

REPORT TO APPLICATION DETERMINATION PANEL

Meeting held on 27-11-2014

72 Quirk Street Dee Why - Modification of Development Consent DA2013/1264 granted for Alterations and additions to a dwelling house and construction of a swimming pool

APPLICATION FOR MODIFICATION ASSESSMENT REPORT

Application Number:	Mod2014/0207
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Responsible Officer:	David Auster
Land to be developed (Address):	Lot 97 DP 8139 , 72 Quirk Street DEE WHY NSW 2099
Proposed Development:	Modification of Development Consent DA2013/1264 granted for Alterations and additions to a dwelling house and construction of a swimming pool
Zoning:	LEP - Land zoned R2 Low Density Residential
Development Permissible:	Yes
Existing Use Rights:	No
Consent Authority:	Warringah Council Application Determination Panel
Land and Environment Court Action:	No
Owner:	Brendan Michael O'Connor Andrea Terezia O'Connor
Applicant:	Brendan Michael O'Connor Andrea Terezia O'Connor

Application lodged:	18/09/2014
Application Type:	Local
State Reporting Category:	Residential - Alterations and additions
Notified:	03/10/2014 to 20/10/2014
Advertised:	Not Advertised in accordance with A.7 of WDCP
Submissions:	3
Recommendation:	Approval

ASSESSMENT INTRODUCTION

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared (the subject of this report) taking into account all relevant provisions of the Environmental Planning and Assessment Act 1979, and the associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (upto the time of determination) by the applicant, persons who have made submissions regarding the application and any advice provided by relevant Council / Government / Authority Officers on the proposal.

SUMMARY OF ASSESSMENT ISSUES

Warringah Development Control Plan - B3 Side Boundary Envelope

SITE DESCRIPTION

Property Description:	Lot 97 DP 8139 , 72 Quirk Street DEE WHY NSW 2099
Detailed Site Description:	The site is located on the northern side of Quirk Street. It has a frontage of 12.565m, a rear (northern) boundary of 12.18m, an eastern side boundary of 59.97m, and a western side boundary of 56.735m. The site to the west is on the same orientation, and of similar dimensions. The site borders 5 neighbouring sites to the east, which are on an east/west orientation, with frontages to Carew Street. The rear neighbour also fronts onto Carew Street. Surrounding development consists of one and two storey dwellings. The subject site accommodates an existing two storey dwelling, with attached double garage, which has been partially demolished. The site slopes down from front to rear, and west to east, and the rear yard area contains a number of large rock outcrops creating a unique environmental feature. There are a number of mature trees on site.

Map:



SITE HISTORY

DA2013/1264 was approved by Council on 11/6/14. An error was made in the issue of the conditions of consent. This error was rectified by Section 96(1) application MOD2014/0137, which was approved on 30/6/2014.

PROPOSED DEVELOPMENT IN DETAIL

The application proposes the following modifications:

- Increase in height to front and rear fascia panels, gradually declining towards the center of the roof.
- Extend vertical louvres on eastern side of rear balcony to full height
- New western side windows W27, W31, W15A
- Alteration of eastern side window W8 from opaque to clear glass
- Alteration of eastern side window W21 sill height from 1.65m to 0.8m with clear glass, and reduction of width from 3m to 1.5m
- Alteration of eastern side window W23 sill height from 1.65m to 0.8m with clear glass
- Change eastern side window W22 from opaque to clear glass
- Change eastern side window W24 from opaque to clear glass
- Installation of external horizontal aluminium louvres to eastern side windows W21, 22, 23 and 24, angled upwards at 45 degrees.

