



NSLPP MEETING HELD ON 02/04/2025

Attachments:

1. Site Plan
2. Architectural Plans

ADDRESS/WARD: 1/33 Grasmere Road, Cremorne

APPLICATION No: DA 90/24

PROPOSAL: Alterations and additions to a semi-detached dwelling

PLANS REF: Refer to condition A1

OWNER: Stephen Thompson

APPLICANT: Larissa Lopes (Group Architects)

AUTHOR: Damon Kenny – Executive Assessment Planner

DATE OF REPORT: 19 March 2025

DATE LODGED: 15 May 2024

AMENDED: 5 March 2025

RECOMMENDATION: Approval

EXECUTIVE SUMMARY

This development application seeks consent for alterations and additions to a semi-detached dwelling at 1/33 Grasmere Road, Cremorne.

The application is reported to the North Sydney Local Planning Panel for determination as the application attracted more than 10 submissions by way of objection. A public determination meeting is required in accordance with the Ministers Direction.

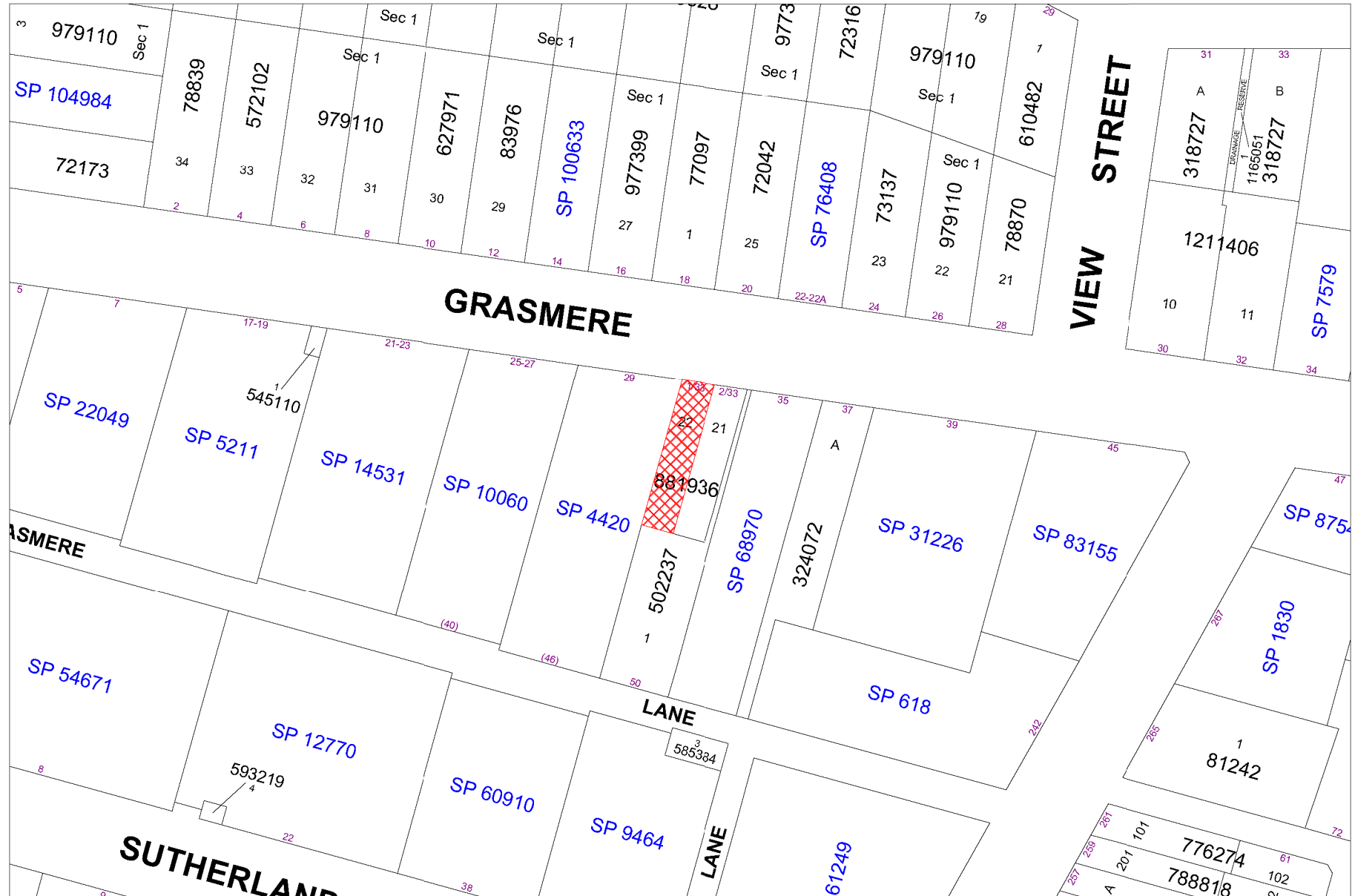
Development for the purpose of alterations and additions to a semi-detached dwelling is permitted within the R4 High Density Residential zone.

The development application has been assessed against the North Sydney Local Environmental Plan 2013, North Sydney Development Control Plan 2013 and the relevant State Planning Policies and generally found to be satisfactory in consideration of the site constraints, context and circumstances.

A total of twelve (12) unique submissions were received raising objections regarding issues including the proposed height, view loss, solar access, neighbourhood character, amenity impacts, traffic congestion and construction impacts including excavation and construction traffic congestion. The amended plans were developed in response, in part, to the submissions and sought to reduce the potential impact of the development. The assessment has considered these concerns as well as the performance of the application against Council's planning requirements.

The assessment of the proposal has considered the concerns raised in the submissions as well as the performance of the application against Council's planning requirements. Following this assessment and having regard to the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended), the application is recommended for **approval**.

LOCATION MAP



DESCRIPTION OF PROPOSAL

The development application seeks consent for alterations and additions to a semi-detached dwelling on the site at 1/33 Grasmere Road, Cremorne. Specifically, the proposal comprises:

- Façade upgrades to the dwelling and the existing outdoor terraces;
- Alterations to the first three (3) floors, including:
 - Excavations and an extension to the ground floor, as well as removal of internal walls to construct a new store room and a cellar;
 - A new lift shaft and stairwell will be constructed, which will provide access from ground floor to the fourth floor;
 - Extension to the rear of the dwelling on the first floor and second floor, as well as removal of internal walls to reconfigure the internal areas.
 - Extension to the front of the dwelling on the first floor, which will reduce the area of the existing terrace.
- Addition of a fourth floor, which is to include:
 - Office;
 - Master bedroom with walk in wardrobe;
 - Ensuite; and
 - Lift and stairwell;
- Landscaping works

STATUTORY CONTROLS

North Sydney LEP 2013

- Zoning – R4 High Density Residential
- Item of Heritage - No
- In Vicinity of Item of Heritage - No
- Conservation Area - No

Environmental Planning & Assessment Act 1979

Environmental Planning and Assessment Regulation 2021

SEPP (Biodiversity and Conservation) 2021

SEPP (Resilience and Hazards) 2021

SEPP (Sustainable Buildings) 2022

POLICY CONTROLS

North Sydney Development Control Plan 2013

North Sydney Local Infrastructure Contributions Plan 2020

DESCRIPTION OF LOCALITY

The subject site is legally described as Lot 22 in DP 881936, known as 1/33 Grasmere Road, Cremorne. The site is located in the suburb of Cremorne within the North Sydney Local Government Area (LGA). It consists of a rectangular lot covering 231m², with its main frontage facing Grasmere Road. The property is zoned R4 and is subject to the provisions of the North Sydney Local Environmental Plan 2013 (NSLEP 2013).

Access to the site is provided via a single driveway crossing on Grasmere Road, while the adjoining dwelling to the east has separate vehicle access.

The Site is located within the Waters Neighbourhood, as identified in the NSDCP 2013. It is located approximately 4.5km north of the Sydney CBD.

The Site is approximately 600m from the harbour, and surrounding dwellings afford views of the harbour through the sloping topography. It is noted that “district views to Middle Harbour from the upper levels of some buildings” are identified as a significant element within the North Cremorne Planning Area of the NSDCP 2013.



Figure 1: location plan

RELEVANT HISTORY

Previous Applications

Date	Action
15/09/2023	Pre-lodgement meeting held

Current Application

Date	Action
15/05/2024	The subject development application was lodged with Council.
23/05/2024	The application was notified as per Council's Community Participation Plan. The notification period ended on 14/06/2024.
26/08/2024	A Request for Information (RFI) Letter was sent to the Applicant via the Planning Portal.
30/09/2024	The Applicant submitted additional information via the Planning Portal.
16/10/2024	The amended plans and information was notified as per Council's Community Participation Plan. The notification period ended on 15/11/2024.
05/03/2025	The Applicant submitted additional information via the Planning Portal.

INTERNAL REFERRALS

BUILDING

The application was referred to Council's Senior Building Surveyor who reviewed the application and raised no objection subject to conditions of consent.

ENGINEERING

The application was referred to Council's Development Engineer who reviewed the application and raised no objection and did not provide conditions of consent.

LANDSCAPING

Council's Landscape Development Officer evaluated the application and raised concern relating to the adequacy of the existing stormwater discharge from northern site boundary to street. This was further discussed, and no objection was raised subject to conditions of consent requiring verification of the adequacy of the existing stormwater system or alternative the requirement for the new stormwater system to be located in the same location of the existing and sensitive installation techniques.

SUBMISSIONS

Original proposal

On 23/05/2024, Council notified adjoining properties and the Parks Precinct Committee of the proposed development seeking comment between 31 May and 14 June 2024. Council received ten (10) submissions.

The issues raised in the submissions are addressed later in this report. The original submissions may be viewed by way of DA tracking on Council's website https://www.northsydney.nsw.gov.au/Building_Development/Current_DAs and are available for review by NSLPP members.

Amended Proposal

The applicant submitted amended plans that were renotified to adjoining properties, previous submitters and the Parks Precinct Committee for 14 days between 1 November and 15 November 2024. Council received one (1) submission, and the matters raised in submissions are addressed later in this report

The application was further amended and the amendments, in the Council's opinion, do not increase or lessen the adverse effect on adjoining or neighbouring land, therefore renotification was not required.

CONSIDERATION

The relevant matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended), are assessed under the following headings:

SEPP (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in Non-Rural Areas

The proposal meets the objectives of the SEPP because there would be no clearance of native vegetation or any materials impacts on bushland in the vicinity of the subject site.

Chapter 6 – Water Catchments

Having regard to Chapter 6 of the SEPP (Biodiversity and Conservation) 2021 the proposed development is not considered to be detrimental to the Harbour and will not unduly impose upon the character of the foreshore given the site's location away from the harbour/foreshore. The proposal would not be visible from Sydney Harbour and would have no material affect the quantity or quality of water entering Sydney Harbour as well as the ecology of the harbour and its foreshores. The application satisfies the requirements of the Policy.

SEPP (Resilience and Hazards) 2021

The provisions of SEPP (Resilience and Hazards) require Council to consider the likelihood that the site has previously been contaminated and to address the methods necessary to remediate the site. The subject site has only previously been used for residential purposes and as such is unlikely to contain any contamination; therefore, the requirements of the above SEPP have been satisfactorily addressed.

SEPP (Sustainable Buildings) 2022

A valid BASIX Certificate No. A1738577, 5 March 2024 for attached dwelling house has been submitted with the application to satisfy provisions of the SEPP.

NORTH SYDNEY LOCAL ENVIRONMENT PLAN (NSLEP 2013)

1. Permissibility

The site is zoned R4 High Density Residential, semi-detached dwellings are permissible with consent in this zone.

2. Objectives of the zone

The objectives for the R4 zone are stated below:

- To provide for the housing needs of the community within a high density residential environment.*
- To provide a variety of housing types within a high density residential environment.*
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To encourage the development of sites for high density housing if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area.*
- To ensure that a reasonably high level of residential amenity is achieved and maintained.*

The proposal satisfies the relevant objectives of the R4 Zone as it assists in satisfying the housing needs of the community whilst maintaining the character of the built and natural features of the surrounding area. The existing house is a semi-detached dwelling and complies with all relevant development standards under the NSLEP 2013 to maintain a high standard of residential amenity for surrounding properties.

Part 4 – Principal Development Standards

COMPLIANCE TABLE Principal Development Standards North Sydney Local Environmental Plan 2013			
	Proposed	Control	Complies
Clause 4.3 – Heights of Building	9.27m	12m	YES

NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

The proposal has been assessed under the following heading within NSDCP 2013:

Part B, Section 1: Residential Development		
Control	Compliance	Comments
1.2 Social amenity		
Maintaining residential Accommodation	Yes	The proposed development retains the existing dwelling use and will not reduce the existing residential density on site.

1.3 Environmental criteria		
Topography	Yes	<p>The proposed works will not alter the site's natural topography, as all excavations will take place beneath the existing building. As a result, the existing vegetation can be preserved. The excavations will not be in close proximity to nearby transport infrastructure but will be adjacent to the attached dwelling at 2/33 Grasmere Road. A structural engineer has provided a letter confirming that the works will not compromise the structural integrity of the party wall. Additionally, a Geotechnical Report has been prepared, outlining a methodology to minimize excavation impacts on adjoining properties.</p>
Views	Yes (merit)	<p>The Site is located within the North Cremorne Planning Area (Waters Neighbourhood), and the NSDCP 2013 outlines the following views which are to be preserved:</p> <ul style="list-style-type: none"> (a) Along Park Avenue of Cammeray Park; (b) Vistas to Middle Harbour down Ben Boyd Road and Young Streets; (c) District views to Middle Harbour from the upper levels of some buildings. <p>The proposal will not affect any views along Park Avenue, Ben Boyd Road or Young Street. The Site has sloping topography from the rear of the Site to the front boundary, which means the dwellings to the south are positioned at a higher point than the subject building. The proposed roof will be sloping from the rear of the building to the front of the building, which is consistent with the Site's topography. The views to Middle Harbour are located north of the Site, and therefore, due to the natural topography and the sloping roofline, the views will not be obstructed.</p> <p>The development will result in some view loss impacts to the neighbouring residences at No. 33 Grasmere Road. The most prominent and existing views from these properties are wide and distant to Middle Harbour and the land water interface. Many of the views affected are only experienced directly adjacent to the windows from a standing position across multiple property boundaries and from low use rooms.</p> <p>The primary views are from the balconies and main living areas from a northern outlook, these views remain largely unaffected by the proposed development.</p> <p>The complete retention and sharing of all current views that primarily rely on open gaps and vistas created from less developed or underdeveloped properties over property boundaries is not considered feasible nor achievable in all circumstances.</p>

		<p>The extent of view loss impacts are considered reasonable in the circumstances of the case.</p> <p>An assessment against the Tenacity test is provided below. The Applicant provided a thorough view loss analysis – which was reviewed and considered by Council in addition to undertaking an independent view loss assessment (see below).</p> <p>See below Council's view loss assessment against the Tenacity test for affected properties.</p>
<p><u>View loss assessment</u></p> <p>The Tenacity test requires an assessment of view loss to be undertaken in the following four (4) steps:</p> <p>Step 1: Assessment of views to be affected. Water views are valued more highly than land views. Iconic views (for example, of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views. For example, a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.</p> <p>Step 2: Consider from what part of the property the views are obtained. For example, the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic</p> <p>Step 3: Assess the extent of impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.</p> <p>Step 4: Assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the Applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.</p> <p>The following is a view loss assessment against the Tenacity test.</p> <p><u>Views from living room / balcony (No.8/33 Grasmere Road)</u></p> <p>Step 1: Whole and distant views of Middle Harbour and land water interface</p> <p>Step 2: This view can be experienced in all locations standing on the balcony and is obtained across multiple property boundaries with only a small portion obtained across the front of the subject site.</p> <p>Step 3: The extent view loss does not affect the distant land water interface and only impacts moderately the partially obscured foreground, therefore the extent of the impact is considered minor.</p> <p>Step 4: The roof height of the proposed additions is well below the permissible height plane (12m) by 2.7m, the development complies with respect to height and the proposal demonstrates reasonableness and is an orderly development of the land. The view from the lounge area will be partially obstructed as a result of the proposed development. It is assessed that the majority of the views to the Middle Harbour water will be retained, including the majority of the interface between land and water which is deemed to be the most significant portion of the view. Complete retention of this view is considered unreasonable, given the view is experienced across several property boundaries and the unit is located more than 650m from the water's edge.</p>		



Figure 2: Standing view from living room / balcony



Figure 3: Extent of impact

Views from kitchen and living room (No.4/33 Grasmere Road)

Step 1: Unit 4 has obstructed views of the Middle Harbour water from the kitchen, and living area has an outlook over Cremorne and Mosman.

Step 2: These views are only experienced directly adjacent to the window from a standing position and are across multiple property boundaries.

Step 3: The views from the kitchen and living area will be obstructed as a result of the proposed development.

Step 4: The roof height of the proposed additions is well below the permissible height plane (12m) by 2.7m, the development complies with respect to height and the proposal demonstrates reasonableness and is an orderly development of the land. The view from the kitchen and living room will be obstructed as a result of the proposed development. As these views are only experienced directly adjacent to the window from a standing position and are across multiple property boundaries, retention of these views is considered unreasonable, given they are already obstructed, and obtained across the side boundary and multiple other sites.



Figure 4: Standing view from kitchen and extent of impact



Figure 5: Standing view from living room and extent of impact

Views from balcony (No.4/33 Grasmere Road)

Step 1: Whole and distant views of Middle Harbour and land water interface

Step 2: These views are experienced in all locations from a standing position and are across multiple property boundaries.

Step 3: The views from the balcony will not be obstructed as a result of the proposed development.

Step 4: The roof height of the proposed additions is well below the permissible height plane (12m) by 2.7m, the development complies with respect to height and the proposal demonstrates reasonableness and is an orderly development of the land. The primary view from the balcony and main living area is not expected to be affected given the view is from a northern outlook. It is considered that the overall loss of views to Middle Harbour would be minor given the views to be impacted are less significant than the primary view. The proposed water views from the balcony would remain unaffected.



Figure 6: Standing view from balcony and extent of impact

Views from bedroom, kitchen and lounge (No.6/33 Grasmere Road)

Step 1: Unit 6 has obstructed views of the Middle Harbour water from the kitchen and bedroom, and the lounge room has an outlook over Cremorne and Mosman.

Step 2: These views are only experienced directly adjacent to the window from a standing position and are across multiple property boundaries.

Step 3: The views from the bedroom will be obstructed, views of the land water interface from the kitchen will be maintained and the outlook from the living area will be partially obstructed as a result of the proposed development.

Step 4: The roof height of the proposed additions is well below the permissible height plane (12m) by 2.7m, the development complies with respect to height and the proposal demonstrates reasonableness and is an orderly development of the land. These views are only experienced directly adjacent to the window from a standing position and are across multiple property boundaries, retention of these views is considered unreasonable, given they are already obstructed, and obtained across the side boundary and multiple other sites.



Figure 7: Standing view from kitchen and extent of impact



Figure 8: Standing view from bedroom and extent of impact



Figure 9: Standing view from loungeroom and extent of impact

Views from balcony (No.6/33 Grasmere Road)

Step 1: Whole and distant views of Middle Harbour and land water interface.

Step 2: This view can be experienced in all locations standing on the balcony and is obtained across multiple property boundaries with only a small portion obtained across the front of the subject site.

Step 3: The proposed additions have no impact on the direct front view, and retain side views.

Step 4: The roof height of the proposed additions is well below the permissible height plane (12m) by 2.7m, the development complies with respect to height and the proposal demonstrates reasonableness and is an orderly development of the land. The primary view from the balcony and main living area are not expected to be affected given the view is from a northern outlook, therefore considered reasonable.



Figure 10: Standing view from balcony and extent of impact

Solar access	Yes (merit)	<p>The shadow diagrams provided show that at 9 AM during the winter solstice, one window of the building to the west (29-31 Grasmere Road) may experience partial shading. However, by 12 PM, the shadow falls mostly within the site boundary and does not extend into 29-31 Grasmere Road. The primary living areas and private open spaces, located at the front of the site and facing north, remain unaffected by the proposed development.</p> <p>At 12 PM during the winter solstice, the rear of the site to the east (2/33 Grasmere Road) may experience some shadowing. However, the majority of the outdoor patio is already shaded by the existing development. The dwelling has private outdoor living spaces at the front of the site, which are north-facing and unaffected by the proposal. Given their orientation, these areas are likely to be the primary outdoor spaces used during the winter solstice rather than the rear patio</p>
Acoustic privacy	Yes	Noise in addition to that expected from typical domestic activities is not anticipated.
Visual privacy	Yes	<p>The proposed development will not result in unreasonable or adverse privacy impacts.</p> <p>Existing trees along the southern boundary help maintain privacy for 50 Grasmere Lane, the dwelling located to the south.</p>

		Regarding 29-31 Grasmere Road (the apartment building to the west), there are no balconies or private open space areas on its eastern boundary that could be impacted. The location of existing windows at 29-31 Grasmere Road is shown in the Architectural Plans. The first- and second-floor windows do not have a direct line of sight into adjacent windows, and the buildings are separated by more than 5 meters. Additionally, due to the height difference, the fourth-storey windows will also not have direct visibility into the windows of the neighbouring building.
1.4 Quality built form		
Context	Yes	The built form proposed is like that of extant buildings in the locality. However, the flat roof contrasts with predominant pitched roofs on the northern side of Grasmere Road, and is satisfactory, as examined elsewhere.
Streetscape	Yes	<p>The proposal's appearance, bulk and scale are consistent with the streetscape.</p> <p>Developments that surround the Site on the southern side of Grasmere Road are similar (or larger) in scale and are predominantly medium-density apartment buildings. The addition of a fourth storey is therefore compatible with the surrounding character and will not exceed the height limit as stipulated under the NSLEP 2013.</p> <p>The Site is located within an established residential area, which is zoned as R4: High Density Residential on the southern side of Grasmere Road and R2: Low Density Residential on the northern side of Grasmere Road. Having regard to the characteristics of the Site, context and locality, the proposal is considered suitable.</p>
Siting	Yes	The proposal maintains the characteristic building orientation and siting.
Setback – front	Yes	The proposal does not seek to change the front setback. The setback is consistent with the attached dwelling to the east.
Setback – side	Yes (merit)	<p>The side setback is existing and complies at 1.5m. However, the proposal does not comply with the building height plane along the western boundary. The proposed setback is in context with the immediate area and the side setbacks of current residences.</p> <p>The variation is not considered to adversely affect amenity of existing dwellings and provide amenity to new dwellings in terms of shadowing, privacy, views, ventilation and solar access. Therefore, the proposed side setbacks are considered acceptable.</p>
Setbacks – rear	Yes	There is no typical rear setback located on surrounding properties and there is no setback identified in the area character statement.

