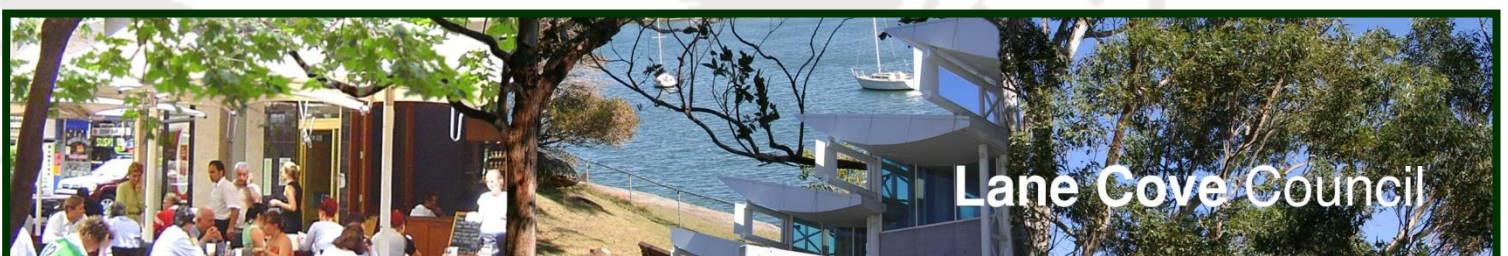


Agenda
Lane Cove Local Planning Panel Meeting
22 October 2024



Lane Cove Council

Notice of Meeting

Dear Panel Members,

Notice is given of the Lane Cove Local Planning Panel Meeting, to be held in the Council Chambers on Tuesday 22 October 2024 commencing at 5pm. The business to be transacted at the meeting is included in this business paper.

Yours faithfully



Craig Wrightson
General Manager

Lane Cove Local Planning Panel Meeting Procedures

The Lane Cove Local Planning Panel (LCLPP) meeting is Chaired by Ms Jan Murrell or alternate Chairs. The meetings and other procedures of the Panel will be undertaken in accordance with the Lane Cove Lane Cove Local Planning Panel Charter and any guidelines issued by the General Manager.

The order of business is listed in the Agenda on the next page. That order will be followed unless the Panel resolves to modify the order at the meeting. This may occur for example where the members of the public in attendance are interested in specific items on the agenda.

Members of the public may address the Panel for a maximum of 3 minutes. All persons wishing to address the Panel must register prior to the meeting by contacting Council's Office Manager – Environmental Services on 9911 3611. Where there are a large number of objectors with a common interest, the Panel may, in its absolute discretion, hear a representative of those persons.

Minutes of LCLPP meetings are published on Council's website www.lanecove.nsw.gov.au as soon as possible following the meeting. If you have any enquiries or wish to obtain information in relation to LCLPP, please contact Council's Office Manager – Environmental Services on 9911 3611.

Please note meetings held in the Council Chambers are Webcast. Webcasting allows the community to view proceedings from a computer without the need to attend the meeting. The webcast will include audio of members of the public that speak during the meeting. Please ensure while speaking to the Panel that you are respectful to other people and use appropriate language. Lane Cove Council accepts no liability for any defamatory or offensive remarks made during the course of these meetings.

The audio from these meetings is also recorded for the purposes of verifying the accuracy of the minutes and the recordings are not disclosed to any third party under the Government Information (Public Access) Act 2009, except as allowed under section 18(1) or section 19(1) of the PPIP Act, or where Council is compelled to do so by court order, warrant or subpoena or by any other legislation.

DECLARATIONS OF INTEREST

APOLOGIES

NOTICE OF WEBCASTING OF MEETING

LANE COVE LOCAL PLANNING PANEL REPORTS

1. PECUNIARY INTEREST RETURNS 2023-2024	4
2. 3 BROOKS STREET, LINLEY POINT.....	5

Subject: Pecuniary Interest Returns 2023-2024
Record No: SU4720 - 65221/24
Division: Planning and Sustainability Division
Author(s): Mark Brisby

Executive Summary

The purpose of this report is to table the Pecuniary Interest Returns of the expert panel members and community representatives as required by the Local Planning Panels Operational Guidelines.

This report recommends that the Panel notes the tabling of these returns.

Conclusion

Pecuniary Interest Returns for the expert panel members and community representatives are noted.

RECOMMENDATION

That the Chair of the Local Planning Panel note the report and tabling of Pecuniary Interest Returns of Designated Panel Members for the return period 1 July 2023 to 30 June 2024.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

There are no supporting documents for this report.

Lane Cove Local Planning Panel 22 October 2024
3 BROOKS STREET, LINLEY POINT

Subject: 3 Brooks Street, Linley Point
Record No: DA24/96-01 - 62447/24
Division: Planning and Sustainability Division
Author(s): Sam Wilson

Property:	3 Brooks Street, Linley Point
DA No:	DA96/2024
Date Lodged:	12/09/2024
Cost of Work:	\$2,022,900.00
Owner:	Z Liu
Applicant:	Simon Shen

Description of the proposal to appear on determination	Demolition of existing dwelling house and the construction of a 2-storey dwelling house with an in-ground swimming pool and detached outbuilding.
Zone	R2 Low Density Residential
Is the proposal permissible within the zone	Yes
Is the property a heritage item	No
Is the property within a conservation area	No
Does the property adjoin bushland	No
BCA Classification	Class 1a and 10b
Stop the Clock used	No
Notification	Notified in accordance with Council's policy and (4) submissions were received.

SITE

Property	Lot 23 DP 12774
Area	795.1m ²
Site location	The subject site is located on the western side of Brooks Street. It entails a topographical crossfall from the northern boundary at approximately 38.50AHD to the southern boundary at approximately 36.00AHD – a total decline of 2.5m.
Existing improvements	Existing improvements consist of a 1-2 storey dwelling house that features an unhabitable basement garage resultant of the sites topography. An existing driveway crossover, 2 small ponds, and a detached garage shed are located on the subject site.
Shape	Rectangular
Dimensions	North: 54.91m South: 54.91m East: 14.48m West: 14.48m
Adjoining properties	Adjoining properties consist of the following; North: Single storey dwelling house (No. 8 Burton Street), 2-storey dwelling house with an in-ground swimming pool (No. 6 Burton Street), 2-storey dwelling house with an in-ground swimming pool and detached outbuilding

(No. 4 Burton Street), and a 2-storey dwelling house (No. 2 Burton Street). South: 2-storey dwelling house (5 Brooks Street) West: 2-storey dwelling house (2 Linley Place)

SITE APPLICATION HISTORY

No prior development application history.

EXECUTIVE SUMMARY

- The development application was submitted via the NSW Planning Portal on 12 August 2024 for the demolition of existing dwelling house and the construction of a 2-storey dwelling house with an in-ground swimming pool and detached outbuilding;
- Council's planning officer issued a request for further information in the NSW Planning Portal to revise the architectural plans to address the Lane Cove Development Control Plan Part S Sustainability;
- The applicant provided amended documentation on 13 August 2024;
- The development application was accepted by Council via the NSW Planning Portal on 12 September 2024;
- The development application was notified in accordance with Council's policy between 12 September and 28 September and received 4 submissions. The concerns pertained to loss of solar access, bulk and scale, and view loss;
- A secondary request for further information was submitted to the applicant to revise the architectural plans, particularly, including the reduction of the total basement garage area;
- Council's planning officer visited the subject site and adjoining neighbouring properties of 4 Burton Street and 6 Burton Street on 30 September 2024;
- A tertiary request for further information was submitted to the applicant to provide a visual impact assessment and a letter of response addressing the 4 submissions from the neighbouring properties; and
- The development application was referred to the Lane Cove Local Planning Panel on 30 September for its meeting scheduled for 22 October 2024.

PROPOSAL

The development application seeks approval for the following demolition and construction works at 3 Brooks Street, Linley Point;

Demolition:

- The demolition of the existing dwelling house;
- The excavation of the lower basement level; and
- The removal of 11 trees.

Lower Ground Floor Additions:

- Driveway crossover;
- 2 space basement garage including a turning bay;

- Media room;
- Storage room;
- Storage area;
- Electricity room;
- Lift core structure; and
- Staircase to service ground floor.

Ground Floor Additions:

- Semi solid front fence (maximum);
- Solid side boundary fence;
- Driveway crossover;
- Driveway;
- Front yard entry pathway;
- Covered porch;
- Entry foyer;
- Family room with a balcony;
- Bedroom 4;
- Bathroom;
- Laundry with external access;
- Central hallway;
- Central courtyard with enclosing operable louvres;
- Feature staircase to service first floor;
- Lift core structure;
- Powder room;
- Living room;
- Dining room;
- Kitchen with a butler's pantry;
- Covered deck area with an outdoor barbecue structure;
- Levell rear yard area;
- In-ground swimming pool; and
- Cabana with outdoor barbecue structure.

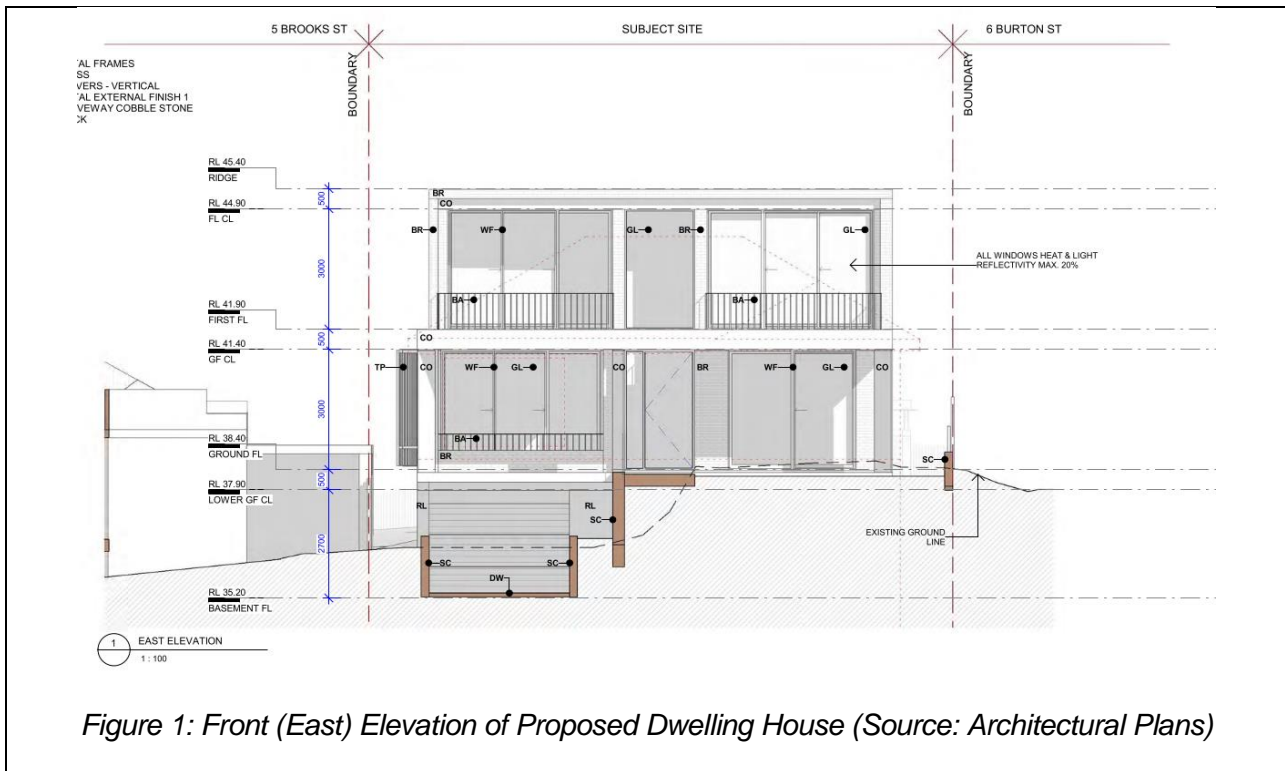
First Floor Additions:

- Central hallway;
- Planter box;
- Living area with an individual balcony;
- Front façade planter box;
- Front void over entry foyer;
- Rear void over living and dining room;
- Bedroom 1 with a walk-in-robe, ensuite bathroom and an individual balcony;
- Bathroom;
- Bedroom 2 with a walk-in-robe, and ensuite bathroom;
- Bedroom 3;
- Bedroom 4; and
- Rear balcony.

Roof Additions:

- 2° box gable roof;
- 7 Velux skylights;
- Solar PV panels; and
- Skillion roof pergola over rear balcony.

Lane Cove Local Planning Panel 22 October 2024
3 BROOKS STREET, LINLEY POINT



PROPOSAL DATA/POLICY COMPLIANCE

Local Environmental Plan 2009

Zoning: R2 Low Density

Site Area: 795.1m²

LEP table			
	Development Standard	Proposal	Complies
Floor Space Ratio (max)	0.5:1	0.5:1	Yes
Height of Buildings (max)	9.5m	8.916m	Yes

LCLEP 6.1A Earthworks

The development application proposes to demolish the existing structures on the subject site and develop a two-storey single residential dwelling with a 2-space basement garage, an in-ground swimming pool and a detached outbuilding. In order to accommodate for the basement garage, the proposal seeks approval for earthworks. The excavation shown in the architectural plans highlight that the earthworks would be undertaken from the Brooks Street boundary frontage westwards approximately 30.5m to the middle section of the site where the proposed basement footprint finishes. The maximum depth of excavation on the subject site reaches approximately 2.3m; 1.3m in exceedance of the maximum 1m provision established under Clause 1.6 of Councils DCP. The total area of excavated soil would be approximately 200m². As established later in the report, Council considers the total proposed area of excavation excessive. It is noted that the existing dwelling house entails a lower ground level which is technically considered as a basement level as highlighted by Figure 2 below;

Lane Cove Local Planning Panel 22 October 2024
3 BROOKS STREET, LINLEY POINT

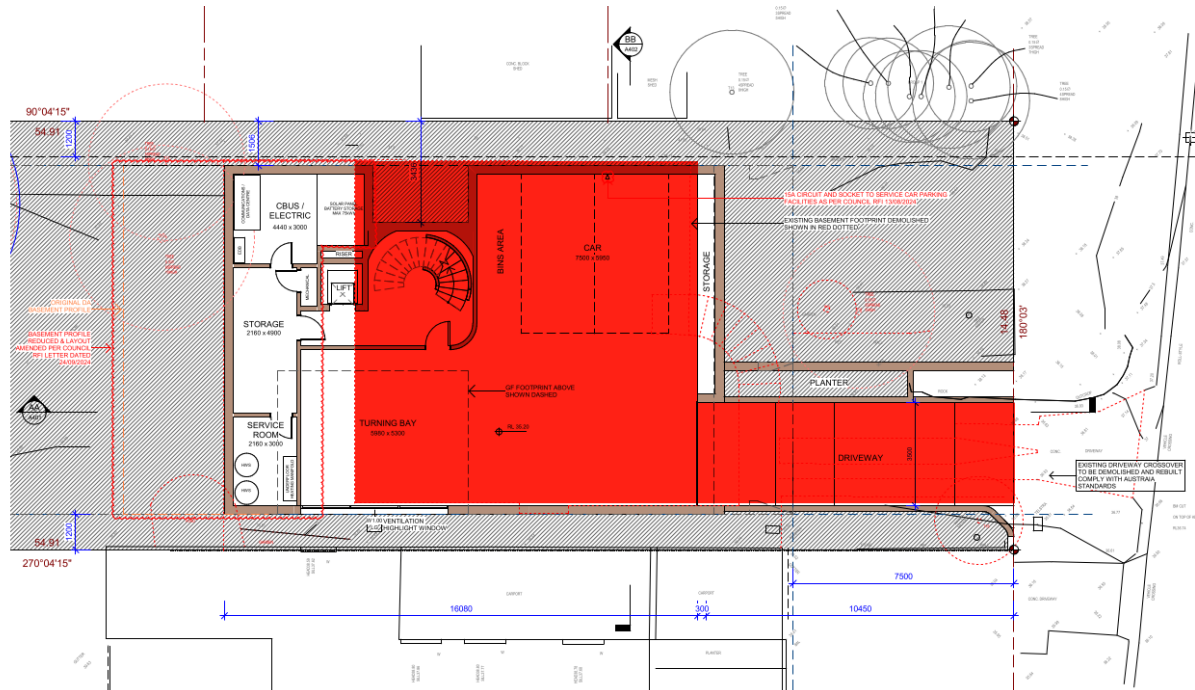


Figure 2: Existing Basement Level (Source: Architectural plans drawn over by Council’s Planner)

As a result of the proposed excavation, the variation is assessed against Clause 6.1A of the LCLEP regarding earthworks.