In consideration of the application a review of (but not limited) documents as provided by the applicant in support of the application was taken into account detail provided within Attachment A.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 (EPAA)

The relevant matters for consideration under the Environmental Planning and Assessment Act, 1979, are:
The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the associated Regulations. In this regard:

- An assessment report and recommendation has been prepared and is attached taking into all relevant provisions of the Environmental Planning and Assessment Act 1979 and associated regulations;
- A site inspection was conducted and consideration has been given to the impacts of the development upon all lands whether nearby, adjoining or at a distance;
- Consideration was given to all documentation provided (up to the time of determination) by the applicant, persons who have made submissions regarding the application and any advice given by relevant Council / Government / Authority Officers on the proposal;

In this regard, the consideration of the application adopts the previous assessment detailed in the Assessment Report for DA2013/1264, in full, with amendments detailed and assessed as follows:

The relevant matters for consideration under Section 96(1A) of the Environmental Planning and Assessment Act, 1979, are:

Section 96(1A) - Other Modifications	Comments
A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	Yes The modification, as proposed in this application, is considered to be of minimal environmental impact.
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	The development, as proposed, has been found to be such that Council is satisfied that the proposed works are substantially the same as those already approved under DA2013/1264.
(c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan under section 72 that requires the notification or advertising of applications for modification of a development consent, and	The application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, Warringah Local Environment Plan 2011 and Warringah Development Control Plan.
(d) it has considered any submissions made	See discussion on "Public Exhibition" in this report.

Section 96(1A) - Other Modifications	Comments
concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	

Section 79C Assessment

In accordance with Section 96(3) of the Environmental Planning and Assessment Act 1979, in determining an modification application made under Section 96 the consent authority must take into consideration such of the matters referred to in section 79C(1) as are of relevance to the development the subject of the application.

The relevant matters for consideration under Section 79C of the Environmental Planning and Assessment Act, 1979, are:

Section 79C 'Matters for Consideration'	Comments
Section 79C (1) (a)(i) – Provisions of any environmental planning instrument	See discussion on “Environmental Planning Instruments” in this report.
Section 79C (1) (a)(ii) – Provisions of any draft environmental planning instrument	None applicable.
Section 79C (1) (a)(iii) – Provisions of any development control plan	Warringah Development Control Plan applies to this proposal.
Section 79C (1) (a)(iiia) – Provisions of any planning agreement	None applicable.
Section 79C (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	<u>Division 8A</u> of the EP&A Regulation 2000 requires the consent authority to consider Prescribed conditions of development consent. These matters have been addressed via a condition in the original consent. <u>Clause 50(1A)</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer at lodgement of the development application. This Clause is not relevant to this application. <u>Clauses 54 and 109</u> of the EP&A Regulation 2000, Council requested additional information and has therefore considered the number of days taken in this assessment in light of this Clause within the Regulations. No Additional information was requested. <u>Clause 92</u> of the EP&A Regulation 2000 requires the consent authority to consider AS 2601 - 1991: The Demolition of Structures. This matter has been addressed via a condition in the original consent.

Section 79C 'Matters for Consideration'	Comments
	<u>Clauses 93 and/or 94</u> of the EP&A Regulation 2000 requires the consent authority to consider the upgrading of a building (including fire safety upgrade of development). This Clause is not relevant to this application. <u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider insurance requirements under the Home Building Act 1989. This matter has been addressed via a condition in the original consent. <u>Clause 98</u> of the EP&A Regulation 2000 requires the consent authority to consider the provisions of the Building Code of Australia (BCA). This matter has been addressed via a condition in the original consent. <u>Clause 143A</u> of the EP&A Regulation 2000 requires the submission of a design verification certificate from the building designer prior to the issue of a Construction Certificate. This Clause is not relevant to this application.
Section 79C (1) (b) – the likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	(i) The environmental impacts of the proposed development on the natural and built environment are addressed under the Warringah Development Control Plan section in this report. (ii) The proposed development will not have a detrimental social impact in the locality considering the character of the proposal. (iii) The proposed development will not have a detrimental economic impact on the locality considering the nature of the existing and proposed land use.
Section 79C (1) (c) – the suitability of the site for the development	The site is considered suitable for the proposed development.
Section 79C (1) (d) – any submissions made in accordance with the EPA Act or EPA Regs	See discussion on “Public Exhibition” in this report.
Section 79C (1) (e) – the public interest	No matters have arisen in this assessment that would justify the refusal of the application in the public interest.

EXISTING USE RIGHTS

Existing Use Rights are not applicable to this application.