		The rear setback is 5.185m to the second floor and 7.435m the third floor, which complies with the minimum setback in P6, as well as the building height plane				
Form, massing and scale	Yes	The proposed form, density and scale of the proposed development are comparable to surrounding properties and will therefore, not detract from the prevailing architectural language and streetscape character of the vicinity.				
Built form character	Yes	As mentioned above, the proposed development will have massing, scale and design that are in keeping with the surrounding area. The proposal is not considered excessive and does not reflect an overdevelopment of the subject site.				
Dwelling Entry	Yes (merit)	The front door is located on the western façade, which does not front the street. This is an existing situation and there is no space to include an entrance given the existing garage door location. This is therefore considered acceptable on merit.				
Roofs	Yes	<p>The proposal does not provide a pitched roof, and there is no roof form identified in the area character statement. The existing roof is flat, and the majority of surrounding buildings have a flat roof.</p> <p>The proposed roof will be sloping from the rear of the building to the front of the building, which is consistent with the Site’s topography. This type of roof is more in character with the surrounding buildings and the slope will assist in maintaining the</p>				
Materials	Yes	Materials are of a contemporary style and substance compatible with materials and colours used in contemporary architecture. Not being in a conservation area and being in a streetscape of mixed form and density, the materials and colours proposed are acceptable.				
1.5 Quality urban environment						
<div>Site Coverage Site area: 752.6m² Site coverage requirements for detached, attached or semi-detached dwellings:</div> <table><tr><th>Lot Size (m²)</th><th>Site Coverage (max.)</th></tr><tr><td>230-499</td><td>50%</td></tr></table>	Lot Size (m ²)	Site Coverage (max.)	230-499	50%	Yes (merit)	The existing building coverage at the Site is 107m2 (46%) and it is proposed to increase this to 118m2 (51%). The maximum requirement under the NSDCP 2013 is 50% and therefore, the proposal exceeds this by 1% or approximately 3m2. A non-compliance of 1% is minor and is mitigated by the retention of existing trees and landscaping, as well as the enhancement of these areas to soften the built form. The proposal is compliant with both landscaped areas and unbuilt upon areas (as per below). Therefore, the nominal increase in site coverage is considered acceptable on merit.
Lot Size (m ²)	Site Coverage (max.)					
230-499	50%					
<div>Landscape Area Site area: 752.6m² Landscape area requirements for detached, attached and semi-detached dwellings:</div> <table><tr><th>Lot Size (m²)</th><th>Landscaped area (min.)</th></tr><tr><td>230-499</td><td>30%</td></tr></table>	Lot Size (m ²)	Landscaped area (min.)	230-499	30%	Yes	The total landscaped area proposed is 31% of the site area. The proposal is compliant with this requirement.
Lot Size (m ²)	Landscaped area (min.)					
230-499	30%					

Un-built upon area Site area: 752.6m² Un-built upon area requirements for detached, attached and semi-detached dwellings:		Yes	A maximum un-built upon area of 17% is provided. The proposed development is compliant with this requirement.
Lot Size (m²)	Un-built upon area (max.)		
230-499	20%		
Excavation		Yes	The proposed excavation is acceptable and relates only to the basement extension.
Landscaping		Yes	Acceptable
Private and Communal Open Space		Yes	Acceptable in area, dimension and functionality. Provides ample amenity for residents and is north-facing. It is noted that the private open space is well in excess of the minimum private open space area requirement of 40m ² .
1.6 Efficient Use of Resources			
Energy Efficiency		Yes	A valid BASIX certificate has been submitted with the application.
Passive Solar Design		Yes	The development will perform adequately in this regard.
Natural Ventilation		Yes	The proposed development comprises an adequate number of openings that provide natural ventilation to all habitable rooms within the building.
Stormwater Management		Yes	The proposed stormwater management is acceptable and supportable, subject to recommended conditions of consent.
Waste Management and Minimisation		Yes	A waste management plan is provided, which adequately details the management of waste generated from demolition and construction works.

North Cremorne Planning Area – Part C of the DCP

The Site is located within the North Cremorne Planning Area (Waters Neighbourhood), and the NSDCP 2013 outlines the following views which are to be preserved:

- (a) Along Park Avenue of Cammeray Park;
- (b) Vistas to Middle Harbour down Ben Boyd Road and Young Streets;
- (c) District views to Middle Harbour from the upper levels of some buildings.

The proposal will not affect any views along Park Avenue, Ben Boyd Road or Young Street. The Site has sloping topography from the rear of the Site to the front boundary, which means the dwellings to the south are positioned at a higher point than the subject building. The proposed roof will be sloping from the rear of the building to the front of the building, which is consistent with the Site's topography. The views to Middle Harbour are located north of the Site, and therefore, due to the natural topography and the sloping roofline, the views will not be obstructed.

In regard to 29-21 Grasmere Road (located directly east), the main windows are located at the front of the building, which provide views to Middle Harbour. These windows will not be impacted by the proposed works.

The Site is located within a high density residential zone and includes medium density residential accommodation (being a semi-detached dwelling). The proposal relates to medium density housing (as opposed to high density housing). Nonetheless, the proposal is compatible with surrounding development for the reasons outlined throughout this report.

LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

The subject application has been assessed against the North Sydney Local Infrastructure Contribution Plan 2020 and is subject to payment of contributions towards the provision of local infrastructure. The contributions payable have been calculated in accordance with Council's Contributions Plan as follows:

Contribution amounts payable

Applicable contribution type		
s7.12 contribution details	Development cost:	\$2,546,500.00
(payment amount subject to indexing at time of payment)	Contribution:	\$25,465.00

Conditions requiring the payment of contributions at the appropriate time are included in the attached conditions.

HOUSING & PRODUCTIVITY CONTRIBUTION

On 1 October 2023 the Housing and Productivity Contribution was introduced by the NSW Government. The contribution is required to contribute towards State-provided infrastructure and replaces the Special Infrastructure Contribution in areas where this applied.

Part 2, Division 1, Clause 5 of the Order outlines what residential development would trigger a contribution if development consent was granted.

2. *In this order, residential development means any of the following –*

- a. *subdivision of land (other than strata subdivision) on which development for the purposes of residential accommodation is permitted with development consent by an environmental planning instrument applying to the land (residential subdivision),*
- b. *medium or high-density residential development,*
- c. *development for the purposes of a manufactured home estate.*

Pursuant to the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024, the proposal for alterations and additions to a semi-detached dwelling is exempt from the Housing Productivity Contribution.

ALL LIKELY IMPACTS OF THE DEVELOPMENT

All likely impacts of the proposed development have been considered within the context of this report.

ENVIRONMENTAL APPRAISAL	CONSIDERED
1. Statutory Controls	Yes
2. Policy Controls	Yes
3. Design in relation to existing building and natural environment	Yes
4. Landscaping/Open Space Provision	Yes
5. Traffic generation and Carparking provision	Yes
6. Loading and Servicing facilities	N/A
7. Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	Yes
8. Site Management Issues	Yes
9. All relevant S4.15 considerations of Environmental Planning and Assessment (Amendment) Act 1979	Yes

SUBMITTERS CONCERNS

The application was notified to adjoining properties and the Parks Precinct Committee. Council received a total of twelve (12) submissions where the following matters were raised:

Many of the issues raised have been considered in other parts of this report and where relevant are addressed below.

- *Building height*
- *Non-compliance with NSLEP and NSDCP*
- *Site coverage and unbuilt-upon area*
- *Solar access*
- *Setbacks*
- *Views*
- *Privacy*
- *Stormwater*

These matters are addressed above in this report.

- *Construction noise, traffic and loss of car parking*

Construction works are temporary and conditions are recommended to manage site construction and associated activities.

- *Damage to adjoining buildings*
- *Excavation*

Standard conditions are recommended to ensure dilapidation reports are prepared for adjoining development, shoring is provided to protect adjacent property, if required, and preparation of a suitably detailed geotechnical report.

- *Streetscape character*
- *Built form character*
- *Massing and scale*

Building envelope controls (height and setbacks) are generally complied with, consequently the proposal reflects the future character promoted by the planning framework.

There are varying front setbacks and building typologies along the southern length of Grasmere Road. This area is typically characterised by Residential Flat Buildings (RFBs), whereby the upper levels are set back further from the ground floor setbacks. The proposed development has been designed to be consistent with this. There is no change to the ground floor setback, or the setback on the second floor. The third floor is also proposed to be in alignment with the second floor setback. This is considered a minor extension and does not sit out of character with the streetscape.

In addition to the bulk of the building, the proposal also includes an extension to the balcony on the second floor at the front façade and includes a roof structure above this balcony. Whilst it is acknowledged that this does add to the bulk of the building, the majority of the bulk is contained within the predominant setback.

- *Reduced real estate value*

No evidence was submitted to substantiate this claim.

PUBLIC INTEREST

The proposal is considered to be in the public interest for the reasons stated throughout this report.

SUITABILITY OF THE SITE

The proposal would be located in a R4 High Density Residential zone where alterations and additions to an existing semi-detached dwelling are a permissible form of development.

While the long term planning for this area would provide for development of this site for a residential flat building this is considered impractical without the amalgamation of this with its neighbouring sites to the east and the south. This approval of this application will not preclude this in the future.

Consequently, the proposal is considered to be suitable for the site having regard to the merits of the proposal as described in the above report.

HOW WERE THE COMMUNITY VIEWS TAKEN INTO CONSIDERATION?

The subject application was notified to adjoining properties and the Parks Precinct Committee on two separate occasions, where a number of issues were raised that have been addressed in this report where appropriate conditions of consent have been recommended to maintain the amenity of adjoining properties.

CONCLUSION

The matters for consideration as outlined in section 4.15(1) of the Act have been satisfied. The proposed development is permissible, meets the development standards and relevant provisions of NSLEP 2013.

A total of twelve (12) unique submissions were received raising objections regarding issues including the proposed height, view loss, solar access, neighbourhood character, amenity impacts, traffic congestion and construction impacts including excavation and construction traffic congestion. The amended plans were developed in response, in part, to the submissions and sought to reduce the potential impact of the development.

Having regard to the merits of the proposal, the application is recommended for approval subject to appropriate conditions of consent.

RECOMMENDATION

PURSUANT TO SECTION 4.16 OF ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (AS AMENDED)

THAT the North Sydney Local Planning Panel exercising the functions of Council as the consent authority grant consent to Development Application No. 90/24 for alterations and additions to a semi-detached dwelling to on land at 1/33 Grasmere Road, Cremorne subject to the attached standard conditions:-

DAMON KENNY
EXECUTIVE PLANNER

STEPHEN BEATTIE
MANAGER DEVELOPMENT SERVICES

NORTH SYDNEY COUNCIL
CONDITIONS OF DEVELOPMENT APPROVAL
1/33 GRASMERE ROAD, CREMORNE
DEVELOPMENT APPLICATION NO. 90/24

A. Conditions that Identify Approved Plans

Development in Accordance with Plans/Documentation

- A1. The development must be carried out in accordance with the following drawings endorsed with Council's approval stamp and other documentation listed in the tables to this condition, or cited by other conditions, and as amended by other conditions of this consent.

Plan No.	Issue date/Rev	Description	Prepared by	Dated
2023-009-100	DA-A	Site Plan – Site Analysis	Group Architects	March 2025
2023-009-102	DA-A	Demolition Plan	Group Architects	March 2025
2023-009-103	DA-A	Ground Floor Plan	Group Architects	March 2025
2023-009-104	DA-A	First Floor Plan	Group Architects	March 2025
2023-009-105	DA-A	Second Floor Plan	Group Architects	March 2025
2023-009-106	DA-A	Third Floor Plan	Group Architects	March 2025
2023-009-107	DA-A	Roof Plan	Group Architects	March 2025
2023-009-200	DA-A	North Elevation	Group Architects	March 2025
2023-009-201	DA-A	West Elevation	Group Architects	March 2025
2023-009-202	DA-A	South Elevation	Group Architects	March 2025
2023-009-300	DA-A	Section 01	Group Architects	March 2025
2023-009-301	DA-A	Section 02	Group Architects	March 2025
2023-009-400	DA-A	Stormwater/Landscape	Group Architects	March 2025
L100	C	Landscape Plan with Planting Schedule	Landsberg Garden Design	10/04/24
S1	2	Title Page and Notes	Amuna Civil Engineering	16/09/24
S2	2	Management of Stormwater Plan – Ground Floor	Amuna Civil Engineering	16/09/24
S3	2	Management of Stormwater Plan – First Floor	Amuna Civil Engineering	16/09/24
S4	2	Management of Stormwater Plan – Second Floor	Amuna Civil Engineering	16/09/24
S5	2	Management of Stormwater Plan – Third Floor	Amuna Civil Engineering	16/09/24

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S6	2	Management of Stormwater Plan – Roof	Amuna Civil Engineering	16/09/24
S7	2	Management of Stormwater Details	Amuna Civil Engineering	16/09/24

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

Plans on Site

- A2. A copy of all plans endorsed with Council's approval stamp, specifications and documents (including the plans, specifications and documents submitted and approved with all Construction Certificates) must be always kept on site and be readily available for perusal by an officer of Council or the Principal Certifier.

All documents kept on site in accordance with this condition must be provided to any officer of the Council or the Principal Certifier upon their request.

(Reason: To ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information and to ensure ongoing compliance)

No Demolition of Extra Fabric

- A3. Alterations to, and demolition of the existing building shall be limited to that documented on the approved plans.

(Reason: To ensure compliance with the approved development)

C. Prior to the Issue of a Construction Certificate (and ongoing, where indicated)

Dilapidation Report Damage to Public Infrastructure

- C1. A dilapidation survey and report (including photographic record) must be prepared by a suitably qualified consultant which details the predeveloped condition of the existing public infrastructure in the vicinity of the development site. Particular attention must be paid to accurately recording any infrastructure damaged before development commences, so Council is fully informed when assessing any damage to public infrastructure caused as a result of the development. A copy of the dilapidation survey and report is to be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

The Applicant may be held liable for all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded and demonstrated as pre-existing under the requirements of this condition.

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The Applicant shall be responsible for the cost of repairing any public infrastructure damaged during the course of the development. No occupancy of the development shall be permitted until all such damage has been rectified.

A copy of the dilapidation survey and report must be lodged with North Sydney Council by the Principal Certifier with submission of the relevant Construction Certificate documentation.

(Reason: To record the condition of public infrastructure prior to the commencement of construction)

Dilapidation Report Private Property (Excavation)

- C2. A full dilapidation survey and report on the visible and structural condition of all neighbouring structures within the 'zone of influence' of the required excavations must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate. The zone of influence is to be defined as the horizontal distance from the edge of the excavation face to twice the excavation depth.

The dilapidation report and survey are to be prepared by a consulting structural/geotechnical engineer and a copy to be given to the owner of the relevant affected adjoining property.

All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Consent.

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of Council, that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained from Council in such circumstances.

Note: This documentation is for record-keeping purposes only and may be used by the Applicant or affected property owners to assist in any action required to resolve dispute(s) over damage to adjoining properties arising from the works. It is in the Applicant's and adjoining owner's interest for it to be as full and detailed as possible.

(Reason: To record the condition of property/ies prior to the commencement of construction)

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Dilapidation Survey Private Property (Neighbouring Buildings)

- C3. A photographic survey and dilapidation report of adjoining property No. 2/33 Grasmere Road and 29 Grasmere Road detailing the physical condition of those properties, both internally and externally, including, but not limited to, such items as walls, ceilings, roof, structural members and other similar items, MUST BE submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate. The survey and report are to be prepared by an appropriately qualified person and a copy to be given to the owner of the adjoining property. A copy of the report is to be provided to Council, if Council is not the Principal Certifier, prior to the issue of the relevant Construction Certificate.

All costs incurred in achieving compliance with this condition shall be borne by the person entitled to act on this Consent.

Should access for undertaking the photographic survey and dilapidation report be denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of Council that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Written concurrence must be obtained from Council in such circumstances.

Note: This documentation is for record-keeping purposes only and may be used by an Applicant or affected property owner to assist in any action required to resolve any dispute over damage to adjoining properties arising from the works. It is in the Applicant's and adjoining owner's interest for it to be as full and detailed as possible

(Reason: Proper management of records)

Shoring for Adjoining Property

- C4. Where shoring for excavation is to be located on or is supporting Council's property, or adjoining private property, engineering drawings certified as being adequate for their intended purpose by an appropriately qualified and practising structural engineer, showing all details, including the extent of encroachment and the method of removal and destressing of shoring elements, must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate. A copy of this documentation must be provided to the Council for record purposes.

Note: Approval of engineering drawings for shoring works to be located on adjoining property by the Principal Certifier does not authorise a trespass on private or public land. All relevant permissions/legal rights must be obtained to undertake works on adjoining land.

(Reason: To ensure the protection of existing public infrastructure and adjoining properties)

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Structural Adequacy of Adjoining Properties - Excavation Works

- C5. A report prepared by an appropriately qualified and practising structural engineer detailing the structural adequacy of adjoining property No. 2/33 Grasmere Road, which certifies its ability to withstand the proposed excavation and outlines any measures required to be implemented to ensure that no damage will occur to adjoining properties during the works, must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate. The measures outlined in the certified report must be complied with at all times.

(Reason: To ensure the protection and structural integrity of adjoining properties in proximity during excavation works)

Structural Adequacy of Existing Building

- C6. A report prepared by an appropriately qualified and practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction shall be submitted to the Principal Certifier for approval prior to issue of the relevant Construction Certificate. The certified report must also include all details of the methodology to be employed in construction phases to achieve the above requirements. The methodology in the certified report must be complied with at all times.

(Reason: To ensure the structural integrity of the building is maintained)

Erosion and Sediment Control

- C7. Where any works authorised by this consent require disturbance of the soil surface or existing vegetation, erosion and sediment control techniques, as a minimum, are to be in accordance with the publication, *Managing Urban Stormwater: Soils and Construction*, (4th Edition, Landcom, 2004) commonly referred to as the "Blue Book," or a suitable and effective alternative method.

An Erosion and Sediment Control Plan must be prepared and implemented prior to any works commencing. The Erosion and Sediment Control Plan must be consistent with the Blue Book and disclose:

- a) All details of drainage to protect and drain the site during the construction processes;
- b) All sediment control devices, barriers and the like;
- c) Sedimentation tanks, ponds or the like;
- d) Covering materials and methods; and
- e) A schedule and programme of the sequence of the sediment and erosion control works or devices to be installed and maintained;

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- f) Methods for the temporary and controlled disposal of stormwater during construction.

All works must be undertaken in accordance with the approved Erosion and Sediment Control Plan.

The Principal Certifier must ensure that the building plans and specifications submitted, referenced on and accompanying the relevant issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Waste Management Plan

- C8. A Waste Management Plan prepared in accordance with the provisions of Part B Section 19 of *the North Sydney DCP 2013*, must be submitted for approval by the Principal Certifier prior to the issue of the relevant Construction Certificate. The plan must include, but not be limited to:

- a) The estimated volume of waste and method of disposal for the construction and operation phases of the development;
- b) The design of the on-site waste storage and recycling area; and
- c) Administrative arrangements for waste and recycling management during the construction process.

The approved Waste Management Plan must be complied with at all times in the carrying out of the development.

(Reason: To encourage the minimisation of waste and recycling of building waste)

Roofing Materials - Reflectivity

- C9. Roofing materials must be factory prefinished with low glare and reflectivity properties to be compatible with the colours of neighbouring buildings. The selected roofing material must not cause a glare nuisance or excessive reflectivity to adjoining or nearby properties. Plans and specifications which comply with this condition must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

(Reason: To ensure that excessive glare or reflectivity nuisance from roofing materials does not occur because of the development)

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Stormwater Disposal

- C10. Stormwater runoff generated by the approved development must be conveyed by gravity to the existing site stormwater drainage disposal system. A licensed tradesman shall install plumbing components to achieve this requirement in accordance with the NCC and current plumbing standards and guidelines. Plans and specifications which comply with this condition must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

(Reason: To ensure appropriate provision for disposal and stormwater management arising from the development)

Bond for Damage and Completion of Infrastructure Works - Stormwater, Kerb and Gutter, Footpaths, Vehicular Crossing and Road Pavement

- C11. Prior to the issue of the relevant Construction Certificate, security deposit or bank guarantee must be provided to Council to the sum of \$2,500.00 to be held by Council for the payment of the cost for the following relevant matters:

- a) making good any damage caused to any property of the Council as a consequence of the doing of anything to which this consent relates,
- b) completing any public work (such as road work, kerbing and guttering, footway construction, stormwater drainage and environmental controls) required in connection with this consent,
- c) remedying any defects in any such public work that arise within 6 months after the work is completed, and
- d) Council reserves the right to retain all bonds on infrastructure works relating to the completion of required Infrastructure work for a 12-month defect liability period. Council may elect to provide a lesser period for minor residential work.

The security required by this condition and in the schedule contained later in these conditions must be provided by way of a deposit with the Council; or other such guarantee that is satisfactory to Council (such as a bank guarantee). Any guarantee provided as security must name North Sydney Council as the nominated beneficiary and must not be subject to an expiry date.

The security will be refundable following the expiration of six months from the issue of the relevant Occupation Certificate or completion of public work required to be completed (whichever is the latest) but only upon inspection and release by Council's Development Engineers or Manager of Development Services.

Council shall have full authority to make use of the bond for such restoration works as deemed necessary by Council in circumstances including the following:

- where the damage constitutes a hazard in which case Council may make use of the security immediately;

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- the Applicant has not repaired or commenced repairing damage within 48 hours of the issue by Council in writing of instructions to undertake such repairs or works;
- works in the public road associated with the development are to an unacceptable quality; and
- the Principal Certifier must ensure that security is provided to North Sydney Council prior to issue of the relevant Construction Certificate.

