
Bayside Planning Panel

24/10/2017

Item No	5.6
Application Type	Development Application
Application Number	DA-2017/429
Lodgement Date	27 July 2017
Property	3 Holland Avenue, Rockdale
Owner	Mr W P Chan
Applicant	Green Square Design Pty Ltd
Proposal	Construction of a new two storey dwelling house
No. of Submissions	Fifteen (15) submissions have been received. Nine (9) of these submission are in support of the development and seven (6) are in objection.
Cost of Development	\$ 400,00
Report by	Adam Iskander, Development Assessment Planner

Officer Recommendation

- 1 That this Development Application be **APPROVED** pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the conditions of consent attached to this report.
 - 2 That the objectors be advised of the Bayside Planning Panel's decision.
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Attachments

- 1 Planning Assessment Report
 - 2 Site and roof plan
 - 3 Survey Plan
 - 4 Elevation Sheet 1
 - 5 Elevation sheet 2
 - 6 Section A&B
 - 7 Section C&D
 - 8 Street elevation
 - 9 Shadow diagrams June 21
 - 10 Existing elevation Shadows June 21
 - 11 Proposed elevation shadow June 21
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Location Plan



BAYSIDE COUNCIL

Planning Assessment Report

Application Details

Application Number:	DA-2017/429
Date of Receipt:	27 July 2017
Property:	3 Holland Avenue, ROCKDALE (Lot 12 DP 13153), (Lot B DP 349523)
Owner:	Mr Warren Peter Chan
Applicant:	Green Square Design Pty Ltd
Proposal:	Construction of a new two storey dwelling house
Recommendation:	Approved
No. of submissions:	Fifteen (15) submissions have been received. Nine (9) of these submission are in support of the development and six (6) are in objection.
Author:	Adam Iskander
Date of Report:	4 October 2017

Key Issues

The key issues related to this application are:

- Fifteen neighbour submissions, nine (9) of the submissions are in support of the development and six (6) are in objection; and
- Non-compliance with storey height.

Recommendation

That this Development Application be **APPROVED** pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the conditions of consent attached to this report.

Background

History

Council's records show that the following applications were previously lodged:

- On 30 November 2012 Council received Development Application DA-2013/155 for demolition of outbuilding and construction of a double garage and reconfigure stair access and alterations to front stone wall. The application was approved 26 February 2013 subject to conditions;
- On 21 June 2013, Council received a s96 application DA-2013/155/A for modification to consent comprising of an increase in wall height to detached garage, height of roof and include WC in garage. The application was approved 15 July 2013;

- On 8 January 2016, Council received Development Application DA-2016/247 for alterations and first floor addition to dwelling house. The application was approved on 19 August 2016; and
- On 7 February 2017, Council received S96 Application DA-2016/247/A for modifications to alterations and additions to dwelling house, including rebuilding of all existing external walls, minor adjustments to external walls, changes to internal layout, increase parapet height, alterations to windows and relocation of stair to roof terrace. Several submissions from neighbours and a petition were received during neighbour notification. The application was referred to the Bayside Planning Panel (BPP) meeting on 27 June 2017. The application was refused on the grounds that the application was not substantially the same development as originally approved in both quantitative and qualitative sense as the S96 sought approval for a new dwelling. As such, the proposal is not an 'alterations and additions' as described in the original application.

The current application DA-2017/ 429 is seeking approval for a new dwelling with a similar design to that which was previously approved.

Proposal

Council is in receipt of a development application DA-2016/247 at 3 Holland Avenue, ROCKDALE, which seeks consent to carry out alterations and additions to existing residential dwelling including construction of first floor level. The application comprises of the following:

Ground floor:

- Open plan lounge room, dining room and kitchen with walk in pantry;
- Bathroom and laundry;
- Bedrooms 1 and 2 with a sunroom attached to bedroom 2
- Rear courtyard accessed via bi-fold doors; and
- Retention of several sandstone walls from original building.

First floor:

- Large master bedroom with ensuite, W.I.R and front balcony;
- Void area over ground floor foyer;
- Bedroom 3; and
- Flat roof over.

Site location and context

The subject site is located on the south-western side of Holland Avenue, Rockdale. The site is rectangular in shape and is located between Oswell Street and Arlington Street, Rockdale. The site slopes heavily to the front by 10m, at an average gradient of 22°. Existing on site is a garage fronting Holland Avenue with site dimensions of 45.845m along the sides and a frontage and rear boundary measuring of 13.715m. The height of the garage stands at approximately 3.9m. A one part two storey residential dwelling had existed on site but was demolished as part of a previous development application. The remaining elements of the original dwelling are the external walls of the sub-floor. Surrounding development consist of similar residential dwellings. There are several trees onsite, majority located at the rear, however, none are of any significant value.

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*.

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

The applicant has submitted a BASIX Certificate for the proposed development. The Certificate number is 837330S

The commitments made result in the following reductions in energy and water consumption:

Reduction in Energy Consumption 47%

Reduction in Water Consumption 41%

Thermal Comfort Pass

A condition has been imposed on the consent to ensure that these requirements are adhered to.

Rockdale Local Environmental Plan 2011

Relevant clauses	Compliance with objectives	Compliance with standard/provision
2.3 Zone R2 Low Density Residential	Yes	Yes - see discussion
4.3 Height of buildings	Yes	Yes - see discussion
4.4 Floor space ratio - Residential zones	Yes	Yes - see discussion
5.9 Preservation of trees or vegetation	Yes	Yes - see discussion
6.1 Acid Sulfate Soil - Class 5	Yes	Yes - see discussion
6.2 Earthworks		
6.4 Airspace operations	Yes	Yes - see discussion
6.7 Stormwater	Yes	Yes
6.12 Essential services	Yes	Yes

2.3 Zone R2 Low Density Residential

The subject site is zoned R2 - Low Density Residential under the provisions of Rockdale Local Environmental Plan 2011 (RLEP 2011). The proposal is defined as alterations and additions to a residential dwelling which constitutes a permissible development only with development consent. The objectives of the zone are:

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

- To ensure that land uses are carried out in a context and setting that minimises any impact on the character and amenity of the area.

The proposed development is consistent with the objectives of the zone.

4.3 Height of buildings

The height of the proposed building is 8.5m and therefore does not exceed the maximum 8.5m height shown for the land on the Height of Buildings Map.

To ensure that the addition does not exceed the building height standard of 8.5m, a condition will be set in the recommendations of the report requiring a registered surveyor's check survey certificate at several stages during the construction process.

The proposed development will result in a high quality urban form, maintain satisfactory sky exposure and daylight to buildings, key areas and public domain, and will provide an appropriate transition in built form and land use intensity. Accordingly, the proposed height of the building satisfies the objectives of this clause.

4.4 Floor space ratio - Residential zones

The Gross floor area of the proposed development has been calculated as 313sqm over a site area of 628.4sqm. In this regard, the proposed floor space ratio (FSR) for the building is 0.50:1 and therefore does not exceed the maximum FSR for the land (0.50:1) as shown on the Floor Space Ratio Map.

Further, the proposed density is in accordance with the desired future character of Rockdale, will have minimal adverse environmental effects on the use or enjoyment of adjoining properties, and will maintain an appropriate visual relationship between new development and the existing character of area.

Accordingly, the proposed FSR for the development meets the objectives and satisfies the maximum FSR permitted by Clause 4.4 in RLEP 2011.

5.9 Preservation of trees or vegetation

The site contains trees that are subject to approval by Council under clause 5.9 of RLEP 2011 conferred by:

- (a) development consent, or
- (b) a permit granted by Council.

Council's Tree Management Officer has recommended appropriate conditions that have been imposed in the draft Notice of Determination, regarding removal of site trees subject to suitable replacement trees being planted in appropriate locations.

In this regard, the amenity of the area will be preserved and accordingly, the proposed development satisfy's the requirements and meets the objectives of this Clause.

6.1 Acid Sulfate Soil - Class 5

Acid Sulfate Soils (ASS) – Class 5 affects the property. However, development consent is not required as the site is not within 500 metres of adjacent Class 1, 2, 3 or 4 that is below 5 AHD.

6.4 Airspace operations

The proposed development is affected by the Obstacle Limitation Surface (OLS) which is set at 51m AHD. The building height is at 8.5m (RL48.64) and in this regard, it is considered that the proposed building will have minimal adverse impact on the OLS.

S.79C(1)(a)(ii) - Provisions of any Draft EPI's

No relevant proposed instruments are applicable to this proposal.

S79C(1)(a)(iii) - Provisions of any Development Control Plan

The following Development Control Plan is relevant to this application:

Rockdale Development Control Plan 2011

The application is subject to Rockdale DCP 2011. A compliance table for the proposed development is provided below:

Relevant clauses	Compliance with objectives	Compliance with standard/provision
4.1.1 Views and Vista	Yes	Yes - see discussion
4.1.3 Water Management	Yes	Yes
4.1.3 Groundwater Protection	Yes	Yes
4.1.4 Soil Management	Yes	Yes
4.1.6 Development on Sloping Sites	Yes	Yes - see discussion
4.1.7 Tree Preservation	Yes	Yes
4.2 Streetscape and Site Context - General	Yes	Yes - see discussion
4.3.1 Open Space & Landscape Design - Low & medium density residential	Yes	Yes - see discussion
4.4.1 Energy Efficiency - Residential	Yes	Yes
4.4.2 Solar Access - Low and medium density residential	Yes	No - see discussion
4.4.3 Natural Lighting and Ventilation - Residential	Yes	Yes
4.4.5 Visual privacy	Yes	Yes - see discussion
4.6 Parking Rates - Dwelling House	Yes	Yes - see discussion
4.7 Air Conditioning and Communication Structures	Yes	Yes
4.7 Waste Storage and Recycling Facilities	Yes	Yes
4.7 Laundry Facilities and Drying Areas	Yes	Yes
5.1 Storey Height and Setbacks - Dwelling house and Attached Dwellings	Yes	Yes - see discussion
5.1 Building Design - General	Yes	Yes

4.1.1 Views and Vista

The siting of the proposed building will ensure that there is minimal adverse impact on the surrounding views presently enjoyed by adjacent resident, as the rear dwellings are set considerably higher than the subject site. The adjoining property at 1 Holland Avenue may lose a small portion of their views to the south east, however, a reasonable level of view will be maintained from their property. As such, the application satisfies Objectives A and D of RDCP 2011.

4.1.6 Development on Sloping Sites

The objectives of this clause are to limit site excavation and minimise cut and fill by allowing the building mass to step in accordance with the slope of the land; and to protect the amenity of adjoining properties. In this regard, the topography of the site is unique, such that the site falls to the street by 10m.

In this regard, design elements have been incorporated in the proposed development, allowing it to respond to the natural sloping topography of the land. These include:

- Having a split level design, with the single storey portion at the front and a two storey portion located at the rear of the site
- Skillion corrugated metal roofing have also been incorporated in the design of the dwelling, to further alleviate bulk, scale and height of the development when viewed from the street and adjoining properties.
- The building steps in accordance with the topography of the site, with the use of internal stairs within the ground and first floor levels, as an attempt to lower the front section of the dwelling.

Taking into consideration the above, the proposed development appropriately responds to the slope of the land, minimising environmental impacts and amenity impacts on adjoining residents.

4.2 Streetscape and Site Context - General

The proposal is located in a R2 Low Residential Zone. The immediate context is relatively low scale, consisting of residential dwellings. The proposed residential dwelling is consistent with the desired and future character of the area in terms of height, bulk and scale, and is generally appropriate in this context.

The proposed front setback is consistent with the variable setbacks of surrounding two storey buildings and in this regard the residential streetscape will be retained and complemented.

The proposed built form on site complies with the required height and FSR requirements. The proposed development has been designed with appropriate use of articulation & modulation to the facades via the incorporation of balconies, pedestrian entries at ground level, upper level voids and range materials which adds visual interest to the facades.

The proposed development has been designed with front balconies and living windows, that will provide casual surveillance of the street. Further, the proposed fences, landscaping, and other features have been sited so as to provide clearly defined public, semi public and private spaces.

4.3.1 Open Space & Landscape Design - Low & medium density residential

The proposal provides adequate landscaping, with capability to contain storm water runoff. Private open spaces are usable, accessible, clearly defined and will meet occupants requirements of privacy, solar access, outdoor activities and landscaping.

4.4.2 Solar Access - Low and medium density residential

The development, which seeks to vary from the minimum standards of RDCP 2011, has demonstrated that the site constraints and orientation prohibit the achievement of these standards.

The applicant had submitted shadow diagrams providing information relating to the effect of the proposed development at 9 a.m, noon and 3 p.m in the middle of winter. The June 21 shadow diagrams clearly indicate that the adjoining residential building to the south will not receive the prescribed amount

of sunlight due to the east-west orientation of the adjoining property. However, the rear yard of the southern property will receive more than 50% of solar access between 9am and 3pm in the middle of winter.