- (1) The objectives of this clause are as follows—
 - (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
 - (b) to allow earthworks of a minor nature without requiring separate development consent.

The assessment is as follows;

- (3) Before granting development consent for earthworks, the consent authority must consider the following matters—
 - (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,

Comment: The existing drainage patterns present on the subject site fall from northern boundary to the southern boundary at a difference of approximately 2.5m. This is classified as a considerable slope. Subsequently, the existing dwelling house entails a split-level approach which sees the lower level being currently utilised as a basement due to its unhabitable floor to ceiling height. Council concurs that the 1.2m excavation depth within the footprint of the existing basement would not adversely impact existing drainage patterns or soil stability. However, the addition of approximately 60m² of basement area at a maximum depth of 2.3m has the potential to contribute to the disruption of the existing quality of soil on the site. The adjoining property at 5 Brooks Street entails existing infrastructure that is built

to the boundary. With the significance of excavation at the section highlighted below at a 1.2m distance from the boundary, there is the potential for undue impacts to the existing condition of this neighbouring property.

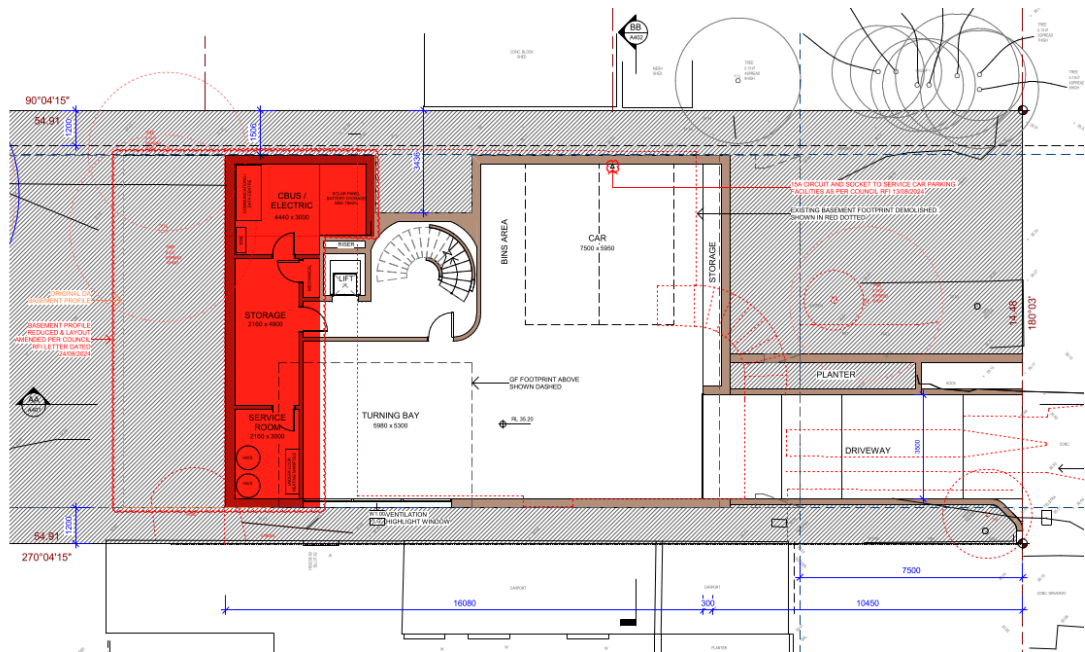


Figure 3: Proposed Deletion of Basement Area (Source: Architectural Plans drawn over by Council's Planner)

The addition of a 3 separate basement rooms titled as 'service room', 'storage room', and 'electric room', is considered excessive, and would result in an over excavation of an R2 Low Density Residential Site. This level of excavation is synonymous with residential flat buildings and other larger developments. In effort to limit potential structural and drainage impacts, Council recommends the deletion of the above highlighted area.

With this, the existing topography at the frontage of Brooks Street would be primarily retained in the proposal and the existing drainage patterns present would not be envisaged to be impacted. This can be evidenced by the comparison of images of the existing dwelling house and the proposed dwelling house;



Figure 4: Existing Dwelling House (Source: BMA Urban)



Figure 5: Proposed Dwelling House (Source: Architectural Plans)

It is noted that the excavation works would be completed in accordance with a revised geotechnical report that stipulates geotechnical engineering measures to ensure minimal impact on that of the soil stability of the subject site and neighbouring sites.

It has been conditioned that prior to construction and post-construction the development is to obtain dilapidation reports and carry out several other protective measures to ensure the works are carried out in accordance with Council policy (C.5 - Dilapidation Report, E.12 – Cut and Fill, E.10 – Shoring and Adequacy, and F.3 – Post-Construction Dilapidation Report). These are implemented to protect the drainage patterns, soil stability, structural integrity of the adjoining properties and general amenity of the neighbours.

Subject to compliance with the recommended conditions, the protection against any potential damage to the site or adjoining properties would be ensured. It is considered that there would be no adverse impact or detrimental effect on the existing drainage patterns or stability of soil in the locality.

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

Comment: The proposed development would not have any adverse impact on the future use or redevelopment of the land.

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

Comment: The quality of the excavation would be monitored prior to, during and after construction of the development. The respective conditions would ensure that any adverse impacts would not occur during or after the proposed excavation.

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

Comment: The proposed development would not have any adverse impact on the access to sunlight or privacy of the adjoining properties, nor would it create any major impacts on their general amenity.

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

Comment: As previously mentioned, the quality/source of any excavation and fill would be monitored prior to, during and after construction of the development. The relevant conditions would ensure that no adverse impacts would occur.

(f) the likelihood of disturbing relics,

Comment: The subject site is not identified as being within the proximity of any Aboriginal heritage sites or having the potential to contain any historical relics.

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

Comment: The area is not identified as being environmentally sensitive. The existing watercourses and drainage patterns would be retained in the proposed development.

LDCP Part B.4 – View Sharing

Part B.4 – View Sharing - DCP table			
	Provision	Proposal	Complies
(a) Retain existing views	Where existing views from public spaces are through the gaps between side setbacks of buildings, the length of the building and roof of any proposal should be oriented towards the view in order to minimise view obstruction.	The existing views from the public space (Brooks Street and Burton Street) would not be adversely impacted. The proposed roof would entail a 2° hip roof that would be unperceivable from the streetscape. The elongated form of the proposed building	Yes

Part B.4 – View Sharing - DCP table			
	Provision	Proposal	Complies
		<p>envelope faces West towards Brooks Street, and further, the Lane Cove River.</p> <p>Particular emphasis is given to the neighbouring properties at No. 4 Burton Street and No. 6 Burton Street. The existing allotment pattern sees the neighbouring properties rear yards facing directly to the rear section of the proposed building envelope. As established in the Tenacity section of the report, there are no full, high-value water views or full, iconic land views that are experienced from the ground floor or first floor of these two properties.</p> <p>It is noted that 6 Burton Street experiences partial views of the Sydney CBD skyline across several side boundaries. The extent of impact is discussed later in the report.</p>	
(b) Water views from the street	Existing or potential view corridors to the water from the street are to be protected as public view corridors by ensuring that fencing to the front boundary is open in character.	<p>Water views to the Lane Cove River can be achieved from Brooks Street, directly adjacent to the subject site. These views are directly South of the site.</p> <p>The development proposes a 1.25m high semi-solid fence across the front boundary that is predominately open in form and material. Given that the proposed fence is setback between 2.3 and 3.1m from the kerb</p>	Yes

Part B.4 – View Sharing - DCP table			
	Provision	Proposal	Complies
		connection to Brooks Street, there would be no incursion on the public corridor view to the Lane Cove River.	
(c) Garages and outbuildings	Garages and outbuildings are not to be located within the view corridor and the required side setback is to be clear of all built form obstructions. Lightweight carport structures may be considered in side setbacks.	<p>The development proposes a detached outbuilding in the form of a pool house/cabana that is located within the rear setback. The proposed cabana complies with the maximum height provision at an approximate 3.1m and is situated towards the rear boundary.</p> <p>It is noted that the property at No. 8 Burton Street does not have access to high value water views of the Lane Cove River, and therefore, the compliant outbuilding would entail no impacts.</p>	Yes
(d) Steeply sloping sites	Buildings on steeply sloping sites should adjust the height of the building envelope to follow the natural topography of the site.	The subject site is classified as considerably sloping.	N/A
(e) Proposed roof designs	To facilitate view sharing for residential developments, flat roofs, or low mono-pitched roofs can be used where the design of the building and roof is integrated architecturally and where its appearance would be appropriate given the character of the street.	As previously mentioned, the 2° hip roof is generally considered flat, and would be encapsulated by a parapet. The view from the street front would be that of a modernist façade fenestration that features greenery in planter boxes and a massing treatment that would be synonymous with the eclectic character of Linley Point.	Yes

Part B.4 – View Sharing - DCP table			
	Provision	Proposal	Complies
(f) Proposed roof height	Applicants may not be able to achieve the maximum permissible height in order to cater and facilitate view sharing. In such cases, concessions shall be given for side and rear setbacks subject to meeting the requirements for privacy, amenity, and solar access to the adjoining neighbours. These concessions should be discussed with the Council Officers prior to the lodgment of Development Applications.	The proposed dwelling measures at a maximum height of 8.916m above the natural ground floor – 584mm lower than the maximum permissible height. The building footprint would be setback appropriately from the northern and southern boundaries measuring at 1.5m and 1.2m accordingly. Therefore, the proposed building envelope is considered reasonable. In respect to the city views (No. 6 Burton Street), the skyline is partial, across side boundaries, and difficult to protect given the existing allotment pattern and the proposed compliant building envelope.	Yes
(g) Views form commercial developments	Views from commercial development will not carry the same weight as views from dwellings.	N/A	N/A
(h) Location of views	Development is not to unreasonably affect existing water views from living areas of adjoining dwellings. Views from bedrooms are not considered to have the same significance unless they are the only available views within the dwelling.	As previously mentioned, neither 6 Burton Street or 4 Burton Street experience any high-value water views from a seated or standing position at the ground floor or first floor.	Yes
(i) Reasonableness of the views	In such cases the maintenance of the view will be tested against its reasonableness i.e. how the view is obtained and where the view is gained.	The primarily impacted view is obtained from a standing position within the living area at 6 Burton Street. The view is partial and is achieved over	See Tenacity Assessment.

Part B.4 – View Sharing - DCP table			
	Provision	Proposal	Complies
	For instance views that are gained by leaning out a side boundary window and looking obliquely across a number of lots will not be given weight against a view from the main living area window.	several side and rear boundaries.	
(j) View sharing principle tests (Tenacity)	Views will also be tested against the extent of view available. Where appropriate the views will also be tested against the view sharing principles stated by the Land and Environment Court.	The views have been assessed against the Tenacity principles used within the NSW Land and Environment Court.	Yes



Figure 6: Ground Floor Living Room View from No. 6 Burton Street (Source: Council's Planner)



Figure 7: Lower Ground Floor View from No. 6 Burton Street (Source: Council's Planner)



Figure 8: Ground Floor Alfresco View from No. 4 Burton Street (Source: Council's Planner)



Figure 9: Ground Floor Living Room View from No. 4 Burton Street (Source: Council's Planner)

The sharing of all views is part of the character of the Lane Cove area and should be maintained where possible subject to how the view is obtained and whether the maintenance of such a view creates an unreasonable impost on adjoining landowners. Views gained across other privately-owned land are not "as of right", as some may depend on the property that is overviewed maintaining a lower scale that is achievable under the LEP.

The Tenacity principle is a 4-step test implemented by the Land and Environment Court for the purposes of view loss assessment. The objectives of the B.4 View sharing section of the Lane Cove Council DCP 2010 outline the key components of this 4-step view sharing principle.

The four steps of the Tenacity principle area are as follows:

- **Step 1.** Assessing the types of views to be affected. Water views are valued more highly than land views. Iconic views are valued more highly than views without icons. Whole views are valued more highly than partial views.
- **Step 2.** Assessing what part of the property the views are obtained. Side views are harder to protect than rear or front views and seated views are harder to protect than standing views and living rooms and kitchens are more valuable than bedrooms.
- **Step 3.** Assessing the extent of the impact. This should be done for the whole of the property, not just the view that is affected.
- **Step 4.** Assessing the reasonableness of the proposal. A proposal which is fully compliant is more reasonable than one which doesn't comply, and proposals which have been skilfully designed are considered more reasonable.