(Reason: To ensure appropriate security for works on public land and an appropriate quality for new public infrastructure)

Bond for Public Trees

- C12. Prior to any works authorised by this consent commencing, security in the sum of \$8,000.00 must be provided to Council for the protection of trees in public places, including the making good of any damage caused to such trees. The security is to be provided in accordance with the Schedule below.

The security required by this condition and in the schedule contained later in these conditions must be provided by way of a deposit with the Council; or other such guarantee that is satisfactory to Council (such as a bank guarantee). Any guarantee provided as security must name North Sydney Council as the nominated beneficiary and must not be subject to an expiry date.

The security will be refundable following the expiration of six months from the issue of the relevant Occupation Certificate but only upon inspection and release by Council's Landscape Development Officer.

If any tree is removed or damaged Council may deduct from this security the reasonable cost of replacement with a tree of the same species and to a similar stage of growth it would have attained at the completion of the work.

In the case of any tree, which cannot be replaced with a similar specimen, the security for that tree will be forfeited to Council and used to provide replacement trees in streets and other public places.

SCHEDULE

Tree Number and Species	Location	Bond
<i>1 x Buckinghamia celissima</i> (4x5m)	Council verge in front of 1/33 Grasmere Rd	\$5,000
<i>1 x Buckinghamia celissima</i> (3m)	Council verge-boundary of 1&2/33 Grasmere Rd	\$3,000

(Reason: Protection of existing environment public infrastructure, community assets and significant trees)

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Protection of Trees

- C13. The following tree(s) are required to be protected and retained as part of the development consent in accordance with AS 4970-2009 - Protection of trees on development sites:

Tree	Location	Height
1 x Buckinghamia celissima	council verge in front of 1/33 Grasmere Rd	4x5m
1 x Buckinghamia celissima	council verge-boundary of 1&2/33 Grasmere Rd	3m
Existing planting including 2 x Howea forsteriana	Boundary gdn, front setback- boundary of 1&2/33 Grasmere	To 6m
Existing hedge	NW cnr-1/33 Grasmere Rd	
Existing hedge	Southern boundary-1/33 Grasmere Rd	5m

Plans and specifications complying with this condition must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate. The Principal Certifier must ensure that the building plans and specifications submitted, referenced on and accompanying the relevant issued Construction Certificate, fully satisfy the requirements of this condition.

Any tree(s) shown as being retained on the approved plans (regardless of whether they are listed in the above schedule or not) must be protected and retained in accordance with this condition.

(Reason: Protection of existing environmental and community assets)

Pruning of Trees

- C14. All pruning works to the following tree(s) shall be undertaken under the guidance of an appropriately qualified arborist/tree surgeon in accordance with Australian Standard AS 4373-2007 - Pruning of Amenity Trees:

Tree	Location	Height (m)
Existing hedge	NW cnr-1/33 Grasmere Rd	

The above pruning shall be for the sole purpose of accommodating the conditioned planting of 1 x *Banksia integrifolia* (45l) within the NW cnr of the subject site, clear of proposed SW works

A report detailing the measures to be employed during works authorised by this consent shall be submitted to Council and the Principal Certifier for approval prior to the issue of any Construction Certificate.

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All measures required by the said report must be complied with at all times in the carrying out of the development.

(Reason: To ensure the protection and longevity of existing significant trees)

Local Infrastructure Contributions

- C15. A monetary contribution pursuant to the provisions of section 7.12 of *the Environmental Planning and Assessment Act 1979* is to be paid to Council, in accordance with the North Sydney Council's Local Infrastructure Contributions Plan, to provide for local infrastructure improvements.

Based on the cost of development at the date of determination, the total contribution payable to Council is **\$25,465.00**.

Indexation

The monetary contribution required under this consent will be indexed between the date of the grant of the consent and the date on which the contribution is paid the time of payment in accordance with quarterly movements in the Consumer Price Index (All Groups Index) for Sydney as published by the Australian Bureau of Statistics.

Timing of Payment

The contribution must be paid to Council prior to issue of the relevant Construction Certificate for any work approved by this consent.

A copy of *the North Sydney Local Infrastructure Contribution Plan 2020* can be viewed at North Sydney Council's Customer Service Centre, 200 Miller Street, NORTH SYDNEY, or downloaded via Council's website at www.northsydney.nsw.gov.au.

(Reason: To provide for local infrastructure identified in the *North Sydney Council Local Infrastructure Contributions Plan 2020*)

Security Deposit/Guarantee Schedule

- C16. All fees and security deposits/guarantees in accordance with the schedule below must be provided to Council prior to the issue of the relevant Construction Certificate:

Security Deposit/Guarantee	Amount (\$)
Infrastructure Damage Bond	\$2,500.00
TOTAL BONDS	\$2,500.00

Note: The following fees applicable

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Fees	
Local Infrastructure Contributions	\$25,465.00
TOTAL FEES	\$25,465.00

The security required by the above schedule must be provided by way of a deposit with the Council; or other such guarantee that is satisfactory to Council (such as a bank guarantee). Any guarantee provided as security must name North Sydney Council as the nominated beneficiary and must not be subject to an expiry date.

(Reason: Compliance with the development consent)

BASIX Certificate

C17. Under section 75 of the *Environmental Planning and Assessment Regulation 2021*, it is a condition of this development consent that all the commitments listed in BASIX Certificate No. A1738577 for the development are fulfilled. Plans and specifications complying with this condition must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

(Reason: To ensure the proposed development will meet the Government's requirements for sustainability and statutory requirements)

Amendments to the Landscape Plan

C18. The landscape plan must be amended as follows to provide an appropriate landscaped setting:

- Any change to the driveway and vehicle crossover shall be restricted to the existing envelope – no excavation/construction beyond these parameters shall be permitted. Removal of existing concrete surface and installation of pervious surface shall be carried out by hand. No excavation below existing grade shall be permitted within the area of vehicle crossover.
- Confirmation as to the adequacy of the existing stormwater discharge from northern site boundary to street shall have been lodged with council prior to any approval being granted. No new SW works shall be permitted within the TPZ of the *Buckinghamia celissima* (4x5m) in the council verge in front of 1/33 Grasmere Rd.
- The existing hedge along the western boundary of 1/33 Grasmere Rd shall be pruned in order to accommodate the planting of 1 x *Banksia integrifolia* (45l) within the NW cnr of the subject site, clear of proposed SW works. This tree/hedge relationship shall be maintained to allow the tree canopy to grow above and beyond the existing hedge.
- The small garden bed in the SW cnr of the subject site shall be enlarged to suitably incorporate the planting of 1 x *Elaeocarpus eumundii* (75l). This *E. eumundii* shall replace the *Dracena draco* shown on drawings.
- Murraya paniculata* (140mm) & *Westringea fruticosa* 'Jervis Bay' (140mm) shall be minimum 300mm pot size

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An amended landscape plan complying with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the amended landscape plan and other plans and specifications submitted fully satisfy the requirements of this condition.

(Reason: To ensure residential amenity)

D. Prior to the Commencement of any Works (and continuing where indicated)

Protection of Trees

- D1. All trees that are specifically nominated to be retained by notation on plans or by condition as a requirement of this consent must be maintained and protected during demolition, excavation and construction on the site in accordance with AS4970-2009 (Protection of trees on development sites). A report containing recommendations, and methods of tree protection prepared by an appropriately qualified person must be provided to the Certifying Authority for approval by an appropriately qualified person prior to commencement of any works on the site. Any recommendations must be undertaken for the duration of works on the site.

Sensitive construction techniques including hand excavation, pier & beam construction & flexible location of piers/footings shall be used within the TPZ of any protected tree. No roots greater than 40mm shall be cut. No stormwater or any other underground services shall be directed through the TPZ of any protected tree.

Any change to the driveway and vehicle crossover shall be restricted to the existing envelope – no excavation/construction beyond these parameters shall be permitted. Removal of existing concrete surface and installation of pervious surface shall be carried out by hand. No excavation below existing grade shall be permitted within the area of vehicle crossover.

(Reason: To ensure compliance with the requirement to retain significant planting on the site)

Protection of Public Trees

- D2. The following tree(s) are required to be protected and retained as part of the development consent in accordance with AS 4970-2009 – Protection of trees on development sites:

Tree	Location	Protection
1 x <i>Buckinghamia celissima</i> (4x5m)	council verge in front of 1/33 Grasmere Rd	1.8m high steel mesh tree protection fencing,
1 x <i>Buckinghamia celissima</i> (3m)	council verge-boundary of 1&2/33 Grasmere Rd	1.8m high steel mesh tree protection fencing

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1.8m high steel mesh tree protection fencing shall be erected such that any unprotected section of council verge within TPZ of protected trees shall be completely enclosed.

Plans and specifications complying with this condition must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure that the building plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: Protection of existing environmental and community assets)

Temporary Fences and Tree Protection

- D3. All protected trees on-site that are specifically nominated to be retained by notation on plans or by a condition of this consent must be tagged with luminous tape or the like, for purposes of identification prior to demolition, excavation, or construction works, and must remain so for the duration of works on the site. No materials or builder's waste are to be stored in the vicinity of the nominated tree/trees at any time.

(Reason: To protect the trees to be retained on the site during construction works)

Sydney Water Approvals

- D4. Prior to the commencement of any works, the approved plans must be submitted to Sydney Water to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

Note: **Sydney Water Building Plan Approvals** can be obtained from the Sydney Water Tap in™ online service. Building plans must be submitted to the Tap in™ to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains, and/or easement, and if further requirements need to be met. For further information visit <http://www.sydneywater.com.au/tapin/index.htm> or call 13 000 TAP IN (1300 082 746).

(Reason: To ensure compliance with Sydney Water requirements)

Asbestos Material Survey

- D5. Prior to the commencement of any works, a report must be prepared by a suitably qualified person in relation to the existing building fabric to be demolished and/or disturbed identifying the presence or otherwise of asbestos contamination, and, if asbestos contamination is present, making recommendations as to the work required to safely address the contamination.

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Any demolition works or other works identified in the report as having to be carried out must be carried out in accordance with the recommendations of the report and the following:

- a) the removal of asbestos must be undertaken by a SafeWork NSW licensed contractor;
- b) all removal must be in strict accordance with the requirements of the SafeWork NSW in relation to the removal, handling and disposal of material containing asbestos and any Work Safe Australia requirements.
- c) during the removal of any asbestos a sign stating "DANGER ASBESTOS REMOVAL IN PROGRESS" must be erected in a visible position at the boundary of the site; and
- d) Waste disposal receipts must be provided to the Principal Certifier as proof of correct disposal of asbestos-laden waste.

The report must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

(Reason: To ensure the long-term health of workers on site and occupants of the building is not put at risk unnecessarily)

Commencement of Works' Notice

- D6. Works in accordance with this development consent must not be commenced until the Applicant has given at least two days' notice to North Sydney Council of the person's intention to commence works in accordance with this development consent.

(Reason: To ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

E. During Demolition and Building Work

Temporary Disposal of Stormwater Runoff

- E1. During construction, stormwater runoff must be disposed of in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site (including roofs, driveways, paving) and where the final drainage system is incomplete, the necessary temporary drainage systems must be installed to reasonably manage and control runoff as far as the approved point of stormwater discharge. Such ongoing measures must be to the satisfaction of the Principal Certifier.

(Reason: Stormwater control during construction)

Geotechnical Stability during Works

- E2. A contractor with specialist excavation experience must undertake the excavations for the development and a suitably qualified and consulting geotechnical engineer must oversee the excavation procedure.

Geotechnical aspects of the development work, namely appropriate excavation method and vibration control, support and retention of excavated faces, and hydrogeological considerations must be undertaken in accordance with the recommendations of the Geotechnical Investigation prepared by JK Geotechnics, dated 9 February 2024 and all subsequent geotechnical inspections carried out during the excavation and construction phase.

Approval must be obtained from all affected property owners, including North Sydney Council where rock anchors (both temporary and permanent) are proposed below adjacent private or public property.

(Reason: Ensure appropriate professional are engaged at appropriate stages during construction)

Progress Survey

- E3. In order to ensure compliance with approved plans, a Survey Certificate, to Australian Height Datum, must be prepared by a Registered Surveyor as follows:
- a) at the completion of the first structural floor level indicating the level of that floor and the relationship of the building to the boundaries;
 - b) at the completed height of the building, prior to the placement of concrete in form work, or the laying of roofing materials; and
 - c) at completion, the relationship of the building, and any projections thereto, to the boundaries.

Progress certification in response to points (a) through (c) must be provided to the Principal Certifier for approval at the time of carrying out relevant progress inspections. In the event that such survey information is not provided or reveals discrepancies between the approved plans and the proposed works, all works, save for works necessary to bring the development into compliance with the approved plans, must cease. Works may only continue upon notification by the Principal Certifier to the Applicant that survey information (included updated survey information following the carrying out of works to comply with the approved plans) complies with this condition.

(Reason: To ensure compliance with approved plans)

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Dust Emission and Air Quality

E4. The following must be complied with at all times:

- a) Materials must not be burnt on the site.
- b) Vehicles entering and leaving the site with soil or fill material must be covered.
- c) Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with *the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and Construction*.
- d) Odour suppression measures must also be carried out where appropriate so as to prevent nuisance occurring at adjoining properties.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

Noise and Vibration

E5. The works must be undertaken in accordance with the "Interim Construction Noise Guideline" published by the NSW Environment Protection Authority, to ensure excessive levels of noise and vibration do not occur so as to minimise adverse effects experienced on any adjoining land.

(Reason: To ensure residential amenity is maintained in the immediate vicinity)

No Work on Public Open Space

E6. No work can be undertaken within adjoining public lands (i.e., parks, reserves, roads, etc.,) without the prior written consent of Council. In this regard the Applicant is to liaise with Council prior to the commencement of any design works or preparation of a Construction and Traffic Management Plan.

(Reason: Protection of existing public infrastructure and land, and to ensure public safety and proper management of public land)

Applicant's Cost of Work on Council Property

E7. The Applicant or the person, company or other entity that is acting upon this consent, must bear the cost of all works associated with the development that occurs on Council's property, including the restoration of damaged areas.

(Reason: To ensure the proper management of public land and funds)

No Removal of Trees on Public Property

- E8. No trees on public property (footpaths, roads, reserves, etc.) unless specifically approved by this consent shall be removed or damaged during construction including for the erection of any fences, hoardings or other temporary works.

(Reason: Protection of existing environmental infrastructure and community assets)

Protection of Trees

- E9. All trees required to be retained, as part of this consent must be protected from any damage during construction works in accordance with AS4970-2009.

In the event that any tree required to be retained is damaged during works on the site, notice of the damage must be given to Council forthwith.

Notes:

- a. If the nominated tree is damaged to a significant degree or removed from the site without prior written approval being obtained from Council, the issuing of fines or legal proceedings may be commenced for failure to comply with the conditions of this consent.
- b. An application to modify this consent pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979* will be required to address the non-compliance with any of the conditions of consent relating to the retention of nominated trees, and Council may require tree replenishment.

(Reason: Protection of existing environmental infrastructure and community assets)

Special Permits

- E10. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development must occur entirely on the property.

The Applicant, owner or builder may apply for specific permits available from Council's Customer Service Centre for the undermentioned activities on Council's property. In the event that a permit is granted by Council for the carrying out of works, processes, storage of materials, loading and unloading associated with the development on Council's property, the development must be carried out in accordance with the requirements of the permit. A minimum of forty-eight (48) hours' notice is required for any permit:

1) On-street mobile plant

For example, cranes, concrete pumps, cherry-pickers, etc., - restrictions apply to the hours of operation, the area of operation, etc. Separate permits are required for each occasion and each piece of equipment. It is the Applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure that the use of any equipment does not violate adjoining property owner's rights.

(Reason: Proper management of public land)

2) Hoardings

Permits are required to erect Class A and Class B hoardings. If an 'A' Class hoarding is to alienate a section of Council's property, that section will require a permit for the occupation of Council's property.

(Reason: Proper management of public land)

3) Storage of building materials and building waste containers (skips) on Council's property

Permits to utilise Council property for the storage of building materials and building waste containers (skips) are required for each location. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded by Council with no additional notice being given. Storage of building materials and waste containers on open space reserves and parks is prohibited.

(Reason: Proper management of public land)

4) Kerbside restrictions, construction zones

Attention is drawn to the existing kerbside restrictions adjacent to the development. Should alteration of existing kerbside restrictions be required, or the provision of a construction zone, the appropriate application must be made, and the fee paid to Council. Alternatives to such restrictions may require referral to Council's Traffic Committee and may take considerable time to be resolved. An earlier application is suggested to avoid delays in construction programs.

(Reason: Proper management of public land)

Construction Hours (All Other Zones)

- E11. Construction activities and works approved under this consent must be restricted to within the hours stipulated in the following table:

Standard Construction Hours	
Day	Hours
Monday - Friday	7.00am - 5.00pm
Saturday	8.00am - 1.00pm
Sunday Public holiday	No work permitted

Construction activities for development approved under this consent must be carried out in accordance with the standard construction hours above, *the EPA Noise Policy for Industry 2017* and any Construction Noise Management Plan required under this consent. In the event of breach to the approved hours of construction, Council take may take enforcement action under Part 9 of *the Environmental Planning and Assessment Act 1979* and in accordance with Council's adopted Compliance and Enforcement Policy.

(Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community)

Installation and Maintenance of Erosion and Sediment Controls

- E12. Erosion and sediment controls must be installed and maintained at all times in accordance with the Sediment and Erosion Control Plan submitted and approved with the relevant Construction Certificate.

Erosion and sediment measures must be maintained in accordance with the publication *Managing Urban Stormwater: Soils and Construction 4th ed. Landcom, 2004*. commonly referred to as the "Blue Book" and can only be removed when development activities have been completed and the site fully stabilised.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Sediment and Erosion Control Signage

- E13. Most development consents require a durable sign to be displayed in a prominent location on construction sites during building works which displays information and warning of penalties should appropriate erosion and sedimentation control measures not be maintained.

(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

Site Amenities and Facilities

- E14. Where work involved in the erection and/or demolition of a building is being carried out, amenities which satisfy applicable occupational health and safety and construction safety regulations, including any SafeWork NSW requirements, must be provided and maintained at all times. The type of workplace determines the type of amenities required.

Further information and details can be obtained from the Internet at www.workcover.nsw.gov.au

(Reason: To ensure the health and safety of the community and workers on the site)

Health and Safety

- E15. All work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any SafeWork NSW requirements to prepare a health and safety plan. Site fencing must be installed sufficient to exclude the public from the site. Safety signs must be erected that warn the public to keep out of the site and provide a contact telephone number for enquiries.

Further information and details regarding occupational health and safety requirements for construction sites can be obtained from the internet at www.safework.nsw.gov.au.

(Reason: To ensure the health and safety of the community and workers on the site)

Plant and Equipment Kept Within Site

- E16. All plant and equipment used in the undertaking of the development/works, including concrete pumps, wagons, lifts, mobile cranes, hoardings etc., must be situated within the boundaries of the site (unless a permit is obtained from Council beforehand) and so placed that all concrete slurry, water, debris and the like must be discharged onto the building site, and is to be contained within the site boundaries.

Details of Council requirements for permits on public land for standing plant, hoardings, storage of materials and construction zones and the like are available on Council's website at www.northsydney.nsw.gov.au.

(Reason: To ensure public safety and amenity on public land)

Waste Disposal

- E17. All records demonstrating the lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as North Sydney Council and the Environment Protection Authority.

(Reason: To ensure the lawful disposal of construction and demolition waste)

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Asbestos Removal

- E18. All demolition works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current SafeWork NSW Asbestos or "Demolition Licence," and a current SafeWork NSW "Class 2 (Restricted) Asbestos Licence" (or equivalent). Removal must be carried out in accordance with National Occupational Health and Safety Commission requirements.

(Reason: To ensure works are carried out in accordance with relevant SafeWork NSW requirements)

Service Adjustments

- E19. The adjustment or inclusion of any new utility service or facilities must be carried out by an appropriately qualified contractor in accordance with the requirements of the relevant utility authority.

These works shall be at no cost to Council. It is the Applicant's responsibility to contact the relevant utility authorities to ascertain the impacts of the proposal upon utility services prior to the commencement of any work, including demolition (including water, phone, gas and the like).

Council accepts no responsibility for any impact on, or influence upon, utility services provided by another authority.

(Reason: To ensure the service requirements are met)

F. *Prescribed Conditions imposed under EP&A Act and Regulations and other relevant Legislation*

National Construction Code

- F1. All building work must be carried out in accordance with the provisions of the National Construction Code.

(Reason: Prescribed - Statutory)

Home Building Act

- F2. 1) Building work that involves residential building work (within the meaning and exemptions provided in *the Home Building Act 1989*) for which *the Home Building Act 1989* requires there to be a contract of insurance under Part 6 of that Act must not be carried out unless the Principal Certifier for the development to which the work relates, has given North Sydney Council written notice of the contract of insurance being issued, and of the following:

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- 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, or
- b) in the case of work to be done by an owner-builder:
 - i) the name of the owner-builder, and
 - ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- 2) If arrangements for doing residential building work are changed while the work is in progress such that the information submitted to Council in accordance with this condition is out of date, work must cease, and no further work may 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.

Note: A certificate purporting to be issued by an approved insurer under Part 6 of *the Home Building Act 1989* that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this condition, sufficient evidence that the person has complied with the requirements of that Part.

(Reason: Prescribed - Statutory)

Appointment of a Principal Certifier

- F3. Building or excavation works in accordance with the development consent must not be commenced until the Applicant has appointed a Principal Certifier for the building work in accordance with the provisions of *the Environmental Planning and Assessment Act 1979* and its Regulation.

(Reason: Statutory, to ensure appropriate safeguarding measures are in place prior to the commencement of any building or excavation works)

Construction Certificate

- F4. Building or excavation works in accordance with the development consent must not be commenced until the Construction Certificate for the relevant part of the work has been issued.

