

**NSLPP MEETING HELD ON 07/05/2025****Attachments:**

1. Site Plan
2. Architectural Plans

ADDRESS: 1A Belgrave Street, Cremorne**APPLICATION NO:** DA 104/2024 (PAN-433386)**PROPOSAL:** Alterations and additions existing residential flat building to facilitate the addition of a 3 bedroom apartment**PLANS REF:**

Plan No.	Rev	Description	Prepared by	Dated
DA 001	A	Proposed Roof Plan/Site Plan	COSO Architects	12 March 2024
DA 002	A	Proposed Ground Floor Plan		
DA 003	A	Proposed First Floor Plan		
DA 004	A	Proposed Second Floor Plan		
DA 005	A	Proposed East Elevation		
DA 006	A	Proposed North Elevation		
DA 007	A	Proposed West Elevation		
DA 008	A	Proposed South Elevation		
DA 009	A	Proposed Section AA		
DD 010	A	Proposed Section BB		
DA 106	A	Proposed Landscape Plan		

OWNER: Peter Anderson**APPLICANT:** Peter Anderson c/o COSO Architecture**AUTHOR:** Jack Varka, Senior Assessment Officer**DATE OF REPORT:** 15 April 2025**DATE LODGED:** 30 May 2024**DATE AMENDED:** 14 April 2025**SUBMISSIONS:** One (1)**RECOMMENDATION:** Approval

EXECUTIVE SUMMARY

This amended development application seeks consent for alterations and additions to an existing residential flat building at 1A Belgrave Street, Cremorne.

The application is reported to NSLPP for determination as the proposal is for alterations and additions to an existing residential flat building which Chapter 4 of SEPP (Housing) 2021 and the Apartment Design Guidelines apply.

The proposed alterations and additions to an existing residential flat building to facilitate the addition of a 3 bedroom apartment is permissible on land zoned R4 High Density Residential. The proposal is consistent with the Design Quality Principles and the relevant sections of the Apartment Design Guide under Chapter 4 of the *SEPP (Housing) 2021*.

The proposal will provide a contemporary addition which respects neighbouring residential flat buildings in terms of design and scale, and does not cause material amenity impacts for the adjoining properties and apartments within the residential flat building in terms of view loss, overshadowing and loss of privacy. The proposed balconies along the northern elevation of the building would enhance the internal amenity by providing access to sunlight and natural ventilation.

The non-compliances in landscape and unbuilt upon areas is acceptable as there would be no physical change in the matrix between landscaping and unbuilt upon areas and are only technically non-compliant. Furthermore, the variation proposed to the building height plane control is also acceptable considering that existing setbacks of the RFB would be maintained as well as more than sufficient building separation, and there are negligible associated impacts to neighbouring properties.

The proposed apartment will provide an adequate level of amenity for the residents with respect to overshadowing, privacy, views, ventilation and solar access. The amenity of the existing apartments within the RFB would also be preserved.

Notification of the proposal has attracted one (1) submission which raised support for the proposed development.

The development application has been assessed against the *North Sydney Local Environmental Plan (NSLEP) 2013* and the North Sydney Development Control Plan (NSDCP) 2013 and generally found to be satisfactory.

Following this assessment the development application is considered to be reasonable in the circumstances and is recommended for **approval** subject to conditions.

LOCATION MAP



DESCRIPTION OF PROPOSAL

The applicant is seeking development consent for alterations and additions to an existing residential flat building including following:

- Alterations and additions including a construction of a new second floor level to provide for an additional of a singular 3-bedroom apartment;
- New accessible ramp along the eastern side of the building to the front entrance
- Fire upgrade works including protection of windows:
 - In the ground floor apartments (which are less than 3m from the side boundaries)
 - In the first floor apartments (which are less than 3m from the side boundaries)
 - North facing balcony at the front
 - North side of the dining and living and kitchen of Apartment 3
- Existing opening along eastern elevation of ground floor to be closed off
- New balcony along the northern elevation of Apartment 3
- Existing stair to be extended and fire isolated to create access to the new level
- Lift access to the first and second floor

AMENDED APPLICATION

A meeting was held with the applicants on 12 March 2025 to discuss the required amendments that needed to be made to address the issues raised in Council's request for withdrawal letter, dated 20 January 2025.

An amended package was received which contained the following documentation:

- Revised BCA Report
- Updated Statement of Environmental Effects
- Owner's Consent and Strata Minutes
- Amended Architectural Plans, which made the following changes:
 - Corrected the First Floor level FFL to RL 86.20
 - Raised the Second Floor level FFL by 100mm to RL 88.97 (2770mm F2F)
 - Raised proposed TG by 100mm to RL 91.97
 - Raised proposed ridge RL by 100mm to RL 92.27
- Amended Design Verification Statement

As a result, the lodgement date of the application was amended under Section 38 of the *EPA Regulations 2021* to reflect the updated DA package. The amended lodgement date is now 15 April 2025.



Figure 1: Proposed Ground Floor Level



Figure 2: Proposed First Floor Level



Figure 3: Proposed Second Floor Level



Figure 4: Proposed East Elevation

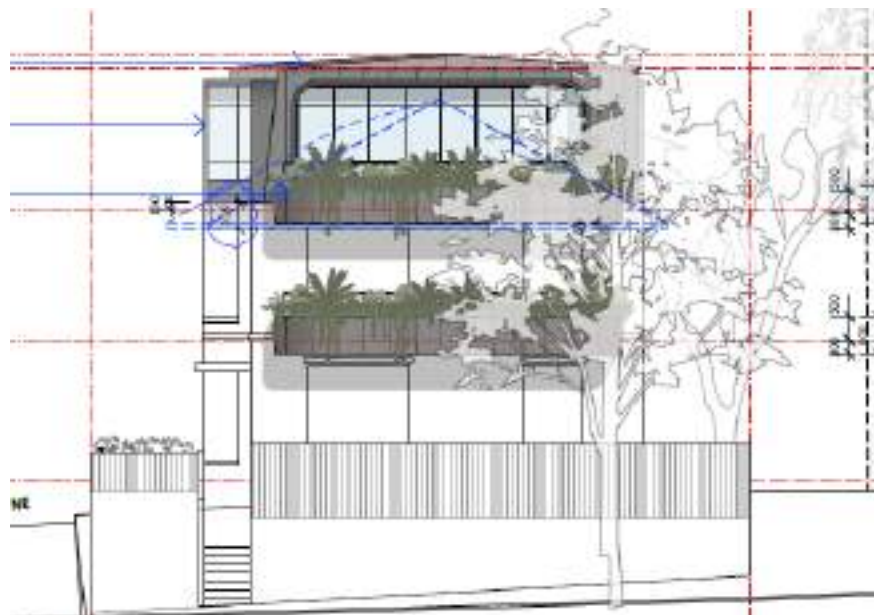


Figure 5: Proposed North Elevation



Figure 6: Proposed West Elevation

STATUTORY CONTROLS

North Sydney Local Environmental Plan (NSLEP) 2013

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

Environmental Planning & Assessment Act 1979

SEPP (Biodiversity and Conservation) 2021

- Chapter 6 – Water Catchments

SEPP (Housing) 2021

- Chapter 4 – Design of Residential Apartment Development

SEPP (Resilience and Hazards) 2021

- Chapter 4 – Remediation of Land

SEPP (Transport & Infrastructure) 2021

- Chapter 2 – Infrastructure

SEPP (Sustainable Buildings) 2022

POLICY CONTROLS

North Sydney Development Control Plan (NSDCP) 2013

North Sydney Local Infrastructure Contributions Plan 2020

DESCRIPTION OF LOCALITY

The subject site, legally described as SP 50246 and known as 1A Belgrave Street, is a two storey residential flat building (RFB). The site is rectangular in shape and has an area of 491.3m². The property is a corner lot and has its primary frontage to Belgrave Road, and secondary side frontage to Ben Boyd Lanes. The topography of the site slopes from the north to the rear of the site. The dwelling is constructed from rendered and painted brick with a hipped tile roof. A rendered brick retaining wall with a timber paling wraps the property along the boundaries of the site.

At the rear of the site is a common laundry building and rendered garage that can cater for two vehicles which fronts Ben Boyd Lane to the eastern side boundary, while a hardstand parking area for two vehicles is available in the rear and is accessible via driveway from Ben Boyd Lane.

The locality is characterised by an eclectic mix of built form typologies which include multi-storey townhouses, dual occupancies and residential flat buildings. Further to the south is Cremorne Town Centre, which is characterised by mixed use development including shop-top housing, commercial, and retail development.



Figure 7: Aerial Map



Figure 8: Photo from corner of Belgrave Street and Ben Boyd Lane



Figure 9: Photo from opposite side of Belgrave Street



Figure 10: Photo from Ben Boyd Lane

RELEVANT HISTORY

Previous Applications

DA 340/2023

- Application was seeking consent for alterations and additions to the existing Strata Plan, including amendments to parking and addition of new 3rd storey single apartment.
- Application was returned to the applicants on 11 December 2023, noting several documents were missing from the submission and could not be accepted.

CDC 17/2015

- Replacement of existing external window with a door of the same width, and the installation of a deck of Unit 1.
- Certificate approved by Council on 6 March 2015.

CDC 272/2013

- Demolition of kitchen window and installation of double doors and fan light of Unit 2.
- Certificate approved by Council on 20 December 2013.

Current Application

Date	Action
30 May 2024	Application lodged to Council.
3 June 2024	A submission in support of the proposal was received by Council
14 June 2024	Commencement of notification period
28 June 2024	Conclusion of notification period. One (1) submission were received
31 July 2024	RFI letter issued to applicant, requesting that an amended BASIX certificate be submitted
6 August 2024	Amended BASIX certificate submitted onto NSW Planning Portal
13 August 2024	RFI letter issued to applicant, requesting that a view impact assessment be submitted. No response was received by Council. Council being unable to refuse an application for works to an RFB under delegated further requests for withdrawal were sought.
20 January 2025	A letter to withdraw was issued by Council, citing a number of inconsistencies in the architectural plans, BCA design flaws, and insufficient information as the reasons for withdrawal
12 March 2025	First Response from applicant A meeting was held with the applicants to discuss the amendments required to resolve the issues raised in Council's withdrawal letter
14 April 2025	An amended package was lodged to the Planning Portal, which was accepted by Council. The lodgement date of the application has been amended to 14 April 2025

REFERRALS

BUILDING

The application has been referred to Council's Building Compliance Team who provided the following comments:

The Development Application seeks approval for alterations and additions to an existing 2 storey residential flat building containing 4 apartments by adding an additional new 3rd Level to facilitate a new 3 bedroom apartment.

The building will be classified by the NCC BCA 2022 as a class 2 building of Type A construction.

A search of Council's records revealed the premises forms part of Council's Annual Fire Safety Statement Register and submission of AFSS is up to date for the property.

The Development Application is supported by a BCA Compliance Assessment Report dated 30 April 2024 prepared by J-Squared Consulting Engineers (the Report) which concludes the proposed development can comply with the NCC via a combination of satisfying the deemed to satisfy provisions of the NCC BCA and use of Performance based / fire engineering solutions. The Report also contains recommendations for required fire safety and accessibility upgrades with the recommended upgrade works in the most part being identified on the Architectural Drawing Set accompanying the Development Application.

A review of the Drawings accompanying the application revealed the proposed works can likely comply with the NCC BCA, Volume 1.

Given that the Report identifies upgrade to the buildings fire safety is proposed and the scope of the proposed works building works, upgrade of the building is recommended pursuant to Clause 64 of the Environmental Planning & Assessment Regulation 2021.

A detailed assessment of compliance with the National Construction Code - Building Code of Australia will be undertaken by an appropriately Registered Building Surveyor at the Construction Certificate Stage of the proposed development. Additionally, a Fire Safety Schedule is to be prepared by the certifier and accompany the Construction Certificate.