The proposed development had sought to minimise the adverse impact on the adjoining property to the south by designing the residential building with the required minimum ceiling heights on the first floor level and by adhering to the minimum side setback requirements from the northern boundary and providing greater setbacks from the southern side boundary. In comparison to DA-2016/247, the current application does not propose a roof top terrace which will also lessen the impacts of overshadowing onto the southern neighbour.

It should be noted that the residential subdivision pattern in the street is such that many of the allotments including the subject lot and adjoining lots exhibit a predominantly east-west orientation and have narrow frontage widths. Therefore, the provision of full solar access to adjoining residential buildings predominantly south of each allotment is difficult to achieve, as the shadows projected by two storey buildings are consistent with allotments of this orientation, width and size.

Given the above it is considered that the proposed development has demonstrated that the constraints and orientation of the block prohibit the achievement of the numerical controls in RDCP 2011, as the proposed development would have to be extensively modified to comply with Part 4.4.2 of RDCP 2011.

Accordingly, any amendments to the plans would result in an incongruous design and building appearance and consequently an internal design that is impractical in terms of the functionality of the residential building. However, notwithstanding, the proposed development complies with the objectives in RDCP 2011 in terms of the provision of sunlight access to adjoining private open space and the habitable rooms within the development. Where possible sunlight to the neighbouring properties and within the development site is not unreasonably diminished.

Therefore, in this instance, requesting strict compliance with the numerical controls in RDCP 2011 would be unreasonable.

4.4.5 Visual privacy

The proposed residential dwelling has been designed and sited to minimise the overlooking of adjoining properties, incorporating:

- Deletion of the roof top terrace (in comparison to DA-2016/247);
- Windows with sill height of 1.7m;
- Windows are offset to preclude views into windows of adjacent buildings; and
- Fixed obscure glazing to windows

To ensure additional privacy is maintained between neighbours, a condition will be placed in the draft notice of consent requiring the window on the northern first floor elevation servicing bedroom 3 shall have bottom sill heights measuring 1.7m from the finished floor level and the windows on the northern elevation servicing the staircases on ground and first floor are to be constructed with fixed obscure glazing. Having regard to the above, the proposed development provides a reasonable level of visual privacy between the adjoining properties.

4.6 Parking Rates - Dwelling House

The development will have minimal impact on access, parking and traffic in the area. The provision of 2 car spaces is in accordance with RDCP 2011.

5.1 Storey Height and Setbacks - Dwelling house and Attached Dwellings

Setback

DCP2011	PROPOSED	COMPLIES
Front setback consistent with street	No change	Yes
Ground floor side setback 900mm	North - 1.2m South - 1.6m	Yes
First floor side setback – 1.2m	North– 1.2m South– 2.16 - 3.6m	Yes

Further, the proposal is not considered to adversely impact upon the adjoining dwelling by way of overlooking, and taking into consideration the orientation of the site will not unreasonably reduce the solar access, light and air received by the adjoining dwelling. Therefore, the proposed setbacks are consistent with the numerical requirements and objectives of this control.

Storey Height

Control 1 of Part 5.1 of RDCP 2011 restricts storey height for residential dwellings to two storeys. A portion of the building is three storeys. The proposal has a maximum building height of 8.5m and the third floor portion is setback 1.2m - 3.3m from the northern boundary and 2.16-3.6m from the southern boundary. As such, the impacts of the three storey portion of the building onto the neighbours is not unreasonable as the impacts of overlooking have been reduced by way of conditions and the applicant has reduced the height of the dwelling and floor to ceiling heights (compared to DA-2016/247/A) and have provided generous setbacks. The application satisfies Objectives A and B of RDCP 2011 where the development is of a high standard of architectural merit and design and ensures privacy and that the size and location of the development allows for an acceptable level of solar access given the orientation of the site.

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

All relevant provisions of the Regulations have been taken into account in the assessment of this proposal.

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

Potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls. The impacts that have not already been addressed are as follows:

Previous Applications

The S96 application DA-2017/247/A had been determined by Council's IHAP on 27 June 2016 and was found to be not substantially the same development as originally approved in both a quantitative and a qualitative sense. Both DA-2016/247 and DA-2017/247/A are to be surrendered as the original application is no longer valid as the works are no longer alterations and additions to an existing dwelling but a construction of a new residential dwelling.

Construction

Site and safety measures to be implemented in accordance with conditions of consent and Workcover Authority guidelines/requirements.

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

The relevant matters pertaining to the suitability of the site for the proposed development have been considered in the assessment of the proposal. Additional conditions of consent are proposed to further minimise any impacts on neighbouring properties. There are no known major physical constraints, environmental impacts, natural hazards or exceptional circumstances that would hinder the suitability of the site for the proposed development.

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

The development has been notified in accordance with the provisions of Rockdale DCP 2011 and fifteen (15) submissions have been received. Nine (9) of these submissions are in support of the application and six (6) are against the proposal. The issues raised in the submission are discussed below:

Issue 1: Overshadowing impacts

Comment: The applicant has submitted shadow diagrams providing information relating to the effect of the proposed development at 9 a.m, noon and 3 p.m in the middle of winter. The June 21 shadow diagrams clearly indicate that the adjoining residential building to the south will not receive the prescribed amount of sunlight due to the east-west orientation of the adjoining property. However, the rear yard of the southern property will receive more than 50% of solar access between 9am and 3pm in the middle of winter. The proposed development has sought to minimise the adverse impact on the adjoining property to the south by designing the residential building with the required minimum ceiling heights on the first floor level and by adhering to the minimum side setback requirements from the northern boundary and providing greater setbacks from the southern side boundary. Where possible sunlight to the neighbouring properties and within the development site is not unreasonably diminished. Refer to part 4.4.2 of this report.

Issue 2: The four storey element of the dwelling does not comply with Council's controls.

Comment: The proposal is not a four storey development, however, there is a small portion of the dwelling that is three storeys in height. The impacts of the three storey development onto the neighbours to is not unreasonable as the impacts of overlooking have been reduced by way of conditions and the applicant has reduced the height of the dwelling and floor to ceiling heights (compared to Da-2016/247/A) and have provided generous setbacks. The application satisfies Objectives A and B of RDCP 2011. Refer to Section 5.1 of this report.

Issue 3: The proposal exceeds 8.5m in height;

Comment: The plans identify that the height is entirely under the 8.5m height. A condition has been placed the the draft notice of consent limiting the height to 8.5m and a surveyor's check survey certificate at each stage of construction of the floor levels to ensure the development is built in accordance with approved plans.

Issue 4: Privacy impacts from southern and northern windows.

Comment: The majority of the southern windows are designed with either obscure glazing or 1.7m from finished floor level except for the window to the sun room on the southern elevation which is setback 5.7m from the southern boundary and does not face any internal habitable private space. The window on the first floor northern elevation servicing bedroom 3 will have bottom sill heights measuring 1.7m from the finished floor level and the windows on the northern elevation servicing the staircases on ground and first floor are to be constructed with fixed obscure glazing. Subject to conditions of consent, the proposed development provides a reasonable level of privacy between both side neighbours.

Issue 5: Request for dilapidation Report:

Comment: A condition has been placed in the draft notice of consent requiring a dilapidation report prior to commencement of works. The condition will place emphasis on the southern side boundary.

Issue 6: No air conditioning units are to be located on the southern side of the subject site:

Comment: A condition has been placed in the draft notice of consent ensuring the air conditioning units to not cause offensive noises, requiring compliance with the Protection of the Environment (Noise Control) Regulation 2008 and shall not be located near the southern neighbour.

Issue 7: Impacts of storm water on to the adjoining neighbours;

Comment: Several conditions have been placed in the draft notice of consent requiring compliance with Councils Stormwater Technical Specifications.

Issue 8: Appropriate streetscape and side boundary landscaping;

Comment: As part of the recommendations from the BPP meeting held on 27 June 2017 for DA-2016/247/A, a suggestion was put forward by the panelist to the applicant for the inclusion of a tree on Council's footpath in front the subjects site. This was a suggestion and not a requirement. The application satisfies the numerical requirement for soft landscaping. As there is no significant overlooking impacts with this proposal, and the building is not considered to contribute unreasonably to bulk and scale. therefore, the requirement of additional soft landscaping along the side boundaries is unnecessary and would be unreasonable to impose on the application.

Issue 9: Overall architectural design and materials and finishes to be clarified;

Comment: The design of the dwelling and material used along the facade will not detract from the existing streetscape character as it has been identified on the plans that the building will be constructed with fibre-cement cladding and masonry brick. The application proposes a contemporary design which is consistent with the emerging character of the area.

Issue 10: The development encroaches 4m to the rear and expands further to the side boundaries;

Comment: The changes in setback to the rear and side boundaries are compliant and do not unreasonably impact the adjoining neighbours in terms of bulk, scale, privacy and overshadowing. Refer to Part 5.1 of this report.

Issue 11 - View loss to the airport, Maroubra and Port Botany when viewed from 1 Holland Avenue;

Comment: The adjoining property at 1 Holland Avenue may lose a small portion of their views to the south east, however, a reasonable level of view will be maintained from the adjoining property. As such, the application satisfies Objectives A and D of RDCP 2011.

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

The proposed development is considered satisfactory having regard to the objectives and

requirements of Rockdale Local Environmental Plan 2011 and Development Control Plan 2011. Impacts on adjoining properties have been considered and addressed. As such it is considered that the proposed development is in the public interest.

S94A Fixed development consent levies

Section 94A of the Environmental Planning and assessment Act 1979 (as amended) applies to the proposal. In this regard, a standard condition of development consent has been imposed in respect to a levy applied under this section.

Civil Aviation Act, 1988

The site is within an area that is subject to the Civil Aviation (Building Controls) Regulations 1988 made under the *Civil Aviation Act, 1988*.

Civil Aviation (Building Control) Regulations 1988

The Regulations require a separate approval from the Civil Aviation Safety Authority if a building or structure exceeds a prescribed height limit.

Section 4 Prohibition of the construction of buildings of more than 25 feet in height in specified areas

The subject site is affected by the 7.62m building height Civil Aviation Regulation. The proposed building height at 8.5m, and therefore the proposal was referred to Sydney Airports for comment. Sydney Airports approved the proposed height subject to conditions. The recommended conditions have been included in the draft Notice of Determination.

Schedule 1 - Draft Conditions of consent

General Conditions

The following conditions restrict the work to the detail provided in the Development Application and are to ensure that the development is complete.

1. The term of this consent is limited to a period of five (5) years from the date of the original approval. The consent will lapse if the development does not commence within this time.
2. The development must be implemented substantially in accordance with the plans listed below, the application form and on any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Plan/Dwg No.	Drawn by	Dated	Received by Council
DA-01 Site/roof plan, DA-02 Ground floor plan, DA-03 Level 1 and sub-floor, DA-04 Elevation sheet 4, DA-05 Elevation sheet 2, DA-06 Section A&B, and DA-07 Section C&D REVA	Green Square Design	27 July 2017	27 July 2017
Stormwater Drainage Job No:2015142 Sheet No. S1	MBC Engineering	4 January 2016	27 July 2017

3. All new building work must be carried out in accordance with the provisions of the Building Code of Australia (BCA).
4. **A Construction Certificate must be obtained from Council or an Accredited Certifier prior to any building work commencing.**
5. The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate Number 837330S other than superseded by any further amended consent and BASIX certificate.
Note: Clause 145(1)(a1) of the Environmental Planning & Assessment Regulation 2000 provides: A certifying authority must not issue a construction certificate for building work unless it is satisfied of the following matters: -
 - (a1) that the plans and specifications for the building include such matters as each relevant BASIX certificate requires.**Note:** Clause 154B(2) of the Environmental Planning & Assessment Regulation 2000 provides: "A certifying authority must not issue a final occupation certificate for a BASIX affected building to which this clause applies unless it is satisfied that each of the commitments whose fulfilment it is required to monitor has been fulfilled."
Note: For further information please see <http://www.basix.nsw.gov.au>.
6. Mail boxes must be installed along the street frontage of the property boundary in accordance with Australia Post Guidelines. Prominent house numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet.
7. The top most element of the residential dwelling must not exceed 8.5m in height when measured from existing natural ground level. Details shall be submitted with the construction certificate documentation.

Development specific conditions

The following conditions are specific to the Development Application proposal.

8. The rainwater tank shall be routinely de-sludged and all contents from the de-sludging process disposed – solids to the waste disposal and de-sludged liquid to the sewer.
9. Residential air conditioners shall not cause 'offensive noise' as defined by the Protection of the Environment Operations Act 1997 or contravene provisions of the Protection of the Environment (Noise Control) Regulation 2008 where emitted noise from a residential air conditioner can be heard within a habitable room in any other

residential premises at night.

