review Application

The development application seeks Council consent for alterations and first floor addition to the existing semi detached single level dwelling...

The specifics of the proposal as applied for are as follows:

- Demolition of the roof over the rear of the property and the verandah
- Ground floor alterations including opening the living/dining room to the garden, refurbishing the existing kitchen, and demolition of existing third bedroom to create a bathroom and stair to the first floor.
- New First floor addition including two bedrooms and a bathroom.
- Proposed roof over first floor addition

Works that are required if the development were approved:

- A smoke alarm system would be required under the BCA;
- As the chimneys straddle the boundary. These are required to be built up so as the height of the stack is 300mm above the highest point of the roof being the ridge. Therefore requiring the owner's consent from the neighbouring owners at No.8 Edgehill Ave.

The proposal is illustrated in Figures 1-4 below.

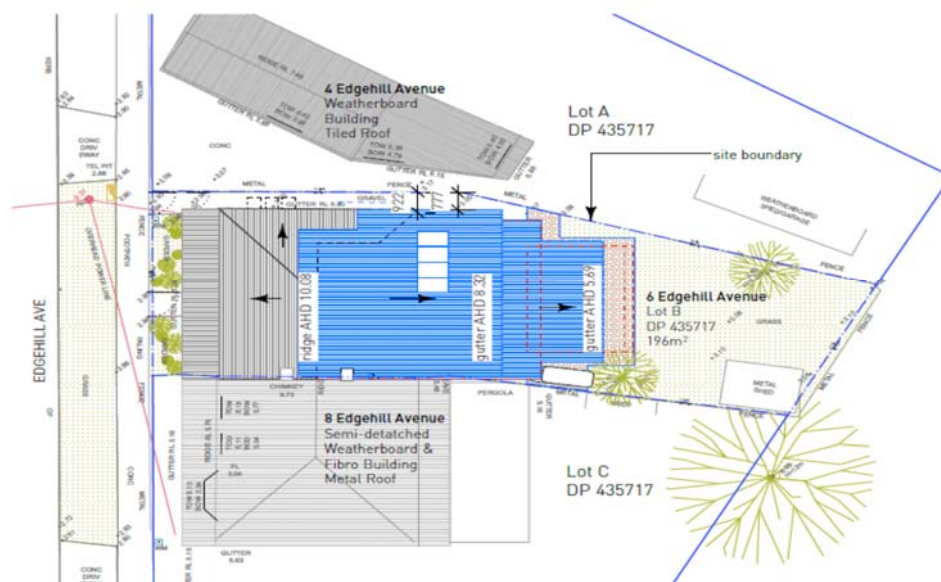
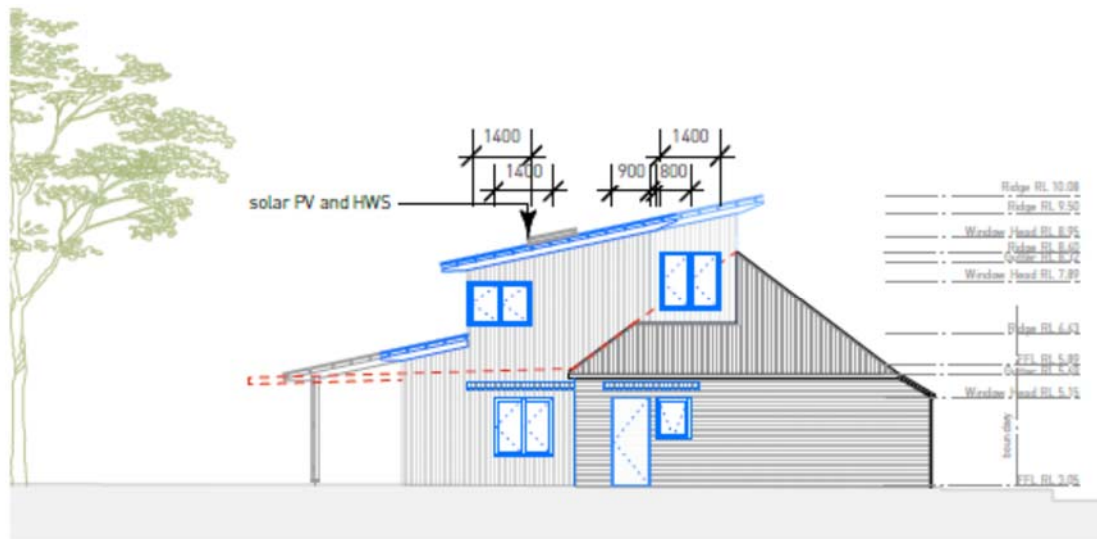


Figure 1. Proposed Site Plan



North Elevation

Figure 2. Proposed Northern Elevation



West Elevation

Figure 3 – Proposed West Elevation

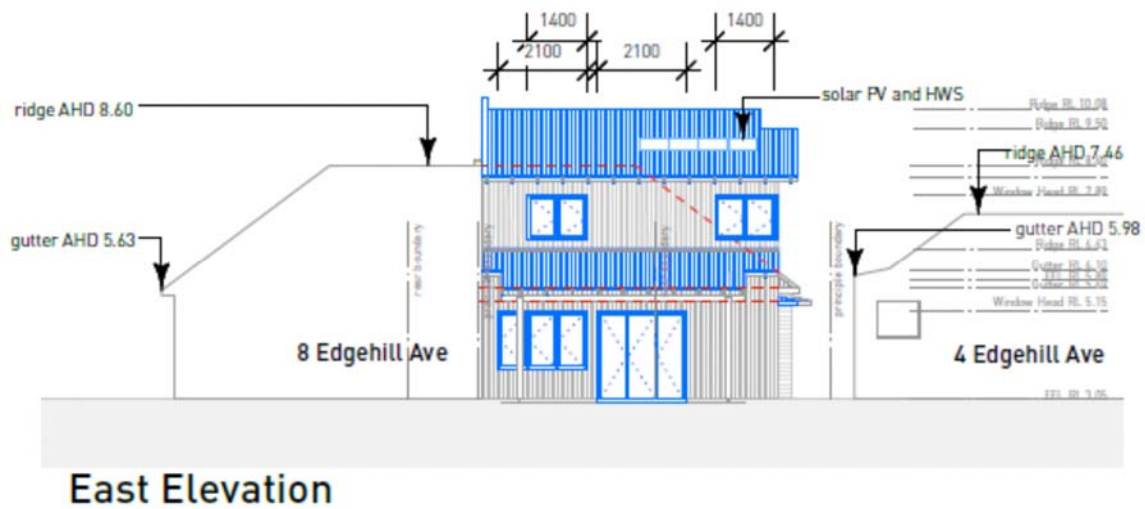


Figure 4 – Proposed East Elevation

Site Description

The subject site is legally known as Lot B in DP 435717. The site is situated in the eastern side of Edgehill Ave south of Botany Road. The site is east west oriented. The site is generally regular in shape however the site boundaries (although not defined by survey) have slight deviations within the boundary line. Behind the dwelling house the site starts to taper in towards the rear boundary.

The site comprises one half of the semi-detached dwelling in the form of a 100 year old cottage. The subject dwelling is setback approximately 1 metre from the front boundary.

Figure 1. Locality Plan



Figure 2. Locality Plan

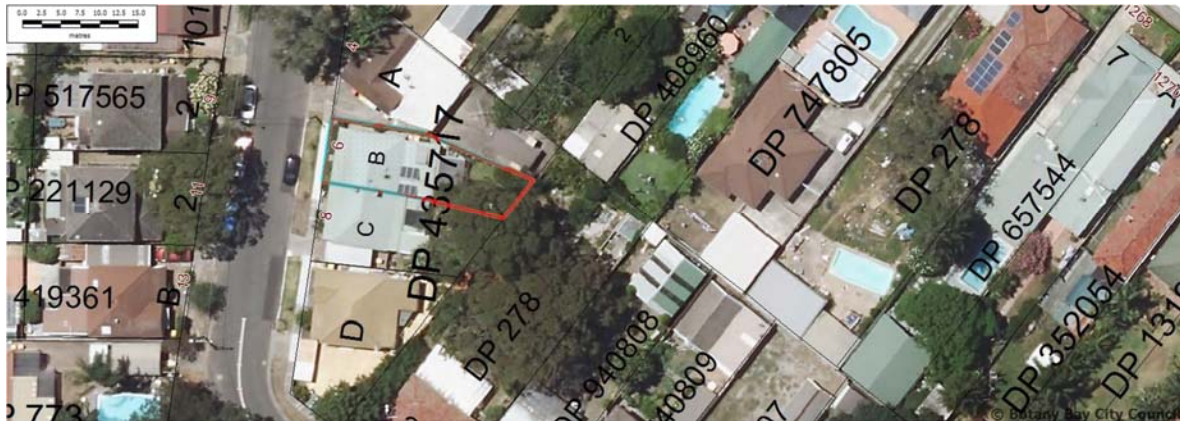


Figure 4. Site Photo



Figure 5 - Subject dwelling on left side of semi detached.

Referrals

Development Application No. DA-2016/030 was referred to Council's Building Surveyor and Health Officer for comments. As there have not been major changes proposed, the original comments still apply.