Planner's Comments: Standard conditions have been imposed, which will be reflected in the determination of the application.

ENGINEERING

The application has been referred to Council's Development Engineer, who raised no objection to the proposal.

LANDSCAPING

The application has been referred to Council's Landscape Development Officer, who raised no objection to the proposal and has imposed standard conditions that are reflected in the determination of the application.

EXTERNAL REFERRALS

AUSGRID

The application is integrated development and was required to be referred to Ausgrid under Chapter 2 Infrastructure of *State Environmental Planning Policy (Transport and Infrastructure) 2021*. Ausgrid provided the following comments:

The developer should refer to SafeWork NSW Document – Work Near Overhead Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase.

Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected be entering and leaving the site.

The “as constructed” minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website at www.ausgrid.com.au

It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer’s cost.

Proposed driveways shall be located to maintain a minimum clearance of 1.5m from the nearest face of the pole to any part of the driveway, including the layback, this is to allow room for future pole replacements. Ausgrid should be further consulted for any deviation to this distance.

To apply to connect or modify a connection for a residential or commercial premises. Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details; <https://www.ausgrid.com.au/Connections/Get-connected>.

Planner’s Comments: Comments noted and accepted. Standard conditions have been recommended.

SUBMISSIONS

In accordance with Section 3.5.3 of the Council’s Community Engagement Protocol, local developments are to have a 14-day period whereby neighbouring residents can submit a response to the proposal. The notification period took place between 14 – 28 June 2024. One supportive submission was received. The following is a summary of matters raised in the submission, which are noted and accepted:

- In support of the application as it adds accommodation to an existing structure.
- Would help in achieving the target imposed by the NSW Government in adding a further 5,000 people into the municipality.
- Spreading additional people across the municipality in developments such as this, rather than high-rise apartments would have less impact on the existing open space amenity.

CONSIDERATION

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

SEPP (Biodiversity & Conservation) 2021

- **Chapter 6 – Water Catchments**

Having regard to Chapter 6 of the *SEPP (Biodiversity and Conservation) 2021*, the subject site is located within the Sydney Harbour Catchment Area. However, due to the inland location of the subject site, it can be deemed that the proposal will have no detrimental impacts on the surrounding waterways and its quality and quantity, what could occur during the events of a flood, aquatic ecology, recreational areas, public access and the characteristic of the foreshore. The application satisfies the requirements of this Policy.

SEPP (Housing) 2021

- **Chapter 4 – Design of Residential Apartment Development**

The proposal seeks to add a new level of residential accommodation within an existing RFB. This proposal would create a total of three levels of residential accommodation and would contain more than four dwellings. As a result, the proposal must consider the relevant provisions of the Design Quality Principles and the Apartment Design Guide, which have been analysed below.

Design Quality Principles:

Principle 1: Context and Neighbourhood Character

The Waters Neighbourhood generally consists of medium to high density residential accommodation, including RFBs.

The proposal preserves the existing RFB on the site and largely maintains its existing appearance and relationship with the streetscape and to neighbouring sites. The proposal maintains high density residential accommodation within the high density zone. The proposed addition and increased building height is below the maximum building height standard and adheres to the established characteristics of the locality.

Principle 2: Built Form and Scale

The proposal would not significantly increase the building bulk and scale of the existing building and it retains an appropriate scale within the high density residential context of the immediate locality. The proposal does not exceed the maximum building height standard.

Principle 3: Density

The site is located within the R4 High Density Residential zone and is surrounded by multi-storey RFBs. The density will increase as a result of the additional unit however will remain consistent within the high density residential context of the area and the objectives of the R4 High Density zone.

Principle 4: Sustainability

A valid BASIX certificate was submitted with the proposal which details lighting features, insulation, windows and doors to ensure the construction of a sustainable residential apartment. A waste management plan and stormwater drainage plan have also been submitted outlining how waste generated in demolition, construction, and during occupation will be managed, as well as the stormwater drainage of the subject site.

Principle 5: Landscape

The existing landscaping features within the subject site are to be maintained and the proposal does not seek to add any new landscaping features.

Principle 6: Amenity

The proposal would ensure an adequate amenity level for the residential apartment. The unit has provided for natural light to the living, kitchen and dining area through the north-facing balcony. Each non-habitable room has access to natural ventilation and sunlight and access to and from the apartment is made accessible through the inclusion of a lift.

Principle 7: Safety

The proposal does not seek to alter the existing entry of the building and would not impact the existing mix between public and private open spaces.

Principle 8: Housing Diversity and Social Interaction

The new unit will create the only 3-bedroom apartment within the RFB, which currently consists of four 2-bedroom apartments. The inclusion of diversity within the RFB and would cater for the different housing needs and demographics of individuals. The proposal would not alter the existing shared spaces within the RFB such as the internal landing areas and external areas.

Principle 9: Aesthetics

The proposal is to maintain the existing external aesthetics of the RFB, while the new floor addition would incorporate colours and materials are consistent and characteristic of the locality. The proposal would maintain the typology of the roof as hipped, but would utilise metal sheeting in its construction.

Apartment Design Guide:

Section	Objective	Proposed	Complies
2C. Building Height	<i>Building height controls ensure development responds to the desired future scale and character of the street and local area</i>	The proposed building height, at its maximum is measured to be 10.12m which is compliant with the maximum permitted building height of 12m.	Yes
2F. Building Separation	<i>Minimum separation distances for buildings are:</i> <i>Up to four storeys (approximately 12m):</i> <ul style="list-style-type: none">• 12m between habitable rooms/balconies (6m to boundary)• 9m between habitable and non-habitable rooms (4.5m to boundary).• 6m between non-habitable rooms. (3m to boundary).	Northern (Belgrave Street) Elevation The separation between the RFB and the nearby residential properties across Belgrave Street would be in excess of 25m. Side (Eastern and Western) Elevations The western elevation of the RFB has a separation in excess of 20m. The subject building and the neighbouring RFB to the east are divided by Ben Boyd Lane and have a separation in excess of 10m.	Yes

		Southern (Rear) Elevation The rear of the RFB does not directly adjoin with another property. A singular window is to be installed along the rear elevation, and would have no significant impact on privacy and amenity of the neighbouring dwellings.	
3F-1. Visual Privacy	<i>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</i>	As detailed above, the existing RFB provides adequate building separation with neighbouring properties, ensuring that the visual privacy of residents within the subject site and neighbouring dwellings are not significantly impacted.	Yes
4A-1. Solar and Daylight Access	<i>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</i>	The proposed residential apartment has a north-facing orientation, ensuring that the apartment will have access to direct natural light between 9am-3pm.	Yes
4A-3. Solar and Daylight Access	<i>Design incorporates shading and glare control, particularly for warmer months</i>	With the exception of Window 6, all proposed new windows have incorporated an awning and shading device.	Yes
4B-1. Natural Ventilation	<i>All habitable rooms are naturally ventilated</i>	The layout of the subject site ensures that the northern frontage of the apartment would have direct access to sunlight. The living, kitchen and dining areas are to be naturally ventilated. All proposed windows would incorporate a shading device and all, but window W6 would incorporate an awning.	Yes
4C-1. Ceiling Height	<i>Ceiling height achieves sufficient natural ventilation and daylight access</i>	At its maximum, the ceiling height of the proposed apartment is measured to be 3m, while at its minimum it is measured to be approximately 2.75m. The ceiling heights in both habitable and non-habitable rooms are compliant. The ceiling heights of the Ground Floor and Floor levels are maintained as existing.	Yes
4C-2. Ceiling Height	<i>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</i>	The proposed ceiling heights are compliant and would increase the sense of space and would create well-proportioned rooms within the dwelling.	Yes
4C-3. Ceiling Height	<i>Ceiling heights contribute to the flexibility of building use over the life of the building.</i>	The proposed ceiling heights are compliant and would allow for flexibility throughout the life of the building.	Yes
4D-1. Apartment Size and Layout	<i>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</i>	The internal floor area of the subject site would be compliant with the 90m ² minimum for 3 bedrooms apartments. All habitable rooms have a window which has an area that is not less than 10% of the floor area of the room.	Yes
4D-2. Apartment Size and Layout	<i>Environmental performance of the apartment is maximised.</i>	The habitable room depths of all bedrooms comply with the 2.5m x ceiling height.	Yes

		Due to the inclusion of the pantry, the depth of the open living space varies. The maximum room depth measured from the window W4 to the end of the open living space is approximately 7m, which complies with the 8m maximum.	
4D-3. Apartment Size and Layout	<i>Apartment layouts are designed to accommodate a variety of household activities and needs</i>	<p>Bedroom 1 is measured to have an area of approximately 12.8m², while bedrooms 2 and 3 are to have an area of approximately 11.4m².</p> <p>All bedrooms have dimensions that are greater than the 3m minimum.</p> <p>The width measured from the window W2 to the kitchen is approximately 6.9m, which is greater than the 4m for 3-bedroom apartments.</p>	Yes
4E-1. Private Open Space and Balconies	<i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</i>	<p>The proposed balcony is measured to have an area of 20m² which is greater than the 12m² minimum for 3 bedroom apartments.</p> <p>Due to the design of the balcony, its depth varies. However, the maximum depth measured is approximately 2.9m which complies with the minimum depth for 3 bedroom apartments.</p> <p>It is also proposed to install a balcony to Unit 3 as existing, which has a maximum depth of 1.3m and an area of 10m². As Unit 3 is a 2 bedroom unit, the balcony complies with the requirements.</p>	Yes
4E-2. Private Open Space and Balconies	<i>Primary private open space and balconies are appropriately located to enhance liveability for residents</i>	The proposed balconies are positioned to be north-facing and is connected to the open living space.	Yes
4E-3. Private Open Space and Balconies	<i>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</i>	As a part of the proposal, the balconies that faces towards Belgrave Street is to be constructed such that it is consistent with the colours and materiality of the of the new addition. This would ensure a consistent aesthetic when viewing the RFB from Belgrave Street.	Yes
4E-4. Private Open Space and Balconies	<i>Private open space and balcony design maximises safety</i>	A glass balustrade is to be installed along the perimeter of the balconies, ensuring safety for the users of the balcony.	Yes
4F-1. Common Circulation and Spaces	<i>Common circulation spaces achieve good amenity and properly service the number of apartments</i>	A new staircase and lift leading to the new apartment will be constructed.	Yes
4G-1. Storage	<i>Adequate, well designed storage is provided in each apartment</i>	Storage spaces are to be implemented within the apartment. The proposal does not seek to utilise the existing car-parking spaces as storage.	Yes
4H-1. Acoustic Privacy	<i>Noise transfer is minimised through the siting of buildings and building layout</i>	The existing building separation between adjacent dwellings would be maintained. The proposed location of the entrance area of the apartment would be similar to the existing entrance areas of the units below.	Yes