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Note: For clarity, this condition does not apply to demolition of whole buildings and works. A Construction Certificate is not required for these works. Demolition is controlled by AS 2601-2001 - Demolition of Structures. This Australian Standard requires safeguards to be in place before demolition commences, including traffic control and management, which may form part of the Construction Traffic Management Plan. Vegetation may also be removed or cleared unless the development consent requires that specified vegetation must not be removed.

(Reason: Statutory, to ensure appropriate safeguards are in place prior to the commencement of any works)

Occupation Certificates

- F5. A person must not commence occupation or use of the whole or any part of a new building (new building includes an altered portion of, or an extension to, an existing building) unless the relevant Occupation Certificate has been issued in relation to the building or part. Only the Principal Certifier appointed for the building work can issue an Occupation Certificate.

(Reason: Statutory compliance)

Critical Stage Inspections

- F6. Building work must be inspected by the Principal Certifier at the critical stages prescribed by the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2021*, and as directed by the appointed Principal Certifier.

(Reason: Statutory)

Commencement of Works

- F7. Works in accordance with this development consent must not be commenced until the Applicant has given at least two days' notice to North Sydney Council of the intention to commence those works.

(Reason: Statutory, to ensure appropriate safeguarding measures are in place prior to the commencement of any building work, demolition or excavation)

Excavation/Demolition

- F8. Excavation and demolition shall be carried out as follows:

- a) All excavation and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.

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- b) All excavation associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- c) Demolition work must be undertaken in accordance with the provisions of AS2601 - Demolition of Structures.

(Reason: To ensure that work is undertaken in a professional and responsible manner and protect adjoining property and persons from potential damage)

Protection of Public Places

- F9.
- 1) A hoarding and site fencing must be erected between the work site and adjoining public place.
 - 2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
 - 3) The work site must be kept lit between sunset and sunrise, if it is likely to be hazardous to persons in the public place.
 - 4) Any such hoarding, fence or awning, is to be removed when the work has been completed.
 - 5) No access across public reserves or parks is permitted.

Note: Prior to the erection of any temporary fence or hoarding over property, owned or managed by Council, written approval must be obtained. Any application needs to be accompanied by plans indicating the type of hoarding and its layout. Fees are assessed and will form part of any approval given. These fees must be paid prior to the approval being given. Approval for hoardings will generally only be given in association with approved building works, maintenance, or to ensure protection of the public. An application form for a Hoarding Permit can be downloaded from Council's website.

(Reason: To ensure public safety and the proper management of public land)

Site Sign

- F10.
- 1) A sign must be erected in a prominent position on the site:
 - a) stating that unauthorised entry to the work site is prohibited;

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- b) showing the name of the principal contractor (or person in charge of the work site), and a telephone number at which that person may be contacted at any time for business purposes and outside working hours; and
 - c) showing the name, address and telephone number of the Principal Certifier for the work.
- 2) Any such sign must be maintained while to building work or demolition work is being carried out but must be removed when the work has been completed.

(Reason: Prescribed - Statutory)

G. *Prior to the Issue of an Occupation Certificate*

Infrastructure Repair and Completion of Works

- G1. Prior to the issue of the relevant Occupation Certificate, any and all works relating to the development:
- a) in the road reserve must be fully completed; and
 - b) to repair and make good any damaged public infrastructure caused as a result of any works relating to the development (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired;

to the satisfaction of Council Engineers at no cost to Council. Council's development engineer must be contacted to arrange inspections of the completed works in the Public Domain.

(Reason: Maintain quality of Public assets)

Damage to Adjoining Properties

- G2. All precautions must be taken to prevent any damage likely to be sustained to adjoining properties. Adjoining owner property rights and the need for owner's permission must be observed at all times, including the entering onto land for the purpose of undertaking works.

(Reason: To ensure adjoining owner's property rights are protected)

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Asbestos Clearance Certificate

- G3. For building works where asbestos-based products have been removed or altered, an asbestos clearance certificate signed by an appropriately qualified person (being an Occupational Hygienist or Environmental Consultant) must be submitted to and approved by the Principal Certifier (and a copy forwarded to Council if it is not the Principal Certifier) for the building work prior to the issue of the relevant Occupation Certificate. The asbestos clearance certificate must certify the following:

- a) the building/land is free of asbestos; or
- b) the building/land has asbestos that is presently deemed safe.

The certificate must also be accompanied by tipping receipts, which detail that all asbestos waste has been disposed of at an approved asbestos waste disposal depot. If asbestos is retained on site the certificate must identify the type, location, use, condition and amount of such material.

Note: Further details of licensed asbestos waste disposal facilities can be obtained from www.epa.nsw.gov.au.

(Reason: To ensure that building works involving asbestos-based products are safe for occupation and will pose no health risks to occupants)

Certification of Tree Condition

- G4. Prior to the issue of the relevant Occupation Certificate, a report prepared by an appropriately qualified person (being an arborist or the like) must be submitted to the Principal Certifier, describing the health of the tree(s) specifically nominated below:

Tree	Location	Height
1 x <i>Buckinghamia celissima</i>	council verge in front of 1/33 Grasmere Rd	4x5m
1 x <i>Buckinghamia celissima</i>	council verge-boundary of 1&2/33 Grasmere	3m
Existing planting including 2 x <i>Howea forsteriana</i>	Boundary gdn, front setback- boundary of 1&2/33 Grasmere	To 6m
Existing hedge	NW cnr-1/33 Grasmere Rd	
Existing hedge	Southern boundary-1/33 Grasmere Rd	5m
1 x <i>Banksia integrifolia</i>	NW cnr of 1/33 Grasmere Rd	45l
1 x <i>Elaeocarpus eumundii</i>	SW cnr of 1/33 Grasmere Rd	75l

The report must detail the condition and health of the nominated tree(s) upon completion of the works and shall certify that the tree(s) has/have not been significantly damaged during the works on the site, and has/have reasonable prospects for survival.

(Reason: To ensure compliance with the terms of this consent)

BASIX Completion Certificate

- G5. In accordance with section 45 *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, prior to issuing the relevant Occupation Certificate the Principal Certifier must provide a BASIX completion receipt.

(Reason: To ensure compliance with the Regulations)

Damage to Adjoining Properties

- G6. On completion of the development the subject of this consent and prior to the issue of the relevant Occupation Certificate, a report is to be prepared by an appropriately qualified consultant and is to be provided to the Principal Certifier (and a copy to Council if it is not the Principal Certifier) certifying:

- a) whether any damage to adjoining properties has occurred as a result of the development;
- b) the nature and extent of any damage caused to the adjoining property as a result of the development;
- c) the nature and extent of works required to rectify any damage caused to the adjoining property as a result of the proposed development;
- d) the nature and extent of works carried out to rectify any damage caused to the adjoining property as a result of the development; and
- e) the nature and extent of any agreements entered into for rectification of any damage caused to the adjoining property as a result of the development.

The report and certification must reference the dilapidation survey and reports required to be provided to the Principal Certifier in accordance with this consent.

A copy of the report and certification required by this condition must be submitted to Council with the relevant Occupation Certificate. All costs incurred in achieving compliance with this condition shall be borne by the Applicant.

(Reason: To record the condition of adjoining properties prior to completion of the development and to facilitate claims against damage)

I. Ongoing/Operational Conditions

Maintenance of Approved Landscaping

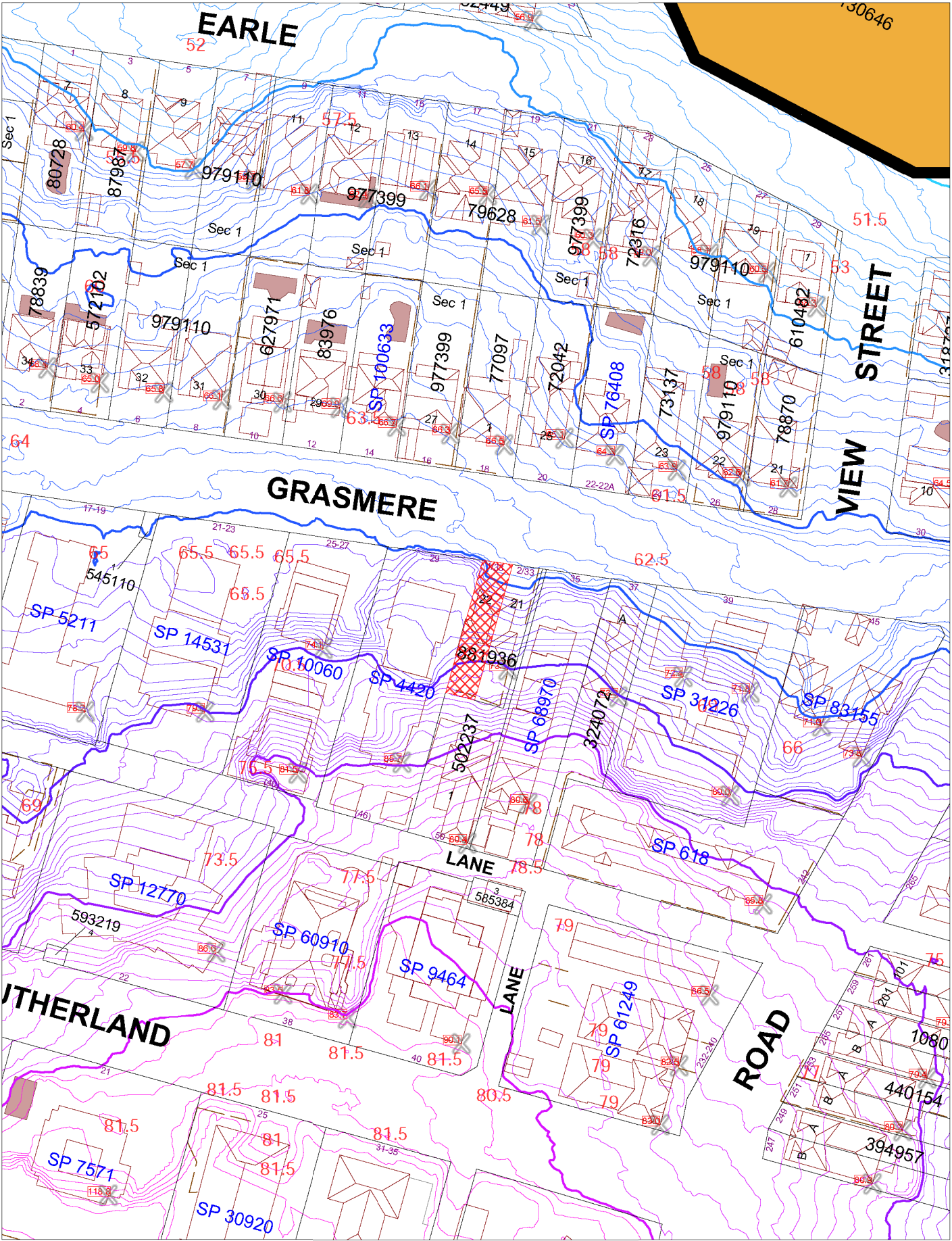
- I1. The owner of the premises at 1/33 Grasmere Road, Cremorne is to maintain the landscaping approved by this consent generally in accordance with drawing number L100 dated 10/04/24 as modified by conditions.

Any replacement plants required shall be advanced in growth and be selected to maintain the anticipated mature height, canopy density and nature of those plant species as originally approved.

**1/33 GRASMERE ROAD, CREMORNE
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Should it be desired to substitute plants which are not of the same mature height, canopy density and nature (particularly flowering for non-flowering, native for exotic, deciduous for non-deciduous or the reverse of any these) a modification to this consent will be required.

(Reason: To ensure maintenance of the amenity, solar access and views of adjoining properties)



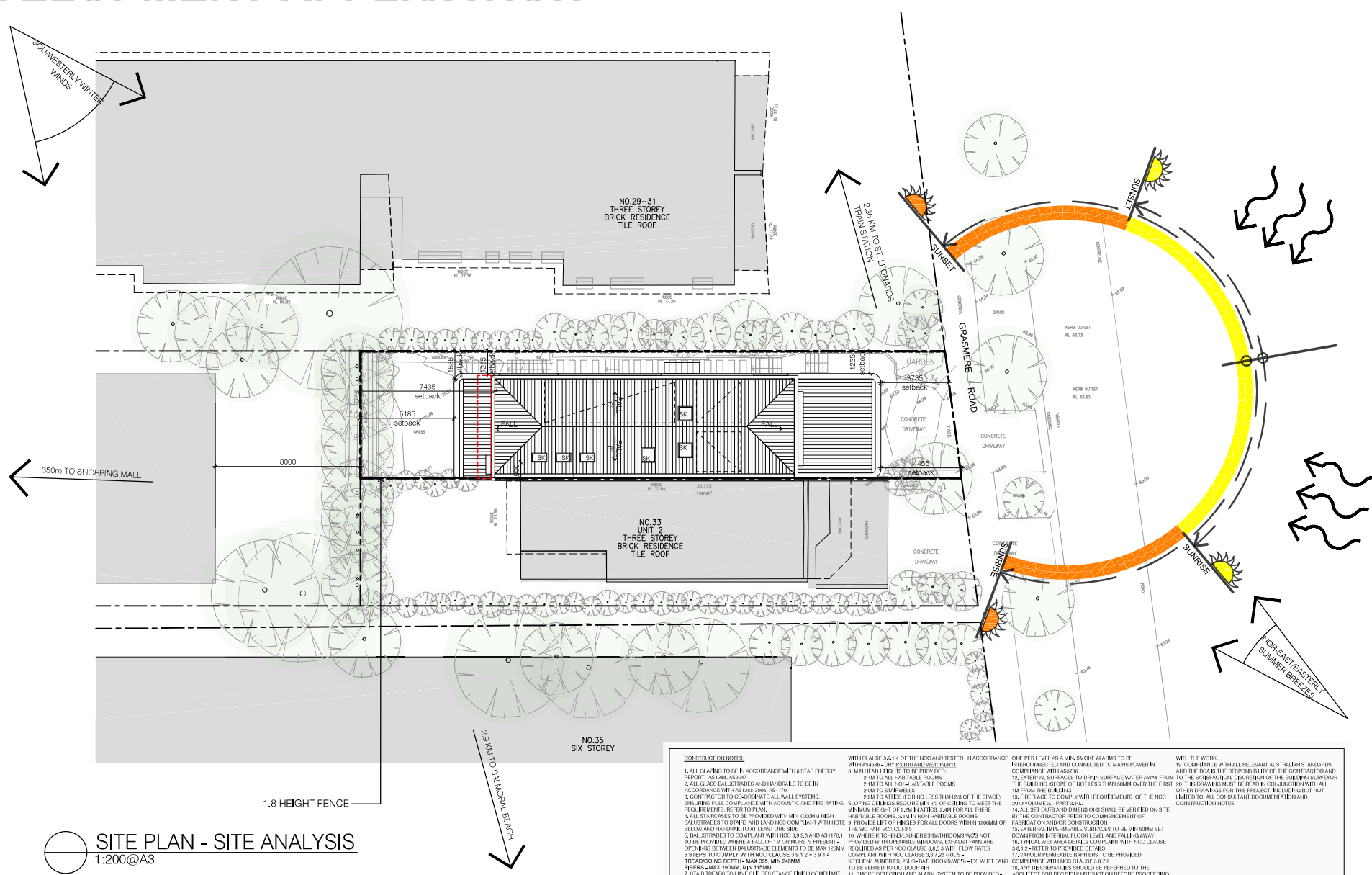
North Sydney Council

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Further details can be obtained by calling (02) 9936 8100 or e-mail mapping@northsydney.nsw.gov.au.

Scale: 1:1200 approx.





SITE PLAN - SITE ANALYSIS

Issue	Amendment	Date	NOTES
P	PRELIMINARY	JULI 2023	- ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
DA	PRE DA	OCT 2023	- ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING. IF IN DOUBT, ASK!
DA	DEVELOPMENT APPLICATION	APR 2024	- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCANCC AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.
RFI	DA - RFI RESPONSE	SEP 2024	SUBJECTS TO AND SURVEY
DA	DA - AMENDMENT	FEB 2025	
DA	DA - AMENDMENT	MAR 2025	

NOTES

- ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
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- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCA/NCC, AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.

SUBJECT TO LAND SURVEY



GROUP ARCHITECTS

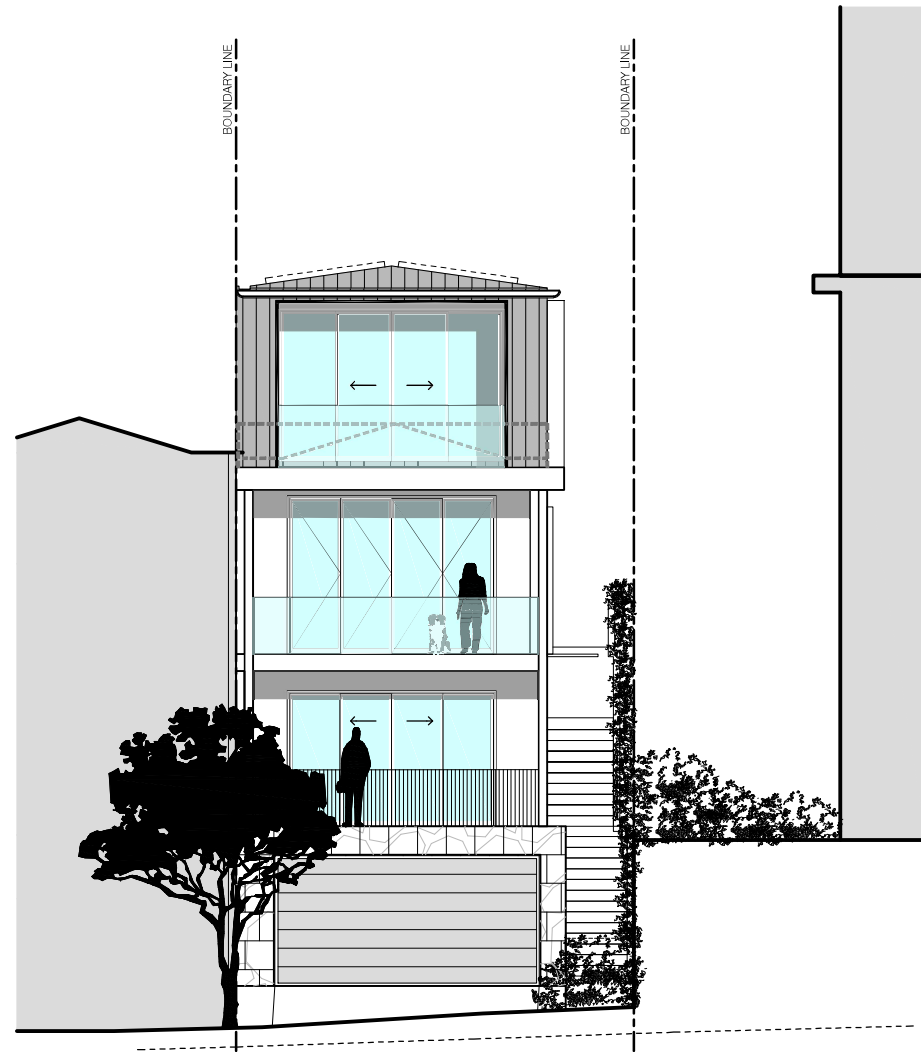
Nominated Architect Julian Brenchley 6246
Group Architects Pty Limited ABN 82 600 366 069
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T: +612 9660 1055 E: info@grouparchitects.com.au

project	
1/33 GRASMERE RD, CREMORNE	
drawing	date: MAR 2025
SITE PLAN-SITE ANALYSIS	scale: 1:200@A3
DWG No : 2023-009-100	issue: DA - A.

DEVELOPMENT APPLICATION

DRAWING SCHEDULE

000	COVER SHEET
001	FINISHES
002	LOCATION PLAN
100	SITE PLAN-SITE ANALYSIS
101	EXISTING FLOOR PLANS
102	DEMOLITION PLANS
103	GROUND FLOOR PLAN
104	FIRST FLOOR PLAN
105	SECOND FLOOR PLAN
106	THIRD PLAN
107	ROOF PLAN
200	NORTH ELEVATION
201	WEST ELEVATION
202	SOUTH ELEVATION
300	SECTION 1
301	SECTION 2
400	LANDSCAPE AND STORMWATER PLAN
401	SITE COVERAGE
500	EXCAVATION PLAN
600	SHADOW DIAGRAMS



Issue	Amendment	Date	NOTES
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RFI	DA-RFI RESPONSE	SEP 2024	SUBJECT TO LAND SURVEY
DA	DA-AMENDMENT	FEB 2025	
DA	DA-AMENDMENT	MAR 2025	

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Version: 1, Version Date: 05/03/2025

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project	1/33 GRASMERE RD, CREMORNE
drawing	date: MAR 2025
COVER	scale: NTS
DWG No.: 2023-009-00	issue: DA - A.