Statutory Considerations

Environmental Planning and Assessment Act, 1979

An assessment of the application has been undertaken pursuant to the provisions of the *Environmental Planning and Assessment Act, 1979*.

Section 82A Provisions

Pursuant to Section 82A of the EP&A Act, an applicant may request that the Council review a determination of an application, subject to various tests, which are considered below:-

- If Council was the consent authority - in this case the Council was the consent authority.
- The determination was not for a complying development certificate, designated development, integrated development, or a determination made by the council under Division 4 in respect of an application by the Crown - in this case, the proposal was not for any of these types of development.
- A determination cannot be reviewed after the time limited for the making of an appeal under section 97 expires, if no such appeal is made against the determination, or after an appeal under section 97 against the determination is disposed of by the Court, if such an appeal is made against the determination - this timeframe is 6 months, with DA-2016/030 having been refused by the Council on 8 February 2017, resulting in this review application being made within the specified time frame, although the review would have to be determined on the 8 August 2017.
- The applicant may make amendments to the development described in the original application, subject to the consent authority being satisfied that the development, as amended, is substantially the same development as the development described in the original application (s82A(4)(c)) – in this case there are no changes to the original plans as submitted under DA16/030 and no new information has been submitted. Therefore, the proposal is substantially the same development as the original application.
- The council may review the determination if it has notified the request for review in accordance with the regulations, if the regulations so require, or a development control plan, (where applicable) and considered any submissions made concerning the request for review – in this case, the Review Application was notified in accordance with Botany Bay Development Control Plan 2013 with one submission being received.
- As a consequence of its review, the council may confirm or change the determination – in this case, the recommendation is to confirm that determination is for refusal.
- If the council reviews the determination, the review must be made by the council, the council must make the decision – in this case, the original DA was refused under delegation and therefore this Review Application is referred to Council for a decision.

Accordingly, it is considered that a Section 82A review is available and is considered below.

S.79C(1) - Matters for Consideration – General

S.79C(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ("BASIX") applies to the proposed development. The development application was accompanied by BASIX Certificate No. A241882 committing to environmental sustainable measures.

State Environmental Planning Policy No. 55 – Remediation of Land

The provisions of SEPP 55 have been considered in the assessment of the development application, along with the requirements of Part 3K of BDDCP 2013, relating to Contaminated Land. The likelihood of encountering contaminated soils on the subject site is considered to be extremely low given the following:

1. The site appears to have been continuously used for residential purposes;
2. The adjoining and adjacent properties are currently used for residential purposes;
3. The site and surrounding land were not previously zoned for purposes identified under Table 1 of the contaminated land-planning guide in SEPP 55, in particular industrial, agricultural or defence uses.

On this basis, the site is considered suitable in its present state for the proposed residential development. No further investigations of contamination are considered necessary.

Botany Bay Local Environmental Plan (LEP) 2013

The provisions of the BBLEP 2013 have been considered in the assessment of the Development Application and the following information is provided:

Principal Provisions of BBLEP 2013	Compliance (Yes/No)	Comment
Land Use Zone	Yes	The site is zoned R2 Low Density Residential under the BBLEP 2013.
Is the proposed use/works permitted with development consent?	Yes	The proposed use is permissible with Council's consent under the BBLEP 2013.
Does the proposed use/works meet the objectives of the zone?	Yes	The proposed development is consistent with the objectives of the zone which are: <ul style="list-style-type: none"> • <i>"To provide for the housing needs of the community within a low density residential environment;</i> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents;</i> • <i>To encourage development that promotes walking and cycling."</i>
Does Schedule 1 – Additional Permitted Uses apply to the site?	N/A	Schedule 1 does not apply to the site.
If so what additional		

Principal Provisions of BBLEP 2013	Compliance (Yes/No)	Comment
uses are permitted on the site?		
What is the height of the building? Does the height of the building comply with the maximum building height?	Yes	A maximum building height of 8.5m applies to the subject site. The plans indicate a maximum height of 7.05m. This complies with the LEP height limit.
What is the proposed FSR? Does the FSR of the building comply with the maximum FSR?	No – Clause 4.6 required.	The FSR of the development on the subject site is restricted to a maximum of 0.50:1. The subject site has an area of 196sqm (survey). <u>Existing Dwelling:</u> GFA: 76.2sqm FSR: 0.4:1 <u>Proposed:</u> Additional GFA: first floor 39.2 SQM) Total combined GFA: 115.4sqm FSR 0.58:1 The proposed FSR of 0.58:1 does not comply with the 0.5:1 requirements. A clause 4.6 variation request is referred to at Note 1:
Is the proposed development in a R3/R4 zone? If so does it comply with site of 2000m2 min and maximum height of 22 metres and maximum FSR of 1.5:1?	N/A	The subject site is not located within the R3 Medium Density Residential or R4 High Density Residential zones.
Is the land affected by road widening? (Clause 5.1 – Relevant Acquisition)	No	Not Applicable.
Is the site listed in Schedule 5 as a heritage item or within a Heritage Conservation Area?	No	Not Applicable.
The following provisions in Part 6 of the LEP apply to the development:	Yes	Class 2 ASS affect the subject site. The requirements of this Clause have been considered in the assessment of the development application. There is no additional exposure as the proposal is only for a first floor addition.

Principal Provisions of BBLEP 2013	Compliance (Yes/No)	Comment
<ul style="list-style-type: none"> 6.1 – Acid Sulfate Soils (ASS); 6.3 – Stormwater management; 6.9 – Development in areas subject to aircraft noise. 	Yes	<p>On this basis, the proposed works do not activate a requirement for an ASS assessment.</p> <p>A new 2000 litre water tank is proposed but there is no additional ground coverage. As such this is considered acceptable</p> <p>A maximum building height of 15.24m applies to the site in accordance with the Obstacle Limitation Surface Map. The proposed maximum height is 5.711m (garage and habitable loft), which complies with Part 6.8 of the BBLEP 2013.</p>
	Yes	<p>The subject site is located within the 25 – 30 ANEF contour where residential development is classified as “unacceptable”. Accordingly, an Aircraft Noise Report has been submitted with the application however this has been prepared in accordance with the wrong Australian Standard. An updated report can be conditioned on any approval that issues.</p>

The objectives and provisions of the BBLEP 2013 have been considered in relation to the subject development application. The proposal is satisfactory in terms of the BBLEP 2013.

Note 1: 4.4 Floor space ratio Residential zones

The proposed development does not comply with clause 4.4(2) in BBLEP 2013 which has a limit of 0.5:1 floor space ratio for this type of development. The proposed development will have a floor space of 115.4m² which is 17.4m² over the maximum FSR and will result in an overall FSR of 0.58:1.

The applicant's request to vary the development standard Clause 4.4 (Floor Space Ratio) is considered to be reasonable as the variation is consistent with the objectives in Clause 4.6 (Exceptions to development standards).

Approval of the proposal would create an undesirable precedent as the owner's consent from the neighbour has not been obtained to carry out the development and is not in the public interest.

As such the proposed variation is not supported in this instance.

Further, it is considered that the proposed FSR satisfies the objectives of Clause 4.4.

4.6 Exceptions to development standards

Clause 4.6 allows a variation to a development standard subject to a written request by the applicant justifying the variation by demonstrating:

(3)(a) that compliance with the standard is unreasonable or unnecessary in the circumstances of the case, and

(3)(b) that there are sufficient environmental planning grounds to justify the variation.

In considering the applicant's submission, the consent authority must be satisfied that:

- (i) the applicant's written request is satisfactory in regards to addressing subclause (3) above, and
- (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives of the relevant zone.

5(a) The consent authority must also consider whether contravention of the development standard raises any matter of significance for State or Regional environmental planning, and

5(b) the public benefit of maintaining the development standard.

Development Standard to be varied

The applicant has sought to vary clause 4.4 (2) of the Botany Bay LEP 2013 relating to the maximum floor space ratio for semi detached dwellings which is limited to 0.5:1.

The proposal will have a floor space ratio of 0.58:1 which exceeds the maximum FSR permitted by 17.4m²

Clause 4.4 (2) of the BBLEP 2013 states:

(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.

The objectives of this clause are as follows:

To establish standards for the maximum development density and intensity of land use,

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

(c) to maintain an appropriate visual relationship between new development and the existing character of areas or locations that are not undergoing, and are not likely to undergo, a substantial transformation,

(d) to ensure that buildings do not adversely affect the streetscape, skyline or landscape when viewed from adjoining roads and other public places such as parks, and community facilities,

(e) to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain,

(f) to provide an appropriate correlation between the size of a site and the extent of any development on that site,

(g) to facilitate development that contributes to the economic growth of Botany Bay.

Justification of the Variation

The applicant has submitted a detailed justification to the proposed variation to the development standard. It is stated that the proposed variation:

It would be unreasonable to enforce strict compliance with the FSR clause for this development when a dwelling house on the same sized lot can have a larger FSR. It is due to the site being located in area 3 which limits any semi detached dwelling to an FSR of 0.5:1.