4H-2. Acoustic Privacy	<i>Noise impacts are mitigated within apartments through layout and acoustic treatments</i>	The bedrooms have been orientated towards the rear of the site and would not directly front Belgrave Street. Doors have been utilised to indicate different use zones and to enhance the acoustic amenity within the apartment.	Yes
4J-2. Noise and Pollution	<i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</i>	The apartment only has the single balcony and open living space that directly overlooks Belgrave Street. The bedrooms would be located towards southern side of the apartment at the rear of the site and would front Belgrave Street.	Yes
4K-1. Apartment Mix	<i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i>	The proposal would be the only 3-bedroom apartment within the RFB, which currently consists of four 2-bedroom apartments. This increases the diversity within the RFB and would cater for the different housing needs and demographics of individuals. The proposal would not alter the existing shared spaces within the RFB being the internal landing areas and external areas.	Yes
4K-2. Apartment Mix	<i>The apartment mix is distributed to suitable locations within the building</i>		
4M-1. Building Façades	<i>Building facades provide visual interest along the street while respecting the character of the local area</i>	As a part of the proposal, the balcony that faces the primary façade towards Belgrave Street is to be built in a consistent manner utilising the same colours and materials as the new addition. This would ensure a consistent aesthetic when viewing the RFB from Belgrave Street.	Yes
4M-2. Building Façades	<i>Building functions are expressed by the facade</i>	The existing building entry would be maintained, but has included a new accessible ramp which would provide wheelchair access between the RFB entry and the rear of the site. The existing pedestrian entrance along the primary façade is to be maintained.	Yes
4N-1. Roof Design	<i>Roof treatments are integrated into the building design and positively respond to the street</i>	The proposal would maintain the typology of the roof as a low-pitched hipped design, but would utilise metal sheeting in replacement of the existing tile roof. This is characteristic within the locality which features a number of contemporary RFBs and buildings within the immediate context.	Yes
4N-3. Roof Design	<i>Roof design incorporates sustainability features</i>	The proposed roof is to be constructed from sheet metal, and would incorporate sustainability features in accordance with the submitted BASIX certificate.	Yes
4O-1. Landscape Design	<i>Landscape design is viable and sustainable</i>	The proposal includes new hedge landscaping that would be planted along the proposed ramp access and the western boundary. New vegetation would also be planted along the eastern elevation of the RFB. Any other existing landscaping and vegetation would be retained.	Yes
4O-2. Landscape Design	<i>Landscape design contributes to the streetscape and amenity</i>	Due to the location of the proposed landscaping features, it would have no significant impact on the streetscape and amenity of the subject site.	N/A

4Q-1. Universal Design	<i>Universal design features are included in apartment design to promote flexible housing for all community members</i>	The proposed new floor addition to generate a new residential apartment would ensure that the apartment would incorporate adaptable design features that would cater for different lifestyle and housing needs for the residents. This would be further achieved by ensuring compliance with the submitted BASIX certificate.	Yes
4Q-2. Universal Design	<i>A variety of apartments with adaptable designs are provided</i>	The proposal would create a new singular 3-bedroom apartment, which would enhance the diversity of the RFB, considering that the existing four apartments contain 2 bedrooms. The proposal would ensure an adequate level of amenity and would cater for the different living needs for individuals and families.	Yes
4Q-3. Universal Design	<i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i>		
4R-1. Adaptive Reuse	<i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</i>	The proposal seeks to create a new unit as part of a new addition at the existing roof level. The new addition is contemporary in design and complementary to the existing building and locality, which is generally characterised by medium and high density residential development of a contemporary character.	Yes
4S-1. Mixed Use	<i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</i>	As the proposal seeks to add a new residential apartment within an existing RFB that does not contain any other usages but for residential accommodation, this is not applicable to this proposal.	N/A
4T-1. Awnings and Signage	<i>Awnings are well located and complement and integrate with the building design</i>	As the proposal seeks to add a new residential apartment within an existing RFB that is not located along a prominent streetscape, this is not applicable to this proposal.	N/A
4U-1. Energy Efficiency	<i>Development incorporates passive environmental design</i>	Habitable rooms have access to natural sunlight through the north-facing balcony and multiple windows.	Yes
4U-2. Energy Efficiency	<i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i>	Various features that enhance the passive solar design of the apartment would be installed in accordance with the submitted BASIX certificate.	Yes
4U-3. Energy Efficiency	<i>Adequate natural ventilation minimises the need for mechanical ventilation</i>	The proposal seeks to utilise the north-facing orientation of the site which would provide an adequate level of solar access and natural ventilation.	Yes
4V-1. Water Management and Conservation	<i>Potable water use is minimised</i>	Water features would be installed in accordance with the submitted BASIX certificate and would be checked by a certifier.	Yes
4V-2. Water Management and Conservation	<i>Urban stormwater is treated on site before being discharged to receiving waters</i>	The existing stormwater system of the building is to be maintained. New downpipes from the roof of the new floor addition would be connected to the system.	Yes
4W-1. Waste Management	<i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</i>	With reference to the submitted waste management plan, the storage of waste is located at the rear concrete driveway area and waste would be collected along the primary frontage at Belgrave Street.	Yes

The proposal is considered satisfactory having regard to the design criteria specified in the ADG.

SEPP (Resilience and Hazards) 2021

- **Chapter 4 – Remediation of Land**

The subject is located within the Waters Neighbourhood and the locality's history has been largely dominated by residential accommodation, and there are no Council records that indicate any past activities occurring that would contaminate the land that the subject site resides on. As a result, no remediation works would have to take place, and the application satisfies the requirements of this Policy.

SEPP (Sustainable Buildings) 2022

A BASIX Certificate (No. 1758623M), issued on 5 August 2024 has been submitted. As DA 227/2022/2 was submitted to the NSW Planning Portal on 10 May 2024, the BASIX certificate is valid thus satisfying the requirements of the Policy.

SEPP (Transport & Infrastructure) 2021

- **Chapter 2 – Infrastructure**

The location of the subject site has its primary frontage along Belgrave Street, which is a SP2 Classified Road. The proposal would have no significant impact on the safety, effectiveness, operation and functionality of the classified road. The application satisfies the requirements of this Policy.

NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN (NSLEP) 2013

1. Permissibility

The site is zoned R4 High Density Residential under the provisions of the *North Sydney Local Environmental Plan (NSLEP) 2013*. Development for the purposes of alterations and additions to an existing residential flat building to facilitate the addition of a 3 bedroom apartment is permissible with the consent of Council.

2. Objectives of the Zone

The objectives for a R4 High Density Residential 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 proposed development maintains the existing use of the site and will increase the density of the building through the addition of a second storey apartment. The site will continue to maintain its role in providing for the housing needs of occupants in a high density residential environment and the increase in density is in alignment with the objectives of the zone. The development would enhance the diversity of apartment typologies within the RFB, by providing a singular 3-bedroom apartment to the existing building of four 2-bedroom apartments without compromising the amenity of neighbouring units.

The proposed apartment would provide residents with adequate amenity and suitable living conditions and arrangements. It would also have no impact on the existing amenity levels of neighbouring dwellings and units within the building and would have no impact on any nearby significant cultural or heritage items.

3. Principal Development Standards

The proposal has been assessed against the principal development standards applicable to the development under the *NSLEP 2013* as follows:

Principal Development Standards - North Sydney Local Environmental Plan 2013			
Site Area – 491.3m ²	Proposed	Control	Complies
Clause 4.3 - Heights of Building	10.12m	12m	YES

4. Height of Building

The following objectives for the permissible height limit are stated below:

- (a) *to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,*
- (b) *to promote the retention and, if appropriate, sharing of existing views,*
- (c) *to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,*
- (d) *to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,*
- (e) *to ensure compatibility between development, particularly at zone boundaries,*
- (f) *to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.*

The site has a maximum permitted building height standard of 12m. As a result of the sloping topography, the heights of the building will vary across the site. The proposal will increase the maximum building height which is measured to be approximately 10.12m at the southern end of the roof ridgeline. This is below the 12m standard and as such is compliant in accordance with clause 4.3 of the *NSLEP 2013*.

The proposed alterations and additions will continue to conform with the natural topography of the site. No views, solar access, or privacy is expected to be compromised or negatively impacted as a result of the additional storey to the building. The additional storey promotes the objectives of the high density zoning of the immediate area and the development is considered to be of a scale and density that is characteristic of the area.

NORTH SYDNEY DEVELOPMENT CONTROL PLAN (NSDCP) 2013

The Development Control Plan applies to the site, so an assessment has been carried out below:

Compliance Table – Residential Development

Part B Section 1 – Residential Development		
	<i>Complies</i>	<i>Comments</i>
1.2 Social Amenity		
1.2.1 Population Mix	YES	The development retains the 4 existing 2-bedroom apartments and proposes the addition of a singular 3-bedroom apartment, which would enhance the dwelling diversity and population mix within the RFB.
1.2.3 Maintaining Residential Accommodation	YES	The proposal seeks to maintain the existing use of the RFB, which is for residential accommodation.
1.3 Environmental Criteria		
1.3.1 Topography	No change	The proposal does not propose any earthworks and would retain the site's topography as existing.
1.3.6 Views	YES	<p>The proposal would increase the existing building height to a maximum height of 10.27m. This would have no impact on existing views towards any significant cultural or natural items.</p> <p>A request for information was issued seeking a view impact assessment regarding the proposal's potential to obstruct views from lower level units of at 12-14 Grosvenor Street (Units 104 and 204) towards the north and northeast. No response was received.</p> <p>No objections were raised by 12-14 Grosvenor Street.</p> <p>On further review of the application, it appears that the increase in building height would only be relatively minor (approximately 850mm) and would mostly replace the bulk of the existing roof. Noting the topography of the site, the subject building is sited lower than the adjacent RFB tower at 12-14 Grosvenor Street. It was therefore deemed that no further assessment was required in this instance and is acceptable in this regard.</p>
1.3.7 Solar Access	YES	The proposed apartment would have a north-facing orientation, ensuring that the balcony and open living space would have access to sunlight on the Winter Solstice. Proposed windows, especially along the eastern elevation would have access to sunlight. Any newly generated shadows would not impact any habitable room windows from neighbouring dwellings.
1.3.8 Acoustic Privacy	YES	The existing building separation between adjacent dwellings would be maintained. The proposed location of the entrance area of the apartment would be similar to the existing entrance areas of the other apartments. The bedrooms have been located towards the rear of the apartment and would not directly front Belgrave Street. With reference to the BCA Compliance Assessment, the sound insulation of the walls would be designed to comply with BCA standards.

Part B Section 1 – Residential Development		
	Complies	Comments
1.3.10 Visual Privacy	YES	The existing building separation between adjacent dwellings would be maintained. The proposed balcony would be setback 500mm from the existing side walls of the RFB which would restrict the ability to overlook onto the balconies of 1 Belgrave Street, and is orientated towards the primary frontage. The proposed windows would have no direct view towards windows, balconies or private open spaces of neighbouring dwellings. All windows would include shading devices and all but W6 would incorporate awnings.
1.4 Quality Built Form		
1.4.1 Context	YES	The proposal would preserve the existing site layout, and the proposed development would not be an uncharacteristic feature within the area, being a contemporary addition within a high density residential area.
1.4.4 Laneways	No Change	Despite the subject site having its eastern frontage along Ben Boyd Lane, the proposal would have no impact on the laneway's functionality, attractiveness, safety and useability. The scale of the building would remain appropriate in the immediate context of the site, noting existing RFB tower development to the immediate south and low scale multi-dwelling developments to the east. The locality is zoned for high density development and the proposal is in accordance with the zone objectives.
1.4.5 Siting	No Change	The proposal would preserve the existing building orientation and siting, being constructed within the building footprint.
1.4.6 Setbacks	NO (acceptable on merit)	<p>The proposal would not alter the existing front, rear and side setbacks of the RFB.</p> <p>However, the proposal would result in a non-compliance of P2, specifically the requirement for RFBs in a R4 High Density Residential Zone with a height limit of 12m and less, which outlines that buildings must not exceed the 3.5m maximum height plane when measured from side boundaries.</p> <p>The existing setbacks of the RFB would be maintained, which reinforce the characteristic setback patterns within the locality. The proposed new floor addition would increase the bulk and scale of the building however will maintain an appropriate form within the locality, it would retain the existing density and would be kept within the maximum permitted building height.</p> <p>The proposed apartment will provide an adequate level of amenity for the residents with respect to overshadowing, privacy, views, ventilation and solar access. The amenity of the existing apartments within the RFB would also be preserved.</p> <p>On merit, the non-compliance of the building height plane can be considered acceptable.</p>
1.4.7 Form, Massing and Scale	YES	The proposal would increase the bulk and scale of the RFB however, it does not exceed the maximum building height standard and is consistent with the existing form, massing and scale of the surrounding RFBs along Belgrave Street.
1.4.8 Built Form Character	YES	The proposal would incorporate metal clad construction, which would not be uncharacteristic within the locality. The proposed balcony that face towards Belgrave Street would both utilise the same materials to ensure a consistent primary façade.

