

---

## **Bayside Planning Panel**

**13/03/2018**

Item No	<b>6.7</b>
Application Type	Development Application
Application Number	DA-2017/207
Lodgement Date	09/12/2016
Property	<b>116 Clareville Avenue Sandringham NSW 2219</b>
Owner	Mrs N Bazouni
Applicant	Mr J Bazouni
Proposal	Construction of a new rooftop terrace to both dwellings 1 and 2 inclusive of internal stair access
No. of Submissions	Eleven (11) submissions
Cost of Development	\$45,000
Report by	Michael Maloof, Senior Development Assessment Planner

---

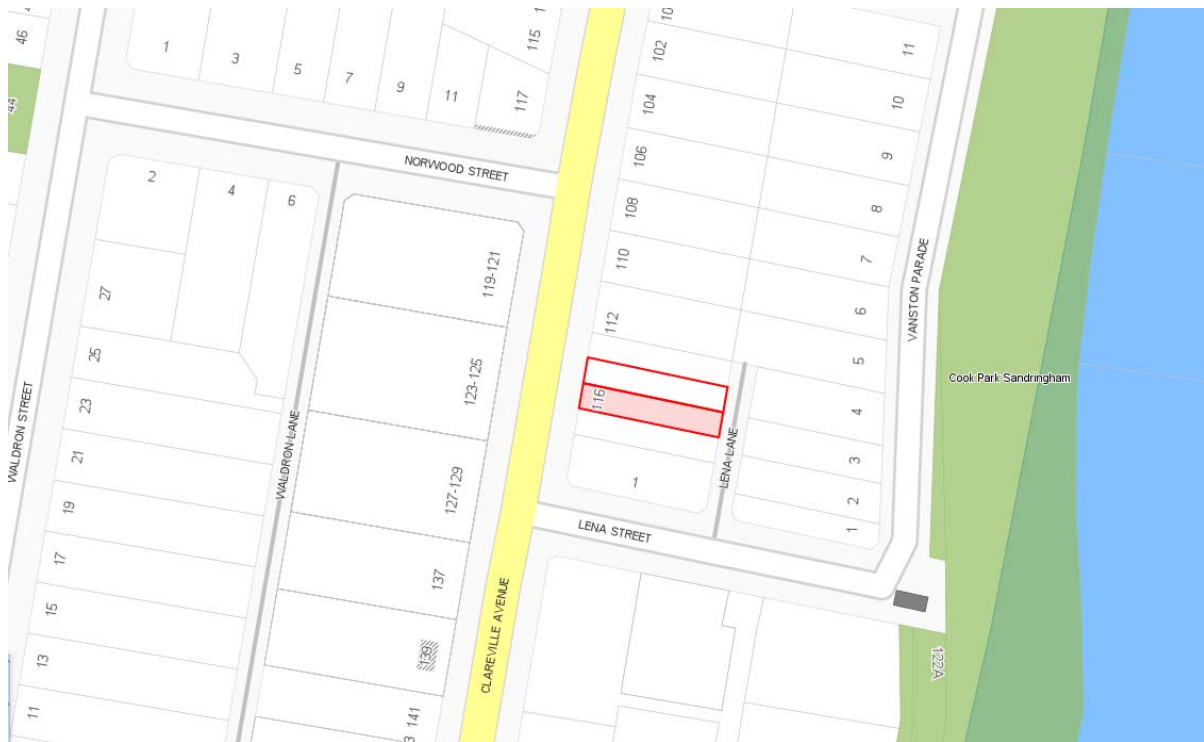
## **Officer Recommendation**

- 1 That development application DA-2017/207 for construction of a new roof top terrace to both dwellings 1 and 2 including of internal stair access at 116 Clareville Avenue, Sandringham 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.
- 

## **Attachments**

- 1 Planning Assessment Report
  - 2 Site Plan and Elevations
-

## Location Plan



# BAYSIDE COUNCIL

## Planning Assessment Report

### Application Details

---

<b>Application Number:</b>	DA-2017/207
<b>Date of Receipt:</b>	9 December 2016
<b>Property:</b>	116 Clareville Avenue, SANDRINGHAM (Lot 4 DP 15280), (Lot 5 DP 15280)
<b>Owner:</b>	Mrs Ninar Bazouni
<b>Applicant:</b>	Mr Joe Bazouni
<b>Proposal:</b>	Construction of a new rooftop terrace to both dwellings 1 and 2 inclusive of internal stair access
<b>Recommendation:</b>	Approved
<b>No. of submissions:</b>	11
<b>Author:</b>	Michael Maloof
<b>Date of Report:</b>	19 February 2018

### Key Issues

---

The key issues related to this application are:

- Loss of views
- Loss of privacy and amenity
- Streetscape
- Solar Access

The above issues have been addressed later in this report.

### Recommendation

---

A. That development application DA-2017/207 for construction of a new roof top terrace to both dwellings 1 and 2 including of internal stair access at 116 Clareville Avenue, Sandringham 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.

B. That the objectors be advised of the Bayside Planning Panel's decision.

### Background

---

#### History

Council's records show the following application relevant to the property:

CD-2015/168 - Complying Development Certificate - Demolition of existing dwelling and associated outbuildings and erection of two new dwellings  
Lodged on 16/03/2015 and Approved by Private Certifier on 12/03/2015

According to Council's records, the final Occupation Certificate for the approved development under CD-2015/168 was issued on 4 October 2016.

## **Proposal**

The application seeks development consent for the addition of a new rooftop terrace to both existing semi-detached dwellings at No. 116 Clareville Avenue, Sandringham, including construction of internal stairs and covered entry to the roof top terrace. The housing over the stairs includes a skillion roof at 26 degrees to minimise overshadowing and the roof top terrace is setback from the sides and rear edge of the building.

## **Site location and context**

The subject site is known as Lots 4 & 5 in DP 15280, at 116 Clareville Avenue, Sandringham. The site is a rectangular shape with front and rear boundary widths of 11.985 metres. The side boundaries are 33.7m deep. The total site area is 404 sq.m. The topography of the site is such that it falls to the rear of 0.1m and is relatively flat.

The subject site contains two two-storey semi-detached dwellings with detached carports at the rear of each dwelling. The site is located on the eastern side of Clareville Avenue between Lena Street and Vanston Parade. Adjoining development to the sides includes a detached dwelling house on one side and an attached two storey dual occupancy dwelling on the other. The site adjoins Lena Lane to the rear and on the opposite side of the lane are more one and two storey dwelling houses which front Vanston Parade. Opposite the site along Clareville Avenue are four storey residential flat buildings that overlook the site. There is a mix of one, two and four storey residential buildings within close proximity to the subject property. There are no trees to be removed from the subject site.

## **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:

#### **Greater Metropolitan REP No. 2 – Georges River Catchment**

The site is within the area where the Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment applies. Relevant specific planning principles in the plan, including acid sulfate soils urban/stormwater runoff, have been taken into account in the assessment of the proposal and are further discussed in this report.

## 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
6.7 Stormwater	Yes	Yes - see discussion

### 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 proposed roof top terraces to the semi-detached dwellings are permissible development 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 housing above the stairs has been reduced and is 8.4m (RL10.9 - NGL 2.5) and therefore does not exceed the maximum 8.5m height shown for the land on the Height of Buildings Map.

Further, the proposed development will 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 proposal will include the extension of the existing internal stairs to the roof top terrace level which accesses the door to the roof top terrace. The stair well includes a landing which is included in the vertical circulation and therefore the proposal does not increase the gross floor area of the previously approved building. Accordingly, the proposal is acceptable in respect to the floor space ratio control.

### 6.7 Stormwater

The proposal involves the construction of an on site retention system to manage stormwater. The proposed stormwater system has been approved by Council's development engineers subject to the imposition of conditions of development consent and is consistent with this clause.

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

No proposed instruments are relevant 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:

<b>Relevant clauses</b>	<b>Compliance with objectives</b>	<b>Compliance with standard/provision</b>
4.1.1 Views and Vista	Yes	Yes - see discussion
4.2 Streetscape and Site Context - General	Yes	Yes - see discussion
4.3.2 Private Open Space - Low density residential	Yes	Yes - see discussion
4.4.2 Solar Access - Low and medium density residential	Yes	Yes - see discussion
4.4.5 Visual privacy	Yes	Yes - see discussion
5.1 Storey Height and Setbacks - Dwelling house and Attached Dwellings	Yes	Yes - see discussion

#### 4.1.1 Views and Vista

The subject site is located opposite a three storey residential flat building (123-125 Clareville Ave) which overlooks the site and has views out over Botany Bay to the east. The proposal will include minor protrusions into the existing views which is the result of the balustrade around the terrace and the housing structure over the stairs which provide access to the roof top terrace. The property on the opposite side of Clareville Street contains views out over the site and to the north east and south east over the adjoining properties. The existing views are currently punctuated by other roof top terrace structures from other dwellings in the vicinity of the site along Vanston Parade as well as mature trees in Cook Park.

The relevant objectives of clause 4.1.1 of the Rockdale DCP 2011 include:

- A. To maintain and enhance existing views to and from the Cooks River and Botany Bay*
- D. To encourage view sharing as a means of ensuring equitable access to views from neighbouring properties*

The proposal has been amended to reduce the height and size of housing over the stairs which now contains a skillion roof to minimise the extent of view intrusion. In this regard, the roof over the stairs will marginally intrude into the existing views of the adjacent dwellings behind the site which front Vanston Parade with minimal view intrusion affecting the significant views of the bay and horizon behind. In this regard, the extent of view loss resulting from the roof top terrace and associated structures is not significant and is not detrimental to the adjoining properties on the opposite side of Clareville Avenue.

As the dual occupancy development complies with the maximum overall height requirements applying to the site, will contain a roof top terrace that is limited in size and complies with the setback requirements under Council's DCP, the proposal is not unreasonable in respect to views and will not set a precedent in respect to the existing view corridors. The proposal will therefore allow view sharing and is not unreasonable in this instance.

#### 4.2 Streetscape and Site Context - General

The proposed roof top terrace will involve a balustrade around the terrace which is setback from the

sides of the existing building and a housing over the stairs with a skillion roof. The proposed housing will be setback 4.6m from the first floor front elevation and will be only partially visible from the street having a reduced bulk and scale. While the housing above the stairs will be visible from the upper levels of the residential flat building opposite the site, the proposal is not unlike other dwelling houses with access to the roof top terrace. In this regard, the proposal is not unreasonable and is not likely to dominate the site or challenge the existing built form along this part of Clareville Avenue.

The plans submitted with the application show landscaping within the front setback to No. 116 Clareville Avenue in accordance with the previously approved development on the site (CD-2015/168 drawing A.301 approved on 12 March 2015). The applicant has constructed a car space which is contrary to the CD and which is under size (4.56m long). In this regard, the removal of the unauthorised car parking space and replacement with landscape plantings will improve the external appearance of the property and be consistent with the existing streetscape along Clareville Avenue. This has been addressed through the imposition of a condition of development consent.

Based on the above, the proposal complies with Council's requirements in respect to roof top terraces and is not considered likely to result in any significant adverse impacts on the existing streetscape along Clareville Avenue.

#### 4.3.2 Private Open Space - Low density residential

The proposal will include provision of a roof top terrace for each existing dwelling on the site including a private open space area (on the roof) of 46m<sup>2</sup> per dwelling. This area of 46m<sup>2</sup> when added to the existing private open space for each dwelling in the rear yard (55m<sup>2</sup>), will result in compliance with the minimum private open space area required for each dwelling (80m<sup>2</sup>) under Council's DCP 2011. In this regard, the proposed roof top terrace will be setback from the side and rear of the existing building and respects the amenity of the adjoining properties. As such, the proposal complies with the requirements of Council's DCP in respect to private open space and is acceptable in this regard.

#### 4.4.2 Solar Access - Low and medium density residential

An examination of the shadow diagrams submitted with the application revealed that the north point on the plans is in the wrong direction. Accordingly, the plans submitted were inaccurate in respect to the additional overshadowing likely to result from the development. Amended plans were submitted and an assessment of the increase in likely shadows from the amended scheme has revealed that the line of shadow cast from the housing structures over the stairs will result in a small increase in the order of approximately 400mm or so. This line of additional shadow is likely to fall over part of the front yard in the morning, part of the dwelling house on the adjoining property to the south during the day and part of the rear yard of the site and adjoining property during the late afternoon. Despite the east west orientation of the subject site, the small increase in the likely overshadowing is minor and not unreasonable. The proposal is not likely to result in any significant impacts on the windows of any dwelling houses on neighbouring properties.