DEVELOPMENT APPLICATION



LOCATION PLAN
NTS

Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RI	DA - RI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

Document Set ID: 10346576

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SUBJECT TO LAND SURVEY

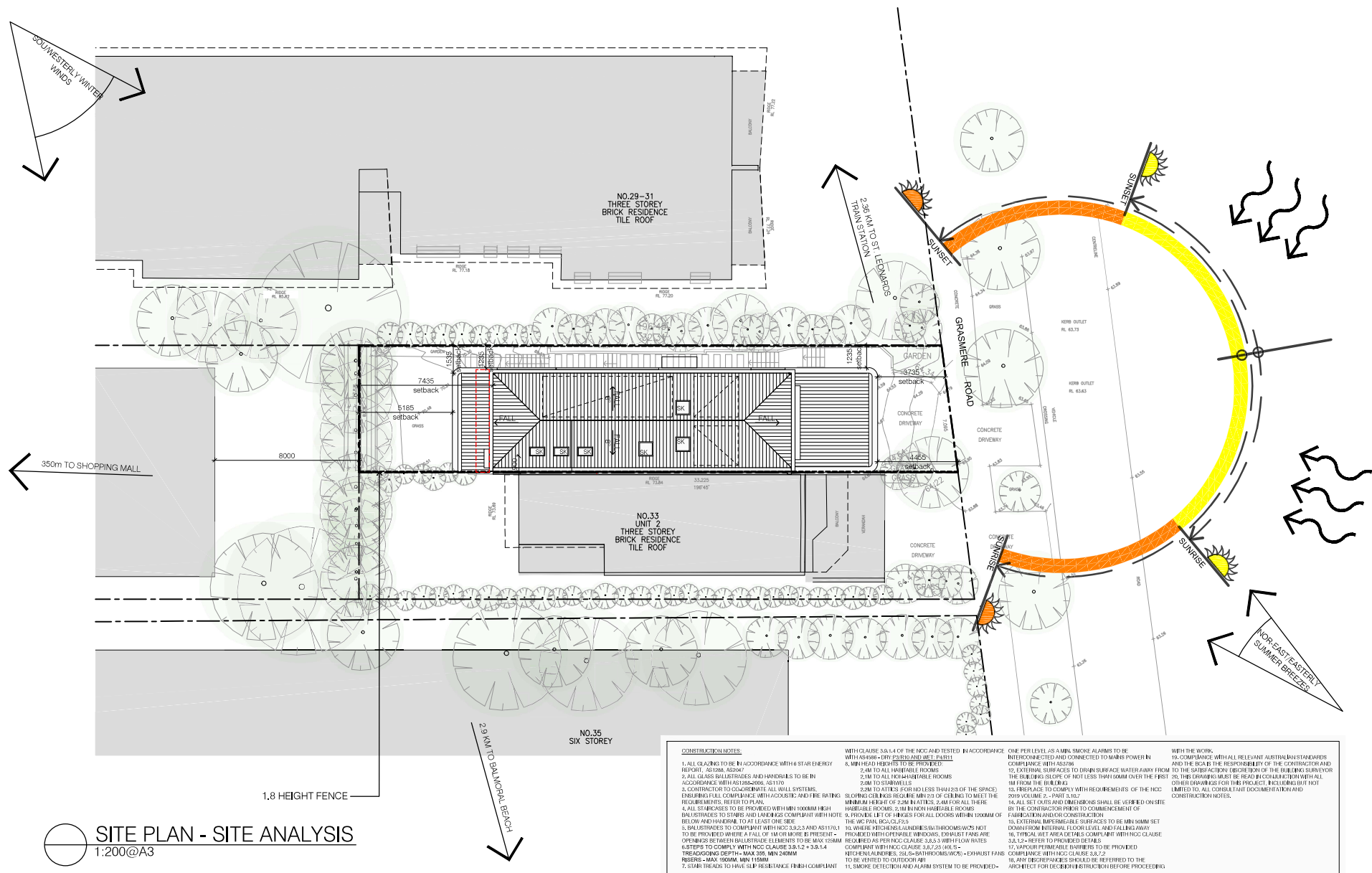


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project	1/33 GRASMERE RD, CREMORNE
drawing	date: MAR 2025
LOCATION PLAN	scale: NTS
DWG No.: 2023-009-002	issue: DA - A.

DEVELOPMENT APPLICATION



SITE PLAN - SITE ANALYSIS
1:200@A3

Issue	Amendment	Date	NOTES
P	PRELIMINARY	JUL 2023	- ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
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RRT	DA - RRT RESPONSE	APR 2024	- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCA/NCC, AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.
DA	DA - AMENDMENT	FEB 2025	SUBJECT TO LAND SURVEY
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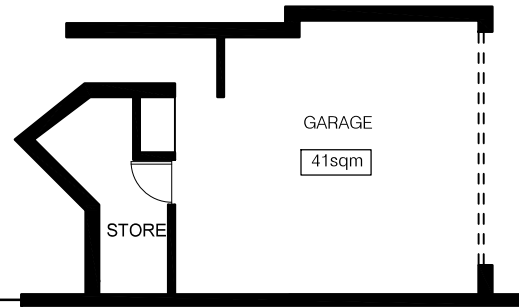
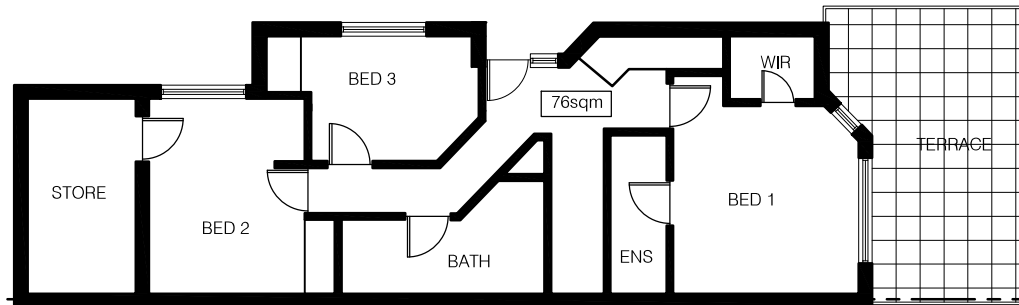
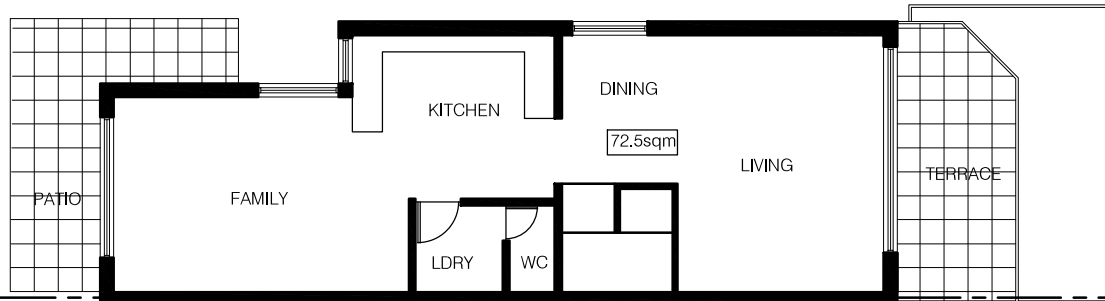
Version: 1, Version Date: 05/03/2025

GROUP ARCHITECTS

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project	1/33 GRASMERE RD, CREMORNE
drawing	SITE PLAN-SITE ANALYSIS
DWG No.:	2023-009-100
date:	MAR 2025
scale:	1:200@A3
issue:	DA - A

DEVELOPMENT APPLICATION

 EXISTING GROUND FLOOR
1:100@A3 EXISTING FIRST FLOOR
1:100@A3 EXISTING SECOND FLOOR
1:100@A3

Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RFI	DA - RFI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

NOTES

- ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
- ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING. IF IN DOUBT, ASK!
- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCA/NCC, AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.
SUBJECT TO LAND SURVEY

LEGEND:

- EXISTING WALLS
- DEMOLISHED WALLS
- NEW WALLS

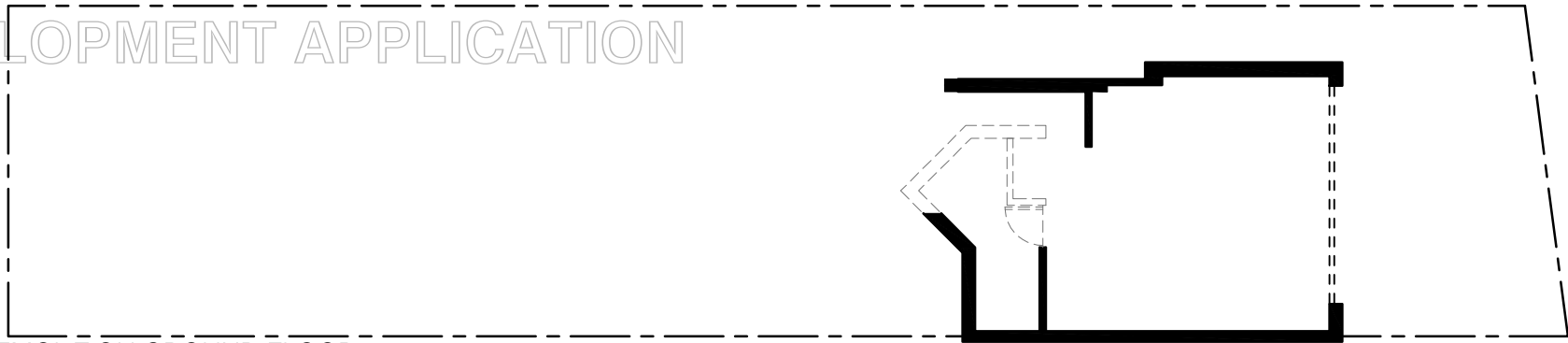
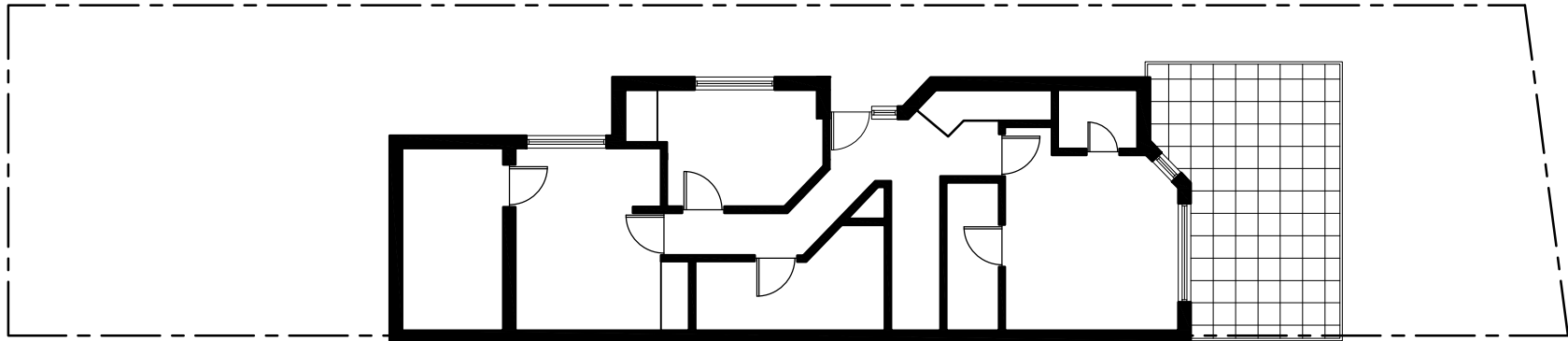
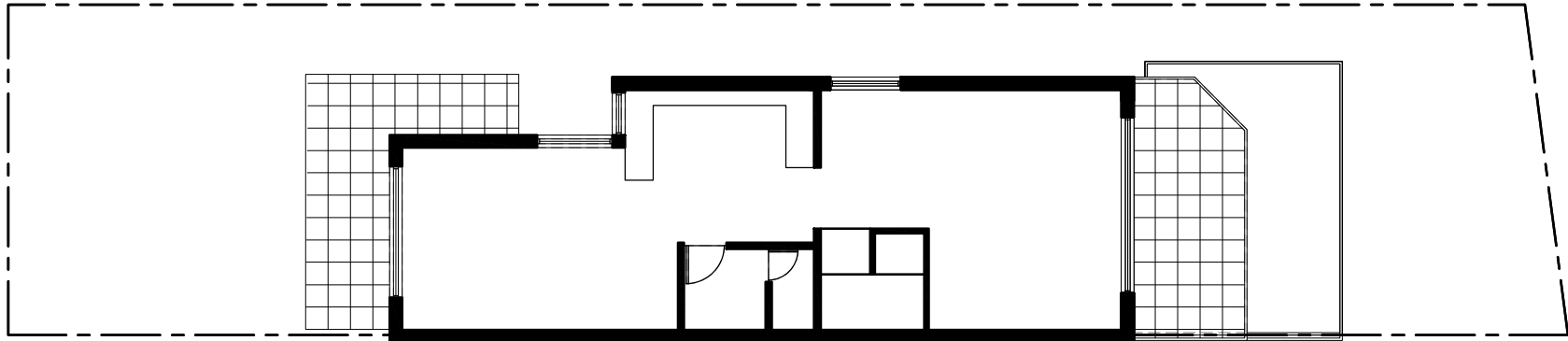


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project	1/33 GRASMERE RD, CREMORNE
drawing	date: MAR 2025
EXISTING PLANS	scale: 1:100@A3
DWG No.: 2023-009-101	issue: DA - A.

DEVELOPMENT APPLICATION




 DEMOLITION GROUND FLOOR
1:100@A3 DEMOLITION FIRST FLOOR
1:100@A3 DEMOLITION SECOND FLOOR
1:100@A3

Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RFI	DA - RFI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

NOTES

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SUBJECT TO LAND SURVEY

LEGEND:

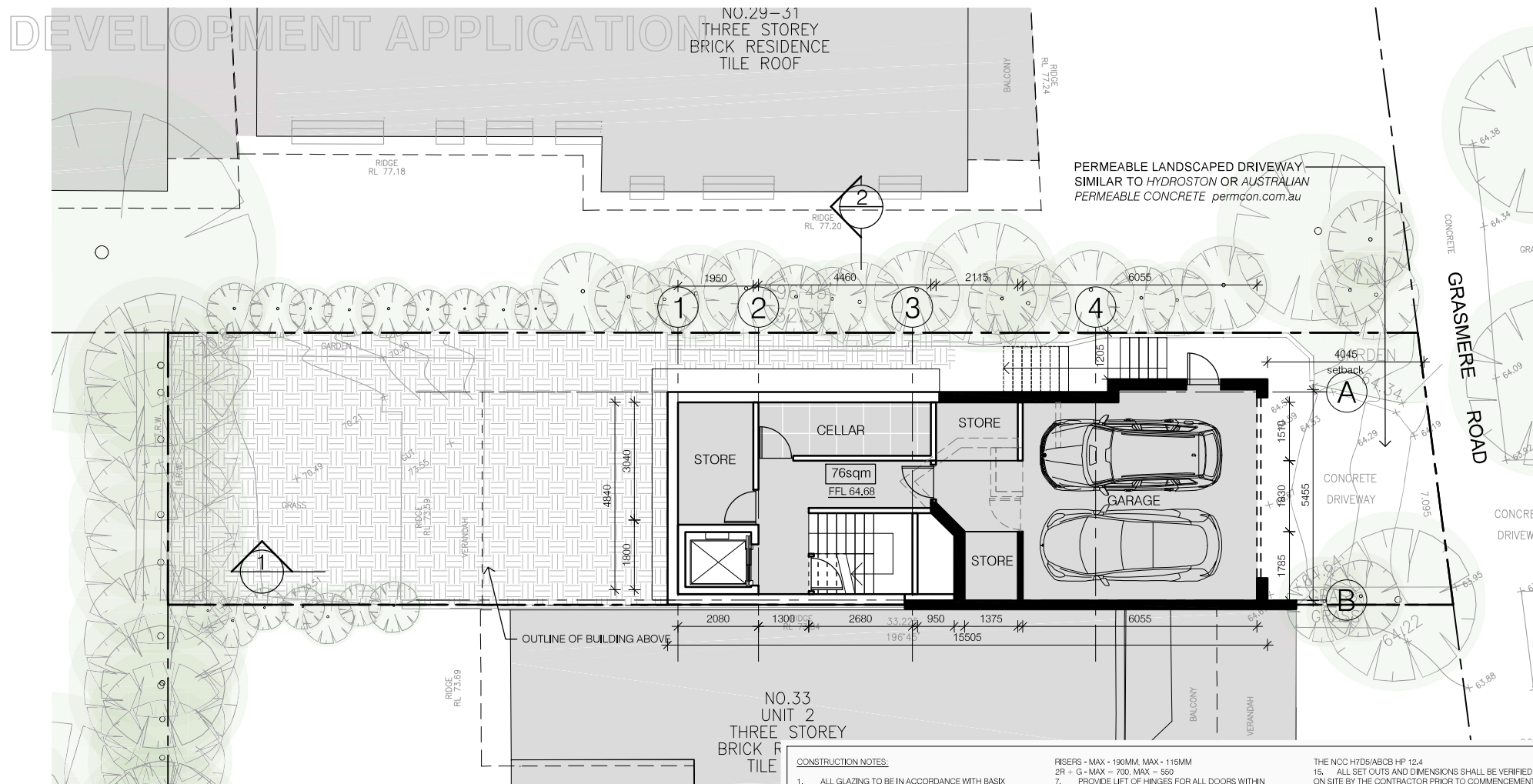
-  EXISTING WALLS
 DEMOLISHED WALLS
 NEW WALLS



GROUP ARCHITECTS

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project	1/33 GRASMERE RD, CREMORNE	
drawing	DEMOLITION PLANS	date: MAR 2025
DWG No.:	2023-009-102	scale: 1:100@A3
		issue: DA - A.



GROUND FLOOR PLAN

PROPOSED GFA= 54sqm

CONSTRUCTION NOTES:

1. ALL GLAZING TO BE IN ACCORDANCE WITH BASIX REPORT, AS1288, ASD2047
2. ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN ACCORDANCE WITH AS1288-2021, AS1717
3. CONTRACTOR TO CO-ORDINATE ALL WALL SYSTEMS, ENSURING FULL COMPLIANCE WITH ACOUSTIC AND FIRE RATING REQUIREMENTS. REFER TO PLAN.
4. ALL STAIRCASES TO BE PROVIDED WITH MIN 1000MM HIGH BALUSTRADES TO STAIRS AND LANDINGS, AND HANDRAIL, TO AT LEAST ONE SIDE - COMPLIANT WITH REQUIREMENTS OF NEW BUILDING REGULATIONS 2011.3
5. MIN HEAD HEIGHTS TO BE PROVIDED:
 - 2.4M TO ALL HABITABLE ROOMS
 - 2.1M TO ALL NON-HABITABLE ROOMS
 - 2.0M TO STAIRWELLS
- SLOPING CEILINGS REQUIRE MIN 2/3 OF CEILING TO MEET THE MINIMUM HEIGHT REQUIREMENTS OF NCC H4D2/ABCB HP 1.0.
6. STEPS TO COMPLY WITH NCC H5D2/ABCB HP 1.2 TREAD/GONG DEPTH - MAX 355MM, MAX 240MM

- RISEERS - MAX = 190MM, MAX = 115MM
 2R + G - MAX = 200, MAX = 550
 7. PROVIDE LIFT OF HINGES FOR ALL DOORS WITHIN
 1200MM OF THE WC PAN. - NCC H4D5/ABC/B HP
 8. 10.4.2 BALUSTRADES TO COMPLY WITH NCC
 H3D3/ABC/HP 11.3 AND ABC/HP TO BE PROVIDED WHERE
 A FALL OF 1M OR MORE IS PRESENT - OPENINGS BETWEEN
 BALUSTRADE ELEMENTS TO BE MAX 125MM
 9. WHERE BATHROOMS/WCS NOT PROVIDED WITH
 EXHAUST WINDOWS AN EXHAUST FAN IS REQUIRED - TO
 COMPLY WITH NCC H4D2/ABC/HP 10.2
 10. TYPICAL WET AREA DETAILS COMPLIANT WITH NCC
 H4D2/ABC/HP 10.2
 11. SMOKE DETECTION AND ALARM SYSTEM TO BE
 PROVIDED AS PER NCC H3D6/ABC/HP 9.5
 12. 10.4.3.1 DISCHARGE OF DRAIN SURFACE WATER
 AWAY FROM THE BUILDING (SLOPE OF NOT LESS THAN
 50MM OVER THE FIRST 1M FROM THE BUILDING NCC
 H2D2/ABC/HP 3.3.3
 13. VAPOUR PERMEABLE BARRIERS TO BE PROVIDED
 CONFORMANCE WITH NCC H4D2/ABC/HP 9.5
 14. FIREPLACES TO COMPLY WITH REQUIREMENTS OF

- THE NCO HYDS/ABCS HP 12.4
16. ALL SET OUTS AND DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION AND/OR CONSTRUCTION
17. ALL REINFORCING SURFACES TO BE MIN 50MM SET DOWN FROM INTERNAL FLOOR LEVEL AND FALLING AWAY
17. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT FOR DESIGN/INSTRUCTION BEFORE PROCEEDING WITH THE WORK.
18. COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE NCO IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE SATISFACTION/ DISCRETION OF THE BUILDING SURVEYOR
19. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO, ALL CONSULTANT DOCUMENTATION AND CONSTRUCTION NOTES.




Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RFI	DA - RFI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

NOTES

- ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
- ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING, IF IN DOUBT, ASK!
- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCANCC, AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.