Strict compliance will not hinder nor help the management, development and conservation of natural and artificial resources as specified in Section 5(a)(i). It would however hinder the economic use and development of the site, by not being flexible and preventing the construction of the proposed home which was designed to fit within an irregular shaped site and to complement the surrounding area.

The controls should be applied flexibly as the proposal complies with the remaining controls as outlined in this report

The applicant has argued that strict compliance with the standard would be unreasonable and necessary in the circumstances of the case.

Council Comments:

The applicant's submission is supported in the context of clause 4.6 based on their justification outlined above.

Pursuant to clause 4.6(4)(i), Council must be satisfied that applicant's written request has adequately addressed the matters required to be demonstrated by sub clause 3. In this instance, the applicant has adequately addressed the matters in sub clause 3 based on the justification above and has shown that Council has previously varied the floor space ratio control in the case of other dwellings in the area.

In this regard, Council is satisfied that the applicant has addressed the relevant matters.

Pursuant to clause 4.6(4)(ii) Council must be satisfied that the proposed development will not be in the public interest because it sets a precedent for works on neighbouring land without owners consent. In this instance, the application is consistent with the objectives of the standard and those of the R2 Low Density Residential zone.

The proposed variation is not visually prominent (compared to other dwellings in the precinct) and the proposed development is not likely to set an undesirable precedent within the locality. The proposed floor space ratio will have minimal adverse impact in terms of building dominance, solar access, light and air.

Further, the proposal is consistent with the relevant objectives of Clause 4.4 of the BBLEP 2031. In this regard, strict compliance with the floor space ratio controls is considered to be unreasonable and/or unnecessary in the circumstances of the case but support of it is not in the public interest.

Accordingly, as support of the variation is not in the public interest the proposal is not acceptable in respect to the floor space of the proposed dwelling house.

Botany Bay Development Control Plan 2013

The following is an assessment of the proposed development against the relevant provisions of this policy.

Part 3A – Parking & Access

The requirements of Part 3A Parking and Access have been considered in the assessment of the development application. Table 1 identifies that for dwelling houses, one space is to be provided per dwelling with up to and including two bedrooms. The existing dwelling is two bedroom plus study and does not provide an off street car park. The proposal makes the dwelling three bedroom plus study with no off street parking proposed.

The lack of car parking on such a small site with potentially up to four bedrooms gives the indication the site is too small to accommodate the proposed development.

Part 3F – Tree Management

The development application has been referred to Council's Landscape Officer who has not provided a response. Given the recommendation for refusal this has not been pursued.

Part 3J – Development Affecting Operations at Sydney Airport

The subject site is located within the 25 – 30 ANEF contour where residential development is classified as "unacceptable". Accordingly, an Aircraft Noise Report (prepared by Peter Knowland and Associates T/a PKA acoustic Consulting dated 15 February 2016) has been submitted with the application. The submitted report has been undertaken in accordance with Australian Standard 2021-2015. However, Council's DCP requires that the acoustic report be assessed in accordance with the requirements of AS2021-2000 "Aircraft Noise Intrusion – Building Siting and Construction".

The key difference between the two standards is that the later standard being 2015, assumes that the Boeing 747 and Boeing 767 will become obsolete in the near future and have therefore not been included in Noise intrusion assessment. The Boeing 747 is currently still in production with one being produced every alternate month. These will continue to operate from the airport for a significant period of time. The report supplied with the application assumes that the Airbus A380-841 (Long Haul) is the loudest plane operating at the airport with a calculated (not measured) take off dba of 74. Conversely the change in Sydney Airport's Contour mapping allowed for the introduction of the quieter Airbus A380, which saw a reduction in the contour lines, but didn't exclude the Boeing 767 or 747 as they still operate from the Airport.

The report concludes that to comply with the standard mechanical ventilation is required.

The applicants SEE states that it will be built to Comply with AS 2021-2000 but then refers to the acoustic report. However given the report is not to the correct standard that council requires and the unreliability of the SEE, the assessment is unable to be completed.

Part 3L – Landscaping

The proposed alterations and additions do not involve any additional landscaping. The development application has been referred to Council's Landscape Officer who have not responded to the request and given the recommendation this has not been pursued.

Part 3N – Waste Minimisation and Management

The Site Waste Minimisation and Management Plan, prepared by Dunn and Hillam architects submitted with the application proposes no excavation and minimal on-site cutting and waste.

Part 4A – Dwelling Houses

The proposal has been assessed against the relevant controls contained within BBDCP 2013. The development application was lodged on 11 August 2015 and Amendment No. 5 to the BBDCP 2013 came into effect on 5 April 2016. As such, new provisions regarding site

coverage, landscaped area and ancillary development are relevant to the assessment of this application.

Control	Proposed	Complies (Yes/No)
4A.2.4 Streetscape Presentation (dwelling houses)		
C2 Development must be designed to reinforce and maintain the existing character of the streetscape.	The alterations and additions are proposed at the rear of the ridgeline of the existing dwelling and as such will not dominate the streetscape of Edgehill Ave	Yes
C13 New extensions must be consistent with the exiting materials.	The additions proposed will be similar to the weatherboard façade currently existing but will be a shadow clad plywood which is a similar modern lightweight material.	Yes
4A.2.7 Site Coverage		
C2 For sites greater than 300sqm, the maximum site coverage is 50%.	The site has an area of 196sqm and as such, a maximum site coverage of 65% applies to development on the site as it has a site area of between 200-250sqm. Council has calculated the site cover as: <ul style="list-style-type: none"> Existing: 100sqm (50.50%) Proposed: 100sqm (50.50%) 	Yes
4A.2.8 Building Setbacks		
C1 Dwelling houses must comply with the following minimum setbacks as set out in Table 1 . Less than 12.5m lot width: <ul style="list-style-type: none"> Front – comply with prevailing street setback or 6m min. Side – assessed on merit. Rear – 4m min. Zero Lot Lines – on merit. Eaves – 450mm min. Note: The subject site has a lot width of 9.145m.	The subject lot has a width of 8.3m and is therefore subject to the controls for lots with widths of less than 12.5m. The proposed setbacks are as follows: <ul style="list-style-type: none"> Front: 2.45m (unchanged); Side North: 900mm (unchanged) Side South: (new roof built to party wall) Rear: 10m (to the laundry). Eaves: Unchanged. 	Yes Yes Yes Yes No No Existing situation
4A.2.9 Landscape Area		
C2 Development shall comply with the following minimum landscaped	Landscaped area has been calculated as: <ul style="list-style-type: none"> Existing: 63.9sqm (33%) 	Yes

Control	Proposed	Complies (Yes/No)
<p>area requirements, based on the area of the site in Table 2.</p> <p>Site area 250sqm – 350sqm = 20%</p>	<ul style="list-style-type: none"> Proposed: 63.9sqm (33%). <p>The proposed landscaped area complies with the control.</p>	
4A.3.1 Materials and Finishes		
C1 A Schedule of Finishes and a detailed Colour Scheme for the building facade must accompany all Development Applications involving building works (refer to Council's Development Application Guide for further detail).	The submitted elevations depict the proposed materials to be used.	Considered Acceptable
4A.3.2 Roofs and Attics/ Dormers		
<p>Roof Form</p> <p>C1 Where roof forms in a street are predominantly pitched, then any proposed roof should provide a similar roof form and pitch. Roof pitches are to be between 22.5 degrees and 40 degrees.</p>	The proposed roof is of a skillion form.	N/A
4A.4.1 Visual Privacy		
<p>C2 Visual privacy for adjoining properties must be minimised by:</p> <ol style="list-style-type: none"> Using windows which are narrow, or glazing which is translucent or obscured; Ensuring that windows do not face directly on to the windows, balconies or courtyards of adjoining dwellings; Screening opposing windows, balconies and courtyards; and Increasing sill heights to 1.5 metres above floor level. 	The proposed alterations and additions include windows from bedrooms only. Although bedroom 2 and 3 windows would naturally direct the gaze of an inhabitant to overlook the private yard of 4 and 8 Edgehill ave. These would require privacy screens if approved.	Yes
4A.4.3 Solar Access		
C1 Buildings (including alterations/ additions/ extensions) are to be designed and sited to maintain approximately 2 hours of solar access between 9am and 3pm on 21 June to windows in living areas (family rooms, rumpus, lounge and kitchens) and the principal open space areas such as swimming pools, patios and terraces, and drying areas of both the subject site and adjoining properties.	<p>The property to the south, being 8 Edgehill Ave has no windows in the northern faced as it is the shared boundary with the subject site.</p> <p>Between 9am and midday, at least 50% of the backyard of 8 Edgehill Ave, receives the required amount of solar access.</p>	No Existing situation

4A.4.4 Private Open Space		
<p>C1 Each dwelling is to have a minimum area of private open space (refer to Figure 26). The private open space area is to:</p> <ul style="list-style-type: none"> (i) Has at least one area with a minimum area of 36m²; (ii) Is located at ground level with direct access to the internal living areas of the dwelling; (iii) Maximise solar access; (iv) Is visible from a living room door or window of the subject development; (v) Minimises overlooking from adjacent properties; (vi) Is generally level; (vii) Be oriented to provide for maximum year round use; (viii) Is appropriately landscaped; (ix) Is located or screened to ensure privacy. 	The plans indicate that the level of private open space will remain unchanged as part of the application.	Yes
4A.4.7 Vehicle Access		
<p>C2 The width of the vehicular crossing over the Council's road reserve shall be a minimum of 3 metres for a single garage and a maximum of 5.5 metres for a double garage at the property boundary and at 90° to the kerb.</p>	No Vehicle access is proposed given the constraints of the site.	Considered acceptable in this instance.
4A.4.8 Car Parking		
<p>C2 Car parking requirements</p> <p>1 space per dwelling for semi detached dwellings.</p>	No Car parking is provided on the site	No. refer to earlier discussion Part 3A.