NOTIFICATION & SUBMISSIONS RECEIVED

The subject development application has been publicly exhibited in accordance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000 and

Warringah Development Control Plan.

As a result of the public exhibition process council is in receipt of 3 submission/s from:

Name:	Address:
Ross Palazzi	24 Carew Street DEE WHY NSW 2099
Mr John Arthur Beninati	22 Carew Street DEE WHY NSW 2099
Mrs Patricia Anne Newton Mr Paul Vincent Newton	26 Carew Street DEE WHY NSW 2099

The following issues were raised in the submissions and each have been addressed below:

- **Privacy - Impact of window alterations, Louvres are insufficient for privacy and likely to fall into disrepair, Full height louvres on rear balcony unreasonable**
- **Solar Access**
- **Height increase**
- **Proposed modifications are major and not minor**
- **Changes to ground levels shown on plans**

The matters raised within the submissions are addressed as follows:

- **Privacy**

Impact of window alterations, Louvres are insufficient for privacy and likely to fall into disrepair, Full height louvres on rear balcony unreasonable

Comment:

Concerns were raised with the proposed changes to windows and the rear balcony privacy screen in relation to privacy.

The proposed alteration to the privacy screen on the eastern side of the rear first floor balcony involves extending the privacy screen down to the floor level, replacing the existing solid balustrade shown on the plans. The existing approved balustrade is 1m high, and will not unreasonably reduce the views towards the north and east towards the ocean for the dwelling. Additionally, although the first floor rear balcony is off a living area, it does not form part of the *primary* living area of the dwelling, and the full realisation of these views is not considered to be as valuable as from the ground level primary living area. The removal of the balustrade and replacement with the vertical louvres, will create added privacy impacts in a north eastern direction from a living area, albeit not the primary one, and is considered unnecessary. The objections are supported in this regard, and the extension of the louvres to replace the balustrade is recommended for refusal by condition.

The objections also relate to the proposed eastern window sill heights, change from obscure glazing to clear glazing, and the unreliability of the proposed external louvres. Of the windows proposed to be altered, an existing condition of consent requires that the first floor windows W21 (bedroom), W23 (bedroom) have sill heights of 1.65m above finished floor level. W22 (bathroom), and W24 (void) are shown on the plans to be opaque. On the ground floor, window W8 (family room and primary living area) is required by condition to be opaque glazing.

The proposal involves reducing the sill heights of W21 and W23 to 800mm above floor level, and making W8, W22 and

W24 clear glazing. External louvres will be applied to all these windows. Windows 21, 22 and 23 are low use bedrooms and bathrooms. A reduction in the sill height of these windows, combined with the external louvres, will not result in unreasonable privacy impacts to neighbouring properties. Reduction to a height of 1.2m above the finished floor level, combined with a condition requiring louvres to be spaced at no greater than 25% of the width of the louvres, will ensure that casual overlooking of the private open spaces to the east will generally be obscured. This condition will mean downwards viewing through the louvres is very limited, but still allow for a horizontal view above the neighbouring dwellings towards the ocean.

Window 24 is adjacent to a 3.5m wide void area, meaning a high sill height is unnecessary to prevent overlooking of the neighbouring private open spaces, subject to the condition to limit the size of the gaps of the louvres to a maximum 25% of the width of the louvres.

Window 8 on the ground floor is from the primary living area of the dwelling, and will directly overlook the neighbouring private open spaces. It is much closer to the ground level of the eastern neighbours, and the proposed louvres will not necessarily prevent overlooking effectively, given the view to the eastern private open spaces will be much closer to horizontal. Given that the living area will retain views out of the northern doors to the north and east, it is not considered reasonable to allow for W8 to be clear glazing. However, if it were opaque to a height of 1.65m above floor level, and clear above, no unreasonable overlooking would be possible.

Concerns were raised that the proposed louvres would corrode in this location, close to the ocean, that it was likely they would be removed in time, and that it was difficult for Council officers to enforce the louvres to be re-installed once removed. This issue can however be dealt with by ensuring the appropriate condition of consent makes it clear that the louvres are to be retained and replaced as necessary, for the life of the development.