SUBJECT TO LAND SURVEY

LEGEND:

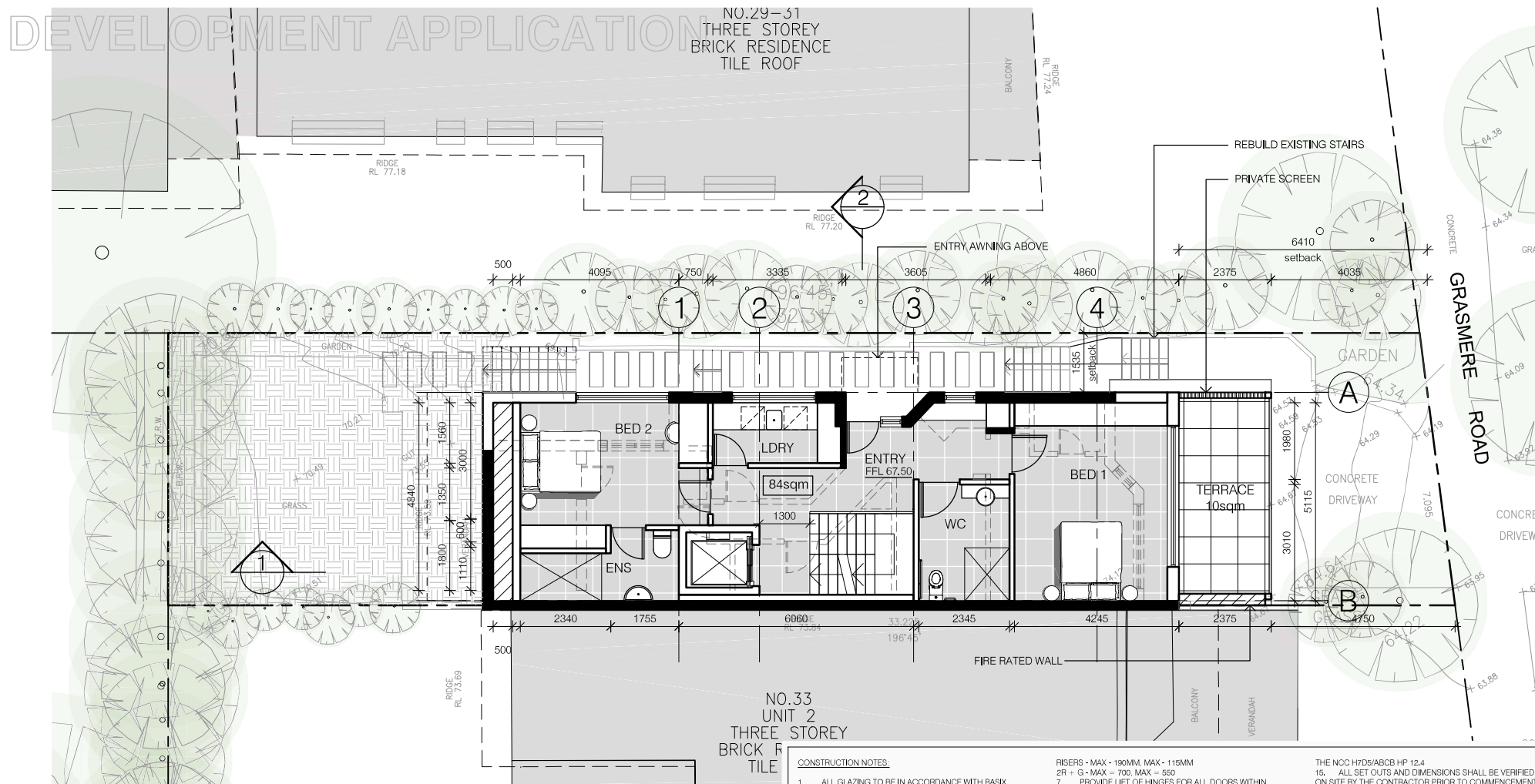
-  EXISTING WALLS
 DEMOLISHED WALLS
 NEW WALLS



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project	
1/33 GRASMERE RD, CREMORNE	
drawing	date: MAR 2025
GROUND FLOOR PLAN	scale: 1:100@A3
DWG No.: 2023-009-103	issue: DA - A.



 FIRST FLOOR PLAN
1:100@A3

PROPOSED GFA= 80sqm

CONSTRUCTION NOTES:

1. ALL GLUING TO BE IN ACCORDANCE WITH BASIX
REPORT, AS1288 AS2047
2. ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN
ACCORDANCE WITH AS1288-2021, AS1170
3. ALL STAIRS TO BE PROVIDED WITH FULL WALL SYSTEMS,
ENSURING FULL COMPLIANCE WITH ACOUSTIC AND FIRE
RATING REQUIREMENTS. REFER TO PLAN.
4. ALL STAIRCASES TO BE PROVIDED WITH MIN 1000MM
HIGH BALUSTRADES TO STAIRS AND LANDINGS, AND
HANDRAILS TO LEAST 900MM HIGH IN ACCORDANCE WITH
REQUIREMENTS OF NCC H503/ ABCB HP 11.3
5. MIN HEAD HEIGHTS TO BE PROVIDED:
2.4M TO ALL HABITABLE ROOMS
2.1M TO ALL NON-HABITABLE ROOMS
2.0M TO STAIRS
SLOPING CEILINGS REQUIRE MIN 2/3 OF CEILING TO MEET
THE MINIMUM HEIGHT REQUIREMENTS OF NCC H42/ABCB
HP 10.3
6. JOISTS TO COMPLY WITH NCC H502/ABCB HP 11.2
TREAD/GROSS DEPTH - MAX 355MM, MAX 240MM

- FISERS - MAX = 190MM MAX + 115MM
2R + G - MAX = 700 MAX = 550
7. PROVIDE LIFT OF HINGES FOR ALL DOORS WITHIN 1200MM OF THE WC PAN. - NCC HD4B ACBCH HP
8. 10.4.2 BALUSTRADES TO BE COMPLIANT WITH NCC HD4B ACBCH HP 11.3 AND AS1170.1 TO BE PROVIDED WHERE A FALL OF 1M OR MORE IS PRESENT - OPENINGS BETWEEN BALUSTRADE ELEMENTS TO BE MAX 125MM
9. WHERE BATHROOMS WCS NOT PROVIDED WITH REMOVABLE WINDOWS AN EXHAUST FAN IS REQUIRED - TO COMPLY WITH NCC HD4B ACBCH HP 10.2
10. TYPICAL WET AREA DETAILS COMPLIANT WITH NCC HD4B ACBCH HP 10.2
11. SMOKE DETECTION AND ALARM SYSTEM TO BE PROVIDED AS PER NCC HD06/ACBCH HP 9.5
12. 1. VERTICAL SURFACES TO DRIPAN SURFACE WATER AWAY FROM THE BUILDING (SLOPE OF NOT LESS THAN 50MM OVER THE FIRST 1M FROM THE BUILDING NCC HD2D ACBCH HP 3.3.3)
13. VAPOUR PERMEABLE BARRIERS TO BE PROVIDED IN ACCORDANCE WITH NCC HD09/ACBCH HP 10.2
14. FLOORS TO COMPLY WITH REQUIREMENTS OF

15. ALL SET OUTS AND DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION AND ERECTION.
16. THE MINIMUM COVER TO ALL SURFACES TO BE MIN 50MM SET DOWN FROM INTERNAL FLOOR LEVEL AND FALLING AWAY.
17. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT FOR DECISION/INSTRUCTION BEFORE PROCEEDING WITH THE WORK.
18. COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE NCC IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE SATISFACTION/ DISCRETION OF THE BUILDING SURVEYOR.
19. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO, ALL CONSULTANT DOCUMENTATION AND CONSTRUCTION NOTES.



Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RFI	DA - RFI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

NOTES

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SUBJECT TO LAND SURVEY

LEGEND:

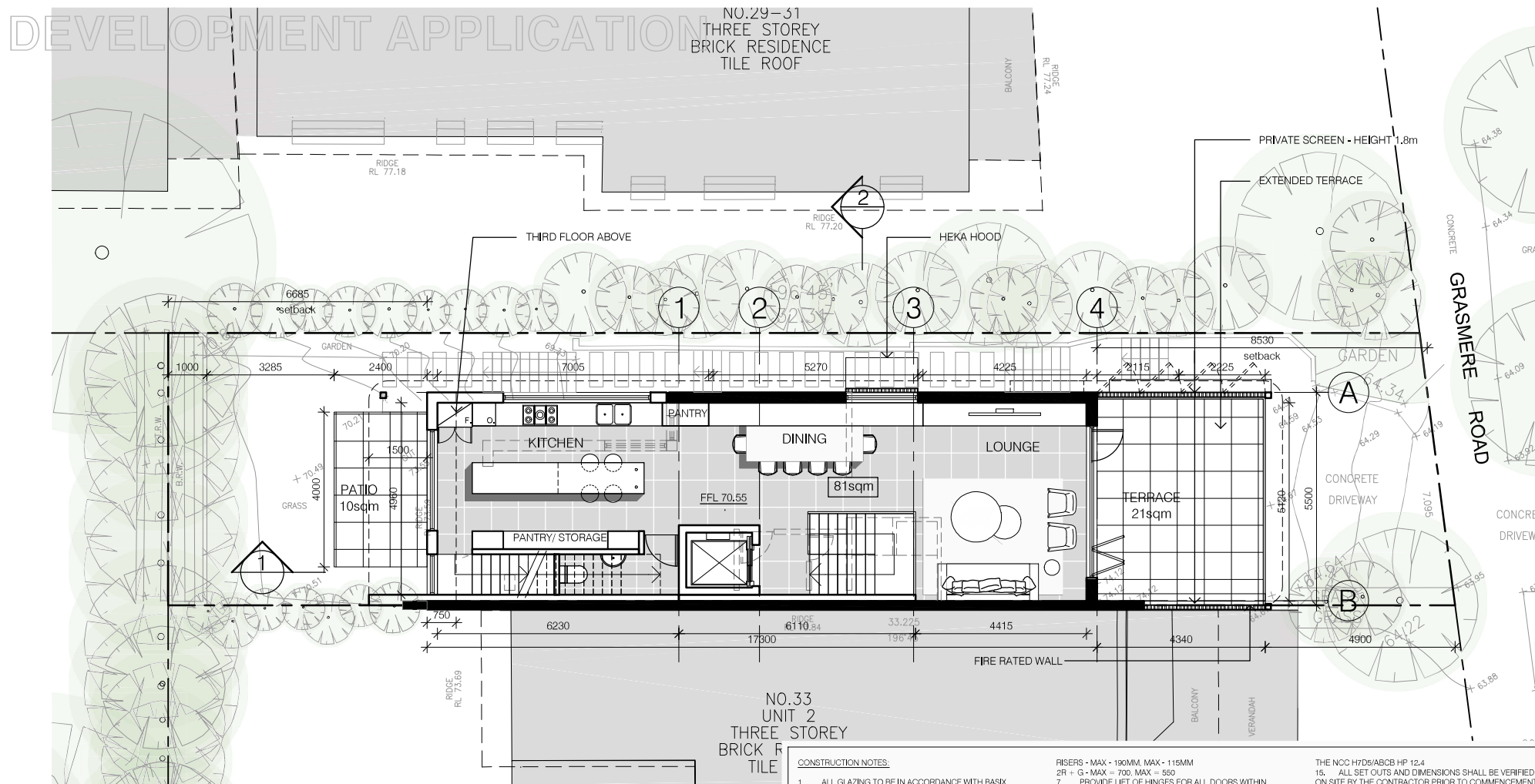
-  EXISTING WALLS
 DEMOLISHED WALLS
 NEW WALLS



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project	
1/33 GRASMERE RD, CREMORNE	
drawing	date: MAR 2025
FIRST FLOOR PLAN	scale: 1:100@A3
DWG No.: 2023-009-104	issue: DA - A.



SECOND FLOOR PLAN

PROPOSED GFA= 73sqm

CONSTRUCTION NOTES:




1. ALL GLING TO BE IN ACCORDANCE WITH BASIX REPORT, AS1288 AS2047
2. ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN ACCORDANCE WITH AS1288-2021, AS1170
3. CONTRACTOR TO CO-ORDINATE WITH ALL WALL SYSTEMS, SOUNDING AND COMPLY WITH ALL ACOUSTIC AND FIRE RATING REQUIREMENTS. REFER TO PLAN, A.
4. ALL STAIRCASES TO BE PROVIDED WITH MIN 100MM HIGH BALUSTRADES TO STAIRS AND LANDINGS, AND HANDRAILS AT LEAST 900MM HIGH TO COMPLY WITH REQUIREMENTS OF MCO H503/ ABCB HP 11.3
5. MIN HEAD HEIGHTS TO BE PROVIDED:
 - 2.4M TO ALL HABITABLE ROOMS
 - 2.1M TO ALL NON-HABITABLE ROOMS
 - 2.0M TO STAIRS
6. SLOPING CEILINGS REQUIRE MIN 2/3 OF CEILING TO MEET THE MINIMUM HEIGHT REQUIREMENTS OF MCO H42/ABCB HP 10.3
7. ALL SPLS TO COMPLY WITH MCO H502/ABCB HP 11.2
8. TREAD/GOING DEPTH - MAX 355MM, MAX 240MM

FIERSERS - MAX = 1900M, MAX = 115MM
 2R + G - MAX = 700, MAX = 550
 7. PROVIDE LIFT OF HINGES FOR ALL DOORS WITHIN
 1200MM OF THE WC PAN. - NCC H4D2/AB08 HB
 8. 10.4.2, BALUSTRADES TO COMPLY WITH NCC
 C4D2/AB10 HB 3.3 AND AS1170.1 TO BE PROVIDED WHERE
 A FALL OF 1M OR MORE IS PRESENT - OPENINGS BETWEEN
 BALUSTRADE ELEMENTS TO BE MAX 125MM
 9. WHERE BATHROOMS W/CS NOT PROVIDED WITH
 PERMEABLE WINDOWS AN EXHAUST FAN IS REQUIRED - TO
 COMPLY WITH NCC H4D2/AB08 HB 3.3
 10. TYPICAL WET AREA DETAILS COMPLIANT WITH NCC
 H4D2/AB08 HB 10.2
 11. SMOKE DETECTOR AND ALARM SYSTEM TO BE
 PROVIDED AS PER NCC H3D6/AB08 HB 9.5
 12. WIND UPSTAIRS TO BE PROVIDED TO DRAIN SURFACE WATER
 AWAY FROM THE BUILDING (SLOPE OF NOT LESS THAN
 50MM OVER THE FIRST 1M FROM THE BUILDING NCC
 H2D2/AB08 HB 3.3.3
 13. VAPOUR PERMEABLE BARRIERS TO BE PROVIDED
 IN ACCORDANCE WITH NCC H4D2/AB08 HB 10.2
 14. FLOORSPLACES TO COMPLY WITH REQUIREMENTS OF

THE NCC HTS/ABCB HP 12.4
15. ALL SETS OUT AND DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION AND/OR CONSTRUCTION
16. ALL REINFORCING SURFACES TO BE MIN 50MM SET DOWN FROM INTERNAL FLOOR LEVEL AND FALLING AWAY
17. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT FOR DECISION/INSTRUCTION BEFORE PROCEEDING WITH THE WORK.
18. COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE NCC IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE SATISFACTION/ DISCRETION OF THE BUILDING SURVEYOR.
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Issue	Amendment	Date	NOTES
P	PRELIMINARY	JUL 2023	- ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
DA	PRE DA	OCT 2023	- ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING. IF IN DOUBT, ASK!
DA	DEVELOPMENT APPLICATION	APR 2024	- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCANCC, AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.
RFI	DA - RFI RESPONSE	SEP 2024	SUBJECT TO LAND SURVEY
DA	DA - AMENDMENT	FEB 2025	
DA	DA - AMENDMENT	MAR 2025	

LEGEND:

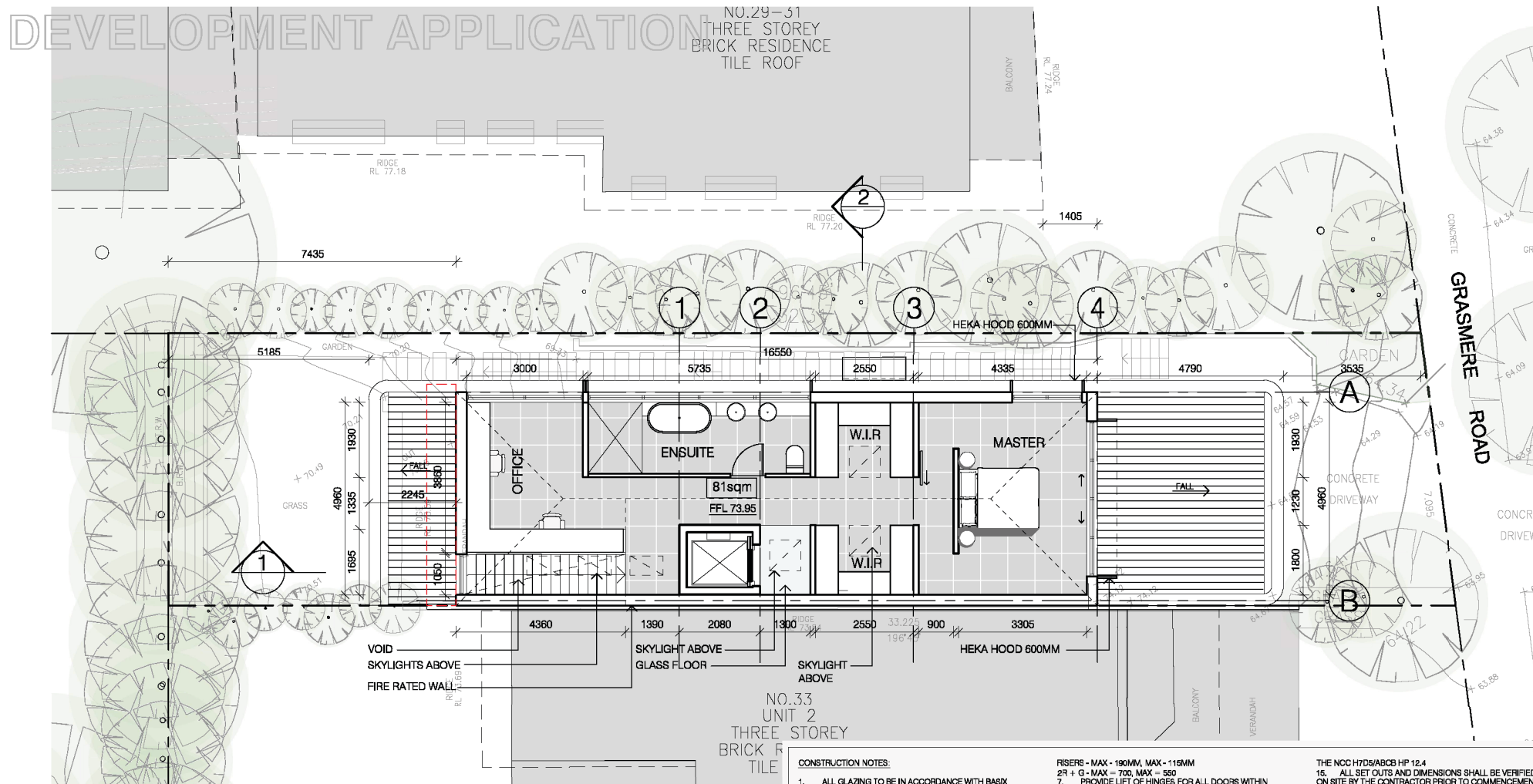
-  EXISTING WALLS
 DEMOLISHED WALLS
 NEW WALLS



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project	
1/33 GRASMERE RD, CREMORNE	
drawing	date: MAR 2025
SECOND FLOOR PLAN	scale: 1:100@A3
DWG No.: 2023-009-105	issue: DA - A.



THIRD FLOOR PLAN
1:100@A3

PROPOSED GFA= 72sqm

CONSTRUCTION NOTES:

1. ALL GLAZING TO BE IN ACCORDANCE WITH BASIX REPORT, AS1288, AS2047
2. ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN ACCORDANCE WITH AS1288-2021, AS1170
3. CONTRACTOR TO CO-ORDINATE ALL WALL SYSTEMS, ENSURING FULL COMPLIANCE WITH ACOUSTIC AND FIRE RATING REQUIREMENTS. REFER TO PLAN.
4. ALL STAIRCASES TO BE PROVIDED WITH MIN 1000MM HIGH BALUSTRADES TO STAIRS AND LANDINGS, AND HANDRAIL TO AT LEAST ONE SIDE - COMPLIANT WITH REQUIREMENTS OF NCC H303/ABCB HP 11.3
5. MIN HEAD HEIGHTS TO BE PROVIDED:
2.4M TO ALL HABITABLE ROOMS
2.1M TO ALL NON-HABITABLE ROOMS
2.0M TO STAIRWELLS
6. SLOPING CEILINGS REQUIRE MIN 2/3 OF CEILING TO MEET THE MINIMUM HEIGHT REQUIREMENTS OF NCC H402/ABCB HP 10.3
7. STEPS TO COMPLY WITH NCC H502/ABCB HP11.2 TREAD/GOING DEPTH - MAX 355MM, MAX 240MM

RISERS - MAX - 190MM, MAX - 116MM

- 2R + G - MAX - 700, MAX - 550
7. PROVIDE LIFT OF HINGERS FOR ALL DOORS WITHIN 1200MM OF THE WC PAN, - NCC H406/ABCB HP 10.2
8. 10.4.2 BALUSTRADES TO COMPLIANT WITH NCC H503/ABCB HP 11.3 AND AS1170, 1 TO BE PROVIDED WHERE A FALL OF 1M OR MORE IS PRESENT - OPENINGS BETWEEN BALUSTRADE ELEMENTS TO BE MAX 125MM
9. WHERE BATHROOMS/WCS NOT PROVIDED WITH OPENABLE WINDOWS AN EX-AUST FAN IS REQUIRED - TO COMPLY WITH NCC H407/ABCB HP 10.6
10. TYPICAL WET AREA DETAILS COMPLIANT WITH NCC H402/ABCB HP 10.2
11. SMOKE DETECTION AND ALARM SYSTEM TO BE PROVIDED AS PER NCC H506/ABCB HP 9.5
12. EXTERNAL SURFACES TO DRAIN SURFACE WATER AWAY FROM THE BUILDING (SLOPE OF NOT LESS THAN 50MM OVER THE FIRST 1M FROM THE BUILDING NCC H202/ABCB HP 3.3.3
13. VAPOUR PERMEABLE BARRIERS TO BE PROVIDED COMPLIANCE WITH NCC H409/ABCB HP 10.6
14. FIREPLACES TO COMPLY WITH REQUIREMENTS OF

THE NCC H705/ABCB HP 12.4

15. ALL SET OUTS AND DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION AND/OR CONSTRUCTION
16. EXTERNAL IMPERMEABLE SURFACES TO BE MIN 50MM SET DOWN FROM INTERNAL FLOOR LEVEL AND FALLING AWAY
17. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT FOR DECISION/INSTRUCTION BEFORE PROCEEDING WITH THE WORK
18. COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE NCC IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE SATISFACTION/ DISCRETION OF THE BUILDING SURVEYOR
19. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO, ALL CONSULTANT DOCUMENTATION AND CONSTRUCTION NOTES.

Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RFI	DA - RFI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

Document Set ID: 10346576

Version: 1, Version Date: 05/03/2025

NOTES

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- SUBJECT TO LAND SURVEY

LEGEND:

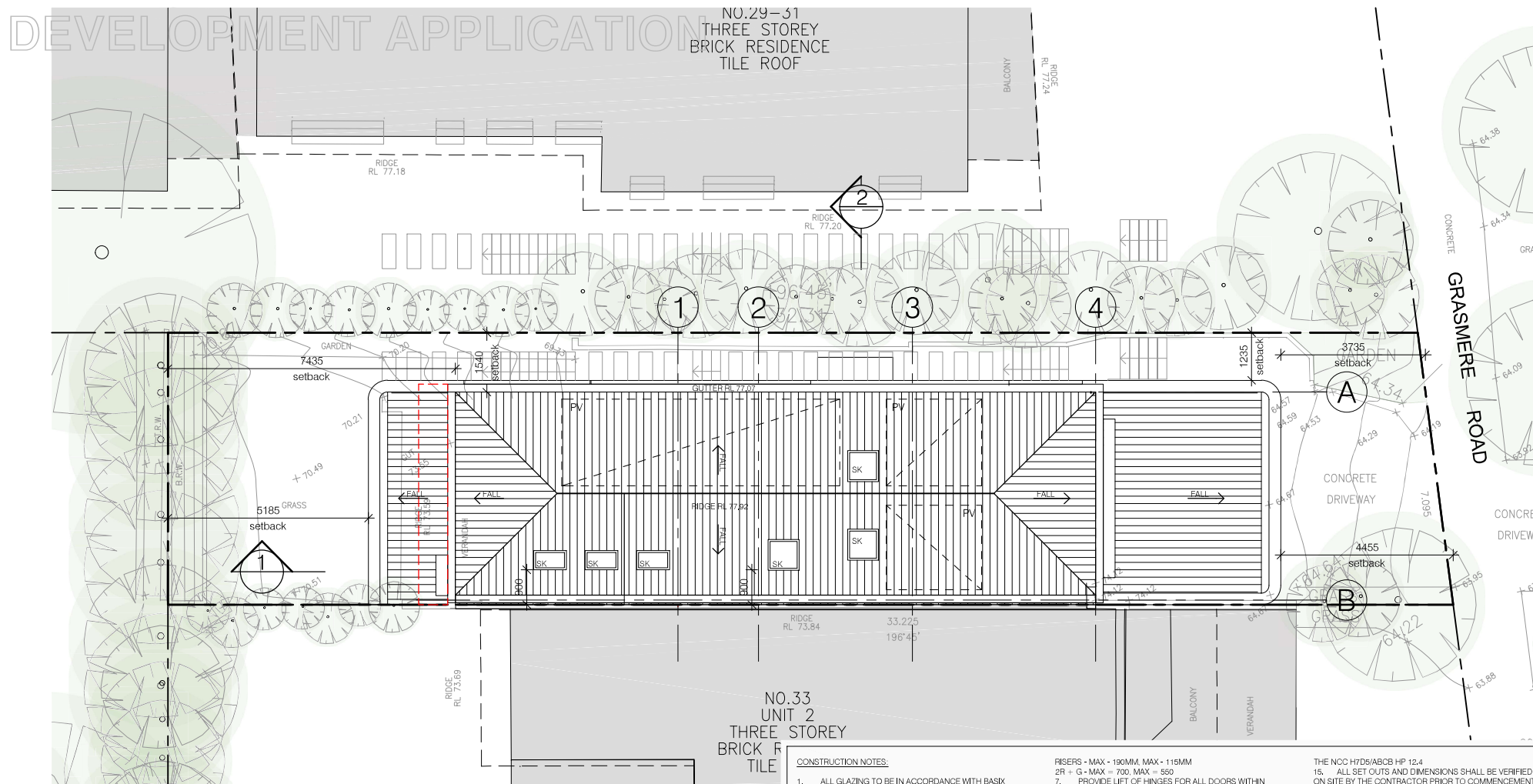
- EXISTING WALLS
- DEMOLISHED WALLS
- NEW WALLS



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project	1/33 GRASMERE RD, CREMORNE
drawing	THIRD FLOOR PLAN
date:	MAR 2025
scale:	1:100@A3
DWG No.:	2023-009-106
issue:	DA - A



ROOF PLAN
1:100@A3

CONSTRUCTION NOTES:

1. ALL GLING TO BE IN ACCORDANCE WITH BASIX
REPORT, AS1288 AS2047
2. ANY GLASS BALUSTRADES AND HANDRAILS TO BE IN
ACCORDANCE WITH AS1288-2021, AS1170
3. ALL STAIRS TO BE PROVIDED WITH FULL WALL SYSTEMS,
ENSURING FULL COMPLIANCE WITH ACOUSTIC AND FIRE
RATING REQUIREMENTS. REFER TO PLAN.
4. ALL STAIRCASES TO BE PROVIDED WITH MIN 1000MM
HIGH BALUSTRADES TO STAIRS AND LANDINGS, AND
HANDRAILS TO LEAST 900MM HIGH IN ACCORDANCE WITH
REQUIREMENTS OF NCC H503/ ABCB HP 11.3
5. MIN HEAD HEIGHTS TO BE PROVIDED:
2.4M TO ALL HABITABLE ROOMS
2.1M TO ALL NON-HABITABLE ROOMS
2.0M TO STAIRS
SLOPING CEILINGS REQUIRE MIN 2/3 OF CEILING TO MEET
THE MINIMUM HEIGHT REQUIREMENTS OF NCC H42/ABCB
HP 10.3
6. FLOORS TO COMPLY WITH NCC H502/ABCB HP 11.2
TREAD/GOING DEPTH - MAX 355MM, MAX 240MM




6. STEPS TO COMPLY WITH NCC H5D2/ABC/B HP11.2
TREAD/GOING DEPTH - MAX 355MM, MAX 240MM

- FIERSERS - MAX = 1900M, MAX = 115MM
 2R + G - MAX = 700, MAX = 550
 7. PROVIDE LIFT OF HINGES FOR ALL DOORS WITHIN
 1200MM OF THE WC PAN. - NCC H4D2/AB08 HB
 8. 10.4.2, BALUSTRADES TO COMPLY WITH NCC
 C4D2/AB08 HB 3.3 AND AS1170.1 TO BE PROVIDED WHERE
 A FALL OF 1M OR MORE IS PRESENT - OPENINGS BETWEEN
 BALUSTRADE ELEMENTS TO BE MAX 125MM
 9. WHERE BATHROOMS W/CS NOT PROVIDED WITH
 PERMEABLE WINDOWS AN EXHAUST FAN IS REQUIRED - TO
 COMPLY WITH NCC H4D2/AB08 HB 3.3
 10. TYPICAL WET AREA DETAILS COMPLIANT WITH NCC
 H4D2/AB08 HB 10.2
 11. SMOKE DETECTOR AND ALARM SYSTEM TO BE
 PROVIDED AS PER NCC H3D6/AB08 HB 9.5
 12. WIND UPSTAIRS TO BE PROVIDED TO DRAIN SURFACE WATER
 AWAY FROM THE BUILDING (SLOPE OF NOT LESS THAN
 50MM OVER THE FIRST 1M FROM THE BUILDING NCC
 H2D2/AB08 HB 3.3.3
 13. VAPOUR PERMEABLE BARRIERS TO BE PROVIDED
 IN ACCORDANCE WITH NCC H4D2/AB08 HB 10.2
 14. FLOORSPLACES TO COMPLY WITH REQUIREMENTS OF

- THE NCC HTS/ABCB HP 12.4
15. ALL SETS OUT AND DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF FABRICATION AND/OR CONSTRUCTION
16. ALL REINFORCING SURFACES TO BE MIN 50MM SET DOWN FROM INTERNAL FLOOR LEVEL AND FALLING AWAY
17. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ARCHITECT FOR DECISION/INSTRUCTION BEFORE PROCEEDING WITH THE WORK.
18. COMPLIANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND THE NCC IS THE RESPONSIBILITY OF THE CONTRACTOR AND TO THE SATISFACTION/ DISCRETION OF THE BUILDING SURVEYOR.
19. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO, ALL CONSULTANT DOCUMENTATION AND NOTATIONS.

Issue	Amendment	Date	NOTES
P	PRELIMINARY	JUL 2023	- ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
DA	PRE DA	OCT 2023	- ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING. IF IN DOUBT, ASK!
DA	DEVELOPMENT APPLICATION	APR 2024	- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCANCC AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.
RFI	DA - RFI RESPONSE	SEP 2024	- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCANCC AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.
DA	DA - AMENDMENT	FEB 2025	- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCANCC AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.
DA	DA - AMENDMENT	MAR 2025	- ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCANCC AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS.

LEGEND:

-  EXISTING WALLS
 DEMOLISHED WALLS
 NEW WALLS

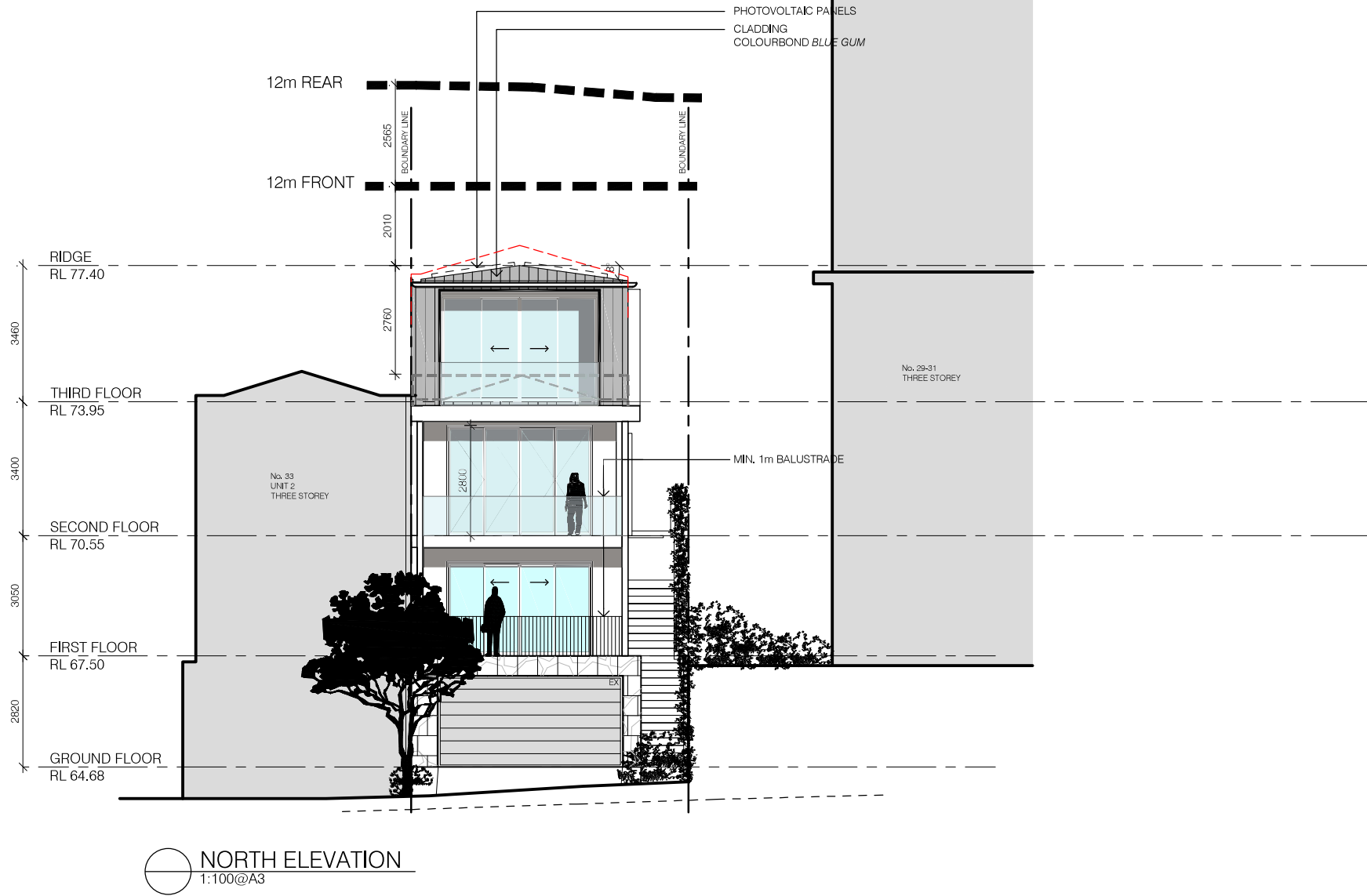


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project	
1/33 GRASMERE RD, CREMORNE	
drawing	date: MAR 2025
ROOF PLAN	scale: 1:100@A3
DWG No.: 2023-009-107	issue: DA - A.

DEVELOPMENT APPLICATION



Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RFI	DA - RFI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

NOTES

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SUBJECT TO LAND SURVEY

LEGEND:

	EXISTING WALLS
	DEMOLISHED WALLS
	NEW WALLS

MS - MANSONRY

MC - METAL CLADDING

SB - SANDSTONE BRICK WALL

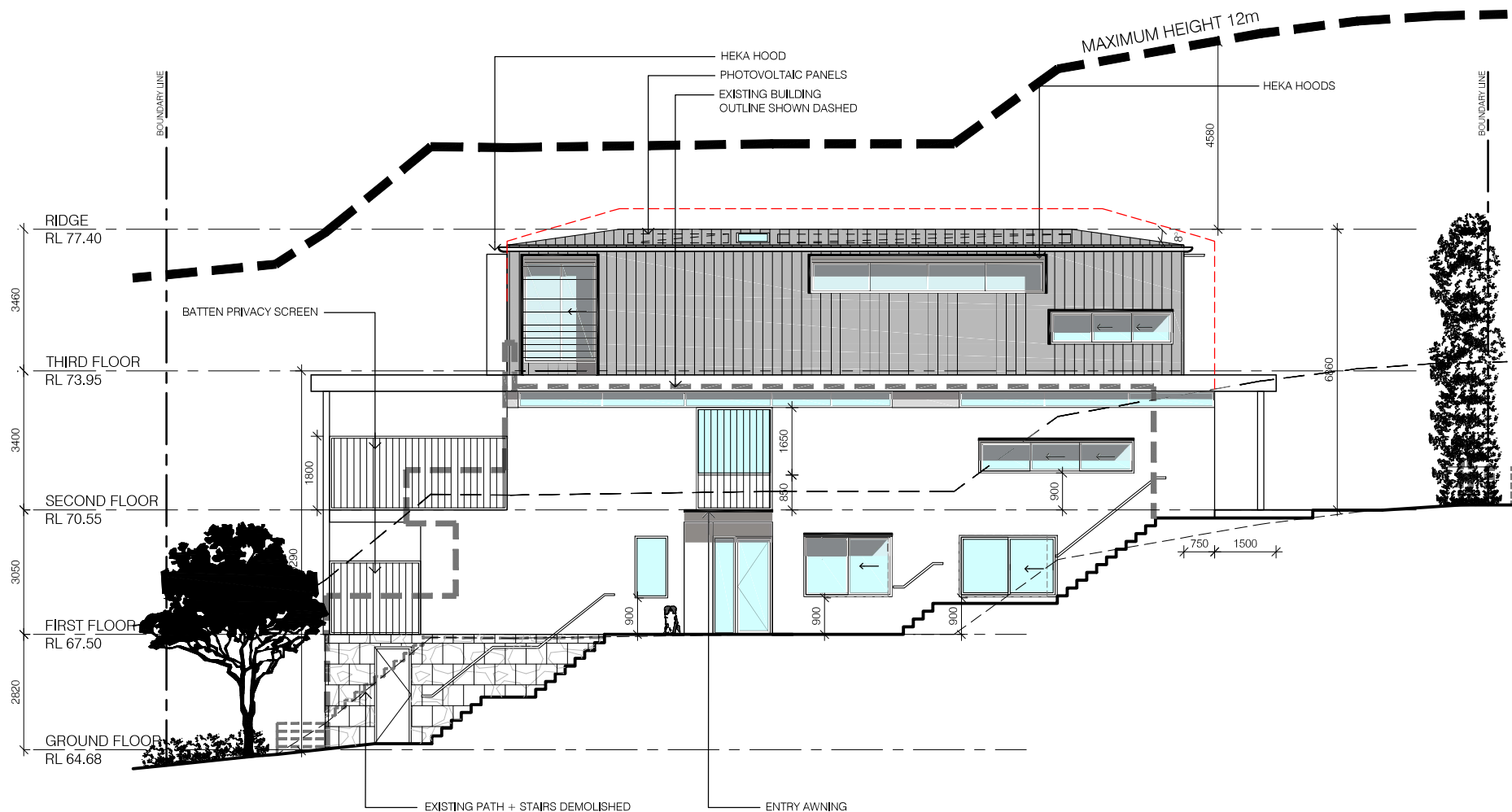
MB - METAL BALUSTRADE

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project	1/33 GRASMERE RD, CREMORNE
drawing	date: MAR 2025
NORTH ELEVATION	scale: 1:100@A3
DWG No.: 2023-009-200	issue: DA - A.

DEVELOPMENT APPLICATION



WEST ELEVATION
1:100@A3

Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RRI	DA - RRI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

NOTES

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SUBJECT TO LAND SURVEY

LEGEND:

	EXISTING WALLS
	DEMOLISHED WALLS
	NEW WALLS

MS - MANSONRY

MC - METAL CLADDING

SB - SANDSTONE BRICK WALL

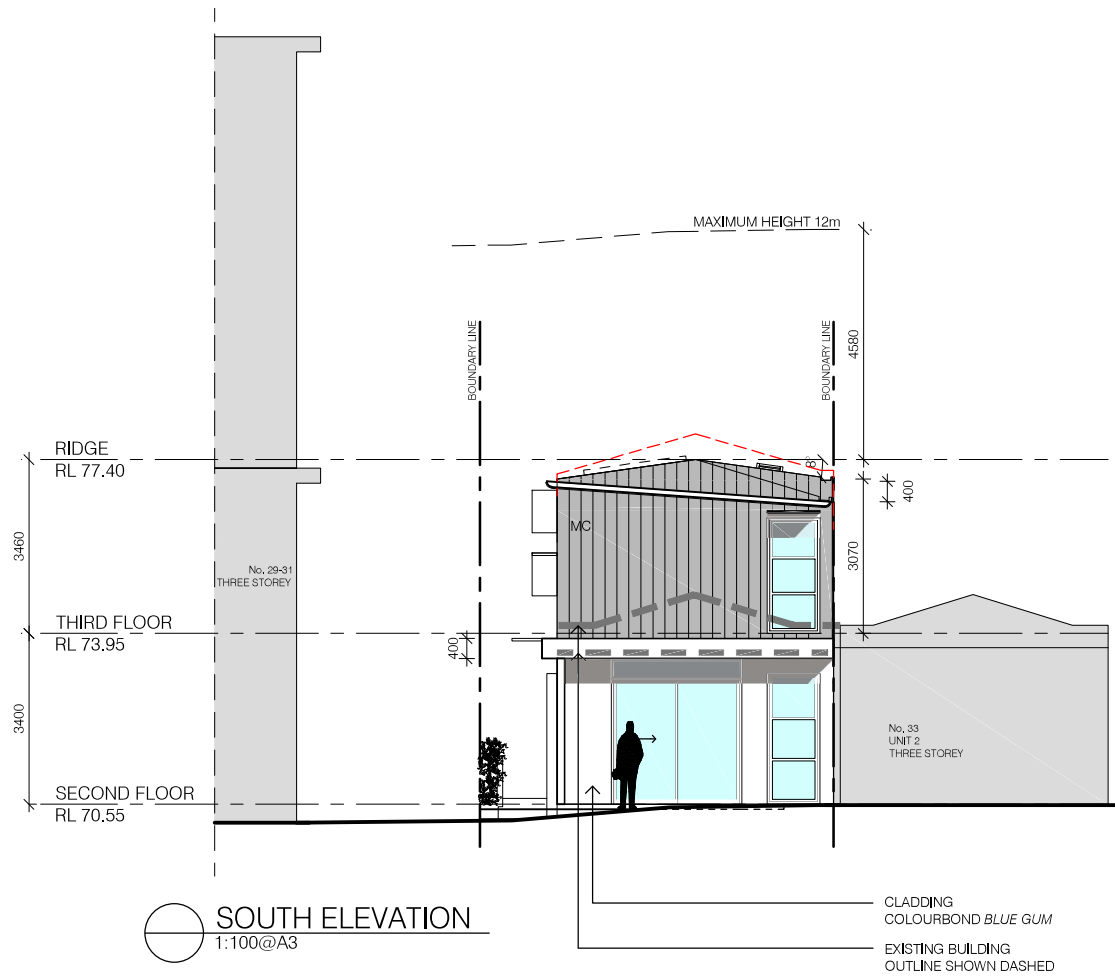
MB - METAL BALUSTRADE

GROUP ARCHITECTS

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project	1/33 GRASMERE RD, CREMORNE
drawing	date: MAR 2025
WEST ELEVATION	scale: 1:100@A3
DWG No.: 2023-009-201	issue: DA - A.