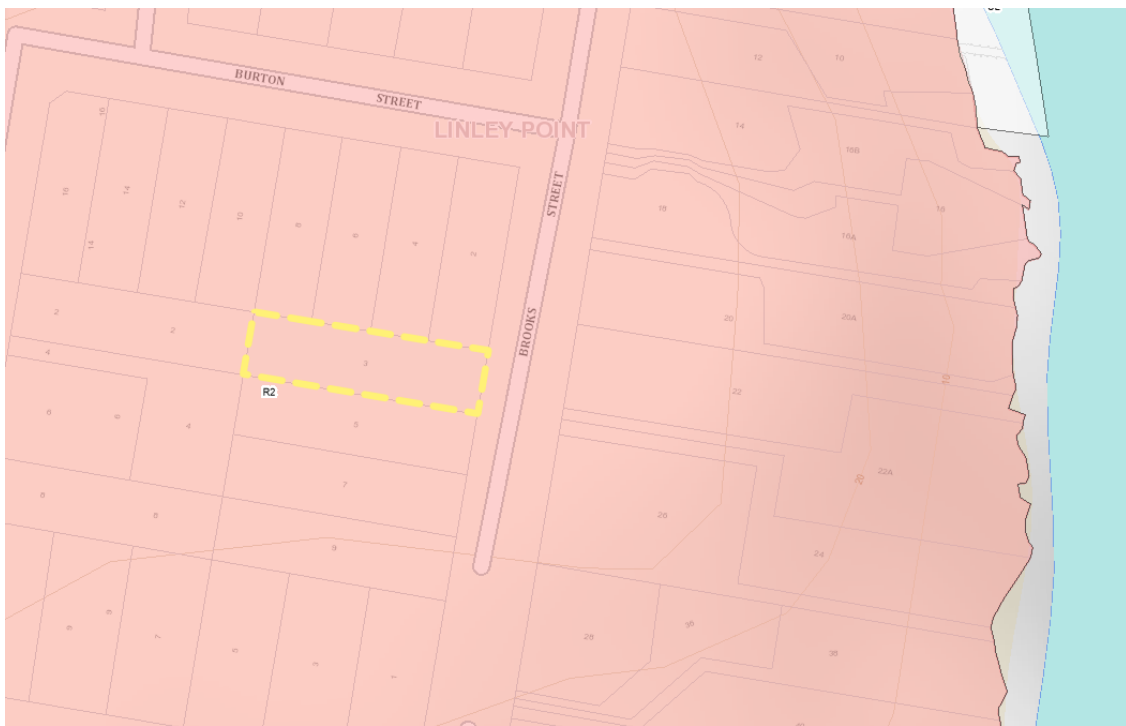
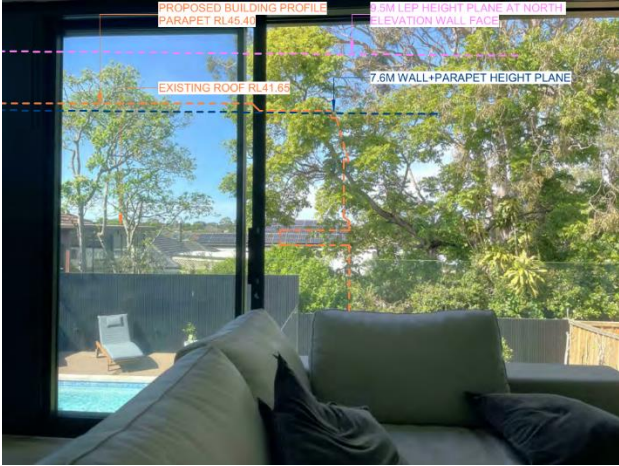

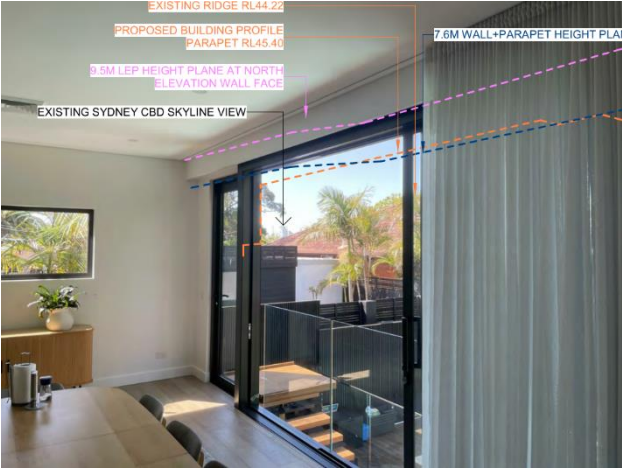



Figure 10: Location of Site (Source: Eplanning Spatial Viewer)

In order to assess the visual impact of the design proposal, it is necessary to identify a suitable scope of publicly accessible locations that may be impacted by it, evaluate the visual sensitivity of the proposal to each location and determine the overall visual impact of the development. Accessible locations that feature a prominent, direct and mostly unobstructed line of sight to the development are used to assess the qualitative impact. The impact to each location is then assessed by overlaying an accurate visualisation of the new design onto the base photography and interpreting the amount of view loss in each situation, together with potential opportunities for mitigation.



The viewpoints as depicted in Figure (11) – Figure (18) have been taken from 2 specific neighbouring properties (4 Burton Street and 6 Burton Street). A summarised view analysis from utilising the Tenacity principle is provided below;



View analysis	
Property location	View Analysis
<p style="text-align: center;">View 01: 6 Burton Street</p>  <p style="text-align: center;"><i>Figure 11: Existing View (Source: HAS)</i></p>  <p style="text-align: center;"><i>Figure 12: Proposed Design (Source: HAS)</i></p>	<p>Type of View: The view entails low-value land views to the neighbouring properties rear yard canopy.</p> <p>Where the views are obtained: The view is obtained from the location of the living room of the ground floor level. The view line is achieved from a standing position 1.60m above the Finished Floor Level (FFL).</p> <p>Extent of Impact: The view that would be primarily impacted is the rear boundary low-value land views to the yard of the neighbouring property. A minor portion of the green outlook would be thwarted by the proposed envelope. The low-value rear boundary land views would be primarily retained.</p> <p>Reasonableness of Proposal: The part of the subject development that would affect the view relates to the proposed building envelope. The design complies with the relevant planning controls including;</p> <ul style="list-style-type: none"> - Height: Complies with the 9.5m height development standard - FSR: Complies with 0.5:1 control where the design has a maximum of 0.5:1. - Level of Storeys: The revised design proposes a 2-storey dwelling house with a basement. - Vegetation: Significant existing vegetation is preserved in the proposed design. Further, Council recommends the planting of additional vegetative screen to increase the green-space outlook. - Design: The revised design presents a compliant building envelope that features high-sill north-facing windows, adequate privacy screening, a flat-roof design, and compliant side and rear setbacks. <p>Conclusion: When the view is a;</p> <ul style="list-style-type: none"> - Low-value land view obtained from a

View analysis	
Property location	View Analysis
<p style="text-align: center;">View 02: 6 Burton Street</p>  <p style="text-align: center;"><i>Figure 13: Existing View (Source: HAS)</i></p>  <p style="text-align: center;"><i>Figure 14: Proposed Design (Source: HAS)</i></p>	<p>standing position in an important location of the dwelling house;</p> <ul style="list-style-type: none"> - There is minor impact on the amount of views; - The revised proposal is considered to entail a respectful and skilful design component; <p>Then the level of impact to existing views from the living room are considered <i>low</i> and is therefore supported.</p> <p>Type of View: The view entails high-value city skyline view of the Sydney CBD. However, the view is partial and achieved across several side and rear boundaries subject to the existing lot pattern.</p> <p>Where the views are obtained: The view is obtained from the location of the living room on the ground floor level. The view line is taken from a standing position 1.60m above the Finished Floor Level (FFL).</p> <p>Extent of Impact: The views that would be primarily impacted are the high-value views. The obstruction of city skyline views would be significant.</p> <p>Reasonableness of Proposal: The part of the subject development that affects the view relates to proposed first floor and general building envelope. The following gives weight to the relevant planning controls including;</p> <ul style="list-style-type: none"> - Height: Complies with the 9.5m height development standard; - FSR: Complies with 0.5:1 control where the design has a maximum of 0.5:1; - Level of Storeys: The revised design proposes a 2-storey dwelling house with a basement; - Design: The proposed building envelope is setback appropriately to preserve building separation;

View analysis	
Property location	View Analysis
	<ul style="list-style-type: none"> - Existing View Circumstances: An indirect side boundary view that is primarily obscured by existing dwellings and vegetation, <p>Conclusion: When the view is a;</p> <ul style="list-style-type: none"> - High-value city skyline view obtained from a standing position in an important location of the dwelling house; - The existing view is partial and obscured by existing conditions; - The view line is achieved over several side and rear boundaries which lower the significance of protection of the view; - The proposed dwelling house is considered to entail a compliant envelope that feature design components that respect amenity of neighbouring properties; <p>Then, the level of impact to existing views from the living room would be supportable.</p>
<p>As a result, the impact on view amenity is categorised for the three views using the Tenacity principles and are as follows;</p> <p style="text-align: center;">View 1: Low</p> <p style="text-align: center;">View 2: Significant</p> <p>Therefore, whilst the total impact on view 02 experienced at 6 Burton Street would be categorised as significant, mitigating factors stated above would constitute reason to support the proposed development subject to compliance with the recommended conditions of consent.</p>	

View analysis	
Property location	View Analysis
View 01: 4 Burton Street	<p>Type of View: The view entails low-value land views to the neighbouring properties rear yard vegetation canopy.</p> <p>Where the views are obtained: The view is obtained from the location of the dining room on the ground floor level. The view line is taken from a standing position 1.60m above the</p>

View analysis	
Property location	View Analysis
 <p style="text-align: center;"><i>Figure 15: Existing View (Source: HAS)</i></p>  <p style="text-align: center;"><i>Figure 16: Proposed Design (Source: HAS)</i></p>	<p>Finished Floor Level (FFL) and is achieved across the rear boundary of 4 Burton Street in question, and the side boundary of the site in question.</p> <p>Extent of Impact: The view that would be primarily impacted are the rear boundary low-value land views. Given the view is low-value and no high-value views are experienced, the extent of impact would be quantified as negligible.</p> <p>Reasonableness of Proposal: The part of the subject development that affects the view relates to northern façade of the proposed envelope. The following components of the design ensure compliance with the relevant planning controls including;</p> <ul style="list-style-type: none"> - Height: Complies with the 9.5m height development standard; - FSR: Complies with 0.5:1 control where the design has a maximum of 0.5:1; - Level of Storeys: The revised design proposes a 2-storey dwelling house with a basement. - Design: The proposed building envelope would be set back appropriately from the subject sites side boundary to preserve building separation. Additionally, compliance with Council's recommended conditions of consent would obscure any direct overlooking between the two properties. - Existing View Circumstances: A direct rear boundary view to a low-value outlook that is resultant of the existing lot pattern. <p>Conclusion: When the view is a;</p> <ul style="list-style-type: none"> - Low-value view obtained from a standing position in an important location of the dwelling house; - There is no high-value water, city skyline or iconic views; and

View analysis	
Property location	View Analysis
	<ul style="list-style-type: none"> - The revised proposal is considered to entail compliant and skilful design components; <p>Then the level of impact to existing views from the living room is considered low and is therefore supported.</p>
<p style="text-align: center;">View 02: 4 Burton Street</p>  <p style="text-align: center;"><i>Figure 17: Existing View (Source: HAS)</i></p>  <p style="text-align: center;"><i>Figure 18: Proposed Design (Source: HAS)</i></p>	<p>Type of View: The view entails low-value land views to the residential street canopies and beyond.</p> <p>Where the views are obtained: The view is obtained from the location of the bedroom on the first-floor level. The view line is taken from a standing position 1.60m above the Finished Floor Level (FFL). It is noted that a standing view from this location is not of significant importance to protect.</p> <p>Extent of Impact: The views that are primarily impacted are the rear boundary low-value land views they would be impacted to a negligible extent.</p> <p>Reasonableness of Proposal: The part of the subject development that affects the view relates to proposed building envelope. The design complies with the relevant planning controls including;</p> <ul style="list-style-type: none"> - Height: Complies with the 9.5m height development standard; - FSR: Complies with 0.5:1 control where the design has a maximum of 0.5:1; - Level of Storeys: The revised design proposes a 2-storey dwelling house with a basement. - Design: The proposed building envelope would be set back appropriately from the subject sites side boundary to preserve building separation. Additionally, compliance with Council’s recommended conditions of consent would obscure any direct overlooking between the two

View analysis	
Property location	View Analysis
	<p>properties.</p> <ul style="list-style-type: none"> - Existing View Circumstances: A direct rear boundary view to a low-value outlook that is resultant of the existing lot pattern. <p>Conclusion: When the view is a;</p> <ul style="list-style-type: none"> - Low-value view obtained from a standing position in an unimportant location of the dwelling house; - There is no water, city skyline or iconic of water views; and - The revised proposal is considered to entail compliant and skilful design components; <p>Then the level of impact to existing views from the bedroom is considered low and is therefore supported.</p>
<p>As a result, the impact on view amenity is categorised for the three views using the Tenacity principles and are as follows;</p> <p style="text-align: center;">View 1: Low</p> <p style="text-align: center;">View 2: Low</p> <p>Therefore, the total impact on views experienced at 4 Burton Street as a consequence of the subject proposal are considered reasonable subject to compliance with Council's recommended conditions of consent.</p>	

Comprehensive Development Control Plan assessment

DCP table			
	Provision	Proposal	Complies
Front setback (min)	Consistent with area or 7.5m	GF: 7.5m FF: 8.4m	Yes Yes
Side setback (min) North	1.2m single storey 1.5m two storey	LGF: 1.5m GF: 1.5m FF: 1.5m	Yes Yes Yes
Side setback (min) South	1.2m single storey 1.5m two storey	LGF: 1.2m GF: 1.2m FF: 1.5m	Yes Yes Yes
Rear setback (min)	<1000m ² : 8m or 25% >1000m ² : 10m or 35%	19.295m	Yes
Wall height (max)	7m + 600mm parapet for flat roof structures	North façade: 7.42m South façade: 8.415m	Yes No – See variations assessment.

**Lane Cove Local Planning Panel 22 October 2024
3 BROOKS STREET, LINLEY POINT**

DCP table			
	Provision	Proposal	Complies
Ridge height (max)	9.5m	8.916m	Yes
Number of storeys (max)	2	2 storeys and a non-habitable basement (subject to compliance with Part A(g)).	Yes
Landscaped area (min) (Minimum dimension of 1m)	35%	48%	Yes
Cut and fill (max)	1m	Cut: 2.3m Fill: 0.5m	No – See variations assessment. Yes
Solar access (min)	3 hours to north facing habitable windows	<i>Note: All habitable windows on ground floor of 5 Brooks Street are overshadowed by the roof of the existing northern carport and pergola.</i> First Floor Window: >3 hours.	Yes
Deck/balcony depth (max)	3m	Balcony 1 (FF - front): 1.8m Balcony 2 (FF - front): 3m Balcony 3 (FF – rear) 3m	Yes Yes Yes
Private open space (min)	24m ² and 4m in depth	>24m ²	Yes
BASIX Certificate	Required	1756580S	Yes

Car parking

Car parking table			
	Provision	Proposal	Complies
Off-street spaces (min)	1	2	Yes
Driveway width	3m at the kerb	5.9m – same as existing	N/A

Carports within the front setback & garages facing the street

Car parking structure table			
	Provision	Proposal	Complies
Setback of carport posts (min)	1m from street boundary	>1m	Yes
% of allotment width (garages & carports)	50% of lot width or 6m, whichever is the lesser	4m	Yes

Private swimming pools

Private swimming pool table			
	Provision	Proposal	Complies
Setback to neighbour's house (min)	3m to waterline	15.2m to No. 6 Burton Street	Yes
Setback to boundary (min)	1m to waterline	North: 4m South: 1.5m West: 1.3m	Yes Yes Yes
Height (max) (steeply sloping sites)	1m 1.8m	In-ground.	Yes
Setback from boundary if coping is above ground level (existing) (min)	Coping to be set back at a ratio of 1:1	N/A	N/A

Fences

Fences table			
	Provision	Proposal	Complies
Front fence height (max)	Solid: 900mm Lightweight: 1.2m	1.2m	Yes
Setback from front boundary if the height is over 1.2m (min)	1m	N/A	N/A
Height of side and rear fences (max)	1.8m	1.8m	Yes

Outbuildings

Outbuilding table			
	Provision	Proposal	Complies
Overall height (m) (max)	3.6m	3.1m	Yes
External wall height (max)	2.4m	2.2m	Yes
Floor space (max)	50m ²	12m ²	Yes
Number of storeys (max)	1	1	Yes
Setback of windows from boundaries (min)	900mm	1m	Yes

PART S ASSESSMENT

The proposed works amount to a cost over \$250,000 and therefore an assessment against the provisions of Part S Environmental Sustainability is required.

S.2 Achieving Net-Zero			
Provision	Provision	Proposal	Complies
2.1 All Electric Buildings	All new developments are to use electricity for all energy requirements associated with normal operations.	BASIX Certificate confirms an instantaneous gas hot water system is proposed.	No – See variations assessment.