10. The window on the northern first floor elevation servicing bedroom 3 is to have a bottom sill height measuring 1.7m from the finished floor level.
11. The windows on the northern elevation servicing the staircases on the ground and first floor are to be constructed with fixed obscure glazing.

Prior to issue of the construction certificate

The following conditions must be completed prior to the issue of the Construction Certificate.

12. The following fees shall be paid to Council prior to the issue of a Construction Certificate. If payment is made after the end of the financial year, the amount shall be adjusted in accordance with Council's adopted fees and charges.
 - A Footpath Reserve Restoration Deposit of \$2,508.00. This is to cover repair of any damages, or other works to be done by Council. This includes construction, removal, or repair as required to: kerb and guttering, existing or new driveways; paved areas and concrete footpaths. The deposit may be lodged with Council in the form of a Bank Guarantee (Any proposed Bank Guarantee must not have an expiry date). The deposit will not be returned by Council until works are completed and all damage is restored and all specified works are completed by Council.
 - An environmental enforcement fee of 0.25% of the cost of the works.
 - A Soil and Water Management Sign of \$17.50.
13. For work costing \$25,000 or more, a Long Service Leave Levy shall be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.
14. a. Pursuant to section 94A of the Environmental Planning and Assessment Act 1979 and Rockdale Section 94A Development Contributions Plan 2008, a report is to be submitted to Council, prior to approval of the first Part 4A certificate required for the development, identifying the proposed cost of carrying out the development, as follows:
 - i. Where the proposed cost of carrying out the development is less than \$1,000,000, a cost summary report prepared and certified by a building industry professional, or
 - ii. Where the proposed cost of carrying out the development is \$1,000,000 or more, a detailed cost report prepared and certified by a quantity surveyor registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications. This report is to be prepared in the form specified in Rockdale Section 94A Development Contributions Plan 2008 and the costs must be determined in accordance with clause 25J of the Environmental Planning and Assessment Regulation 2000.

Note:

1. Council may review the costs contained in the report and may seek the services of an independent person to verify them. In such a case, all costs associated with obtaining this advice will be at the expense of the applicant and no Part 4A certificate is to be issued until such time as these costs have been paid.
2. The proposed cost of carrying out the development excludes any part of the

proposed development that is exempt from the section 94A levy by reason of a Ministerial direction or an exemption specified in Rockdale Section 94A Development Contributions Plan 2008. Where the applicant considers that the proposed development, or any part of it, is or should be exempt from the levy they may submit to Council, prior to approval of the required certificate, an application for exemption giving reasons and providing any necessary evidence for the exemption.

b. Where the proposed cost of carrying out the development, as specified in the cost summary report, the registered surveyor's detailed cost report or the independent review of costs obtained by Council (as the case may be), is more than \$100,000 a section 94A levy is to be paid to Council for the following amount:

- i. Where the proposed cost of carrying out the development is greater than \$100,000 but not more than \$200,000 – 0.5% of that cost, or
- ii. Where the proposed cost of carrying out the development is greater than \$200,000 – 1% of that cost.

This levy is to be paid prior to the issue of the first Part 4A certificate required for the development.

If the levy is not paid within the same financial year as the date on which Council accepted the cost summary report, the registered surveyor's detailed cost report or the independent review of costs (as the case may be), the amount of the levy is to be adjusted at the time of actual payment to reflect changes in construction costs, in accordance with the provisions of Rockdale Section 94A Development Contributions Plan 2008.

Note: This requirement to pay the section 94A levy does not apply if the proposed cost of carrying out the development is \$100,000 or less or Council has confirmed in writing that the proposed development is exempt from the levy.

15. A certificate from a practising Structural Engineer shall be submitted prior to the issue of the construction certificate confirming that the existing building elements are structurally adequate to support all proposed additional loads.
16. If Council is appointed as the Principal Certifying Authority (PCA) then structural engineer's details shall be submitted prior to the issue of the Construction Certificate; such structural drawings shall be certified by the Structural Engineer that the design complies with the relevant S.A.A. Codes for the following (where applicable):
 - i. the footings of the proposed structure;
 - ii. the footings of the slab-on-ground (having due regard to the possible differential settlement of the cut and fill areas);
 - iii. all reinforced concrete floor slabs;
 - iv. all reinforced concrete stairs;
 - v. the piers to natural ground or rock, detailing the size and position of the piers;
 - vi. the proposed retaining wall;
 - vii. the work required to stabilise the excavation;
 - viii. the work required to stabilise the footpath area;
 - ix. the design of each roof truss type showing the layout of each truss on a marking plan and the method of connecting each truss to its supporting members of the method of bracing;

- x. all structural steel work;
 - xi. first floor joists;
 - xii. fire rated ceilings/fire protective ceilings.
17. The approved plans must be submitted to Sydney Water to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The Principal Certifying Authority must ensure that Sydney Water has approved the plans before issue of any Construction Certificate. For more information, visit www.sydneywater.com.au.
18. Prior to the issue of the Construction Certificate, detailed drainage design plans for the management of stormwater are to be submitted to Principal Certifying Authority for assessment and approval.

Surface water shall be captured by grates and catchpits and shall be directed to silt arrestor pit prior to the final discharge. No concentrated flow shall be directed to the neighbouring property.

Design certification, in the form specified in Rockdale Technical Specification Stormwater Management, and drainage design calculations are to be submitted with the plans. Council's Rockdale Technical Specification Stormwater Management sets out the minimum documentation requirements for detailed design plans. Stormwater management requirements for the development site, including the final discharge/end connection point, must comply with Rockdale Technical Specification Stormwater Management.

19. There are built structures, (including public assets) which may be in the zone of influence of the proposed works and excavations on this site. Prior to the issue of the construction certificate a qualified practicing Geotechnical Engineer must prepare geotechnical report including an investigation to determine the design parameters appropriate to the specific development site and proposal will have no adverse impact on any surrounding property and infrastructure.

The Geotechnical Investigation report shall include, but not be limited to, the following topics:

- (i). A site description, including vegetation, bedrock outcrops, high rainfall & drainage, site seepage & groundwater, existing development, etc.
- (ii). Description of site substrata and identification of the geological formations present in accordance with standard geological practice
- (iii). The depth to weathered bedrock over the site generally and within the building area in particular. Logs of boreholes put down to determine depth of soil/weathered rock strata. The borehole to penetrate the site strata to bedrock and at least one borehole to be within the building area of the site.
- (iv). The site slopes observed [expressed in degrees] and maximum site slope. Delineation of site into areas of common slope and measured slope angles in the various areas.
- (v). A statement of the effect of the proposed site development on the site, and adjoining land, stability, and suitability of the proposal.
- (vi). An assessment of the stability of the land immediately surrounding and above/below the site and possible effects of instability [eg. a rock fall, landslide] on the adjoining/nearby land on the site.
- (vii). Report shall also include
 - Sufficient detailed information and recommendations for a structural engineer and/or civil engineer to provide a design for the development to accommodate any

instability considered to affect the land and/or related land and site stormwater management.

- Location & level of nearby foundations/footings (subject site and neighbouring)
- Proposed method of excavation
- Batter slopes
- Review of the dilapidation survey and provide recommendations
- Location & level of nearby foundations/footings (subject site and neighbouring)
- Potential settlements affecting footings/foundations
- Foundation recommendation
- Proposed method of excavation & Permanent and temporary support measures for excavation
- Potential vibration caused by method of excavation
- De-watering including seepage and off site disposal rate (if any)

Where a Private Certifier issues the Construction Certificate the document mentioned in the above paragraph must be provided to Council.

20. DA-2013/155 for the subject site shall be surrendered to Council prior to the issue of the construction certificate for DA-2016/247.

Prior to commencement of works

The following conditions must be completed prior to the commencement of works.

21. A dilapidation survey shall be undertaken of all properties especially along the southern and northern boundaries and/or Council infrastructure, including but not limited to all footpaths, kerb and gutter, stormwater inlet pits, and road carriageway pavements, in the vicinity which could be potentially affected by the construction of this development. Any damage caused to other properties during construction shall be rectified. A copy of the dilapidation survey and an insurance policy that covers the cost of any rectification works shall be submitted to the Accredited Certifier (AC) prior to issue of the Construction Certificate. The insurance cover shall be a minimum of \$10 million.
22. A Soil and Water Management Plan shall be prepared. The Plan must include details of the proposed erosion and sediment controls to be installed on the building site. A copy of the Soil and Water Management Plan must be kept on-site at all times and made available on request.

Soil and sedimentation controls are to be put in place prior to commencement of any work on site. The controls are to be maintained in effective working order during construction.

Council's warning sign for soil and water management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign shall be erected prior to commencement of works and shall be displayed throughout construction.

23. A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
- i. stating that unauthorised entry to the work site is prohibited, and
 - ii. showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- Any such sign is to be removed when the work has been completed.
This condition does not apply to:

- iii. building work carried out inside an existing building or
 - iv. building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.
24. The site shall be secured by a 1800 mm (minimum) high temporary fence for the duration of the work. Gates shall be provided at the opening points.
25. Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

During demolition / excavation / construction

The following conditions must be complied with during demolition, excavation and or construction.

26. A copy of the Construction Certificate and the approved plans and specifications must be kept on the site at all times and be available to Council officers upon request.
27. Hours of construction shall be confined to between 7 am and 6.30 pm Mondays to Fridays, inclusive, and between 8 am and 3.30 pm Saturdays with no work being carried out on Sundays and all public holidays.
28. For Class 1 and 10 structures, the building works are to be inspected during construction, by the principal certifying authority (or other suitably qualified person on behalf of the principal certifying authority) to monitor compliance with Council's approval and the relevant standards of construction encompassing the following stages:
- i. after excavation for, and prior to the placement of, any footings, and
 - ii. prior to pouring any in-situ reinforced concrete building element, and
 - iii. prior to covering the framework for any floor, wall, roof or other building element, and
 - iv. prior to covering waterproofing in any wet areas, and
 - v. prior to covering any stormwater drainage connections, and
 - vi. after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Documentary evidence of compliance with Council's approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the principal certifying authority and be made available to Council officers upon request.

29. Ground water shall only be pumped or drained to Council's stormwater system if the water is clean and unpolluted. The standard used to determine the acceptability of the quality of the water is the 'Australian and New Zealand Environment and Conservation Council - Australian Water Quality Guidelines for Fresh and Marine Waters 1992'.

Note: Prior treatment and/or filtration of the water may be necessary to achieve acceptable quality, including a non-filterable residue not exceeding 50 milligrams/litre or small quantities may be removed by the services of a Licenced Liquid Waste Transporter. It is an offence under the provisions of the Protection of the Environment Operations Act 1997 to pollute the stormwater system.

30. Demolition operations shall not be conducted on the roadway or public footway or any other locations, which could lead to the discharge of materials into the

stormwater drainage system.

31. All waste generated on site shall be disposed of in accordance with the submitted Waste Management Plan.
32. A Registered Surveyor's check survey certificate or compliance certificate shall be forwarded to the certifying authority detailing compliance with Council's approval at the following stage/s of construction:
 - i. After excavation work for the footings, but prior to pouring of concrete, showing the area of the land, building and boundary setbacks.
 - ii. Prior to construction of each floor level showing the area of the land, building and boundary setbacks and verifying that the building is being constructed at the approved level.
 - iii. Prior to fixing of roof cladding verifying the eave, gutter setback is not less than that approved and that the building has been constructed at the approved levels.
 - iv. On completion of the building showing the area of the land, the position of the building and boundary setbacks and verifying that the building has been constructed at the approved levels.
33. All contractors shall comply with the following during all stages of demolition and construction:
 - A Waste Container on Public Road Reserve Permit must be obtained prior to the placement of any waste container or skip bin in the road reserve (i.e. road or footpath or nature strip). Where a waste container or skip bin is placed in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
 - A Road Opening Permit must be obtained prior to any excavation in the road reserve (i.e. road or footpath or nature strip). Where excavation is carried out on the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
 - A Hoarding Permit must be obtained prior to the erection of any hoarding (Class A or Class B) in the road reserve (i.e. road or footpath or nature strip). Where a hoarding is erected in the road reserve without first obtaining a permit, the Council's fees and penalties will be deducted from the Footpath Reserve Restoration Deposit. Permits can be obtained from Council's Customer Service Centre.
 - A Crane Permit must be obtained from Council prior to the operation of any activity involving the swinging or hoisting of goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway. Permits can be obtained from Council's Customer Service Centre.
 - A Permit to Dewater or Pump Out a site must be obtained prior to the discharge of pumped water into the road reserve, which includes Council stormwater pits and the kerb and gutter. Permits can be obtained from Council's Customer Service Centre.
34. The following conditions are necessary to ensure minimal impacts during construction:
 - i. Building, demolition and construction works not to cause stormwater pollution and being carried out in accordance with Section 2.8 of Council's Stormwater Pollution Control Code 1993. Pollutants such as concrete

slurry, clay and soil shall not be washed from vehicles onto roadways, footways or into the stormwater system. Drains, gutters, roadways and access ways shall be maintained free of sediment. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment.