Notwithstanding the above, the proposed development has been designed to minimise overshadowing through the angled roof design of the housing over the stairs providing access to the roof top terrace. The resulting increase in the line of shadow affectation is therefore minimal and would not result in any significant increase in overshadowing for the dwellings on the site and the adjoining properties.

Council's DCP contains the following objective under this section of the DCP:

*B. To ensure that development does not unreasonably diminish sunlight to neighbouring properties*

*and within the development site*

Due to the orientation of the site and the amendments to the scheme, the proposal is not likely to reduce access to natural light for the private open space areas at the rear of the dwellings on the site and adjoining properties. In addition, the additional shadows that will fall to the south over the adjoining property are minor and not likely to result in any detrimental affects on the adjoining properties. As such, the proposal is consistent with the above objective under Council's DCP 2011 and is acceptable in this regard.

#### 4.4.5 Visual privacy

The amended plans submitted with the application include a revised layout for the roof top terrace which complies with the requirements of Council's DCP, including balustrades with a 1.5m setback from the side edge of the building, internal access stairs and a larger setback from the front and rear elevations of the existing building. The addition of any privacy screens to the proposed balustrade would result in a further reduction in views from adjoining properties with no material benefit in respect to privacy and amenity. In this regard, the amended scheme is acceptable in respect to the requirements of this clause. In addition, the proposal has been sited and designed to be consistent with the objectives of this clause of Council's DCP and will ensure the acoustic and visual privacy for the occupants and neighbours. As such, the amended scheme is acceptable and complies with Council's DCP 2011.

The roof top terrace includes a large open area with no coverings of 46m<sup>2</sup> for each dwelling. In this regard, a condition has been imposed to ensure that no covering will be erected and the use and enjoyment of the area will not result in adverse amenity impacts in respect to noise generation. In this regard, the proposal is not considered to be unreasonable as the open area will be used in connection with each dwelling and is not likely to result in any excessive noise generation. Accordingly, the proposal is acceptable in this regard.

#### 5.1 Storey Height and Setbacks - Dwelling house and Attached Dwellings

The proposed roof top terrace has been amended to include front, side and rear setbacks equal to and greater than 1.5m from the side edge of the first floor of the building apart from the housing over the stairs which has a nil side setback up to a height of 0.850m above the existing roof. The existing stair case within each dwelling house has a nil side setback on the ground and first floors. In this regard, the proposed extension to the stair to provide access to the roof cannot be relocated and will result in the housing having a nil side setback at the roof level. In this regard, the applicant has amended the scheme to minimise the bulk and scale of the housing over the stair by raking the roof making it into a skillion with a small rise in the external wall of 850mm. This will minimise any increase in overshadowing and is not likely to result in any significant increase in bulk and scale of the additional roof top structures given the they are well setback from the front elevation of each dwelling.

The proposed roof top terrace standard have the following objective in relation to setbacks and visual privacy:

- To site and design buildings to ensure acoustic and visual privacy for occupants and neighbours

The proposal is consistent with the above objective as the proposed housing over the stairs will not reduce the acoustic and visual privacy to any unreasonable degree and will not result in any unreasonable bulk and scale. In this regard, the proposal is acceptable in respect to height and setbacks and generally complies with the objective of this clause.



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

Clauses 92-94 of the Regulations outline the matters to be considered in the assessment of a development application. Clause 92 requires the consent authority to consider the provisions of *AS 2601:1991 - Demolition of Structures* when demolition of a building is involved. In this regard the proposal relates to the construction of a roof top terrace with no demolition other than removal of part of the existing roof to enable access to the roof top terrace. Notwithstanding this, a condition of consent shall be imposed to ensure compliance with the standard.

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:

#### **Natural Hazards**

The property is affected by flooding however, the proposal does not involve any excavation and includes a roof top terrace for the existing dwellings on the site which are not likely to cause any adverse impacts on the flood levels or the dwellings on the adjoining properties.

#### **Construction**

The proposed works on the roof top terrace are to be constructed in steel with galvanized iron roof housing over the stairs with glass balustrade around the perimeter of the terrace. There are no specific issues relating to the BCA in the proposed design. Site and safety measures to be implemented in accordance with conditions of consent and Workcover Authority guidelines/requirements.

#### **General**

The proposal is not likely to reduce the amenity of the adjoining properties by any significant degree and the amended scheme will not reduce the development potential of the adjoining properties. As such, the current proposal is no likely to result in any signification adverse amenity impacts and is acceptable in this regard.

### **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 twice in accordance with the provisions of Rockdale DCP 2011. During the first notification period there were 11 submissions received, including a petition with 29 signatures, objecting to the development. During the second notification period there were eleven (11) submissions received by Council. The issues raised in the petition and submissions are discussed below:

Issue 1: Loss of privacy and amenity

Comment: The proposed roof top terrace has been amended to include setbacks from the side of the existing building which comply with Council's DCP apart from the housing over the stairs which have been redesigned to minimise building bulk and scale and overshadowing impacts. The roof top terrace will not result in any significant overlooking given the setbacks provided whilst views out over the buildings on the adjoining properties will be maintained. The amended plans comply with Council's DCP in respect to privacy and are acceptable in this regard.

Issue 2: Noise and Acoustic Privacy (from the large external terraces on an elevated level)

Comment: The size of the roof terraces have been reduced and a condition of development consent shall be imposed limiting the use of the roof top terrace so that it does not result in any "offensive noise" generation. Accordingly, the proposed roof top terrace has been reduced in size, complies with the building setbacks and subject to the imposition of a condition relating to noise, is acceptable in this regard.

Issue 3: Amenity impacts due to existing bright lights installed on roof top

Comment: A condition of development consent shall be imposed on any approval issued that relates to controlling the obtrusive effects of outdoor lighting. In this regard, the lighting of the terrace is not to cause any nuisance to the owners or occupiers of adjoining/adjacent premises or to motorists on adjoining or nearby roads. The existing lights which are on the roof located on 1m high poles around the entire periphery and in the middle of the roof shall be removed. This shall be addressed by way of a condition of development consent.

Issue 4: Streetscape impacts, roof form/structures out of character

Comment: The proposed housing over the stairs on the roof top has been setback 4.8m from the front elevation of the dwellings and are not visible from pedestrian level in the street. The front setback of 4.8m on the roof level will not contain any improvements and as such, the proposal is not likely to result in adverse impacts in respect to the existing streetscape along this part of Clareville Avenue. While the roof top structures are visible from the dwellings opposite and around the site, they are not excessive and will not dominate the subject site or challenge the existing buildings in the street. Neighboring dwellings contain larger and more dominant roof top terrace structures which are highly visible from the adjoining properties. As such, the proposal is not considered to result in any unreasonable streetscape or aesthetic impacts when compared with the existing development in the locality.

Issue 5: Over-development

Comment: The proposal will not increase the gross floor area of the site and a roof top terrace is permitted under Council's DCP. The roof top terraces will be ancillary to the previously approved dwellings on the site. As such, the proposal is not an over-development of the site and is acceptable in this regard.

Issue 6: Loss of views and visual impacts of structures

Comment: This has been addressed previously in this report (refer to section 4.1.1 of this report)

Issue 7: Insufficient on site parking for existing residents, parking across the Council driveway at the front of the site, they park their boat in the street, the carports at the rear of each dwelling are not used and the car parked in the front setback overhangs the footpath.

Comment: The proposal includes a roof top terrace over each dwelling. This does not increase the on

site car parking demand for each unit. The previous approval includes one on site car parking space at the rear of each dwelling with awning over which is accessible from the unformed rear lane. The existing driveway at the front of the site has not been removed and the approved plans do not include any on site car parking spaces within the front building setback. As such, cars are permitted to park on the street in front of the driveway. The residents currently park their large boat in the side street which does not impact on the sight distances of the dwellings on the adjoining properties. The residents may park on the street or at the rear of each dwelling as they so desire.

The existing car parking space in the front building setback to No. 116 Clareville Avenue is unauthorised as it did not form part of the previous approval (CD-2015/168). This car parking space is under size (4.6m long) and not included on the plans the subject of this application. As such, the space should be removed from the front setback which should be reinstated as landscaped area with plantings to soften the development as shown on the approved plans. A condition of development consent shall be included in the draft Notice of Determination and failing reinstatement of the front setback, the matter would be referred to Council's compliance section for evaluation and enforcement.

Issue 8: Staircases have been built

Comment: The existing building contains internal stair cases which were previously approved under a complying development certificate issued on the site. In this regard, the internal stair case within each dwelling provides access to the first floor but does not currently provide access to the roof top terrace. Accordingly, the proposal is acceptable in respect to the existing staircases.

Issue 9: Unfinished side walls, how can further work be approved on the site

Comment: The masonry side wall of the garage on each side of the property has not been finished with render and paint. The applicant tried to finish this however the owners on each adjoining property refused the applicant entry in order to do so. As such, the walls remain unfinished. The planning system allows any number of development applications to be considered on a site at one time. As such, the current application can be considered in light of the above.

Issue 10: The buildings are not compliant with the state or Council's controls

Comment: The buildings referred to in this comment include dwelling houses on each of the two lots with nil side setbacks. These were considered and approved in a complying development certificate (CD-2015/168) which was approved on 12 March 2015. As such, the development was considered by the PCA under the state planning controls.

Issue 11: Inadequacy of overshadowing plans and overshadowing impacts

Comment: This has been addressed previously in this report (please refer to section 4.4.2).

Issue 12: Why was the roof top terrace not included in the original application

Comment: The applicant did not include the roof top terrace in the original application (CD-2015/168) as the controls under complying development would not permit a roof top terrace. In this regard, development approval is sought with the current application for the roof top terrace.

### **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.

# 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
Project No. T161720, Revision B, Drawing Numbers A003, A102, A105, A201, A202, A301, (17/136005)	Inhaus Living	07/11/17	13/11/17

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. Further alterations and/or additions to the subject building shall not be undertaken without first obtaining approval. This includes the fitting of any form of doors and/or walls.
6. The roof top terrace shall not be enclosed or have any covering at any future time without prior development consent.
7. This approval is not to be construed as permission to erect any structure on or near a boundary contrary to the provisions of the Dividing Fences Act.

## Development specific conditions

The following conditions are specific to the Development Application proposal.

8. The existing and future owners (Registered Proprietor) of the property will be responsible for the operation and maintenance of the retention system. The registered proprietor will:
  - (i) permit stormwater to be retained by the system;
  - (ii) keep the system clean and free of silt, rubbish and debris;
  - (iii) maintain, renew and repair the whole or parts of the system so that it functions in a safe and efficient manner, and in doing so complete the same within the time and in the manner specified in written notice issued by the Council;

- (iv) carry out the matters referred to in paragraphs (ii) and (iii) at the proprietor's expense;
  - (v) not make any alterations to the system or elements thereof without prior consent in writing of the Council;
  - (vi) permit the Council or its authorised agents from time to time upon giving reasonable notice (but at any time and without notice in the case of emergency) to enter and inspect the land for compliance with the requirements of this clause;
  - (vii) comply with the terms of any written notice issued by the Council in respect to the requirements of this clause within the time stated in the notice.
9. The use of the premises, roof top terrace and, ancillary fittings shall not give rise to an "offensive noise" as defined under the provisions of the Protection of the Environment Operations Act, 1997.
10. (1) The existing lighting erected on poles on the common boundary and around the periphery of the roof top terrace shall be removed within 8 weeks of the date of this notice of determination. Evidence of their removal shall be furnished to Council within 2 days of their removal.
- (2) All proposed lights to be erected on the roof top terrace of each dwelling shall comply with the Australian Standard AS4282 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting". In this regard, the lighting of the premises shall be directed so as not to cause nuisance to the owners or occupiers of adjacent/adjoining premises or to motorists on adjoining or nearby roads.
11. Colours and textures of materials used in the housing above the stairs providing access to the roof top terrace shall be compatible with the existing building.
12. (1) The existing unauthorised car parking space within the front setback to 116 Clareville Avenue shall be removed and the landscaped area and front fence reinstated as detailed on the approved plans within 8 weeks of the date of this notice of determination. Evidence of the removal of the car parking space shall be furnished to Council within 2 days of its removal.
- (2) A nature strip within the road reservation shall be provided along with the reconstruction of the kerb and gutter. Details shall be submitted with the Construction Certificate.