Part B Section 1 – Residential Development														
		Complies	Comments											
			The existing RFB form and character will be largely retained as existing with exception to the roof.											
1.4.9	Dwelling Entry	YES	The apartment entry would be consistent in location with the existing dwelling entrances for the apartments below. The RFB entry would not be altered, but an accessible ramp from the rear of the site would be installed to improve the accessibility.											
1.4.10	Roofs	YES	The new roof will be constructed in a hipped form. The roof would be of a metal cladding.											
1.4.12	Colours and Materials	YES	The existing colour and materiality of the RFB would be maintained. The new addition is to be constructed of metal cladding, which is consistent within the Waters Neighbourhood and sympathetic to surrounding contemporary development.											
1.4.13	Balconies – Apartments	NO (acceptable on merit)	<p>The proposed balcony is measured to have an area of approximately 20m² and a maximum depth of approximately 2.9m. The proposed balcony for Apartment 3 would have an area of approximately 10m² and a maximum depth of approximately 1.3m and is non-compliant with P1. Despite this non-compliance, the proposal would ensure that Apartment 3 has a functional private open space that faces towards the primary façade of the RFB.</p> <p>It should be noted that the depth of the proposed balcony is consistent with the new balcony constructed as part of the new unit, which would ensure consistency in appearance and form.</p> <p>On merit, this non-compliance is acceptable.</p>											
1.5 Quality Urban Environment														
1.5.1	High Quality Residential Accommodation	YES	The internal floor area of the subject site would be compliant with the 90m ² minimum for 3 bedroom apartments. The proposed balcony would be principal open space for the residents within the apartment, and the depths of the proposed habitable rooms do not exceed 10m.											
1.5.4	Vehicle Access and Parking	No Change	The existing vehicle access and on-site car parking would be maintained.											
1.5.5	Site Coverage	Yes	<table><tr><th>NSDCP 2013 (Maximum)</th><th>Existing</th><th>Proposed</th><th>Complies</th></tr><tr><td>45%</td><td>42.7% (210m²)</td><td>43.9% (219.9m²)</td><td>Yes</td></tr></table>				NSDCP 2013 (Maximum)	Existing	Proposed	Complies	45%	42.7% (210m ²)	43.9% (219.9m ²)	Yes
			NSDCP 2013 (Maximum)	Existing	Proposed	Complies								
			45%	42.7% (210m ²)	43.9% (219.9m ²)	Yes								
The site coverage would minorly increase resulting from the balconies, however, remains compliant with the control.														

Part B Section 1 – Residential Development												
		Complies	Comments									
1.5.6	Landscape Area	NO (acceptable on merit)	<table><tr><th>NSDCP 2013 (Minimum)</th><th>Existing</th><th>Proposed</th><th>Complies</th></tr><tr><td>40%</td><td>26.2% (128.6m²)</td><td>24% (117.7m²)</td><td>No</td></tr></table>		NSDCP 2013 (Minimum)	Existing	Proposed	Complies	40%	26.2% (128.6m²)	24% (117.7m²)	No
			NSDCP 2013 (Minimum)	Existing	Proposed	Complies						
40%	26.2% (128.6m²)	24% (117.7m²)	No									
			<p>The proposal would result in a 2.2% reduction in landscape area as a result of the new street front balconies at the northern façade. It is currently proposed to construct two balconies at the first and new second storeys. This minorly increases upon an existing non-compliance with the NSDCP 2013 minimum requirement as the area below the balconies can no longer be considered landscape area. This is a minor change that results in the loss of approximately 9.9m² of landscape area.</p>									
	Un-built Upon Area	NO (acceptable on merit)	<p>The proposal will retain the existing landscape area and would incorporate new features along the new ramp access, which would further promote the character of the neighbourhood. Landscaped buffers along the side boundaries are to be maintained, with the proposal including the planting of new hedges along the eastern side of the ramp access.</p> <p>Existing trees within the subject site are to be retained. The proposal does not include the planting of new trees. The landscape area within the front setback, which is to be retained as existing, is not visible from the streetscape due to the rendered brick and paling fence. This results in the proposal having no significant impact on the streetscape and amenity.</p> <p>It should be noted that despite the numerical decrease, the landscaping of the subject site would be retained as existing. This is due to the proposed balconies constituting as un-built upon area, with the landscape area underneath the balconies now be considered as unbuilt upon area.</p>									
			<table><tr><th>NSDCP 2013 (Maximum)</th><th>Existing</th><th>Proposed</th><th>Complies</th></tr><tr><td>15%</td><td>31% (152.4m²)</td><td>31% (152.4m²)</td><td>No</td></tr></table> <p>The proposal would retain the existing un-built upon area. The area remains non-compliant however is not proposed to change.</p>		NSDCP 2013 (Maximum)	Existing	Proposed	Complies	15%	31% (152.4m²)	31% (152.4m²)	No
NSDCP 2013 (Maximum)	Existing	Proposed	Complies									
15%	31% (152.4m²)	31% (152.4m²)	No									
Landscaping		YES	<p>The proposal would include new landscape hedging that would be planted along the proposed ramp access and western boundary. New vegetation would also be planted along the proposed ramp access and eastern elevation of the RFB. Any existing landscaping and vegetation would be retained.</p>									
1.5.9	Private Open Space	YES	<p>Proposed Balcony for New Residential Accommodation (3-bedroom)</p> <table><tr><th>NSDCP 2013 (Minimum)</th><th>Proposed</th><th>Complies</th></tr><tr><td>12m²</td><td>20m²</td><td>Yes</td></tr></table> <p>The proposed balcony would be compliant with the NSDCP 2013 minimum requirement.</p>		NSDCP 2013 (Minimum)	Proposed	Complies	12m²	20m²	Yes		
NSDCP 2013 (Minimum)	Proposed	Complies										
12m²	20m²	Yes										

Part B Section 1 – Residential Development								
	Complies	Comments						
		<p>Proposed Balcony for Apartment 3 (2-bedroom)</p> <table border="1"> <thead> <tr> <th>NSDCP 2013 (Minimum)</th><th>Proposed</th><th>Complies</th></tr> </thead> <tbody> <tr> <td>10m²</td><td>9.4m²</td><td>No</td></tr> </tbody> </table> <p>The proposed balcony would be non-compliant with the NSDCP 2013 minimum requirement. The proposed balcony would be positioned to face the north, ensuring that the balcony and the living, kitchen and dining areas would have direct solar access.</p> <p>While the proposed depth, at its maximum is measured to be at 1.3m, it would still ensure that the balcony is useable for residents within a 2-bedroom apartment. It should be noted that the depth of the proposed balcony is consistent with the proposed balcony as part of the new additional unit, which would ensure symmetry in appearance and design.</p> <p>On merit, the non-compliances of the proposed private open space for Apartment 3 is acceptable.</p>	NSDCP 2013 (Minimum)	Proposed	Complies	10m ²	9.4m ²	No
NSDCP 2013 (Minimum)	Proposed	Complies						
10m ²	9.4m ²	No						
1.6 Efficient Use of Resources								
1.6.1 Energy Efficiency	YES	A BASIX Certification has been submitted for this proposal. The proposal would ensure a minimum 40% of new/alterd lighting would be fitted with fluorescent, compact fluorescent or LED lamps, with this to be checked by a certifier.						
1.6.2 Passive Solar Design	YES	All proposed windows would incorporate a shading device and all but window W6 would incorporate awnings.						
1.6.3 Thermal Mass and Insulation	YES	Proposed internal external walls would be constructed from timber framed metal cladding, and would incorporate insulation in the form of fibreglass batts or roll. Internal walls would be constructed from timber framed plasterboard and would incorporate insulation in the form of fibreglass batts or roll.						
1.6.4 Natural Ventilation	YES	The layout of the proposed apartment ensures that the northern elevation would have direct access to sunlight. This would guarantee that the living, kitchen and dining areas would be naturally ventilated. Windows in habitable rooms would also provide ventilation and solar access.						
1.6.8 Stormwater Management	YES	The existing stormwater system of the building is to be maintained. New downpipes from the roof of the new floor addition would be connected to the system.						

AREA CHARACTER STATEMENTS

Waters Neighbourhood

The subject site is situated in the Waters Neighbourhood within the North Cremorne Planning Area, and largely consists of R3 Medium Density Residential and R4 High Density Residential.

The proposal would increase the existing density of the site but will remain consistent with the prevailing high density character of the locality. The proposal will not exceed the maximum building height. The additional floor level has been designed such that the RFB is consistent with neighbouring RFBs in terms of height, bulk and scale, privacy and view access. The proposed hipped metal roof form would not be considered an uncharacteristic feature within the locality, being sympathetic to contemporary development within the immediate context.

LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

The proposal is subject to Local Infrastructure Contributions in accordance with the North Sydney Local Infrastructure Contributions Plan 2020 (as amended). The required contribution has been calculated in accordance with the applicable contribution rates as follows:

Applicable Contribution Type	Costs
s7.11 contribution Estimated net increase in infrastructure demand that a development is deemed to generate.	Development cost = \$935,000
	s7.11 contribution = \$20,000

HOUSING PRODUCTIVITY CONTRIBUTION

The Ministerial Order for Housing Productivity Contribution came to effect on 1 July 2024. The order applies to land in that includes the Greater Sydney Region in which North Sydney Council is located.

Part 2 Division 1 Clause 5 outlines that Residential Development triggers a contribution if development consent is granted.

- (2) States that 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.*

Schedule 1 defines residential subdivision as –

Refer to clause 5 (2)(a)

- (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),*

Schedule 2 outlines exemptions for this contribution, of which does not include the development as proposed.

Division 2 clause 7 sets out the base contribution amounts as follows:

Region	HPC class of development	Amount	HPC unit
Greater Sydney	Residential subdivision	\$12,000	new dwelling lot
	Medium or high-density residential development	\$10,000	new dwelling
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA
Central Coast Illawarra-Sutherland Lower Hunter	Residential subdivision	\$8,000	new dwelling lot
	Medium or high-density residential development	\$6,000	new dwelling
	Manufactured home estate	\$6,000	new dwelling site
	Commercial development	\$30	square metre of new GFA
	Industrial development	\$15	square metre of new GFA

Division 2 also sets out the following:

12 Calculation of HPC units for residential subdivision

- (1) *The number of new dwelling lots for residential subdivision is the number of lots authorised by the development consent, less-*
- (a) *the number of existing potential dwelling lots, and*
 - (b) *the number of excluded lots.*

Note. Residential subdivision does not include strata subdivision of residential accommodation.

- (2) *An existing potential dwelling lot is a lot-*
- (a) *that exists when the development application for the HPC development is made, and*
 - (b) *on which residential accommodation is permitted with development consent by an environmental planning instrument applying to the land when the development consent is granted.*
- (3) *A proposed lot is an excluded lot if-*
- (a) *it is shown on the proposed plan of subdivision as intended to be dedicated for a public purpose such as a public road, public reserve or drainage reserve, or*
 - (b) *the development consent authorises only the carrying out of development for a purpose other than residential accommodation on the proposed lot, or*
 - (c) *the development consent authorises medium or high-density residential development on the proposed lot, or*
 - (d) *there is medium or high-density residential accommodation on the proposed lot when the development application is made and the development consent does not authorise its demolition, or*
 - (e) *there is an existing building on the proposed lot that-*
 - (i) *is used for a purpose other than residential accommodation, and*
 - (ii) *is not authorised to be demolished by the development consent, or*
 - (f) *it is association property within the meaning of the Community Land Development Act 2021, or*

- (g) *it is only created for the purpose of rectifying an encroachment on an existing lot.*

As the proposal involves the creation of a new medium/high density dwelling, and does not trigger any consideration of 12 103, the proposal is subject to a contribution of \$10,000.00 in accordance with Clause 7 of the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023*.