S.2 Achieving Net-Zero			
Provision	Provision	Proposal	Complies
		Part A(h) is recommended.	
2.2 On-site solar	Residential development of three storeys or less will include the installation of a solar PV system of no less capacity than 25% of the roof area.	25%	Yes

S.3 Resilience and Health			
Provision	Provision	Proposal	Complies
3.1 Natural Ventilation	<p>a) For all residential accommodation not affected by SEPP 65:</p> <p>i. The natural ventilation requirements of the NCC are to be met with the area of openings to be calculated following the Apartment Design Guide Glossary definition of Effective Open Area (EOA), including necessary allowance for insect screens.</p> <p>ii. Windows are to be located on multiple aspects to promote natural cross ventilation.</p>	Complies.	Yes
3.2 Glazing	<p>a) Window-to-wall ratios of each major aspect are to be limited to a maximum of:</p> <p>i. For residential buildings, 30% when measured externally or 50% when measured on the internal façade, whichever is lower. Windows and walls facing onto private open spaces are excluded from the window-to-wall ratio calculation.</p> <p>b) External solar shading should be provided to glazing on the north, east and western facades where it is not significantly over-shadowed by neighbouring buildings or by the inclusion of balconies. The solar shading should be designed to maximise the</p>	<p>North: 7.05%</p> <p>South: 16.8%</p> <p>East: facing P.O.S</p> <p>West: facing P.O.S</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>N/A</p>

S.3 Resilience and Health			
Provision	Provision	Proposal	Complies
	<p>protection of the glazing from the summer sun and maximise solar transmission in the winter sun.</p> <p>d) Glazing is to be selected with external solar heat and visible light reflectivity no greater than 20% measured at normal incidence.</p>		
3.3 Urban Heat and Shade	<p>a) For low density residential, at least 75% of the site area must comprise one or a combination of the following when assessed in plan view:</p> <ul style="list-style-type: none"> i. Vegetation, ii. Green roofs, iii. Roofing materials, including shade structures, with a minimum solar reflectivity index (SRI) of 82 if a horizontal surface or a minimum SRI of 39 for sloped surfaces greater than 15 degrees, iv. Hardscaping elements shaded by overhanging vegetation or roof structures, v. Water bodies and/or watercourses. 	80.03%	Yes
3.4 Sustainable Materials	<p>a) All newly sourced timber used in construction is to be FSC certified.</p> <p>b) Alternatives products are to be preferred to replace materials that cause environmental harm or health risks in manufacture, including materials containing formaldehyde, chlorinated polymers, hydrochlorofluorocarbons and Halogenated flame retardants.</p> <p>c) Engineered stone products must be handled in accordance with the</p>	Complies.	Yes

S.3 Resilience and Health			
Provision	Provision	Proposal	Complies
	appropriate standards.		

S.4 Integrated Urban Water Management			
Provision	Provision	Proposal	Complies
4.1 Water Efficiency	a) All development must demonstrate the prioritisation of water conservation measures to minimise water consumption.	BASIX requires an 8500L rainwater tank to be provided. Architectural plans do not specify a RWT.	No – See variations assessment.
4.2 Stormwater Management	a) Peak stormwater flows are to be reduced with a stormwater detention system. Other measures can include green roofs, stormwater harvesting, rain gardens, bio-retention basins and passive filtration measures. Other water sensitive urban design measures are described in Part J – Landscaping and Tree Preservation. b) The use of porous surfaces is to be maximised. c) Where required, Gross Pollutant Traps and filtration are to meet Sydney Water Best Practice guidelines for reducing stormwater pollutants.	Complies.	Yes

REFERRALS

Development Engineer – Part O – Stormwater Management

No objections subject to recommended draft conditions.

Tree Assessment Officer – Part J – Landscaping

No objections subject to recommended draft conditions.

ASSESSMENT - ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

PROVISIONS OF ANY LEP, DCP, SEPP OR REGULATION (Section 4.15(1)(a))

The proposal is permissible and does not raise any issues in regard to the Lane Cove Local Environmental Plan 2009.

The proposal complies with the Floor Space Ratio development standard. The proposal also complies with the Height development standard.

OTHER PLANNING INSTRUMENTS

SEPP (Resilience and Hazards) 2021

The subject site and adjoining sites are zoned for residential purposes, however, are located within Coastal Environmental Areas. Given the types of uses permissible within the residential zones, it is unlikely that the site would be contaminated. Despite this, due to the proximity to the coastal environment as well as the excavation present in the proposal, the development is assessed against Clause 2.10 and Clause 2.11 of Resilience and Hazards SEPP.

2.10 Development on land within the coastal environment area

Chapter 2.10 of the State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP R&H 2021) aims to provide an integrated and coordinated approach to land use planning in coastal zones in a manner consistent with the Coastal Management Act 2016. The subject site is identified as being within a Coastal Use Area.

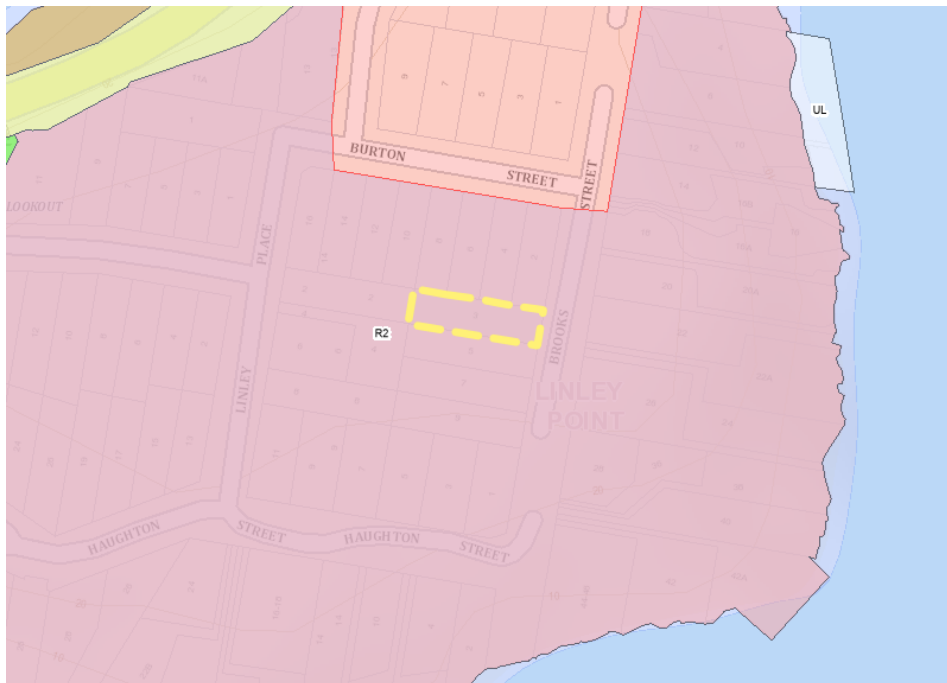


Figure 2: Coastal Environment Area (Source: Eplanning Spatial Viewer)

In relation to land in proximity to coastal environment area, the SEPP states the following:

(1) *Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following -*

(a) *the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, and*

Comment: The development would not constrain the integrity of the biophysical, hydrological or ecological environment. The existing drainage patterns present on site would be primarily retained. The moderate topographical decline from the northern boundary to the southern boundary would ensure rainwater and general runoff would travel in the same direction as existing.

(b) coastal environmental values and natural coastal processes,

Comment: There would be minimal effects on the coastal environment or natural processes as a result of the proposal. Potential impacts caused by the level of excavation would be nullified by the significant distance between the altered ground area and the foreshore.

(c) The water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,

Comment: The proposed development would not be located within the immediate vicinity of the marine estate of the Lane Cove River. At its closest point, between the subject site and the marine estate is a residential zone consisting of a neighbourhood of single detached dwellings with front and rear landscape area which acts as a natural buffer zone for any stormwater runoff that may enter into the body of water. Therefore, the construction of the two-storey dwelling house within this zone is not expected to create any adverse impacts on the quality of the marine estate.

(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,

Comment: The proposal would not incorporate any potential alteration to the foreshore boundary that adjoins the Lane Cove River.

(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

Comment: The subject site does not entail any public open space or direct access to the foreshore.

(f) Aboriginal cultural heritage, practices, and places

Comment: The subject site does not contain any Aboriginal cultural heritage or artefacts, nor are any located within the vicinity.

Clause 2.11 Development on land within the Coastal Use Area

Chapter 2.11 of the State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP R&H 2021) provides a coordinated approach to land use planning in coastal use areas consistent with the Coastal Management Act 2016. The clause examines the bulk, scale, and size of developments within coastal use areas and aims to mitigate potential impacts on the surrounding environments.

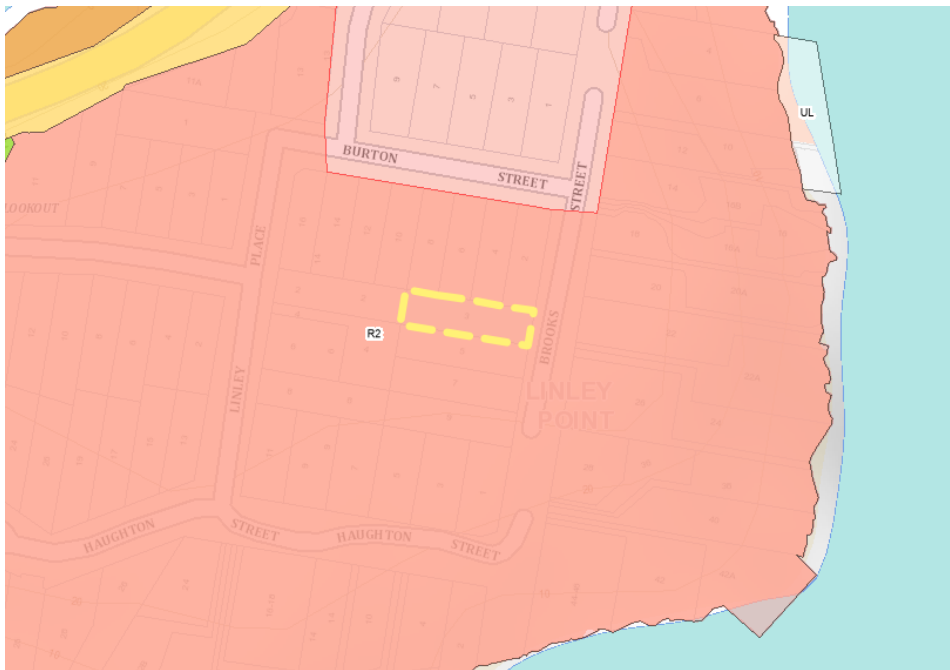


Figure 3: Costal Use Area (Source: Eplanning Spatial Viewer)

The entirety of the subject site is located within this area and is therefore assessed against the following clauses of the SEPP;

(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority

(a) has considered whether the proposed development is likely to cause an adverse impact on the following—

(i) existing, safe access to and along the foreshore, beach, headland, or rock platform for members of the public, including persons with a disability,

Comment: There is no existing public accessways within direct proximity of the subject site, therefore, the proposed development would not have any impact upon the public access to the foreshore.

(ii) overshadowing, wind funneling and the loss of views from public places to foreshores,

Comment: The proposed development would not generate any adverse overshadowing impacts to the neighbouring properties or wind tunneling effects on the public sphere surrounding the site. As evidenced by the Part B and Part C LCDCP compliance table, in addition to the Tenacity assessment, the impact would be considered reasonable subject to the adherence to Council's recommended conditions of consent.

(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,

Comment: The subject site does not experience any view lines to the coast or coastal headlands.

(iv) Aboriginal cultural heritage, practices, and places,

Comment: The subject site is not identified as containing Aboriginal cultural heritage, practices, or places.

(v) cultural and built environment heritage, and

Comment: The subject site is not identified as containing cultural or built environment heritage.

SEPP (Biodiversity and Conservation) 2021

The subject site is situated within a 'Foreshores and Waterways Area'.



The proposal is assessed against Part 6.28, Division 3 – Development in Foreshore and Waterways Areas as follows;

Development in Foreshores and Waterways Area – 6.28 General (2)(e)

(1) In deciding whether to grant development consent to development in the Foreshores and Waterways Area, the consent authority must consider the following;

(a) whether the development is consistent with the following principles—

- (i) Sydney Harbour is a public resource, owned by the public, to be protected for the public good,*
- (ii) the public good has precedence over the private good,*
- (iii) the protection of the natural assets of Sydney Harbour has precedence over all other interests,*

(b) whether the development will promote the equitable use of the Foreshores and Waterways Area,

Comment: The subject site and proposed development would entail no direct link or relationship to the foreshore and waterways area. The subject site is in excess of 150m from the closest point to the marine estate, therefore, there would be no impact on public accessibility, ownership or protection.

(c) whether the development will have an adverse impact on the Foreshores and Waterways Area,

Comment: As substantiated in previous sections of this report, the development would not adversely impact upon amenities of the site related to the foreshore areas such as the biological health of the ecosystem, the views and outlooks of neighbouring properties, the existing vegetation, natural assets or the general biodiversity and conservation.

(e) whether the development will minimise risk to the development from rising sea levels or changing flood patterns as a result of climate change,

Comment: The proposed development would not be a risk to the potentials of rising sea levels or changing flood patterns.

(f) whether the development will protect or reinstate natural intertidal foreshore areas, natural landforms and native vegetation,

Comment: The development proposes the removal of 11 tree species that have been determined by the submitted arborist report to be insignificant, particularly T3, T4, T5, T6, T7, T9, T11, T12, T14, T15, and T16. However, the landscape plan completed by EcoDesign proposes the reinstatement of several of the removed trees to offset canopy loss. Council's arborist has undertaken an assessment that has informed several conditions of consent that would ensure the reinstatement of suitable species that would improve upon the proposed canopy coverage. The removal and subsequent reinstatement of these species would not adversely impact on the structural quality of the subject site, nor would it adversely alter the natural ground level. Additionally, given the significance of distance between the site and the foreshore, there would be no adverse environmental impact on the marine estate.

(g) whether the development protects or enhances terrestrial and aquatic species, populations and ecological communities, including by avoiding physical damage to or shading of aquatic vegetation,

Comment: The proposal would not entail any direct relationship to terrestrial/aquatic species and would not overshadow any aquatic vegetation.

(h) whether the development will protect, maintain or rehabilitate watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity.

Comment: It is envisioned that the natural watercourses present on site would be minimally affected by the proposed development. Potential impacts caused by the level of excavation are nullified by the significant distance between the altered ground area and the foreshore – whereby the natural watercourses are ultimately maintained.

The proposed development would not satisfy the matters (sub provision C and F) listed within Section 6.28 of the Biodiversity and Conservation SEPP of 2021.

APPLICABLE REGULATIONS

The Environmental Planning and Assessment Regulation 2021 indicates that the standards for demolition and removal of materials should meet with AS 2601-2001 and therefore any consent would require the application of a relevant condition seeking compliance with this Standard.

VARIATIONS TO COUNCIL'S CODES/POLICIES

The preceding policy assessment tables identify those controls that the proposal does not comply with. Each departure is discussed below.