To summarise, the following condition is recommended:

Privacy

Horizontal privacy louvres are to be installed to the outer face of the windows W21-S96; W22; W23-S96; W24-S96. Each louvre is to extend for the full height and width of each window.

The louvres are to be fixed and spaced at a maximum of 25% of the width of each louvre.

The louvred screens are to be maintained in good order and replaced if and when required for the life of the development.

Window W8 is to be opaque glazing to a minimum height of 1.65m from finished floor level. Windows W21-S96, W22 and W23-S96 are to have minimum sill heights of 1.2m above finished floor level.

The rear first floor balcony is to retain a solid balustrade on the eastern edge, as shown on the previously approved plan DA11 dated May 09, 2014. The full length privacy screen shown on the proposed modified plan DA11 dated September 12, 2014 is not approved.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: *In order to maintain privacy to the adjoining / nearby property. (DACPLC06)*

Subject to this condition, the proposed modifications are considered to retain a reasonable level of privacy to the

neighbouring properties.

- **Solar Access**

Comment:

Concerns have been raised with solar access. However the proposed increases in height at the front and rear fascias are very minor, and will have a negligible effect on the overall amount of overshadowing. The development will continue to comply with the requirements of the DCP, and the modifications are not considered unreasonable in this regard.

- **Height increase**

Comment:

Concerns were raised with the proposed height increase, and the impacts on bulk and scale of the building. However, as stated above, the increases in height are limited to a small area of the building at the front and rear, and are quite minor.

The building will continue to remain well below the 8.5m height limit for the majority of the building, with the highest part of the building being where the existing driveway dropped down below the natural ground level. The minor increase to height at the front and rear will not have any unreasonable impacts on the bulk and scale of the building.

- **Proposed modifications are major and not minor**

Comment:

Concerns were raised that the modifications should be considered under Section 96(2) as major modifications, rather than Section 96(1A) as minor modifications. However, the proposed modifications only relate to alterations to windows, a privacy screen, and small parts of the front and rear fascias.

There will be no major changes to the overall size, shape and layout of the building. It is considered that the proposal may be assessed as a Section 96(1A) modification application.

- **Changes to ground levels shown on plans**

Comment:

Concerns were raised that the ground levels shown on the plans have been altered as compared to the originally approved plans.

There may be some small difference between the ground levels on old plans and the new modification plans. However, the development has not been assessed by using the ground levels drawn on, but by using the RLs shown on the survey and plans. The RLs remain the same (except where proposed to be modified at the front and rear fascias), and any difference to the ground level drawn onto the plans does not make a difference to the assessment.

MEDIATION

No requests for mediation have been made in relation to this application.

REFERRALS

No referrals were sent in relation to this application

ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)*

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this application.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or are enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

As such, an assessment is provided against the controls relevant to the merit consideration of the application hereunder.

State Environmental Planning Policies (SEPPs) and State Regional Environmental Plans (SREPs)

SEPP (Building Sustainability Index: BASIX) 2004

An updated BASIX certificate has been submitted with the application (see Certificate No.A173301 _02).

SEPP 55 - Remediation of Land

Clause 7 (1) (a) of SEPP 55 requires the Consent Authority to consider whether land is contaminated.

Council records indicate that the subject site has been used for residential purposes for a significant period of time with no prior land uses. In this regard it is considered that the site poses no risk of contamination and therefore, no further consideration is required under Clause 7 (1) (b) and (c) of SEPP 55 and the land is considered to be suitable for the residential land use.