Further details on the base contribution calculations are imposed within **Condition C19**.

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	N/A
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	N/A
9. All relevant S4.15 considerations of <i>Environmental Planning and Assessment (Amendment) Act 1979</i>	Yes

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 residential flat building are a permissible form of development. 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.

SUBMITTERS CONCERNS AND HOW WERE THE COMMUNITY VIEWS TAKEN INTO CONSIDERATION?

The application was notified in accordance with the Council's Community Engagement Protocol, and one supportive submission was received. As such, it is considered that the proposal will not have a significant impact upon the general amenity of adjoining properties or the neighbourhood and will be sympathetic to the surrounding area, subject to appropriate conditions of consent.

CONCLUSION AND REASONS

The development application has been assessed against the *North Sydney Local Environmental Plan (NSLEP) 2013* and the North Sydney Development Control Plan (NSDCP) 2013 and generally found to be satisfactory.

The proposed alterations and additions to an existing residential flat building to facilitate the addition of a 3 bedroom apartment is permissible on land zoned R4 High Density Residential.

The proposal is consistent with the Design Quality Principles and the relevant sections of the Apartment Design Guide under Chapter 4 of the *SEPP (Housing) 2021*.

The proposal is consistent with respect to neighbouring contemporary residential flat buildings in terms of design and scale, and does not cause material amenity impacts for the adjoining properties and apartments within the residential flat building in terms of view loss, overshadowing and loss of privacy. The proposed balconies along the northern elevation of the building would enhance the internal amenity by providing access to sunlight and natural ventilation.

The non-compliances in landscape and unbuilt upon areas is acceptable as there would be no physical change in the matrix between landscaping and unbuilt upon areas and are only technically non-compliant. Furthermore, the variation proposed to the height plane control is also acceptable considering that existing setbacks of the RFB would be maintained as well as more than sufficient building separation, and there are negligible associated impacts to neighbouring properties.

The proposed apartment will provide an adequate level of amenity for the residents with respect to overshadowing, privacy, views, ventilation and solar access. The amenity of the existing apartments within the RFB would also be preserved.

It should be noted that there have been delays in processing this application due to the need to request clarifying information and amended plans. To meet the Ministers directive as to processing times such latitude will not be allowed in the future with such applications being reported after the expiry of the first RFI. In this case it is likely that the result would of been a refusal recommendation.

Having regard to the provisions of Section 4.15(1) of the *EP&A Act 1979* the application as amended is considered to be satisfactory and therefore can be approved subject to the imposition of conditions.

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. 104/2024 for alterations and additions to an existing residential flat building on land at 1A Belgrave Street, Cremorne subject to the attached standard and site-specific conditions:

JACK VARKA
SENIOR ASSESSMENT OFFICER

DAVID HOY
TEAM LEADER ASSESSMENTS

STEPHEN BEATTIE
MANAGER DEVELOPMENT SERVICES

NORTH SYDNEY COUNCIL
CONDITIONS OF DEVELOPMENT APPROVAL
1A BELGRAVE STREET, CREMORNE
DEVELOPMENT APPLICATION NO. 104/24

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.	Rev	Description	Prepared by	Dated
DA 001	A	Proposed Roof Plan/Site Plan	COSO Architects	12 March 2024
DA 002	A	Proposed Ground Floor Plan		
DA 003	A	Proposed First Floor Plan		
DA 004	A	Proposed Second Floor Plan		
DA 005	A	Proposed East Elevation		
DA 006	A	Proposed North Elevation		
DA 007	A	Proposed West Elevation		
DA 008	A	Proposed South Elevation		
DA 009	A	Proposed Section AA		
DD 010	A	Proposed Section BB		
DA 106	A	Proposed Landscape Plan		

(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)

**1A BELGRAVE STREET, CREMORNE
DEVELOPMENT APPLICATION NO. 104/24**

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External Finishes and Materials

- A3. External finishes and materials must be in accordance with the submitted materials key of the approved architectural plans dated 4 April 2024, prepared by COSO Architecture and received by Council on 10 May 2024 unless otherwise modified by Council in writing. Substitution of materials must not be undertaken, except where otherwise approved in writing by Council.

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

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.

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 Survey Private Property (Neighbouring Buildings)

- C2. A photographic survey and dilapidation report of adjoining property No. 12-14 Grosvenor Street 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.

**1A BELGRAVE STREET, CREMORNE
DEVELOPMENT APPLICATION NO. 104/24**

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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)

Structural Adequacy of Existing Building

- C3. 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)

Waste Management Plan

- C4. 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

- C5. 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)

Stormwater Disposal

- C6. 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

- C7. 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;
- 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)

Upgrade of Existing Building - Fire Spread and Safe Egress

- C8. Pursuant to section 64 of *the Environmental Planning and Assessment Regulation 2021*, aspects of the existing building must be brought into conformity with the National Construction Code (NCC).

Work must be carried out as part of the development so as to upgrade the building to bring it into compliance with the following provisions of the NCC:

(a) Sections C, D & E

Plans and specifications showing the upgrading works which must be carried out under this condition must be submitted to the Principal Certifier for approval prior to the issue of any Construction Certificate.

Notes:

- 1) The Principal Certifier must be satisfied that the plans and specifications submitted prior to the issue of any Construction Certificate comply with the requirements of this condition.
- 2) The Principal Certifier issuing the Construction Certificate has no power to remove the requirements to upgrade the existing building as required by this condition.
- 3) Where this condition specifies compliance with the performance requirements of the NCC, the Principal Certifier, subject to their level of accreditation, may be satisfied as to such matters.

(Reason: Application of Regulations relating to Fire and Life Safety)

Footpath, Entries and Fire Exit Details (Mixed-use/Commercial/Apartments)

- C9. Footpaths, entries and exits and fire exits for the development must be designed by an appropriately qualified and practising Civil Engineer and submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate. The design must include (but is not limited to) the following:
- a) cross section along the centreline of each access point to the building including fire exits at a scale of 1:50 to be taken from the centre of the road and shall include all changes of grade both existing and proposed;
 - b) the sections must show all relevant levels and grades (both existing and proposed) including those levels stipulated as boundary levels;
 - c) the sections must show the calculated clearance to the underside of any overhead structure;
 - d) a longitudinal section along the boundary line showing how it is intended to match the internal levels of the building with the boundary footpath levels. The footpath must be designed (at a single straight grade of 3% falling to top of kerb) so that it is smooth without showing signs of dipping or rising particularly at entrances; and
 - e) a longitudinal section along the gutter and kerb line extending 5 metres past property lines showing transitions.

Details, plans and specifications complying with this condition are to be certified as complying with the National Construction Code (NCC) and Council's standard footpath specifications, and the certification, details, plans and specifications must be provided to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate. Written concurrence confirming there will be no change to existing boundary and footpath levels is to be provided to the Principal Certifier and North Sydney Council, prior to issue of the relevant Construction Certificate.

(Reason: To facilitate suitable pedestrian and disabled access to private sites, and to ensure that internal levels reflect footpath boundary levels)

Bond for Public Trees

- C10. Prior to any works authorised by this consent commencing, security in the sum of \$6,000.00 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.

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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 Species	Location	Bond
2 x <i>Tristanopsis laurina</i>	Council verge in front of 1A Belgrave Street	\$6,000

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

Protection of Trees

- C11. 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
2 x <i>Tristanopsis laurina</i>	Council verge in front of 1A Belgrave Street	To 3m
<i>Acmena smithii</i> 'Minor' (hedge)	Eastern boundary – 1A Belgrave Street	2m
Existing vegetation	Front setback – 1A Belgrave Street	Various
Existing vegetation	Eastern boundary – 221-227 Ben Boyd Road	Various
<i>Eucalyptus sideroxylon</i>	Eastern boundary (adjoining driveway) – 221-227 Ben Boyd Road	8x12m

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.

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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

- C12. 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 that may require pruning	Location	Height
<i>Nil</i>		

Branches shall be carefully tied back rather than pruned if required for scaffolding or other associated works.

A report detailing the measures to be employed during construction shall be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate.

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)

Asbestos and Hazardous Material Survey

- C13. 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.

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)

Acoustic Privacy (Residential Apartments)

- C14. Noise levels in sole occupancy units of residential apartments must not exceed the following:

Location	Maximum
Habitable Rooms other than Sleeping Areas	40 Laeq (1hr)
Sleeping Areas	35 Laeq (1hr)

The "Maximum" limits are to apply in any hour of a 24-hour period with the windows of the sole occupancy unit closed.

"habitable room" has the same meaning as in the National Construction Code.

A floor separating sole occupancy units shall have a weighted standardised impact sound pressure level L'_{nT} , not more than 55dB when measured in situ, in accordance with AS ISO 140.7-2006 "Field measurements of impact sound insulation of floors," and rated to AS ISO 717.2-2004 "Rating of sound insulation in buildings and of building elements, Part 2: Impact sound insulation." This condition shall not apply to the floor of a kitchen, bathroom, toilet or laundry in a residential sole occupancy unit.

Mechanical equipment such as lift plant, air conditioning plant servicing the building and pumps shall not be located immediately adjacent bedrooms.

A statement from an appropriately qualified acoustical consultant eligible for membership of the Association of Australian Acoustic Consultants, certifying that the acoustic mitigation measures outlined above have been satisfied, must be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate.

(Reason: To comply with best practice standards for residential acoustic amenity)

Provision of Accessible Paths of Travel

- C15. The building must be designed and constructed to provide access and facilities in accordance with the National Construction Code and Disability (Access to Premises – Buildings) Standards 2010. 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 issued Construction Certificate, fully satisfy the requirements of this condition.

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Notes:

1. If, in complying with this condition, amendments to the development are required, the design changes must be submitted for the approval of Council prior to a Construction Certificate being issued. Approval of a modification application may be required.
2. It is not within Council's power to set aside National legislation which requires the upgrade of buildings to meet modern access standards. Such decisions remain the jurisdiction of the Building Professionals Board Access Advisory Committee who may grant an exemption in certain exceptional circumstances.
3. Information on making an application for an "unjustifiable hardship exemption" under the accessibility standards can be found on the website of the NSW Building Professional Boards at <http://www.bpb.nsw.gov.au/page/premises-standards>.

(Reason: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards)

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 (\$)
Street Tree Bond (on Council Property)	\$6,000.00
Footpath Damage Bond	\$2,500.00
TOTAL BONDS	\$8,500.00

Note: The following fees applicable

Fees	
Section 7.11 Development Contributions	\$20,000.00
TOTAL FEES	\$20,000.00

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)

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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. 1758623M 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)

Local Infrastructure Contributions

- C18. A monetary contribution pursuant to the provisions of Section 7.11 of the *Environmental Planning and Assessment Act 1979*, in accordance with the North Sydney Council's Contribution Plan for the public amenities/ services detailed in column A below and, for the amount detailed in column B below, must be paid to Council.

A	B (\$)
Open space and recreation facilities	\$11,012.89
Public Domain	\$6,130.55
Active Transport	\$349.91
Community Facilities	\$2,211.99
Plan administration and management	\$294.66
The total contribution is	\$20,000.00

Indexation

The monetary contribution required under this consent will be indexed at 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 any Construction Certificate.

Deferred payments will not be accepted.

A copy of the North Sydney Contribution Plan 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 Contributions Plan 2020)

Housing and Productivity Contribution

- C19. The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance as shown under item (i) of this condition, is required to be made:

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$10,000.00
Transport project component	\$0
Total housing and productivity contribution	\$10,000.00

The amount payable at the time of payment is the amount shown as the total housing and productivity contribution for each stage specified in the tables to condition 2, adjusted by multiplying it by:

highest PPI number
consent PPI number

where:

highest PPI number is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made, and

consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and

June quarter 2023 and PPI have the meanings given in clause 22 (4) of the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023*.