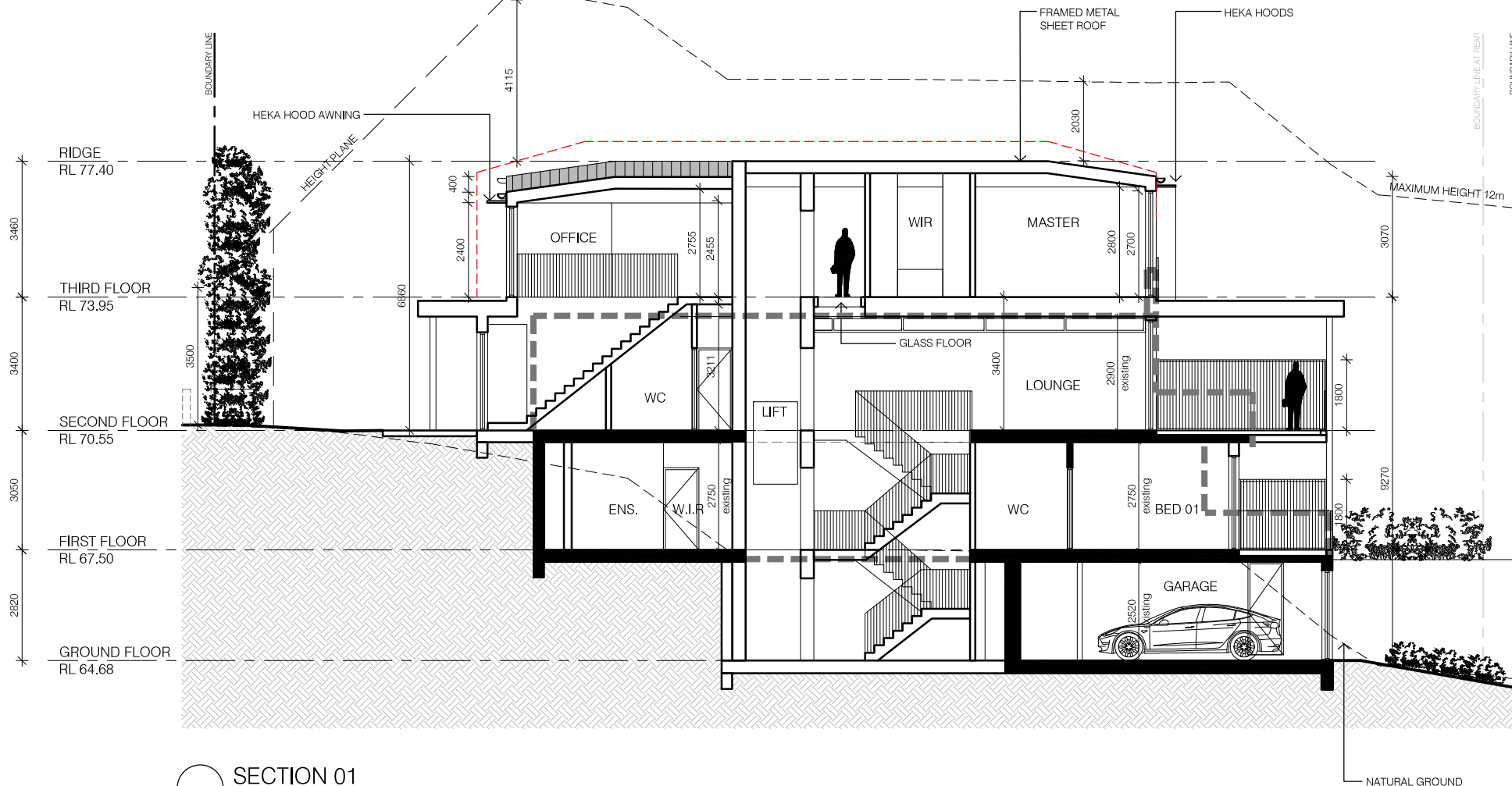
DEVELOPMENT APPLICATION



Issue	Amendment	Date	NOTES - ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. - ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING. IF IN DOUBT, ASK! - ALL CONTRACTORS ARE TO MAKE THEMSELVES AWARE OF BCA/NCC, AUSTRALIAN STANDARDS AND ANY OTHER COMPLIANCE REQUIREMENTS. SUBJECT TO LAND SURVEY	LEGEND: <div><div></div> EXISTING WALLS</div> <div><div></div> DEMOLISHED WALLS</div> <div><div></div> NEW WALLS</div>	MS - MANSORRY MC - METAL CLADDING SB - SANDSTONE BRICK WALL MB - METAL BALUSTRADE	GROUP ARCHITECTS Nominated Architect Julian Brenchley 6246 Group Architects Pty Limited ABN 82 600 366 069 69 Macarthur St Ultimo NEW SOUTH WALES 2007 T: +612 9660 1055 E: info@grouparchitects.com.au	project	
P	PRELIMINARY	JUL 2023					1/33 GRASMERE RD, CREMORNE	
DA	PRE DA	OCT 2023					drawing	date: MAR 2025
DA	DEVELOPMENT APPLICATION	APR 2024					SOUTH ELEVATION	
RFI	DA - RFI RESPONSE	SEP 2024					scale: 1:100@A3	
DA	DA - AMENDMENT	FEB 2025					DWG No.: 2023-009-202	
DA	DA - AMENDMENT	MAR 2025	issue: DA - A.					

Document Set ID: 10346576

DEVELOPMENT APPLICATION

SECTION 01
1:100@A3

Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RFI	DA - RFI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

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 SUBJECT TO LAND SURVEY

LEGEND:

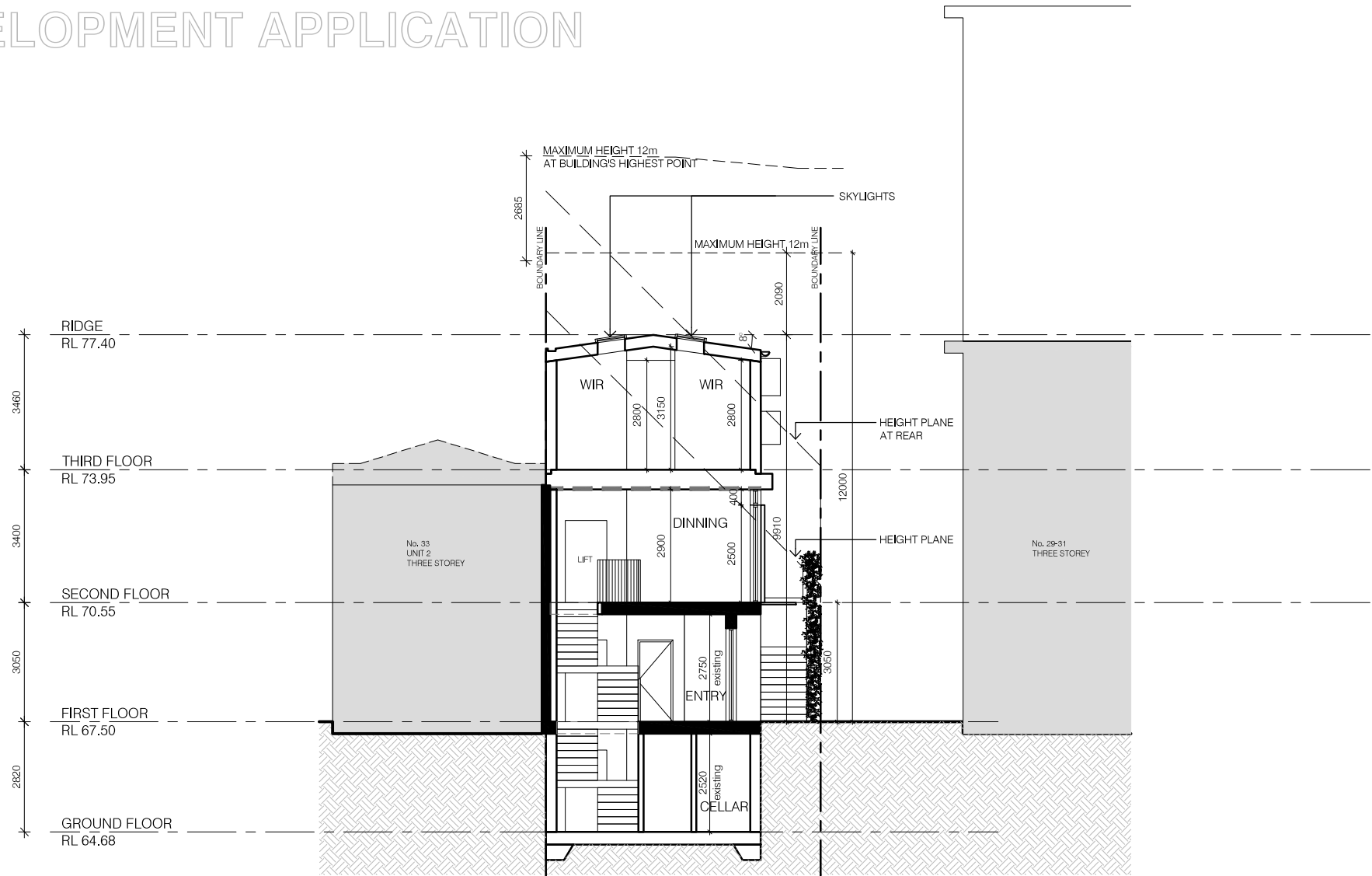
- EXISTING WALLS
 DEMOLISHED WALLS
 NEW WALLS

GROUP ARCHITECTS

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project	1/33 GRASMERE RD, CREMORNE
drawing	SECTION 01
date:	MAR 2025
scale:	1:100@A3
DWG No.:	2023-009-300
issue:	DA - A.

DEVELOPMENT APPLICATION



SECTION 02
1:100@A3

Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RI	DA - RFI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

NOTES

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SUBJECT TO LAND SURVEY

LEGEND:

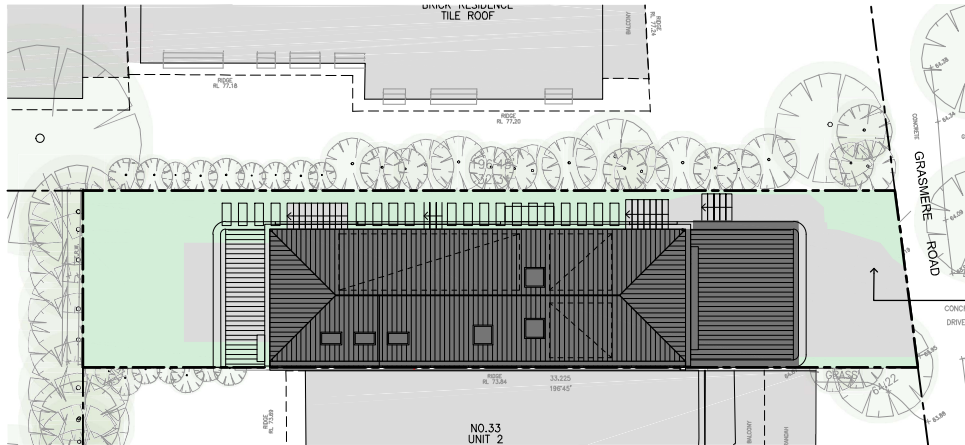
- EXISTING WALLS
DEMOLISHED WALLS
NEW WALLS

GROUP ARCHITECTS

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project	1/33 GRASMERE RD, CREMORNE
drawing	date: MAR 2025
SECTION 02	scale: 1:100@A3
DWG No.: 2023-009-301	issue: DA - A.

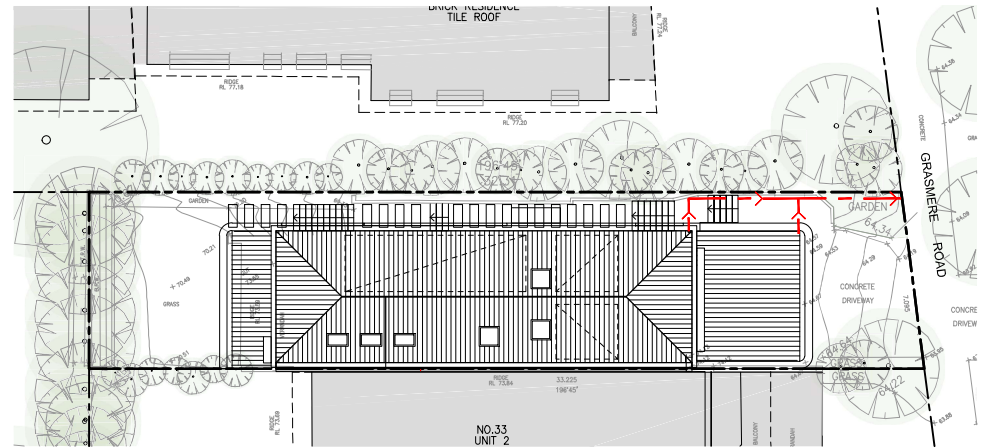
DEVELOPMENT APPLICATION



LANDSCAPE CALCULATION

1:200@A3

SITE AREA = 230.5 sqm	EXISTING:	PROPOSED:	DCP req.
SITE COVERAGE	107sqm - 46%	118 sqm - 51%	50% max
LANDSCAPED AREA	64.5 sqm - 28%	71.9 sqm - 31%	30% min
UNBUILT UPON AREA	59 sqm - 25%	40.6 sqm - 17%	20% max



STORMWATER CONCEPT PLAN

1:200@A3

Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PPE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RPI	DA - RPI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

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SUBJECT TO LAND SURVEY

LEGEND:

	SITE COVERAGE
	LANDSCAPED AREAS
	UNBUILT UPON AREAS

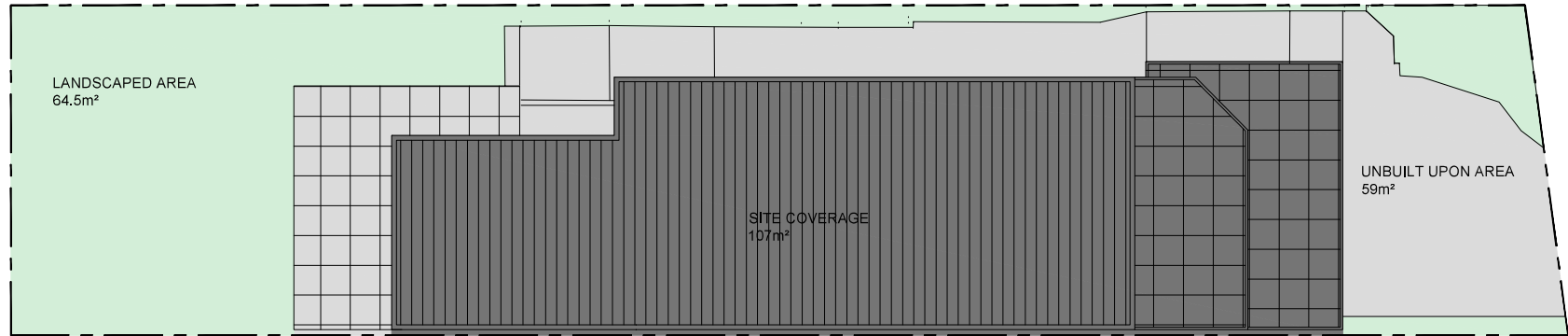


GROUP ARCHITECTS

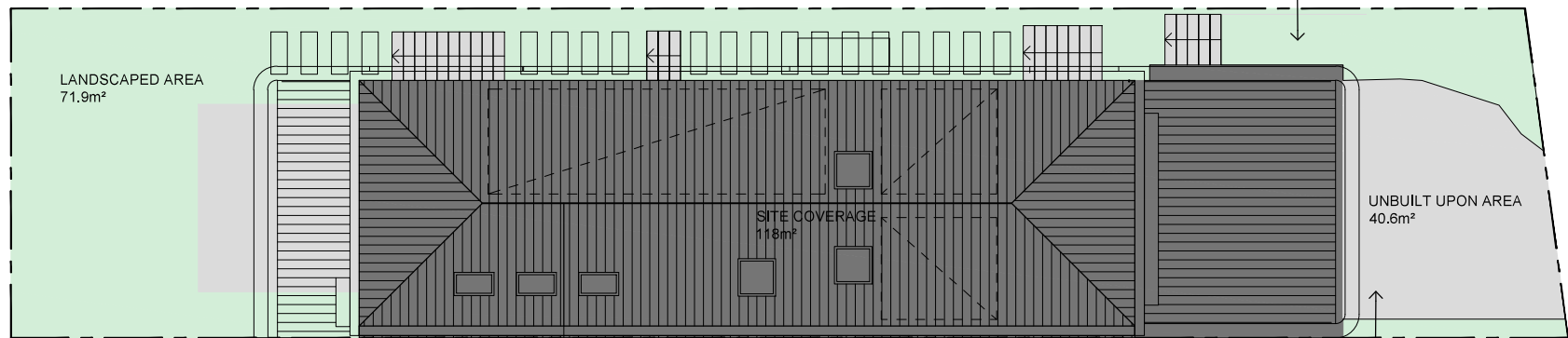
Nominated Architect Julian Brenchley 6246
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project	1/33 GRASMERE RD, CREMORNE
drawing	STORMWATER/LANDSCAPE
date:	MAR 2025
scale:	1:200@A3
DWG No.:	2023-009-400
issue:	DA - A.

DEVELOPMENT APPLICATION



○ SITE COVERAGE- EXISTING
1:100@A3



○ SITE COVERAGE- PROPOSED
1:100@A3

SITE AREA = 230.5 sqm	EXISTING:	PROPOSED:	DCP req.
SITE COVERAGE	107sqm - 46%	118 sqm - 51%	50% max
LANDSCAPED AREA	64.5 sqm - 28%	71.9 sqm - 31%	30% min
UNBUILT UPON AREA	59 sqm - 25%	40.6 sqm - 17%	20% max

Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RFI	DA - RFI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

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SUBJECT TO LAND SURVEY

LEGEND:

- SITE COVERAGE
- LANDSCAPED AREAS
- UNBUILT UPON AREAS

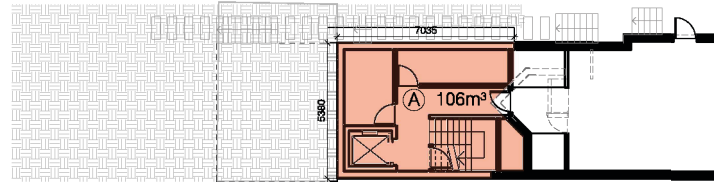


GROUP ARCHITECTS

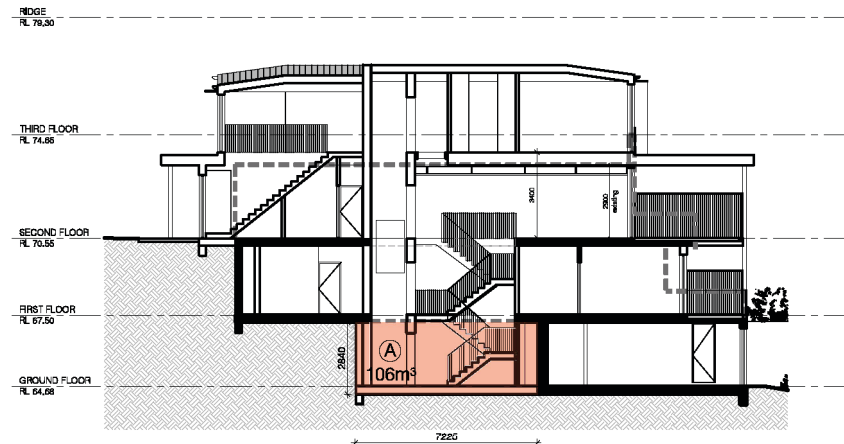
Nominated Architect Julian Branchley 6246
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project	1/33 GRASMERE RD, CREMORNE
drawing	date: MAR 2025
SITE COVERAGE	scale: 1:100@A3
DWG No.: 2023-009-401	issue: DA - A.

DEVELOPMENT APPLICATION



EXCAVATION AREA - GROUND FLOOR
1:200@A3



EXCAVATION AREA - SECTION
1:200@A3

Issue	Amendment	Date
P	PRELIMINARY	JUL 2023
DA	PRE DA	OCT 2023
DA	DEVELOPMENT APPLICATION	APR 2024
RFI	DA - RFI RESPONSE	SEP 2024
DA	DA - AMENDMENT	FEB 2025
DA	DA - AMENDMENT	MAR 2025

NOTES

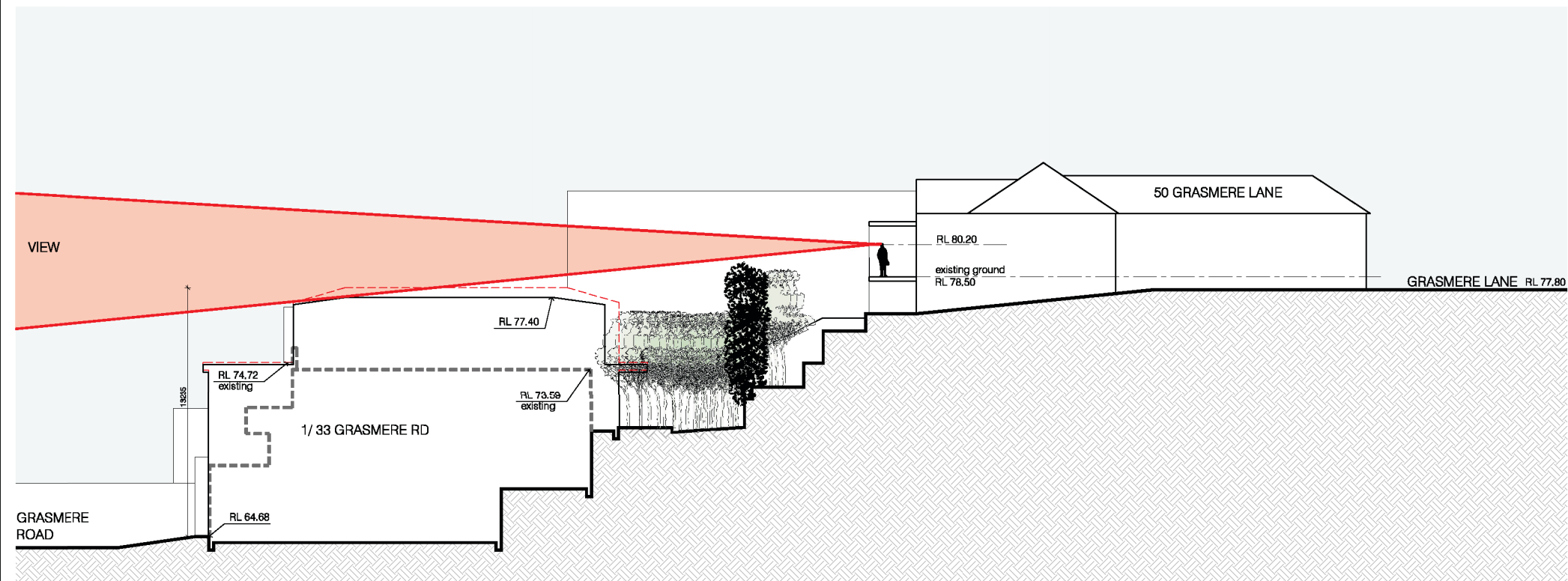
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- SUBJECT TO LAND SURVEY



GROUP ARCHITECTS

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project	
1/33 GRASMERE RD, CREMORNE	
drawing	date: MAR 2025
EXCAVATION AREA	
scale: 1:200@A3	
DWG No.: 2023-009-500	issue: DA - A.



SECTION - VIEW ANALYSIS
1:200@A3

1/33 GRASMERE RD, CREMORNE
MARCH 2025