### **Prior to issue of the construction certificate**

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

13. 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.
- i. A Footpath Reserve Restoration Deposit of \$1,628.00. 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.

- ii. An environmental enforcement fee of 0.25% of the cost of the works.
  - iii. A Soil and Water Management Sign of \$17.50.
14. 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.
15. Details shall be submitted to Council for assessment and approval pursuant to Section 138 of the Roads Act 1993 in relation to the following:
- i) removal of the concrete vehicle crossing and layback within the road reservation, and
  - ii) construction of the kerb and gutter to replace the redundant driveway.
16. Prior to the issue of the Construction Certificate, amended detailed drainage design plans for the management of stormwater are to be submitted to Certifying Authority for assessment and approval. These detailed design plans shall include:

All stormwater run-off for the proposed rooftop terrace is not to be directed or concentrated onto any adjoining property and stormwater shall not be concentrated towards the common boundary. Additionally, all stormwater runoff is to be directed away from the entrances to the proposed stairwells. All stormwater run-off for the terraces is to be collected and discharged to the existing stormwater system. The above issues are to be clearly depicted on the detailed design plans.

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.

## **Prior to commencement of works**

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

17. A sign must be erected at the front boundary of the property clearly indicating the Development Approval Number, description of work, builder's name, licence number and house number before commencement of work. If owner/builder, the Owner/Builder Permit Number must be displayed.

## **During demolition / excavation / construction**

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

18. 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.
19. 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.

20. 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. prior to covering the framework for any wall, roof or other building element, and
  - ii. prior to covering waterproofing in any wet areas, and
  - iii. prior to covering any stormwater drainage connections, and
  - iv. 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.

21. 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. Prior to construction of the roof top terrace level showing the area of the land, building and boundary setbacks and verifying that the terrace is being constructed at the approved level with the approved setbacks.
  - ii. Prior to fixing of roof cladding on the housing over the stairs verifying the eave, gutter setback is not less than that approved and that the building has been constructed at the approved levels.
  - iii. 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.
  - iv. On completion of the drainage works (comprising the drainage pipeline, pits, overland flow paths, on-site detention or retention system, and other relevant works) verifying that the drainage has been constructed to the approved levels, accompanied by a plan showing sizes and reduced levels of the elements that comprise the works.

22. 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 current 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.

23. 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.

### **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.

- 24. An Occupation Certificate shall be obtained in relation to the approved building works prior to any use or occupation of the roof top terrace.
- 25. 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.
- 26. All excess excavated material, demolition material, vegetative matter and builder's rubbish shall be removed to the Waste Disposal Depot or the Regional Tip prior to final inspection.  
Note: Burning on site is prohibited.
- 27. 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 prior to the issue of the Occupation Certificate.
- 28. 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.
- 29. A nature strip within the road reservation shall be provided along with the reconstruction of the kerb and gutter. The nature strip shall be provided prior to the issue of the Occupation Certificate.

### **Roads Act**

- 30. Construction related activities must not take place on the roadway without Council approval.

Short-term activities (including operating plant, materials delivery) that reduce parking spaces, affect access to a particular route or prevent or restrict the passage of vehicles along the road must not occur without a valid Temporary Roadside Closure Permit.

Activities involving occupation of the parking lane for durations longer than allowed under a Temporary Roadside Closure Permit require a Construction Zone Permit and must not occur prior to the erection of Works Zone signs by Council's Traffic and Road Safety Section.

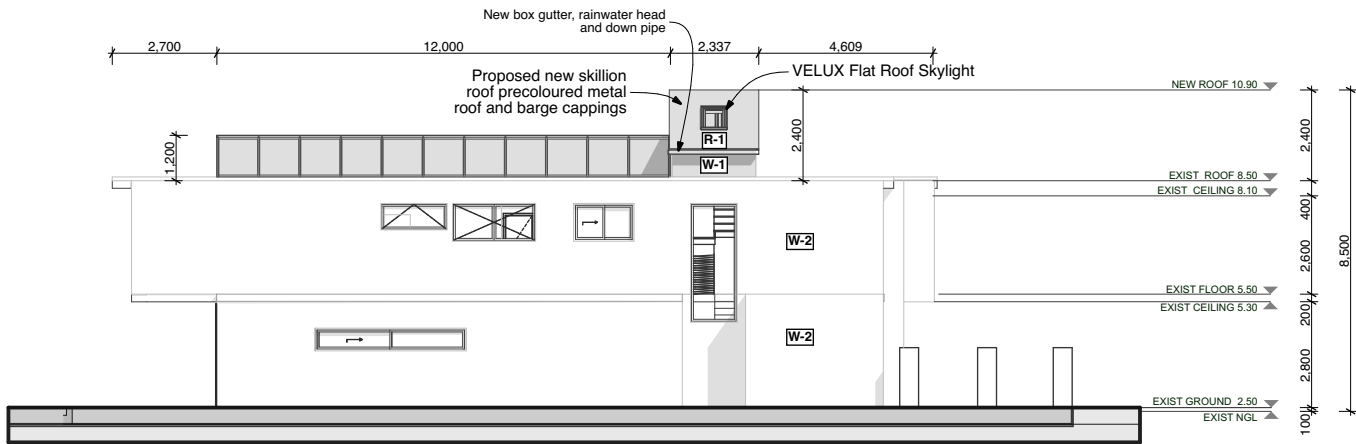
Permit application forms should be lodged at Council's Customer Service Centre allowing sufficient time for evaluation. An information package is available on request.

31. The following works will be required to be undertaken in the road reserve at the applicant's expense:
  - i) removal of the existing concrete vehicular entrance to Clareville Avenue, and kerb layback which will no longer be required which facilitate access to Clareville avenue;
  - ii) construction of kerb and gutter to replace the redundant driveway.
32. All footpath, or road and drainage modification and/or improvement works to be undertaken in the road reserve shall be undertaken by Council, or by a Private Licensed Contractor subject to the submission and approval of a Private Contractor Permit, together with payment of all inspection fees. An estimate of the cost to have these works constructed by Council may be obtained by contacting Council. The cost of conducting these works will be deducted from the Footpath Reserve Restoration Deposit, or if this is insufficient the balance of the cost will be due for payment to Council upon completion of the work.
33. This Roads Act approval does not eradicate the need for the Contractor to obtain a Road Opening Permit prior to undertaking excavation in the road or footpath.
34. Following completion of concrete works in the footpath reserve area, the balance of the area between the fence and the kerb over the full frontage of the proposed development shall be turfed with either buffalo or couch (not kikuyu).

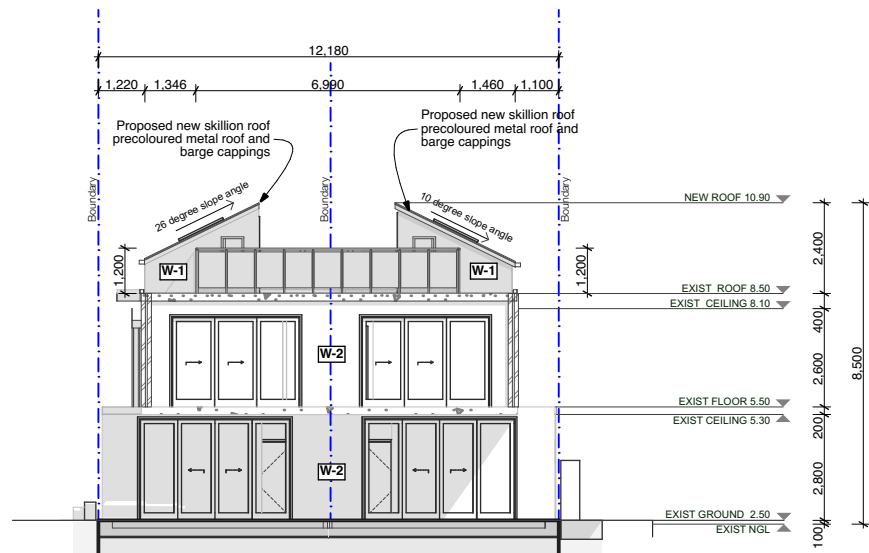
## **Development consent advice**

- 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. All site works shall comply with the occupational health and safety requirements of the NSW WorkCover Authority.
- 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.