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

The HPC must be paid before the issue of any Construction Certificate.

The HPC must be paid using the NSW planning portal (<https://pp.planningportal.nsw.gov.au/>).

If the Minister administering the *Environmental Planning and Assessment Act 1979* agrees, the HPC may be made, instead of as a monetary contribution, in the following ways:

- a) the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
- b) the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

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If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with item (i) in this condition at the time of payment. Each part of an instalment that is to be made as a monetary contribution is also to be adjusted in accordance with item (i) in this condition at the time its payment.

Despite the requirement of this condition, a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the *Environmental Planning and Assessment Act 1979* to the development, or the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023* exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

(Reason: To provide contribution as required by the *Environmental Planning and Assessment (Housing Productivity Contribution) Order 2023*)

D. Prior To Any Commencement of any Works (and continuing where indicated)

Protection of Public Trees

- D1. 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 Species	Location	Protection
2 x <i>Tristaniopsis laurina</i>	Council verge in front of 1A Belgrave Street	1.8m high steel mesh tree protection fencing

Trunk protection to be installed by first wrapping the stem of the tree in hessian or like material then strapping timber battens over the top. It is recommended that timber battens with the dimensions of length 2000mm, width 75mm and depth 50mm are used. The battens are not to be directly screwed or nailed into the tree.

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)

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Protection of Trees

- D2. 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.

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

Temporary Fences and Tree Protection

- D3. All protected trees on-site that are specifically nominated as per Condition C11 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.

Appropriate fencing or barricades in accordance with AS4970-2009 (Protection of trees on development sites), not less than the distance shown in the schedule hereunder, must be installed to the satisfaction of the Certifying Authority prior to demolition or commencement of any works and must be maintained for the duration of the works:

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

Commencement of Works' Notice

- D4. 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**Parking Restrictions**

- E1. Existing public parking provisions in the vicinity of the site must be maintained at all times during works. The placement of any barriers, traffic cones, obstructions, or other device in the road shoulder or kerbside lane is prohibited without the prior written consent of Council. Changes to existing public parking facilities/restrictions must be approved by the North Sydney Local Traffic Committee. The Applicant will be held responsible for any breaches of this condition and will incur any fines associated with enforcement by Council regulatory officers.

(Reason: To ensure that existing kerbside parking provisions are not compromised during works)

Road Reserve Safety

- E2. All public footways and roadways fronting and adjacent to the site must be maintained in a safe condition at all times during the course of the development works, with no obstructions caused to the said footways and roadways. Construction materials and plant must not be stored in the road reserve without approval of Council. A safe pedestrian circulation route and a pavement/route free of trip hazards must be maintained at all times on or adjacent to any public accessways fronting the construction site.

Where public infrastructure is damaged, repair works must be carried out when and as directed by Council officers (at full Applicant cost). Where pedestrian circulation is diverted on to the roadway or verge areas, clear directional signage and protective barricades must be installed in accordance with AS1742-3 (1996) "Traffic Control Devices for Work on Roads." **If pedestrian circulation is not satisfactorily maintained across the site frontage, and action is not taken promptly to rectify the defects, Council may undertake proceedings to stop work.**

(Reason: Public Safety)

No Work on Public Open Space

- E3. 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)

No Removal of Trees on Public Property

- E4. 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

- E5. 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

- E6. 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)

- E7. Construction activities and works approved under this consent must be restricted to within the hours stipulated in the following table:

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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)

Out-of-hours' Work Permits

- E8. Where it is necessary for works to occur outside those hours allowed by these conditions, an application may be made to Council's Customer Services Centre for a permit to carry out works outside of the approved hours. If a permit is issued, the works approved must be carried out in accordance with any requirements specified in the permit. Permits will only be approved if **public safety is not at risk**. Applications which seek a variation to construction hours solely to benefit the Applicant will require the lodgement and favourable determination of a modification application pursuant to the provisions of section 4.55 of *the Environmental Planning and Assessment Act 1979*.

Note:

- 1) Failure to obtain a permit for work outside of the approved hours will result in on-the-spot fines being issued, or Council pursuing any action required (including legal proceedings) to have the out-of-hours' work cease, without prior warning.
- 2) Applications for out-of-hours' works should be lodged with Council no later than seven (7) calendar days prior to the date of the intended works.
- 3) Examples of activities for which permits may be granted include:
 - the erection of awnings,
 - footpath, road, and other infrastructure works which cannot be carried out for public convenience reasons within normal hours,
 - the erection and removal of hoardings and site cranes, and
 - craneage of materials which cannot be done for public convenience reasons within normal working hours.
- 4) Examples of activities for which permits WILL NOT be granted include:
 - extended concrete pours
 - works which are solely to convenience the Applicant or client, and
 - catch up works required to maintain or catch up with a construction schedule.

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- 5) Further information on permits can be obtained from the Council website at www.northsydney.nsw.gov.au.

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

Site Amenities and Facilities

- E9. 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

- E10. 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)

Prohibition on Use of Pavements

- E11. Building materials must not be placed on Council's footpaths, roadways, parks or grass verges, (unless a permit is obtained from Council beforehand). A suitable sign to this effect must be erected adjacent to the street alignment.

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

Plant and Equipment Kept Within Site

- E12. 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.

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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)

Asbestos Removal

- E13. 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

- E14. 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. *Operational 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)

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DEVELOPMENT APPLICATION NO. 104/24**

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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:
- 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.

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.
- 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)

Site Sign

F9. 1) A sign must be erected in a prominent position on the site:

- a) stating that unauthorised entry to the work site is prohibited;
- 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 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 Issue of Occupation Certificate

Access to Premises

G1. Prior to the issue of the relevant Occupation Certificate, a certificate must be prepared by an appropriately qualified and practising Civil Engineer, certifying that access and facilities for persons with a disability, in accordance with the National Construction Code and AS Disability (Access to Premises - Buildings) Standards 2010 (Premises Standards) has been provided. This certificate must be submitted to, and approved by, the Principal Certifier prior to issue of the relevant Occupation Certificate.

(Reason: Equitable access and facilities for people with a disability)

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Notification of New Address Developments

G2. Prior to the relevant Occupation Certificate being issued, the person acting upon this consent must comply with the following:

- (a) Notify Australia Post of the address(es) as issued by Council and the location in plan form of any secondary, internal addresses, in relation to built public roads. Check Australia Post Website (www.auspost.com.au) to find your nearest Australia Post Delivery Facility.

(Reason: To ensure that Council records are accurate, that house numbering complies with the requirements of Council's House Numbering Policy and to assist emergency services)

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
2 x <i>Tristaniopsis laurina</i>	Council verge in front of 1A Belgrave Street	To 3m
<i>Acmena smithii</i> 'Minor' (hedge)	Eastern boundary – 1A Belgrave Street	2m
Existing vegetation	Front setback – 1A Belgrave Street	Various
Existing vegetation	Eastern boundary – 221-227 Ben Boyd Road	Various

**1A BELGRAVE STREET, CREMORNE
DEVELOPMENT APPLICATION NO. 104/24**

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<i>Eucalyptus sideroxylon</i>	Eastern boundary (adjoining driveway) – 221-227 Ben Boyd Road	8x12m
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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)

House Numbering (Dwellings)

- G6. Prior to the relevant Occupation Certificate being issued an application must be made to North Sydney Council for written confirmation, or allocation, of the street address(es) or apartment number(s) for the completed project in accordance with Council's Property Addressing Policy. These are the numbers that will be recorded in Council records and must be displayed at the property in accordance with the provisions of AS/NZS 4819:2011.

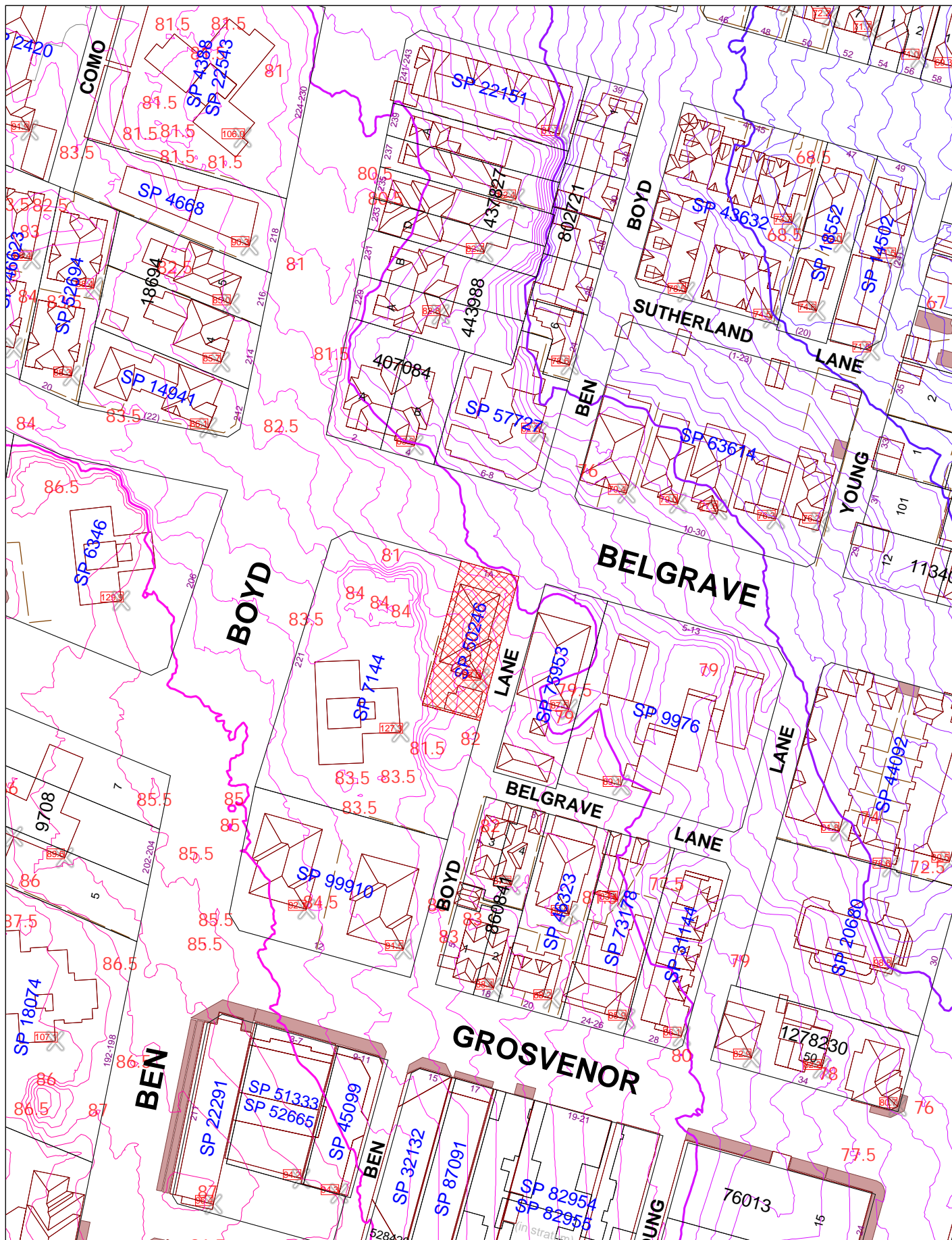
Note: If apartments are to be sold off the plan, the Applicant must have written confirmation from Council of the address and apartment numbering if the apartment number is to be identified on the contract.

(Reason: To ensure that Council records are accurate, and that house numbering complies with the requirements of Council's House Numbering Policy. Proper house numbering also assists emergency services in readily locating properties)

Unpaved Verge

- G7. The unpaved verge area must be constructed or reconstructed and planted with an appropriate species of grass prior to completion of the works at no cost to Council.

