

**NSLPP MEETING HELD ON 04/10/23****Attachments:**

1. Site Plan
2. Architectural Plans

**ADDRESS/WARD:** 12 Aubin Street, Neutral Bay**APPLICATION No:** D25/23**PROPOSAL:** Alterations and additions to a semi-detached dwelling including a two-storey rear addition**PLANS REF:**

Plan No.	Description	Prepared by	Dated
A-1003 Rev H	Existing and Removal Plan – Ground floor	RFA Architects	28.03.2023
A-2001 Rev I	Proposed Roof and Site Plan	RFA Architects	04.08.2023
A-2002 Rev I	Proposed Ground Floor Plan	RFA Architects	04.08.2023
A-2003 Rev I	Proposed First Floor Plan	RFA Architects	04.08.2023
A-2004 Rev A	Subfloor Storage	RFA Architects	12.09.2023
A-2100 Rev C	Boundary illustration	RFA Architects	04.08.2023
A-3003 Rev I	Proposed South and East Elevation	RFA Architects	04.08.2023
A-3004 Rev I	Proposed South and East Elevation	RFA Architects	04.08.2023
A-4001 Rev J	Long Section	RFA Architects	04.08.2023
A-4002 Rev I	Short Section	RFA Architects	04.08.2023
A-4003 Rev B	Section through Dormer	RFA Architects	28.03.2023
A-7001 Rev G	Material Schedule	RFA Architects	29.01.2023

**OWNER:** Filus Ania & Roger Rasmussen**APPLICANT:** Kara Moeller**AUTHOR:** Robin Tse, Senior Assessment Officer**DATE OF REPORT:** 20 September 2023**DATE LODGED:** 7 February 2023**RECOMMENDATION:** Approval

## EXECUTIVE SUMMARY

This development application seeks approval for alterations and additions to an existing heritage listed semi-detached dwelling including a two-storey rear addition.

The application is reported to North Sydney Local Planning Panel for determination as the proposal involves demolition/removal of building fabric within a heritage listed item which requires determination of the application by the Panel as directed by the Director of Planning and Public Spaces.

Notification of the original and amended proposal has attracted a total of seven (7) submissions raising concerns about adverse heritage impacts, inappropriate bulk and scale of the proposed addition, the loss of amenity for the neighbouring properties. The assessment has considered these concerns as well as the performance of the application against Council's planning requirements.

The proposed alterations and additions to an existing heritage listed semi-detached dwelling is a permissible form of development in an R2 Low Density Residential Zone.

The proposal complies with the LEP's maximum building height standard and DCP's site coverage requirement.

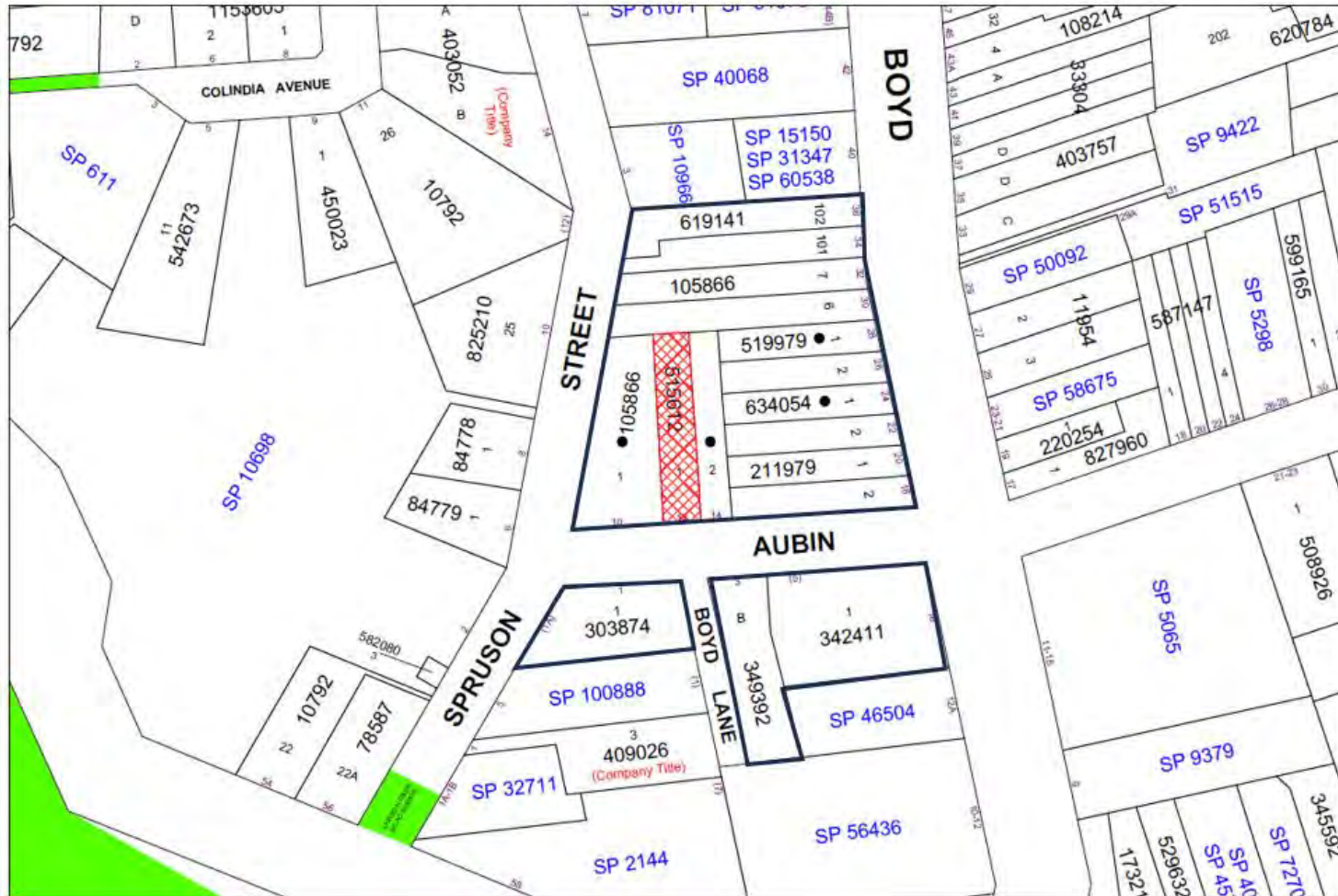
The proposed development, particularly the two-storey rear addition, was found to be acceptable within the context of the locality and would not cause material amenity impacts for the adjoining properties in terms of view loss, overshadowing and loss of privacy.


The design of the proposal would maintain the single storey presentation of the subject semi-detached dwelling because the setback of the proposed rear addition.

Council's Conservation Planner has raised no objection to the proposal subject to the imposition appropriate conditions of consent.

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

LOCATION MAP



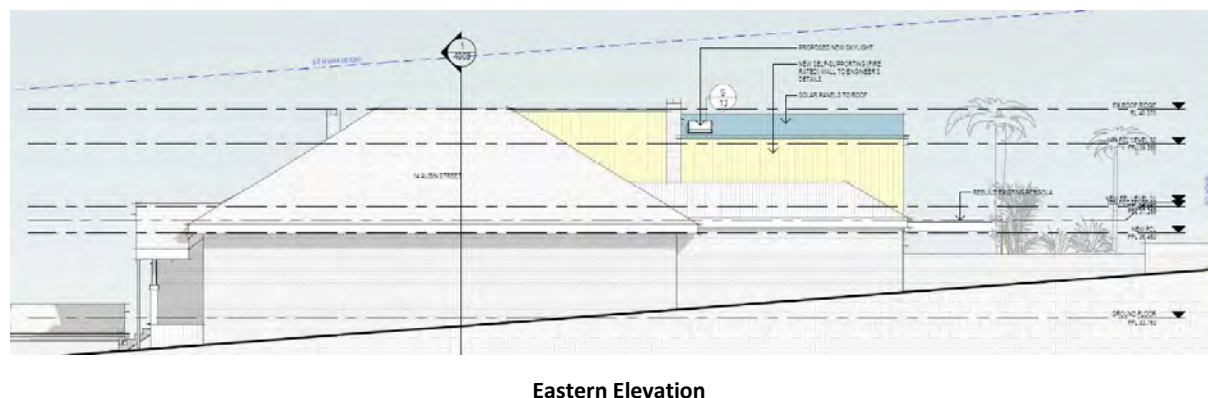
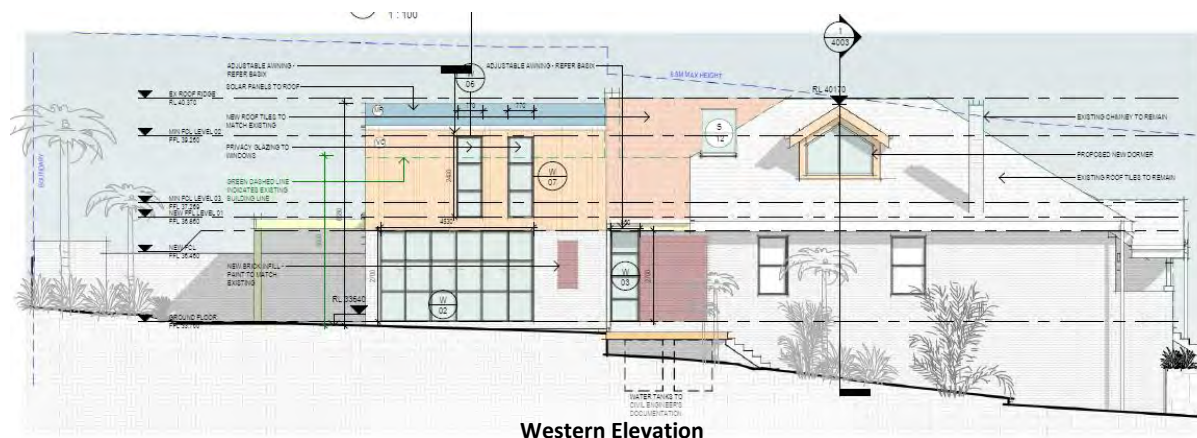
 Property/Applicant   ● Submitters   - Properties Notified   

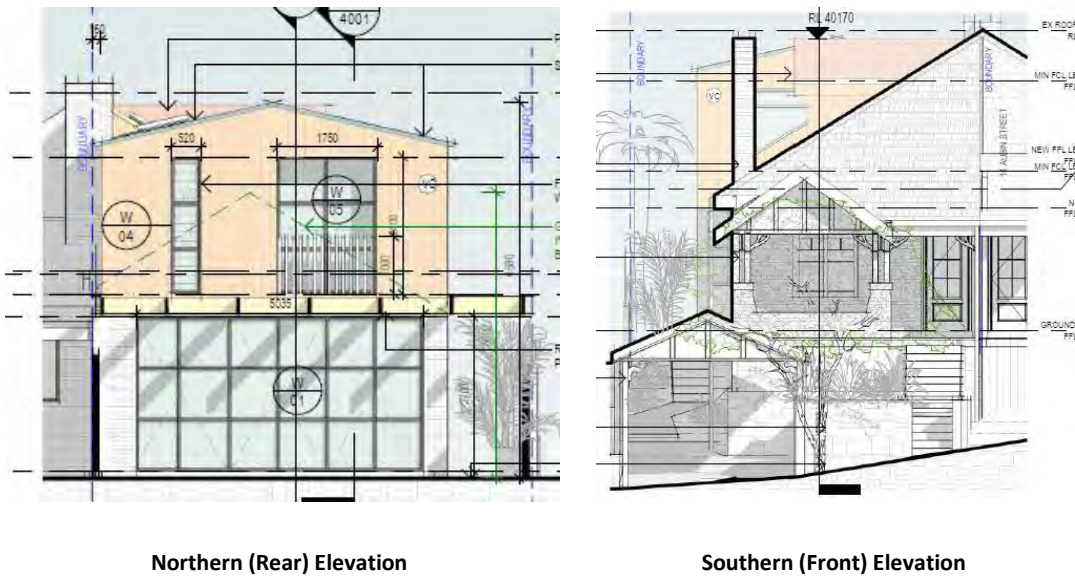
## DESCRIPTION OF PROPOSAL

This application seeks NSLPP approval for alterations and additions to an existing heritage listed semi-detached dwelling including a two-storey rear addition.

The proposed works are summarised as follows:

- (a) Internal alterations at the rear of the dwelling including the removal of internal partitioning walls, the existing bathroom/laundry and the existing kitchen;
- (b) Removal of external building elements at the rear of the dwelling including an existing ground floor deck on the western elevation, an existing BBQ area at the rear of the dwelling and fenestration changes on the northern and western elevations;
- (c) Re-configuration of internal layout including conversion of an existing bedroom to provide a new bathroom and a new laundry as well as a new staircase to be located within the existing ground floor living room to provide access to the first floor;
- (d) A new open plan living, dining and kitchen areas to be provided on the ground floor of the new addition with glazed sliding doors on the northern and western elevations;
- (e) Construction of a new first floor addition containing a master bedroom with an ensuite bathroom, a study, a W.C and access to a storage area within the roof of the existing main dwelling;
- (f) A new dormer and a new skylight on the western elevation of the roof plane over the main dwelling;
- (g) Installation of 2 x skylights and solar panels on the roof plane of the proposed first floor rear addition; and
- (h) Excavation of the sub-floor area within the front of the main dwelling to provide an underfloor storage area.





**Figures 1 – 4: Proposed Development**

There would be no change to the existing carport within the front building setback area.

## STATUTORY CONTROLS

### *North Sydney LEP 2013*

- Zoning – R2 (Low Density Residential)
- Item of Heritage – Yes
- In Vicinity of Item of Heritage – Yes (Nos.10, 14 Aubin Street, Nos 12A-36 Ben Boyd Road)
- Conservation Area - No
- FSBL – N/A

### *Environmental Planning & Assessment Act 1979*

### *Environmental Planning and Assessment Regulation 2021*

### *SEPP (Biodiversity and Conservation) 2021*

### *SEPP (Resilience and Hazards) 2021*

### *SEPP (Building Sustainability Index: BASIX) 2004*

### Local Development

## POLICY CONTROLS

### NORTH SYDNEY DCP 2013

### North Sydney Local Infrastructure Contributions Plan 2020

### Sydney Harbour Foreshores & Waterways Area DCP 2005





**Figure 8: The Locality**

## RELEVANT HISTORY

### Previous Application

- **19 July 1999** – Development consent (**D648/99**) was granted by Council for alterations and additions to the rear of an existing semi-detached dwelling to including a rear pergola and a new carport within the front yard.
- **30 May 2001** – A Section 96 application (**D648/99/2**) seeking modifications to the approved development was approved under delegated authority of Council.
- **8 November 2022** – A Development Application (**D325/22**) for alterations and additions to a semi-detached dwelling for the subject site was rejected due to the absence of the owner's consent.

### Current Application

- **7 February 2023** – The subject Development Application (**D25/23**) for alterations and additions to an existing semi-detached dwelling was lodged with Council.
- **24 February to 10 March 2023** - The application was notified to adjoining properties and the Neutral Precinct seeking comment on the proposal. A total of five (5) submissions, including two (2) submissions from one household, were received.
- **29 March 2023** – The applicant submitted additional drawings following a site inspection by Council Officers.
- **10 May 2023** – The applicant was requested to provide further information in relation to the structural design details for structures along the common wall and additional shadow diagrams.
- **9 June 2023** – Further comments were provided to the applicant and a request for submission of amended plans.
- **15 August 2023** – The applicant submitted amended plans.
- **1 to 15 September 2023** – The amended plans were renotified to the adjoining properties and the Neutral Precinct. A total of two (2) submissions were received.
- **13 September 2023** – The applicant submitted a floor plan for the subfloor storage area.

## INTERNAL REFERRALS

### Building

The proposed works the subject of this application have not been assessed in accordance with compliance with the National Construction Code of Australia. This would need to be undertaken prior to the issue of a Construction Certificate. Should significant changes be required to achieve compliance with NCC standards, a Section 4.55 application would be necessary.

### Heritage

The application, including the amended plans, was referred to Council's Conservation Planner who provided the following comments:

*The subject property is a heritage item; however, it is not located in a conservation area. It is located in the immediate vicinity of other heritage items including 10 and 14 Aubin Street which are located immediately either side of the subject dwelling as well as 12A and 16 Ben Boyd Road and the Ben Boyd Group located at 18-36 Ben Boyd Road.*

*The dwelling is a single storey Federation style brick and slate roofed semi-detached dwelling sitting on a sandstone sub-base. It has a generally intact primary form with a late twentieth century rear addition. There is a carport located within the front setback. The dwelling is clearly visible from Aubin Street and there is a slot view of the side of the dwelling visible through foliage from Spruson Street.*

*The amended proposal will largely retain the primary form of the original dwelling and will utilise a roof extension to provide a new upper level located at the rear with a dormer on the western side roof plane of the original dwelling.*

*The single storey character of the dwelling will remain when viewed from Aubin Street as the upper level from this viewpoint will appear as 'rooms within the roof'. From Spruson Street however, the two-storey addition will be visible through the tree canopies.*

*No objection is raised however to the two storey character at the rear, as it will not be readily seen in the context of the primary façade. In addition, the proposal generally complies with the heritage controls in NSDCP 2013 Part B Section 13 in that the addition will be located at the rear and will not detrimentally impact the heritage significance of the heritage item as Council allows two storey additions at the rear when the massing, scale and length of the addition does not overwhelm the original dwelling.*

*It should be noted that the proposal does not comply with Part B Section 13.5.4 Roofs which states;*

*P4 Where new roof form additions are proposed, they must be set lower than the existing primary roof ridge and be designed to positively respond to the roofs prevailing character.*

*No objection is raised to the new roof being set at the same ridge height as the original dwelling in that the new addition will never be viewed as a complete side elevation from any view point from the public domain.*



*The view from Aubin Street will be at an oblique view and from a lower level due to the slope on the road. From Spruson Street, only a small portion of the original dwelling will be visible in the context of the primary façade and the new addition, if visible, will be interpreted as a different building and not part of the heritage item. To request that the new addition be below the existing roof ridge line is therefore considered to be unnecessarily onerous.*

*The proposed dormer on the side roof plane is considered to be acceptable in that its form, scale and proportion will not overwhelm the original building. It is requested however, that the glazing be modified to be traditionally detailed to comply with NSDCP 2013 13.9.2 Provision P8 that states:*

*P8 The design of the dormer is to complement the style and detailing of the existing building and its roof. Figures B-13.21 and B-13.24 show examples of Victorian and Edwardian dormer windows.*

*This can be resolved by a condition requiring the glazing to be modified.*

*The lower roof pitch of 32 degrees on the rear section of the proposed rear addition is acceptable in that it will be clearly a new addition and will retain a traditional descending hierarchy of roof planes from the primary form at the street front to the rear as is typical of Federation style dwellings.*

*The use of vertically aligned weatherboard is acceptable in this instance as the property is not located in a conservation area.*

*The proposed use of corrugated roof sheeting is also acceptable. The large expanses of glazing with metal window frames is considered to be acceptable on the rear addition as it is clearly a new element separate to the original heritage item and will not be seen from the public domain in the context of the primary facade.*

## **RECOMMENDATIONS**

*The amended design is considered to be acceptable subject to the application of the following site specific conditions:*

### **C21. Heritage Requirements**

*The following heritage requirements are to be met:*

- a) The glazing to the new dormer is to be timber framed and the dormer window is to be amended to complement the Federation style and detailing of the existing building. The dormer window opening is to have two rectangular casement windows with no gable in the triangular portion of the gable.*
- b) The original exposed brickwork on the Federation style building is not to be painted or rendered.*
- c) Solar panels are to be laid parallel to the roof plane.*
- d) The new metal roofing is to have a corrugated profile (not standing seam).*

*Plans and specifications which comply 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 fully satisfy the requirements of this condition.*

*(Reason: To be sympathetic to the character of the heritage item)*

**C22. External Finishes, Materials and Exterior Colour Scheme**

*External finishes and materials must be in accordance with the submitted schedule on Drawing A-7001 Revision G, dated 29 January 2023, prepared by RFA Architects and received by Council on 15 August 2023 unless otherwise modified by Council in writing.*

*The exterior colour scheme is to match the existing scheme or any new scheme, shall either be a traditional colour scheme appropriate to Edwardian period dwellings or shall use neutral tones. White is not to be used for the wall colour.*

*Plans and specifications which comply 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: To be sympathetic to the character of the heritage item)*

**C23. Skylights**

*Skylight flashing(s) and frame(s) to be coloured to match the roof material. Skylight(s) to sit no higher than 100mm above roof plane when in a closed position. Plans and specifications which comply 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 fully satisfy the requirements of this condition.*

*(Reason: To minimise the visual impact of the skylight(s) on the roof plane)*

**ENGINEERING**

The majority of the proposed works are to be carried out within the existing building footprint and no changes have been proposed for the existing carport and driveway. In addition, the Development Engineer has reviewed a stormwater management plan for the subject site and has raised no objection to the proposal in engineering terms.

Therefore, no new engineering conditions would be required for driveway crossing and stormwater management. Notwithstanding this a standard stormwater condition (**Condition C11**) relating to stormwater disposal is recommended to address any stormwater matters arising from the proposed development.

## **SUBMISSIONS**

### **Original proposal**

The application was notified to adjoining properties and the Neutral Precinct seeking comments on the proposal between 24 February and 10 March 2023. A total of five (5) submissions, including two (2) submissions from one household, were received. The matters raised in the submissions are listed below:

The issues raised in the submissions are summarised below and addressed later in this report. The original submissions may be viewed by way of DA tracking on Council's website [https://www.northsydney.nsw.gov.au/Building\\_Development/Current\\_DAs](https://www.northsydney.nsw.gov.au/Building_Development/Current_DAs) and are available for review by NSLPP members.

#### **Basis of Submissions**

- Excessive bulk and unsympathetic design with neighbouring heritage properties.
- Overshadowing of the adjoining property to the west.
- Adverse privacy impacts on the adjoining property to the west.
  
- Overlooking of a neighbouring property to the east.
- Excessive building height for a heritage item.
- Obstruction of the views/outlook from a neighbouring property to the east.
  
- Adverse impacts on significance and character the subject dwelling and the neighbouring heritage items due to excessive building height, bulk and scale of the proposed addition.
- The absence of party wall consent and insufficient engineering details to address structural and stormwater drainage impacts on the adjoining semi-detached dwelling.
- Concerns raised about the impacts during construction phase of the proposed development.
- Excessive overshadowing of the adjoining semi-detached dwelling.
- Overlooking of the rear yard of the adjoining property.
- The approval of the proposed development would set an undesirable precedent for similar development within a locality with many heritage properties.
- Insufficient information/analysis on impact associated with privacy, overshadowing and visual bulk.
- Amended plans should be submitted to address various concerns.
  
- The proposed development would have adverse impacts on views and access to daylight.

### **Amended Proposal**

The applicant submitted amended plans that were renotified to adjoining properties, previous submitters and the precinct for 14 days between 1 and 15 September 2023. Council received two (2) submissions and the matters raised in submissions are listed below:

#### **Basis of Submissions**

- Excessive bulk and incompatible design/built form with neighbouring heritage properties.
- A significant loss of sunlight for the adjoining property to the west.
- Overlooking of the adjoining property to the west.
  
- Overlooking of a neighbouring property to the east.
- Obstruction of the views/outlook from a neighbouring property to the east.

## **CONSIDERATION**

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

### ***SEPP (Biodiversity and Conservation) 2021***

#### **Chapter 2 – Vegetation in Non-Rural Areas**

The proposal does not involve removal of significant vegetation within the subject site because the proposed works would primarily be carried out within the existing building footprint. It is therefore considered that the proposal is generally consistent with the relevant aims and provisions of this chapter in the SEPP.

#### **Chapter 6 - Water Catchment**

Having regard to the *SEPP (Biodiversity and Conservation) 2021* with respect to the Sydney Harbour Catchment and the Sydney Harbour Foreshores and Waterways Area DCP 2005, the proposed development is not considered to be detrimental to the Harbour and will not unduly impose upon the character of the foreshore.

The subject site and the proposed works are sufficiently separated from the natural waterbody. The proposal would have no adverse impacts on views from the waterway and the biodiversity of the foreshore/waterways. As such, the development is acceptable having regard to the provisions contained within the *SEPP (Biodiversity and Conservation) 2021* and the Sydney Harbour Foreshores and Waterways DCP 2005.

### ***SEPP (Resilience and Hazards) 2021***

The provisions of *SEPP (Resilience and Hazards) 2021* require Council to consider the likelihood that the site is contaminated and to address methods necessary to remediate the site. The subject site has previously been used only for residential purposes and as such is unlikely to contain any contaminants. Therefore, the site is considered suitable for the continued residential use and the requirements of the SEPP have been satisfactorily addressed.

### ***SEPP (Building Sustainability Index: BASIX) 2004***

A valid BASIX Certificate (No. A468884\_02) has been submitted with the application to satisfy the Aims of the SEPP (**Conditions No. C20, G5**).

## **NORTH SYDNEY LOCAL ENVIRONMENT PLAN (NSLEP 2013)**

### **1. Permissibility**

The subject site is zoned Residential R2 (Low Density Residential) under the provisions of the *North Sydney Local Environmental Plan 2013 (NSLEP 2013)*. Development for the purposes of alterations and additions to an existing semi-detached dwelling are permissible with Council's development consent.

## 2. Objectives of the zone

The proposal is generally consistent with the relevant objectives of the R2 (Low Density Residential) zone.

## Part 4 – Principal Development Standards

Principal Development Standards – North Sydney Local Environmental Plan 2013			
Site Area – 320.4m <sup>2</sup>	Proposed	Control	Complies
Clause 4.3 – Heights of Building	8m	8.5m	YES

## 3. Height of Building

The existing dwelling has a maximum building height of 8.8m as measured from the existing ground level.

The maximum height of the proposed works, being the top of the new dormer to the attic storage area, at 8m from the existing ground level, complies with the LEP's 8.5m maximum building height for the subject site pursuant to Clause 4.3 of *NSLEP 2013*.

It is also noted that the new two storey rear addition has a complying building height of 7m.

## 4. Heritage Conservation

The proposal generally complies with the heritage controls in NSDCP 2013 Part B Section 13 in that the addition will be located at the rear and will not detrimentally impact the heritage significance of the heritage item as Council allows two storey additions at the rear when the massing, scale and length of the addition does not overwhelm the original dwelling.

The design of the proposed works, subject to the modifications as recommended by Council's Conservation Planner, would have no material impacts on the significance of the subject dwelling because the new external work would primarily be located at the rear of the main dwelling and not highly visible from Aubin Street.

## 5. Earthworks

The application involves the removal of soil and materials within the subfloor area of the main dwelling under Bedrooms 1 and 2.

The proposed earthworks are unlikely to cause significant impacts on the subject site and surrounding properties due to the minor nature of the earthworks located within the building footprint. Furthermore, the relevant conditions relating to engineering and geotechnical matters as well as construction management are recommended to minimise and/or mitigate the impacts from the development.

**NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013**

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

<b>DEVELOPMENT CONTROL PLAN 2013 – Part B Section 1- Residential Development</b>		
	<i>complies</i>	<i>Comments</i>
<b>1.2 Social Amenity</b>		
<b>1.2.1 Population Mix</b> <b>1.2.2 Maintaining Residential Accommodation</b> <b>1.2.3 Affordable Housing</b> <b>1.2.4 Housing for Seniors/Persons with disability</b>	No change	The proposal would not change the population mix, the supply of residential accommodation, affordable housing and housing for senior/persons with disabilities within the locality.
<b>1.3 Environmental Criteria</b>		
<b>1.3.1 Topography</b>	Yes	The proposed development generally respects the existing landform of the subject site.
<b>1.3.2 Bushland</b>	N/A	The subject site is not in close proximity to bushland or natural reserves.
<b>1.3.3 Bush Fire Prone Land</b>	N/A	The subject site is not affected by any bushfire prone land as identified in Bushfire Prone Land map for the North Sydney LGA.
<b>1.3.6 Views</b>	Yes	<p>Consideration has been given to the likely impacts on significant views as seen from the adjoining properties and the public domain.</p> <p>Public domain:</p> <p>The subject site has a frontage along Aubin Street. The proposed works would have negligible impacts on views as seen from Aubin Street because proposed new works would primarily be located at the rear of the existing dwelling and are not highly visible from the street.</p> <p>Furthermore, the subject site is also visible across the side property boundaries to the west from Spruson Street. The outlook from Spruson Street towards the subject site contains nearby vegetation and buildings but no significant and/or iconic view. It is therefore considered that the proposal would have negligible impacts on views as seen from the public domain.</p> <p>Adjoining/Nearby Properties:</p> <p>The views/outlook from the adjoining properties to the north and south are unlikely to be affected by the proposed development because the height of the proposed rear addition would not be taller than the roof ridge height of the existing main dwelling.</p> <p>Consideration has also been given to the view impacts for the immediate adjoining properties at Nos 10 &amp; 14 Aubin Street.</p> <p><u>No.10 Aubin Street</u></p> <p>The view/outlook of the adjoining property at No, 10 Aubin Street, located immediately to the west of the subject site, would not be affected by the proposal because of the easternly aspect of the subject site located away from the views/outlook of this adjoining property further to the west and southwest towards nearby vegetation and an outlook to North Sydney CBD.</p>

No.14 Aubin Street

The proposal would have no material impacts on views/outlook as seen from this adjoining semi-detached dwelling to the east of the subject site because the outlook from this property would be towards the south and east through the windows on the eastern and south elevations away from the proposed addition at the northern (rear) side of the site.