S.79C(1)(a)(iv) - Provisions of Regulations

Clause 92 of the regulation has been considered and there are no applicable provisions to the development.

S.79C(1)(b) - Likely Impacts of Development

As outlined in the assessment above, the proposed development will have no significant adverse environmental, social or economic impacts in the locality.

S.79C(1)(c) - Suitability of the site

The site is affected by aircraft noise and the noise report accompanying the application has not been undertaken in accordance with Council requirements. However, insufficient information has been provided with the development application to ascertain whether the development would be suitable in the context of the site and locality.

S.79C(1)(d) - Public Submissions

In accordance with Part 2 Botany Bay Development Control Plan 2013 – Notification of Development Applications, the Section 82A Review Application was notified to surrounding property owners for a 14 day period from 1 May 2017 to 15 May 2017. One (1) objection was received.

A summary of the submissions is as follows:

- *The wall between the 2 houses could not support a first floor addition.*

Officers Comment: The applicant has supplied a structural engineers report indicating that no additional loads will be placed on the existing partial party wall. The report does not indicate that no additional load will be resultant on the dwelling or foundations at 8 Edgehill Ave.

- *The foundations under both buildings are on sandy ground and the flooring is only 3 feet and only has a few bricks holding them up in different areas, which could not support a first floor addition. To check on the sub floor you would have to lift up the flooring or use a camera.*

Officer's comment: As stated above, the submitted structural, engineers report does not address the existing foundations.

- *Dramatic loss of sunlight to rear of the neighbouring property to the south.*

Officers comment: Whilst there will be a decrease in the solar access it is within the guidelines set down in Council's DCP.

- *Loss of privacy due to first floor addition, the windows in the east elevation will overlook the backyard.*

Officers comment: The windows in the east elevation are from bedroom windows only and to minimise any privacy concerns, privacy screens would be recommended if an approval were granted.

- *We would also request that a Dilapidation report and Independent Engineers report be undertaken.*

Officers comment:

A dilapidation report would ordinarily be conditioned on any consent granted. A Structural engineers report was submitted with the original report, which does not address the foundations.

- *We would also request that we do not want the chimney in our property touched or removed.*

Officers comment:

If approval was given for the proposed development, Council would be required to issue a Notice on the adjoining property for the upgrade of the chimney and this is unreasonable.

S.79C(1)(e) - Public interest

It is considered that granting approval to the proposed development will have no significant adverse impact on the public interest.

Conclusion

Section 82A Application review of determination No. 16/030 for the alterations and first floor additions to existing single storey semi detached dwelling at 6 Edgehill Avenue, Botany, has been assessed in accordance with the relevant requirements of the *Environmental Planning and Assessment Act 1979*.

There are no changes proposed from that originally proposed under DA16/030.

As the original DA was refused by Council under delegation, the Bayside Planning Panel must determine the Review Application by the 8 August 2017.

As there is no new information submitted in support of the application and given the unresolved issue with the lack of adjoining owners consent to facilitate the proposed works, it is recommended that the determination remain as refusal.

Attachment

Schedule 1 – Reasons for Refusal

Premises: 6 Edgehill Avenue, Botany

DA No: 16/030

REASONS FOR REFUSAL

1. Inadequate owners consent has been provided to the development application as is required by Schedule 1, Part 1 of the Environmental Planning and Assessment Regulation 2000 (*Environmental Planning and Assessment Act 1979 s79C(1)(a)(iv)*).
2. Given the insufficient information submitted with the development application, granting approval to the development will have an adverse impact on the public interest (*Environmental Planning and Assessment Act 1979 s79C(1)(e)*).

Alterations and Additions
6 Edgehill Ave, Botany

Appendix A

Clause 4.6 Variation to Development Standard

Prepared by Dunn & Hillam Architects
for Chris Wilson and Jo Jansyn
23rd November 2016
Revision:01

This request is for a variation to the floor space ratio control under Botany Bay LEP 2013 and accompanies a development application (DA - 2016-30) for alterations and additions to a semi-detached dwelling at 6 Edgehill Ave, Botany.

1. STANDARD OBJECTED TO

This request relates to Clause 4.4 Floor Space Ratio, which states:

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

- (a) to establish standards for the maximum development density and intensity of land use,**
- (b) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality,**
- (c) to maintain an appropriate visual relationship between new development and the existing character of areas or locations that are not undergoing, and are not likely to undergo, a substantial transformation,**
- (d) to ensure that buildings do not adversely affect the streetscape, skyline or landscape when viewed from adjoining roads and other public places such as parks, and community facilities,**
- (e) to minimise adverse environmental effects on the use or enjoyment of adjoining properties and the public domain,**
- (f) to provide an appropriate correlation between the size of a site and the extent of any development on that site,**
- (g) to facilitate development that contributes to the economic growth of Botany Bay.**

The proposed alterations and additions are to an existing semi-detached dwelling on land that is zoned R2 Residential. The Floor Space Ratio Map places the proposed development in an area defined as zone "N" with a maximum floor space ratio of 1:1, in Area 3 which is subject to Clause 4.4A.

Under Clause 4.4A Exceptions to floor space ratio for residential accommodation:

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

- (a) to ensure that the bulk and scale of development is compatible with the character of the locality,**
- (b) to promote good residential amenity.**

(2) This clause applies to land identified as "Area 3" on the Floor Space Ratio Map.

(3) Despite clause 4.4 (2), the following provisions relate to floor space ratios on land to which this clause applies:

- (a) the maximum floor space ratio for a dwelling house is not to exceed the floor space ratio applicable to the site area of the land on which the dwelling house is situated:**

Site Area	Maximum Floor Space Ratio
<200 square metres	0.85:1
200–250 square metres	0.80:1
251–300 square metres	0.75:1

301–350 square metres	0.70:1
351–400 square metres	0.65:1
401–450 square metres	0.60:1
>450 square metres	0.55:1

- (b) the maximum floor space ratio for multi dwelling housing is not to exceed 0.8:1,
- (c) the maximum floor space ratio for a residential flat building is not to exceed 1:1,
- (d) the maximum floor space ratio for all other development for the purpose of residential accommodation is 0.5:1.

Under Clause 4.4A the maximum allowable floor space ratio for a semi-detached dwelling is 0.5:1. The proposed alterations and additions have an FSR of 0.58:1, which exceeds the allowable FSR. It is believed that an exception to the allowable FSR is justified, as a semi-detached dwelling is an exception to the normal dwelling types present in the local area.



Single Dwelling Houses
 Semi-detached Dwellings
 Proposed Site

The local area is predominantly composed of single dwelling houses, which, under Clause 4.4A, have an allowable FSR which ranges between 0.85:1 and 0.55:1 depending on the site area. The density of the local area is characterised by lots with an average area of approx. 350sqm, and hence dwelling houses in the local area have an allowable FSR in the range of 0.75:1 - 0.65:1.

The proposed development is located on a site of only 196sqm, which if it were a freestanding single dwelling house, would have a maximum FSR of 0.85:1. The proposed development has an FSR of 0.58:1, which is less than the average allowable FSR for the local area.

In response to the objectives of clause 4.4 and 4.4A:

Botany Bay LEP 2013	Provisions	Comments	Complies
4.4 Floor space ratio	1b	The proposed development is compatible with the existing scale and desired future character of Botany Bay. Dwellings in the local area are generally single storey and two storey free standing houses, the two houses directly across the road, 9 and 11 Edgehill Ave, both include a first floor addition, and all other houses on the street are free standing dwellings. The proposed second storey addition responds to the existing character of the neighbouring buildings through siting and materiality. The design has been developed so as to maintain the existing dominant hipped roof form which is shared with the adjoining property.	YES
	1c	The proposal maintains an appropriate visual relationship between the character of existing and new development in the area. The proposed development provides a contemporary reinterpretation of existing forms and materiality of the existing semi-detached weatherboard house. The stained shadowclad plywood panels reference the existing weatherboards, and the corrugated metal roofing is to match the existing roof.	YES
	1d	The alterations and additions to the existing dwelling reinforce and maintain the existing character of the streetscape. The proposed alterations and additions are behind the front building line and will be partially visible from Edgehill Ave. The bulk and scale is consistent with surrounding properties and existing setbacks are maintained.	YES
	1e	The proposed alterations and additions have been designed to minimise adverse environmental effects on the adjoining property. The property is located to the north of 8 Edgehill Ave, and has a shared party wall to the south. As such, the majority of additional overshadowing falls on the roof of 8 Edgehill Ave, and has no impact on any windows. There are no solar panels located on the roof of 8 Edgehill Ave. A small amount of additional shadow is cast on the private open space of 8 Edgehill Ave, however more than 50% of the private open space still receives a minimum of 3 hours solar access between 9am and 12pm on June 21. Solar access is complying. Please refer to DA01-07 & DA01-08 for more information.	YES