(Reason: To ensure that community assets are presented in accordance with reasonable community expectations)



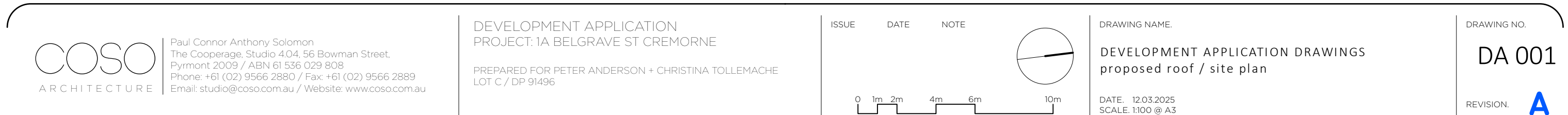
North Sydney Council

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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.



















A
DP91496

Amendments 12 March 2025

- corrected 1F FFL to RL86.20
- raised 2F FFL by 100mm to RL 88.97 (2770mm F2F)
- raised proposed TG by 100mm to RL 91.97
- raised proposed ridge RL by 100mm to RL92.27



KEY	
	EXISTING STRUCTURE TO BE RETAINED
	EXISTING STRUCTURE TO BE DEMOLISHED
	NEW MASONRY CONSTRUCTION
	NEW TIMBER CONSTRUCTION
	NEW STRUCTURAL STEEL
	NEW GLAZING
	EXISTING ROOF TILES
	NEW TIMBER FLOOR BOARDS
	NEW LANDSCAPED AREA
	NEW LANDSCAPED PAVING AREA
	NEW TILED FLOOR / WALLS
	NEW MASONRY WALLS
	NEW POLISHED CONCRETE FLOOR
	NEW METAL ROOF

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DEVELOPMENT APPLICATION
PROJECT: 1A BELGRAVE ST CREMORNE

PREPARED FOR PETER ANDERSON + CHRISTINA TOLLEMACHE
LOT C / DP 91496

ISSUE DATE NOTE

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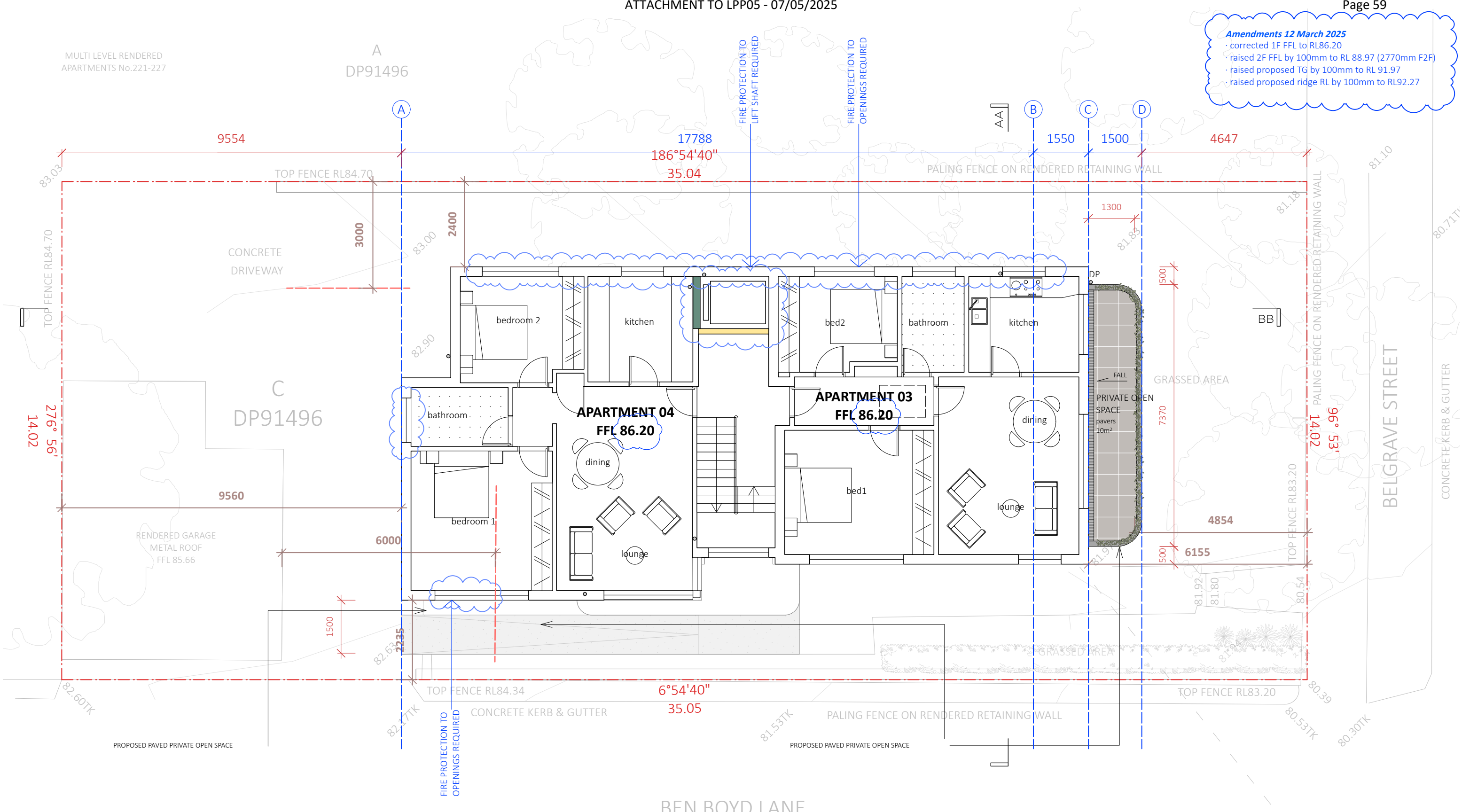
DRAWING NAME.

DEVELOPMENT APPLICATION DRAWINGS
proposed ground floor plan

DATE. 12.03.2025
SCALE. 1:100 @ A3

DRAWING NO.
DA 002
REVISION. **A**

Amendments 12 March 2025
· corrected 1F FFL to RL86.20
· raised 2F FFL by 100mm to RL 88.97 (2770mm F2F)
· raised proposed TG by 100mm to RL 91.97
· raised proposed ridge RL by 100mm to RL92.27



KEY		EXISTING STRUCTURE TO BE RETAINED		EXISTING STRUCTURE TO BE DEMOLISHED		NEW MASONRY CONSTRUCTION		NEW TIMBER CONSTRUCTION		NEW STRUCTURAL STEEL		NEW GLAZING		NEW POLISHED CONCRETE FLOOR
		EXISTING ROOF TILES		NEW TIMBER FLOOR BOARDS		NEW LANDSCAPED AREA		NEW LANDSCAPED PAVING AREA		NEW TILED FLOOR / WALLS		NEW MASONRY WALLS		NEW METAL ROOF

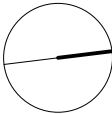
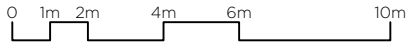
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DEVELOPMENT APPLICATION
PROJECT: 1A BELGRAVE ST CREMORNE

PREPARED FOR PETER ANDERSON + CHRISTINA TOLLEMACHE
LOT C / DP 91496

ISSUE DATE NOTE



DRAWING NAME.

DEVELOPMENT APPLICATION DRAWINGS
proposed first floor plan

DATE: 12.03.2025
SCALE: 1:100 @ A3

DRAWING NO.

DA 003

REVISION.

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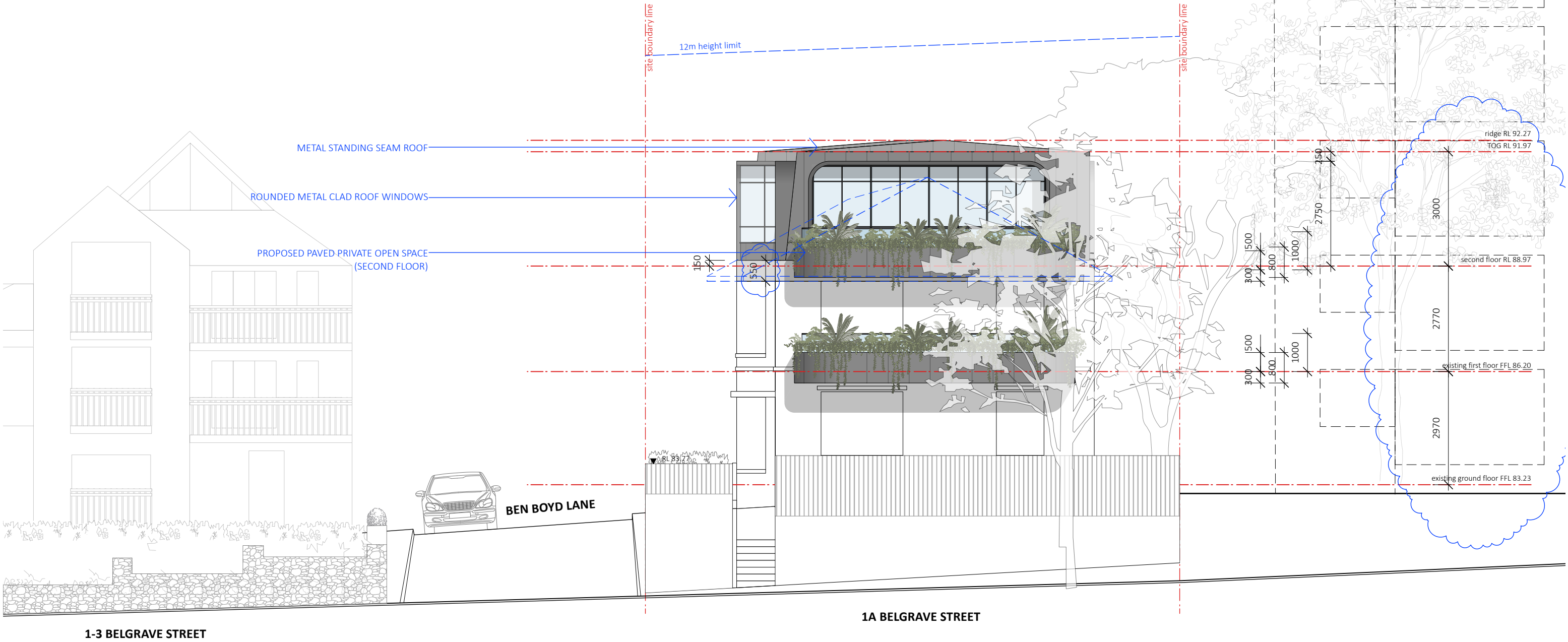
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















Amendments 12 March 2025

- corrected 1F FFL to RL86.20
- raised 2F FFL by 100mm to RL 88.97 (2770mm F2F)
- raised proposed TG by 100mm to RL 91.97
- raised proposed ridge RL by 100mm to RL92.27

221-227 BEN BOYD ROAD



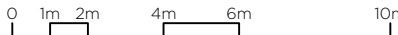
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DEVELOPMENT APPLICATION
PROJECT: 1A BELGRAVE ST CREMORNE