Control	Proposed	Comment	Council support
Clause 1.7.1(a) – Maximum wall height – 7m (600mm parapet)	North façade: 7.42m South façade: 8.415m	Consequent of the sloping natural ground line, the maximum wall height would exceed the 7.6m provision by 815mm. Council is in support of the variation as no adverse impacts would result.	Yes
Clause 1.6 – Cut and Fill – 1m	Cut: 2.3m Fill: 0.5m	The development proposes a 2.3m excavation in order to accommodate for the basement level. The variation is supported subject to compliance with the recommended conditions of deferred commencement consent.	See conditions of deferred commencement consent.
Clause 2.1 – All Electric Buildings	BASIX Certificate confirms an instantaneous gas hot water system is proposed.	The proposed development incorporates the use of a gas instantaneous hot water system. Council is not in the support of any gas systems for new residential developments.	No – See conditions of deferred commencement consent.
Clause 4.1 – Water Efficiency	BASIX requires an 8500L rainwater tank to be provided. Architectural plans do not specify an RWT.	The architectural plans fail to demonstrate an 8500L rainwater tank. Council is not in support of the contravention of this provision.	No – See conditions of deferred commencement consent.

The alterations and additions seek approval for the variation of 4 provisions within the LDCP 2009, particularly, Part C Clause 1.7.1(a) Maximum Wall Height, Part C Clause 1.6 Cut and Fill, Part S Clause 2.1 All Electric Buildings, and Part S Clause 4.1 Water Efficiency. This section identifies the controls in which the development does not comply with. The non-compliance with Clause 2.1 and Clause 4.1 of the Part S Sustainability DCP is not supported and has been conditioned accordingly. The following measures ensure the mitigation of any potential impacts of the departures, Clause 1.7.1(a), and Clause 1.6;

Part C Clause 1.7.1(a) – Maximum Wall Height

Part C1.7.1(a) stipulates that proposed residential developments are limited to a maximum wall height of 7m from the existing ground level. The development proposes a wall height of 8.415m at the southern façade of the dwelling house. This breaches the control by 815m (when accounting for the 600mm parapet allowance), however, the following reasons ensure acceptability based on merit;

- As previously mentioned, the overshadowing generated by proposed building envelope would incur negligible impacts as the adjoining properties achieve a minimum of 3 hours of direct sunlight at the Winter solstice;
- The building design would successfully utilise in-stepping, and courtyard typology design in accordance with relevant setbacks to reduce the visual bulk and scale;
- The proposed southern facade would entail minimal glazing and window openings on the first floor which would decrease potential impacts subject to cross-boundary overlooking. Ultimately, the wall height would not contribute to any privacy or amenity impacts; and

- The proposed design achieves a scale and appearance which is in keeping with the predominant bespoke, modernist existing and emerging street and neighbourhood character of Brooks Street and the greater Linley Point locale;

Part C Clause 1.6 Cut and Fill

Part C 1.6 stipulates a maximum cut and fill 1m across the subject site. The development proposes a total fill of 1.7m, thus exceeding the provision. The extent of excavation is considered reasonable to allow for a levelled entry to the dwelling house on a steeply sloping site. The variation is supported as per the following;

- The subject site entails a topographical crossfall from the northern boundary at approximately 38.50AHD to the southern boundary at approximately 36.00AHD – a total decline of 2.5m over a 14.48m course. This is a conservable slope. It presents a level of inaccessibility that is inconsistent with modern standards, highlighting that disabled access and ageing-in-place would be disadvantaged as a result. The cut and fill would result in a more accessible dwelling house and generally, a better planning outcome;
- The existing character of a steeply sloped front yard would be preserved by a closely replicated landscape design. This is considered to maintain a consistent relationship between the development and the existing streetscape; and
- Subsequent to the existing steep decline of the site, maintenance of the existing side setbacks, and the large unaltered landscaped area at the rear of the dwelling house, it is considered that the existing drainage patterns would not be adversely impacted by way of the proposed fill.

Part S Clause 4.1 Water Efficiency

Clause 4.1 of the Part S LDCP states that all development must demonstrate the prioritisation of water conservation measures to minimise water consumption. The applicants statement of environmental effects confirms that;

The proposal incorporates on-site stormwater retention and re-use measures in the form of a rainwater tank to collect stormwater runoff from the roof areas. Permeable paving is to be used for a large proportion of the driveway to enable some degree of infiltration.

However, the provision of any such rainwater tank has not been specified on the submitted architectural plans. Council recommends Part A for the applicant to specify the location, make, and compliance with the BASIX Certificate on the architectural plans.

Part S Clause 2.1 All Electric Buildings

Clause 2.1 of the Part S LDCP states that all new developments are to use only electricity for all energy requirements associated with normal operations. The objectives for all-electric buildings are to:

1. *Minimise the installation of plant and equipment in new buildings that rely upon on-site fuel combustion.*
2. *Reduce indoor and outdoor air pollutants associated with the combustion of gas or wood and improve air quality.*
3. *Reduce the cost to occupants by avoiding ongoing gas connection standing charges.*
4. *Reduce the contribution of gas combustion to the anthropogenic heat contribution flux in the urban area.*

The development application proposes a gas instantaneous hot water system as evidenced in BASIX Certificate 1756580S. The provision of any gas services is in direct contravention of the 4 objectives within Clause 2.1 and is not supported. Subsequently, Part A(h) is recommended.

IMPACTS OF DEVELOPMENT (Section 4.15(1)(b))

The proposal would not adversely impact neighbouring properties or the public domain in terms of overshadowing, visual privacy, acoustic privacy, or traffic and parking. The proposal presents a development outcome that is consistent with the objectives of the relevant planning controls.

SUITABILITY OF SITE (Section 4.15(1)(c))


The subject site would be suitable for the proposed development as the proposed use is permissible within the Zone. The proposed development would positively contribute to the amenity of the surrounding area and the subject site constrain the development or neighbouring sites.

RESPONSE TO NOTIFICATION (Section 4.15(1)(d))

Concern	Comment
Concern raised for the bulk and scale of the proposed development.	Bulk and scale is assessed under the following subcomponents; development height, FSR, side setbacks, front and rear setbacks, and maximum wall heights. The proposal complies with all subcomponents excluding the wall height. The wall height variation is resultant of the existing topography of the subject site and would not amount to any material or amenity related impacts to the property in question.
Concern for the obstruction of existing views.	As established in the preceding Tenacity assessment, the property does not entail any full high-value water views, iconic views, or city skyline views. The existing views are low-value land views and therefore, the extent of impacts would range between the categorisation of negligible to low.
Concern for privacy in the rear yard resultant of the proposed building envelope.	Council concurs with the potential privacy impacts to the sites rear yard. Privacy screens and obscured window glazing is recommended under Part A(c) to protect the amenity of the site in question.
Concern for the number of storeys in the proposed development.	The proposed development was amended to delete the habitable rooms located at the basement level. Furthermore, Council recommends additional conditions of consent to restrict the proposed basement to the total area of the existing basement.
Concern raised for exceedance of the maximum allowable wall height.	As previously mentioned in the report, the variation of wall height on both the northern and southern façade of the building envelope would not result in any adverse reduction of solar access to the neighbouring properties or bulk and scale that is discordant from the existing or emerging neighbourhood character. It is noted that the privacy impacts to the neighbouring property in question are addressed in the

Lane Cove Local Planning Panel 22 October 2024
3 BROOKS STREET, LINLEY POINT

	recommended conditions of consent.
Concern for the total amount of excavation.	The total volume of excavation was reduced in the amended architectural plans. Council concurs that the amended level of excavation remains in significant exceedance of the provision, hence, the recommendation to minimise the area of excavation in effort of reducing potential impacts.

Concern	Comment
Concern for the view loss experienced from the ground floor living room.	<p>As evidenced by the Tenacity assessment, the high-value city skyline view is a partial view that is achieved across several boundaries, is not readily perceivable from the internal area, and experiences a high level of existing obscurement.</p> <p>The view is categorized as a high-value view, however, is reduced in importance due to the unfavorable existing site allotment circumstance. As mentioned in Tenacity, side boundary views are difficult to protect, and are generally given less weight in assessments. The site in question achieves its views across three side boundaries as shown in the figure below.</p>  <p>The proposed development would present a primarily compliant building envelope that adheres to the development height and floor space ratio standards, front, rear, and side boundary setbacks. The variation to the maximum wall height is not considered to wholly influence the view loss results.</p> <p>For example, if the total building height was reduced by approximately 2m, there would be no material change in view obstruction. In order to retain the existing city views, the proposed development would be required to be restricted to 1 storey – an onerous restriction that Council would consider</p>

Lane Cove Local Planning Panel 22 October 2024
3 BROOKS STREET, LINLEY POINT

	unreasonable.
Concern that the development is contrary to the R2 Low Density Zone objectives.	The development proposes a two-storey detached dwelling house in a low-density residential zone. The proposed detached dwelling house would be compliant with the height and FSR development standards applicable to the subject site. The design is cohesive with the existing and emerging modern character of Linley Point, and it adequately addresses the need for more accessible, improved low density housing.
Concern for the general bulk and scale of the proposed dwelling house.	It has been previously established that the proposal is largely compliant with Councils development controls for height, floor space, setbacks, and articulation. The compliance with these components would ensure that bulk and scale is replicative of the neighbouring properties and would not result in an over development of the subject site.
Concern for the proposed character of the dwelling house and its potential impact on the streetscape.	<p>The immediate surroundings of the site feature a diverse range of residential options, being mostly detached dwellings. These buildings showcase a blend of architectural styles, encompassing both traditional and contemporary designs. The area's development history spans different eras, leading to a mixture of construction materials and finishes. As a result, the area poses an eclectic character of the neighbourhood. The locality has a residential, leafy character characterised by a streetscape quality of side setbacks and predominant landscape. The compliant building height would reinforce the existing scale of the area and the setbacks would follow the existing building of Brooks Street.</p> <p>The proposal is carefully considered, with material choices specific and responsive to its location. Massing, detailing and the utilisation of planter boxes across the facades responds to both the emerging modern character of Linley Point and the existing traditional greenscape.</p> <p>The building's architecture and material selection result in an articulated facade, with natural-toned concrete providing a contrast against the paler outer form, visually reducing the mass. This material palette is responsive to the eclectic mix of surround styles prevalent in the neighbourhood and incorporates fine grain textures to integrate the proposal harmoniously within the site.</p>
Concern for the number of storeys	<p>Council addressed the concern for the number of storeys in its initial Request for Further Information where the following statement was made;</p> <p style="text-align: center;"><i>As evident in the below figure, the proposed develop incorporates 3-levels. The departure is significant and is in direct contravention of Clause 1.7.1(e). Highlighted in</i></p>

	<p><i>red below, the media room, living room and bedrooms are considered habitable rooms, located directly above one another on separate floor plates. Council cannot support the departure.</i></p> <p><i>Council acknowledges that the existing dwelling house entails a basement level due to the existing topography of the subject site. Whilst this is existing, the proposed development would excavate a further +1m across the basement footprint, as well as an additional 95m² (approximately) for 'storage', 'media' (habitable space), 'electric', and a lift structure. This area of excavation at a maximum depth of approximately 2.6m is excessive, in direct contravention of Clause 1.6, and Clause 1.7.1(e) of the LCDCP, and ultimately, is not supportable. It is recommended that the area highlighted above in red is removed from the design.</i></p> <p>It is noted that whilst the revised architectural design removes the habitable room at this level, the excavation required is still considered excessive. Part A(a) is recommended to maintain a similar basement area as the existing basement on the subject site.</p>
--	---

Concern	Comment
Concern raised for the bulk and scale of the proposed development.	<p>As mentioned previously in the objection section of the report;</p> <p><i>Bulk and scale is assessed under the following subcomponents; development height, FSR, side setbacks, front and rear setbacks, and maximum wall heights. The proposal complies with all subcomponents excluding the wall height. The wall height variation is resultant of the existing topography of the subject site and would not amount to any material or amenity related impacts to the property in question.</i></p>
Concern for the obstruction of existing views.	<p>As mentioned previously in the objection section of the report;</p> <p><i>As established in the preceding Tenacity assessment, the property does not entail and high-value water views, iconic views, or city skyline views. The existing views are low-value land views and therefore, the extent of impacts would range between the categorisation of negligible to low.</i></p>
Concern for privacy in the rear yard resultant of the proposed building envelope.	<p>As mentioned previously in the objection section of the report;</p> <p><i>Council concurs with the potential privacy impacts to the sites rear yard. Privacy screens and obscured window glazing is recommended under Part A to protect the</i></p>

	<i>amenity of the site in question.</i>
Concern for the number of storeys in the proposed development.	As mentioned previously in the objection section of the report; <i>The proposed development was amended to delete the habitable rooms located at the basement level. Furthermore, Council recommends additional conditions of consent to restrict the proposed basement to the total area of the existing basement.</i>
Concern raised for exceedance of the maximum allowable wall height.	As mentioned previously in the objection section of the report; <i>As previously mentioned in the report, the variation of wall height on both the northern and southern façade of the building envelope would not result in any adverse reduction of solar access to the neighbouring properties or bulk and scale that is discordant from the existing or emerging neighbourhood character. It is noted that the privacy impacts to the neighbouring property in question are addressed in the recommended conditions of consent.</i>
Concern for the total amount of excavation.	As mentioned previously in the objection section of the report; <i>The total volume of excavation was reduced in the amended architectural plans. Council concurs that the amended level of excavation remains in significant exceedance of the provision, hence, Council recommends the proposed basement excavation to be of a similar area to the existing basement in effort of reducing potential impacts.</i>

Concern	Comment
Concern for overshadowing and the potential impact upon future solar PV panels on the neighbouring properties roof.	Council can confirm that the proposed development would not adversely impact the solar access of the southern adjoining property. The building envelope would allow for the minimum 3 hours of direct solar access to the habitable first floor rooms. The solar diagrams provided highlight the large area of the existing roof that experiences solar access throughout the day on June 21, therefore, ensuring minimal overshadowing of future solar PV panels.

PUBLIC INTEREST (Section 4.15(1)(e))

The proposal would not have an unreasonable impact on neighbouring properties or the public domain with regard to the Lane Cove LEP 2009, Lane Cove DCP 2009 or any other environmental planning instruments. Therefore, approval of this application would not be contrary to the public interest.

CONCLUSION

The matters in relation to Section 4.15 of the Environmental Planning and Assessment Act 1979 have been satisfied.

The application complies with the Floor Space Ratio development standard of the Lane Cove LEP 2009. The proposal also complies with the Height development standard of the Lane Cove LEP 2009.

The application generally meets with the Part C Residential Development Objectives of the Lane Cove Development Control Plan 2009.

On balance, the proposed development would be reasonable it is therefore recommended for approval subject to the satisfaction of the conditions under the deferred commencement consent.