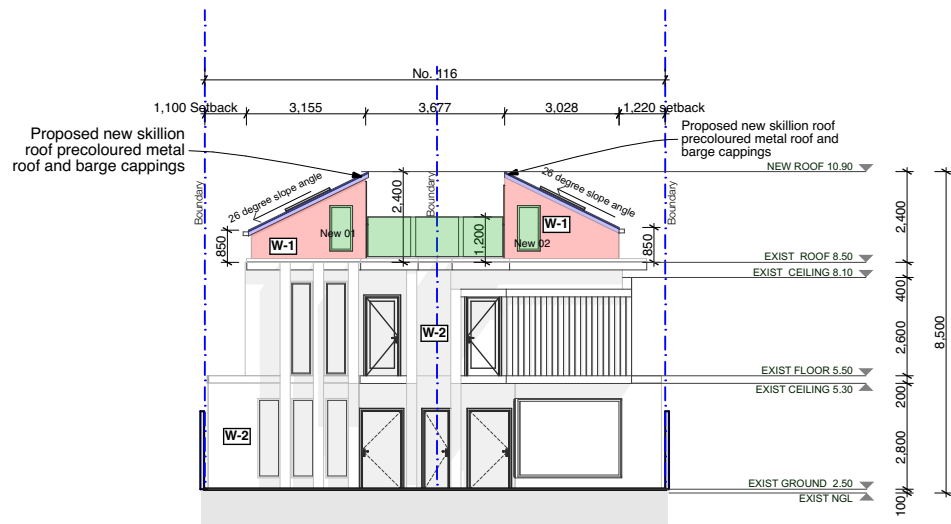




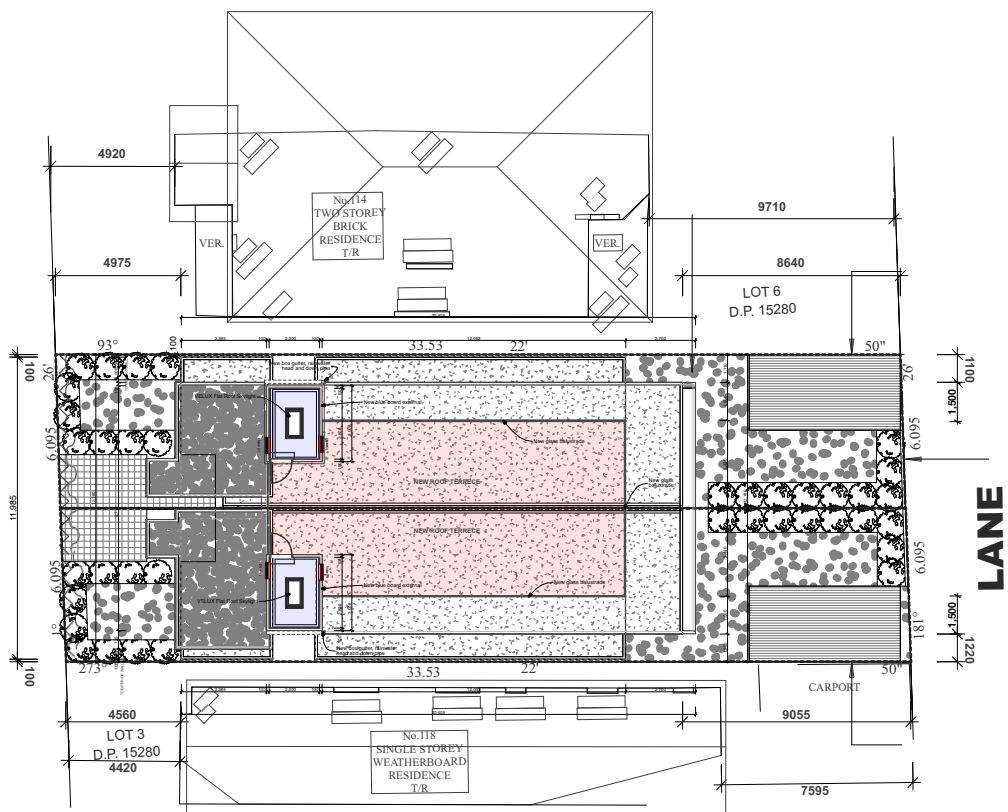
SW SOUTH-WESTERN ELEVATION  
1:200



NORTH-WESTERN ELEVATION  
NW 1:200






SE SOUTH-EASTERN ELEVATION  
1:200



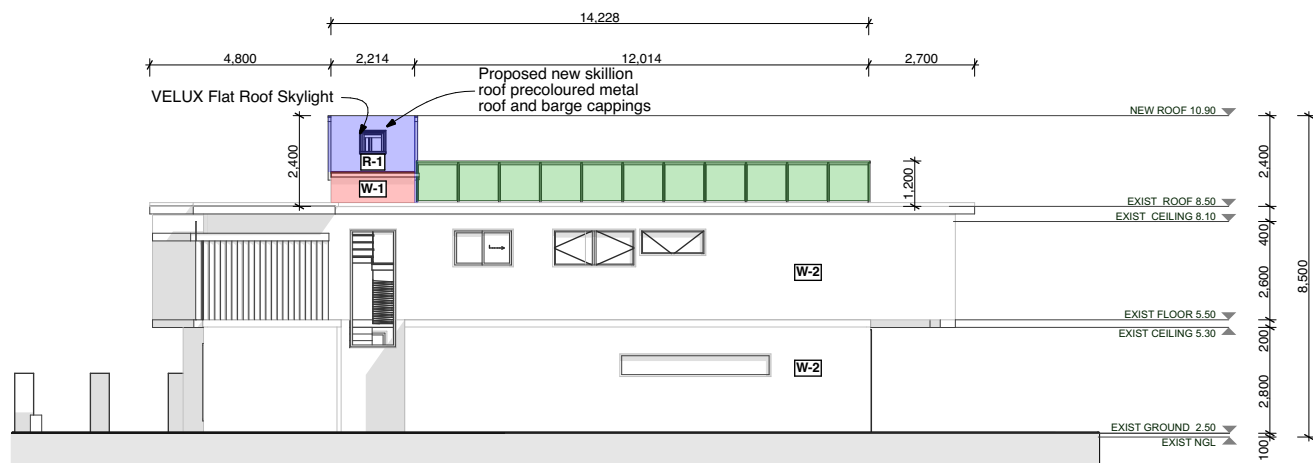
1 Site Plan  
1:300

**COLOUR CODE FOR PLANS:**

-  New wall, concrete floor
-  Steel, galvanised iron skillion roof
-  Glass and glass bricks

## Wall Finish Assemblies

- W-1** New blue board external
- W-2** Existing to Remain
- Roof Finish Assemblies**
- R-1** New metal colorbond roof



NORTH-EASTERN ELEVATION  
1:200

[illegible]

ALL INFORMATION ILLUSTRATED  
ON THIS DOCUMENT IS TO BE  
CHECKED AND VERIFIED ON  
SITE.

ACTUAL ACCESSORIES  
POSITION, MODEL NUMBER AND  
QUANTITIES SHOULD BE BASED ON  
SCOPE OF WORK AND  
DETERMINED ON SITE WITH  
PROJECT MANAGERS AND  
CUSTOMERS PRIOR TO  
COMMENCEMENT OF THE WORK

**Note:**

1. This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.

2. Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.

3. The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.

4. Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.

© 2016@IN HAUS LIVING

**INHAUS  
LIVING**  
DESIGNER RENOVATIONS · BEAUTIFUL FINISHES

2A Todman Ave  
Kensington NSW 2033  
T: +2 9662 3509  
[www.inhausliving.com.au](http://www.inhausliving.com.au)

JOB TITLE

## Proposed Roof Terrace

CLIENT

J. Bazouni &amp; R. Achram

116  
Clareville Ave  
Sandringham 2219

ISSUE DATE	NORTH
7/11/17	

CHECKED BY	SCALE
<b>CC</b>	<b>as sh</b>

CLIENT APPROVAL

DRAWING STATUS	ISSUE
----------------	-------

DA B

PROJECT NUMBER

**T161720**

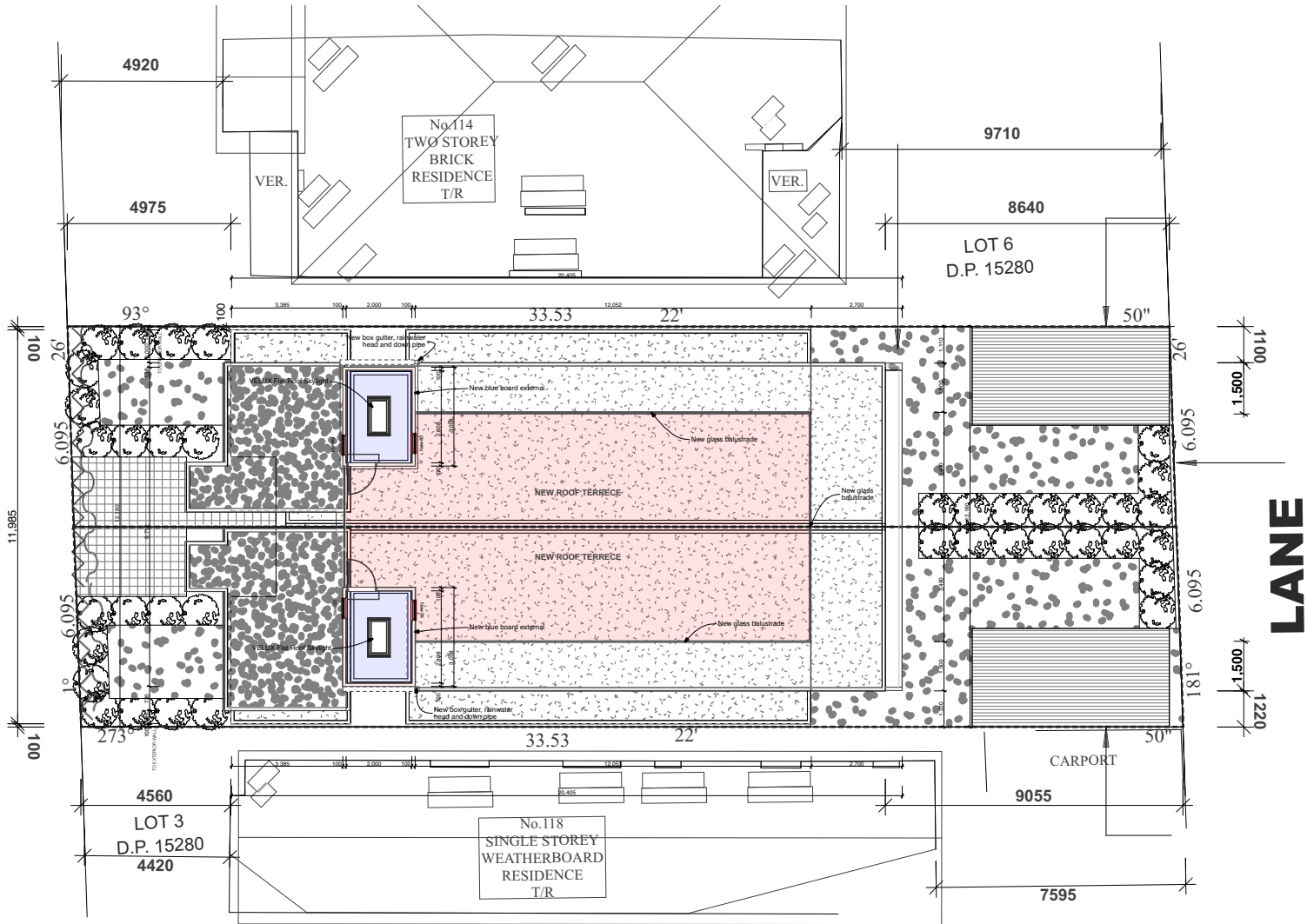
DRAWING NAME

## NOTIFICATION PLAN

DRAWING NUMBER	PAGE COUNT
<b>A001</b>	<b>1 / 11</b>

Do not Scale Drawings Refer to Dimensions

CLAREVILLE AVENUE



2 Site Plan  
1:200

COLOUR CODE FOR PLANS:

- New wall, concrete floor
- Steel, galvanised iron skillion roof
- Glass and glass bricks

REV	DATE	AMENDMENT	BY
-	29.11.16	ISSUED FOR DA	CC
A	26.09.17	COUNCIL COMMENTS	CC
B	07.11.17	COUNCIL COMMENTS	CC

ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.

ACTUAL ACCESSORIES POSITION, MODEL NUMBER AND QUANTITIES SHOULD BASED ON SCOPE OF WORK AND DETERMINED ON SITE WITH PROJECT MANAGERS AND CUSTOMERS PRIOR TO COMMENCEMENT OF THE WORK

- Note:
- This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.
  - Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.
  - The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.
  - Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.

© 2016@IN HAUS LIVING

**INHAUS LIVING**

DESIGNER RENOVATIONS - BEAUTIFUL FINISHES

2A Todman Ave  
Kensington NSW 2033  
T: +2 9662 3509  
www.inhausliving.com.au

JOB TITLE	
Proposed Roof Terrace	
CLIENT	
J. Bazouni & R. Achram	
116 Clareville Ave Sandringham 2219	
ISSUE DATE	NORTH
7/11/17	
CHECKED BY	SCALE
CC	as shows@A3
CLIENT APPROVAL	
DRAWING STATUS	ISSUE
DA	B
PROJECT NUMBER	
T161720	
DRAWING NAME	
SITE PLAN	
DRAWING NUMBER	PAGE COUNT
A003	2/11



COLOUR CODE FOR PLANS:

- New wall, concrete floor
- Steel, galvanised iron skillion roof
- Glass and glass bricks

REV	DATE	AMENDMENT	BY
-	29.11.16	ISSUED FOR DA	CC
A	26.09.17	COUNCIL COMMENTS	CC
B	07.11.17	COUNCIL COMMENTS	CC

ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.

ACTUAL ACCESSORIES POSITION, MODEL NUMBER AND QUANTITIES SHOULD BASED ON SCOPE OF WORK AND DETERMINED ON SITE WITH PROJECT MANAGERS AND CUSTOMERS PRIOR TO COMMENCEMENT OF THE WORK

- Note:
- This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.
  - Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.
  - The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.
  - Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.