- ii. Stormwater from roof areas shall be linked via a temporary downpipe to an approved stormwater disposal system immediately after completion of the roof area.
- iii. All disturbed areas shall be stabilised against erosion within 14 days of completion, and prior to removal of sediment controls.
- iv. Building and demolition operations such as brickcutting, washing tools or paint brushes, and mixing mortar shall not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
- v. Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted. In addition stockpiles of topsoil, sand, aggregate, soil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.
- vi. Wind blown dust from stockpile and construction activities shall be minimised by one or more of the following methods:
 - a) spraying water in dry windy weather
 - b) cover stockpiles
 - c) fabric fences
- vii. Access to the site shall be restricted to no more than two 3m driveways. Council's footpath shall be protected at all times. Within the site, provision of a minimum of 100mm coarse crushed rock is to be provided for a minimum length of 2 metres to remove mud from the tyres of construction vehicles.

An all weather drive system or a vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed prior to commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street. Vehicular access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site is muddy. Where any sediment is deposited on roadways it is to be removed by means other than washing and disposed of appropriately.

In addition builders / demolishers are required to erect a 1.5m high fence along the whole of the street alignment other than at the two openings. Such protection work, including fences, is to be constructed, positioned and maintained in a safe condition to the satisfaction of the Principal Certifying Authority, prior to the demolition of the existing structures and commencement of building operations.

- viii. Any noise generated during construction of the development shall not exceed limits specified in any relevant noise management policy prepared pursuant to the Protection of the Environment Operations Act, 1997 or exceed approved noise limits for the site.

35. All existing trees located within the site may be removed.

36. Any pruning of branches or roots of trees growing from within adjoining properties requires the prior written consent of the tree's owners and the prior written consent of

Council in the form of a Permit issued under Council's Development Control Plan 2011. The work must be carried out in accordance with AS4373:2007 by an experienced Arborist with minimum AQF Level 2 qualifications in Arboriculture.

Prior to issue of occupation certificate or commencement of use

The following conditions must be complied with prior to issue of the Occupation Certificate or Commencement of Use.

37. An Occupation Certificate shall be obtained in relation to the approved works prior to any use or occupation of the building.
38. Where Council's park/reserve is damaged as a result of building work or vehicular building traffic, this area shall be restored by Council at the applicant's expense. Repairs shall be completed prior to the issue of the Occupation Certificate.
39. At least three (3) native or ornamental trees of at least 45 litre pot size and capable of growing to a minimum height of three (3) metres shall be planted in suitable locations within the property on completion of the building works and prior to the final inspection.
40. All works within the road reserve, which are subject to approval pursuant to Section 138 of the Roads Act 1993, shall be completed and accepted by council.
41. Prior to occupation a Chartered Professional Engineer shall certify that the stormwater system has been constructed in accordance with the approved plans and as required by Rockdale Technical Specification Stormwater Management. The certificate shall be in the form specified in Rockdale Technical Specification Stormwater Management and include an evaluation of the completed drainage works. A works-as-executed drainage plan shall be prepared by a registered surveyor based on a survey of the completed works. A copy of the certificate and works-as-executed plan(s) shall be supplied to the Principal Certifying Authority. A copy shall be provided to Council if Council is not the Principal Certifying Authority.
42. The drainage system shall be constructed in accordance with the approved drainage plans and any amendments in red. All stormwater drainage plumbing work shall comply with the NSW Code of Practice: Plumbing and Drainage and Australian Standard AS3500.
43. The owner of the premises is required to comply with the following requirements when installing a rainwater tank:
 - Inform Sydney Water that a Rainwater tank has been installed in accordance with applicable requirements of Sydney Water.
 - The overflow from the rainwater tank shall be directed to the storm water system.
 - All plumbing work proposed for the installation and reuse of rainwater shall comply with the NSW Code of Practice: Plumbing and Drainage and be installed in accordance with Sydney Water "Guidelines for rainwater tanks on residential properties.
 - A first flush device shall be installed to reduce the amount of dust, bird faeces, leaves and other matter entering the rainwater tank.
44. Prior to occupation a Chartered Professional Engineer competent in geotechnics shall certify that the construction works has been constructed in accordance with the approved geotechnical report and include an evaluation of the completed works. A copy of the certificate shall be supplied to the Principal Certifying Authority. A copy shall be provided to Council if Council is not the Principal Certifying Authority.

45. Prior to the issue of occupation certificate Lot 12 DP 13153 & Lot B DP 349523 shall be consolidated into one allotment. Council requires proof of lodgement of the plan of consolidation with the Land and Property Information Office prior to occupation.

Integrated development/external authorities

The following conditions have been imposed in accordance with Section 91A of the Environmental Planning and Assessment Act, 1979.

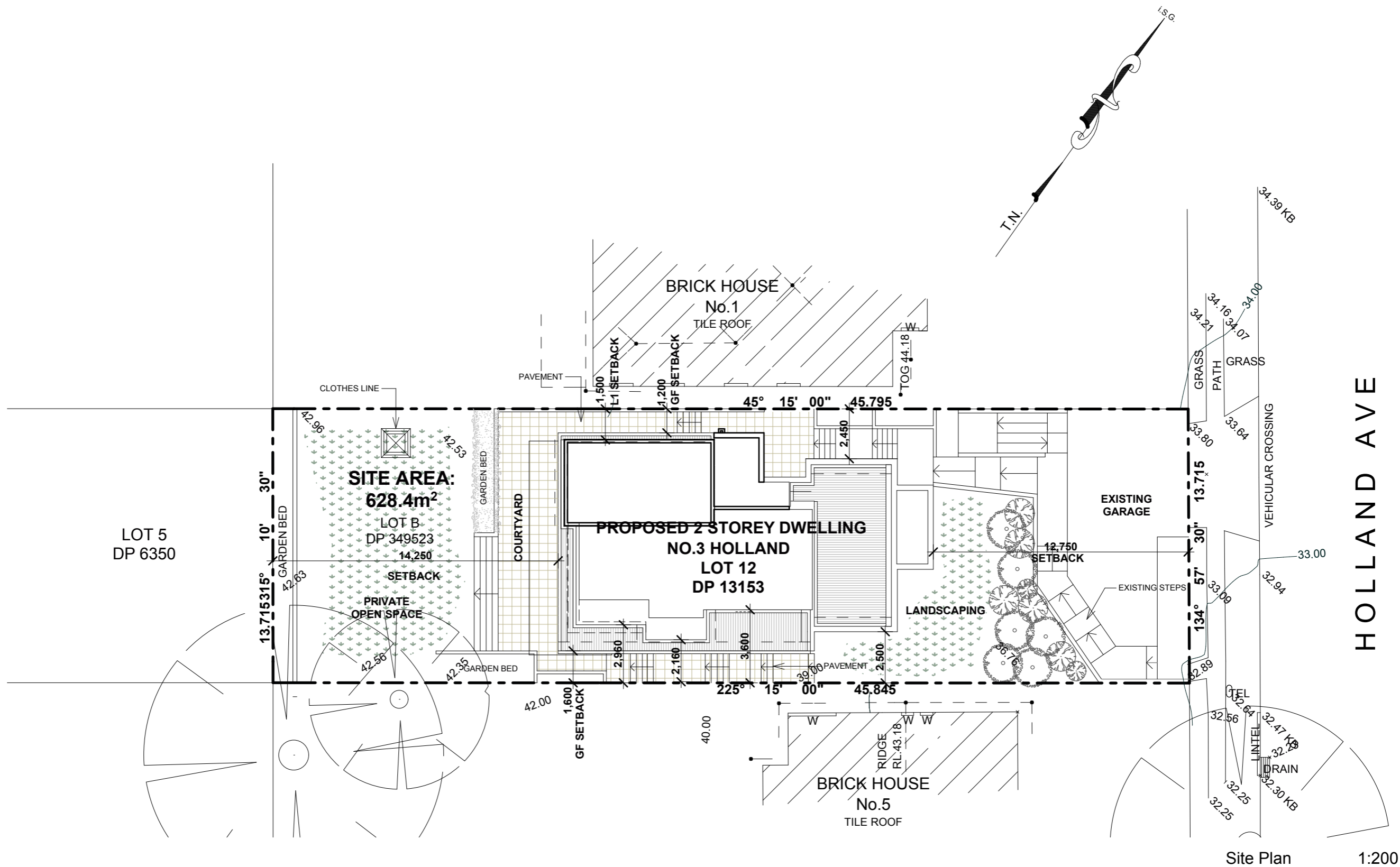
46. Sydney Airport Corporation Limited (SACL) has approved the maximum height of the proposed building at 50.1 metres relative to Australian Height Datum (AHD). This height is inclusive of all vents, chimneys, aerials, TV antennae and construction cranes etc. No permanent or temporary structure is to exceed this height without further approval from Sydney Airport Corporation Limited.

Note: Under Section 186 of the Airports Act 1996, it is an offence not to give information to the Airport Operator that is relevant to a proposed “controlled activity” and is punishable by a fine of up to 50 penalty units.

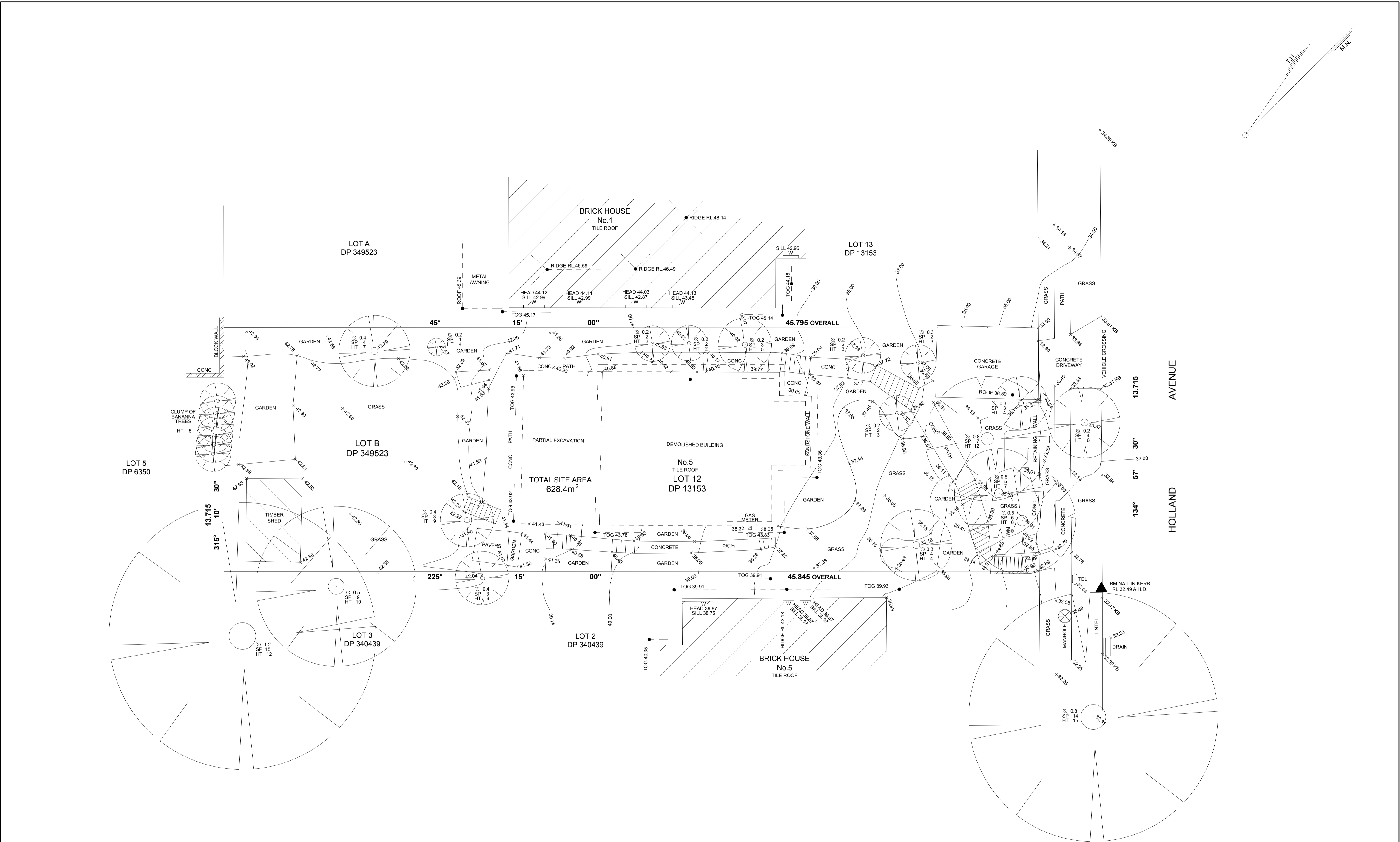
For further information on Height Restrictions please contact SACL on 9667 9246.