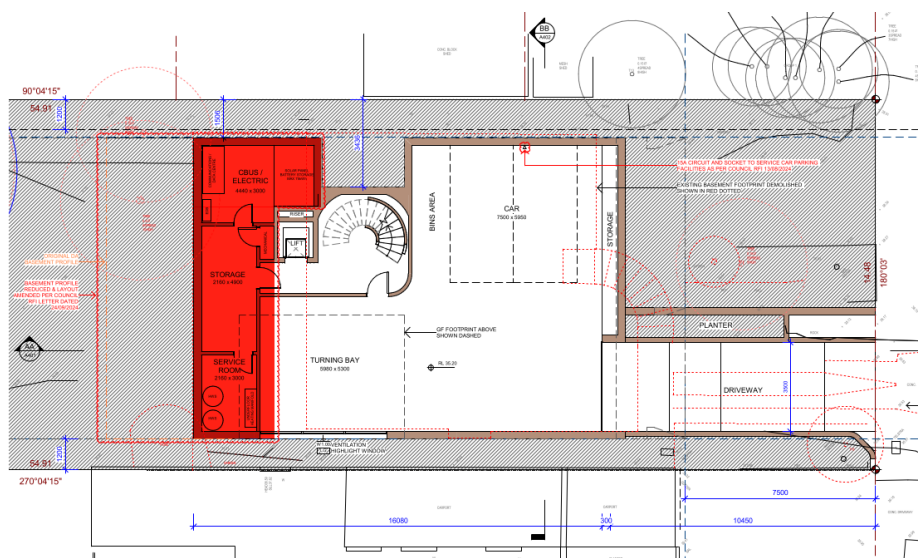
RECOMMENDATION

PART A – DEFERRED COMMENCEMENT CONSENT

That pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979, the Lane Cove Local Planning Panel at its meeting of 22 October 2024 grants a deferred commencement development consent to DA96/2024 for the demolition of existing dwelling house and the construction of a 2-storey dwelling house with an in-ground swimming pool and detached outbuilding, subject to the addressal of the following matters:

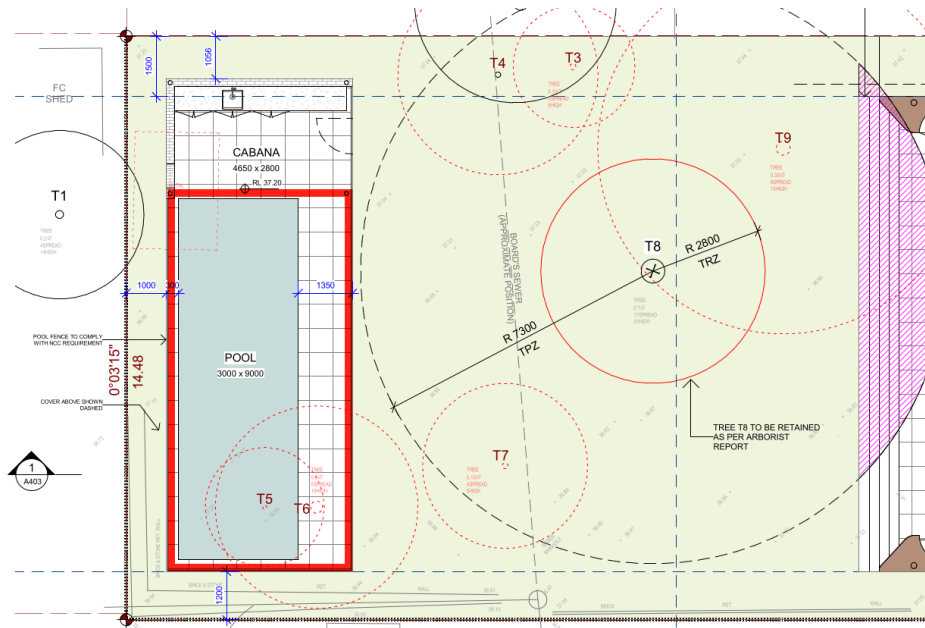
Design Amendments: The following amendments are to be made to the architectural plans;

- a) **Reduction of Basement Area:** The areas specified as ‘storage’, ‘service room’, and ‘cbus/electric’ are to be removed from the basement floor plan. This area is highlighted in the figure below;

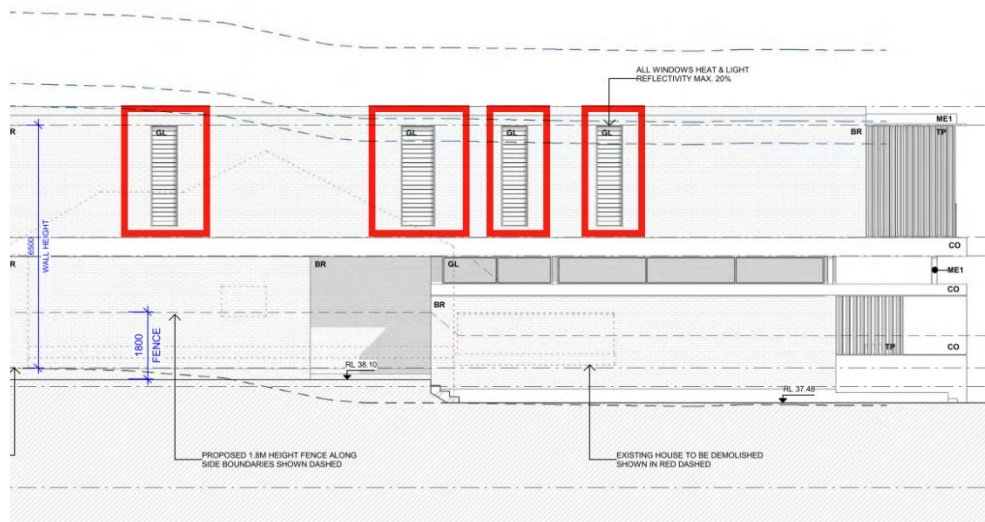


- b) **Amendment of Swimming Pool Fence:** The proposed swimming pool fence that surrounds the perimeter of the pool is to be free of any ancillary structures (cabana). In order to comply with the Australian Standards, the amended fence line is to follow the perimeter outlined in the below figure;

Lane Cove Local Planning Panel 22 October 2024
3 BROOKS STREET, LINLEY POINT



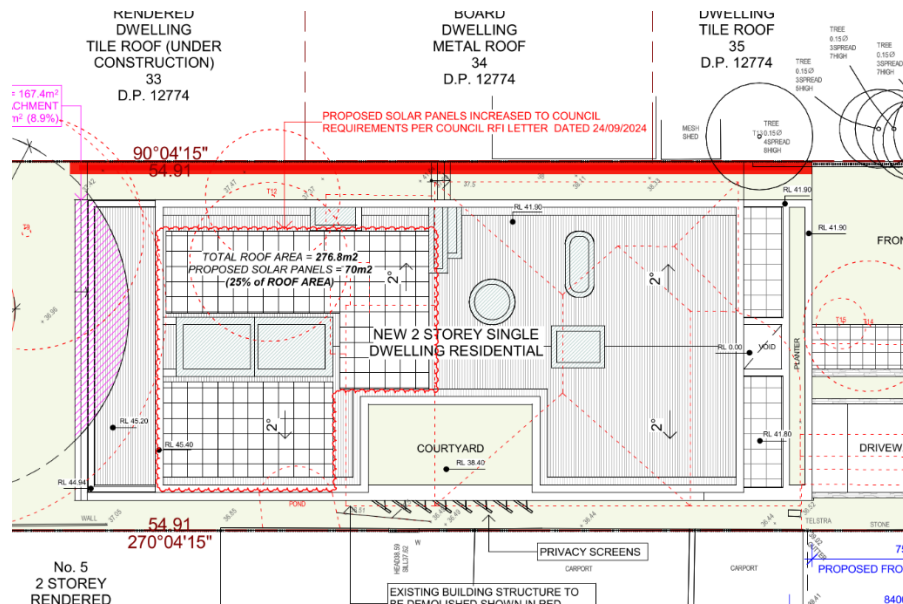
c) **Amendment of Windows:** The 4 north-facing windows located on the first floor of the proposed development are to be obscured by glazing. The windows are specified in the figure below;



- d) **Addition of Privacy Screens:** The balcony accessed via Bedroom 1 (first floor) is to have a 1.8m privacy screen at the northern extent. The privacy screen is to have an opening-to-batten ratio no greater than 0.5:1.
- e) **Addition of Privacy Screens:** The balcony accessed via the Seating Room (first floor) is to have a 1.8m privacy screen at the southern extent. The privacy screen is to have an opening-to-batten ratio no greater than 0.5:1.
- f) **Addition of Vegetation:** The northern side boundary is to incorporate the following planting schedule;
 - (4) x 100L *Elaeocarpus eumundi* (Quandong) trees are to be planted to provide building screening.

Lane Cove Local Planning Panel 22 October 2024
3 BROOKS STREET, LINLEY POINT

The area of vegetation is to span between front of the proposed dwelling to the rear. This is highlighted in red in the figure below;



- g) **Specification of Rainwater Tank:** The architectural plans are to be updated to clearly depict the location of the 8,500L rainwater tank specified under BASIX Certificate 1756580S.
- h) **Removal of Gas Systems:** BASIX Certificate 1756580S is to be amended to delete the provision of the instantaneous gas hot water system.
- i) **Retainment of the Northern Boundary Wall:** The architectural plans by HAS Studio dated 10/10/2024 issue D are to be amended to retain the existing boundary wall on the northern side of the property. This wall is within the Tree Protection Zone of Tree 13 and Tree G1. The retainment is to protect the root systems of the neighbouring palm trees.
- j) **Retainment/Replacement of Trees:** The Landscape plan by Eco Design dated 2.7.24 issue B is to be updated to reflect the following:
 - Tree 7 *Magnolia grandiflora* is to be retained;
 - The *Elaeocarpus reticulatus* proposed for the front of the property is to be substituted for a 100L *Angophora costata*, with the proposed *Banksia serrata* to be updated to a 100L *Banksia serrata* to offset canopy loss to comply with LCDCP part J section 3.5 and 3.6.

PART B – CONDITIONS OF CONSENT

Subject to the matters under Part A above being satisfied to the satisfaction of Council, an Operative Consent and plans be issued subject to the following conditions:

General Conditions

That pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979, the Council grants development consent to:

- Development Application DA96/2024

- For the demolition of existing dwelling house and the construction of a 2-storey dwelling house with an in-ground swimming pool and detached outbuilding
- On 3 Brooks Street, Linley Point

subject to the following conditions:

That the development be strictly in accordance with:

- Drawing number/s **TO BE INSERTED**
- Dated
- By

except as amended by the following conditions.

Reason: To ensure the development is in accordance with the determination.

1. A.3 - Payment of security deposits

Before the commencement of any works on the site or the issue of a construction certificate, the applicant must make all of the following payments to Council and provide written evidence of these payments to the Certifier:

Security deposit	Revision
Infrastructure damage bond	\$5,000.00

The payments will be used for the cost of:

- making good any damage caused to any council property (including street trees) as a consequence of carrying out the works to which the consent relates,
- completing any public work such as roadwork, kerbing and guttering, footway construction, stormwater drainage and environmental controls, required in connection with this consent, and

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

2. A.4 - Payment of building and construction industry long service levy

Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy of \$5057.00 as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* and provides proof of this payment to the certifier.

Reason: To ensure the long service levy is paid.

3. A.7.L - Tree preservation and approved landscaping works

The protection of trees in Lane Cove is regulated under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (SEPP) parts 2.2 and 2.3 which prohibits the clearing of vegetation without the authority conferred by a permit granted by Council. Clearing under the SEPP is defined as:

- a) cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or

(b) lop or otherwise remove a substantial part of the vegetation.

The clearing of trees or vegetation protected by the regulation is an offence against the Environmental Planning and Assessment Act 1979 (NSW).

The maximum penalty that may be imposed in respect to any such offence is \$1,100,000 per individual and \$5,500,000 per corporation.

The following trees shall be retained:

Tree No.	Species	Location	Dimension (metres)
1	<i>Archontophoenix cunninghamiana</i>	Neighbouring tree	11 x 2
2	<i>Hymenosporum flavum</i>	Neighbouring tree	10 x 3
7	<i>Magnolia grandiflora</i>	Rear of property	6 x 2
8	<i>Corymbia citriodora</i>	Rear of property	16 x 9
10	<i>Melaleuca quinquenervia</i>	Neighbouring property	17 x 6
13	<i>Archontophoenix cunninghamiana</i>	Neighbouring property	7 x 1.8
G1	<i>Archontophoenix cunninghamiana</i>	Neighbouring property	7 x 1.5

This consent gives approval for the removal of the following trees:

Tree No.	Species	Location	Dimension (metres)
3	<i>Buckinghamia spp</i>	Rear of property	7 x 1.5
4	<i>Viburnum tinus</i>	Rear of property	4 x 2.5
5	<i>Camellia sasanqua</i>	Rear of property	4.5 x 1.5
6	<i>Banksia integrifolia</i>	Rear of property	9 x 2.5
9	<i>Toona australis</i>	Rear of property	8 x 5
11	<i>Calodendron capense</i>	Rear of property	8 x 2.5
12	<i>Calodendron capense</i>	Rear of property	8 x 2.5
14	<i>Magnolia soulangiana</i>	Front of property	4 x 2
15	<i>Camellia sasanqua</i>	Front of property	2.5 x 1
16	<i>Callistemon viminalis</i>	Front of property	3 x 1.5

This consent gives approval to carry out the following works in Tree Protection Zones:

Tree No.	Species.	Location	Permitted works in TPZ
7	Magnolia grandiflora	Rear of property	Installation of stormwater
8	Corybmia citiodora	Rear of property	Construction of rear of property

No tree pruning is permitted as part of this consent unless otherwise conditioned. Any tree pruning requires a formal Tree Works Authority Application to be made to Council.

Reason: To ensure the protection of trees to be retained and to confirm trees removed for pruning/removal.

4. A.9. - Works on Council land

Separate application shall be made to Council's Open Space and Infrastructure Division for any associated works on Council property. Written approval is to be obtained prior to the start of any works on Council property.

Reason: To manage impacts to Council's assets.

5. A.10.E - Drainage plan amendments

Before the issue of a construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following required amendments to the approved stormwater drainage plans prepared by Hyten Engineering, reference No: 24H 186, revision: B and dated in 15/07/24. This amended plan shall satisfy Part O of the Council's stormwater DCP.

1. All new down pipes shall be connected to appropriate pipe system.
2. All inlet pits are to be 450mm*450mm size in minimum.
3. Proposed drainage system should show pipe sizes and invert levels up to the connection point; confirming pipe system satisfies Part O of Council' storm water DCP.
4. Sediment control fence shall be placed around the construction site and shown in plan.
5. The stormwater requirements shown in Basix certificate shall be included in stormwater management plan and satisfied.
6. Subsoil seepage agg-line drainage is required around proposed retaining wall, dwelling, basement or as it is necessary and connected to proposed drainage system.
7. A rainwater tank shall be included into storm water management plan as per Basix certificate.
8. Clean out pits are required at all low points of charged drainage line if charged pipe system is proposed.
9. A pollution control pit (as shown in section 3.4.1 in Part O of Council's stormwater DCP) with mesh (RH3030) and sump (300mm minimum) is required within the site, at start of the connection pipe to the Council kerb system. These details shall be shown in plan.

10. The stormwater runoff from driveway shall be collected by grated driveway pit and connected to pump out system. The pump system should be connected to pollution control pit.
11. Driveway grated strip pit shall have minimum 200mm of depth and minimum 1% fall inside.
12. Minimum of 1.8m height difference is required between start and end of the charged pipe system as per section 5.1 in Council DCP if charged system is used. The details of design level difference shall be shown in plan.
13. The kerb connection pipe from fence line to kerb shall be designed for gravity discharge only and no charged pipeline allowed.
14. The kerb discharge point shall be minimum 300mm away from edge of driveway wing and complied with section 4.1 in Council DCP.
15. Bends on kerb discharge pipe from site to Council kerb are not allowed.
16. Only roof water shall be connected to rainwater tank.
17. The rainwater tank shall show top water level, overflow path detail and pump system.
18. The proposed basement shall be constructed with water-proof walls around the basement.
19. A suitable pump out system is required inside the basement and shall satisfy section 5.4 of part O of Council's stormwater DCP. The full details of the hydraulic calculation for pump out system shall be included in stormwater management plan. This pump out system shall be located within basement car park area and designed for capturing runoff from driveway and seepage around basement.
20. The proposed pool is to be designed and certified for construction by a suitably qualified engineer. The structural design is to comply with, all relevant design codes and Australian Standards. The design and certification shall be submitted to the Principal Certifying Authority **prior to the issue of the Construction Certificate**
21. Construction of drainage system associated with the proposed pool satisfy relevant Australian standards.
22. Council accepts no liability for any damage to the pool as a result of overland flows or high tide inundation. The property owner shall submit written acceptance of liability of any damages **prior to the issue of the Construction Certificate to Council.**

Certification from a suitably qualified engineer as to the matters below is to be provided to the Principal Certifying Authority, prior to the issue of any CC:

- a) Compliance with the amendments detailed in this condition.
- b) Compliance with Part O: Stormwater Management of Council's DCP.