Botany Bay LEP 2013	Provisions	Comments	Complies
	1f	The proposed development is located on a site of only 196sqm, which if it were a freestanding single dwelling house, would have a maximum FSR of 0.85:1. The proposed development has an FSR of 0.58:1, which is less than the allowable FSR for a single dwelling. As the site is a semi-detached dwelling, it should be considered appropriate to propose a development of higher density, which encourages growth and adaptability for a family, in an otherwise small site. The proposed alterations and additions do not alter the existing footprint of the house, and therefore do not decrease the available landscaping, providing an appropriate correlation between the size of the site and the extent of development.	YES
	1g	The proposed alterations and additions allow an existing family to grow and adapt, providing the space for them to remain in the Botany Bay Area. By encouraging existing residents to adapt with the growth and change of the area as a whole, the development contributes to the economic growth of the area.	YES
4.4A Exceptions Floor space ratio for residential accommodation	1a	The proposed bulk and scale of the development is consistent with the character of the locality. Dwellings in the local area are generally single storey and two storey free standing houses, The two houses directly across the road, 9 and 11 Edgehill Ave, both include a first floor addition. The proposed second storey addition is positioned behind the dominant ridge line of the existing, reducing its perceived scale and maintaining the existing dominant hipped roof form which is shared with the adjoining property. The proposed materiality responds to the existing character of the area. Stained shadowclad plywood panels, timber windows and a colorbond roof, provide a contemporary reinterpretation of the the existing weatherboard dwelling.	YES
	1b	The proposed alterations and additions promote good residential amenity. The proposal has been designed to provide adequate space for a growing family, creating better light, ventilation and outdoor connections, forming a better and more sustainable living environment for the inhabitants. The proposal creates an additional bedroom and bathroom, which are necessary for the growth of the family. Whilst on the ground floor the living and dining areas are expanded to create a greater sense of light and spaciousness in an otherwise small building footprint.	YES

It is considered that the proposed development is consistent with the objectives of Clause 4.4 and 4.4A regarding floor space ratio.

2. CLAUSE 4.6 EXCEPTIONS TO DEVELOPMENT STANDARDS

The Botany Bay LEP 2013 has been prepared under the NSW standard planning instrument. An application to vary a development standard may be made under Clause 4.6. This clause aims to provide an appropriate degree of flexibility in applying certain development standards and to achieve better outcomes for development by allowing flexibility in certain circumstances.

As the proposed development is consistent with the objectives of Clause 4.4 and 4.4A regarding floor space ratio, it should be considered reasonable that a variation to the standard be considered under Clause 4.6 Exceptions to development standards.

Clause 4.6 states as follows:

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

In response to the conditions of Clause 4.6:

Botany Bay LEP 2013	Provisions	Comments	Complies
4.6 Exceptions to development standards	1a	We request a variation to the Floor Space Ratio, as the proposal is considered an appropriate response to the site. We believe the maximum FSR of 0.5:1 applied to the site is unreasonable considering the small lot size and applicable FSR of the neighbouring sites and surrounding area.	YES
	1b	Through a variation of the allowable floor space ratio, the proposal would allow the flexibility to accommodate space for a growing family, whilst also providing a more sustainable living environment. A variation to the development standard would also allow the proposal to better respond to the scale of the existing and future growth of the area, as the surrounding properties have a maximum FSR higher than the subject site.	YES
	2a	The proposed development is not expressly excluded from the operation of this clause.	YES

Botany Bay LEP 2013	Provisions	Comments	Complies
	3a	<p>Compliance with the maximum floor space ratio of 0.5:1 is considered unreasonable as it is inconsistent with the density of the surrounding properties. The small size of the site (196sqm) would in the case of a single dwelling house ensure that a higher maximum FSR of 0.85:1 is allowable. However, in the case of a semi-detached dwelling, a blanket maximum FSR of 0.5:1 is applied, irrespective of the lot size. This would appear to contradict the character and purpose of a semi-detached dwelling, which should provide space for higher density living. Strict compliance with the development standard would limit the flexibility and amenity of the property, and inhibit it from responding to the scale and character of the existing and desired future growth of the area.</p>	YES
	3b	<p>The variation to the development standard is reasonable and justified, as the proposed development is consistent with the objectives of clause 4.4. The scale and character of the proposed is consistent with the surrounding developments, maintains existing setbacks and building footprint.</p> <p>The proposed FSR of 0.58:1 is considered a reasonable variation to the standard as the allowable FSR of the surrounding dwelling houses, which make up the majority of the local context, ranges from 0.85:1 - 0.55:1 depending on the site area.</p> <p>The proposed FSR of 0.58 is consistent with, and lower than, the average FSR of dwelling houses in the surrounding context. As a semidetached dwelling is not typical of the local area, it should be considered reasonable that the proposed is considered in relation to a single dwelling house.</p>	YES

3. CONCLUSION

This request for variation to the floor space ratio under the Botany Bay LEP 2013 Clause 4.6, is for the proposed alterations and additions to the semi-detached dwelling at 6 Edgehill Ave, Botany.

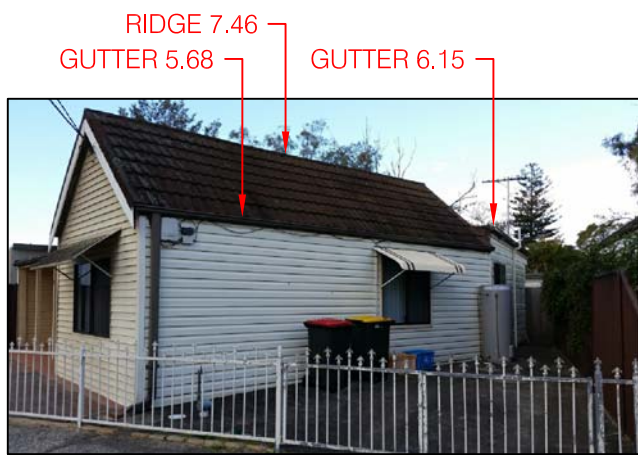
The proposed development satisfies the Provisions of Clause 4.6 as compliance with the development standard is considered unreasonable in the case because:

- The semi-detached dwelling is not typical of the area and hence the restrictive blanket FSR of 0.5:1 is not consistent with the FSR applied to the surrounding properties
- The FSR of 0.5:1 is inconsistent with the desired future growth and intensification of the Botany Bay Local Area and;
- The small size of the site makes achieving the maximum FSR of 0.5:1 unrealistic as it would hinder the ability to accommodate future growth for the family, and limit the amenity and flexibility of the property.

There are sufficient environmental planning grounds to vary the numerical standard in this manner as:

- The proposed development is consistent with all of the objectives of Clause 4.4 and 4.4A regarding floor space ratio
- The proposed FSR of 0.58:1 is lower than the average allowable FSR of dwelling houses in the local area and;
- The proposed development does not alter the existing footprint or setbacks of the property.

It should therefore be considered reasonable that a variation to the standard is considered under Clause 4.6 for the alterations and additions to 6 Edgehill Ave, Botany.