Development consent advice

- a. You are advised to consult with your utility providers (i.e. Energy Aust, Telstra etc) in order to fully understand their requirements before commencement of any work.
- b. The water from the rainwater tank should not be used for drinking, Sydney Water shall be advised of the installation of the rainwater tank.
- c. In the event of any inconsistency between conditions of this approval and the drawings/documents referred to in condition 2, the conditions of this approval prevail.



Site Plan 1:200



NOTES:

- No boundary survey has been carried out, if any construction is planned it would be advisable to carry out further survey work to determine the boundary dimensions and location. Dimensions and areas on this plan have been compiled from the relevant deposited plans and are subject to final survey.
- The position of improvements and features shown has been located for plotting purpose only and is drawn to scale plot accuracy only.
- Improvements and features shown on or near the boundaries are indicative only. All detail and features shown have been plotted in relation to the fences, the fences shown on this plan have not been located in relation to the boundaries for the purpose of this survey, therefore the features relative to the boundaries are limited to the accuracy of the fences in relation to the boundaries.
- The records of the service authorities have not been investigated. Only those services that are visible and accessible at the date of survey have been shown.
- Services shown are indicative only. Other services may exist that are not shown. Therefore field confirmation of their exact position should be made prior to commencement of excavation.
- Any point of feature critical to the preparation of plans or construction should be accurately located prior to the completion of those plans or commencement of construction.
- Spot levels are accurate and should be adopted in preference to contour lines, as contours are indicative of the land form only.
- Tree spreads are diagrammatic only and may not be symmetrical. Tree spreads and heights are by estimation only.
- Stair risers, steps and landings have not been individually located, and are diagrammatic only.
- W - Window at ground level.
- W1 - Window at upper level.
- SGD - Sliding glass door.
- TOR - Top of roof.
- T.M. - Top of main wall water meter.

THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

ISSUE	DATE	AMENDMENTS	BY
10	20	30 40 50 60 70 80 90 100	TABLE OF mm

DRAWN BY: CH	ORIENTATION: - MAGNETIC MERIDIAN
CHECKED BY: KH	CONTOUR INTERVAL: - 1.0
SURVEYOR: DH	

DATUM: A.H.D. B.M. ADOPTED SSM 91539 R.L.: 48.020 SOURCE: S.C.I.M.S.

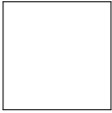
SCALE HORIZONTAL 1:100
DATE OF SURVEY 22-08-2012
UPDATE 21-07-2017


KEVIN BROWN & ASSOCIATES PTY. LTD LAND SURVEYORS Suite 9 No 438 Forest Road, Hurstville N.S.W. 2220 PO Box 500 Hurstville BC 1481 PH: 9570 2288 FAX: 9580 0437 Email: mail@kbrown.com.au




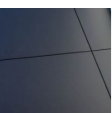
PLAN SHOWING LEVELS AND DETAIL AT No.3 HOLLAND AVENUE ROCKDALE	
L.G.A. ROCKDALE	DATE: 17-12-2013
SHEET 1 OF 1	REF: S-22423
DRAWING No: S-22423-1	BASE No: N/A


FINISHES SCHEDULE

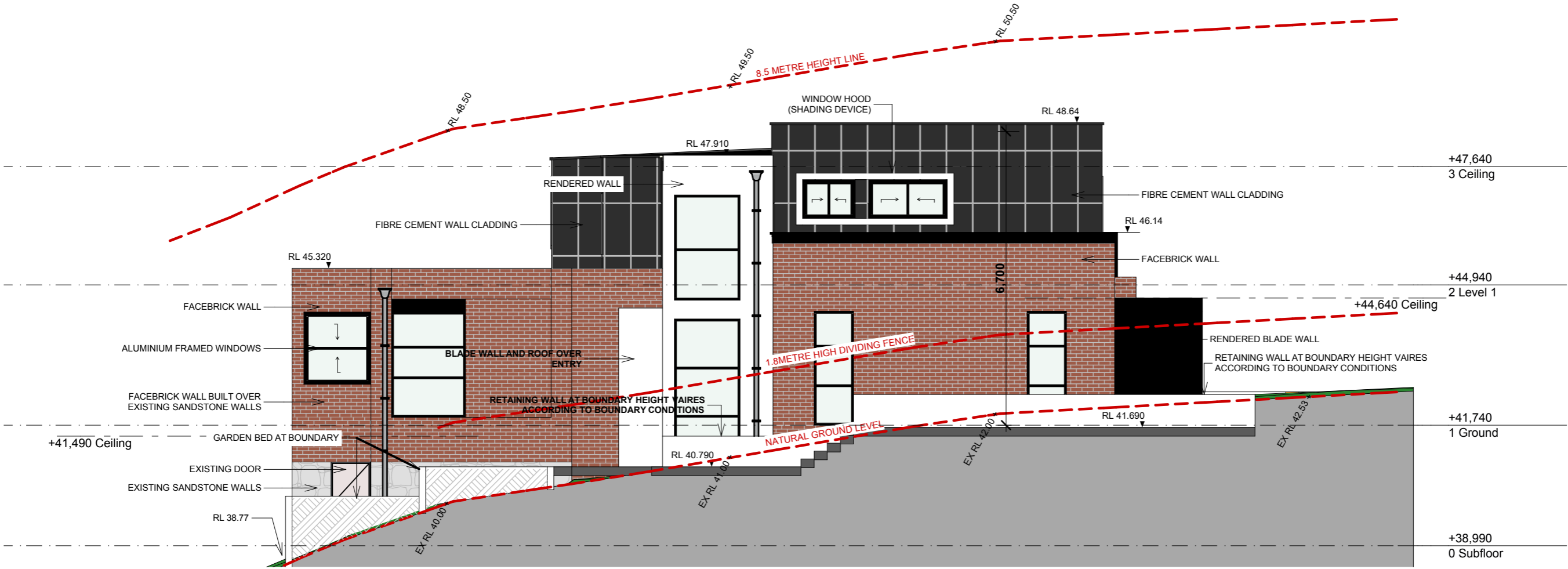
 RENDERED WALLS

 DOOR & WINDOW FRAMES

 FACEBRICK

 FIBRE CEMENT WALL CLADDING
SIMILAR TO JAMES HARDIE "SCYON"
COLOUR - GUNMETAL GREY & OFF WHITE

 SANDSTONE BASE WALLS



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Client:
Warren Chan

Project:
Two Storey Dwelling
3 Holland Ave

Rockdale

Date:
27/07/2017

Project No:
1000

Dwg Name:
Elevation Sheet 1

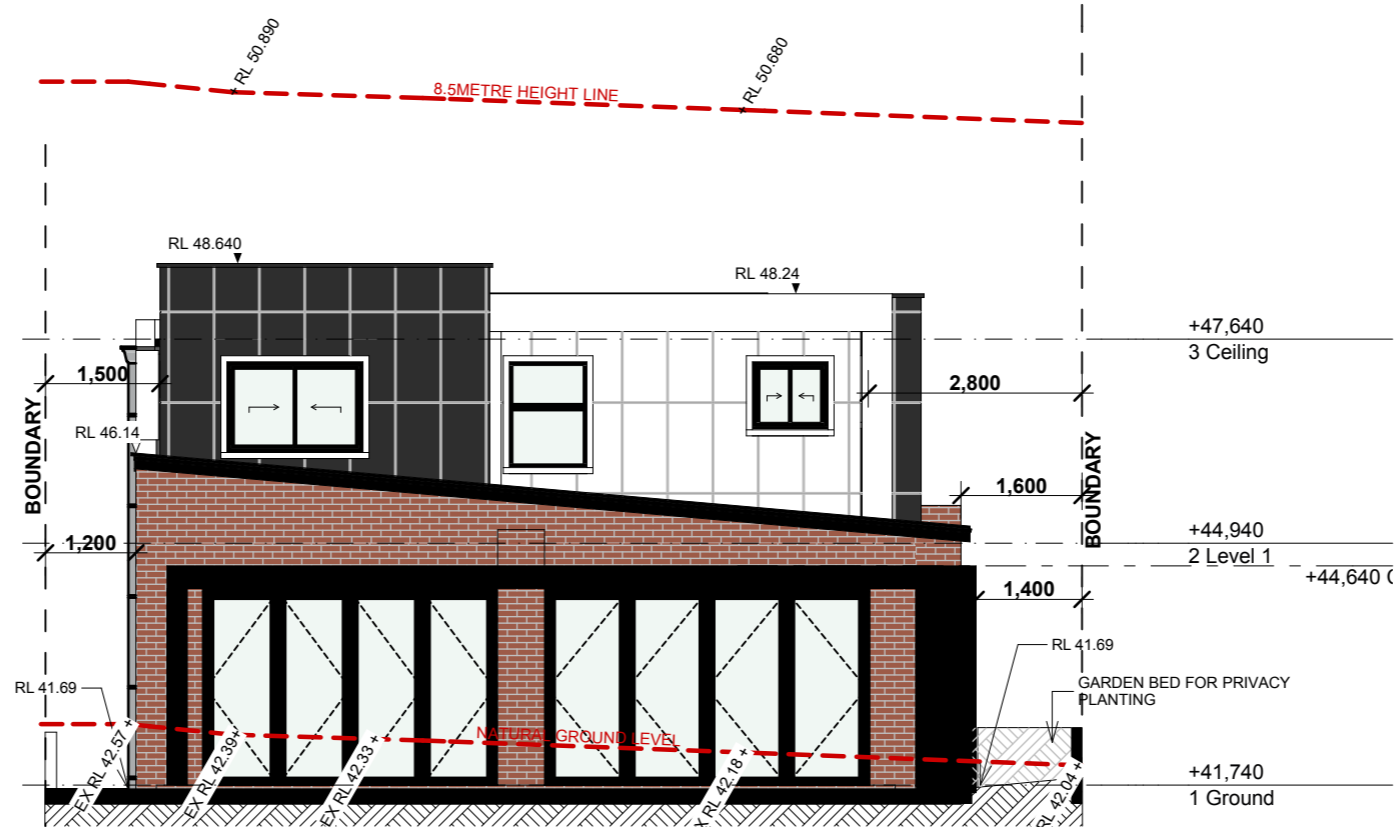
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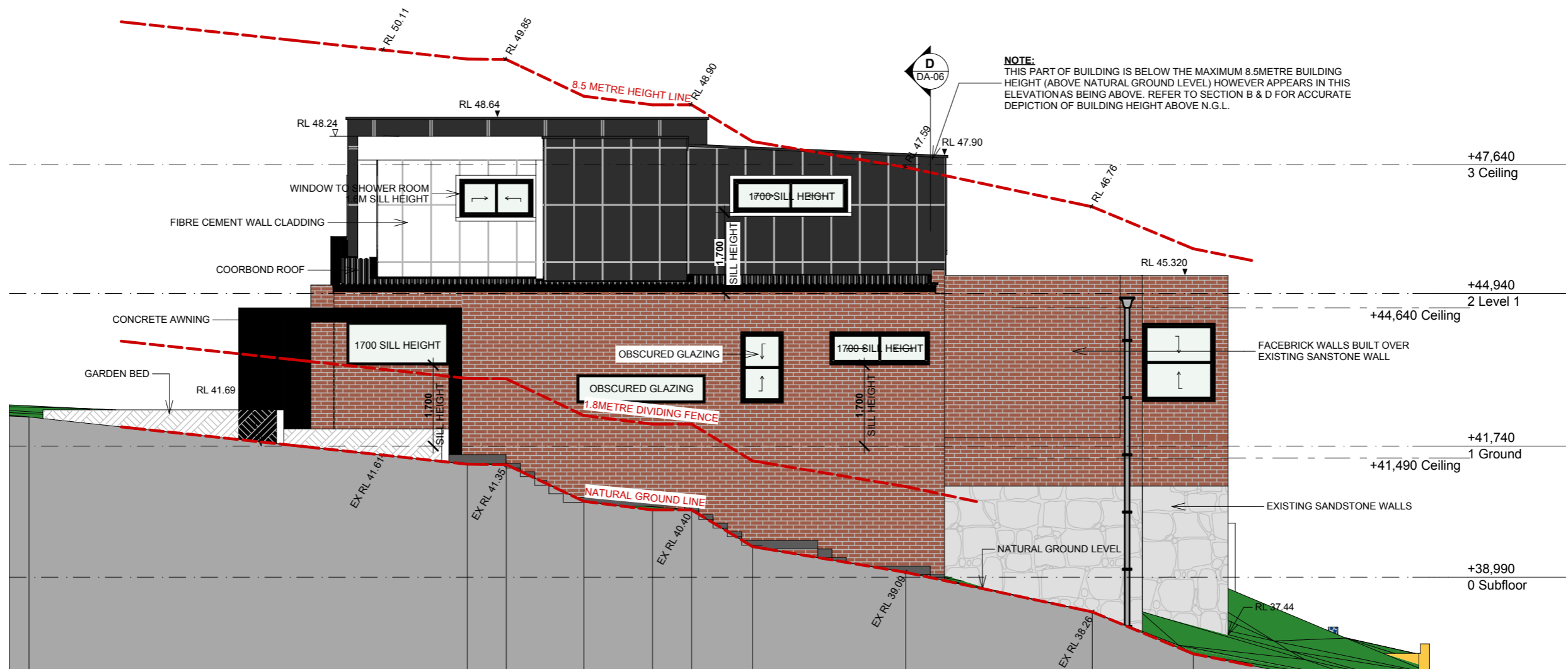
Dwg No:
DA-04²⁶