Where a variation is sought, written approval is to be obtained from Council's Urban Services Division.

Reason: To ensure adequate stormwater management in accordance with Council's DCP.

6. A.12 – Construction Certificate

The submission of a Construction Certificate and its issue by Council or Principal Certifier **PRIOR TO CONSTRUCTION WORK** commencing.

Reason: To ensures the detailed construction plans and specifications comply with the requirements of the Building Code of Australia (BCA) and any relevant Australian Standard.

PART B – PRIOR TO DEMOLITION WORKS

7. B.2.E - Asbestos removal, handling and disposal

The removal, handling and disposal of asbestos from building sites shall be carried out in accordance with the requirements of the Occupational Health and Safety Act and the Regulations. Details of the method of removal in accordance with this condition is to be submitted to the Principal Certifying Authority and Council's Environmental Health Section, prior to commencing any demolition works.

Reason: To ensure worker and public health and safety.

8. B.3.EH - Compliance with demolition standard

Demolition of buildings and structures must comply with Australian Standard AS 2601—2001: The Demolition of Structures.

Reason: Prescribed condition under the EP&A Regulation 2000.

9. B.4.EH - Demolition work plan The name, address, contact details and licence number of the Demolisher / Asbestos Removal Contractor.

- Details of hazardous materials (including asbestos).
- Method/s of demolition (including removal of any asbestos).
- Measures and processes to be implemented to ensure the health & safety of workers and community.
- Measures to be implemented to minimise any airborne dust and asbestos.
- Methods and location of disposal of any hazardous materials (including asbestos).
- Other relevant details, measures and requirements to be implemented.
- Details of re-use, recycling and disposal of waste materials.
- Date the demolition works will commence.

Reason: To ensure health and safety.

10. B.13.L - Project arborist

Prior to the commencement of any works including demolition, a project arborist of minimum Australian qualitative framework (AQF) Level 5 qualification is to be appointed to oversee/monitor trees/condition compliance during the construction process. A letter of engagement must be provided to Council **prior to issue of a construction certificate** for certification. Compliance certificates must be available upon request, submitted to the Principal Certifier within five days of site attendance and must be available to council immediately upon request **prior to the issue of an occupation certificate**; failure to produce the latest certificate will be considered a breach of conditions. Each compliance certificate must contain photographic evidence to confirm site attendance. A compliance certificate is required for each of the following phases.

The project Arborist shall:

1. Certify all tree protection measures listed within this consent prior to demolition works
2. Clearly identify and tag trees (where appropriate) which are to be removed and which trees are to be retained as part of this consent
3. Oversee the installation of stormwater services within the TPZ of T7
4. Provide quarterly (3 monthly) health and condition assessments on protected trees
5. Statement upon completion for the development that all retained trees have been maintained in a healthy, viable condition and replacement planting has been

undertaken. The statement must also recommend remedial advice for trees post construction to mitigate and long-term construction impacts.

Reason: To ensure trees to be protected on the site.

11. B.14 – Special Condition – Tree Protection Measures Fencing

The following tree protection measures must be in place prior to demolition works and certified by the project arborist.

1. Tree Protection Fencing must be installed within the following locations:
 - a. Along the area marked within the tree protection plan within the Arboricultural Impact Assessment report by Hugh The Arborist dated 30.5.24. TPZ fencing must be no closer than 2.5m measured from the outside edge of the trunk of the tree.
 - b. Minimum 1.5m from the outside edge of T7 forming a Box
2. The fencing must consist of a 1.8 m high chain mesh fence held in place with concrete block footings and fastened together. An example of fencing is shown under figure 3 on page 16 of the Australian Standard 4970-2009 *The Protection of Trees on Development*.
3. The fenced area shall not be used for the storage of building materials, machinery, site sheds, or for advertising and the soil levels within the fenced area shall remain undisturbed.
4. A waterproof sign must be placed on every second panel stating, 'NO ENTRY TREE PROTECTION AREA – this fence and sign are not to be removed or relocated for the work duration.' Minimum size of the sign is to be A3 portrait with **NO ENTRY TREE PROTECTION ZONE** in capital Arial Font size 100, and the rest of the text in Arial font size 65.
5. Such fencing and signage must be erected **Prior to Demolition** including site preparation and remain in place for the duration of the construction work
6. Movement of Tree Protection Fencing must be overseen and approved by the project Arborist

Reason: To protect trees during construction.

12. B.15 – Special Condition – Ground Protection

The following tree protection measures must be in place prior to demolition works and certified by the project arborist.

Ground protection is required within the area marked on the tree Protection plan of the supplied Arborists Report by Hugh The Arborist dated 30.5.24

Ground protection is to consist of:

1. A geotextile fabric laid on ground.
2. 100mm of a coarse woodchip >20mm laid on top of the fabric.
3. Rumble boards placed on top and strapped together.

4. A suitable example of ground protection can be found under section 4.5.3 of The Australian standard 4970-2009 *The Protection of Trees on Development Sites*.
5. Ground protection must be in place **Prior to Demolition** including site preparation and remain in place for the duration of the construction work

Reason: To limit compaction around protected trees.

PART C - BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

13. C.1 - Construction site management plan

Prior to any demolition works and before the issue of a construction certificate, the applicant must ensure a construction site management plan is prepared before it is provided to and approved by the certifier. The plan must include the following matters:

- Before commencement of any works, safety barrier or temporary fencing is to be provided along the full frontage of the property. This fence is for the safety of pedestrians on the public footpath.
- location and materials for protective fencing and hoardings to the perimeter on the site.
- provisions for public safety
- pedestrian access, including disabled and pram access, is to be maintained throughout the course of the construction as per AS-1742.3, *'Part 3 - Traffic control devices for works on roads'*.
- pedestrian and vehicular site access points and construction activity zones
- details of any bulk earthworks to be carried out.
- location of site storage areas and sheds
- equipment used to carry out all work.
- a garbage container with a tight-fitting lid
- prior to any excavation works, the location and depth of all services must be ascertained. All costs associated with adjustment of the public utility will be borne by the applicant.
- protection measures of existing Council pipe system, trees and street assets.

The applicant must ensure a copy of the approved construction site management plan is kept on-site at all times during construction.

Council Approvals

1. Where hoarding is required to be provided along the street frontage, a Hoarding Application is to be submitted to Council for approval.
2. Any construction plant on the public road reservation requires an approved "Application for standing plant *permit*".

Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

14. C.2 - Erosion and sediment control plan

Prior to any demolition works or clearing of any vegetation and before the issue of a construction certificate, the applicant is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:

- Council's development control plan,
- the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book), and

- the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).

The applicant must ensure the erosion and sediment control plan is kept on-site at all times during site works and construction.

Reason: To ensure no substance other than rainwater enters the stormwater system and waterways

15. C.5 - Dilapidation report

Before the issue of a construction certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of adjoining buildings, structures or works, and public land, to the satisfaction of the certifier. If the engineer is denied access to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the certifier's satisfaction that all reasonable steps were taken to obtain access to the adjoining properties.

Reason: To establish and document the structural condition of adjoining properties and public land for comparison as building work progresses and is completed.

16. C.24.E - Structural engineer's details

The Construction Certificate plans and specifications must include detailed professional structural engineering plans and/or specifications for the following:

- underpinning;
- retaining walls;
- footings;
- reinforced concrete work;
- structural work;
- upper level floor framing;

and where relevant in accordance with any recommendations contained in an approved geotechnical report.

Reason: To ensure structural adequacy.

17. C.25.E - Construction methodology report

Where there are structures on neighbouring properties that are deemed to be in the zone of influence of the proposed excavations, a suitably qualified engineer must prepare a Construction Methodology Report demonstrating that the proposed excavation will have no adverse impact on any surrounding property and infrastructure.

The report must:

- be submitted to the Principal Certifying Authority prior to issue of any Construction Certificate;
- include a geotechnical report to determine the design parameters appropriate to the specific development and site;
- include recommendations on appropriate construction techniques to ameliorate any potential adverse impacts.

The development works are to be undertaken in accordance with the recommendations of the Construction Methodology report.

Reason: To protect neighbouring buildings.

18. C.27.E - Proposed vehicular crossing

The vehicular crossing servicing the property shall be constructed prior to the issue of the Occupation Certificate. The existing driveway shall be completely demolished and apart from the area of the new driveway shall be reinstated by standard kerb and gutter satisfying Council's standard. The new driveway shall be designed and complied with Council's standard drawing No: CIV.4.2 and 3.1. The full section of vehicular crossing and driveway shall be prepared and certified by qualified Traffic Engineer and submitted to Traffic section of Council for approval.

- a) The proposed vehicular crossing shall be constructed to the specifications and levels issued by Council. The applicant has to lodge Vehicular Crossing Application form and pay application fee as shown in this form to get these levels. This shall be done prior to Construction Certificate.
- b) The driveway opening width along at the face of kerb is to be no wider than 4.0.
- c) The driveway shall be setback a minimum 300mm away from any existing power pole and stormwater pit.
- d) Certification is to be provided by a suitably qualified traffic engineer demonstrating compliance with AS 2890 Series including AS 2890.1.2004 "Off Street Car Parking", and Council's standards and specifications.
- e) The excavation for driveway near Council tree and construction shall satisfy Council's Tree preservation Officer.
- f) The section of the driveway between fence line and kerb line shall be perpendicular to kerb.
- g) The following plans shall be prepared and certified by a suitably qualified engineer:
 - Longitudinal sections along the extreme wheel paths of the driveway/access ramp at a scale of 1:20 demonstrating compliance with the scraping provisions of AS2890.1. The sections shall include details of all levels and grades, including those levels stipulated at boundary levels, both existing and proposed from the centre line of the roadway through to the parking area clearly demonstrating that the driveway complies with Australian Standards 2890.1-2004 - Off Street Car Parking.
 - Transitional grades in accordance with AS2890. If a gradient in excess of 25% is proposed, the engineer must certify that this design is safe and environmentally sustainable.
 - Sections showing the clearance to the underside of any overhead structure complies with the clearance provisions of AS2890.1.

A 'Construction of Residential Vehicular Footpath Crossing' application, design and certification shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate. All works associated with construction of the crossing shall be completed prior to the issue of any Occupation Certificate.

Reason: To ensure the proposed vehicular crossing complies with Australian Standards and Council's requirements.

PART D - BEFORE THE COMMENCEMENT OF BUILDING WORK

19. D.1 - Erosion and sediment controls in place

Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).

Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways.

20. D.2 - Tree protection measures

Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the construction site management plan are in place.

Reason: To protect and retain trees.

21. D.3 - Signs on site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

- a) showing the name, address and telephone number of the principal certifier for the work, and
 - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - c) stating that unauthorised entry to the work site is prohibited.
- Any such sign is to be maintained while the building work or demolition work is being carried out but must be removed when the work has been completed.

Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Reason: Prescribed condition EP&A Regulation, clauses 98A (2) and (3).

22. D.4 - Compliance with Home Building Act

In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.

Reason: Prescribed condition EP&A Regulation, clause 98(1)(b).

23. D.5 - Home Building Act requirements

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information —

- a) In the case of work for which a principal contractor is required to be appointed -
 - i) the name and licence number of the principal contractor, and
 - ii) the name of the insurer by which the work is insured under Part 6 of that Act,
- b) In the case of work to be done by an owner-builder—
 - i) the name of the owner-builder, and
- c) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

Reason: Prescribed condition EP&A Regulation, clause 98B(2) and (3).

24. D.6 - Notice regarding dilapidation report

Before the commencement of any site or building work, the principal certifier must ensure the adjoining building owner(s) is provided with a copy of the dilapidation report for their property(ies) no less than 14 days before the commencement of any site or building works and provide a copy of the report to Council at the same time.

Reason: To advise neighbours and Council of any dilapidation report.

PART E - WHILE BUILDING WORK IS BEING CARRIED OUT

25. E.1 - Hours of work

The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

Monday to Friday (inclusive)	7.00am to 5.30pm
Saturday	7.00am to 4.00pm

With NO high noise generating activities, to be undertaken after 12 Noon on Saturday.

OR IF A MAJOR RESIDENTIAL FLAT BUILDING

All demolition, building construction work, including earthworks, deliveries of building materials to and from the site to be restricted as follows:-

Monday to Friday (inclusive)	7am to 5.30pm
------------------------------	---------------

High noise generating activities, including rock breaking and saw cutting be restricted between 8am to 5.00pm with a respite period between 12.00 noon to 1.30pm Monday to Friday

Saturday	8am to 12 noon
----------	----------------

with NO high noise generating activities, including excavation, haulage truck movement, rock picking, sawing, jack hammering or pile driving to be undertaken. Failure to fully comply will result in the issue of a breach of consent P.I.N.

A Notice/Sign showing permitted working hours and types of work permitted during those hours, including the applicant's phone number, project manager or site foreman, shall be displayed at the front of the site.

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

Reason: To protect the amenity of the surrounding area.

26. E.2 - Compliance with the Building Code of Australia

Building work must be carried out in accordance with the requirements of the *Building Code of Australia*.

Reason: Prescribed condition - EP&A Regulation clause 98(1)(a)

27. E.3 - Procedure for critical stage inspections

While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.

Reason: To require approval to proceed with building work following each critical stage inspection.

28. E.4 - Implementation of the site management plans

While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by the approved construction site management plan and the erosion and sediment control plan are implemented at all times.

The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.

Reason: To ensure the required site management measures are implemented during construction.

29. E.7 - Construction noise

While building work is being carried out, and where a noise and vibration management plan is approved under this consent, the applicant must ensure that any noise generated from the site is controlled in accordance with the requirements of that plan.

OR

While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.

Reason: To protect the amenity of the neighbourhood.

30. E.8 - Tree protection

While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with the construction site management plan required under this consent, the relevant requirements of *AS 4970-2009 Protection of trees on development sites* and any arborist's report approved under this consent. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

Reason: To protect trees during construction.

31. E.9 - Responsibility for changes to public infrastructure

While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

Reason: To ensure payment of approved changes to public infrastructure.

32. E.10 - Shoring and adequacy of adjoining property

If the development involves any excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense —

- a) Protect and support the building, structure or work from possible damage from the excavation, and
- b) Where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Reason: Prescribed condition.

33. E.12 - Cut and fill

While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

- a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier.
- b) All fill material imported to the site must be Virgin Excavated Natural as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material identified as being subject to a resource recovery exemption by the NSW EPA.

Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.

34. E.15.B - Critical stage inspections

Critical stage inspections are to be carried out in accordance with Section 6.5 of the EP&A Act 1979 and clauses 162A, 162B and 163 of the EP&A Regulation 2000. Where Lane Cove Council is appointed as the PCA, an inspection is to be booked for each of the following relevant stages during the construction process:

- a) underpinning;
- b) retaining walls;
- c) footings;
- d) reinforced concrete work;
- e) structural steelwork;
- f) upper level floor and roof framing; and
- g) as requested by the Council.