© 2016@IN HAUS LIVING

INHAUS LIVING

DESIGNER RENOVATIONS · BEAUTIFUL FINISHES

2A Todman Ave  
Kensington NSW 2033  
T: +2 9662 3509  
www.inhausliving.com.au

JOB TITLE

Proposed Roof Terrace

CLIENT

J. Bazouni & R. Achram

116  
Clareville Ave  
Sandringham 2219

ISSUE DATE

7/11/17

NORTH

CHECKED BY

CC

SCALE

as shows@A3

CLIENT APPROVAL

DRAWING STATUS

DA

ISSUE

B

PROJECT NUMBER

T161720

DRAWING NAME

FIRST FLOOR PLAN

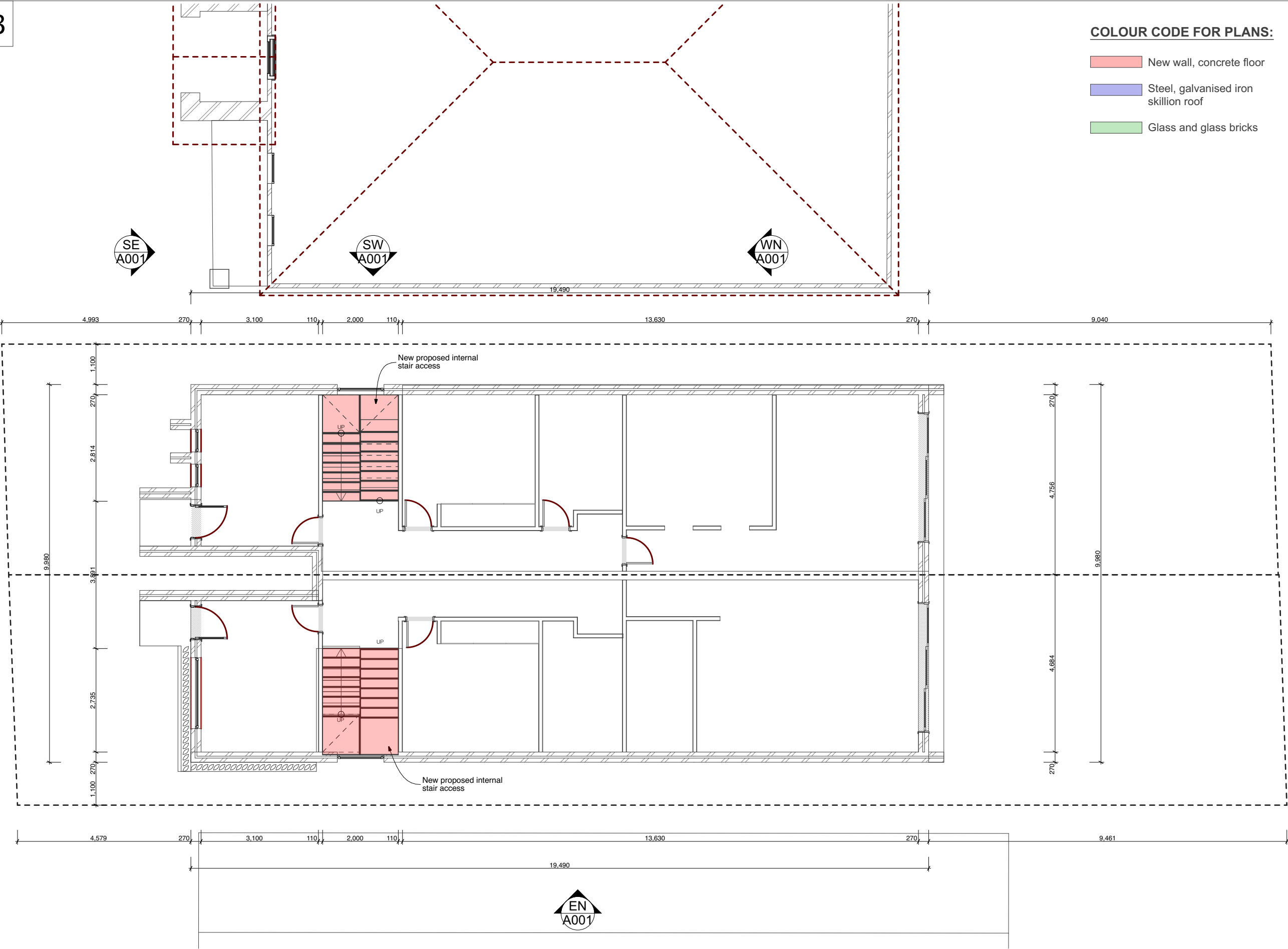
DRAWING NUMBER

A102

PAGE COUNT

3/11

Do not Scale Drawings Refer to Dimensions



3 First Floor Plan  
1:100



COLOUR CODE FOR PLANS:

- New wall, concrete floor
- Steel, galvanised iron skillion roof
- Glass and glass bricks

REV	DATE	AMENDMENT	BY
-	29.11.16	ISSUED FOR DA	CC
A	26.09.17	COUNCIL COMMENTS	CC
B	07.11.17	COUNCIL COMMENTS	CC

ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.

ACTUAL ACCESSORIES POSITION, MODEL NUMBER AND QUANTITIES SHOULD BASED ON SCOPE OF WORK AND DETERMINED ON SITE WITH PROJECT MANAGERS AND CUSTOMERS PRIOR TO COMMENCEMENT OF THE WORK

- Note:
- This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.
  - Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.
  - The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.
  - Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.

© 2016@IN HAUS LIVING

INHAUS LIVING

DESIGNER RENOVATIONS · BEAUTIFUL FINISHES

2A Todman Ave  
Kensington NSW 2033  
T: +2 9662 3509  
www.inhausliving.com.au

JOB TITLE

Proposed Roof Terrace

CLIENT

J. Bazouni & R. Achram

116  
Clareville Ave  
Sandringham 2219

ISSUE DATE

7/11/17

NORTH

CHECKED BY

CC

SCALE

as shows@A3

CLIENT APPROVAL

DRAWING STATUS

DA

ISSUE

B

PROJECT NUMBER

T161720

DRAWING NAME

ROOF TERRACE PLAN

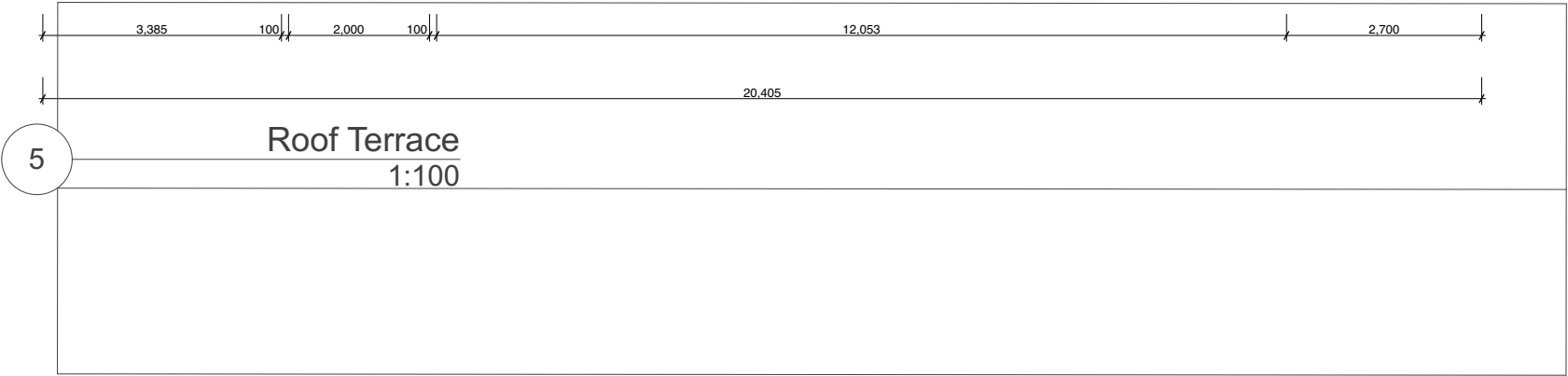
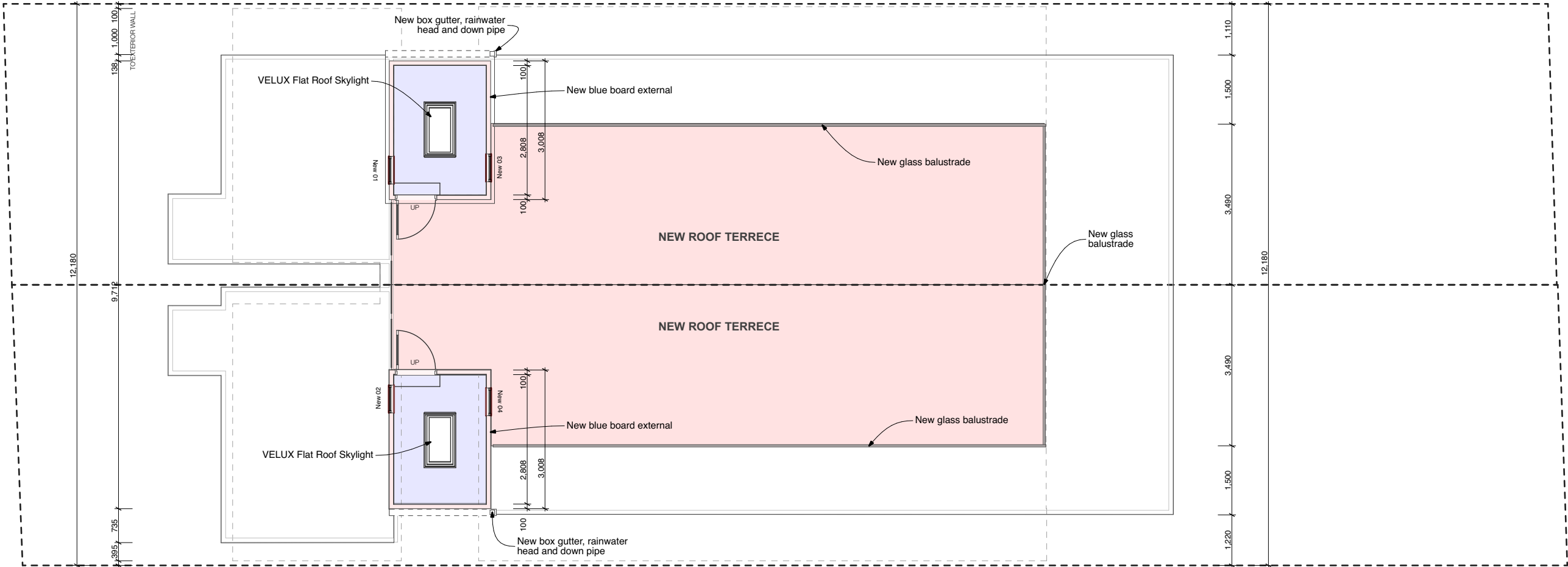
DRAWING NUMBER