Rev:
A

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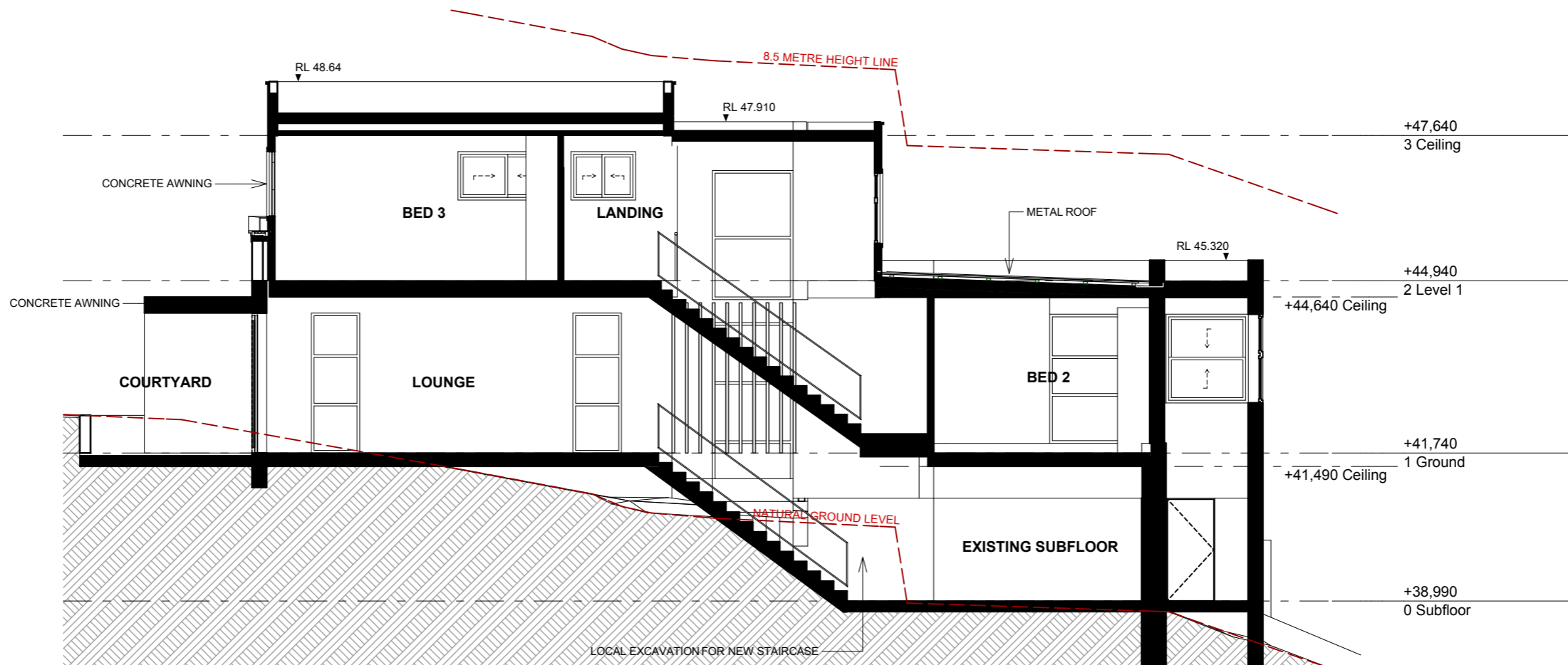


1. West Elevation 1:100

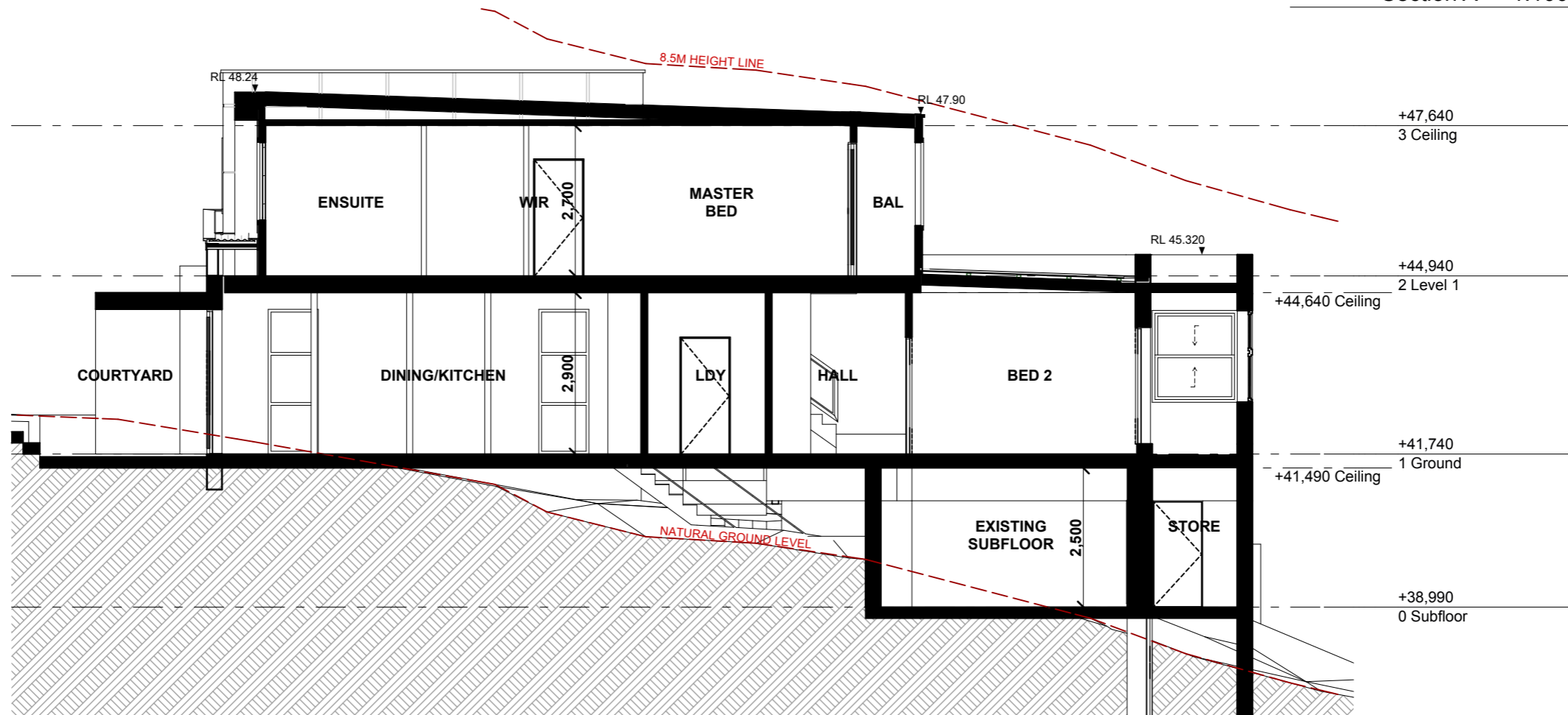


South Elevation

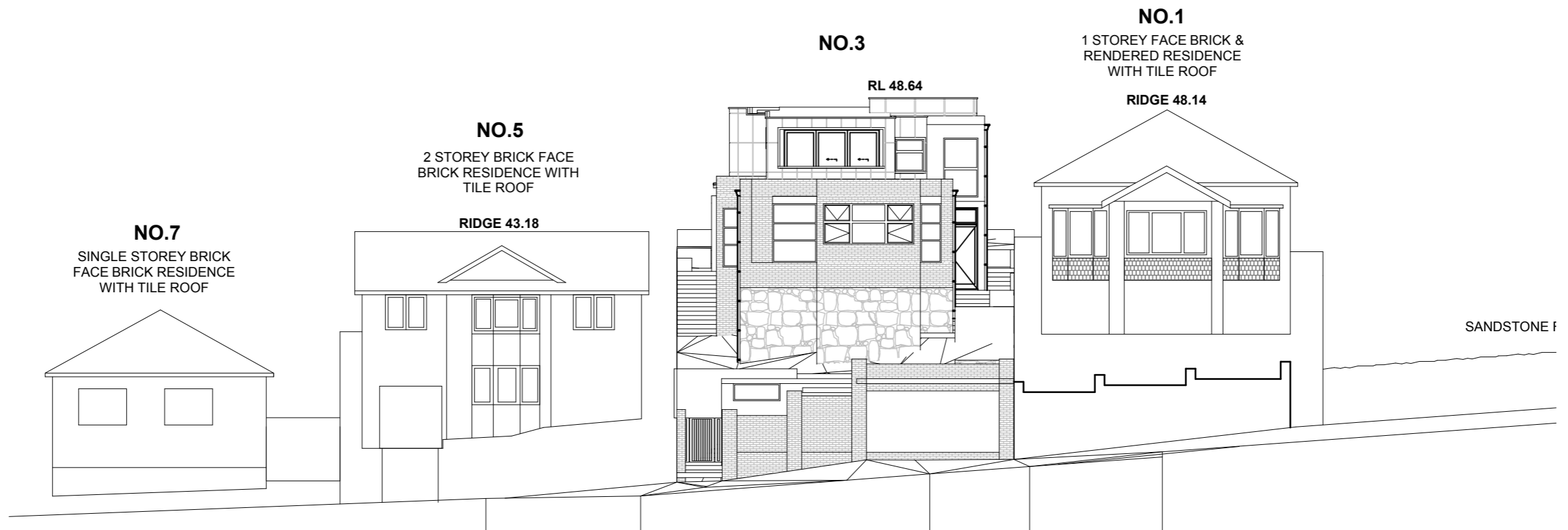
NOTE:
THIS PART OF BUILDING IS BELOW THE MAXIMUM 8.5METRE BUILDING HEIGHT (ABOVE NATURAL GROUND LEVEL) HOWEVER APPEARS IN THIS ELEVATION AS BEING ABOVE. REFER TO SECTION B & D FOR ACCURATE DEPICTION OF BUILDING HEIGHT ABOVE N.G.L.