In addition, consideration has been given to the other nearby properties along Ben Boyd Road further to the east of the subject site particularly No, 28 Ben Boyd Road.

The assessment of view impacts for No.28 Ben Boyd Road is based on the planning principles as established by the judgement of *Tenacity Consulting v Warringah Council* involving a four-step assessment to ascertain the appropriateness of a development having regard to view sharing/impacts.

*First Step:*

*“The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible, is more valuable than one in which it is obscured.”*

**Comment:**

This property is located along Ben Boyd Road and the rear of the dwelling, as well as the rear garden, has a view/outlook, across the side property boundaries of No.14 Aubin Street and the subject site, towards nearby vegetation/buildings, the sky and some tall buildings at the south tip of the North Sydney CBD.


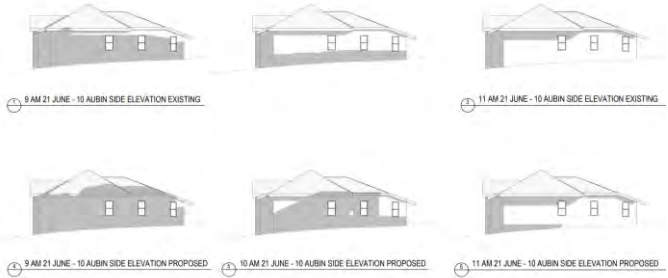
The proposed works are unlikely to affect the view towards the North Sydney CBD buildings because the proposed rear addition would maintain the same rear boundary setback as the existing dwelling. However, there would be some obstruction to the outlook towards the sky above the roof of the existing dwelling because of the additional storey above (**Figure 9**).



**Figure 9: View/outlook as seen from No.28 Ben Boyd Road**

	<p><i>Second Step:</i></p> <p><i>“The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.”</i></p> <p><b>Comment:</b></p> <p>The outlook towards the west is seen across the side boundaries in a standing position.</p> <p><i>Third Step:</i></p> <p><i>“The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.”</i></p> <p><b>Comment:</b></p> <p>The proposed rear addition would cause some obstructions to the outlook to the southern sky as seen from the living area and the rear yard of No.28 Ben Boyd Road, however, the view/outlook to the North Sydney CBD would be retained given that the proposed rear addition would maintain the rear boundary setback of the existing dwelling. (Figure 9). In addition, there are no iconic or significant views as seen from this nearby property. The view impact is considered to be negligible.</p> <p><i>Fourth Step:</i></p> <p><i>“The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.”</i></p> <p><b>Comment:</b></p> <p>The proposed development complies with the LEP’s 8.5m maximum building height development standard. Whilst there is a non-compliance with the DCP’s side boundary setback on the western elevation due to the proximity to the common wall, a complying side boundary setback would have no material improvement of outlook/views because of the north/south subdivision pattern of the locality.</p>
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		<p><u>Other Ben Boyd Road properties</u></p> <p>Consideration has been given to the likely view impacts for properties along Ben Boyd Road to the south of No.28 Ben Boyd Road.</p> <p>It is however noted that the outlook from these properties to the west would primarily be the outlook to the sky due to the screening caused by the existing semi-detached dwelling at No.14 Aubin Street. In addition, the outlook would also be filtered by existing vegetation along the property boundary.</p>  <p><b>Figure 10: Aerial photo showing the relationship of the subject site and the nearby properties</b></p> <p>Given that the outlook from these properties to the west would be seen across the side boundaries of No. 14 Aubin Street and the subject site containing no significant and /or iconic views.</p> <p>The view impacts from the proposed development on the surrounding properties are considered to be acceptable.</p>
<p><b>1.3.7 Solar Access</b></p>	<p>Yes</p>	<p>Consideration has been given to the likely shadowing impacts on the two immediate adjoining properties at Nos 10 and 14 Aubin Streets.</p> <p><u>No.10 Aubin Street</u></p> <p>The proposal would cause additional overshadowing of the eastern elevation of No. 10 Aubin Street between 10am and 11am during winter solstice due to the north/south orientation of the subject site and No. 10 Aubin Street as follows (<b>Figure 11</b>)</p>  <p><b>Figure 11 : Elevational shadow diagram on 21 June</b></p> <p>It is noted that the proposed rear addition would cause additional shadows on the two ground floor bedroom/bathroom windows on the eastern elevation of No.12 Aubin Street between 10 and 11am.</p>

		<p>The additional shadowing on No.10 Aubin Street is considered acceptable because the affected windows would not involve main internal living areas. Furthermore, the windows on the northern and western elevations would receive the required three (3) hours of sunlight between 9am and 3pm during winter solstice.</p> <p><u>No.14 Aubin Street</u></p> <p>The proposal would have no additional shadowing impacts on the windows of this adjoining semi-detached dwelling because the new shadows from the proposed rear addition would primarily fall on the roof of this adjoining semi-detached dwelling between 9am and 3pm on 21 June.</p> <p>The proposal would have no material shadowing impacts on other nearby properties.</p>										
<b>1.3.8 Acoustic Privacy</b>	Yes	<p>The proposal is unlikely to cause unreasonable noise impacts for the adjoining properties because the new first floor windows/Juliet balcony are for the master bedroom and a study only.</p> <p>In addition, there would be no significant changes to the locations and number of ground floor openings.</p> <p>Furthermore, there would be no change to the use and design of the rear yard within the subject site, therefore, no material noise impacts for the surrounding properties are anticipated.</p>										
<b>1.3.10 Visual Privacy</b>	Yes (via condition)	<p>The ground floor windows would be screened by the boundary fencing from the adjoining properties.</p> <p>The first-floor bedroom windows (W04, W06 and W07) would be frosted to protect privacy for the adjoining properties.</p> <p>Furthermore, the first-floor study window (W08) would have no material visual privacy impacts because this window provides an outlook to the south over the roof of the subject semi-detached dwelling and the roof of the adjoining property to the west at No. 10 Aubin Street.</p> <p>The proposed dormer window on the western roof plane is unlikely to cause material visual privacy impacts given that the window would be elevated with a main outlook of the roof of the adjoining property to the west at No.10 Aubin Street.</p> <p>The applicant has proposed a first floor Juliet balcony on the northern elevation of the rear addition. It is recommended that the balustrade be setback from the northern building line by 500mm to minimise visual privacy impacts for the adjoining properties to the east and west of the subject site (<b>Condition C24</b>).</p>										
<b>1.4 Quality built form</b>												
<b>1.4.1 Context</b>	Yes	The proposed development, involving a second-floor addition at the rear of the dwelling, would maintain the single storey-built form and appearance on the street frontage and is generally consistent with the context of existing development within the locality										
<b>1.4.2 Subdivision Pattern</b> <b>1.4.5 Siting</b>	No Change	The proposal would not change the subdivision pattern of the subject site and the siting/orientation of the subject building.										
<b>1.4.6 Setback – Side</b>	No (acceptable on merit)	<p>A compliance table relating to side boundary setbacks is provided below:</p> <table border="1"> <thead> <tr> <th>Elevation</th> <th>Existing</th> <th>Proposed</th> <th>Control</th> <th>Complies</th> </tr> </thead> <tbody> <tr> <td>Ground floor: - E Elevation (No.14)* - W Elevation</td> <td>0mm 1.5m</td> <td>150mm 1.5m</td> <td>900mm 900mm</td> <td><b>No</b> <b>Yes</b></td> </tr> </tbody> </table>	Elevation	Existing	Proposed	Control	Complies	Ground floor: - E Elevation (No.14)* - W Elevation	0mm 1.5m	150mm 1.5m	900mm 900mm	<b>No</b> <b>Yes</b>
Elevation	Existing	Proposed	Control	Complies								
Ground floor: - E Elevation (No.14)* - W Elevation	0mm 1.5m	150mm 1.5m	900mm 900mm	<b>No</b> <b>Yes</b>								

		<table border="1"> <tr> <td>First Floor:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>- E Elevation (No.14)*</td> <td>0mm</td> <td>120mm</td> <td>1.5m</td> <td><b>No</b></td> </tr> <tr> <td>- W Elevation</td> <td>N/A</td> <td>1.5m</td> <td>1.5m</td> <td><b>Yes</b></td> </tr> </table>	First Floor:					- E Elevation (No.14)*	0mm	120mm	1.5m	<b>No</b>	- W Elevation	N/A	1.5m	1.5m	<b>Yes</b>	
First Floor:																		
- E Elevation (No.14)*	0mm	120mm	1.5m	<b>No</b>														
- W Elevation	N/A	1.5m	1.5m	<b>Yes</b>														
<p>* Common Wall</p> <p><b>Western Property Boundary</b></p> <p>The proposal complies with the DCP side boundary setback requirements shown in the compliance table above.</p> <p><b>Eastern Property boundary (Common Wall with No.14 Aubin Street)</b></p> <p>The applicant has proposed that the first-floor addition would be supported by a series of structural beams which cantilever over the existing party wall to support the external wall of the first floor. The beams are supported by columns which are supported by independent footings along the party wall.</p> <p>It is noted that these new building elements would provide a minimum 120mm setback from the property boundary. In addition, the applicant has also submitted a statement from a structural engineering confirming that the new building elements would be structurally independent from the existing common wall.</p> <p>This aspect of the proposal is considered to be acceptable because the works would be structurally independent from the common wall.</p> <p>Notwithstanding this, consideration has been given to the provisions in P3 Section 1.4.6 in Part B of NSDCP 2013 as well as the L&amp;E Court planning principle established in <i>Galea v Marrickville Council [2003] NSWLEC 113</i> to ascertain the appropriateness of the proposal:</p> <p><b>(a) Is the street characterised by terrace building?</b></p> <p>The existing, and adjoining, property are semi-detached dwellings and have a nil set back to the western boundary (common boundary).</p> <p><b>(b) What is the height and length of the wall on the boundary</b></p> <p>The new wall along the boundary would be 12.3m long and up to 2.3m higher than the roof ridge at the rear of No.14 Aubin Street.</p> <p>It is also noted that the height of the new wall of the proposed addition to the north of the rear chimney would be 1.3m higher than the existing roof ridge at the rear of the adjoining semi-detached dwelling at No.14 Aubin Street.</p> <p>The new wall would not be highly visible from Aubin Street given that the existing single storey-built form of the subject semi-detached dwelling would be maintained on the front elevation.</p> <p>In addition, the building on the adjoining semi-detached dwelling (No.14 Aubin Street) would also provide screening for new wall along the rear property boundary.</p> <p><b>(c) Has the applicant control over the adjoining site or the agreement of their owners</b></p> <p>It is noted that consent from the owners of the adjoining semi-detached dwelling at No.14 Aubin Street has not been submitted with the subject application.</p>																		

		<p>The applicant has provided further details in terms of how the proposed first floor addition would be structurally supported independently from the common wall. Furthermore, the applicant submitted a statement from the structural engineer indicating that the existing common wall would not bear the load of the new works.</p> <p>It is recommended that the applicant be required to provide a detailed structural report to the Certifier for the proposed addition to ensure that the design is structurally independent from the common wall (<b>Condition C25</b>).</p> <p>A further condition is recommended that any works must not encroach onto the adjoining properties (<b>C26</b>).</p> <p><b>(d) What are the impacts on the amenity and/or development potential of the adjoining sites</b></p> <p>The proposal would not cause material impacts on the amenity of the adjoining properties in terms of overshadowing, view or privacy loss as detailed earlier in this report <b>subject to imposition of appropriate conditions</b>.</p> <p><b>(e) Are there arrangements in place for the maintenance of the wall or gutters</b></p> <p>Whilst no details have been provided by the applicant with regard to maintenance of the walls and gutters of the adjoining property, it is considered that the issue of access and maintenance of the structure adjacent to the property boundaries would be a civil matter between the property owners.</p>	
<b>P1</b>	<b>Front setback</b>	No change	The proposed works would not change the building setback from the front (Aubin Street) property boundary.
<b>P5</b>	<b>Rear Setback – Rear</b>	Yes	The proposed rear addition would maintain the existing rear boundary setback of 9.94m. This is considered to be acceptable.
<b>1.4.7</b> <b>1.4.8</b>	<b>Form Massing Scale</b> <b>Built Form Character</b>	Yes	As indicated in Council’s Conservation Planner’s comments earlier in this report, the design of the proposed addition would maintain the single storey character of the main dwelling as seen from Aubin Street.
<b>1.4.10</b>	<b>Roofs</b>	Yes	<p>The proposed roof form is acceptable because the lower roof pitch of 32 degrees on the rear section of the proposed rear addition is acceptable in that it will be clearly a new addition. Furthermore, the proposal would retain a traditional descending hierarchy of roof planes from the primary form at the street front to the rear as is typical of Federation style dwellings.</p> <p>In addition, no objection is raised to the installation of solar panel on the roof of the proposed rear addition subject to the imposition of a condition requiring the solar panels to be laid parallel to the roof plane (<b>Condition C21(d)</b>).</p>
<b>1.4.9</b>	<b>Dwelling Entry</b>	No change	The proposal would not alter the existing dwelling entrance facing Aubin Street.
<b>1.4.12</b>	<b>Materials</b>	Yes	The proposed colours and materials as indicated on the submitted schedule are considered to be generally acceptable. It is recommended that <b>Condition C22</b> be imposed to ensure consistency with the submitted schedule.
<b>1.4.14</b>	<b>Front Fences</b>	No change	The proposal does not involve changes to the existing front fence along the Aubin Street frontage.

1.5 Quality Urban Environment																						
1.5.4 Vehicle Access and Parking	No change	The subject site has a carport located within the front building setback and a driveway off Aubin Street. The subject application does not alter this aspect of the existing development.																				
1.5.5 Site Coverage 1.5.6 Landscape Area	No (Acceptable on merit)	<p>A table is provided below showing the level of compliance with DCP's site coverage, unbuilt upon area and landscaped area requirements:</p> <table border="1"> <thead> <tr> <th>Site Area: 320.4sqm</th> <th>Existing</th> <th>Proposed</th> <th>Control</th> <th>Compliance</th> </tr> </thead> <tbody> <tr> <td>Site coverage</td> <td>157sqm (49%)</td> <td>157sqm (49%)</td> <td>50%</td> <td>Yes</td> </tr> <tr> <td>Unbuilt-upon area</td> <td>97sqm (30%)</td> <td>97sqm (30%)</td> <td>20%</td> <td>No</td> </tr> <tr> <td>Landscaped area</td> <td>66.4sqm (21%)</td> <td>66.4sqm (21%)</td> <td>30%</td> <td>No</td> </tr> </tbody> </table> <p>The existing development does not comply with the DCP's unbuilt upon and landscaped area requirements.</p> <p>The proposal would maintain the site coverage of the subject site at 49%. The applicant has not proposed changes to unbuilt upon and landscaped areas within the subject site.</p> <p>Notwithstanding this, appropriate conditions have been recommended for the protection of vegetation within the rear yard to maintain the quality of landscaping within the subject site (<b>Condition C14</b>).</p>	Site Area: 320.4sqm	Existing	Proposed	Control	Compliance	Site coverage	157sqm (49%)	157sqm (49%)	50%	Yes	Unbuilt-upon area	97sqm (30%)	97sqm (30%)	20%	No	Landscaped area	66.4sqm (21%)	66.4sqm (21%)	30%	No
Site Area: 320.4sqm	Existing	Proposed	Control	Compliance																		
Site coverage	157sqm (49%)	157sqm (49%)	50%	Yes																		
Unbuilt-upon area	97sqm (30%)	97sqm (30%)	20%	No																		
Landscaped area	66.4sqm (21%)	66.4sqm (21%)	30%	No																		
1.5.7 Excavation	Yes	<p>As indicated earlier in this report, the proposed earthworks are unlikely to cause significant impacts on the subject site and surrounding properties due to the minor nature of the earthworks within the sub floor area located within the building footprint.</p> <p>Relevant conditions relating to engineering and geotechnical matters as well as construction management have been recommended to minimise and/or mitigate the impacts from the development.</p>																				
1.5.8 Landscaping	Yes (via Condition)	The proposal does not involve changes to landscaping treatments within the subject site. It is however noted that there are a number of established trees within the rear garden. A condition has been recommended for the protection of vegetation within the rear yard ( <b>Condition C14</b> ).																				
1.5.9 Front Gardens	No change	This application does not involve changes to the existing front garden.																				
1.5.13 Garbage Storage	Yes (via condition)	A standard condition requiring the provision of adequate storage for general waste and recyclable materials can be imposed should approval be granted for the proposed development ( <b>Condition C15</b> ).																				
1.6 Efficient Use of Resources																						
1.6.1 Energy Efficiency	Yes	The applicant has submitted a valid BASIX certificate.																				

### Neutral Bay Planning Area (Neutral Neighbourhood) – Part C of NSDCP 2013

The proposal is generally consistent with Part C of North Sydney DCP 2013 in particular Section 7 of the Character Statement for Neutral Bay Planning Area and Section 7.2 for the Neutral Neighbourhood.

The proposed development is generally consistent with the desired character for the neighbourhood.

## LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

The proposal is subject to Local Infrastructure Contributions in accordance with the North Sydney Local Infrastructure Contributions Plan 2020.

It is noted that the proposed development does not involve an increase in population, therefore the proposal is subject to a S7.12 levy in accordance with Sections 1.3.3 and 1.4 of North Sydney Local Infrastructure Contribution Plan 2020 because the cost of the development is over \$100,000.00.

The required contribution has been calculated in accordance with the applicable contribution rates as follows

### Contribution amounts payable

<b>s7.12 contribution</b>	Development cost:	\$500,000.00
<i>(payment amount subject to indexing at time of payment)</i>	Contribution:	\$5,000.00

Conditions requiring the payment of contributions at the appropriate time are included in the attached conditions (**Conditions C18 and 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	Yes
6.	Loading and Servicing facilities	N/A
7.	Physical relationship to and impact upon adjoining development (Views, privacy, overshadowing, etc.)	Yes
8.	Site Management Issues	Yes
9.	All relevant S4.15 considerations of <i>Environmental Planning and Assessment (Amendment) Act 1979</i>	Yes

## **SUBMITTERS CONCERNS**

The issue relating to the loss of views has been addressed in detail earlier in this report. Other issues raised in the submissions received following two (2) rounds of notification are addressed as follows:

- ***Excessive building height for a heritage item.***
- ***Adverse impacts on significance and character the subject dwelling and the neighbouring heritage items due to excessive building height, bulk/scale and incompatible design/built form of the proposed addition.***
- ***The approval of the proposed development would set an undesirable precedent for similar development within a locality with many heritage properties.***

### **Comment:**

As indicated in the comments from Council's Conservation Planner, the proposal is acceptable in heritage terms because the design of the proposed addition would maintain the single storey character of the main dwelling as seen from Aubin Street.

In addition, the proposed rear addition would not be highly visible from Aubin Street and the design of the addition does not overwhelm the original dwelling in terms of its massing, scale and length.

Furthermore, the lower pitch roof of the proposed rear addition would assist the visual presentation of the rear addition as a new addition to the original dwelling. Furthermore, the proposal would retain a traditional descending hierarchy of roof planes from the primary form at the street front to the rear as is typical of Federation style dwellings.

Therefore, the proposal is considered acceptable and would not set an undesirable precedent within the locality.

- ***Excessive overshadowing of the adjoining properties.***
- ***A significant loss of sunlight for an adjoining property to the west.***

### **Comment:**

As indicated earlier in this report, the shadowing impacts on the adjoining properties would be acceptable because the additional shadowing generally falls on the roof of the adjoining properties and would not adversely affect windows of main living area of these properties.

- ***Adverse privacy impacts/overlooking of the adjoining properties.***

### **Comment:**

The applicant has proposed privacy glazing for the first-floor windows (W04, W06 & W07) of the new rear addition. In addition, a condition is recommended requiring the balustrade of the proposed first floor Juliet balcony to be setback from the rear building line further by 500mm to minimise overlooking of the adjoining properties.

- ***The absence of party wall consent and insufficient engineering details to address structural and stormwater drainage impacts on the adjoining semi-detached dwelling.***

**Comment:**

The applicant has submitted further details in terms of how the proposed first floor addition would be structurally supported independently from the common wall. Furthermore, the applicant submitted a statement from the structural engineer indicating that the new works would not result in additional loads to the existing common wall.

It is recommended that the applicant be required to provide a detailed structural report to the Certifier for the proposed addition to ensure that the design is structurally independent from the common wall (**Condition C25**).

- ***Concerns raised about the impacts during construction phase of the proposed development.***

**Comment:**

It is recommended that conditions be imposed requiring a dilapidation report and structural adequacy statement for the adjoining semi-detached dwelling as well as conditions relating to management of construction activities to ensure that the development will be carried out in an orderly manner.

- ***Insufficient information/analysis on impact associated with privacy, overshadowing and visual bulk.***
- ***Amended plans should be submitted to address various concerns.***

**Comment:**

The applicant has submitted sufficient information for the assessment of the subject development application in accordance with the requirements of 24 of the *Environmental Planning and Assessment Regulation 2021*.

## **PUBLIC INTEREST**

The proposal is considered within the public interest for the reasons stated throughout this report subject to the imposition of appropriate conditions.

## **SUITABILITY OF THE SITE**

The proposal would be in a R2 (Low Density Residential) zone where alterations and additions to an existing semi-detached dwelling are a permissible form of development. Consequently, the proposal is considered suitable for the site having regard to the merits of the proposal subject to the imposition of appropriate conditions as described in the above report.

## **CONCLUSION**

The development application has been assessed against the *North Sydney LEP 2013* and *North Sydney DCP 2013* and was found to be generally satisfactory.



The application proposes alterations and additions to an existing heritage listed semi-detached dwelling that is a permissible form of development in an R2 Low Density Residential Zone.

The proposal complies with the LEP's maximum building height standard and DCP's site coverage requirement.

The proposed development, particularly the two storey rear addition, was found to be acceptable within the context of the locality and would not cause material amenity impacts for the adjoining properties in terms of view loss, overshadowing and loss of privacy.

The design of the proposal would maintain the single storey presentation of the subject semi-detached dwelling because the setback of the proposed rear addition.

Council's Conservation Planner has raised no objection to the proposal subject to the imposition appropriate conditions of consent.

The issues raised in the submissions have been addressed in this report.

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

#### **HOW WERE THE COMMUNITY VIEWS TAKEN INTO CONSIDERATION?**

The application was notified to adjoining properties and the Neutral Precinct seeking comments on the proposal between 24 February and 10 March 2023. A total of five (5) submissions, including two (2) submissions from one household, were received.

The applicant submitted amended plans that were renotified to adjoining properties, previous submitters and the precinct for 14 days between 1 and 15 September 2023. Council received two (2) submissions. The matters raised in submissions have been addressed in this assessment report.

#### **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.25/21 for alterations and additions to an existing heritage listed semi-detached dwelling to provide a two-storey rear addition on land at No.12 Aubin Street, Neutral Bay subject to the following site specific and standard conditions: -

#### **Heritage Requirements**

C21. The following heritage requirements are to be met:

- (a) The glazing to the new dormer is to be timber framed and the dormer window is to be amended to complement the Federation style and detailing of the existing building. The dormer window opening is to have two rectangular casement windows with no gable in the triangular portion of the gable.

- (b) The original exposed brickwork on the Federation style building is not to be painted or rendered.
- (c) Solar panels are to be laid parallel to the roof plane.
- (d) The new metal roofing is to have a corrugated profile (not standing seam).

Plans and specifications which comply 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 fully satisfy the requirements of this condition.

(Reason: To be sympathetic to the character of the heritage item)

### **External Finishes, Materials and Exterior Colour Scheme**

- C22. External finishes and materials must be in accordance with the submitted schedule on Drawing A-7001 Revision G, dated 29 January 2023, prepared by RFA Architects and received by Council on 15 August 2023 unless otherwise modified by Council in writing.

The exterior colour scheme is to match the existing scheme or any new scheme, shall either be a traditional colour scheme appropriate to Edwardian period dwellings or shall use neutral tones. White is not to be used for the wall colour.

Plans and specifications which comply 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: To be sympathetic to the character of the heritage item)

### **Skylights**

- C23. Skylight flashing(s) and frame(s) to be coloured to match the roof material. Skylight(s) to sit no higher than 100mm above roof plane when in a closed position. Plans and specifications which comply 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 fully satisfy the requirements of this condition.

(Reason: To minimise the visual impact of the skylight(s) on the roof plane)

### **Design Modifications**

- C24. The balustrade for the first-floor master bedroom Juliet balcony shall be setback from the northern building line by 500mm to minimise visual privacy impacts for the adjoining properties to the east and west of the subject site.

Plans and specifications which comply 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 fully satisfy the requirements of this condition.

(Reason: To minimise visual privacy impacts on the adjoining properties)

### **Structural Adequacy (Structural Support)**

- C25. A report prepared by an appropriately qualified and practicing structural engineer, certifying the structural adequacy of the independent structural support design, based on the statement and drawings and prepared by Engineering Studio dated 4 August 2023, to support the proposed addition and associated structures without any additional or altered structural loads, encroachment and/or attachments to the existing common wall, associated footings and associated structures along the eastern property boundary with No.14 Aubin Street, Neutral Bay at all times during all stages of construction and after the completion of the proposed works.

The certified reports must also include all details of the methodology to be employed in construction phases to achieve the above requirements. The methodology and measures as outlined in the certified report must be complied with at all times.

The certified report must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate.

(Reason: To ensure the structural adequacy of the independent structural support system and to minimise impacts on the common wall)

### **No encroachment of works**

- C26. The proposed works must not encroach onto any adjoining properties, in particular the adjoining property at No.14 Aubin Street, Neutral Bay including the common wall.

The Certifying Authority must ensure that the building plans and specifications submitted fully satisfy the requirements of this condition.

(Reasons: To ensure no encroachment onto the adjoining properties)

**Robin Tse**  
**SENIOR ASSESSMENT OFFICER**

**Isobella Lucic**  
**TEAM LEADER ASSESSMENTS**

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**STEPHEN BEATTIE**  
**MANAGER DEVELOPMENT SERVICES**

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**NORTH SYDNEY COUNCIL**  
**CONDITIONS OF DEVELOPMENT APPROVAL**  
**12 AUBIN STREET, NEUTRAL BAY**  
**DEVELOPMENT APPLICATION NO. 25/23**

**A. Conditions that Identify Approved Plans**

**Development in Accordance with Plans**

- 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 table to this clause, or cited by other conditions, and as amended by other conditions of this consent.

<b>Plan No.</b>	<b>Description</b>	<b>Prepared by</b>	<b>Dated</b>
A-1003 Rev H	Existing and Removal Plan – Ground floor	RFA Architects	28.03.2023
A-2001 Rev I	Proposed Roof and Site Plan	RFA Architects	04.08.2023
A-2002 Rev I	Proposed Ground Floor Plan	RFA Architects	04.08.2023
A-2003 Rev I	Proposed First Floor Plan	RFA Architects	04.08.2023
A-2004 Rev A	Subfloor Storage	RFA Architects	12.09.2023
A-2100 Rev C	Boundary illustration	RFA Architects	04.08.2023
A-3003 Rev I	Proposed South and East Elevation	RFA Architects	04.08.2023
A-3004 Rev I	Proposed South and East Elevation	RFA Architects	04.08.2023
A-4001 Rev J	Long Section	RFA Architects	04.08.2023
A-4002 Rev I	Short Section	RFA Architects	04.08.2023
A-4003 Rev B	Section through Dormer	RFA Architects	28.03.2023
A-7001 Rev G	Material Schedule	RFA Architects	29.01.2023

(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 the Construction Certificate) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifier.

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

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

### **No Demolition of Extra Fabric**

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

(Reason: To ensure compliance with the approved development)

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

#### **Dilapidation Report Damage to Public Infrastructure**

- C1. A dilapidation survey and report (including photographic record) must be prepared by a suitably qualified consultant which details the pre-developed condition of the existing public infrastructure in the vicinity of the development site. Particular attention must be paid to accurately recording any pre-developed damaged areas so that 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 any Construction Certificate.