A105

PAGE COUNT

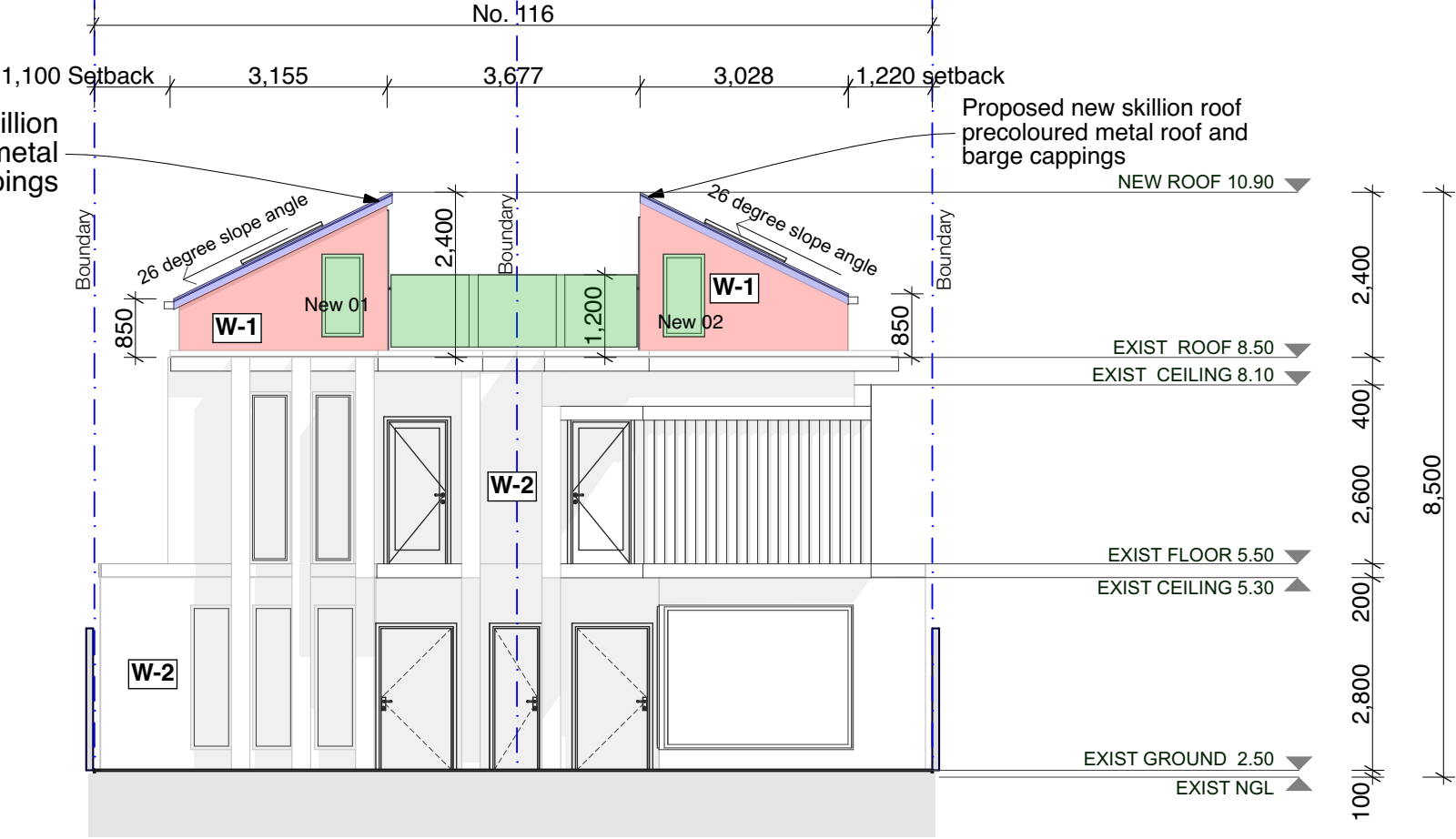
4/11

Do not Scale Drawings Refer to Dimensions



Proposed new skillion roof precoloured metal roof and barge cappings

Proposed new skillion roof precoloured metal roof and barge cappings

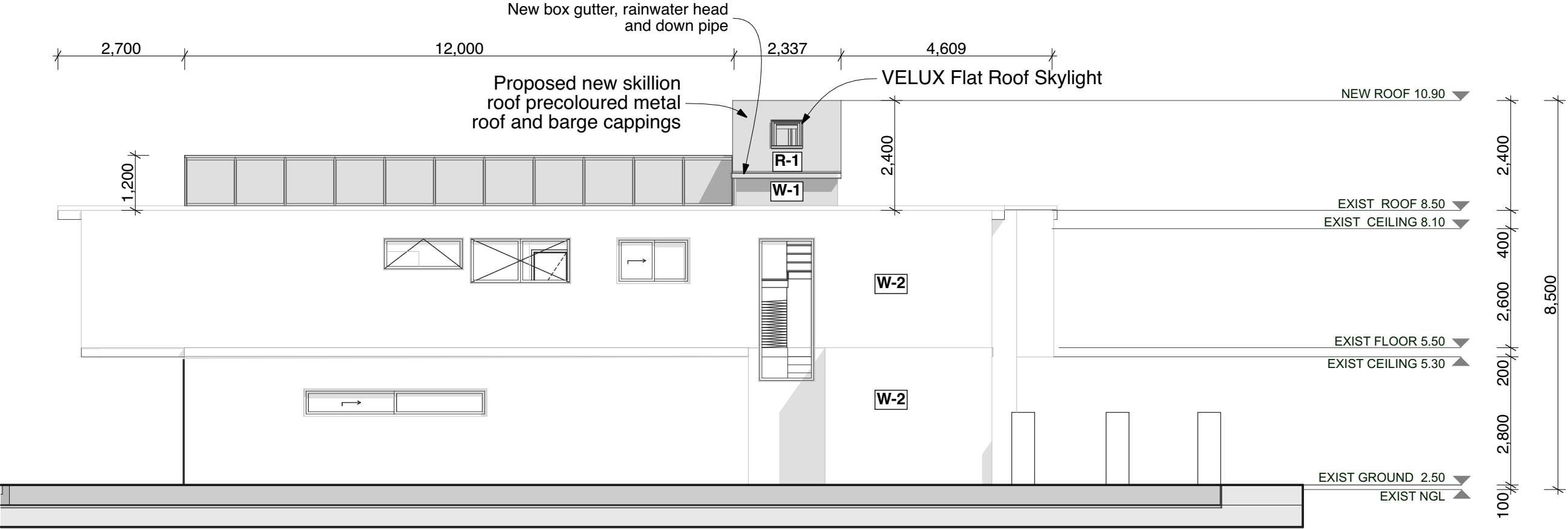


1 SOUTH-EASTERN ELEVATION  
1:100

New box gutter, rainwater head and down pipe

Proposed new skillion roof precoloured metal roof and barge cappings

VELUX Flat Roof Skylight



4 SOUTH-WESTERN ELEVATION  
1:100

COLOUR CODE FOR PLANS:

- New wall, concrete floor
- Steel, galvanised iron skillion roof
- Glass and glass bricks

Wall Finish Assemblies

- W-1 New blue board external
- W-2 Existing to Remain

Roof Finish Assemblies

- R-1 New metal colorbond roof

REV	DATE	AMENDMENT	BY
-	29.11.16	ISSUED FOR DA	CC
A	26.09.17	COUNCIL COMMENTS	CC
B	07.11.17	COUNCIL COMMENTS	CC

ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.

ACTUAL ACCESSORIES POSITION, MODEL NUMBER AND QUANTITIES SHOULD BASED ON SCOPE OF WORK AND DETERMINED ON SITE WITH PROJECT MANAGERS AND CUSTOMERS PRIOR TO COMMENCEMENT OF THE WORK

- Note:
- This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.
  - Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.
  - The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.
  - Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.

INHAUS LIVING  
DESIGNER RENOVATIONS - BEAUTIFUL FINISHES

2A Todman Ave  
Kensington NSW 2033  
T: +2 9662 3509  
www.inhausliving.com.au

JOB TITLE  
**Proposed Roof Terrace**

CLIENT  
**J. Bazouni & R. Achram**  
116  
Clareville Ave  
Sandringham 2219

ISSUE DATE  
**7/11/17**  
NORTH

CHECKED BY  
**CC**  
SCALE  
**as shows@A3**

CLIENT APPROVAL  
**DA**  
DRAWING STATUS  
**B**  
ISSUE

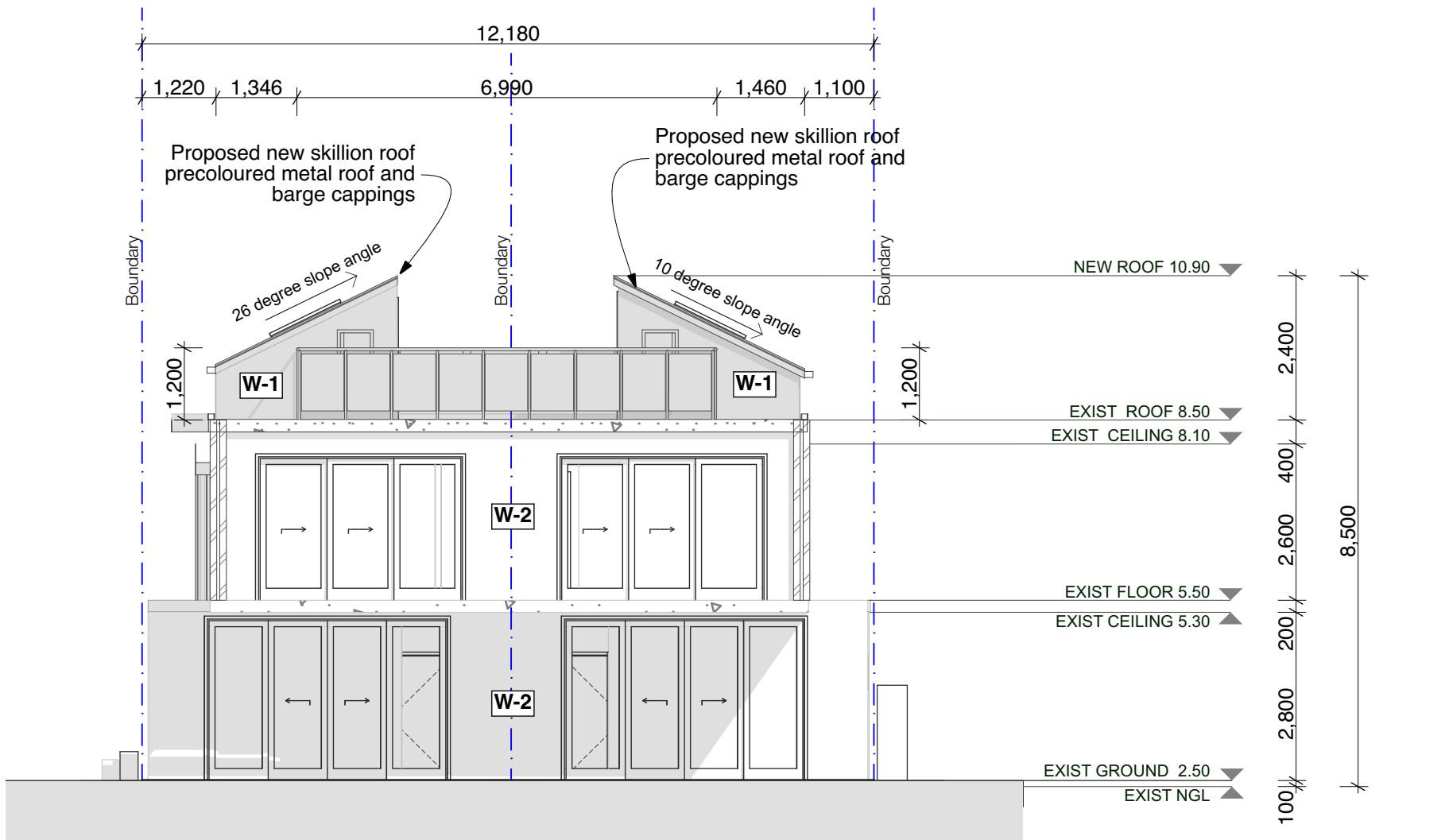
PROJECT NUMBER  
**T161720**

DRAWING NAME  
**ELEVATIONS**

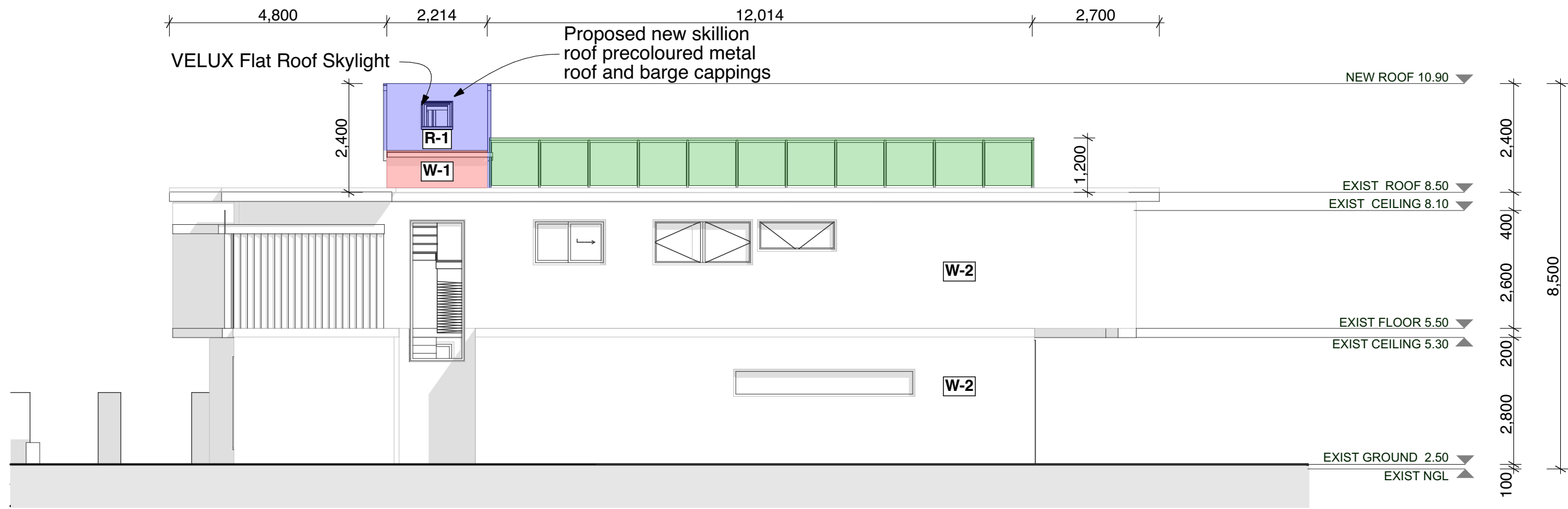
DRAWING NUMBER  
**A201**  
PAGE COUNT  
**5/11**

Do not Scale Drawings Refer to Dimensions





6 NORTH-WESTERN ELEVATION



5 NORTH-EASTERN ELEVATION

COLOUR CODE FOR PLANS:

- New wall, concrete floor
- Steel, galvanised iron skillion roof
- Glass and glass bricks

Wall Finish Assemblies

- W-1 New blue board external
- W-2 Existing to Remain

Roof Finish Assemblies

- R-1 New metal colorbond roof

REV	DATE	AMENDMENT	BY
-	29.11.16	ISSUED FOR DA	CC
A	26.09.17	COUNCIL COMMENTS	CC
B	07.11.17	COUNCIL COMMENTS	CC

ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.