PHOTOGRAPH LOCATION 1



PHOTOGRAPH LOCATION 2



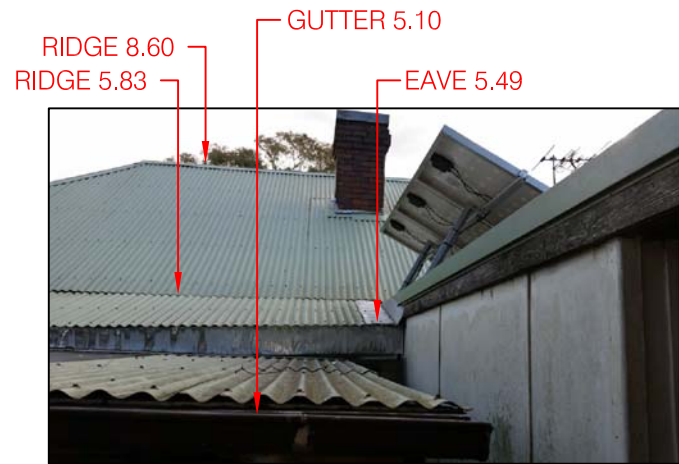
PHOTOGRAPH LOCATION 3



PHOTOGRAPH LOCATION 4

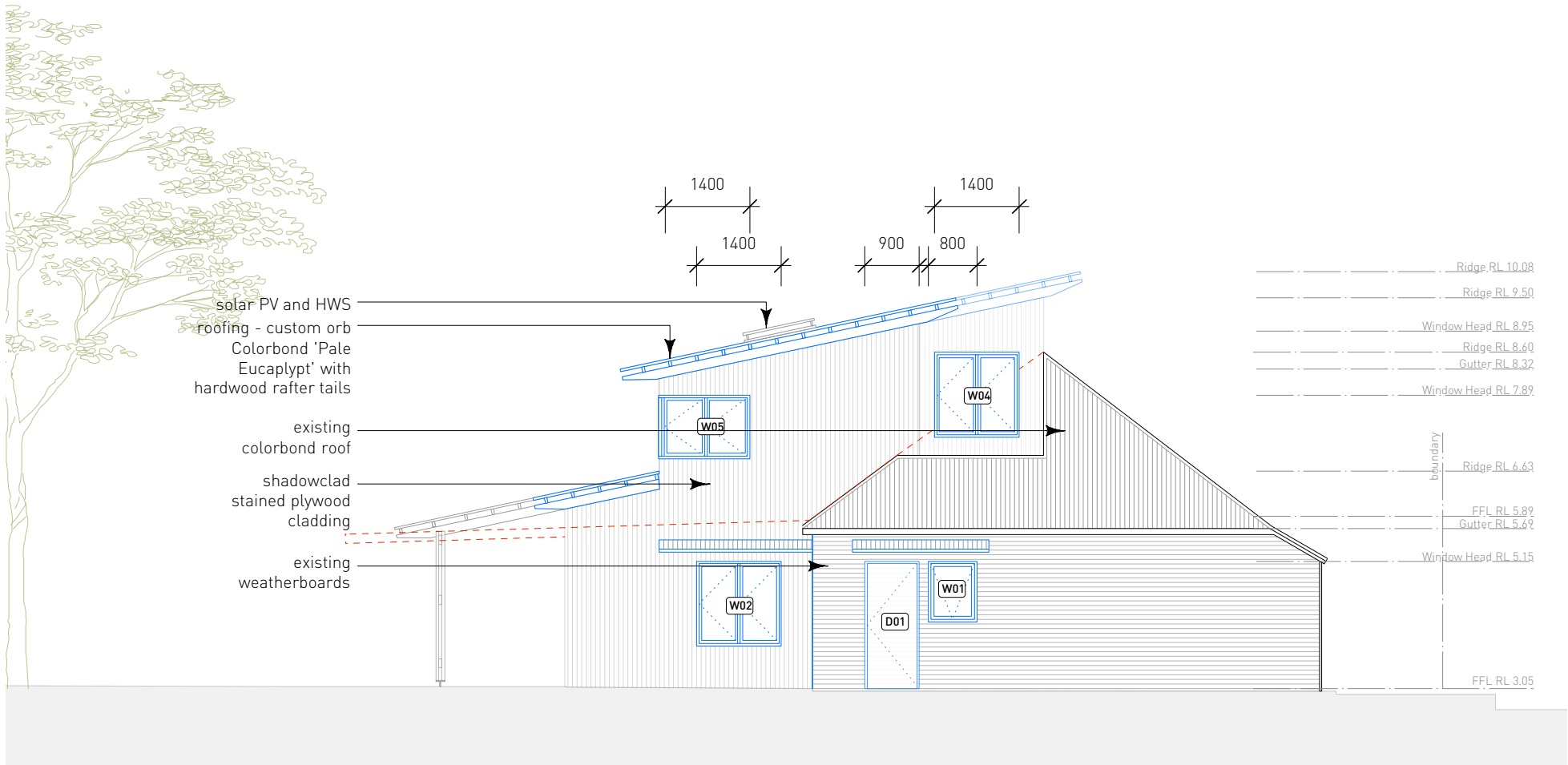


PHOTOGRAPH LOCATION 5

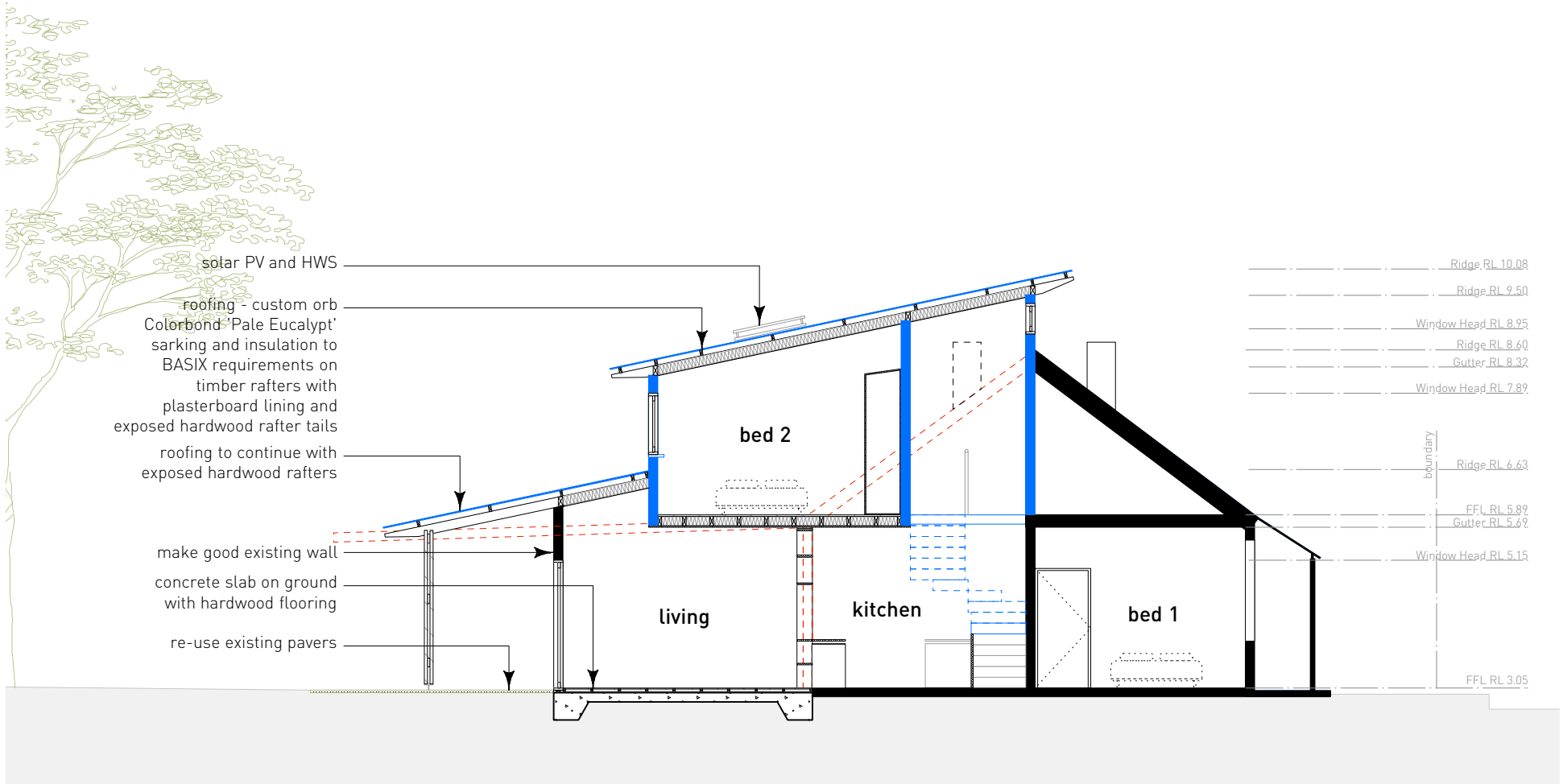


PHOTOGRAPH LOCATION 6

<div><div>LG</div><div>LAWRENCE GROUP</div><div>SURVEYINGTOWN PLANNINGAERIAL SURVEYING</div></div>		LEGEND TOW - TOP OF WINDOW BOW - BOTTOM OF WINDOW TOD - TOP OF DOOR BOD - BOTTOM OF DOOR WM - WATER METER TEL PIT - TELSTRA PIT PP - POWER POLE		CLIENT CHRIS WILSON & JO JANSYN	PROJECT 6 EDGEHILL AVENUE BOTANY	TITLE INFORMATION Lot: LOT B Plan No.: DP 435717 Title / Folio: B/435717 L.G.A.: BOTANY BAY Parish: BOTANY County: CUMBERLAND	QUALITY ASSURANCE Surveyor: AV Drawn: KS Checked by: DF Date: 17/08/15 Approved by: DF Date: 17/08/15	COPYRIGHT © THIS DOCUMENT IN BOTH ELECTRONIC AND HARD COPY IS CONFIDENTIAL AND REMAINS THE PROPERTY OF LAWRENCE GROUP PTY. LTD. IT MUST NOT BE REPRODUCED BY ANY PERSONS OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF LAWRENCE GROUP PTY. LTD. Cad ref : 153199-DETL-001B	Date of Survey: 06/08/15 Datum: AHD Scale: 1:100	Date of Plan: 17/08/15 Co-ords: - (Original size A2) Sheet 1 of 1
Head Office Level 1, 183 Ourimbah Road Mosman NSW 2088 PO Box 198, Crenore NSW 2090		T: 1300 765 315 F: 1300 765 316 E: info@lawrencengroup.com.au W: www.lawrencengroup.com.au		DRAWING TITLE DETAIL & LEVEL SURVEY		COMPLETION OF QUALITY ASSURANCE IS EVIDENCE THAT THE SURVEY WORKS UNDERTAKEN AND THE DRAWING HAVE BEEN VERIFIED AS CONFORMING WITH THE REQUIREMENTS OF THE QUALITY PLAN WHERE THE QUALITY ASSURANCES INCOMPLETE ALL INFORMATION ON THIS DRAWING IS INTENDED FOR PRELIMINARY PURPOSES ONLY AS IT IS UNCHECKED.		JOB NUMBER 153199	DRAWING NUMBER / ISSUE DETL-001/B	



North Elevation



Section AA'

- Proposed
- Existing
- Existing to be Demolished

- notes**
1. all dimensions in mm.
 2. do not scale from drawing.
 3. this drawing has been prepared for Development Approval purposes only and is not to be used for tender or construction.
 4. clarification to be sought from the architect in the event of any discrepancies in the documentation or if further information is required.