The developer 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 developer shall bear the cost of carrying out works to restore all public infrastructure damaged as a result of the carrying out of the development, and no occupation of the development shall occur until damage caused as a result of the carrying out of the development is rectified.

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

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

#### **Dilapidation Report Private Property (Excavation)**

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

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

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

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

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

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

### **Dilapidation Survey Private Property (Neighbouring Buildings)**

- C3. A photographic survey and dilapidation report of adjoining property No. 14 Aubin Street, Neutral Bay detailing the physical condition of this property, 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 any 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 any Construction Certificate.

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

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

Note: This documentation is for record keeping purposes only and may be used by 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 Adjoining Properties – Excavation Works**

- C4. A report prepared by an appropriately qualified and practising structural engineer detailing the structural adequacy of adjoining property No. 14 Aubin Street, Neutral Bay, which certifies its ability to withstand the proposed excavation and outlines any measures required to be implemented to ensure that no damage will occur to the adjoining property during the course of the works, must be submitted to the Principal Certifier for approval prior to the issue of any Construction Certificate. The measures outlined in the certified report must be complied with at all times.

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

### **Structural Adequacy of Existing Building**

C5. 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 any 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)

### **Geotechnical Report**

C6. A report prepared by an appropriately qualified Geotechnical Engineer certifying that the existing rock formations and substrate on the site is capable of:

- a) withstanding the proposed loads to be imposed;
- b) withstanding the extent of the proposed excavation, including any recommendations for shoring works that may be required to ensure the stability of the excavation;
- c) providing protection and support of adjoining properties; and
- d) the provision of appropriate subsoil drainage during and upon completion of construction works must be submitted for approval by the Principal Certifier prior to the issue of any Construction Certificate.

Recommendations made in the certified report must be complied with at all times.

Building plans and specifications submitted for approval with any construction certificate application must comply with (a), (b), (c) and (d) above and the certified report, including any recommendations made in the said certified report.

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.

(Reason: To ensure the structural integrity of the subject site and adjoining sites during the excavation process)

### **Sediment Control**

C7. Where construction or excavation activity requires the disturbance of the soil surface or existing vegetation, erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils and Construction (4th Edition, Landcom, 2004) commonly referred to as the "Blue Book" or a suitable and effective alternative method.

A Erosion and Sediment Control Plan must be prepared and submitted to the Principal Certifier for approval prior to the issue of any Construction Certificate and prior to any works commencing. The Erosion and Sediment Control Plan must be consistent with the Blue Book and disclose:

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

All works must be undertaken in accordance with the approved Sediment Control plan.

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.

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

### **Waste Management Plan**

C8. A Waste Management Plan is to be submitted for approval by the Principal Certifier prior to the issue of any Construction Certificate. The plan must include, but not be limited to:

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

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

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



**Roofing Materials - Reflectivity**

- C9. Roofing materials must be factory pre-finished 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 any 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.

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

**Work Zone**

- C10. If a Work Zone is required a Work Zone permit is to be obtained from Council prior to the issue of any Construction Certificate.

**Note:** For major development an application for work zone permit must be considered by the North Sydney Local Traffic Committee.

Work Zones are provided specifically for the set down and pick up of materials and not for the parking of private vehicles associated with the site. Works Zones will generally not be approved where there is sufficient space on-site for the setting down and picking up of goods being taken to or from a construction site. If the Works Zone is approved by the Committee, the Applicant must obtain a written copy of the related resolution from the North Sydney Local Traffic Committee and submit a copy of this to the Principal Certifier to enable issue of the Construction Certificate.

Where approval of the 'Work Zone' is given by the Committee, the requirements of the Committee, including installation of the necessary 'Work Zone' signage and payment of any fees, must occur prior to commencement of any works on the site. Further, at the expiration of the Work Zone approval, the developer is required to remove the Work Zone signs and reinstate any previous signs, all at the developer's cost. The requirements imposed by the Committee on the Work Zone permit (or permits) must be complied with at all times.

(Reason: Amenity and convenience during construction)

**Stormwater Disposal**

- C11. The design of the stormwater management system shall be in accordance with the stormwater drainage design prepared by C.K Engineering Services Drawing No.221853 Rev O dated 25 August 2022 and the statement prepared by C.K Engineering Services dated 25 August 2022. 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 any 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.

(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**

C12. Prior to the issue of any Construction Certificate, security deposit or bank guarantee must be provided to Council to the sum of \$5,000 to be held by Council for the payment of cost for any/all of the following:

- 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.
- 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 any final 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 any Construction Certificate.

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

### Tree Bond for Public Trees

- C13. 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 6 months from the issue of any final 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 street plantings.

#### SCHEDULE

Tree	Location	Bond
1 x Street tree	In front of the Aubin Street frontage of the subject site	\$5,000.00

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

### Protection of Trees

- C14. All existing trees and vegetation within the subject site and in the neighbouring properties affected by this development shall be retained and protected in accordance with AS4970.

1.8m high steel mesh tree protection fencing shall be installed to enclose all protected trees and vegetation, including the street trees as specified in Condition C45 and trees along the western side boundary setback and within the rear setback of No.12 Aubin Street.

Sensitive construction techniques including hand excavation shall be used within the TPZ of any protected tree, no roots greater than 30mm shall be cut.

No canopy pruning shall be permitted to any protected tree, particularly the overhanging canopy of mature trees.

Scaffolding shall be carefully constructed to avoid the need for canopy pruning, and/or cause any damage to the canopy of this tree.

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.

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)

### **Garbage and Recycling Facilities**

C15. Adequate provision must be made for the storage of waste and recyclable material generated by the premises. Plans and specifications which comply with this condition must be submitted to the Principal Certifier for approval prior to the issue of any 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.

(Reason: To ensure the provision of appropriate waste facilities and to ensure efficient collection of waste by collection contractors)

### **Asbestos Material Survey**

C16. 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 WorkCover licensed contractor;
- b) all removal must be in strict accordance with the requirements of the WorkCover Authority 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 any Construction Certificate. The Principal Certifier must ensure that the report, and other plans, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

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

### **Air Conditioners in Residential Premises**

C17. The use of any air conditioner installed on the premises must comply with the requirements of the Protection of the Environment Operations (Noise Control) Regulations 2017 and State Environmental Planning Policy (Infrastructure) 2007 and must not:

- (a) emit a noise that is audible within a habitable room in any affected residence (regardless of whether any door or window to that room is open);
  - (i) before 8.00am and after 10.00pm on any Saturday, Sunday or Public Holiday; or
  - (ii) before 7.00am or after 10.00pm on any other day
- (b) cause an LAeq(15min) which exceeds the RBL background noise level by more than 5dB when measured at the boundary of any affected residence. The modifying factor adjustments in Section 4 of the EPA Noise Policy for Industry 2017 will be applied.

“affected residence” includes residential premises (including any lot in the strata scheme or another strata scheme), premises for short-term accommodation and hospitals.

“boundary” includes any window or elevated window of an affected residence.

Terms in this condition have the same meaning as in the Noise Guide for Local Government and the Noise Policy for Industry published by the NSW Environment Protection Authority.

(Reason: To maintain residential amenity)

### **Section 7.12 Development Contributions**

C18. A monetary contribution pursuant to the provisions of Section 7.12 of the Environmental Planning and Assessment Act 1979 is to be paid to Council, in accordance with the North Sydney Council’s Contribution Plan, to provide for local infrastructure improvements.

Based on the cost of development at the date of determination, the total contribution payable to Council is \$5,000.00.

#### **Indexation**

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

#### **Timing of payment**

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

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](http://www.northsydney.nsw.gov.au)

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

### Security Deposit/Guarantee Schedule

C19. All fees and security deposits/ guarantees in accordance with the schedule below must be provided to Council prior to the issue of any Construction Certificate:

Security Deposit/Guarantee	Amount (\$)
Street Tree Bond (on Council Property)	\$5,000.00
Footpath Damage Bond	\$5,000.00
<b>TOTAL BONDS</b>	<b>\$10,000.00</b>

Note: The following fees applicable

Fees	
S7.12 Contributions	\$5,000.00
<b>TOTAL FEES</b>	<b>\$5,000.00</b>

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

(Reason: Compliance with the development consent)

### BASIX Certificate

C20. Under clause 75 of the *Environmental Planning & Assessment Regulation 2021*, it is a condition of this development consent that all the commitments listed in BASIX Certificate No. (A468884\_02) 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. 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.

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

### Heritage Requirements

C21. The following heritage requirements are to be met:

(a) The glazing to the new dormer is to be timber framed and the dormer window is to be amended to complement the Federation style and detailing of the existing building. The dormer window opening is to have two rectangular casement windows with no gable in the triangular portion of the gable.

- (b) The original exposed brickwork on the Federation style building is not to be painted or rendered.
- (c) Solar panels are to be laid parallel to the roof plane.
- (d) The new metal roofing is to have a corrugated profile (not standing seam).

Plans and specifications which comply 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 fully satisfy the requirements of this condition.

(Reason: To be sympathetic to the character of the heritage item.)

### **External Finishes, Materials and Exterior Colour Scheme**

- C22. External finishes and materials must be in accordance with the submitted schedule on Drawing A-7001 Revision G, dated 29 January 2023, prepared by RFA Architects and received by Council on 15 August 2023 unless otherwise modified by Council in writing.

The exterior colour scheme is to match the existing scheme or any new scheme, shall either be a traditional colour scheme appropriate to Edwardian period dwellings or shall use neutral tones. White is not to be used for the wall colour.

Plans and specifications which comply 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: To be sympathetic to the character of the heritage item)

### **Skylights**

- C23. Skylight flashing(s) and frame(s) to be coloured to match the roof material. Skylight(s) to sit no higher than 100mm above roof plane when in a closed position. Plans and specifications which comply 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 fully satisfy the requirements of this condition.

(Reason: To minimise the visual impact of the skylight(s) on the roof plane)

### **Design Modifications**

- C24. The balustrade for the first-floor master bedroom Juliet balcony shall be setback from the northern building line by 500mm to minimise visual privacy impacts for the adjoining properties to the east and west of the subject site.

Plans and specifications which comply 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 fully satisfy the requirements of this condition.

(Reason: To minimise visual privacy impacts on the adjoining properties)

### **Structural Adequacy (Structural Support)**

- C25. A report prepared by an appropriately qualified and practicing structural engineer, certifying the structural adequacy of the independent structural support design, based on the statement and drawings and prepared by Engineering Studio dated 4 August 2023, to support the proposed addition and associated structures without any additional or altered structural loads, encroachment and/or attachments to the existing common wall, associated footings and associated structures along the eastern property boundary with No.14 Aubin Street, Neutral Bay at all times during all stages of construction and after the completion of the proposed works.

The certified reports must also include all details of the methodology to be employed in construction phases to achieve the above requirements. The methodology and measures as outlined in the certified report must be complied with at all times.

The certified report must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate.

(Reason: To ensure the structural adequacy of the independent structural support system and to minimise impacts on the common wall)

### **No encroachment of works**

- C26. The proposed works must not encroach onto any adjoining properties, in particular the adjoining property at No.14 Aubin Street, Neutral Bay including the common wall.

The Certifying Authority must ensure that the building plans and specifications submitted fully satisfy the requirements of this condition.

(Reason: To ensure no encroachment onto the adjoining properties)

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

#### **Protection of Trees**

- D1. All trees that are specifically nominated to be retained by notation on plans or by condition as a requirement of this consent must be maintained and protected during demolition, excavation and construction on the site in accordance with AS4970-2009 (Protection of trees on development sites).

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



**Public Liability Insurance – Works on Public Land**

- D2. Any person or contractor undertaking works on public land must take out Public Risk Insurance with a minimum cover of \$20 million in relation to the occupation of public land and the undertaking of approved works within Council's road reserve or public land, as approved by this consent. The Policy is to note and provide protection/full indemnification for North Sydney Council, as an interested party. A copy of the Policy must be submitted to Council prior to commencement of any works. The Policy must be valid for the entire period that the works are being undertaken.

(Note: Applications for hoarding permits, vehicular crossings etc will require evidence of insurance upon lodgement of the application.)

(Reason: To ensure the community is protected from the cost of any claim for damages arising from works on public land)

**Sydney Water Approvals**

- D3. Prior to the commencement of any works, the approved plans must be submitted to Sydney Water to determine whether the development application will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The Principal Certifier must ensure that Sydney Water has appropriately stamped the plans before the commencement of building works.

Notes:

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

(Reason: To ensure compliance with Sydney Water requirements)

**Commencement of Works' Notice**

- D4. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days notice to North Sydney Council of the person's intention to commence building work, demolition or excavation 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)

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**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 Developer 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 access ways fronting the construction site.

Where public infrastructure is damaged, repair works must be carried out in when and as directed by Council officers (at full Developer 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)

**Temporary Disposal of Stormwater Runoff**

- E3. During construction, stormwater runoff must be disposed in a controlled manner that is compatible with the erosion and sediment controls on the site. Immediately upon completion of any impervious areas on the site (including roofs, driveways, paving) and where the final drainage system is incomplete, the necessary temporary drainage systems must be installed to reasonably manage and control runoff as far as the approved point of stormwater discharge. Such ongoing measures must be to the satisfaction of the Principal Certifier.

(Reason: Stormwater control during construction)

**Progress Survey**

- E4. In order to ensure compliance with approved plans, a Survey Certificate, to Australian Height Datum, must be prepared by a Registered Surveyor as follows: -

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- a) at the completion of the first structural floor level indicating the level of that floor and the relationship of the building to the boundaries;
- b) at the completed height of the building, prior to the placement of concrete in form work, or the laying of roofing materials; and
- c) at completion, the relationship of the building, and any projections thereto, to the boundaries.

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

(Reason: To ensure compliance with approved plans)

**Removal of Extra Fabric**

- E5. Should any portion of the existing building, trees, or curtilage of the site which is indicated on the approved plans to be retained be damaged for whatever reason, all the works in the area of the damaged portion are to cease and written notification of the damage is to be given to Council forthwith. No work is to resume until the written approval of Council to do so is obtained. Failure to comply with the provisions of this condition may result in the Council taking further action including legal proceedings if necessary.

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

**Dust Emission and Air Quality**

- E6. The following must be complied with at all times:
- (a) Materials must not be burnt on the site.
  - (b) Vehicles entering and leaving the site with soil or fill material must be covered.
  - (c) Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and Construction.
  - (d) Odour suppression measures must also be carried out where appropriate so as to prevent nuisance occurring at adjoining properties.

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

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**Noise and Vibration**

- E7. The works must be undertaken in accordance with the "Interim Construction Noise Guideline" published by the NSW Environment Protection Authority, to ensure excessive levels of noise and vibration do not occur so as to minimise adverse effects experienced on any adjoining land.

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

**No Work on Public Open Space**

- E8. 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 developer is to liaise with Council prior to the commencement of any design works or preparation of a Construction and Traffic Management Plan.

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

**Applicant's Cost of Work on Council Property**

- E9. The applicant or the person, company or other entity that is acting upon this consent, must bear the cost of all works associated with the development that occurs on Council's property, including the restoration of damaged areas.

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

**No Removal of Trees on Public Property**

- E10. 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)

**Special Permits**

- E11. 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 developer, 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:

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**1) On-street mobile plant**

Eg. 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 developer'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)

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**Construction Hours**

- E12. Construction activities and works approved under this consent must be restricted to within the hours stipulated in the following table:

Standard Construction Hours		
Location	Day	Hours
Residential zones	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 *EP & A Act 1979* and in accordance with Council's adopted Compliance & Enforcement Policy.

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

**Service Adjustments**

- E13. The adjustment or inclusion of any new utility service or facilities must be carried out by an appropriately 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)

**Out of hours' Work Permits**

- E14. 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 at risk**. Applications which seek a variation to construction hours solely to benefit the developer 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.

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DEVELOPMENT APPLICATION NO. 25/23**

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Notes:

- 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 hour's 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 developer or client, and
  - catch up works required to maintain or catch up with a construction schedule.
- 5) Further information on permits can be obtained from the Council website at [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au).

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

**Installation and Maintenance of Sediment Control**

- E15. Erosion and sediment controls must be installed and maintained at all times in accordance with the Sediment and erosion control plan submitted and approved with the Construction Certificate.

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

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

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**Sediment and Erosion Control Signage**

- E16. A durable sign must be erected during building works in a prominent location on site, warning of penalties should appropriate erosion and sedimentation control devices not be maintained. A sign of the type referred to in this condition is available from Council.  
(Reason: To protect the environment from the effects of sedimentation and erosion from development sites)

**Site Amenities and Facilities**

- E17. Where work involved in the erection and demolition of a building is being carried out, amenities which satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority requirements, must be provided and maintained at all times. The type of work-place determines the type of amenities required.

Further information and details can be obtained from the Internet at [www.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au)

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

**Health and Safety**

- E18. All work undertaken must satisfy applicable occupational health and safety and construction safety regulations, including any WorkCover Authority 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.workcover.nsw.gov.au](http://www.workcover.nsw.gov.au).

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

**Prohibition on Use of Pavements**

- E19. 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)



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**Plant and Equipment Kept Within Site**

- E20. All plant and equipment used in the undertaking of the development/ works, including concrete pumps, wagons, lifts, mobile cranes, hoardings etc, must be situated within the boundaries of the site (unless a permit is obtained from Council beforehand) and so placed that all concrete slurry, water, debris and the like must be discharged onto the building site, and is to be contained within the site boundaries.

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

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

**Waste Disposal**

- E21. All records demonstrating the lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as North Sydney Council and the Environmental Protection Authority.

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

**Asbestos Removal**

- E22. All demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with National Occupational Health and Safety Commission.

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

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

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

(Reason: Prescribed - Statutory)

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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 clause, sufficient evidence that the person has complied with the requirements of that Part.

(Reason: Prescribed - Statutory)

**Appointment of Principal Certifier (PC)**

- F3. Building work, **demolition** or excavation in accordance with the development consent must not be commenced until the developer has appointed a Principal Certifier for the building work in accordance with the provisions of the EP&A Act and its Regulations.

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

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**Construction Certificate**

- F4. Building work, demolition or excavation in accordance with the development consent must not be commenced until a Construction Certificate for the relevant part of the building work has been issued in accordance with the provisions of the EP&A Act and its Regulations.

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

**Occupation Certificate**

- 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 an 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)

**Critical Stage Inspections**

- F6. Building work must be inspected by the Principal Certifier on the critical stage occasions prescribed by the *EP&A Act* and its Regulations, and as directed by the appointed Principal Certifier.

(Reason: Statutory)

**Commencement of Works' Notice**

- F7. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least two days' notice to North Sydney Council of the person's intention to commence the erection of the building.

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

**Excavation/Demolition**

- F8. 1) All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards.
- 2) All excavations 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.

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- 3) Demolition work must be undertaken in accordance with the provisions of AS2601- Demolition of Structures.

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

**Protection of Public Places**

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

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

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

**Site Sign**

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

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- 2) Any such sign must be maintained while to building work or demolition work is being carried out but must be removed when the work has been completed.

(Reason: Prescribed - Statutory)

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

**Infrastructure Repair and Completion of Works**

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

to the satisfaction of Council Engineers at no cost to Council.

(Reason: Maintain quality of Public assets)

**Damage to Adjoining Properties**

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

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

**Utility Services**

- G3. All utility services shall be adjusted to the correct levels and/or location/s required by this consent, prior to issue of an occupation certificate. This shall be at no cost to Council.

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

**Asbestos Clearance Certificate**

- G4. 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 any Occupation Certificate, the asbestos clearance certificate must certify the following: -

- a) the building/ land is free of asbestos; or

**12 AUBIN STREET, NEUTRAL BAY  
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- 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](http://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)

**Disposal Information**

- G5. Upon completion of works and prior to occupation, a report including the following information must be provided to Council's Open Space and Environmental Services Department:

- (a) the total tonnage of all waste and excavated material disposed of from the site (including any tipping dockets); and  
(b) the disposal points and methods used.

- (Reason: To ensure appropriate disposal methods are undertaken for auditing and inspection purposes)

**BASIX Completion Receipt**

- G6. In accordance with Section 45 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, prior to issuing a final occupation certificate the Principal Certifier must provide a BASIX completion receipt.

- (Reason: To ensure compliance with the Regulations)

**Compliance with Certain conditions**

- G7. Prior to the issue of any Occupation Certificate C22 C23, C24, C25, C26 and C27 must be certified as having been implemented on site and complied with.

- (Reason: To ensure the development is completed in accordance with the requirements of this consent)

**I. On-Going / Operational Conditions**

**Single Occupancy**

- I1. Nothing in this consent authorises the use of the premises other than for a single occupancy.

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



# AUBIN

## 12 AUBIN STREET, NEUTRAL BAY

Drawing No. Drawing Name

0000	COVERSHEET AND DRAWING LIST
0001	GENERAL NOTES AND BASIX
1001	EXISTING SITE SURVEY PLAN
1002	EXISTING ROOF PLAN
1003	EXISTING AND REMOVAL PLAN - GROUND FLOOR
1100	EXISTING AND PROPOSED SITE CALCULATIONS
2000	PROPOSED SITE ANALYSIS PLAN
2001	PROPOSED ROOF AND SITE PLAN
2002	PROPOSED GROUND FLOOR PLAN
2003	PROPOSED FIRST FLOOR
2100	BOUNDARY ILLUSTRATIONS
2101	ENGINEERING DETAIL
3001	EXISTING SOUTH AND EAST ELEVATION
3002	EXISTING WEST AND NORTH ELEVATION
3003	PROPOSED SOUTH AND EAST ELEVATION
3004	PROPOSED WEST AND NORTH ELEVATION
4001	LONG SECTION
4002	SHORT SECTION
4003	SECTION THROUGH DORMER
6000	EX & PROP SHADOW DIAGRAMS 9AM - 21 JUNE
6001	EX & PROP SHADOW DIAGRAMS 12PM - 21 JUNE
6002	EX & PROP SHADOW DIAGRAMS 3PM - 21 JUNE
6100	EX AND PROP SHADOW DIAGRAMS 9AM - 21 MARCH
6101	EX AND PROP SHADOW DIAGRAMS 12PM - 21 MARCH
6102	EX AND PROP SHADOW DIAGRAM 3PM - 21 MARCH
6200	EX AND PROP SHADOW DIAGRAM 9AM - 21 SEPT
6201	EX AND PROP SHADOW DIAGRAM 12PM - 21 SEPT
6202	EX AND PROP SHADOW DIAGRAM 3PM - 21 SEPT
6300	EX AND PROP SHADOWS (10 AUBIN) 21 JUNE
6301	EX AND PROP SHADOWS (10 AUBIN) - 21 JUNE
6302	EX AND PROP SHADOWS (10 AUBIN) - 21 JUNE
6400	EX AND PROP SHADOWS (14 AUBIN) - 21 JUNE
6401	EX AND PROP SHADOWS (14 AUBIN) - 21 JUNE
6402	EX AND PROP SHADOWS (14 AUBIN) - 21 JUNE
7001	MATERIAL SCHEDULE
7002	PROPOSED FRONT PERSPECTIVES
7003	PROPOSED REAR PERSPECTIVES
7004	PHOTOMONTAGE A
7005	PHOTOMONTAGE B
8000	NOTIFICATION PLAN

12 AUBIN STREET (THE SITE)





# BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

## Alterations and Additions

Certificate number: A468884\_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 08/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Thursday, 02, February 2023  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	12 AUBIN STREET_02
Street address	12 AUBIN Street NEUTRAL BAY 2089
Local Government Area	North Sydney Council
Plan type and number	Deposited Plan 515612
Lot number	1
Section number	
Project type	
Dwelling type	Attached dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa)

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	RFA Architects Pty Ltd
ABN (if applicable):	23144697923

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Hot water</b> The applicant must install the following hot water system in the development: solar (electric-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (Incorporating Amendment Regulations 2005 (No. 2)).	✓	✓	✓
<b>Lighting</b> The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
<b>Fixtures</b> The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check															
<b>Insulation requirements</b> The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓															
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>floor above existing dwelling or building</td> <td>nil</td> <td></td> </tr> <tr> <td>external wall: cavity brick</td> <td>nil</td> <td></td> </tr> <tr> <td>external wall: framed (weatherboard, fibro, metal clad)</td> <td>R1.30 (or R1.70 including construction)</td> <td></td> </tr> <tr> <td>raked ceiling, pitched/skillion roof: framed</td> <td>ceiling: R1.24 (up), roof: foil backed blanket (75 mm)</td> <td>dark (solar absorptance &gt; 0.70)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	floor above existing dwelling or building	nil		external wall: cavity brick	nil		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (75 mm)	dark (solar absorptance > 0.70)			
Construction	Additional insulation required (R-value)	Other specifications																
floor above existing dwelling or building	nil																	
external wall: cavity brick	nil																	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)																	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (75 mm)	dark (solar absorptance > 0.70)																

<b>Legend</b> In these commitments, "applicant" means the person carrying out the development. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development). Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.
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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Windows and glazed doors</b> The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view. Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the "overshadowing" column in the table below.	✓	✓	✓
<b>Windows and glazed doors glazing requirements</b>			

Window / door No.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing: Height (m)	Distance (m)	Shading device	Frame and glass type	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
W1	N	13.77	2.7	3.3	pergola (adjustable shade) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	W	12.23	2.7	0.2	external louvre/blind (fixed)	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.86)			
W3	W	2.322	1.8	2.3	awning (adjustable) >=900 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)			
W4	N	1.248	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W5	N	4.2	2.4	0.4	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W6	W	1.848	0	0	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W7	W	1.848	0	0	awning (adjustable) >=900 mm	improved aluminium, single clear, (U-value: 4.44, SHGC: 0.75)			
W8	S	3.336	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9	S	0.748	2.7	1.4	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W10	W	4.064	0.1	0.1	eave/verandah/pergola/balcony >=450 mm	standard aluminium, clear/air gap/clear, (U-value: 5.34, SHGC: 0.67)			
<b>Skylights</b> The applicant must install the skylights in accordance with the specifications listed in the table below. The following requirements must also be satisfied in relation to each skylight:							✓	✓	✓

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check												
Each skylight may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.		✓	✓												
<b>Skylights glazing requirements</b>															
<table border="1"> <thead> <tr> <th>Skylight number</th> <th>Area of glazing inc. frame (m<sup>2</sup>)</th> <th>Shading device</th> <th>Frame and glass type</th> </tr> </thead> <tbody> <tr> <td>S1</td> <td>0.742</td> <td>no shading</td> <td>timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)</td> </tr> <tr> <td>S2</td> <td>2.222</td> <td>no shading</td> <td>timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)</td> </tr> </tbody> </table>	Skylight number	Area of glazing inc. frame (m <sup>2</sup> )	Shading device	Frame and glass type	S1	0.742	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)	S2	2.222	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
Skylight number	Area of glazing inc. frame (m <sup>2</sup> )	Shading device	Frame and glass type												
S1	0.742	no shading	timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.5)												
S2	2.222	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)												

ARCHITECT

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PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN

12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
D	09.08.22	COORDINATION	KM
E	19.09.22	DA ISSUE FOR PLANNER	KM
F	05.10.22	DA PRE-ISSUE	KM
G	11.11.22	FOR STRUCT ENGINEER	KM
H	29.01.23	DA ISSUE	KM
I	02.02.23	REVISED BASIX	KM
J	04.08.23	DA CLARIFICATION	KM