ACTUAL ACCESSORIES POSITION, MODEL NUMBER AND QUANTITIES SHOULD BASED ON SCOPE OF WORK AND DETERMINED ON SITE WITH PROJECT MANAGERS AND CUSTOMERS PRIOR TO COMMENCEMENT OF THE WORK

- Note:
- This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.
  - Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.
  - The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.
  - Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.



2A Todman Ave  
Kensington NSW 2033  
T: +2 9662 3509  
www.inhausliving.com.au

JOB TITLE  
**Proposed Roof Terrace**

CLIENT  
**J. Bazouni & R. Achram**  
  
116  
Clareville Ave  
Sandringham 2219

ISSUE DATE  
**7/11/17**  
  
NORTH

CHECKED BY  
**CC**  
  
SCALE  
**as shows@A3**

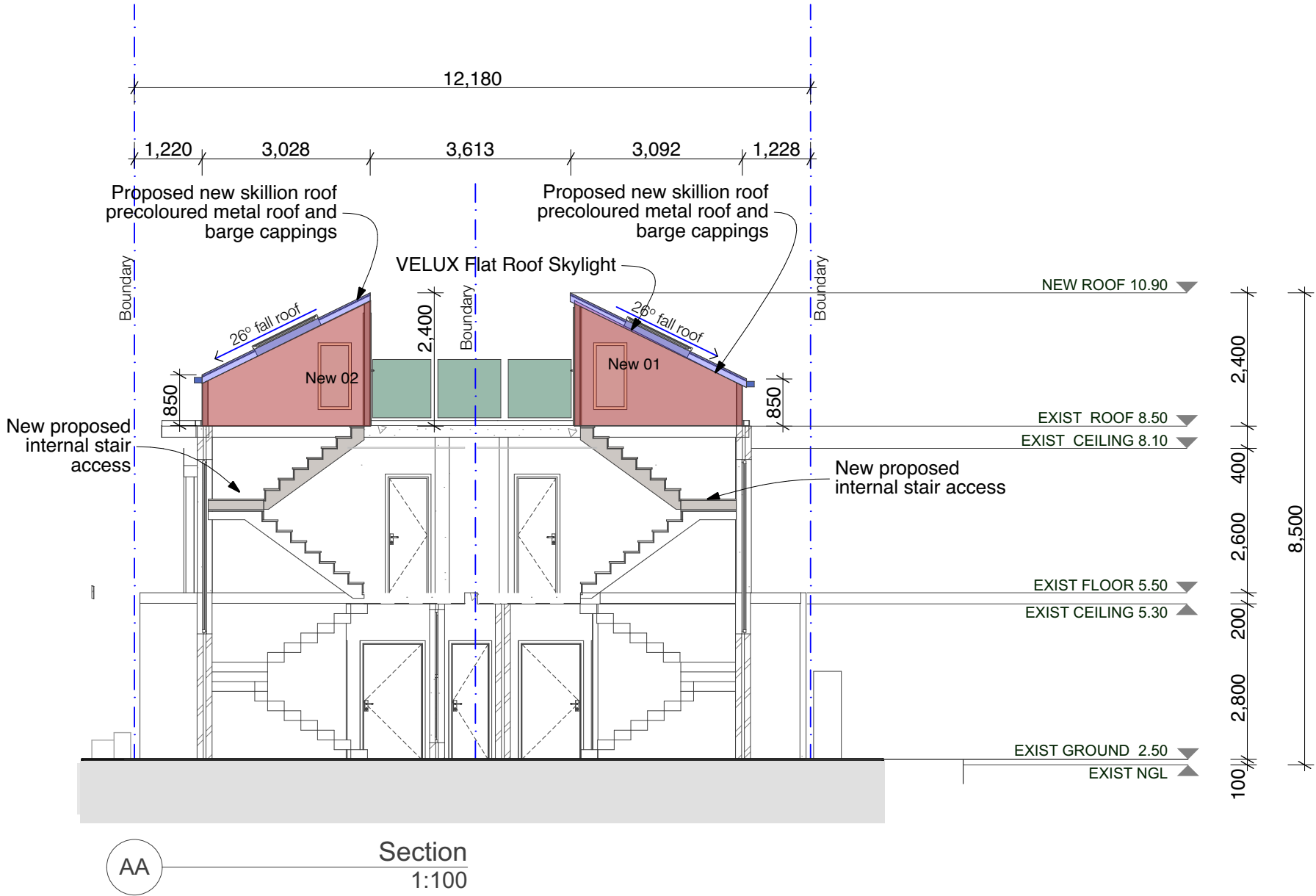
CLIENT APPROVAL  
**DA**  
  
DRAWING STATUS  
**B**  
  
ISSUE

PROJECT NUMBER  
**T161720**

DRAWING NAME  
**ELEVATIONS**

DRAWING NUMBER  
**A202**  
  
PAGE COUNT  
**6/11**

Do not Scale Drawings Refer to Dimensions



COLOUR CODE FOR PLANS:

- New wall, concrete floor
- Steel, galvanised iron skillion roof
- Glass and glass bricks

Wall Finish Assemblies

- W-1 New blue board external
- W-2 Existing to Remain

Roof Finish Assemblies

- R-1 New metal colorbond roof

REV	DATE	AMENDMENT	BY
-	29.11.16	ISSUED FOR DA	CC
A	26.09.17	COUNCIL COMMENTS	CC
B	07.11.17	COUNCIL COMMENTS	CC

ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.

ACTUAL ACCESSORIES POSITION, MODEL NUMBER AND QUANTITIES SHOULD BASED ON SCOPE OF WORK AND DETERMINED ON SITE WITH PROJECT MANAGERS AND CUSTOMERS PRIOR TO COMMENCEMENT OF THE WORK

- Note:
- This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.
  - Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.
  - The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.
  - Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.

© 2016@IN HAUS LIVING



2A Todman Ave  
Kensington NSW 2033  
T: +2 9662 3509  
www.inhausliving.com.au

JOB TITLE

Proposed Roof Terrace

CLIENT

J. Bazouni & R. Achram  
  
116  
Clareville Ave  
Sandringham 2219

ISSUE DATE NORTH

7/11/17

CHECKED BY SCALE  
CC as shows@A3

CLIENT APPROVAL

DRAWING STATUS ISSUE  
DA B

PROJECT NUMBER

T161720

DRAWING NAME

SECTIONS

DRAWING NUMBER PAGE COUNT

A301 7/11

Do not Scale Drawings Refer to Dimensions



Shadow Diagram Jun 21 8am

- Existing shadow
- Proposed shadow



Shadow Diagram Jun 21 12pm

- Existing shadow
- Proposed shadow



Shadow Diagram Jun 21 4pm

- Existing shadow
- Proposed shadow

No new shadow to adjacent building

REV	DATE	AMENDMENT	BY
-	29.11.16	ISSUED FOR DA	CC
A	26.09.17	COUNCIL COMMENTS	CC
B	07.11.17	COUNCIL COMMENTS	CC

ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.

ACTUAL ACCESSORIES POSITION, MODEL NUMBER AND QUANTITIES SHOULD BASED ON SCOPE OF WORK AND DETERMINED ON SITE WITH PROJECT MANAGERS AND CUSTOMERS PRIOR TO COMMENCEMENT OF THE WORK

- Note:
1.

This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.
2.

Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.
3.

The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.
4.

Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.

© 2016@IN HAUS LIVING

INHAUS LIVING

DESIGNER RENOVATIONS - BEAUTIFUL FINISHES

2A Todman Ave

Kensington NSW 2033

T: +2 9662 3509

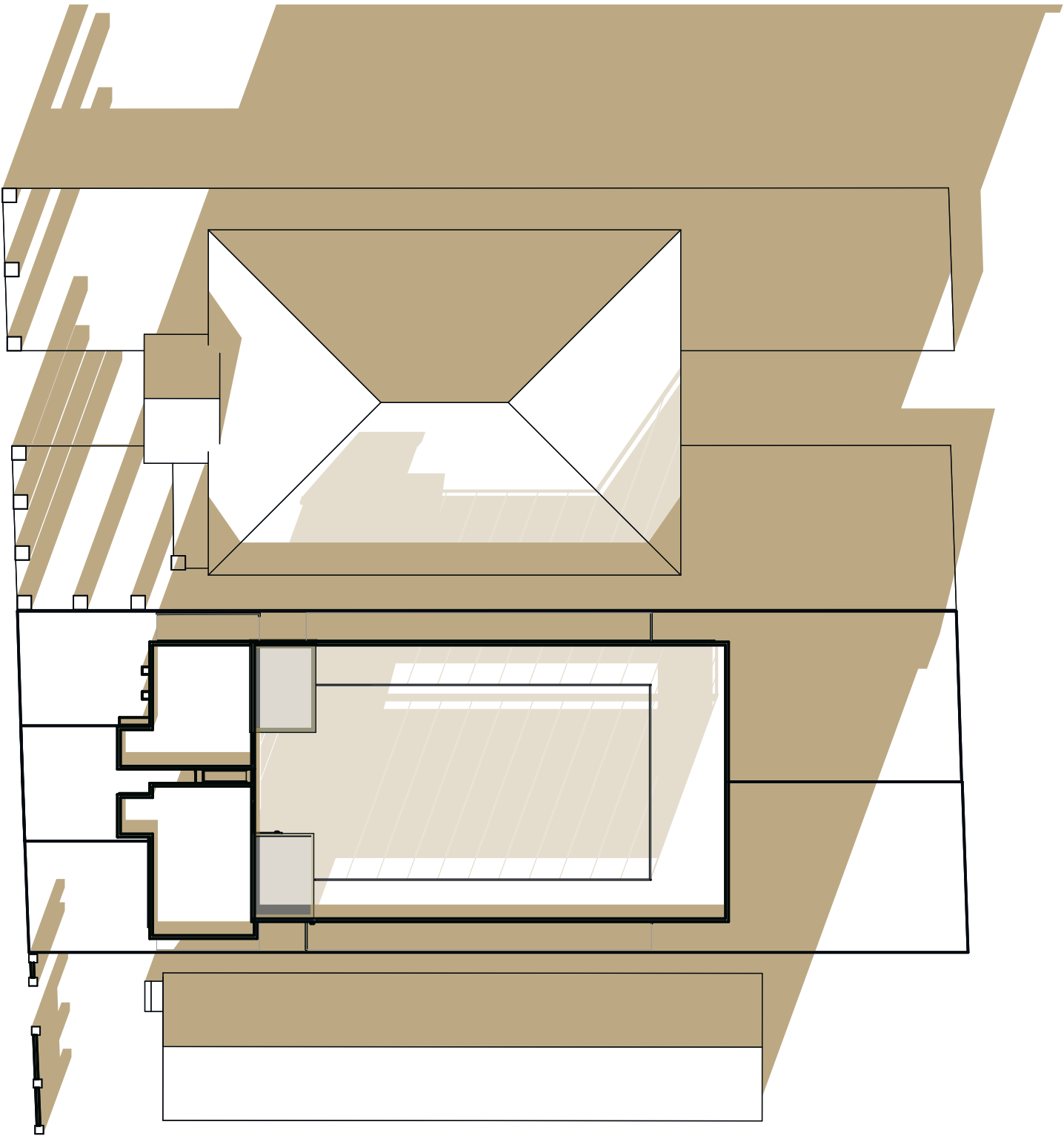
www.inhausliving.com.au

JOB TITLE	
Proposed Roof Terrace	
CLIENT	
J. Bazouni & R. Achram	
116 Clareville Ave Sandringham 2219	
ISSUE DATE	NORTH
7/11/17	
CHECKED BY	SCALE
CC	as shows@A3
CLIENT APPROVAL	
DRAWING STATUS	ISSUE
DA	B
PROJECT NUMBER	
T161720	
DRAWING NAME	
Shadow Diagrams	
DRAWING NUMBER	PAGE COUNT
A401	8 / 11
Do not Scale Drawings Refer to Dimensions	

PLOTTED: 7/11/17 - FILE: T161720 - (Joa) 116 Clareville Ave Sandringham 2219.pln

Shadow Diagram Jun 21 8am

- Existing shadow
- Proposed shadow



REV	DATE	AMENDMENT	BY
-	29.11.16	ISSUED FOR DA	CC
A	26.09.17	COUNCIL COMMENTS	CC
B	07.11.17	COUNCIL COMMENTS	CC

ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.