Warringah Local Environment Plan 2011

Is the development permissible?	Yes
After consideration of the merits of the proposal, is the development consistent with:	
aims of the LEP?	Yes
zone objectives of the LEP?	Yes

Principal Development Standards

Development Standard	Requirement	Approved	Proposed	% Variation	Complies
Minimum subdivision lot size:	N/A	N/A	N/A	N/A	N/A
Height of Buildings:	8.5m	8.03m	8.28m	Nil	Yes
Rural Subdivision:	N/A	N/A	N/A	N/A	Yes

No Strata Plan or Community Title Subdivisions in certain rural and environmental zones:	N/A	N/A	N/A	N/A	Yes
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Compliance Assessment

Clause	Compliance with Requirements
Part 1 Preliminary	Yes
Land Use Table	Yes
Part 4 Principal development standards	Yes
4.3 Height of buildings	Yes
6.4 Development on sloping land	Yes

Warringah Development Control Plan

Built Form Controls

Standard	Requirement	Approved	Proposed	Complies
B1 Wall height	7.2m	7.6m	No change	Yes
B3 Side Boundary Envelope	5m	Breach both sides	Breach unaltered on western side. Breach increased on eastern side at front and rear.	No
B5 Side Boundary Setbacks	0.9m	900mm both sides.	No change	Yes
B7 Front Boundary Setbacks	6.5m	Existing garage 5.2m New garage and First floor 6.3m	No change	Yes
B9 Rear Boundary Setbacks	6m	Patio/pergola 1m New pool 17m	No change	Yes
D1 Landscaped Open Space and Bushland Setting	40%	45%	No change	Yes

***Note:** The percentage variation is calculated on the *overall* numerical variation (ie: for LOS - Divide the proposed area by the numerical requirement then multiply the proposed area by 100 to equal X, then 100 minus X will equal the percentage variation. Example: $38/40 \times 100 = 95$ then $100 - 95 = 5\%$ variation)

Compliance Assessment

Clause	Compliance with Requirements	Consistency Aims/Objectives
Part A Introduction	Yes	Yes
A.5 Objectives	Yes	Yes

Clause	Compliance with Requirements	Consistency Aims/Objectives
Part B Built Form Controls		
B1 Wall Heights	Yes	Yes
B3 Side Boundary Envelope	No	Yes
B5 Side Boundary Setbacks	Yes	Yes
Side Setbacks - R2	Yes	Yes
Side Setback Exceptions - R2	Yes	Yes
B7 Front Boundary Setbacks	Yes	Yes
Front Boundary Setbacks - R2	Yes	Yes
R2 - All other land in R2 Zone	Yes	Yes
B9 Rear Boundary Setbacks	Yes	Yes
Rear Boundary Setbacks - R2	Yes	Yes
All other land under R2	Yes	Yes
Part C Siting Factors		
C4 Stormwater	Yes	Yes
C8 Demolition and Construction	Yes	Yes
Part D Design		
D1 Landscaped Open Space and Bushland Setting	Yes	Yes
D3 Noise	Yes	Yes
D6 Access to Sunlight	Yes	Yes
D7 Views	Yes	Yes
D8 Privacy	Yes	Yes
D9 Building Bulk	Yes	Yes
D10 Building Colours and Materials	Yes	Yes
D11 Roofs	Yes	Yes
D12 Glare and Reflection	Yes	Yes
D14 Site Facilities	Yes	Yes
D20 Safety and Security	Yes	Yes

Detailed Assessment

B3 Side Boundary Envelope

Description of non-compliance

The proposal increases in the height of the front and rear fascias on the eastern side by 250mm and 200mm respectively. This will increase the breach of the envelope on the western side at the front and rear by a corresponding amount.

Merit consideration

With regard to the consideration for a variation, the development is considered against the underlying Objectives of the Control as follows:

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*

Comment:

The proposed increase in height to the front and rear fascias will create a negligible increase in height and bulk of the building. The modifications are of a minor nature and will not significantly alter the visual impact of the development.

- *To ensure adequate light, solar access and privacy by providing spatial separation between buildings.*

Comment:

The modifications to the height are very minor, and will have a correspondingly minor impact on solar access, as compared to the approved development. The height increases at the front and rear will not result in any significant increase to impacts on solar access or privacy of neighbours. The proposed side setbacks, and spatial separation of buildings will remain unchanged.

- *To ensure that development responds to the topography of the site.*

Comment:

The site is generally above the neighbours to the east, which increases the apparent bulk and scale when viewed from that angle. However, the building envelope non-compliances are confined to relatively small parts of the front and rear of the first floor, and the minor increases to the heights of the fascias will have negligible impacts. The proposed modifications will not cause the development to become unresponsive to the topography.