PREPARED FOR PETER ANDERSON + CHRISTINA TOLLEMACHE
LOT C / DP 91496

ISSUE	DATE	NOTE
		

DRAWING NAME:
**DEVELOPMENT APPLICATION DRAWINGS
proposed north elevation**

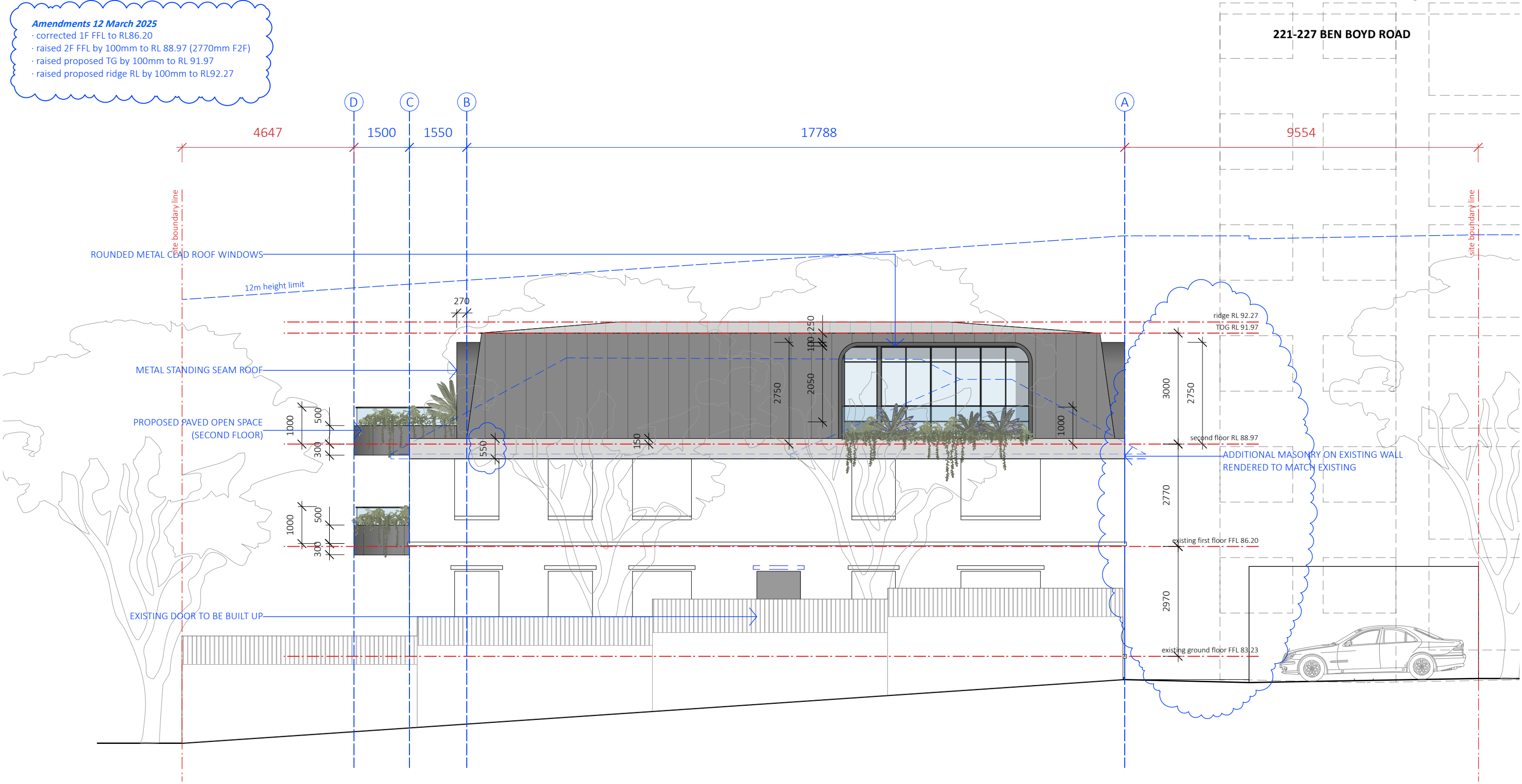
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DRAWING NO.
DA 006

REVISION.
A

Amendments 12 March 2025

- corrected 1F FFL to RL86.20
- raised 2F FFL by 100mm to RL 88.97 (2770mm F2F)
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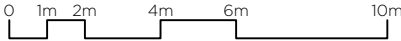
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DEVELOPMENT APPLICATION
PROJECT: 1A BELGRAVE ST CREMORNE

PREPARED FOR PETER ANDERSON + CHRISTINA TOLLEMACHE
LOT C / DP 91496

ISSUE DATE NOTE



DRAWING NAME.

DEVELOPMENT APPLICATION DRAWINGS
proposed west elevation

DATE: 12.03.2025
SCALE: 1:100 @ A3

DRAWING NO.

DA 007

REVISION.

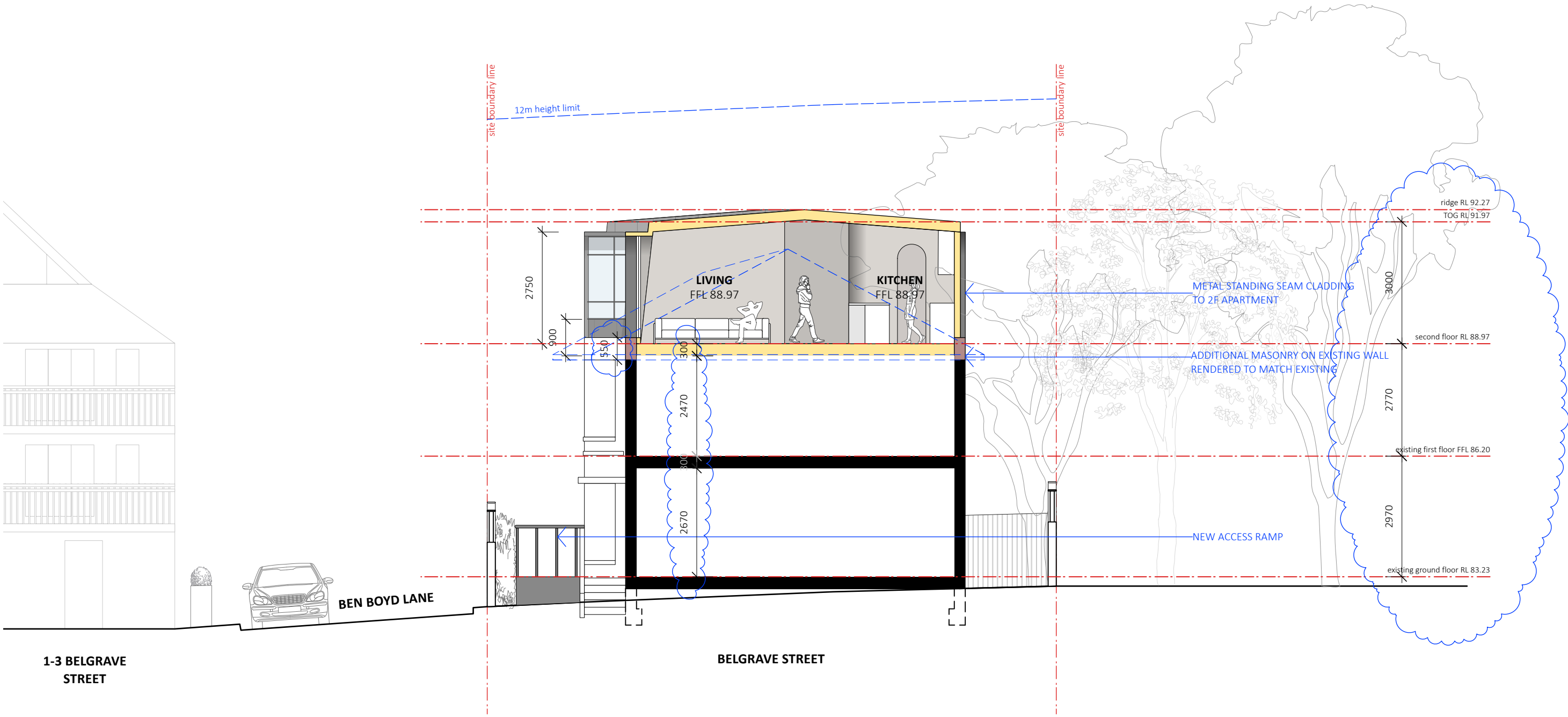
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221-227 BEN BOYD ROAD



KEY

Amendments 12 March 2025
· corrected 1F FFL to RL86.20
· raised 2F FFL by 100mm to RL 88.97 (2770mm F2F)
· raised proposed TG by 100mm to RL 91.97
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DEVELOPMENT APPLICATION
PROJECT: 1A BELGRAVE ST CREMORNE

PREPARED FOR PETER ANDERSON + CHRISTINA TOLLEMACHE
LOT C / DP 91496

ISSUE	DATE	NOTE

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DRAWING NAME.

DEVELOPMENT APPLICATION DRAWINGS
proposed section AA

DATE: 12.03.2025
SCALE: 1:100 @ A3

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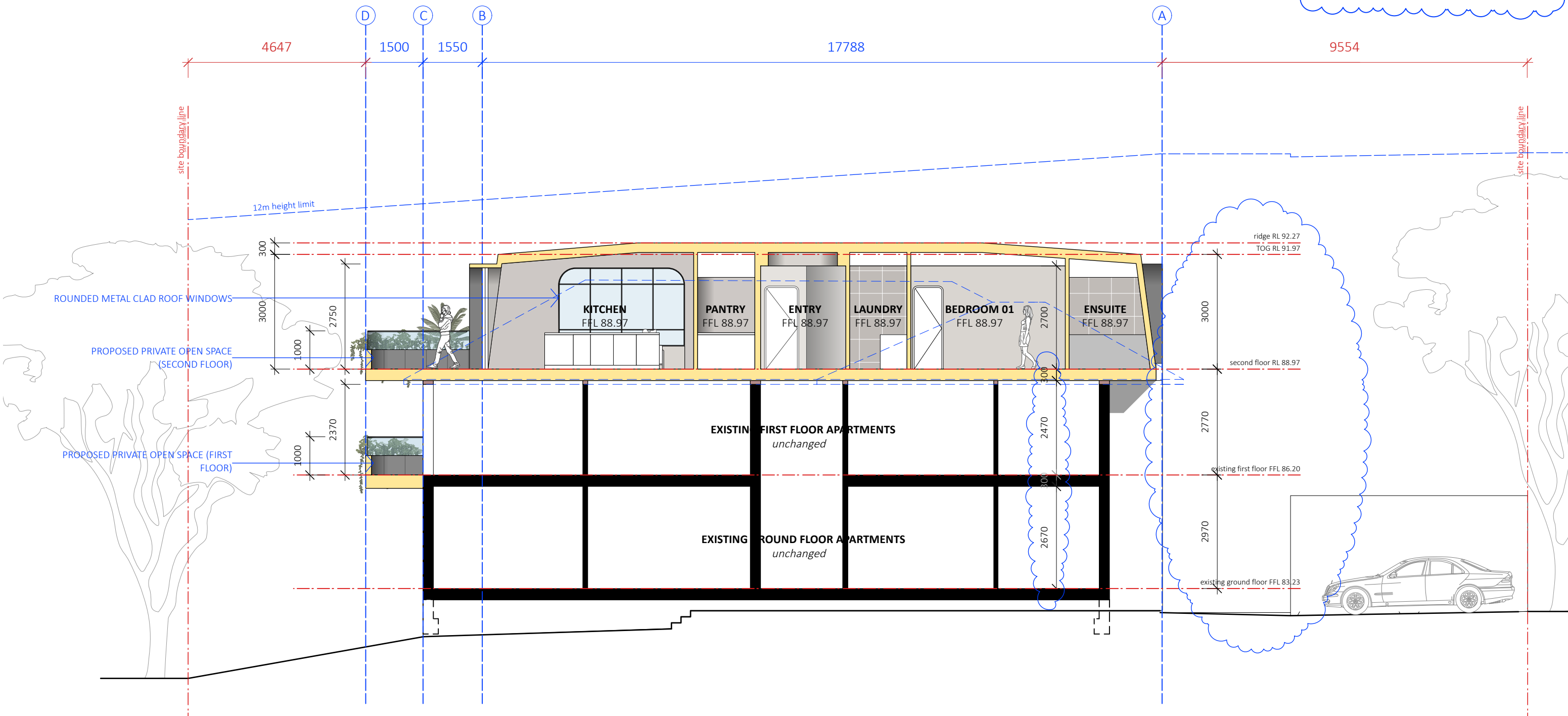
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REVISION.

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Amendments 12 March 2025

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