Reason: EP&A Act requirement.

35. E.18.B - No obstruction of public way

The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by Council to stop all work on site.

Reason: To ensure public safety.

36. E.19.B – Encroachments

1. No portion of the proposed structure shall encroach onto the adjoining properties.
2. The proposed construction shall not encroach onto any existing Council stormwater line or drainage easement unless approved by Council.
3. No encroachment is to occur into public open space.

Reason: To ensure works are contained wholly within the subject site

37. E.20.EH – Stockpiles

Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by water to be stored clear of any drainage line, easement, natural watercourse, footpath, kerb or roadside.

Reason: To mitigate adverse environmental impacts on the surrounding area.

38. E.21 – Special Condition – Excavation for Pool

Excavation required for the installation of the pool:

1. Must be overseen by the project arborist.
2. Be undertaken from inside the footprint of the pool (where applicable)
3. Ground protection is required for excavation machinery where located within the TPZ of adjoining trees.
4. Roots discovered within the excavated area must be documented and cleanly pruned with a sharp implement.
5. Exposed roots shall be protected in accordance with section 4.5.4 of AS4970-2009 *The protection of trees on Development Site*
6. Pool wastewater must be connected to existing systems. The connection point to existing systems must not bisect the Structural Root Zone of protected trees.
7. Installation of wastewater services must be overseen by the Project Arborist where lines bisect the Tree Protection Zone of Retained trees.
8. Excavation for wastewater connection is to be undertaken using non-destructive methods (Hand tools, Hydrovac, Directional Drilling) where located within the Tree protection Zone of any retained trees.
9. No roots greater than 40mm diameter are to be damaged / severed as part of works.
10. Roots less than 40mm diameter than conflict with services must be documented by the project arborist within a compliance certificate and pruned using a sharp implement.
11. Service location must be flexible, with a 200mm diameter buffer allowed to roots greater than 40mm diameter to allowed for future growth.

Reason: To protect trees during construction

PART F - BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

39. F.1 - Works-as-executed plans and any other documentary evidence

Before the issue of the relevant occupation certificate, the applicant must submit, to the satisfaction of the principal certifier, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works:

- (a) All stormwater drainage systems and storage systems
- (b) The following matters that Council requires to be documented:
 - Compliance with *Part O - Stormwater Management* of Lane Cove DCP 2010. Where a variation is sought, written approval shall be obtained from Council's Urban Services Division.
 - Compliance with AS-3500.
 - Certification from a suitably qualified hydraulic engineer that the approved stormwater pipe system, rainwater tank system, pollution control pit and basement pump out system have been constructed in accordance with the approved plans.
 - Signed plans by a registered surveyor clearly showing the surveyor's details and date of signature.
 - Certification from suitable engineer that the swimming pool has been constructed satisfying relevant Australian standards.
 - Certification from suitable licenced contractor that all works have been constructed satisfying relevant Australian standards.
 - Certification from a Traffic Engineer for a swept paths for proposed car parking space and basement car park in forward in/out directions.
 - Certification from qualified structural engineer that the proposed construction has been completed according to approved plan and structurally satisfied.

The principal certifier must provide a copy of the plans to Council with the occupation certificate.

Reason: To confirm that the proposed works have been constructed satisfactorily as per approved plans.

40. F.2 - Completion of public utility services

Before the issue of the relevant occupation certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority.

Before the issue of the occupation certificate, the certifier must request written confirmation from the relevant authority that the relevant services have been completed.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements before occupation.

41. F.3 - Post-construction dilapidation report

Before the issue of an occupation certificate, a suitably qualified engineer must prepare a post-construction dilapidation report, to the satisfaction of the principal certifier, detailing whether:

- a) after comparing the pre-construction dilapidation report to the post-construction dilapidation report required under this condition, there has been any structural damage to any adjoining buildings; and

- b) where there has been structural damage to any adjoining buildings, that it is a result of the building work approved under this development consent.

Before the issue of an occupation certificate, the principal certifier is to provide a copy of the post-construction dilapidation report to Council (where Council is not the principal certifier) and to the relevant adjoining property owner(s).

Reason: To identify damage to adjoining properties resulting from building work on the development site.

42. F.4 - Preservation of survey marks

Before the issue of an occupation certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that:

- a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or
- b) the applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.

Reason: To protect the State's survey infrastructure.

43. F.5 - Repair of infrastructure

Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.

Reason: To ensure any damage to public infrastructure is rectified.

44. F.6 - Removal of waste upon completion

Before the issue of an occupation certificate, the principal certifier must ensure all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan. Written evidence of the removal must be supplied to the satisfaction of the principal certifier.

Before the issue of a partial occupation certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan to the principal certifier's satisfaction.

Reason: To ensure waste material is appropriately disposed or satisfactorily stored.

45. F.19 – Special Condition – Replacement Planting

Trees that are removed must be replaced on a minimum 1:1 ratio to comply with provisions outlined within Part J Landscaping of the Lane Cove Council Development Control Plan (LCCDCP) 2023 unless otherwise stated within this consent.

Tree planting is to achieve canopy targets as outlined within LCCDCP Part J section 3.5 & 3.6

Trees must be replaced in accordance with the amended Landscape Plan

Trees must be 4m at time of planting, indicative tree size can be found within LCCDCP Part J 3.7.2 table 1.4

Tree selected must be from a registered nursery and comply with provisions outlined within AS2303:2018 *Tree Stock for Landscape Use*.

All landscaped areas must have an automatic irrigation system on a timer that provides adequate water for the ongoing health and vitality of the plants.

Trees must be installed and signed off by the project arborist **Prior to the issue of an Occupation Certificate.**

Reason: To achieve canopy targets as outlined within LCCDCP Part J section 3.5 & 3.6.

PART H - OCCUPATION AND ONGOING USE

46. H.1 - Release of securities / bonds

When Council receives an occupation certificate from the principal certifier, the applicant may lodge an application to release the securities held in accordance with Condition 1. Council may use part, or all of the securities held to complete the works to its satisfaction if the works do not meet Council's requirements.

Reason: To allow release of securities and authorise Council to use the security deposit to complete works to its satisfaction.

47. H.4 - Maintenance of wastewater and stormwater treatment device

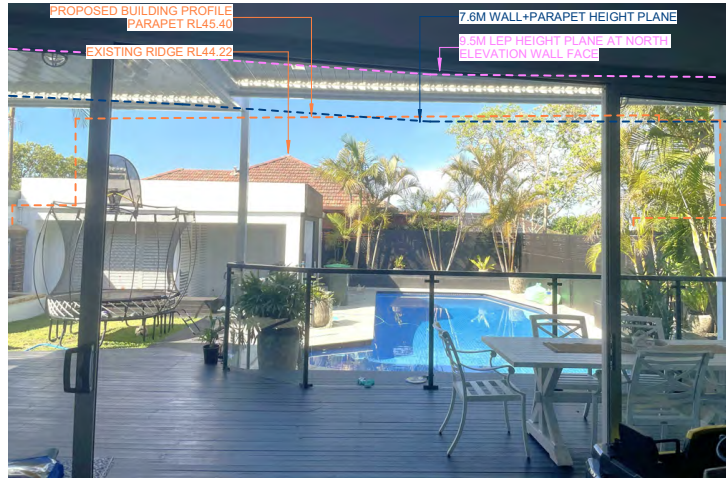
During occupation and ongoing use of the building, the applicant must ensure all wastewater and stormwater treatment devices (including drainage systems and pollution control pit) are regularly maintained, to remain effective and in accordance with any positive covenant.

Reason: To satisfy Council's Engineering requirements. To protect sewerage and stormwater systems.

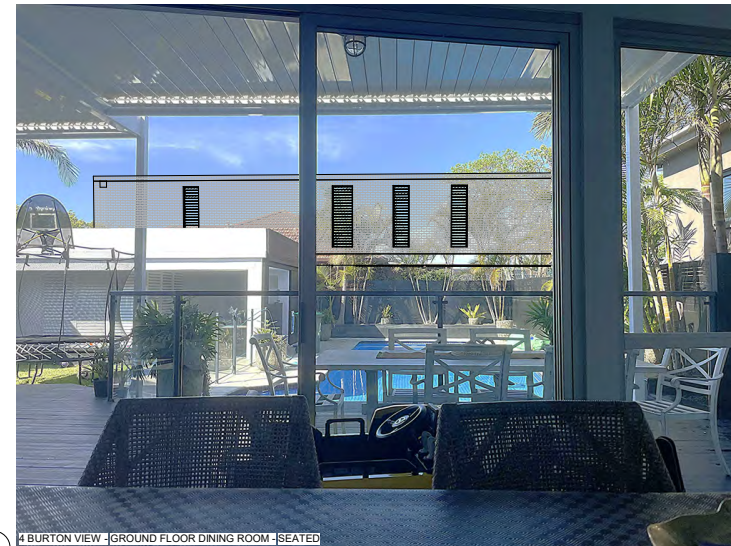
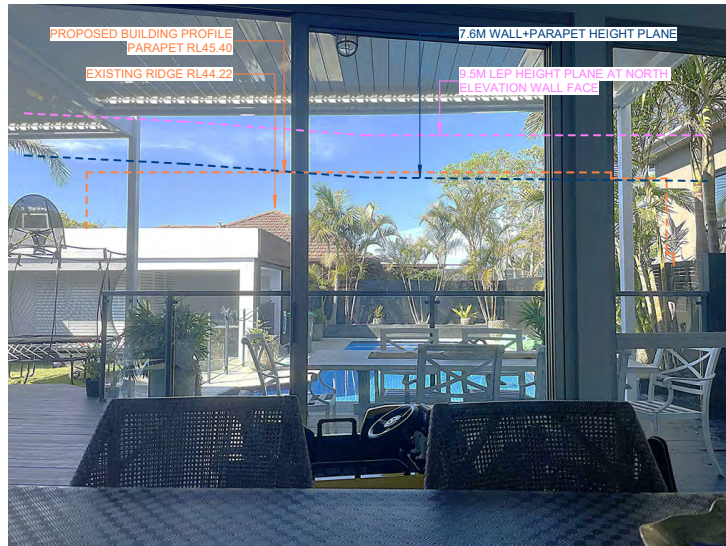
Mark Brisby
**Director - Planning and Sustainability
Planning and Sustainability Division**

ATTACHMENTS:

AT-1 [View](#) Visual Impact Assessment - 3 Brooks Street, Linley Point



1 4 BURTON VIEW - GROUND FLOOR DINING ROOM - STANDING



2 4 BURTON VIEW - GROUND FLOOR DINING ROOM - SEATED

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

HA S
STUDIO

hass@studio.as
02 9417 5740
hass@studio.as
Suite 1/11 121 Miller Street
Pyrmont NSW 2009
Registered Architect
No. 1209 - 483 No. 1282
THIS DRAWING IS COPYRIGHT

REVISION - DESCRIPTION
D COUNCIL RFI 3 - NOT FOR CONSTRUCTION

DATE
10.10.2024

LEGEND & NOTES

ADDRESS
3 BROOKS STREET, LINLEY POINT, NSW 2066
LOT 23 DP 12774

DRAWN BY. SCALE @ A3
SS

DRAWING TITLE
RFI - VIEW IMPACT
ASSESSMENT - 4 BURTON
DRAWING NO.
PROJECT NO. REV
24.02 D A909



1 4 BURTON VIEW - FIRST FLOOR BEDROOM - STANDING

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



hasstudio.au
02 9417 5740
info@hasstudio.au
Suite 1.14 101 Miller Street
Pymont NSW 2009
Registered Architect
Architect No. 1205-493 No. 12882
THIS DRAWING IS COPYRIGHT

REVISION - DESCRIPTION
D COUNCIL RFI 3 - NOT FOR CONSTRUCTION

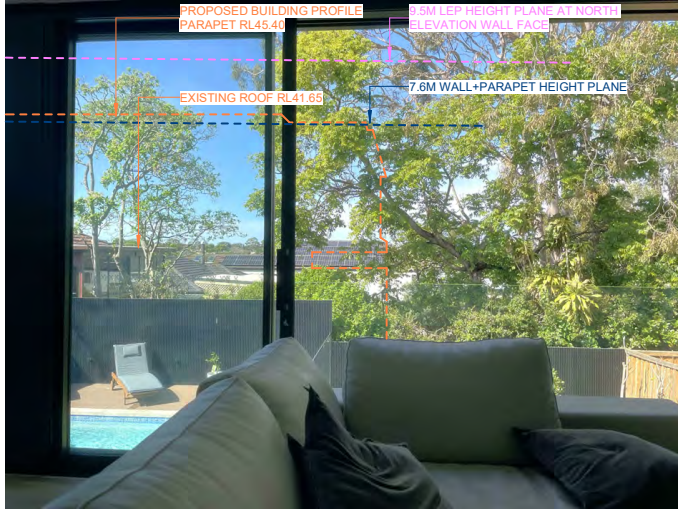
DATE
10.10.2024

LEGEND & NOTES

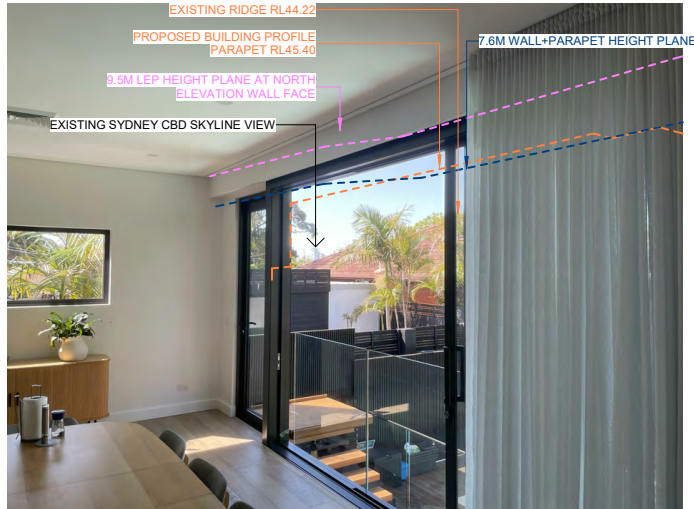
ADDRESS
3 BROOKS STREET, LINLEY POINT, NSW 2066
LOT 23 DP 12774

DRAWN BY: SS
SCALE @ A3

DRAWING TITLE
RFI - VIEW IMPACT
ASSESSMENT - 4 BURTON
PROJECT NO. 24.02
REV D
DRAWING NO. A910



1 6 BURTON VIEW - FIRST FLOOR LIVING ROOM - SEATED



2 6 BURTON VIEW - FIRST FLOOR DINING ROOM - STANDING

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



hasstudio.au
02 9417 5740
info@hasstudio.au
Suite 1/11 101 Miller Street
Pyrmont NSW 2009
Registered Architect
No. 1205-493 No. 12082
THIS DRAWING IS COPYRIGHT

REVISION - DESCRIPTION
D COUNCIL RFI 3 - NOT FOR CONSTRUCTION

DATE
10.10.2024

LEGEND & NOTES

ADDRESS
3 BROOKS STREET, LINLEY POINT, NSW 2066
LOT 23 DP 12774

DRAWN BY: SS SCALE @ A3

DRAWING TITLE
RFI - VIEW IMPACT
ASSESSMENT - 6 BURTON
PROJECT NO. 24.02 REV D DRAWING NO. A911