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PROJECT

AUBIN

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

22006

DRAWN

KM

SCALE@A3

1:100

CHECKED

LN

DRAWING TITLE

GENERAL NOTES AND BASIX

STAGE

DA

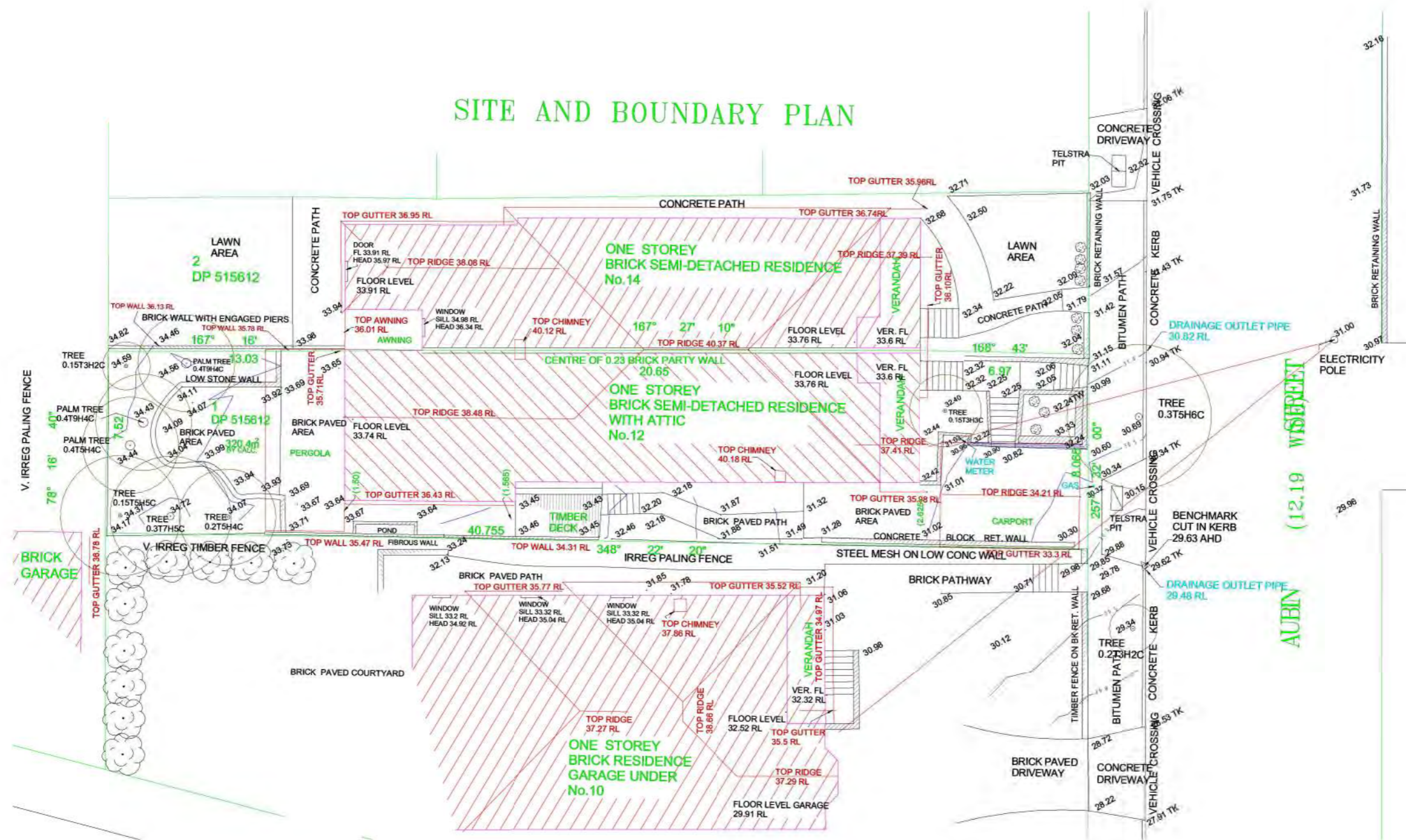
DRAWING No:

A-0001

REV

J





ARCHITECT

**RFA ARCHITECTS**

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PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN  
12 AUBIN STREET, NEUTRAL BAY

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

REV	DATE	DESCRIPTION	AUTH
B	10.06.22	FOR REVIEW	KM
C	29.06.22	FOR REVIEW	KM
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PROJECT

**AUBIN**

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

DRAWN  
**KM**

SCALE@A3

**1 : 200**

CHECKED  
**LN**

DRAWING TITLE

**EXISTING SITE SURVEY PLAN**

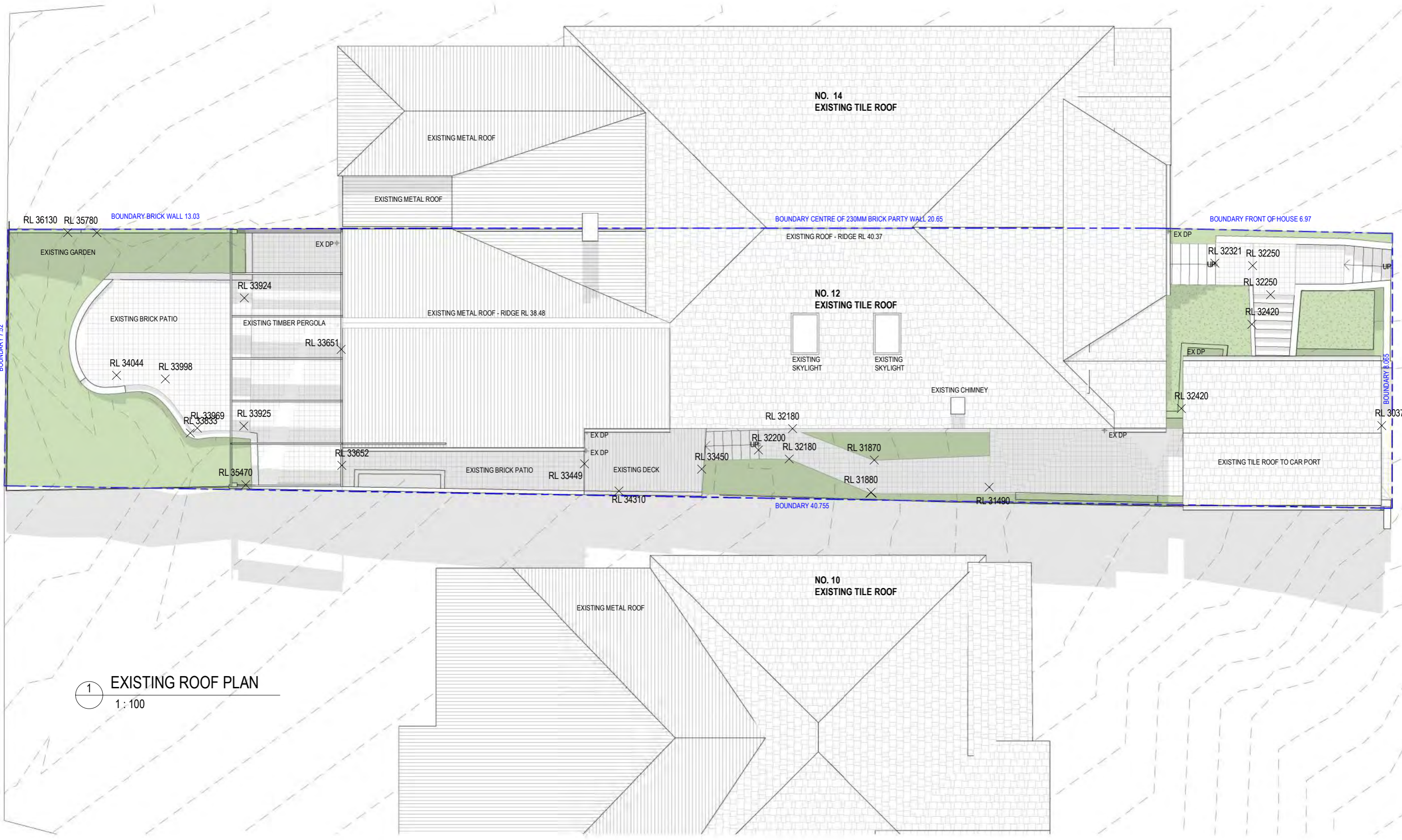
STAGE

**DA A-1001**

DRAWING No:

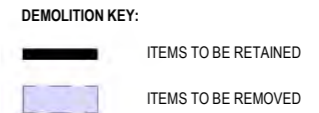
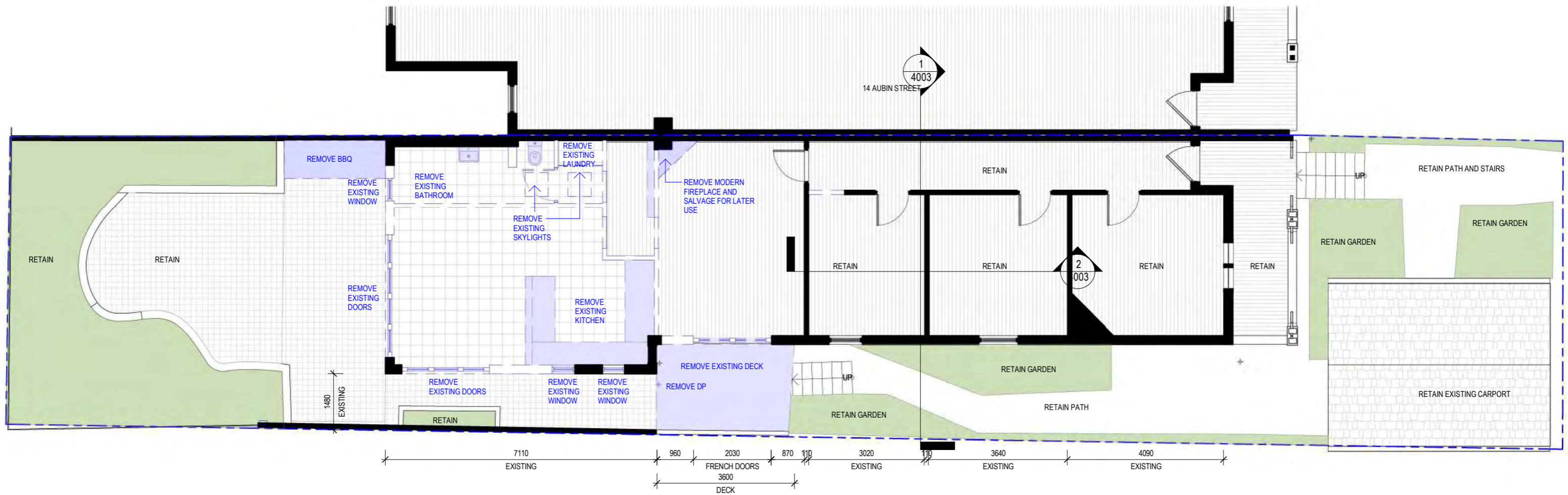
REV

**H**



1 EXISTING ROOF PLAN  
1 : 100

<b>ARCHITECT</b> <b>RFA ARCHITECTS</b> Level 1, 121 Alexander Street, Crows Nest nsw 2065 T: 02 9901 4422 admin@rfaarchitects.com.au		<b>PROJECT MANAGER</b> A. FILUS AND R. RASMUSSEN 12 AUBIN STREET, NEUTRAL BAY		<b>CLIENT</b> 12 AUBIN STREET, NEUTRAL BAY		<b>REV</b> <b>DATE</b> <b>DESCRIPTION</b> <b>AUTH</b> B 10.06.22 FOR REVIEW KM C 29.06.22 FOR REVIEW KM D 09.08.22 COORDINATION KM E 19.09.22 DA ISSUE FOR PLANNER KM F 05.10.22 DA PRE-ISSUE KM G 11.11.22 FOR STRUCT ENGINEER KM H 29.01.23 DA ISSUE KM		<b>DISCLAIMER</b> This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT © NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd		<b>PROJECT</b> <b>AUBIN</b> 12 AUBIN STREET, NEUTRAL BAY		<b>PROJECT NO</b> <b>SCALE@A3</b> 22006   1 : 100		<b>DRAWING TITLE</b> EXISTING ROOF PLAN	
<b>ARCHITECTS</b> 687758 Version: 1, Version Date: 15/08/2023								<b>PROJECT NO</b> <b>SCALE@A3</b> 22006   1 : 100		<b>DRAWING TITLE</b> EXISTING ROOF PLAN		<b>STAGE</b> <b>DRAWING No:</b> <b>REV</b> DA <b>A-1002</b> <b>H</b>			



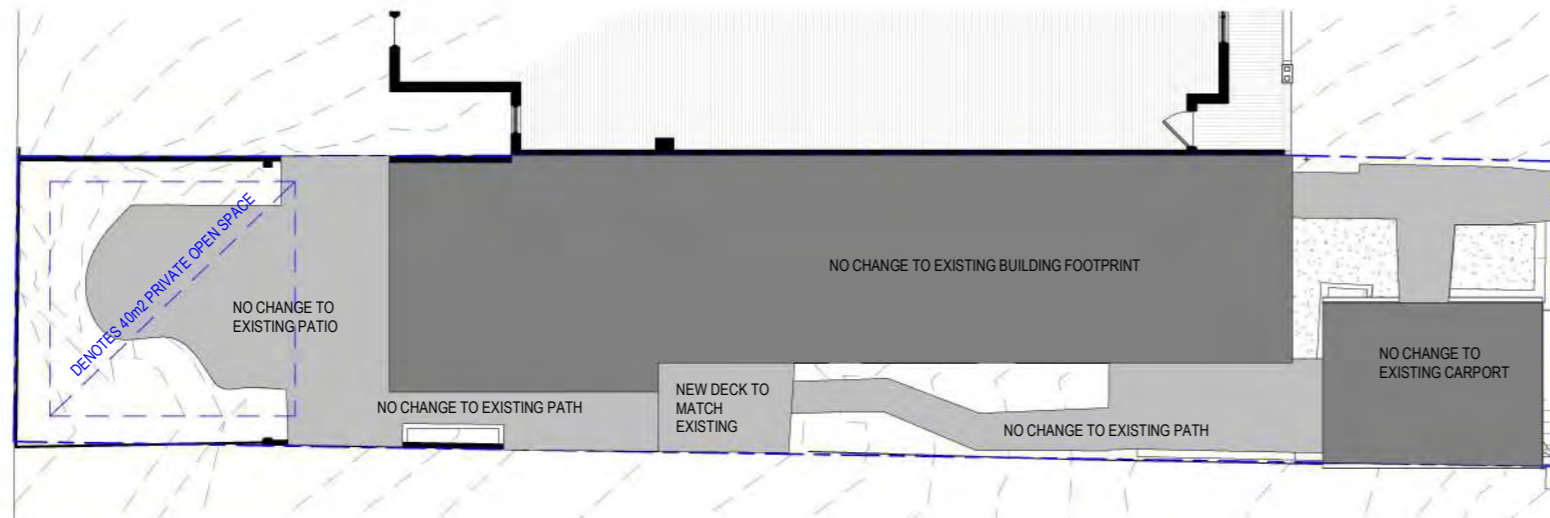
ARCHITECT	PROJECT MANAGER	CLIENT	REV	DATE	DESCRIPTION	AUTH	DISCLAIMER	PROJECT	PROJECT NO	SCALE@A3	DRAWING TITLE
<b>RFA ARCHITECTS</b> Level 1, 121 Alexander Street, Crows Nest nsw 2065 T: 02 9901 4422 admin@rfaarchitects.com.au		A. FILUS AND R. RASMUSSEN  12 AUBIN STREET, NEUTRAL BAY	B	10.06.22	FOR REVIEW	KM	DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT © NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd	<b>AUBIN</b>  12 AUBIN STREET, NEUTRAL BAY	<b>22006</b>	1: 100	<b>EXISTING AND REMOVAL PLAN - GROUND FLOOR</b>
			C	29.06.22	FOR REVIEW	KM					
			D	09.08.22	COORDINATION	KM					
			E	19.09.22	DA ISSUE FOR PLANNER	KM					
			F	05.10.22	DA PRE-ISSUE	KM					
			G	11.11.22	FOR STRUCT ENGINEER	KM					
			H	29.01.23	DA ISSUE	KM					



STAGE: **DA** DRAWING No: **A-1003** REV: **H**



1 EXISTING PLAN - SITE CALCULATIONS  
1 : 200



2 PROPOSED PLAN - SITE CALCULATIONS  
1 : 200

SITE CALCULATIONS		EXISTING 320.4m <sup>2</sup> SITE	REQUIRED	CURRENT COMPLIANCE	PROPOSED
	SITE COVERAGE	160.8m <sup>2</sup> = 50%	50%	YES	NO CHANGE TO EXISTING CONDITIONS
	LANDSCAPE AREA	66.4m <sup>2</sup> = 21%	min 30%	NO	NO CHANGE TO EXISTING CONDITIONS
	UN-BUILT UPON AREA	93.2m <sup>2</sup> = 29%	max 20%	NO	NO CHANGE TO EXISTING CONDITIONS

**NORTH SYDNEY LEP 2013 (MAP TITLE 004)**  
 LAND ZONING: R2 LOW DENSITY RESIDENTIAL  
 HEIGHT OF BUILDING: 8.5M  
 HERITAGE: ITEM - GENERAL (LOCAL) - HOUSE  
 SIDE SETBACK: 900mm UP TO 4m AND 1.5m TO 2<sup>nd</sup> STOREY UP TO 7m  
 MIN PRIVATE OPEN SPACE: 40m<sup>2</sup>

ARCHITECT  
**RFA ARCHITECTS**

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 admin@rfaarchitects.com.au

PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN  
 12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
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PROJECT

**AUBIN**  
 12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

SCALE@A3

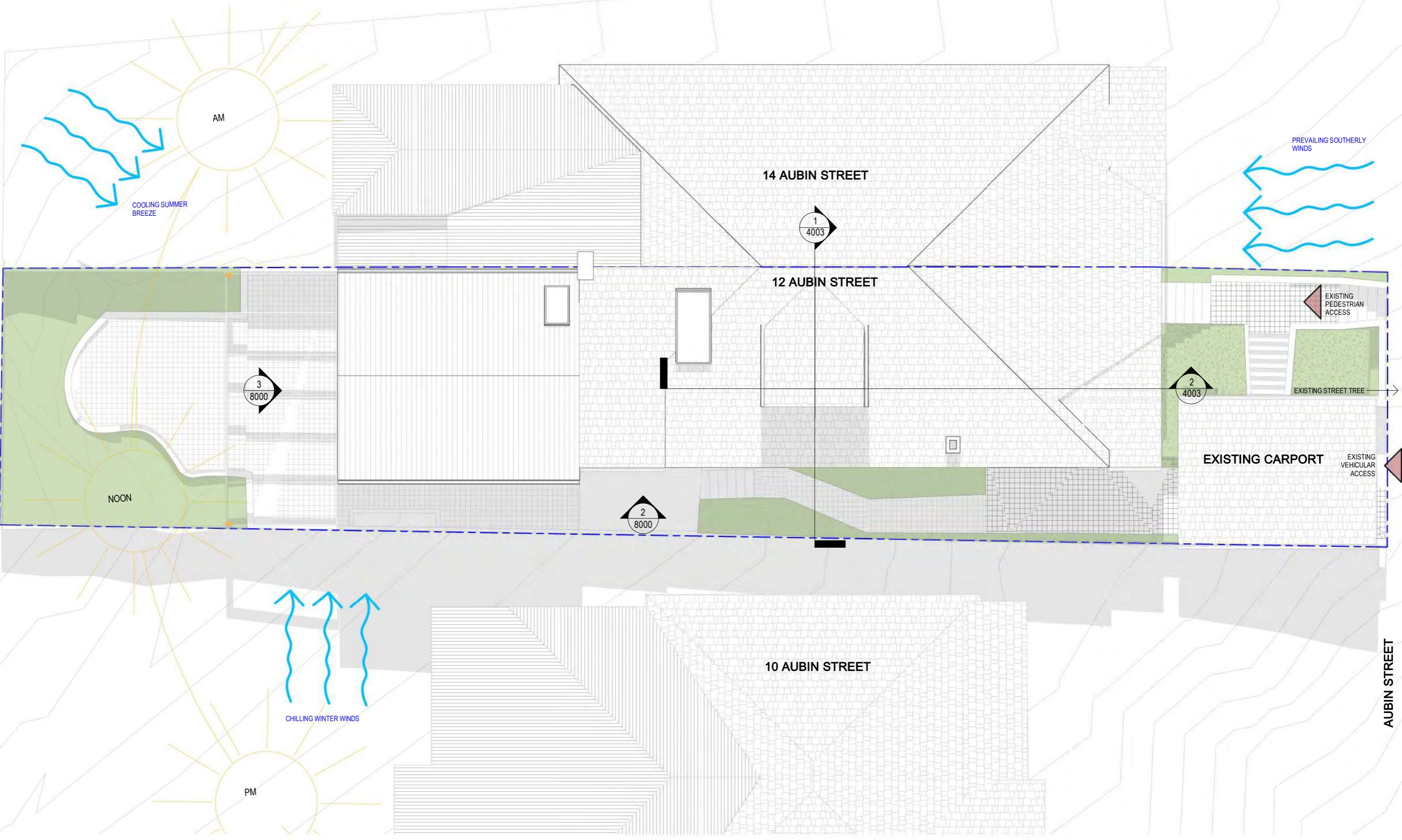
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DRAWING TITLE

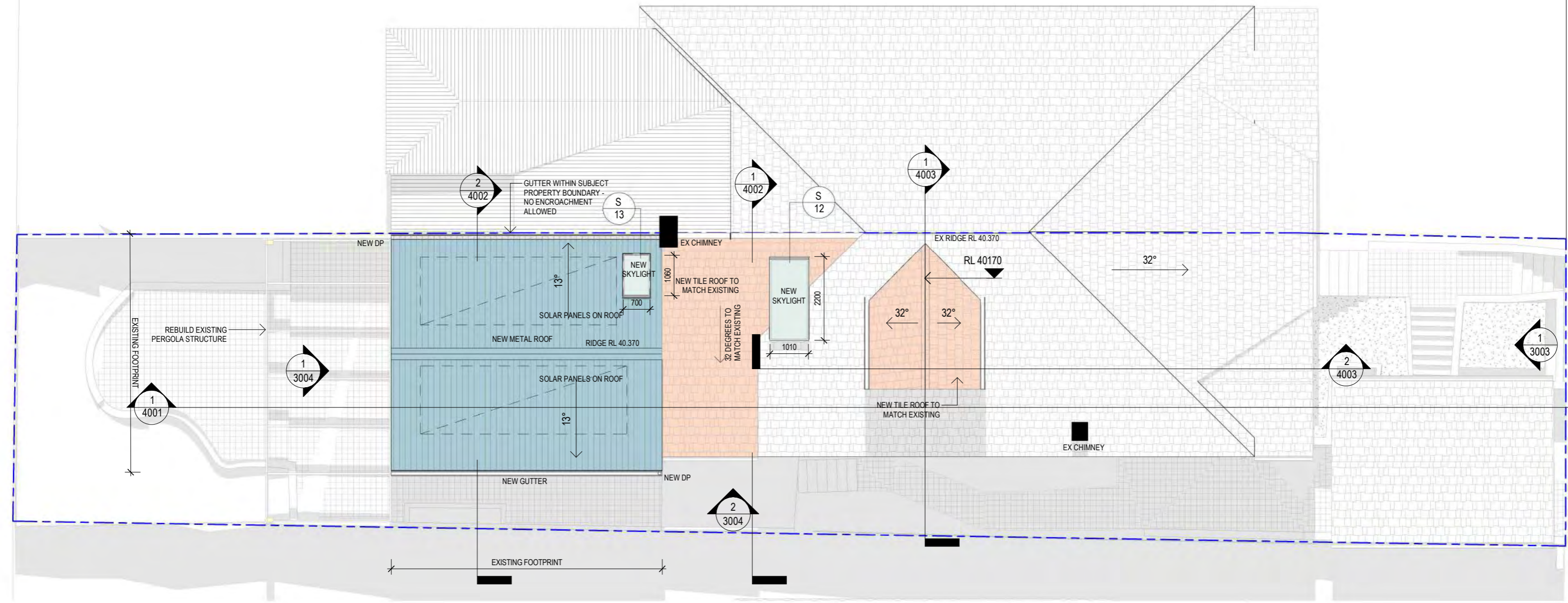
**EXISTING AND PROPOSED SITE CALCULATIONS**

STAGE DRAWING No: REV

**DA A-1100 H**



ARCHITECT	PROJECT MANAGER	CLIENT	REV	DATE	DESCRIPTION	AUTH	DISCLAIMER	PROJECT	PROJECT NO	SCALE@A3	DRAWING TITLE		
<b>rfa</b> ARCHITECTS Level 1, 121 Alexander Street, Crows Nest nsw 2065 T: 02 9901 4422 admin@rfaarchitects.com.au		A. FILUS AND R. RASMUSSEN 12 AUBIN STREET, NEUTRAL BAY	C	29.06.22	FOR REVIEW	KM	DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd	<b>AUBIN</b> 12 AUBIN STREET, NEUTRAL BAY	<b>22006</b>	1: 100	<b>PROPOSED SITE ANALYSIS PLAN</b>		
			D	09.08.22	COORDINATION	KM							
E	19.09.22	DA ISSUE FOR PLANNER	KM										
F	05.10.22	DA PRE-ISSUE	KM										
G	11.11.22	FOR STRUCT ENGINEER	KM										
H	29.01.23	DA ISSUE	KM										
I	04.08.23	DA CLARIFICATION	KM										
								DRAWN KM	CHECKED LN	STAGE <b>DA</b>	DRAWING No: <b>A-2000</b>	REV <b>I</b>	
Version: 1, Version Date: 15/08/2023													



1 GA ROOF PLAN  
1 : 100

**NORTH SYDNEY DA COLOUR LEGEND**

- BRICKWORK, PAVERS
- CONCRETE, ARTIFICIAL STONES, CEMENT RENDER, FIBRE CEMENT SHEET
- GLASS
- TIMBER, STUD WALLS, PLASTERBOARD, FIBREBOARD
- TILES
- ROOF TILES, WALL TILES, TERRACOTTA

REFER TO A-7001 FOR MATERIAL SCHEDULE

- SANDSTONE, NATURAL STONE
- METAL ROOF, METAL SHEETING, GALVANISED IRON FLASHINGS
- TIMBER BOARDS
- SANITARY FITTINGS

**CONSTRUCTION LEGEND:**

- EXIST WALL TO BE RETAINED
- NEW WALL TYPE BY COLOUR
- EXISTING TO BE DEMOLISHED
- DP DOWNPIPE
- RWG RAIN WATER GUTTER

- PROPOSED R.L.
- EXISTING R.L.
- NEW GLAZING WINDOW NO.

- NEW SKYLIGHT SKYLIGHT NO.

**NOTE:**  
DRAWINGS TO BE PRINTED/COPIED IN FULL COLOUR & TO BE READ IN CONJUNCTION WITH CONSULTANT INFORMATION:  
• HERITAGE REPORT  
• SEE  
• BASIX  
• CIVIL

ARCHITECT  
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PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN  
12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
C	29.06.22	FOR REVIEW	KM
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PROJECT

**AUBIN**  
12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**  
DRAWN  
KM

SCALE@A3

**1 : 100**  
CHECKED  
LN

DRAWING TITLE

**PROPOSED ROOF AND SITE PLAN**

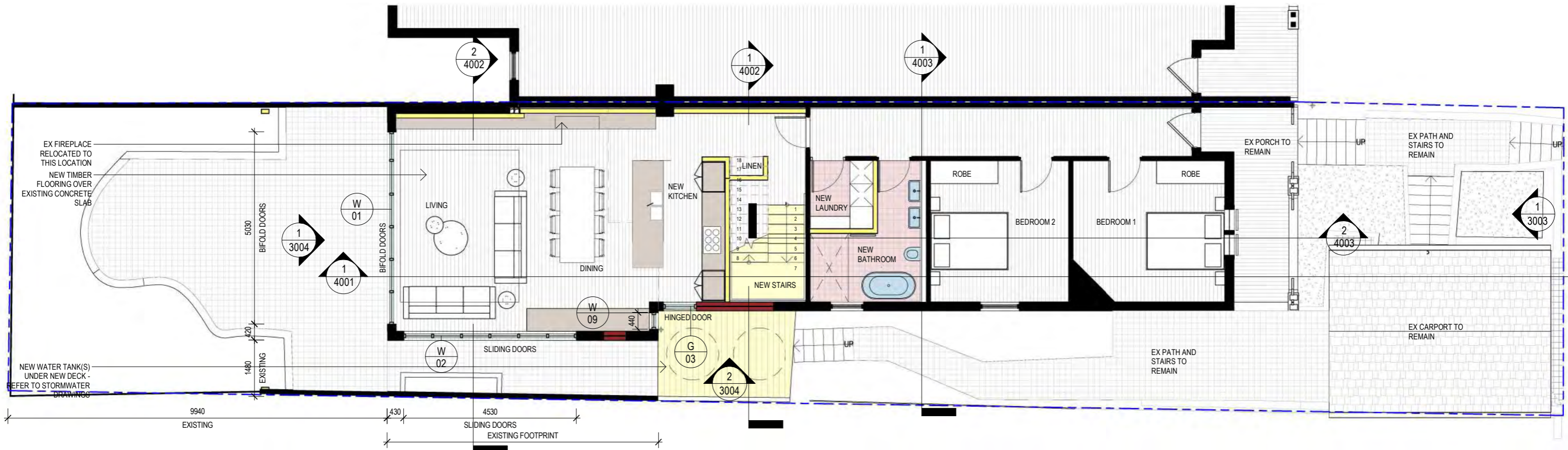
STAGE

**DA A-2001**

DRAWING No:

REV

**I**



1 GA PLAN\_PROPOSED GROUND FLOOR  
1 : 100

**NORTH SYDNEY DA COLOUR LEGEND**

- BRICKWORK, PAVERS
- CONCRETE, ARTIFICIAL STONES, CEMENT RENDER, FIBRE CEMENT SHEET
- GLASS
- TIMBER, STUD WALLS, PLASTERBOARD, FIBREBOARD
- TILES
- ROOF TILES, WALL TILES, TERRACOTTA
- SANDSTONE, NATURAL STONE
- METAL ROOF, METAL SHEETING, GALVANISED IRON FLASHINGS
- TIMBER BOARDS
- SANITARY FITTINGS

REFER TO A-7001 FOR MATERIAL SCHEDULE

**CONSTRUCTION LEGEND:**

- EXIST WALL TO BE RETAINED
- NEW WALL TYPE BY COLOUR
- EXISTING TO BE DEMOLISHED
- DP DOWNPIPE
- RWG RAIN WATER GUTTER

- RL 80.75 PROPOSED R.L.
- RL 80.75 EXISTING R.L.
- S 12 NEW GLAZING WINDOW NO.