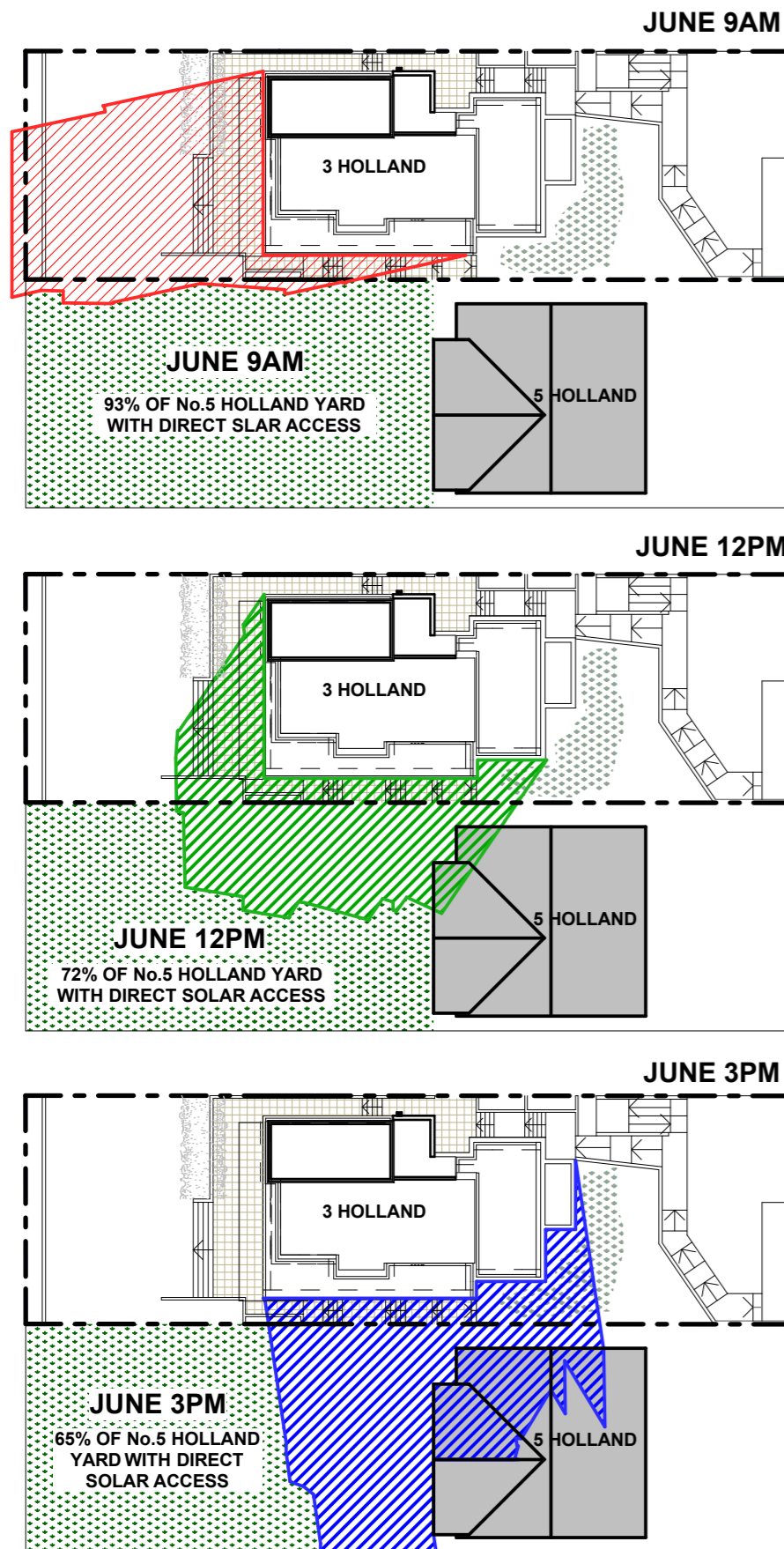
Section A 1:100



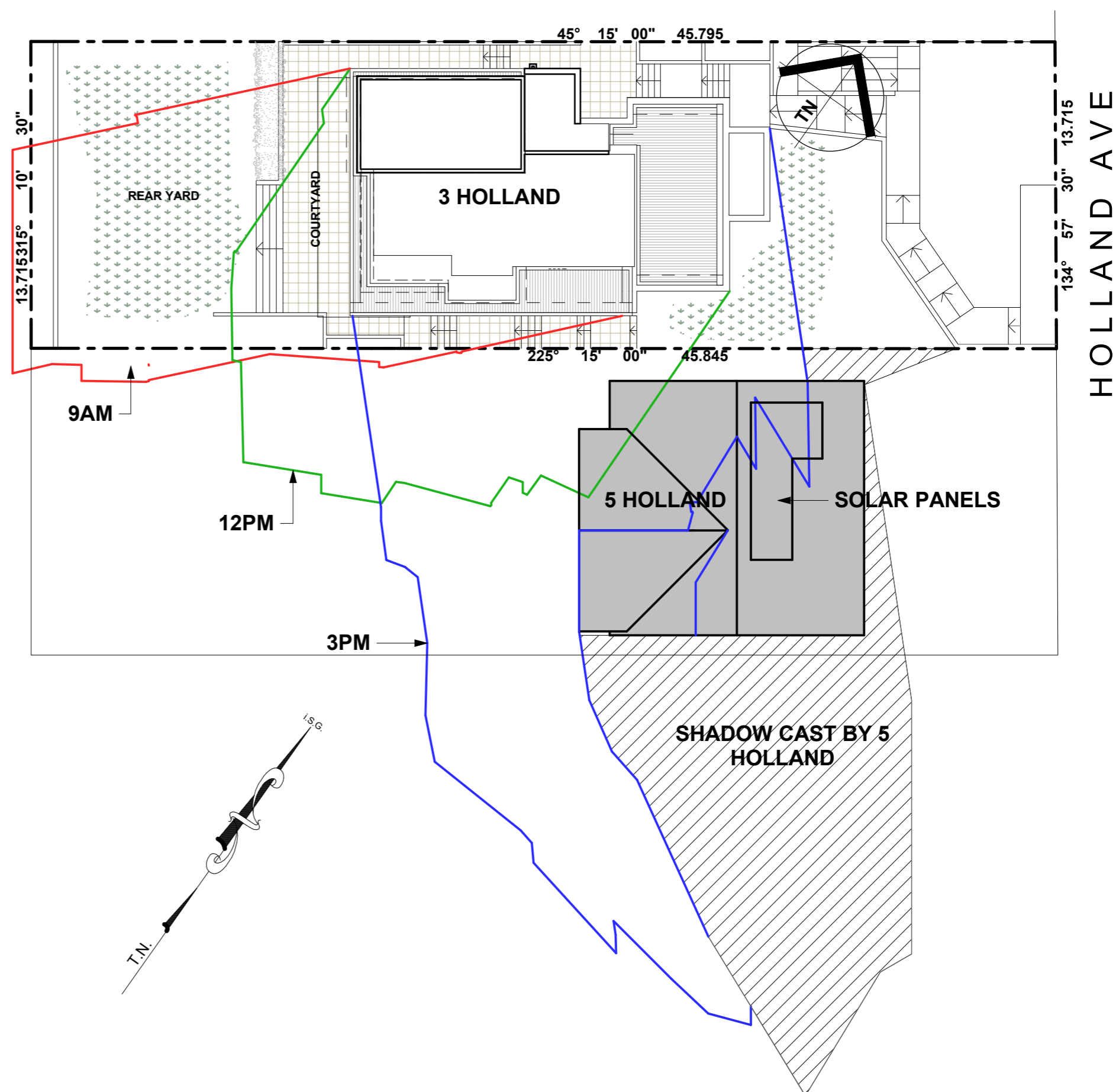
Section B 1:100



Streetscape Elevation 1:200

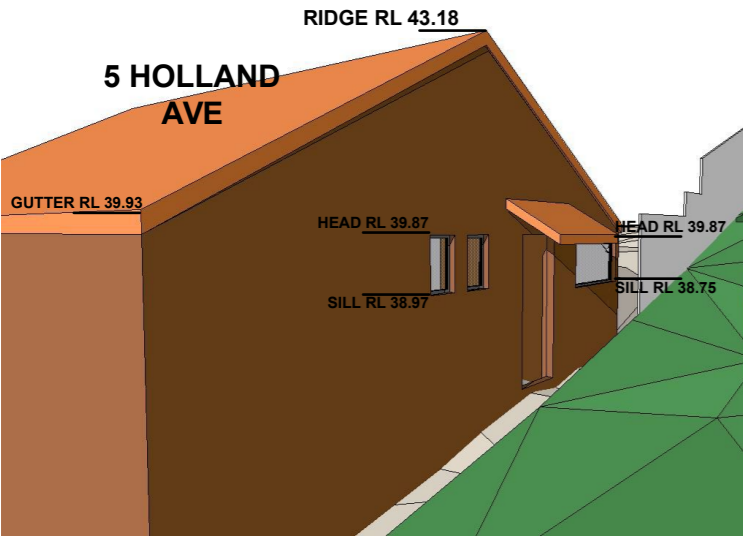


Shadow Detail - June 21 1:400

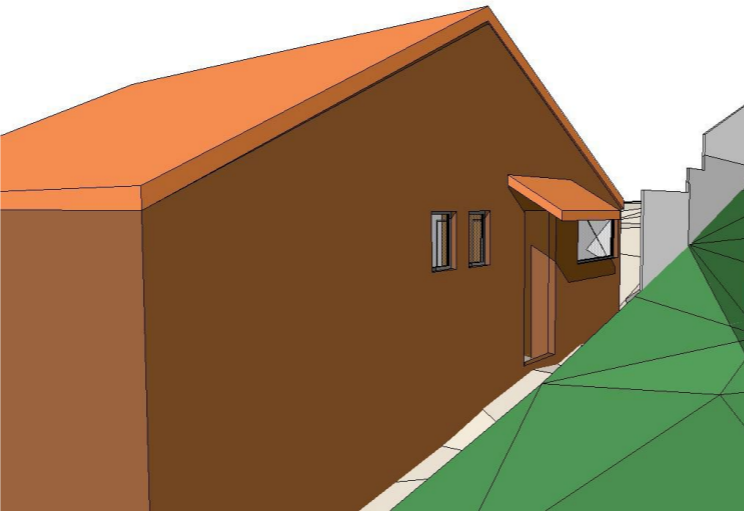


Shadows June 21 1:200

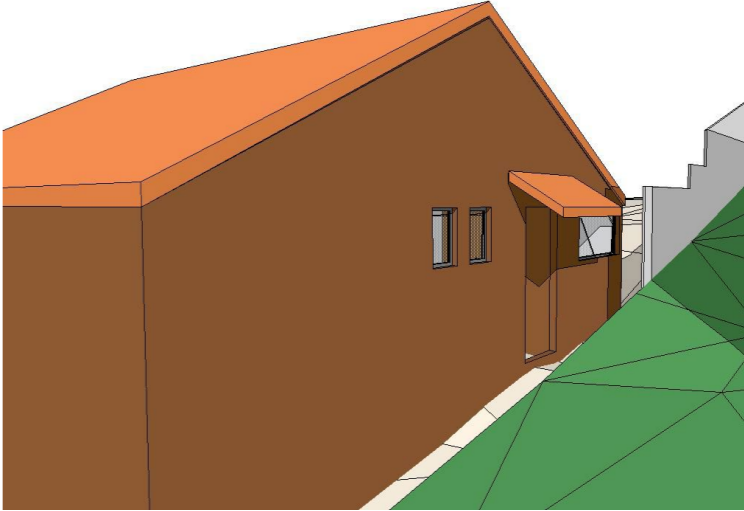
EXISTING ELEVATION SHADOWS - JUNE 21
ELEVATION SHADOWS OF NORTHERN WALL OF NO 5 HOLLAND AVE ROCKDALE