ACTUAL ACCESSORIES POSITION, MODEL NUMBER AND QUANTITIES SHOULD BASED ON SCOPE OF WORK AND DETERMINED ON SITE WITH PROJECT MANAGERS AND CUSTOMERS PRIOR TO COMMENCEMENT OF THE WORK

- Note:
1. This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.
  2. Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.
  3. The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.
  4. Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.

© 2016@IN HAUS LIVING

INHAUS  
LIVING

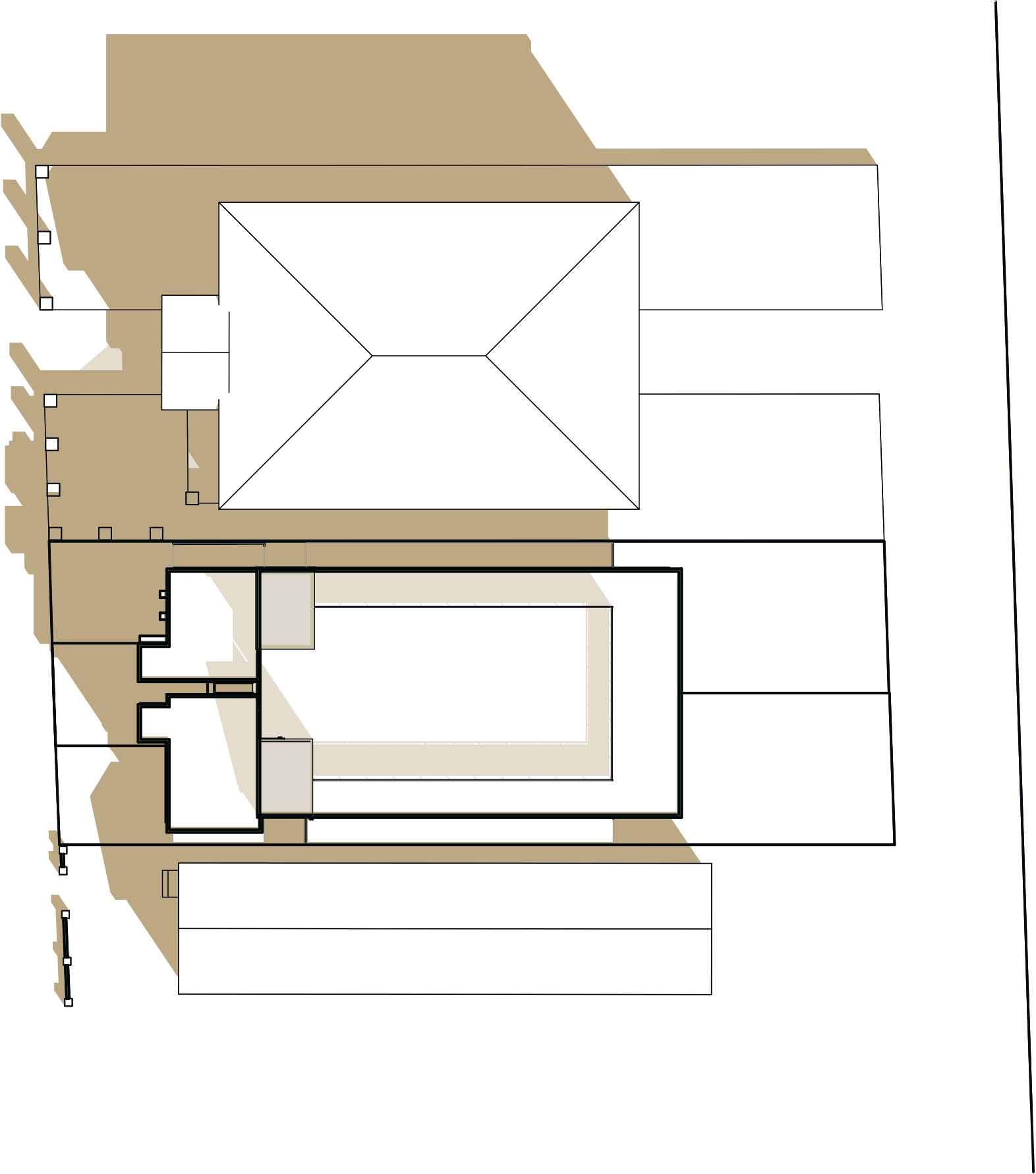
DESIGNER RENOVATIONS · BEAUTIFUL FINISHES

2A Todman Ave  
Kensington NSW 2033  
T: +2 9662 3509  
www.inhausliving.com.au

JOB TITLE	
Proposed Roof Terrace	
CLIENT	
J. Bazouni & R. Achram	
116 Clareville Ave Sandringham 2219	
ISSUE DATE	NORTH
7/11/17	
CHECKED BY	SCALE
CC	as shows@A3
CLIENT APPROVAL	
DRAWING STATUS	ISSUE
DA	B
PROJECT NUMBER	
T161720	
DRAWING NAME	
Shadow Diagram	
DRAWING NUMBER	PAGE COUNT
A402	9 / 11

Shadow Diagram Jun 21 12pm

- Existing shadow
- Proposed shadow



REV	DATE	AMENDMENT	BY
-	29.11.16	ISSUED FOR DA	CC
A	26.09.17	COUNCIL COMMENTS	CC
B	07.11.17	COUNCIL COMMENTS	CC

ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.

ACTUAL ACCESSORIES POSITION, MODEL NUMBER AND QUANTITIES SHOULD BASED ON SCOPE OF WORK AND DETERMINED ON SITE WITH PROJECT MANAGERS AND CUSTOMERS PRIOR TO COMMENCEMENT OF THE WORK

- Note:
1. This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.
  2. Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.
  3. The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.
  4. Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.

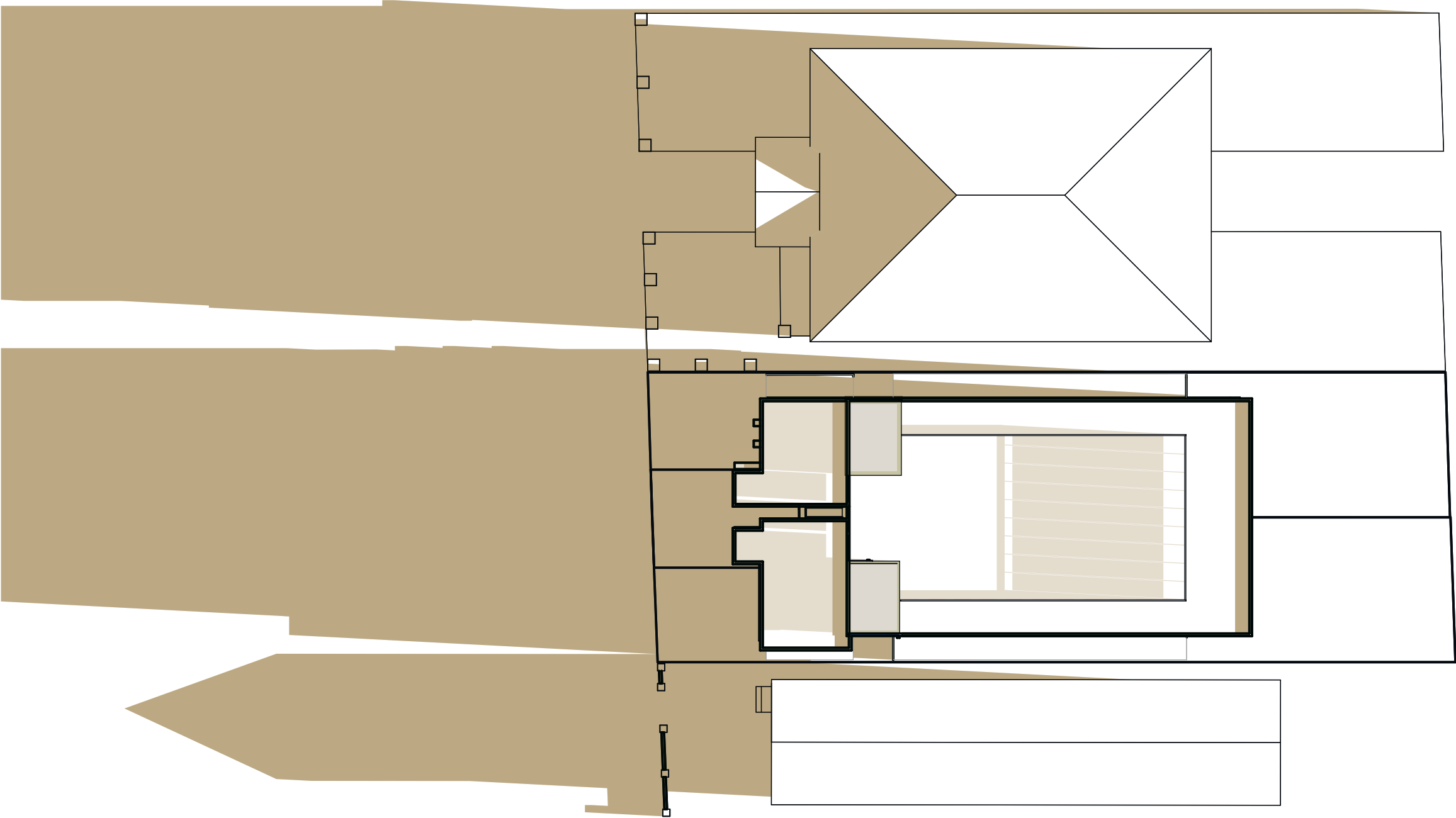
© 2016@IN HAUS LIVING

INHAUS LIVING

DESIGNER RENOVATIONS · BEAUTIFUL FINISHES

2A Todman Ave  
Kensington NSW 2033  
T: +2 9662 3509  
www.inhausliving.com.au

JOB TITLE	
Proposed Roof Terrace	
CLIENT	
J. Bazouni & R. Achram	
116 Clareville Ave Sandringham 2219	
ISSUE DATE	NORTH
7/11/17	
CHECKED BY	SCALE
CC	as shows@A3
CLIENT APPROVAL	
DRAWING STATUS	ISSUE
DA	B
PROJECT NUMBER	
T161720	
DRAWING NAME	
Shadow Diagram	
DRAWING NUMBER	PAGE COUNT
A403	10 / 11



Shadow Diagram Jun 21 4pm

- Existing shadow
- Proposed shadow

No new shadow to adjacent building

REV	DATE	AMENDMENT	BY
-	29.11.16	ISSUED FOR DA	CC
A	26.09.17	COUNCIL COMMENTS	CC
B	07.11.17	COUNCIL COMMENTS	CC

ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.

ACTUAL ACCESSORIES POSITION, MODEL NUMBER AND QUANTITIES SHOULD BASED ON SCOPE OF WORK AND DETERMINED ON SITE WITH PROJECT MANAGERS AND CUSTOMERS PRIOR TO COMMENCEMENT OF THE WORK

- Note:
1. This drawing is to read in conjunction with all other architectural and consultant documents including drawings/ Sketches and written instructions issued in the course of the contract.
  2. Notify Designer in the event of any discrepancies before proceeding. Materials and workmanship shall be in accordance with the documents. Current standards, Building Code of Australia, Council DCPs and requirements of all relevant authorities.
  3. The Contractor shall ensure that all structural elements have been certified by a structural engineer before proceeding.
  4. Pictures and drawings are for illustrative purposes. Adjustments will be made on site during the renovation process.

© 2016@IN HAUS LIVING

INHAUS  
LIVING

DESIGNER RENOVATIONS · BEAUTIFUL FINISHES

2A Todman Ave  
Kensington NSW 2033  
T: +2 9662 3509  
www.inhausliving.com.au

JOB TITLE

Proposed Roof Terrace

CLIENT

J. Bazouni & R. Achram

116  
Clareville Ave  
Sandringham 2219

ISSUE DATE

7/11/17

NORTH

CHECKED BY

CC

SCALE

as shows@A3

CLIENT APPROVAL

DRAWING STATUS

DA

ISSUE

B

PROJECT NUMBER

T161720

DRAWING NAME

Shadow Diagram

DRAWING NUMBER

A404

PAGE COUNT

11 / 11

PLOTTED: 7/11/17 - FILE: T161720 - (000) 116 Clareville Ave Sandringham 2219.pln