Having regard to the above assessment, it is concluded that the proposed development is consistent with the relevant objectives of WLEP 2011 / WDCP and the objectives specified in section 5(a) of the Environmental Planning and Assessment Act, 1979. Accordingly, this assessment finds that the proposal is supported, in this particular circumstance.

THREATENED SPECIES, POPULATIONS OR ECOLOGICAL COMMUNITIES

The proposal will not significantly effect threatened species, populations or ecological communities, or their habitats.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is consistent with the principles of Crime Prevention Through Environmental Design.

POLICY CONTROLS

Warringah Section 94A Development Contribution Plan

Section 94 contributions were levied on the Development Application.

CONCLUSION

The site has been inspected and the application assessed having regard to all documentation submitted by the applicant and the provisions of:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- All relevant and draft Environmental Planning Instruments;
- Warringah Local Environment Plan;
- Warringah Development Control Plan; and
- Codes and Policies of Council.

This assessment has taken into consideration the submitted plans, Statement of Environmental Effects, all other documentation supporting the application and public submissions, and does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties subject to the conditions contained within the recommendation.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be:

- Consistent with the objectives of the DCP
- Consistent with the zone objectives of the LEP
- Consistent with the aims of the LEP
- Consistent with the objectives of the relevant EPIs
- Consistent with the objects of the Environmental Planning and Assessment Act 1979

It is considered that the proposed development satisfies the appropriate controls and that all processes and assessments have been satisfactorily addressed.

RECOMMENDATION

THAT Council as the consent authority grant approval Modification Application No. Mod2014/0207 for Modification of Development Consent DA2013/1264 granted for Alterations and additions to a dwelling house and construction of a swimming pool on land at Lot 97 DP 8139,72 Quirk Street, DEE WHY, subject to the conditions printed below:

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation to read as follows:

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA06	September 12, 2014	Architexture
DA08	September 10, 2014	Architexture
DA10	August 27, 2014	Architexture
DA11	September 12, 2014	Architexture

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

B. Modify Condition 12 - *Window modifications and privacy screen*, to read as follows:

12. Privacy

Horizontal privacy louvres are to be installed to the outer face of the windows W21-S96; W22; W23-S96; W24-S96. Each louvre is to extend for the full height and width of each window.

The louvres are to be fixed and spaced at a maximum of 25% of the width of each louvre.

The louvred screens are to be maintained in good order and replaced if and when required for the life of the development.

Window W8 is to be opaque glazing to a minimum height of 1.65m from finished floor level. Windows W21-S96, W22 and W23-S96 are to have minimum sill heights of 1.2m above finished floor level.

The rear first floor balcony is to retain a solid balustrade on the eastern edge, as shown on the previously approved plan DA11 dated May 09, 2014. The full length privacy screen shown on the proposed modified plan DA11 dated September 12, 2014 is not approved.