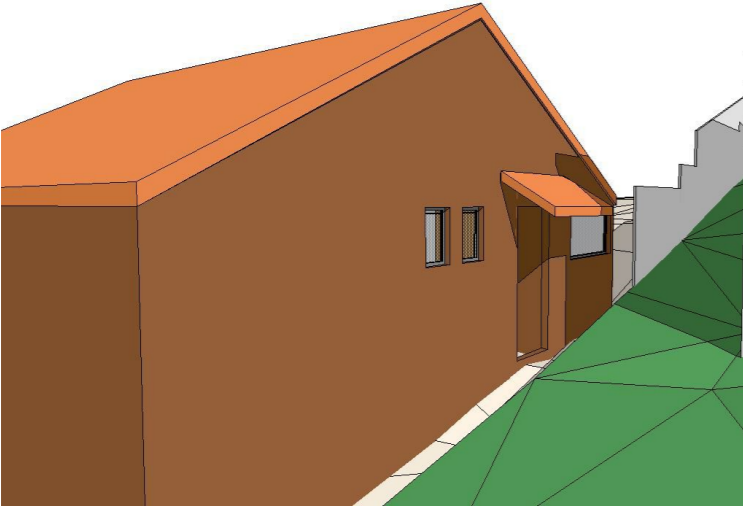
June 21 - 9am



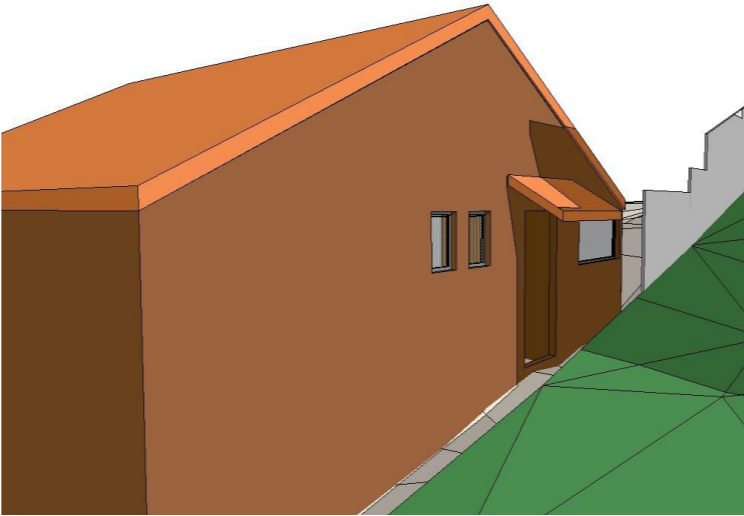
June 21 - 10am



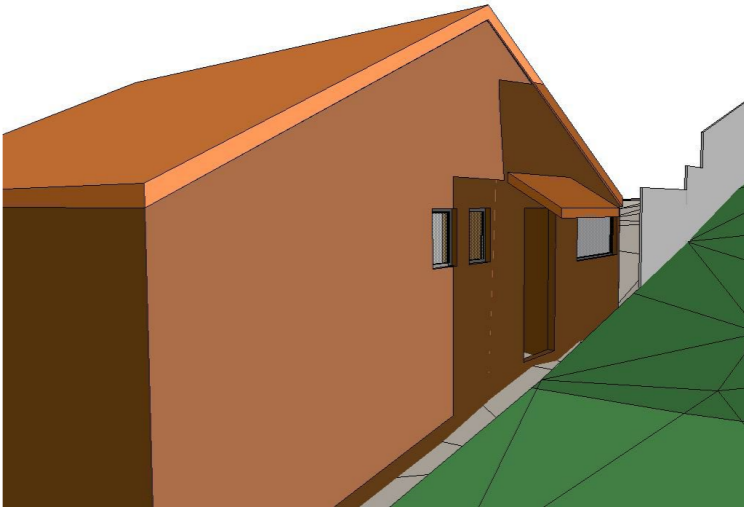
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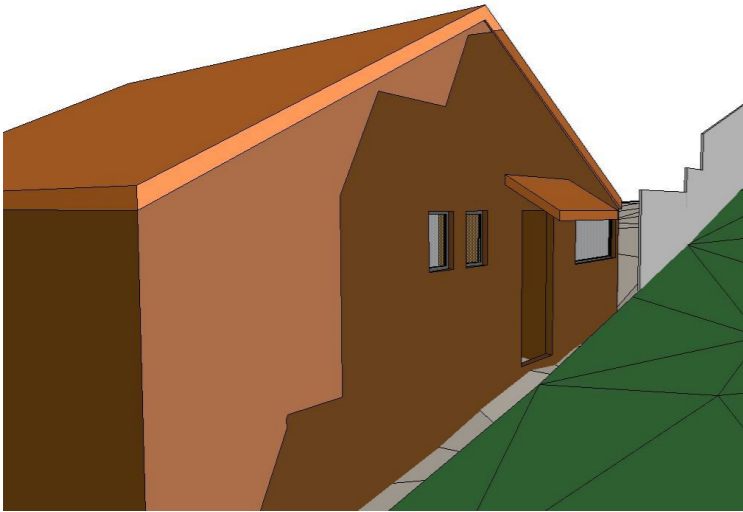
June 21 - 12pm



June 21 - 1pm



June 21 - 2pm



June 21 - 3pm

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Email - Paul@Greensquaredesign.com.au

Client:
Warren Chan

Project:
Two Storey Dwelling
3 Holland Ave
Rockdale

Date:
27/07/2017

Project No:
1000

Dwg Name:
June 21 - Elevational Shadows - Existing

Drawn:
PL

Scale:
@ A3

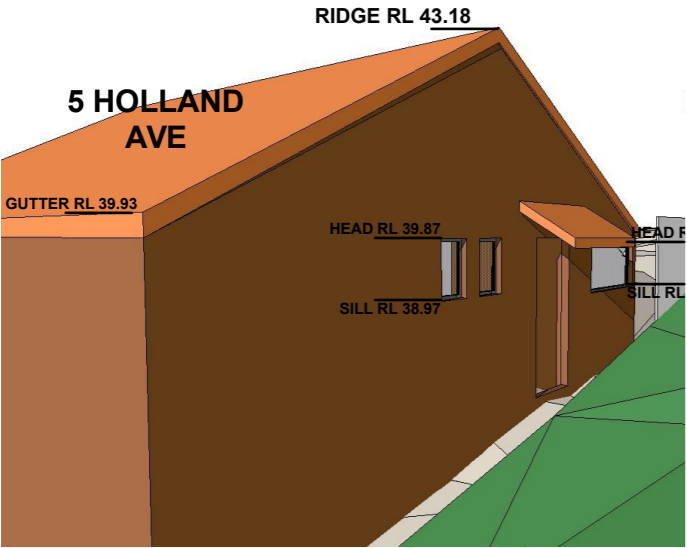
Dwg No:
DA-11³²

Rev:
A

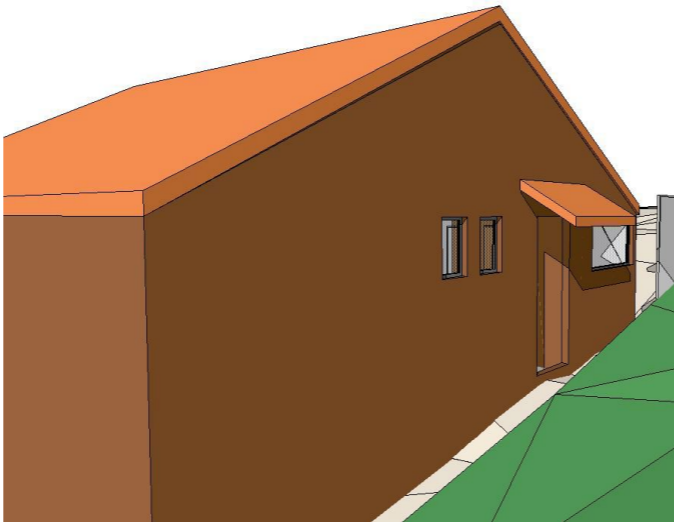
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9:35 AM Thursday, 27 July 2017

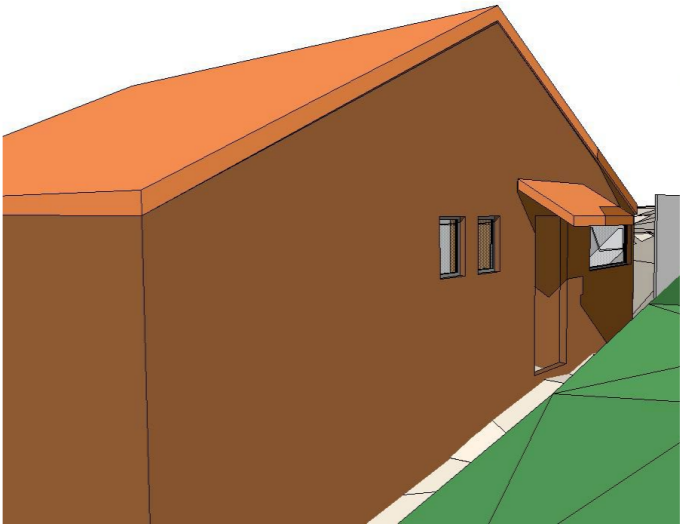
PROPOSED ELEVATION SHADOWS - JUNE 21
ELEVATION SHADOWS OF NORTHERN WALL OF NO 5 HOLLAND AVE ROCKDALE



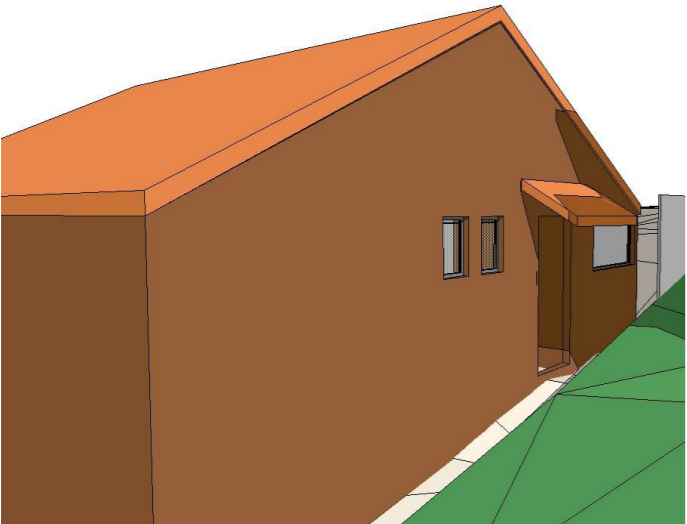
June 21 - 9am



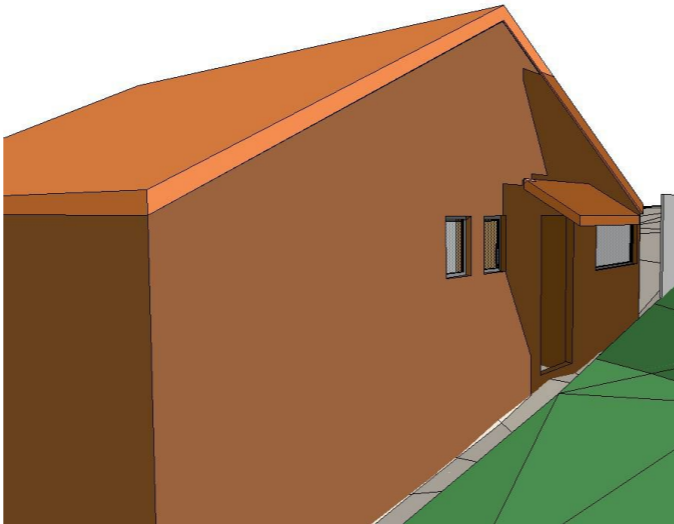
June 21 - 10am



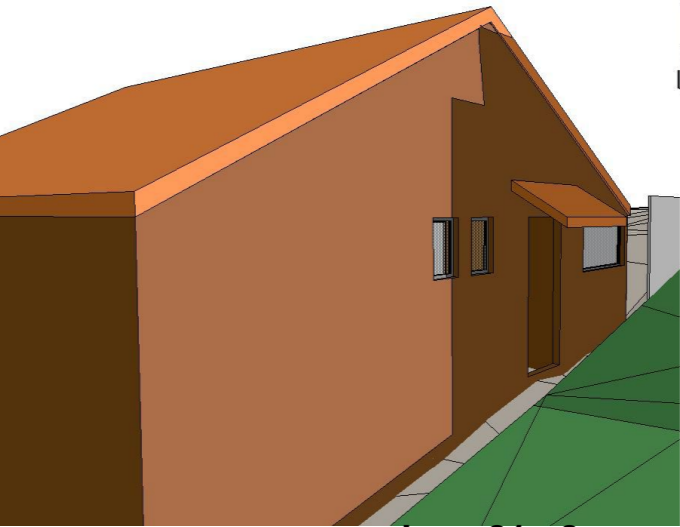
June 21 - 11am



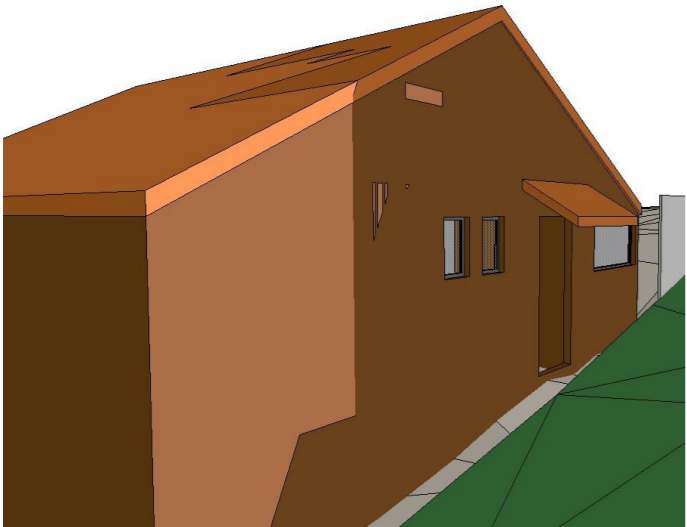
June 21 - 12pm



June 21 - 1pm



June 21 - 2pm



June 21 - 3pm

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Client:
Warren Chan

Project:
Two Storey Dwelling
3 Holland Ave
Rockdale

Date:
27/07/2017

Project No:
1000

Dwg Name:
June 21 - Elevational Shadows - Proposed

Drawn:
PL

Scale:
@ A3

Dwg No:
DA-12³³

Rev:
A

(NOT FOR CONSTRUCTION)

Y:\L_Projects\XX_Misc_Projects\JZ_3_Holland Ave\CAD\Holland Ave NEW DA 2.pln
9:35 AM Thursday, 27 July 2017