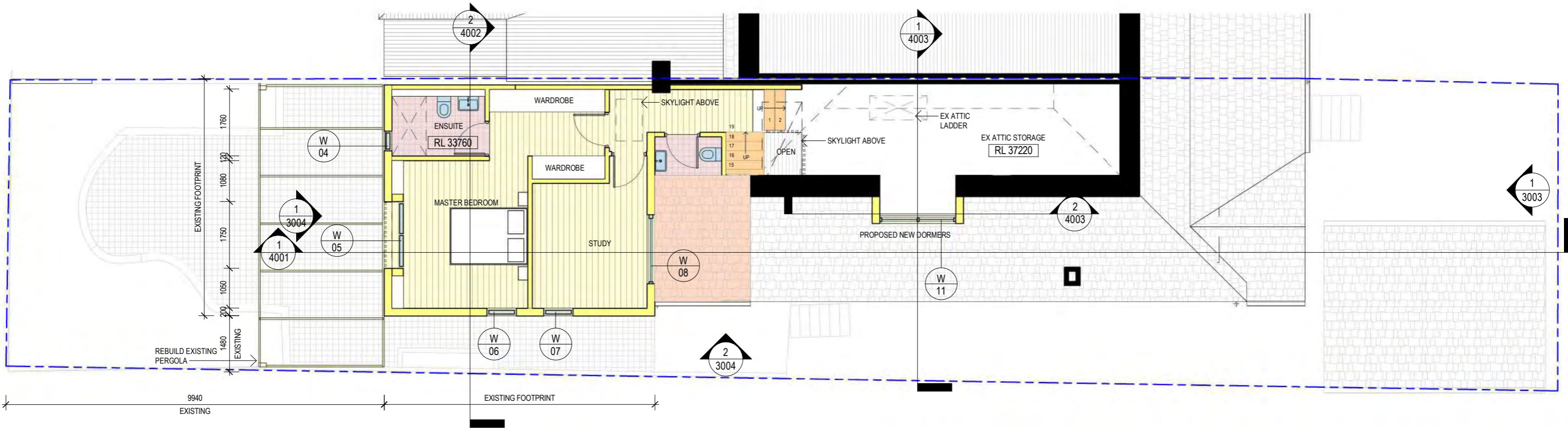
- S 02 NEW SKYLIGHT SKYLIGHT NO.

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• SEE  
• BASIX  
• CIVIL

<b>ARCHITECT</b> RFA ARCHITECTS	<b>PROJECT MANAGER</b>	<b>CLIENT</b> A. FILUS AND R. RASMUSSEN 12 AUBIN STREET, NEUTRAL BAY	<b>REV</b> C 29.06.22 FOR REVIEW D 09.08.22 COORDINATION E 19.09.22 DA ISSUE FOR PLANNER F 05.10.22 DA PRE-ISSUE G 11.11.22 FOR STRUCT ENGINEER H 29.01.23 DA ISSUE I 04.08.23 DA CLARIFICATION	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AUTH</b> KM KM KM KM KM KM KM	<b>DISCLAIMER</b> DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT © NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd.	<b>PROJECT</b> AUBIN 12 AUBIN STREET, NEUTRAL BAY	<b>PROJECT NO</b> 22006	<b>SCALE@A3</b> 1 : 100	<b>DRAWING TITLE</b> PROPOSED GROUND FLOOR PLAN		
									<b>DRAWN</b> KM	<b>CHECKED</b> LN	<b>STAGE</b> DA	<b>DRAWING No:</b> A-2002	<b>REV</b> I







1 FFL LEVEL 01  
1 : 100

**NORTH SYDNEY DA COLOUR LEGEND**

- |  |  |   |
|--|--|---|
| BRICKWORK, PAVERS  | TIMBER, STUD WALLS, PLASTERBOARD, FIBREBOARD | SANDSTONE, NATURAL STONE                              |
| CONCRETE, ARTIFICIAL STONES, CEMENT RENDER, FIBRE CEMENT SHEET | TILES  | METAL ROOF, METAL SHEETING, GALVANISED IRON FLASHINGS |
| GLASS  | ROOF TILES, WALL TILES, TERRACOTTA           | TIMBER BOARDS   |
|  |  | SANITARY FITTINGS                                     |

REFER TO A-7001 FOR MATERIAL SCHEDULE

**CONSTRUCTION LEGEND:**

- |                           |                         |
|---------------------------|-------------------------|
| EXIST WALL TO BE RETAINED | NEW WALL TYPE BY COLOUR |
| EXISTING TO BE DEMOLISHED | DOWNPIPE                |
| DOWNPIPE                  | RAIN WATER GUTTER       |

- |               |                           |
|---------------|---------------------------|
| PROPOSED R.L. | NEW SKYLIGHT SKYLIGHT NO. |
| EXISTING R.L. | NEW GLAZING WINDOW NO.    |

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• HERITAGE REPORT  
• SEE  
• BASIX  
• CIVIL

ARCHITECT

**RFA ARCHITECTS**

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admin@rfaarchitects.com.au

PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN

12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
C	29.06.22	FOR REVIEW	KM
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PROJECT

**AUBIN**

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

DRAWN  
**KM**

SCALE@A3

**1 : 100**

CHECKED  
**LN**

DRAWING TITLE

**PROPOSED FIRST FLOOR**

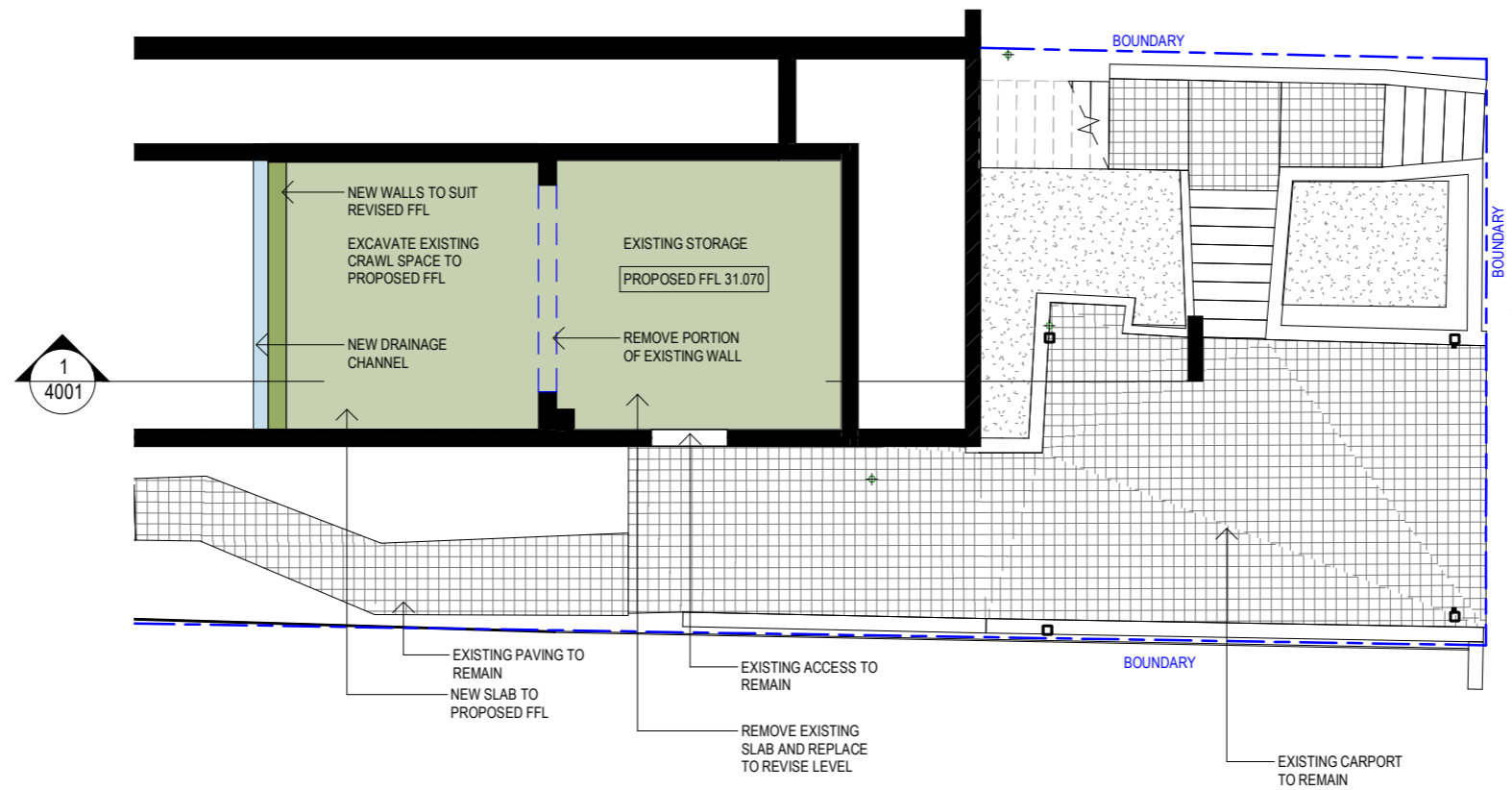
STAGE

**DA A-2003**

DRAWING No:

REV

**I**



**NORTH SYDNEY DA COLOUR LEGEND**

- BRICKWORK, PAVERS
- CONCRETE, ARTIFICIAL STONES, CEMENT RENDER, FIBRE CEMENT SHEET
- GLASS

- TIMBER, STUD WALLS, PLASTERBOARD, FIBREBOARD
- TILES
- ROOF TILES, WALL TILES, TERRACOTTA

- SANDSTONE, NATURAL STONE
- METAL ROOF, METAL SHEETING, GALVANISED IRON FLASHINGS
- TIMBER BOARDS
- SANITARY FITTINGS

**CONSTRUCTION LEGEND:**

- EXIST WALL TO BE RETAINED
- NEW WALL TYPE BY COLOUR
- EXISTING TO BE DEMOLISHED
- DP DOWNPIPE
- RAIN WATER GUTTER

- PROPOSED R.L.
- EXISTING R.L.
- NEW SKYLIGHT SKYLIGHT NO.
- NEW GLAZING WINDOW NO.

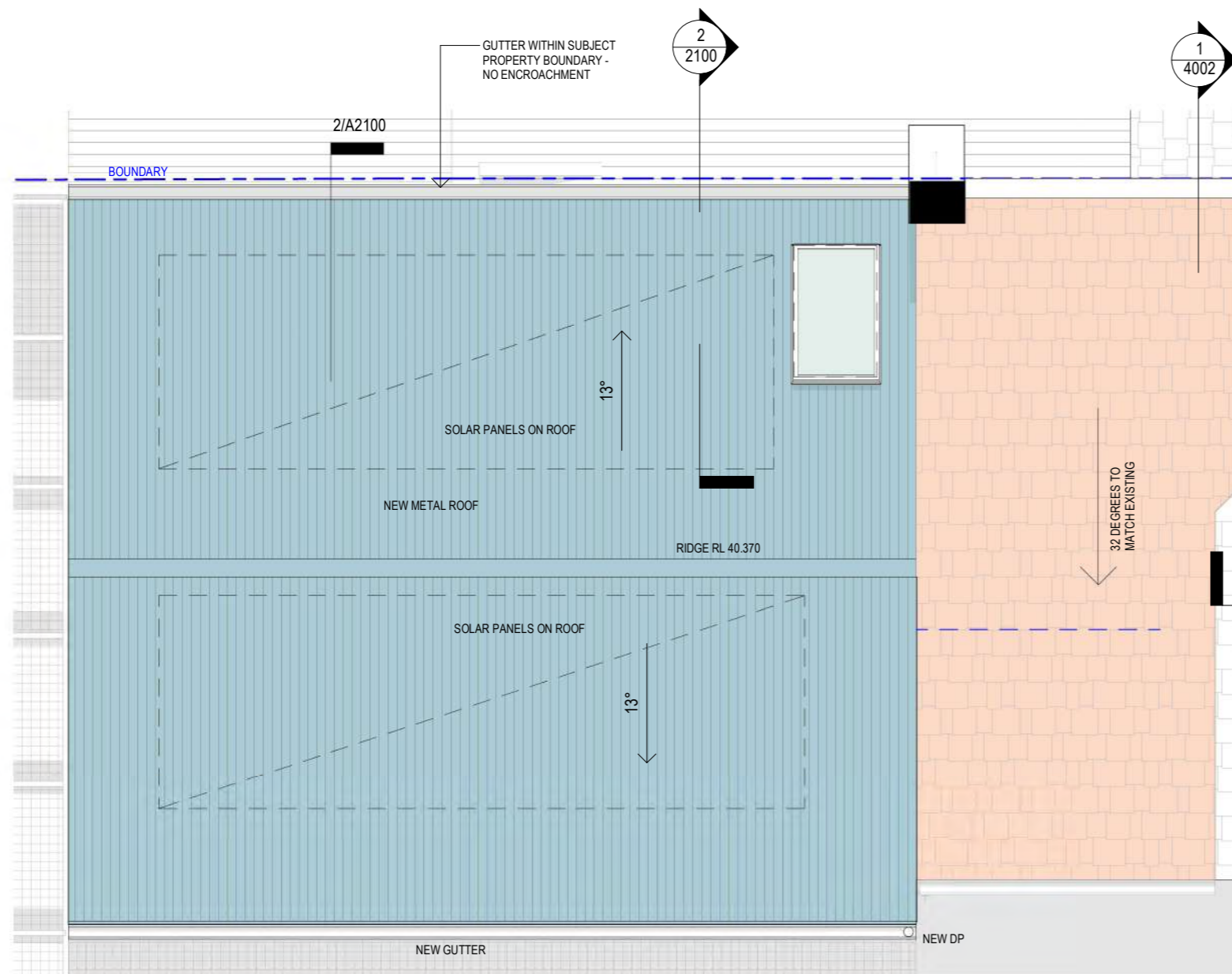
- NEW SKYLIGHT SKYLIGHT NO.

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• CIVIL

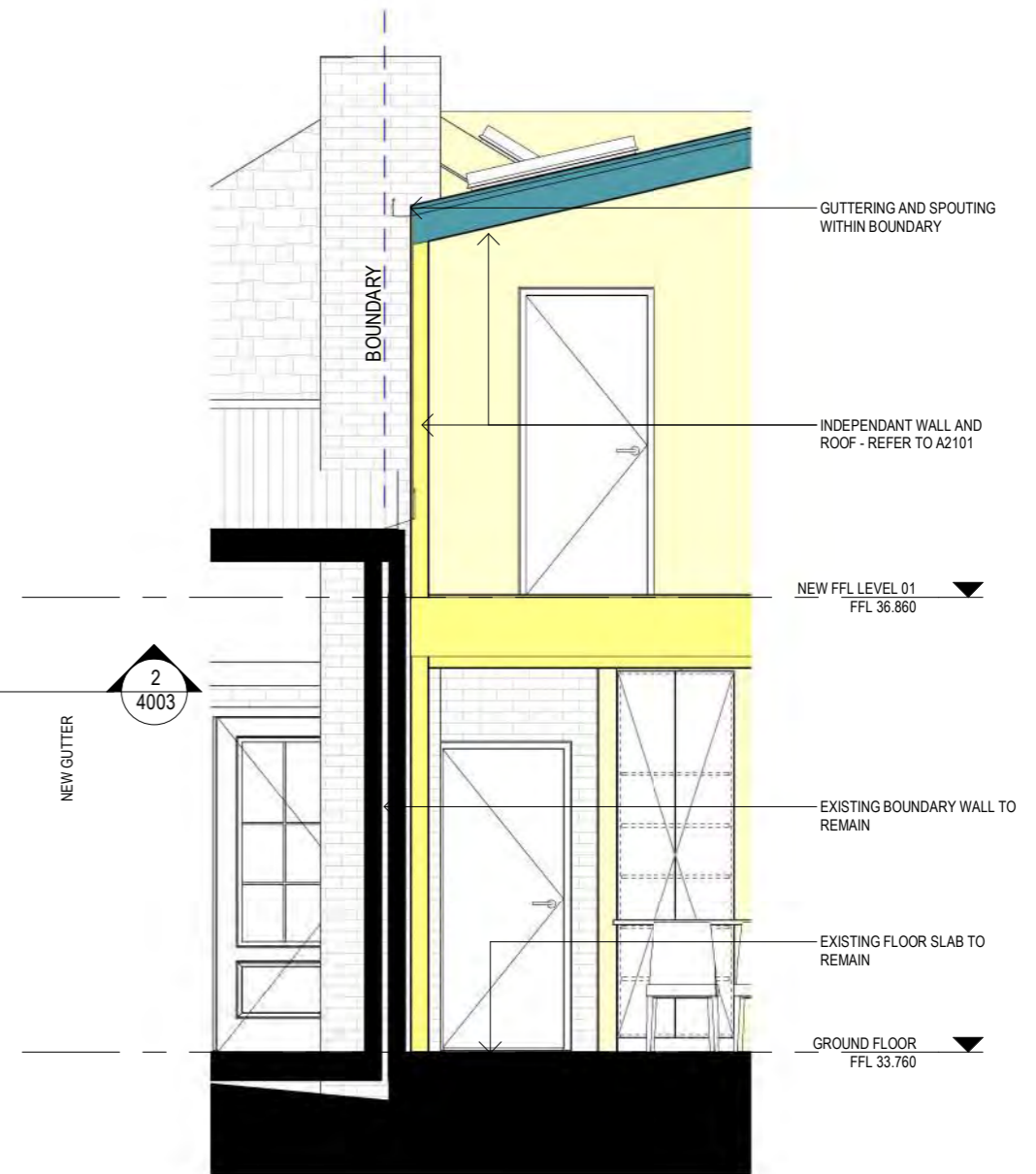
REFER TO A-7001 FOR MATERIAL SCHEDULE

ARCHITECT	PROJECT MANAGER	CLIENT	REV	DATE	DESCRIPTION	AUTH	DISCLAIMER	PROJECT	PROJECT NO	SCALE@A3	DRAWING TITLE		
<b>RFA ARCHITECTS</b>		A. FILUS AND R. RASMUSSEN	A	12.09.23	DA RFI	KM	DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT © NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd.	<b>AUBIN</b>	<b>22006</b>	<b>1 : 100</b>	<b>SUBFLOOR STORAGE</b>		
Level 1, 121 Alexander Street, Crows Nest nsw 2065 T: 02 9901 4422 admin@rfaarchitects.com.au		12 AUBIN STREET, NEUTRAL BAY						12 AUBIN STREET, NEUTRAL BAY	DRAWN KM	CHECKED LN	STAGE <b>DA</b>	DRAWING No: <b>A-2004</b>	REV <b>A</b>





1 GA ROOF PLAN 1.50  
1 : 50



2 SECTION FOR SELF SUPPORTING WALL  
1 : 50

ARCHITECT  
**RFA ARCHITECTS**

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Crows Nest nsw 2065  
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PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN

12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
A	04.11.22	DA RFI	KM
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PROJECT  
**AUBIN**

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO  
**22006**

DRAWN  
**KM**

SCALE@A3  
**1 : 50**

CHECKED  
**BH**

DRAWING TITLE

**BOUNDARY ILLUSTRATIONS**

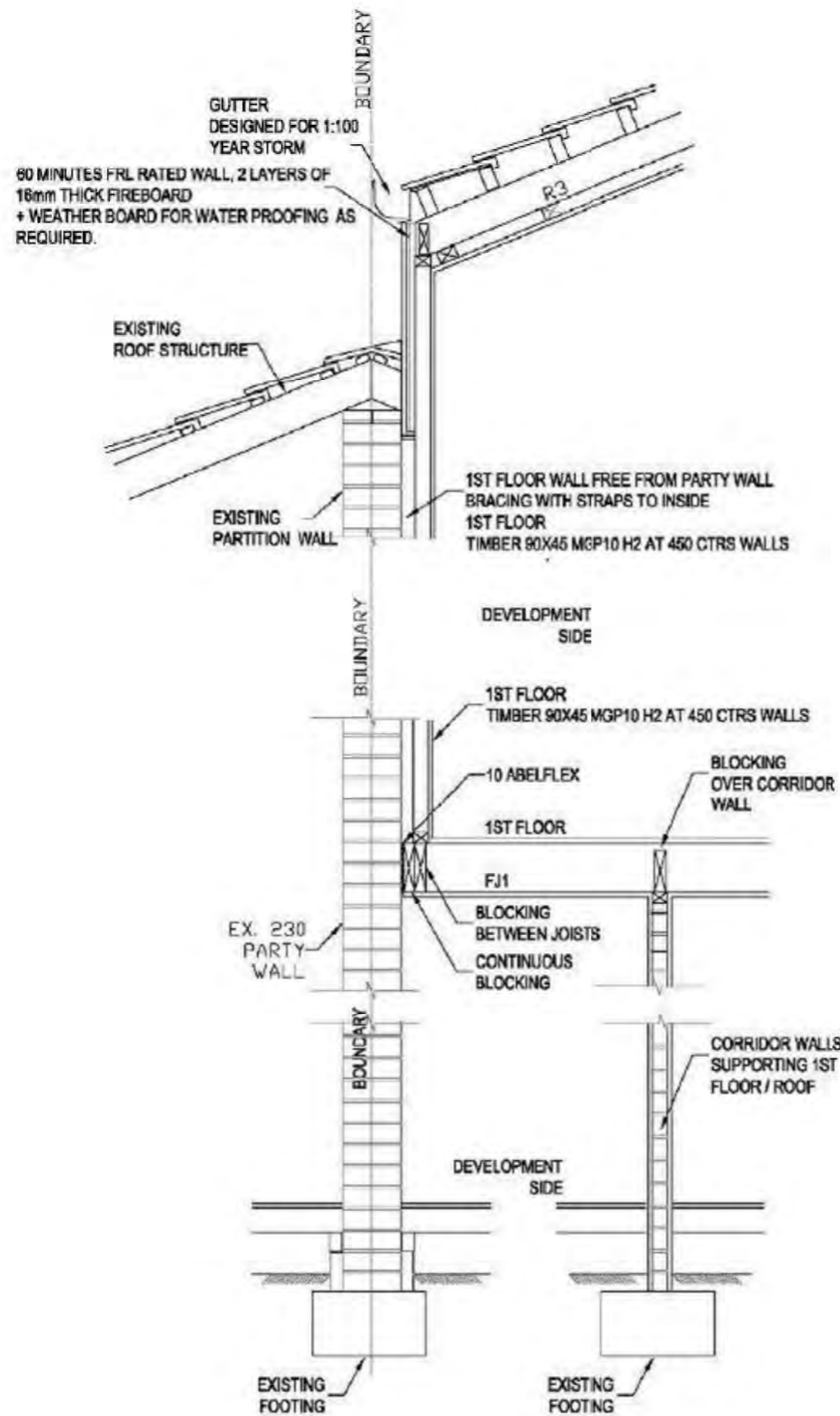
STAGE

**DA A-2100**

DRAWING No:

REV

**C**



READ IN CONJUNCTION WITH STRUCTURAL ENGINEERING REPORT BY KNEEBONE AND BERETTA CONSULTING PTY LTD.  
 • REF 93117-C1  
 • 16 DEC 2022

ARCHITECT  
**RFA ARCHITECTS**

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PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN

12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION
A	29.01.23	DA ISSUE

AUTH  
 KM

DISCLAIMER

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PROJECT  
**AUBIN**

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO  
**22006**

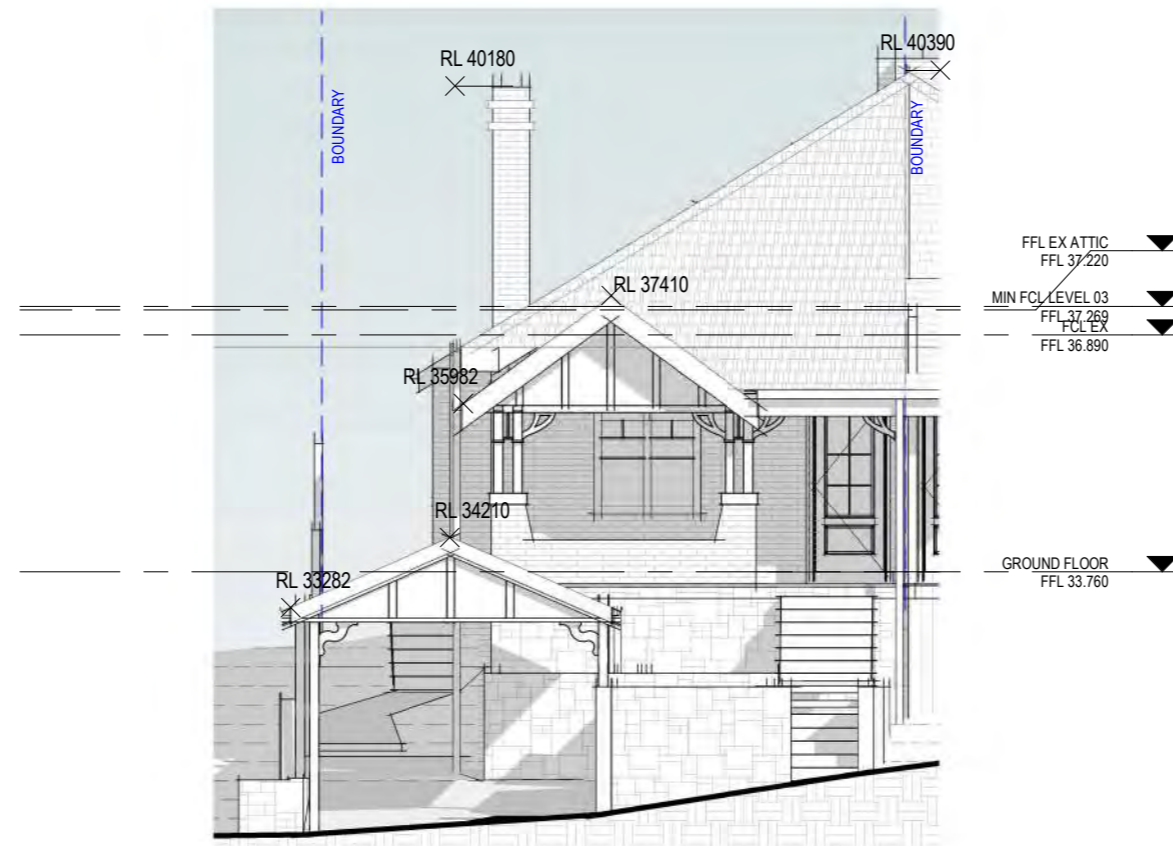
DRAWN  
**KM**

SCALE@A3  
 NTS

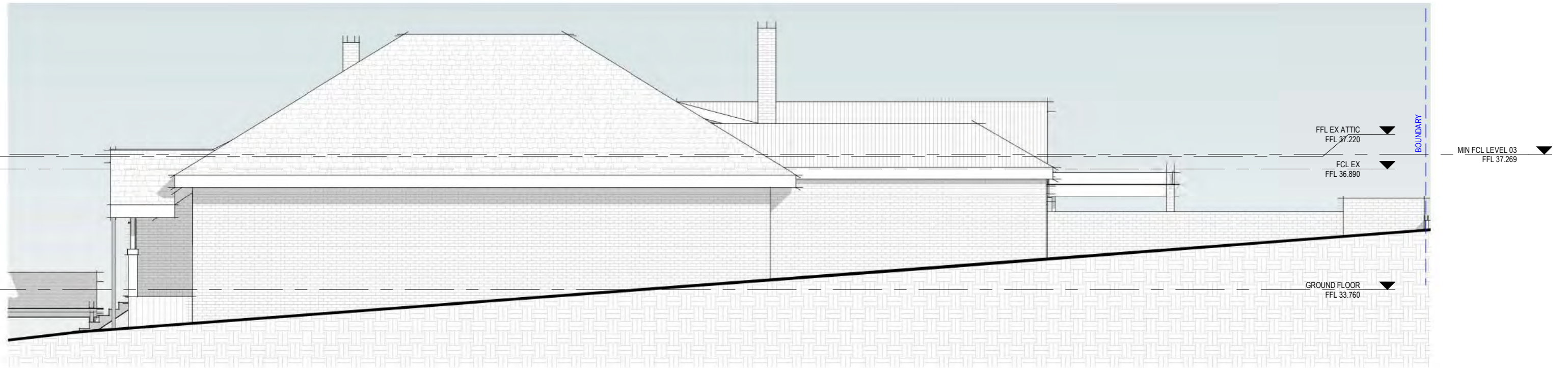
CHECKED  
 LN

DRAWING TITLE  
**ENGINEERING DETAIL**

STAGE	DRAWING No:	REV
<b>DA</b>	<b>A-2101</b>	<b>A</b>

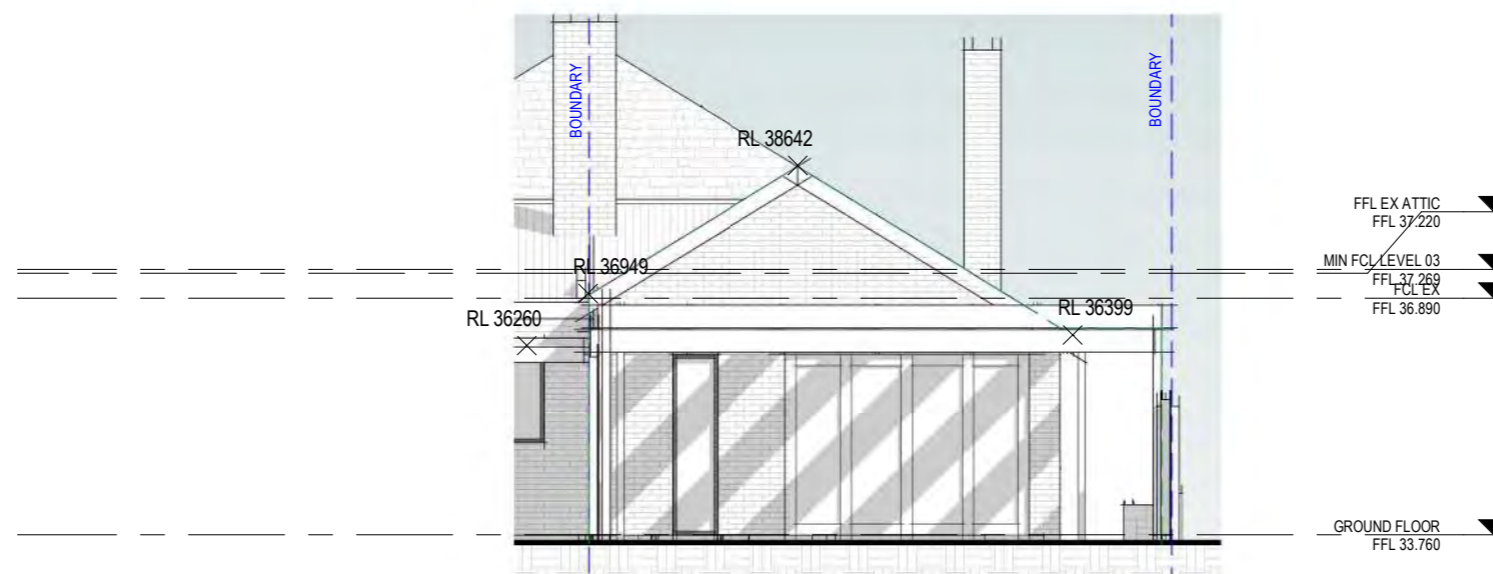


2 EXISTING ELEVATION - SOUTH  
1:100



1 EXISTING ELEVATION - EAST  
1:100

ARCHITECT	PROJECT MANAGER	CLIENT	REV	DATE	DESCRIPTION	AUTH	DISCLAIMER	PROJECT	PROJECT NO	SCALE@A3	DRAWING TITLE		
<b>RFA ARCHITECTS</b> Level 1, 121 Alexander Street, Crows Nest nsw 2065 T: 02 9901 4422 admin@rfaarchitects.com.au	A. FILUS AND R. RASMUSSEN 12 AUBIN STREET, NEUTRAL BAY	A. FILUS AND R. RASMUSSEN 12 AUBIN STREET, NEUTRAL BAY	B	10.06.22	FOR REVIEW	KM	DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT © NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd	<b>AUBIN</b> 12 AUBIN STREET, NEUTRAL BAY	<b>22006</b>	1:100	<b>EXISTING SOUTH AND EAST ELEVATION</b>		
			C	29.06.22	FOR REVIEW	KM							
			D	09.08.22	COORDINATION	KM							
			E	19.09.22	DA ISSUE FOR PLANNER	KM							
			F	05.10.22	DA PRE-ISSUE	KM							
			G	11.11.22	FOR STRUCT ENGINEER	KM							
			H	29.01.23	DA ISSUE	KM							
<b>rfa architects</b> Version: 1, Version Date: 15/08/2023												STAGE <b>DA</b>	DRAWING No: <b>A-3001</b>



2 EXISTING ELEVATION - NORTH  
1 : 100



1 EXISTING ELEVATION - WEST  
1 : 100

ARCHITECT  
**RFA ARCHITECTS**

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admin@rfaarchitects.com.au

PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN  
12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
B	10.06.22	FOR REVIEW	KM
C	29.06.22	FOR REVIEW	KM
D	09.08.22	COORDINATION	KM
E	19.09.22	DA ISSUE FOR PLANNER	KM
F	05.10.22	DA PRE-ISSUE	KM
G	11.11.22	FOR STRUCT ENGINEER	KM
H	29.01.23	DA ISSUE	KM

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PROJECT

**AUBIN**

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

DRAWN  
**KM**

SCALE@A3

**1 : 100**

CHECKED  
**LN**

DRAWING TITLE

**EXISTING WEST AND NORTH ELEVATION**

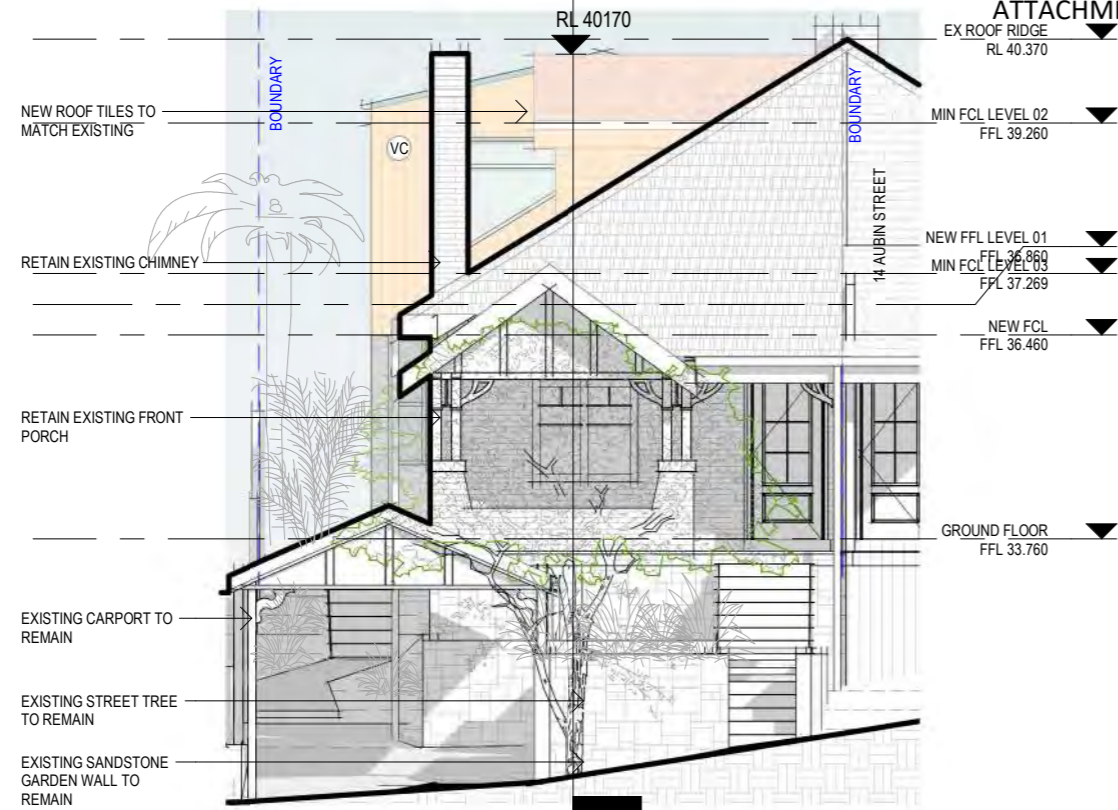
STAGE

**DA A-3002**

DRAWING No:

REV

**H**



1 PROPOSED ELEVATION - SOUTH  
1 : 100

**NORTH SYDNEY DA COLOUR LEGEND**

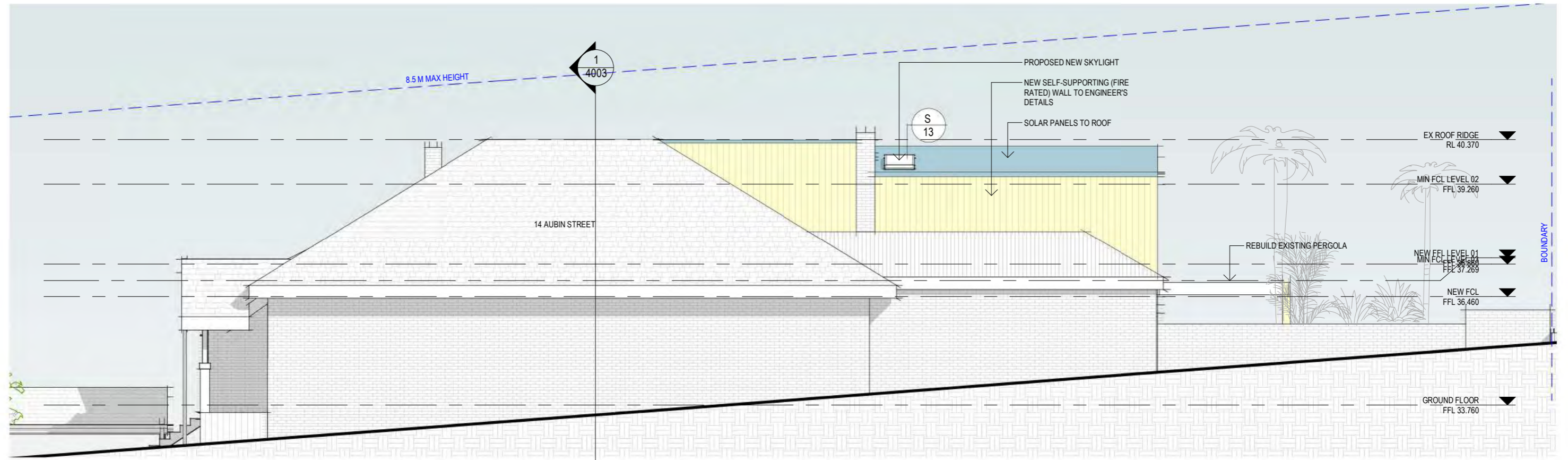
- BRICKWORK, PAVERS
- CONCRETE, ARTIFICIAL STONES, CEMENT RENDER, FIBRE CEMENT SHEET
- GLASS
- TIMBER, STUD WALLS, PLASTERBOARD, FIBREBOARD SHEET
- TILES
- ROOF TILES, WALL TILES, TERRACOTTA
- SANDSTONE, NATURAL STONE
- METAL ROOF, METAL SHEETING, GALVANISED IRON FLASHINGS
- TIMBER STYLE BOARDS

REFER TO A-7001 FOR MATERIAL SCHEDULE

**CONSTRUCTION LEGEND:**

- EXIST WALL TO BE RETAINED
- NEW WALL TYPE BY COLOUR
- EXISTING WALL TO BE DEMOLISHED
- DP DOWNPIPE
- RWG RAIN WATER GUTTER
- RL 80.75 PROPOSED R.L.
- RL 80.75 EXISTING R.L.
- S  
12 NEW WINDOW WINDOW NO.
- D  
02 NEW DOOR DOOR NO.
- S  
02 NEW SKYLIGHT SKYLIGHT NO.

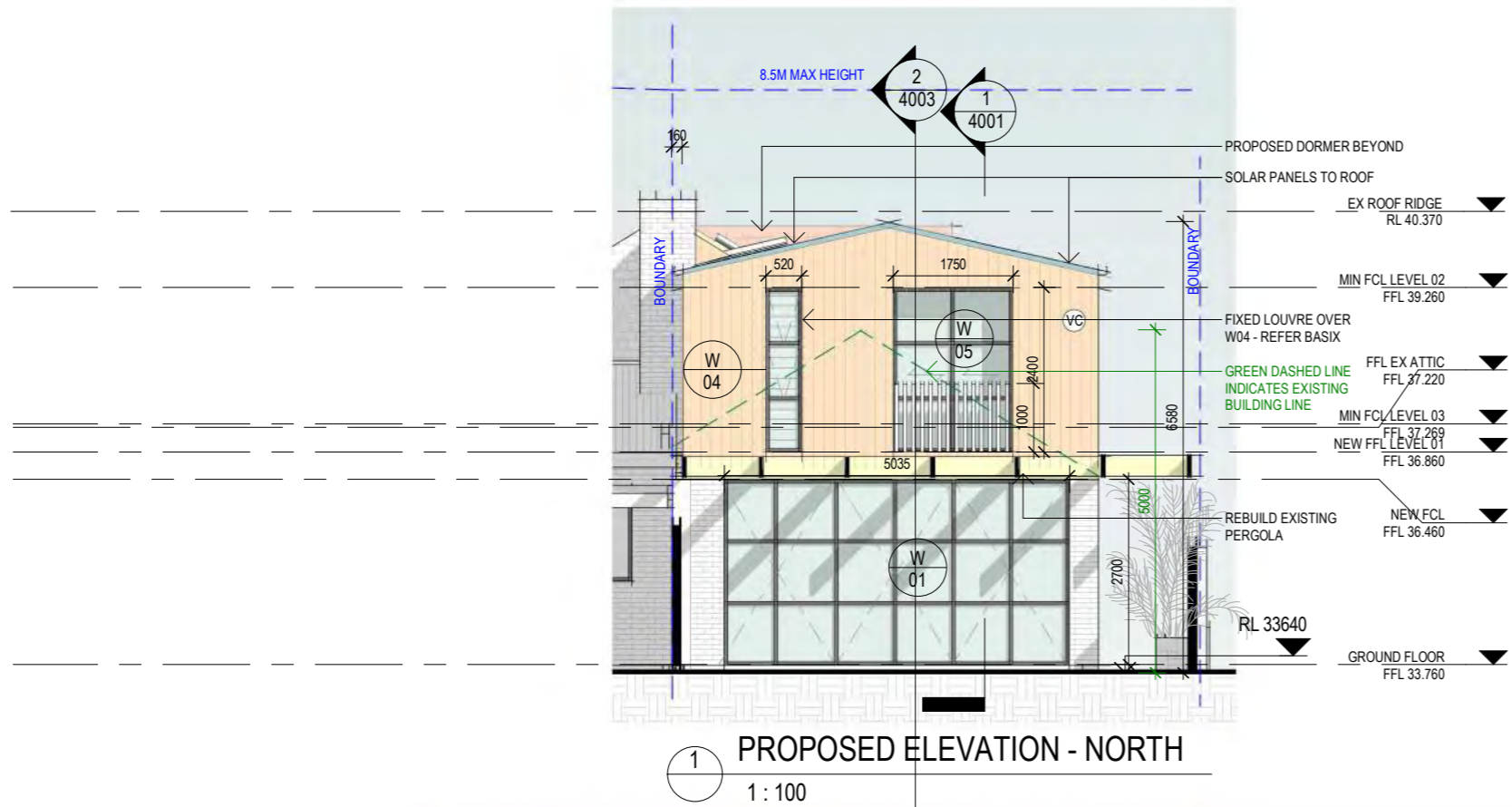
**NOTE:**  
DRAWINGS TO BE PRINTED/COPIED IN FULL COLOUR & TO BE READ IN CONJUNCTION WITH CONSULTANT INFORMATION:  
• HERITAGE REPORT  
• SEE  
• BASIX  
• CIVIL



2 PROPOSED ELEVATION - EAST  
1 : 100

<b>ARCHITECT</b> RFA ARCHITECTS	<b>PROJECT MANAGER</b>	<b>CLIENT</b> A. FILUS AND R. RASMUSSEN	<b>REV</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AUTH</b>	<b>DISCLAIMER</b>	<b>PROJECT</b> AUBIN	<b>PROJECT NO</b> 22006	<b>SCALE@A3</b> 1 : 100	<b>DRAWING TITLE</b> PROPOSED SOUTH AND EAST ELEVATION	
Level 1, 121 Alexander Street, Crows Nest nsw 2065 T: 02 9901 4422 admin@rfaarchitects.com.au			29.06.22 FOR REVIEW 09.08.22 COORDINATION 19.09.22 DA ISSUE FOR PLANNER 05.10.22 DA PRE-ISSUE 11.11.22 FOR STRUCT ENGINEER 29.01.23 DA ISSUE 04.08.23 DA CLARIFICATION		KM KM KM KM KM KM		DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT © NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd	12 AUBIN STREET, NEUTRAL BAY DRAWN KM	CHECKED LN	STAGE DA	DRAWING No: A-3003	REV I





1 PROPOSED ELEVATION - NORTH  
1 : 100

**NORTH SYDNEY DA COLOUR LEGEND**

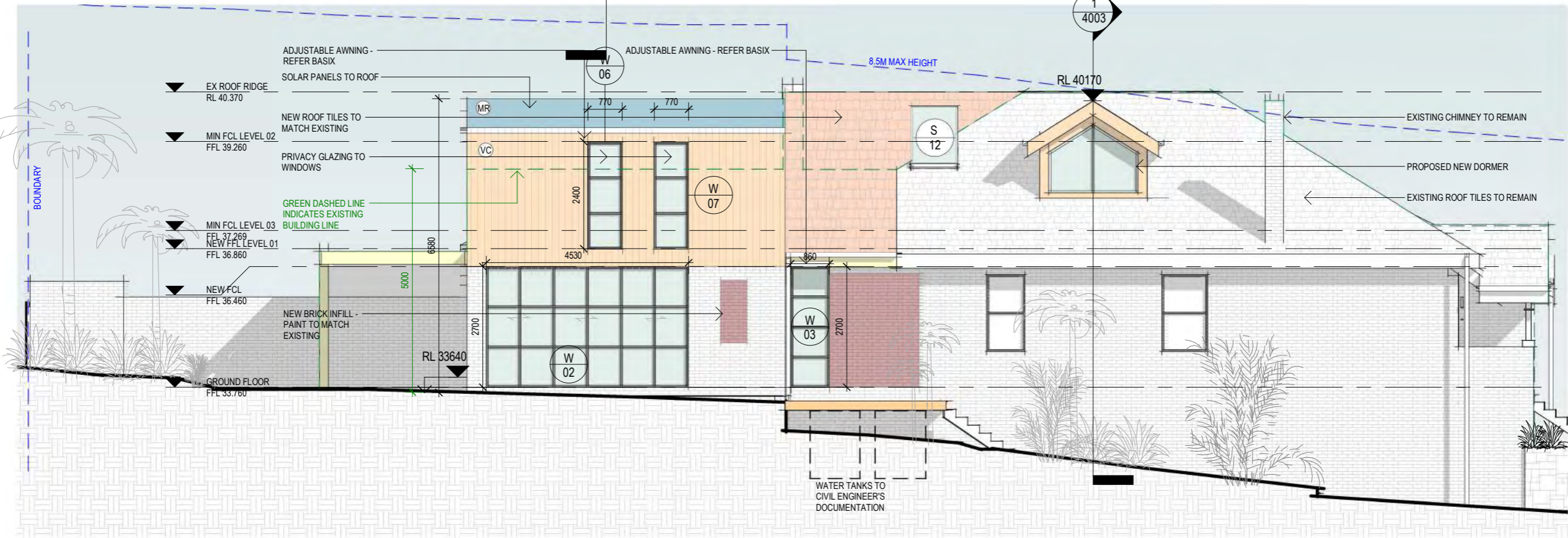
- BRICKWORK, PAVERS
- CONCRETE, ARTIFICIAL STONES, CEMENT RENDER, FIBRE CEMENT SHEET
- GLASS
- TIMBER, STUD WALLS, PLASTERBOARD, FIBREBOARD SHEET
- TILES
- ROOF TILES, WALL TILES, TERRACOTTA
- SANDSTONE, NATURAL STONE
- METAL ROOF, METAL SHEETING, GALVANISED IRON FLASHINGS
- TIMBER STYLE BOARDS

REFER TO A-7001 FOR MATERIAL SCHEDULE

**CONSTRUCTION LEGEND:**

- EXIST WALL TO BE RETAINED
- NEW WALL TYPE BY COLOUR
- EXISTING WALL TO BE DEMOLISHED
- DP DOWNPIPE
- RWG RAIN WATER GUTTER
- RL 80.75 PROPOSED R.L.
- RL 80.75 EXISTING R.L.
- S  
12 NEW WINDOW WINDOW NO.
- D  
02 NEW DOOR DOOR NO.
- S  
02 NEW SKYLIGHT SKYLIGHT NO.

**NOTE:**  
DRAWINGS TO BE PRINTED/COPIED IN FULL COLOUR & TO BE READ IN CONJUNCTION WITH CONSULTANT INFORMATION:  
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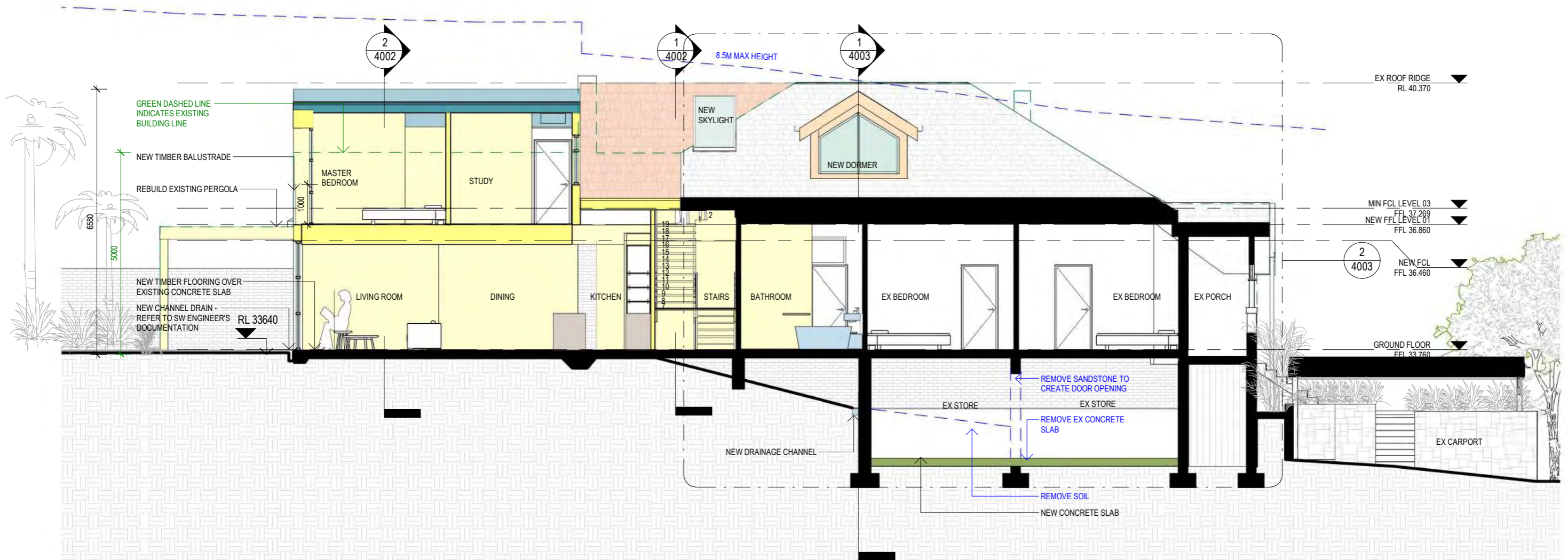


2 PROPOSED ELEVATION - WEST  
1 : 100

ARCHITECT	PROJECT MANAGER	CLIENT	REV	DATE	DESCRIPTION	AUTH	DISCLAIMER	PROJECT	PROJECT NO	SCALE@A3	DRAWING TITLE	
<b>RFA ARCHITECTS</b>			C	29.06.22	FOR REVIEW	KM	<small>DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT © NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd.</small>	<b>AUBIN</b>	<b>22006</b>	<b>1 : 100</b>	<b>PROPOSED WEST AND NORTH ELEVATION</b>	
			D	09.08.22	COORDINATION	KM						
			E	19.09.22	DA ISSUE FOR PLANNER	KM						
			F	05.10.22	DA PRE-ISSUE	KM						
			G	11.11.22	FOR STRUCT ENGINEER	KM						
			H	29.01.23	DA ISSUE	KM						
			I	04.08.23	DA CLARIFICATION	KM						
			<b>PRELIMINARY</b>									
									12 AUBIN STREET, NEUTRAL BAY	DRAWN	CHECKED	STAGE DRAWING No: REV
									<b>KM</b>	<b>LN</b>	<b>DA A-3004 I</b>	







**NORTH SYDNEY DA COLOUR LEGEND**

- |  |  |   |
|--|--|---|
| BRICKWORK, PAVERS  | TIMBER, STUD WALLS, PLASTERBOARD, FIBREBOARD | SANDSTONE, NATURAL STONE                              |
| CONCRETE, ARTIFICIAL STONES, CEMENT RENDER, FIBRE CEMENT SHEET | TILES  | METAL ROOF, METAL SHEETING, GALVANISED IRON FLASHINGS |
| GLASS  | ROOF TILES, WALL TILES, TERRACOTTA           | TIMBER BOARDS   |
|  |  | SANITARY FITTINGS                                     |

REFER TO A-7001 FOR MATERIAL SCHEDULE

**CONSTRUCTION LEGEND:**

- |  |                           |                        |
|--|---------------------------|------------------------|
|  | EXIST WALL TO BE RETAINED | PROPOSED R.L.          |
|  | NEW WALL TYPE BY COLOUR   | EXISTING R.L.          |
|  | EXISTING TO BE DEMOLISHED | NEW GLAZING WINDOW NO. |
|  | DP DOWNPIPE               |                        |
|  | RWG RAIN WATER GUTTER     |                        |

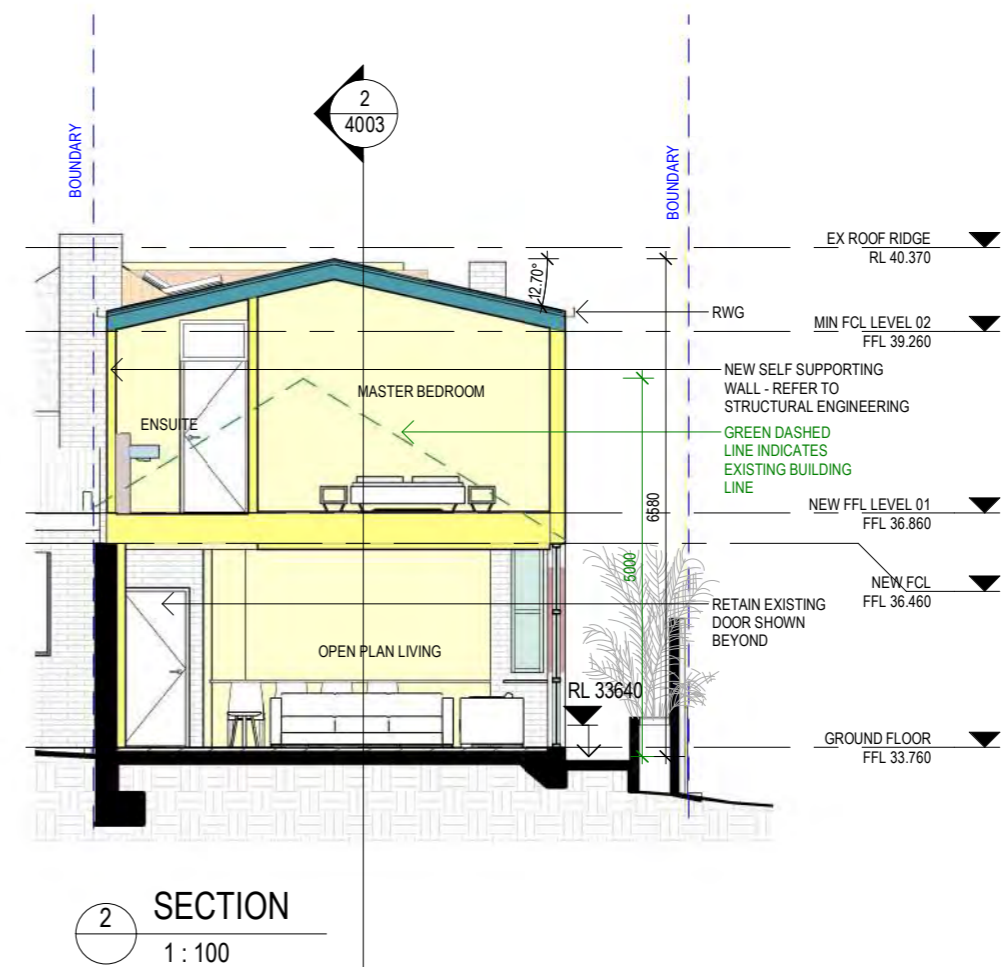
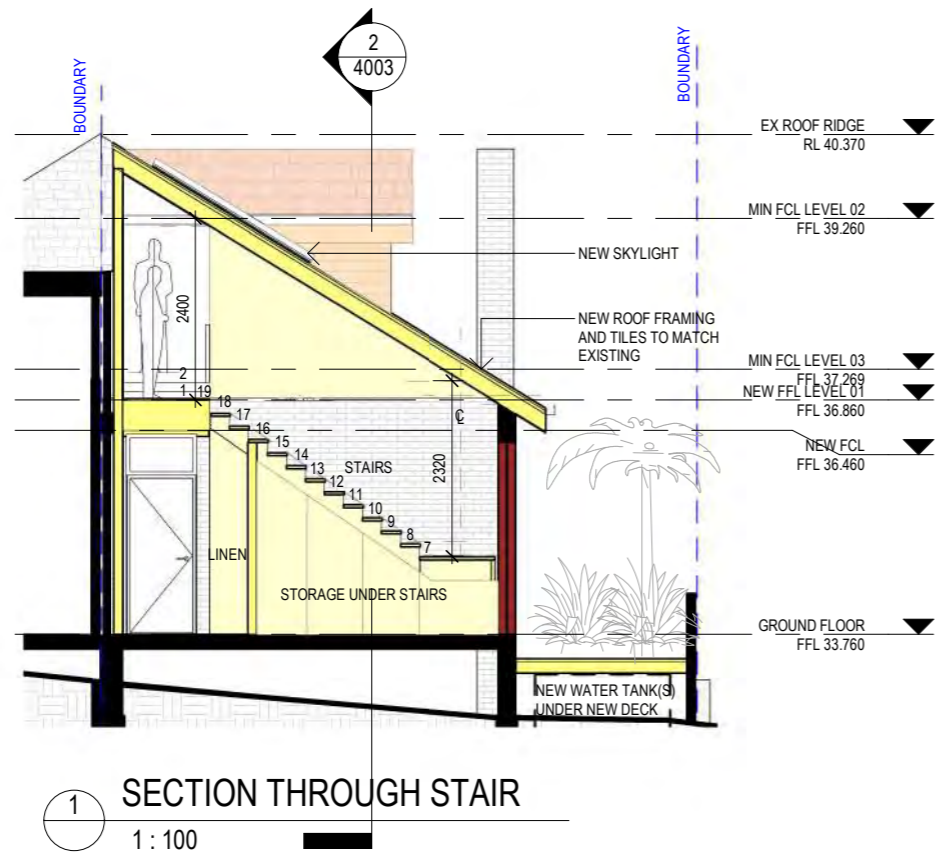
NEW SKYLIGHT SKYLIGHT NO.