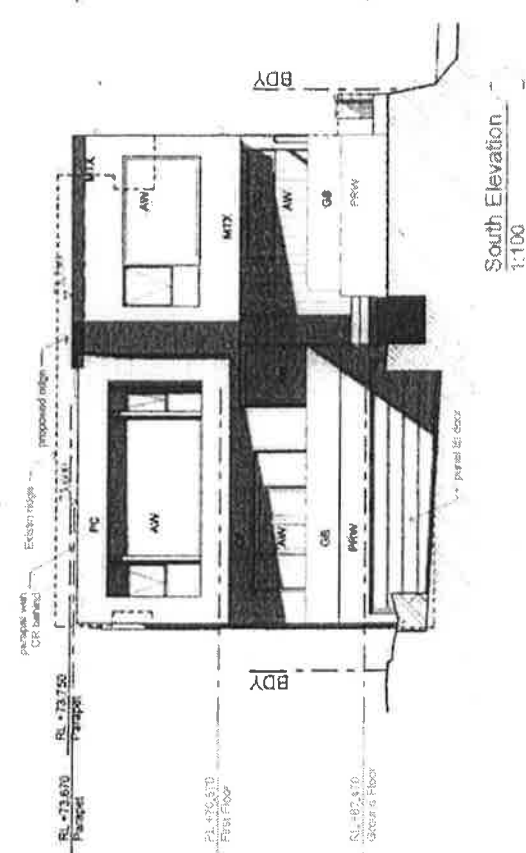
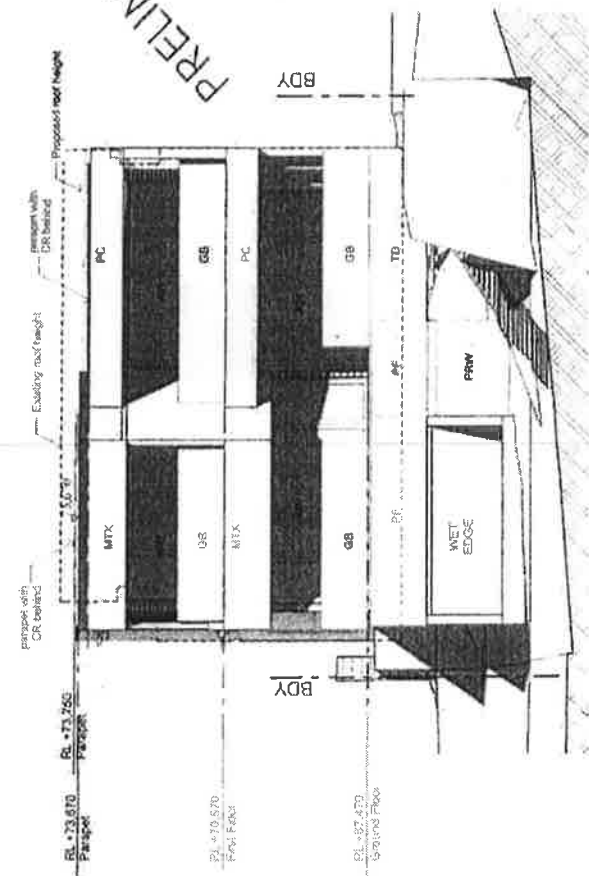
Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: In order to maintain privacy to the adjoining / nearby property. (DACPLC06)

ARCHITECTURE
FOR DEVELOPMENT APPLICATION
PLACES ONLY
NOT FOR CONSTRUCTION

- GA Glass balustrade to BCA
- AW Aluminium window
- CR Cladded roof with Colsonbond gutters and downpipes
- C Cladded roof with panel cladding
- PC Polycarbonate cladding system on frames and frame
- MTX Timber cladding with timber frame
- TO Timber cladding with timber frame
- PF Polycarbonate cladding system on frames and frame
- CL Cladded roof with panel cladding
- CR Cladded roof with panel cladding
- EX Existing building structure

PRELIMINARY



PRELIMINARY

- GLASS BALUSTRADE
- ALUMINIUM WINDOW
- CLADD ROOF WITH COLSONBOND GUTTERS AND DOWNPIPES
- CLADD ROOF WITH PANEL CLADDING
- POLYCARBONATE CLADDING SYSTEM ON FRAMES AND FRAME
- TIMBER CLADDING WITH TIMBER FRAME
- POLYCARBONATE CLADDING SYSTEM ON FRAMES AND FRAME
- CLADD ROOF WITH PANEL CLADDING
- CLADD ROOF WITH PANEL CLADDING
- EXISTING BUILDING STRUCTURE

Architecture

Project Name: Additions and Alterations
ELEVATIONS N S POOL DECK
Client: 72 Quirk Street, Dee Why NSW 2083
Lot 97 Section 6 in DP 8139
Scale: 1:100 (2 A3)
Drawing No: DA10
Per Date: 11/03/2014
Location: 72 Quirk Street, Dee Why NSW 2083
Drawn By: Darren Tye
Checked By: SPK (14)
Project Number: 10012
Client Address: 72 Quirk Street, Dee Why NSW 2083
Client Contact: 02 9390 1000

All construction work to be completed in accordance with Australian City Councils and Building Code of Australia 2007.
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