Consultants

Surveyor - Lawrence Group Surveyors
contact ph: 1300 765 315

Structural Engineer - John Carrick
Pty Ltd
contact ph: 9698 2961

DUNN & HILLAM
ARCHITECTS

Workshop 1 Pty Ltd
t/a **Dunn & Hillam Architects**
ACN 098 309 196 ABN 17 098 309 196
33 Salisbury St, Botany NSW 2019
T +61 2 9316 7715
F +61 2 9316 7725
E studio@dunnhillam.com.au
Nominated architect Ashley Dunn NSW ARB No. 7547
This drawing, the information and design in it are copyright to Workshop 1 Pty Ltd.

Project	6 Edgehill Ave, Botany Lot B DP 435717
Issue	Development Application
Date	Tuesday, 23 February, 2016 4:01:50 pm
Scale	1:100 @ A3
Drawing	North Elevation + Section AA'
Dwg No.	DA01 - 05 ^{rev} 00

Alterations + Additions to 6 Edgehill Ave, Botany

dwg. no.	drawing title
DA 01-00	Title Page + Site Plan 1:200
DA 01-01	Ground Floor Existing 1:100
DA 01-02	Ground Floor + Landscape Plan 1:100
DA 01-03	First Floor Plan 1:100
DA 01-04	East + West Elevations 1:100
DA 01-05	North Elevation + Section A-A' 1:100
DA 01-06	Shadow Diagrams
DA 01-07	Shadow Diagrams
DA 01-08	Stormwater, Site + Erosion Management Plan
DA 01-09	Notification Plan
DA01-10	Notification Plan

BSA File Reference: 11087			
Building Sustainability Assessments enquiries@buildingsustainability.net.au		Ph: (02) 4962 3439 www.buildingsustainability.net.au	
SUMMARY OF BASIX COMMITMENTS - ALTERATIONS AND ADDITIONS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au			
FIXTURES AND SYSTEMS			
Hot Water System (if applicable)			
Type	n/a		
Lighting			
A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			
Fixtures			
All new or altered water fixtures (toilet cisterns, shower roses or taps) must have a minimum 3 Star water rating.			
CONSTRUCTION			
Insulation to be installed to all new or altered floors, walls, ceilings and roofs as descibed below. The recommended values are standard construction practice and will exceed or be equal to minimum BASIX requirements.			
		Added R Value	Other Specifications
Floors	Concrete Slab-on-ground	Nil	
Walls	All	R1.5	
Ceilings	Adjacent to roof space	R2.5	
Roofs	Metal	Foil + R1.0	Medium colour
Glazing to all new or altered windows or doors can be as described for clear or toned glazing. Other glazing systems must have U and SHGC values no greater than those listed. All values calculated to NFRC conditions.			
Glazing & frame		U Value	SHGC Value
Single clear in Timber			To all windows UNO
Pyrolytic Low-e in Timber		3.99	0.4
			To D01, W04 & W05
Shading details (eaves, sunshades, awnings, blinds etc.) are those as drawn on the plans and elevations.			
Skylights to be as described OR no greater than the U and SHGC values listed.			
Frames	Glazing	U Value	SHGC Value
For construction in NSW the BCA Vol 1 or 2 must also be complied with, in particular the following: - Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1 - Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b) - Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(e) - Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d) - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.			

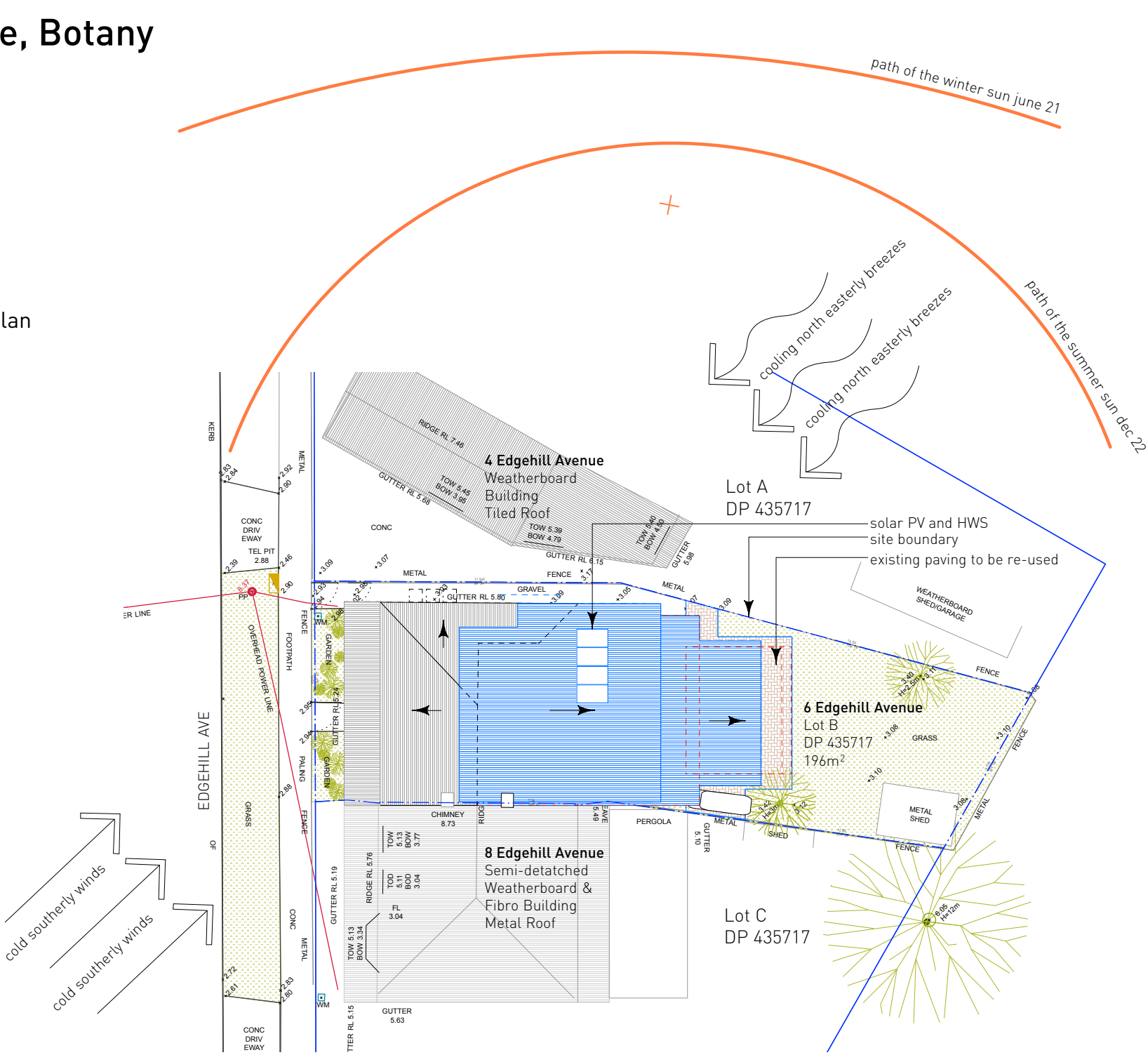
Door + Window Schedule

WINDOWS					
ID	Location	Description	Height	Width	Comments
W01	Bathroom	timber awning window	1000	800	
W02	Living	timber casement window	1500	1400	
W03	Dining	timber casement window	1500	2100	
W04	Stair	timber casement window	1500	1400	
W05	Bed 2	timber corner casement window	1050	1400	
W06	Bed 2	timber corner casement window	1050	1400	
W07	Bed 3	timber casement window	1050	1400	
W08	Bath	timber clerestory awning window	500	1130	
W09	Bath	timber clerestory awning window	500	1800	

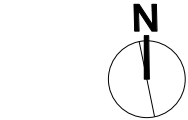
DOORS					
ID	Location		Height	Width	Comments
D01	Laundry	external timber hinged door	2100	900	
D02	Living	external timber bi-fold door	2100	2100	
D03	Bathroom	internal hinge door	2100	830	Not Under BASIX
D04	Laundry	internal hinged door	2100	900	Not Under BASIX
D05	Bed 2	internal hinged door	2100	900	Not under BASIX
D06	Bed 3	internal hinged door	2100	900	Not Under BASIX
D07	Bathroom	internal hinged door	2100	850	Not Under BASIX
D08	Attic	internal timber hinged door	2100	850	Not Under BASIX

Materials + Colours Schedule

	STRUCTURE	CLADDING	COLOUR
ROOF	Timber framing	custom orb profile roofing	Pale Eucalypt to match existing
EXISTING WALLS	Timber frame	weatherboard	white
NEW WALLS	Timber frame	Shadowclad plywood panels	mid brown natural stain
DOORS & WINDOWS	Timber hardwood		natural finish
FLOOR	Timber framing	Timber hardwood	natural finish



Site Analysis + Roof Plan 1:200



- Proposed
- Existing
- Existing to be Demolished

notes

- all dimensions in mm.
- do not scale from drawing.
- this drawing has been prepared for Development Approval purposes only and is not to be used for tender or construction.
- clarification to be sought from the architect in the event of any discrepancies in the documentation or if further information is required.

Consultants

Surveyor - Lawrence Group Surveyors
contact ph: 1300 765 315

Structural Engineer - John Carrick
Pty Ltd
contact ph: 9698 2961



Workshop 1 Pty Ltd
t/a Dunn & Hillam Architects
ACN 098 309 196 ABN 17 098 309 196
33 Salisbury St, Botany NSW 2019
T +61 2 9316 7715
F +61 2 9316 7725
E studio@dunnhillam.com.au
Nominated architect Ashley Dunn NSW ARB No. 7547

This drawing, the information and design in it are copyright to Workshop 1 Pty Ltd.

Project 6 Edgehill Ave, Botany
Lot B DP 435717

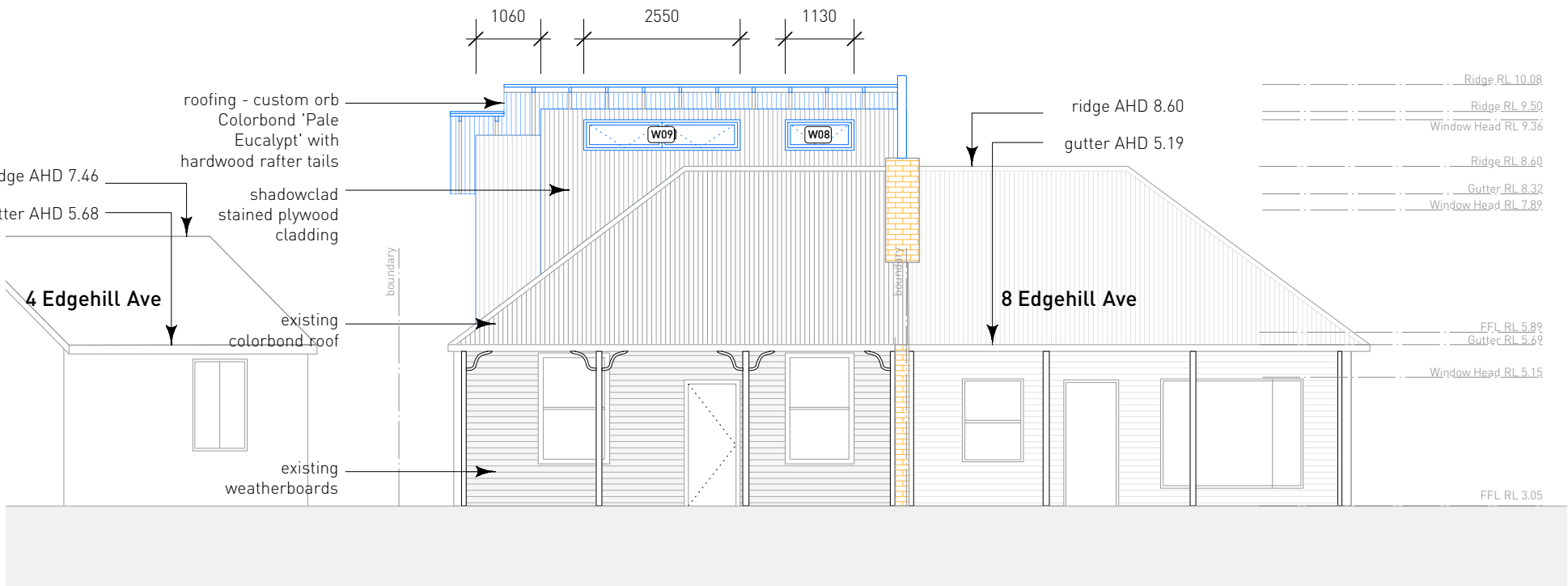
Issue Development Application

Date Tuesday, 23 February, 2016
4:01:50 pm

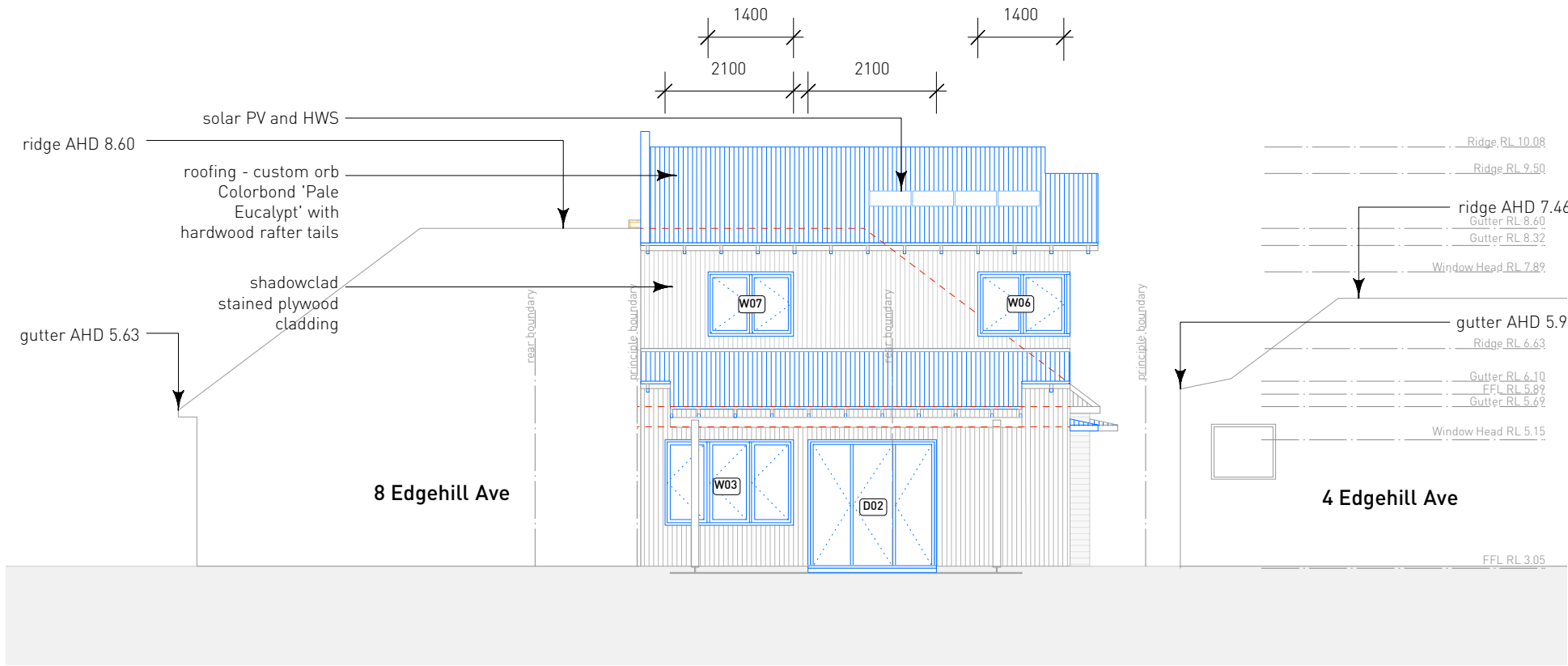
Scale 1:100 @ A3

Drawing Title Page + Site Plan

Dwg No. DA01 - 00 rev 00



West Elevation



East Elevation

- Proposed
- Existing
- Existing to be Demolished

notes

1. all dimensions in mm.
2. do not scale from drawing.
3. this drawing has been prepared for Development Approval purposes only and is not to be used for tender or construction.
4. clarification to be sought from the architect in the event of any discrepancies in the documentation or if further information is required.

Consultants

Surveyor - Lawrence Group Surveyors
contact ph: 1300 765 315

Structural Engineer - John Carrick
Pty Ltd
contact ph: 9698 2961

DUNN & HILLAM
ARCHITECTS

Workshop 1 Pty Ltd
t/a Dunn & Hillam Architects
ACN 098 309 196 ABN 17 098 309 196
33 Salisbury St, Botany NSW 2019
T +61 2 9316 7715
F +61 2 9316 7725
E studio@dunnhillam.com.au
Nominated architect Ashley Dunn NSW ARB No. 7547
This drawing, the information and design in it are copyright to Workshop 1 Pty Ltd.

Project	6 Edgehill Ave, Botany Lot B DP 435717
Issue	Development Application
Date	Tuesday, 23 February, 2016 4:01:50 pm
Scale	1:100 @ A3
Drawing	East + West Elevation
Dwg No.	DA 01 - 04 ^{rev} 00