**NOTE:**  
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• HERITAGE REPORT  
• SEE  
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ARCHITECT	PROJECT MANAGER	CLIENT	REV	DATE	DESCRIPTION	AUTH	DISCLAIMER	PROJECT	PROJECT NO	SCALE@A3	DRAWING TITLE		
<b>RFA ARCHITECTS</b>			D	09.08.22	COORDINATION	KM	<small>DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT © NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd.</small>	<b>AUBIN</b>	<b>22006</b>	<b>1:100</b>	<b>LONG SECTION</b>		
			E	19.09.22	DA ISSUE FOR PLANNER	KM							
			F	05.10.22	DA PRE-ISSUE	KM							
			G	11.11.22	FOR STRUCT ENGINEER	KM							
			H	29.01.23	DA ISSUE	KM							
			I	28.03.23	DA CLARIFICATION	KM							
			J	04.08.23	DA CLARIFICATION	KM							
		A. FILUS AND R. RASMUSSEN							12 AUBIN STREET, NEUTRAL BAY	DRAWN	CHECKED	STAGE	DRAWING No:
		12 AUBIN STREET, NEUTRAL BAY								KM	LN		REV
												<b>DA A-4001</b>	<b>J</b>



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**NORTH SYDNEY DA COLOUR LEGEND**

- BRICKWORK, PAVERS
- CONCRETE, ARTIFICIAL STONES, CEMENT RENDER, FIBRE CEMENT SHEET
- GLASS
- TIMBER, STUD WALLS, PLASTERBOARD, FIBREBOARD
- TILES
- ROOF TILES, WALL TILES, TERRACOTTA
- SANDSTONE, NATURAL STONE
- METAL ROOF, METAL SHEETING, GALVANISED IRON FLASHINGS
- TIMBER BOARDS
- SANITARY FITTINGS

REFER TO A-7001 FOR MATERIAL SCHEDULE

**CONSTRUCTION LEGEND:**

- EXIST WALL TO BE RETAINED
- NEW WALL TYPE BY COLOUR
- EXISTING TO BE DEMOLISHED
- DOWNPIPE
- RAIN WATER GUTTER

- RL 80.75 PROPOSED R.L.
- RL 80.75 EXISTING R.L.
- S  
12 NEW GLAZING WINDOW NO.

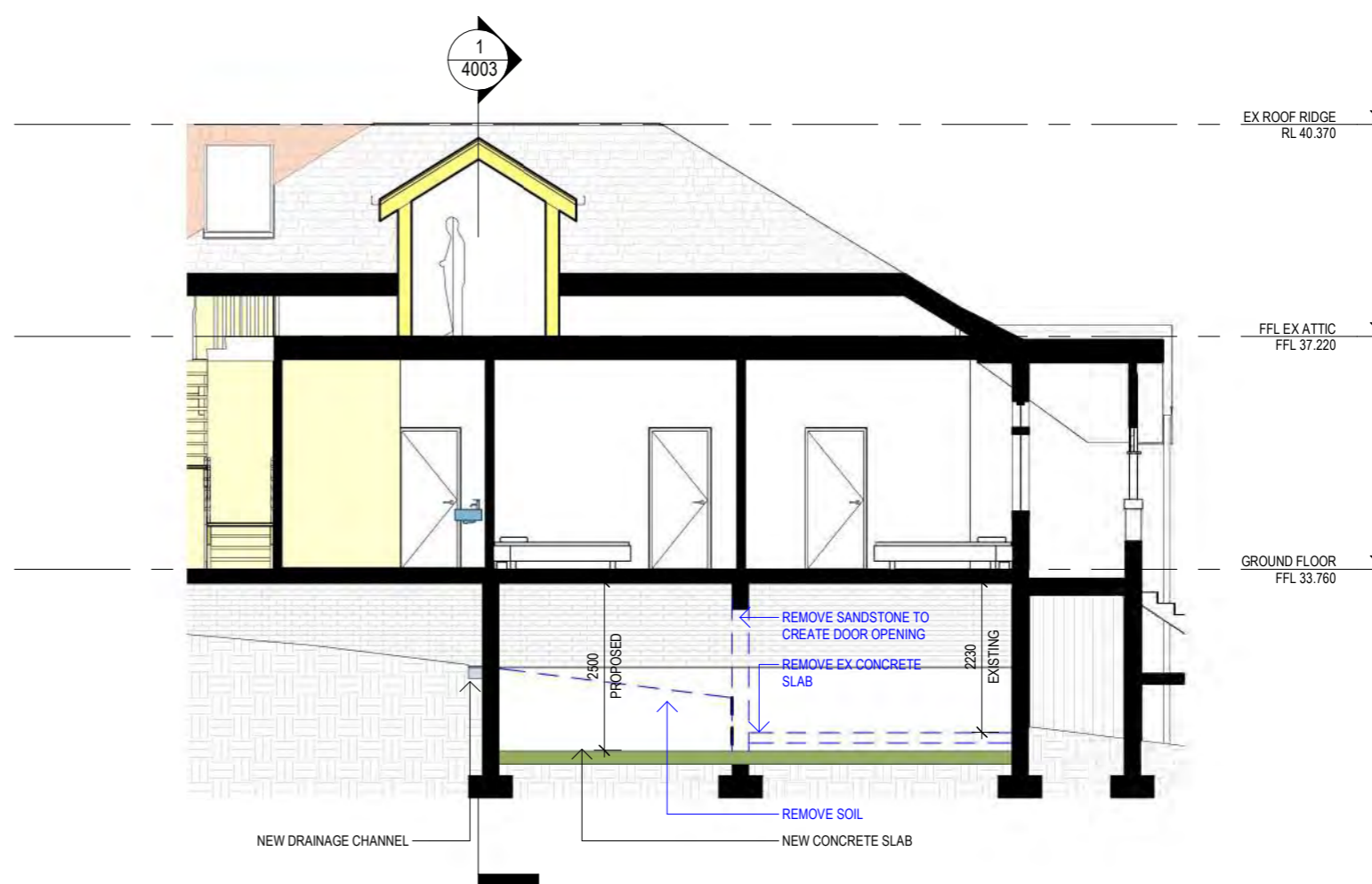
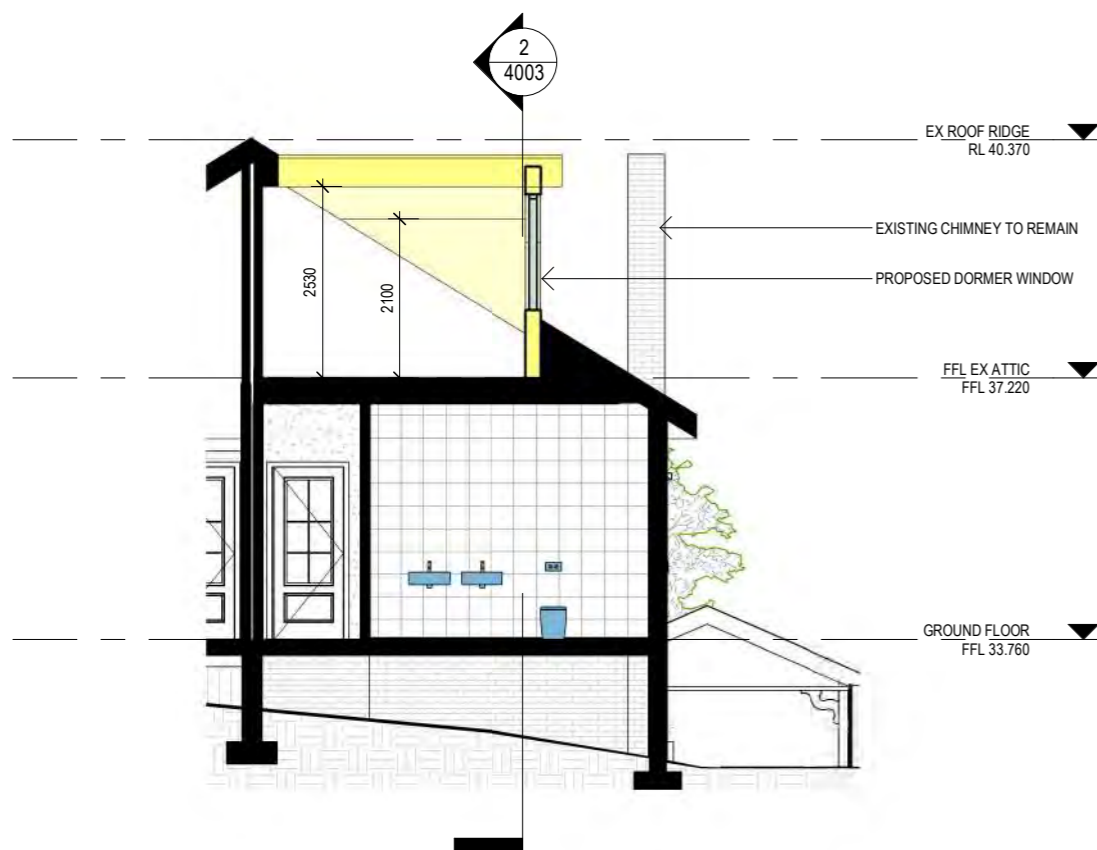
- S  
02 NEW SKYLIGHT SKYLIGHT NO.

**NOTE:**  
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• HERITAGE REPORT  
• SEE  
• BASIX  
• CIVIL

ARCHITECT	PROJECT MANAGER	CLIENT	REV	DATE	DESCRIPTION	AUTH	DISCLAIMER	PROJECT	PROJECT NO	SCALE@A3	DRAWING TITLE	
<b>RFA ARCHITECTS</b>			C	29.06.22	FOR REVIEW	KM	<small>DISCLAIMER INFORMATION: This drawing is to be read in conjunction with all relevant consultants drawings and specifications. Ensure this drawing is printed or copied in colour. All dimensions to be checked on site. Any discrepancies to be referred to the architect prior to proceeding. Use written dimensions only. Do not scale from drawing. COPYRIGHT © NOTE: No part of the contents of this file, document or drawing may be prepared, copied, distributed, reproduced or used in any form without the written consent of rfa Architects Pty Ltd.</small>	<b>AUBIN</b>	<b>22006</b>	<b>1 : 100</b>	<b>SHORT SECTION</b>	
			D	09.08.22	COORDINATION	KM						
			E	19.09.22	DA ISSUE FOR PLANNER	KM						
			F	05.10.22	DA PRE-ISSUE	KM						
			G	11.11.22	FOR STRUCT ENGINEER	KM						
			H	29.01.23	DA ISSUE	KM						
			I	04.08.23	DA CLARIFICATION	KM						
		A. FILUS AND R. RASMUSSEN						12 AUBIN STREET, NEUTRAL BAY	DRAWN	CHECKED	STAGE	DRAWING No:
		12 AUBIN STREET, NEUTRAL BAY							KM	LN		REV
											<b>DA A-4002 I</b>	



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**NORTH SYDNEY DA COLOUR LEGEND**

- |  |  |   |
|--|--|---|
| BRICKWORK, PAVERS  | TIMBER, STUD WALLS, PLASTERBOARD, FIBREBOARD | SANDSTONE, NATURAL STONE                              |
| CONCRETE, ARTIFICIAL STONES, CEMENT RENDER, FIBRE CEMENT SHEET | TILES  | METAL ROOF, METAL SHEETING, GALVANISED IRON FLASHINGS |
| GLASS  | ROOF TILES, WALL TILES, TERRACOTTA           | TIMBER BOARDS   |
|  | SANITARY FITTINGS                            |   |

REFER TO A-7001 FOR MATERIAL SCHEDULE

**CONSTRUCTION LEGEND:**

- |                           |                         |                        |
|---------------------------|-------------------------|------------------------|
| EXIST WALL TO BE RETAINED | NEW WALL TYPE BY COLOUR | PROPOSED R.L.          |
| EXISTING TO BE DEMOLISHED | DOWNPIPE                | EXISTING R.L.          |
| DOWNPIPE                  | RAIN WATER GUTTER       | NEW GLAZING WINDOW NO. |

NEW SKYLIGHT SKYLIGHT NO.

**NOTE:**  
DRAWINGS TO BE PRINTED/COPIED IN FULL COLOUR & TO BE READ IN CONJUNCTION WITH CONSULTANT INFORMATION:  
• HERITAGE REPORT  
• SEE  
• BASIX  
• CIVIL

ARCHITECT

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PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN

12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION
A	28.03.23	DA CLARIFICATION
B	04.08.23	DA CLARIFICATION

AUTH

KM  
KM

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PROJECT

**AUBIN**

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

DRAWN  
KM

SCALE@A3

**1:100**

CHECKED  
LN

DRAWING TITLE

**SECTION THROUGH DORMER**

STAGE

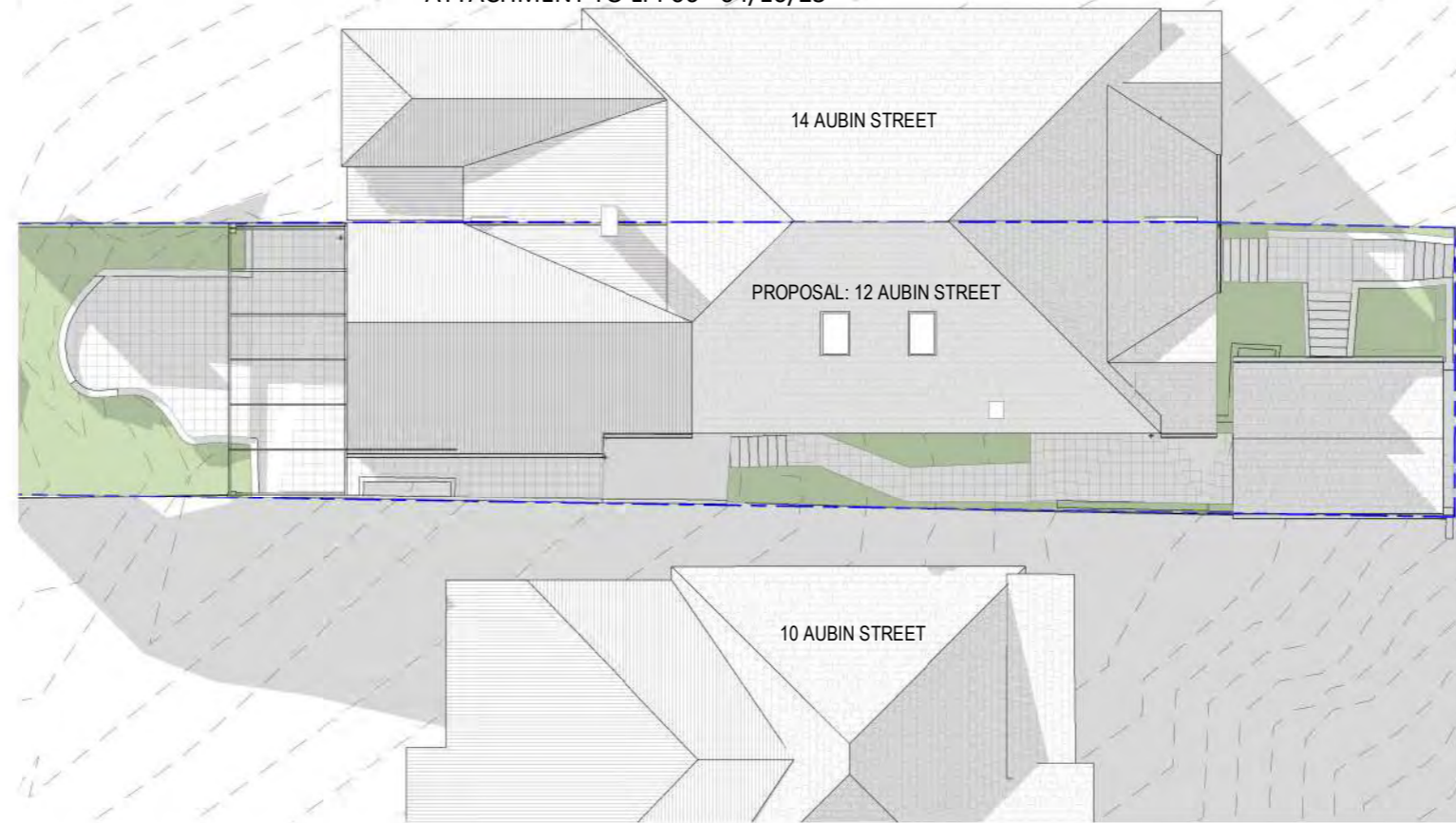
**DA**

DRAWING No:

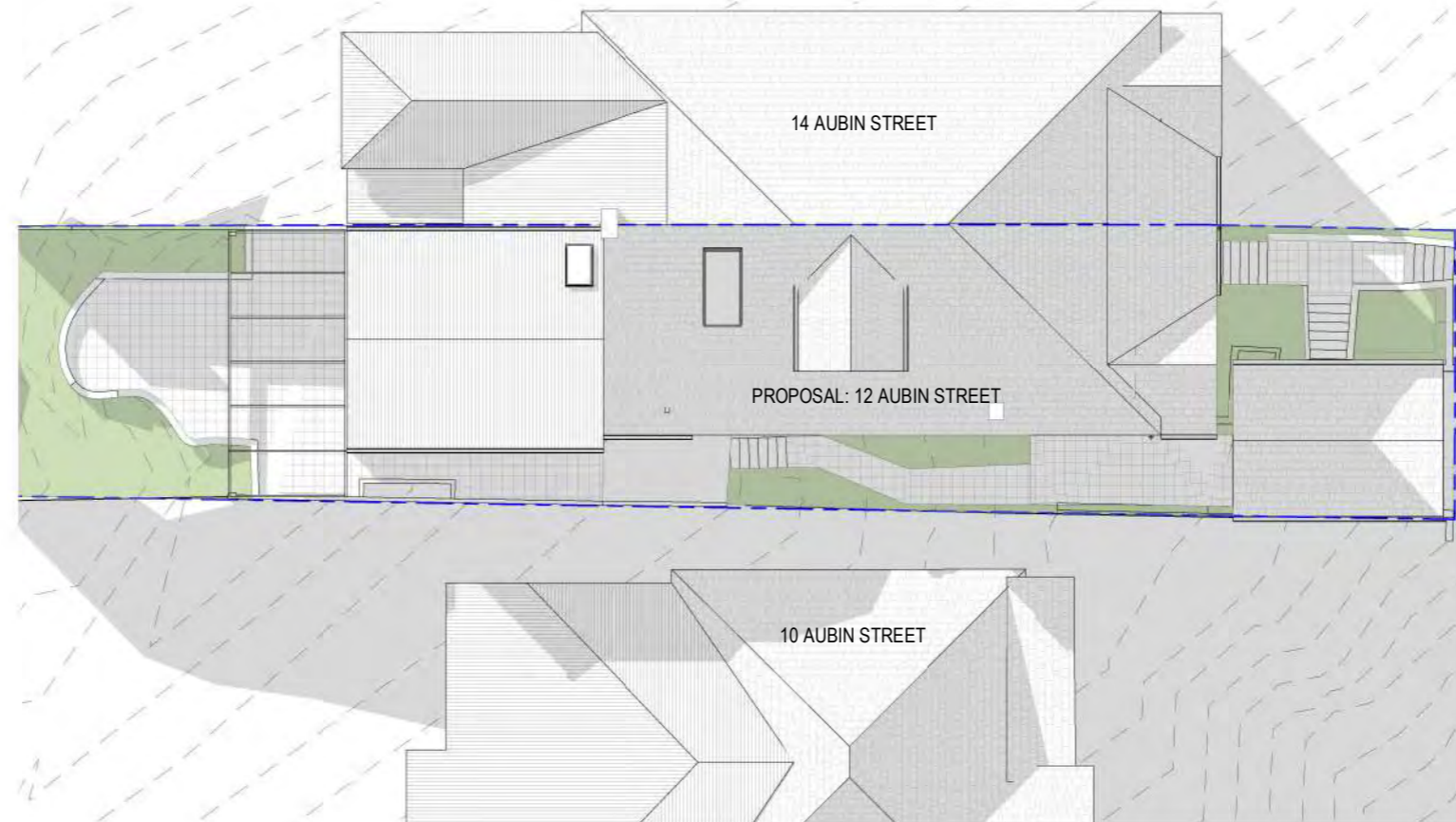
**A-4003**

REV

**B**



1 EXISTING SOLAR DIAGRAM 9AM 21 JUNE  
1 : 200



2 PROPOSED SOLAR DIAGRAM 9AM 21 JUNE  
1 : 200

ARCHITECT

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PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN  
12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
A	09.08.22	COORDINATION	KM
B	19.09.22	DA ISSUE FOR PLANNER	KM
C	14.10.22	DA ISSUE	KM
D	29.01.23	DA ISSUE	KM
E	04.08.23	DA CLARIFICATION	KM

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PROJECT

AUBIN

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

22006

DRAWN  
KM

SCALE@A3

1 : 200

CHECKED  
LN

DRAWING TITLE

EX & PROP SHADOW DIAGRAMS 9AM  
- 21 JUNE

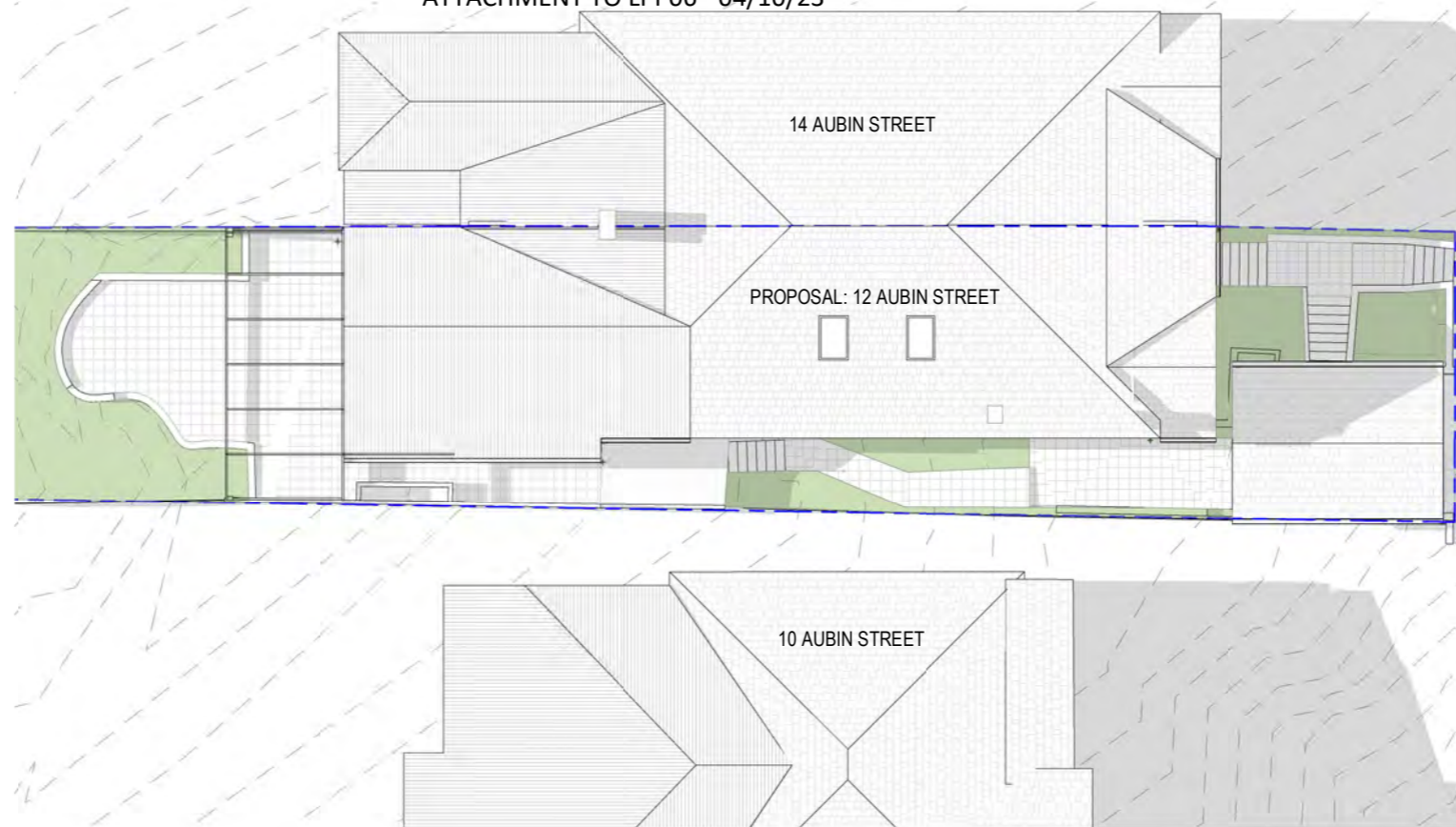
STAGE

DA A-6000

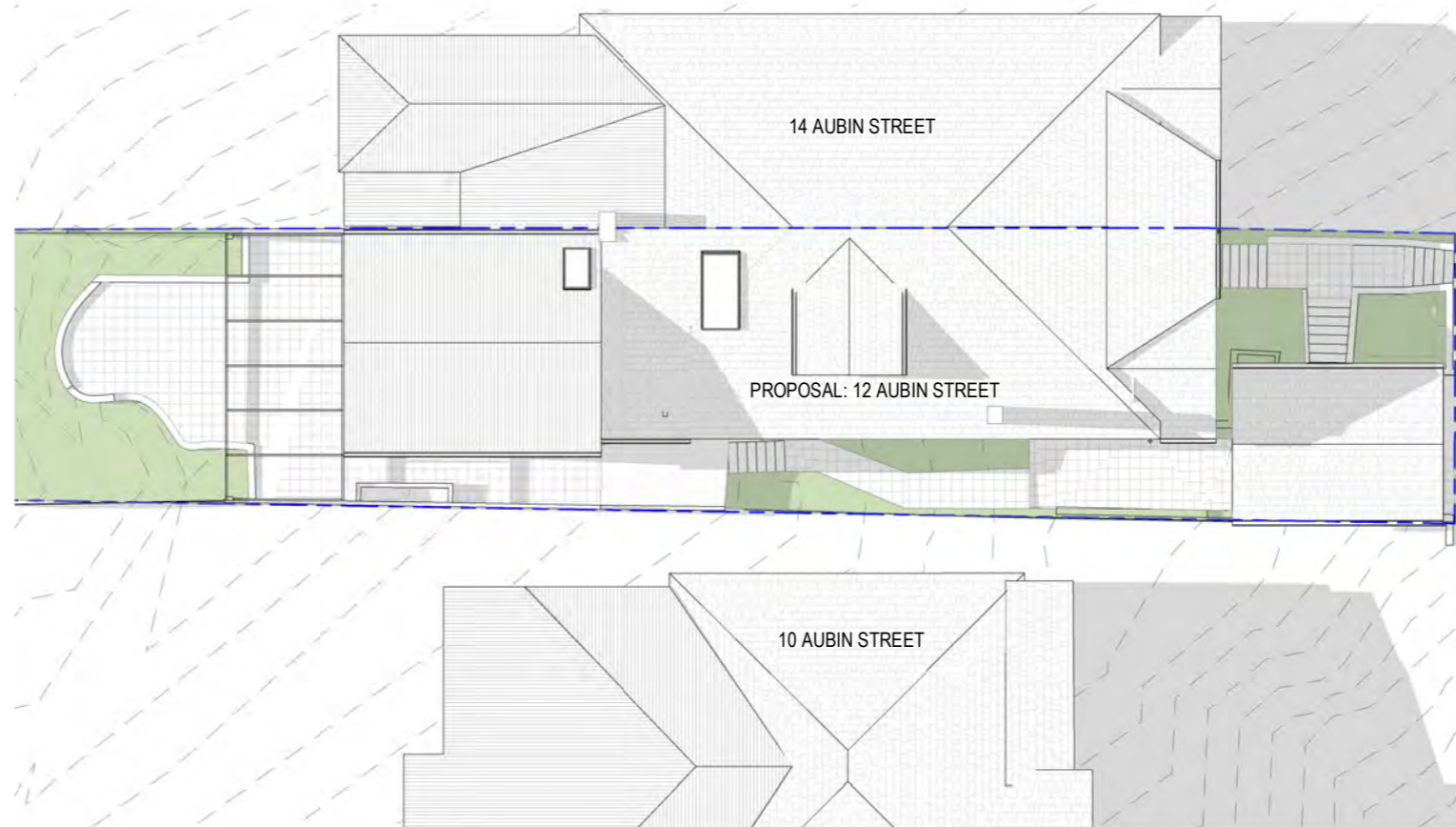
DRAWING No:

REV

E



1 EXISTING SOLAR DIAGRAM 12PM 21 JUNE  
1 : 200



2 PROPOSED SOLAR DIAGRAM 12PM 21 JUNE  
1 : 200



ARCHITECT  
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Crows Nest nsw 2065  
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PROJECT MANAGER

CLIENT

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REV	DATE	DESCRIPTION	AUTH
A	09.08.22	COORDINATION	KM
B	19.09.22	DA ISSUE FOR PLANNER	KM
C	14.10.22	DA ISSUE	KM
D	29.01.23	DA ISSUE	KM
E	04.08.23	DA CLARIFICATION	KM
F	20.09.23	DA CLARIFICATION	KM

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PROJECT

**AUBIN**  
12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**  
DRAWN  
KM

SCALE@A3

**1 : 200**  
CHECKED  
LN

DRAWING TITLE

**EX & PROP SHADOW DIAGRAMS  
12PM - 21 JUNE**

STAGE

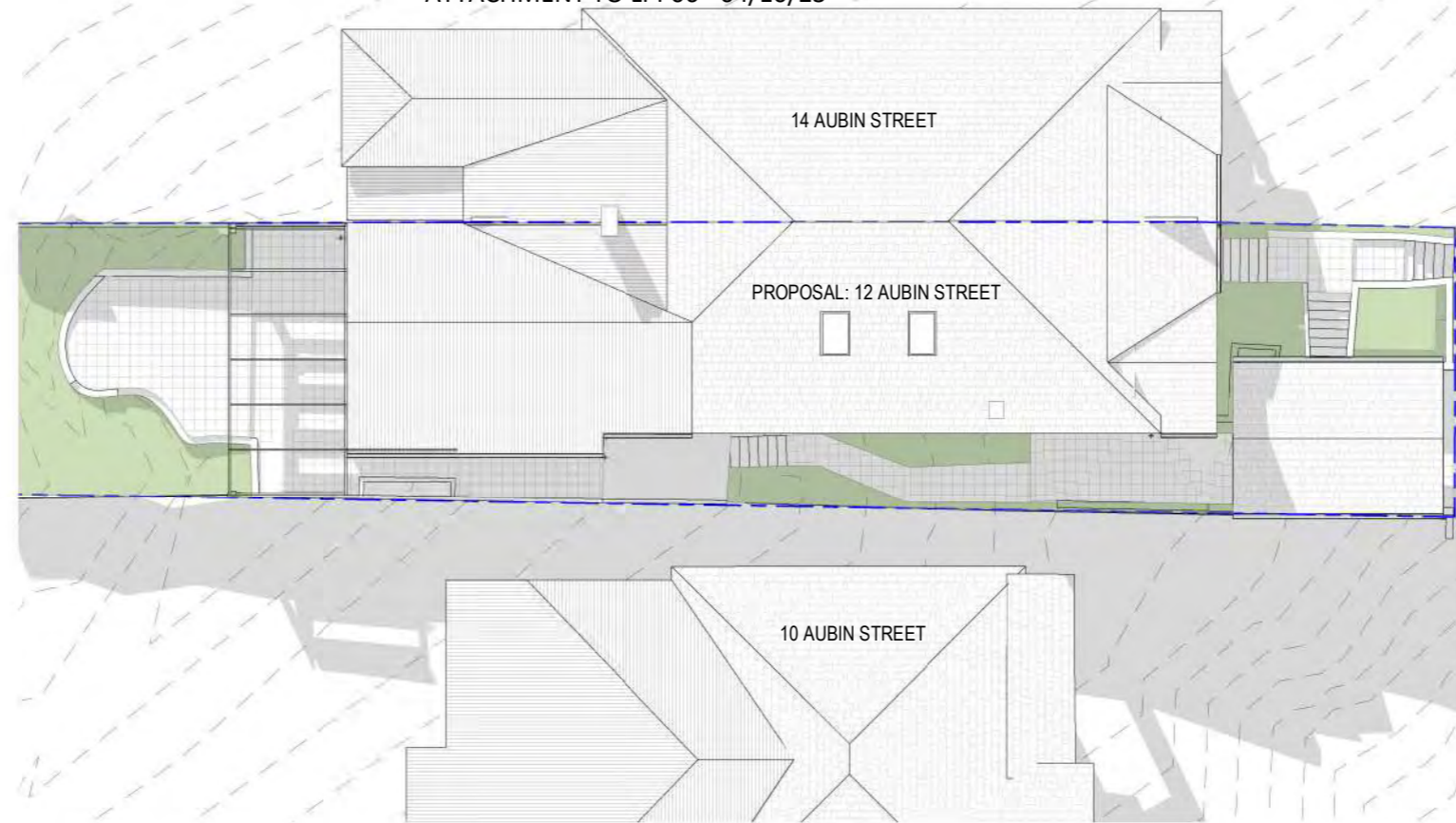
**DA A-6001**

DRAWING No:

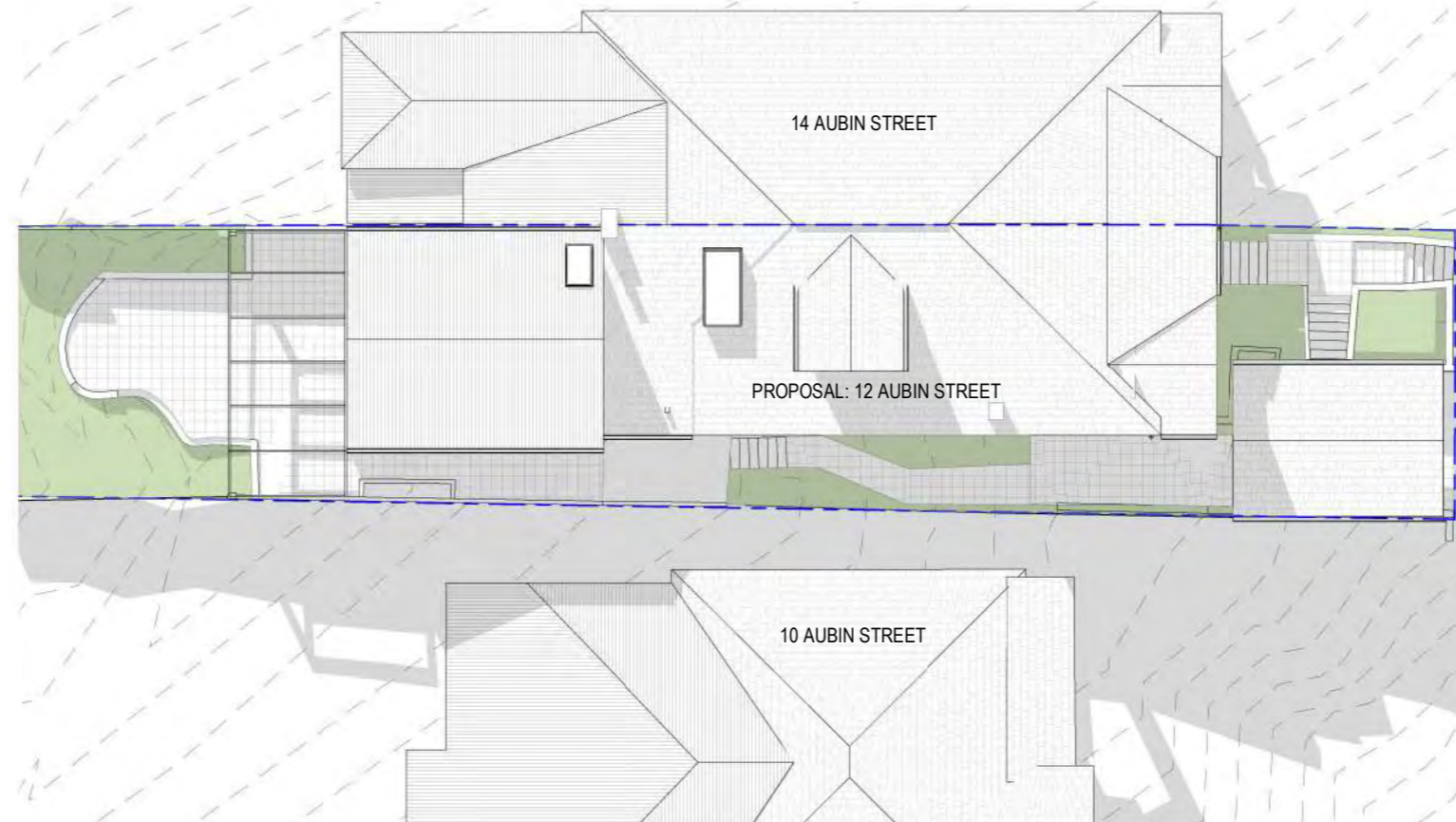
REV

**F**





1 EXISTING SOLAR DIAGRAM 9AM 21 MARCH  
1 : 200



2 PROPOSED SOLAR DIAGRAM 9AM 21 MARCH  
1 : 200

ARCHITECT

**RFA ARCHITECTS**

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admin@rfaarchitects.com.au

PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN

12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
A	09.08.22	COORDINATION	KM
B	19.09.22	DA ISSUE FOR PLANNER	KM
C	14.10.22	DA ISSUE	KM
D	29.01.23	DA ISSUE	KM
E	04.08.23	DA CLARIFICATION	KM

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PROJECT

**AUBIN**

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

DRAWN  
**KM**

SCALE@A3

**1 : 200**

CHECKED  
**LN**

DRAWING TITLE

**EX AND PROP SHADOW DIAGRAMS  
9AM - 21 MARCH**

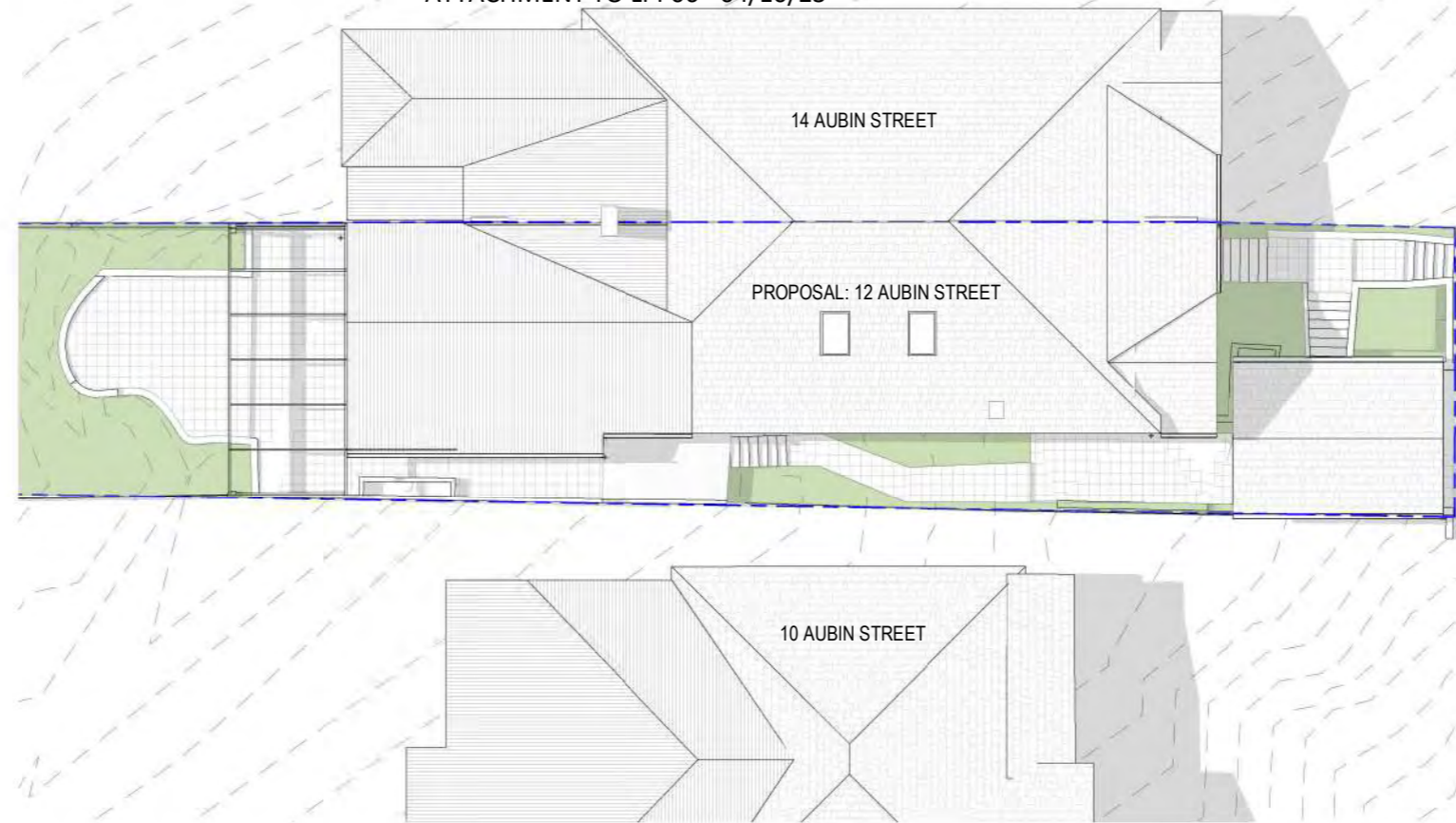
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**DA A-6100**

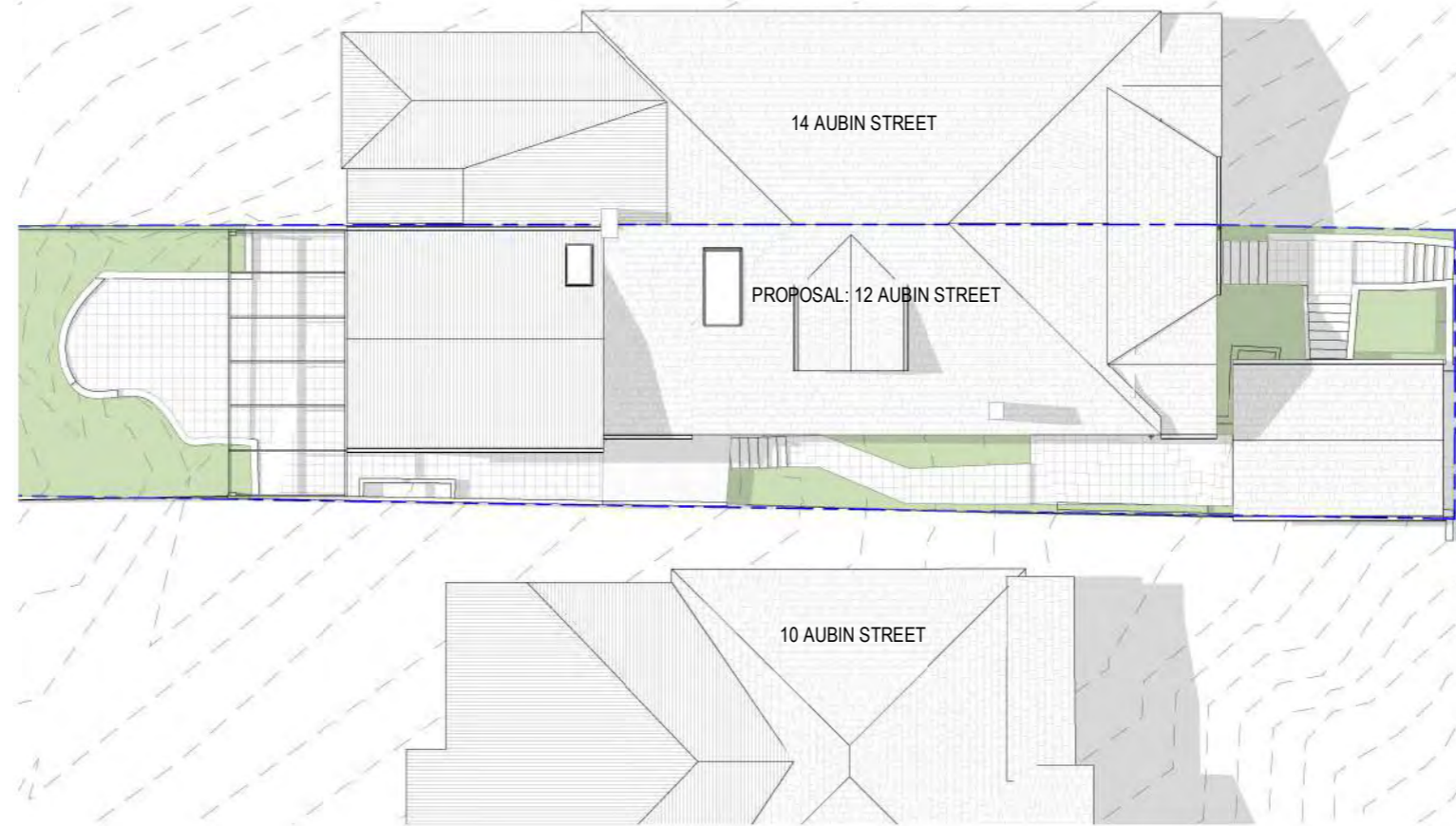
DRAWING No:

REV

**E**



1 EXISTING SOLAR DIAGRAM 12PM 21 MARCH  
1 : 200



2 PROPOSED SOLAR DIAGRAM 12PM 21 MARCH  
1 : 200

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12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
A	09.08.22	COORDINATION	KM
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PROJECT NO

22006

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KM

SCALE@A3

1 : 200

CHECKED  
LN

DRAWING TITLE

EX AND PROP SHADOW DIAGRAMS  
12PM - 21 MARCH

STAGE

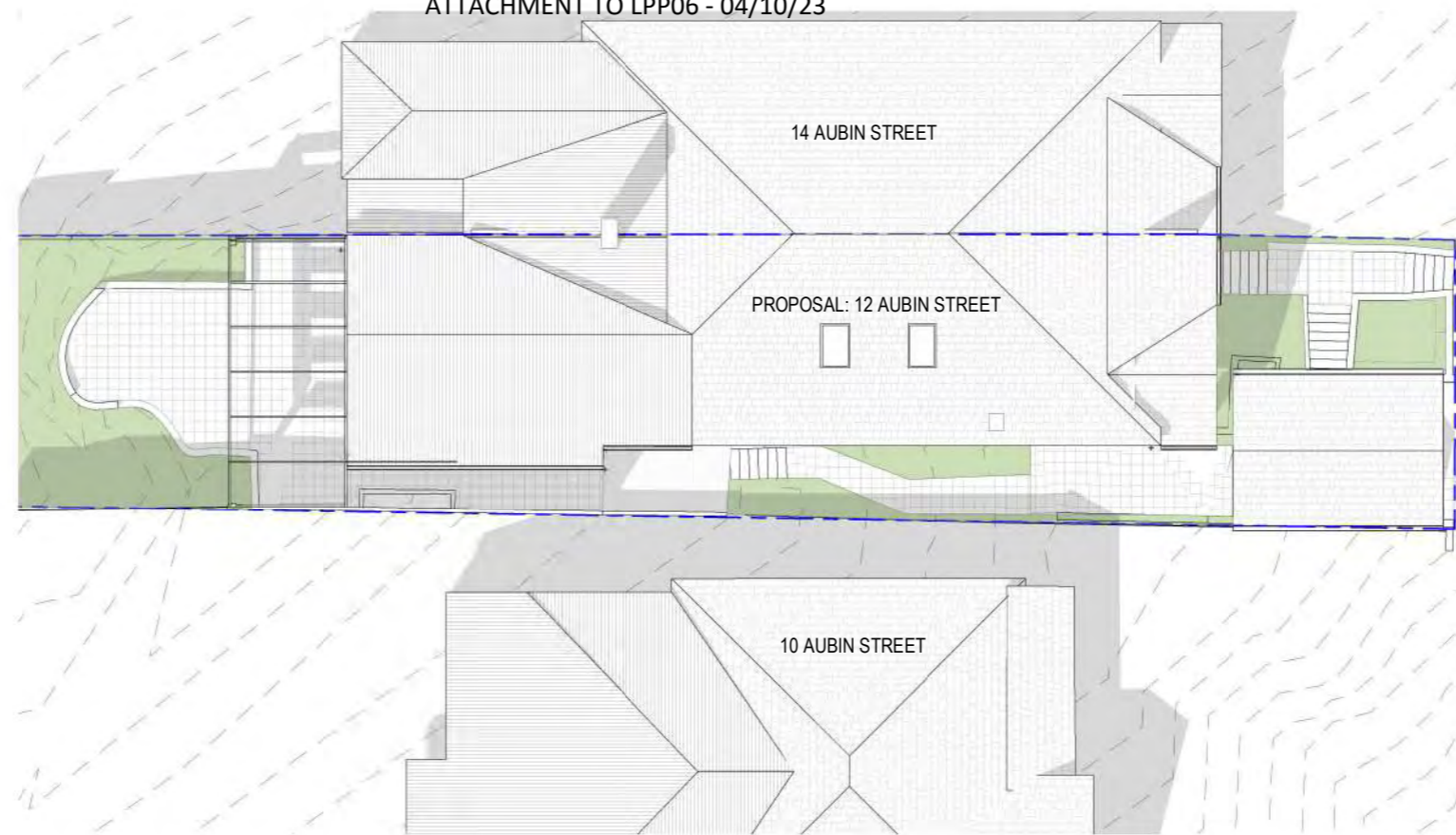
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DRAWING No:

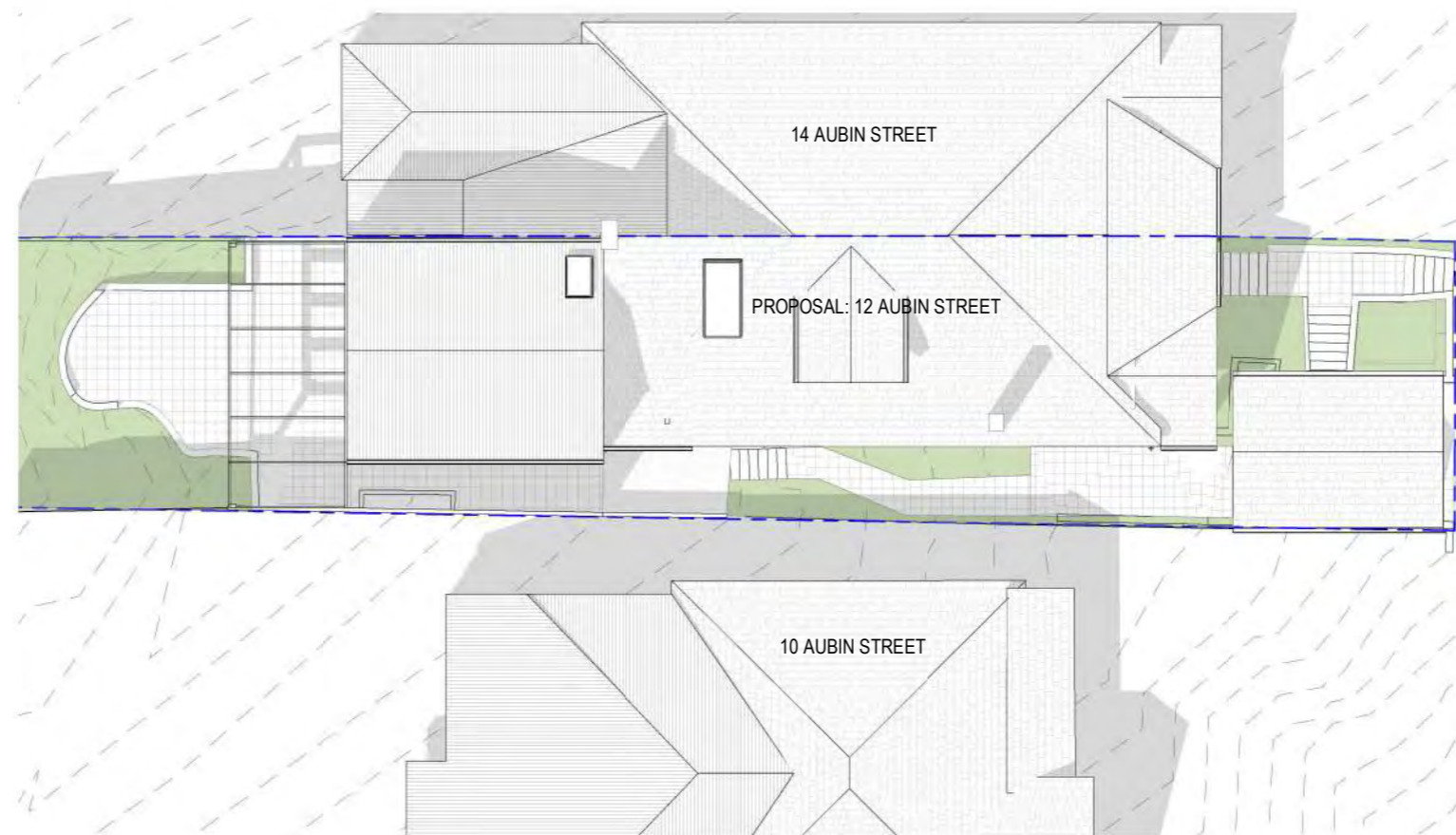
REV

E





1 EXISTING SOLAR DIAGRAM 3PM 21 MARCH  
1 : 200



2 PROPOSED SOLAR DIAGRAM 3PM 21 MARCH  
1 : 200

ARCHITECT

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PROJECT NO

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KM

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LN

DRAWING TITLE

EX AND PROP SHADOW DIAGRAM  
3PM - 21 MARCH

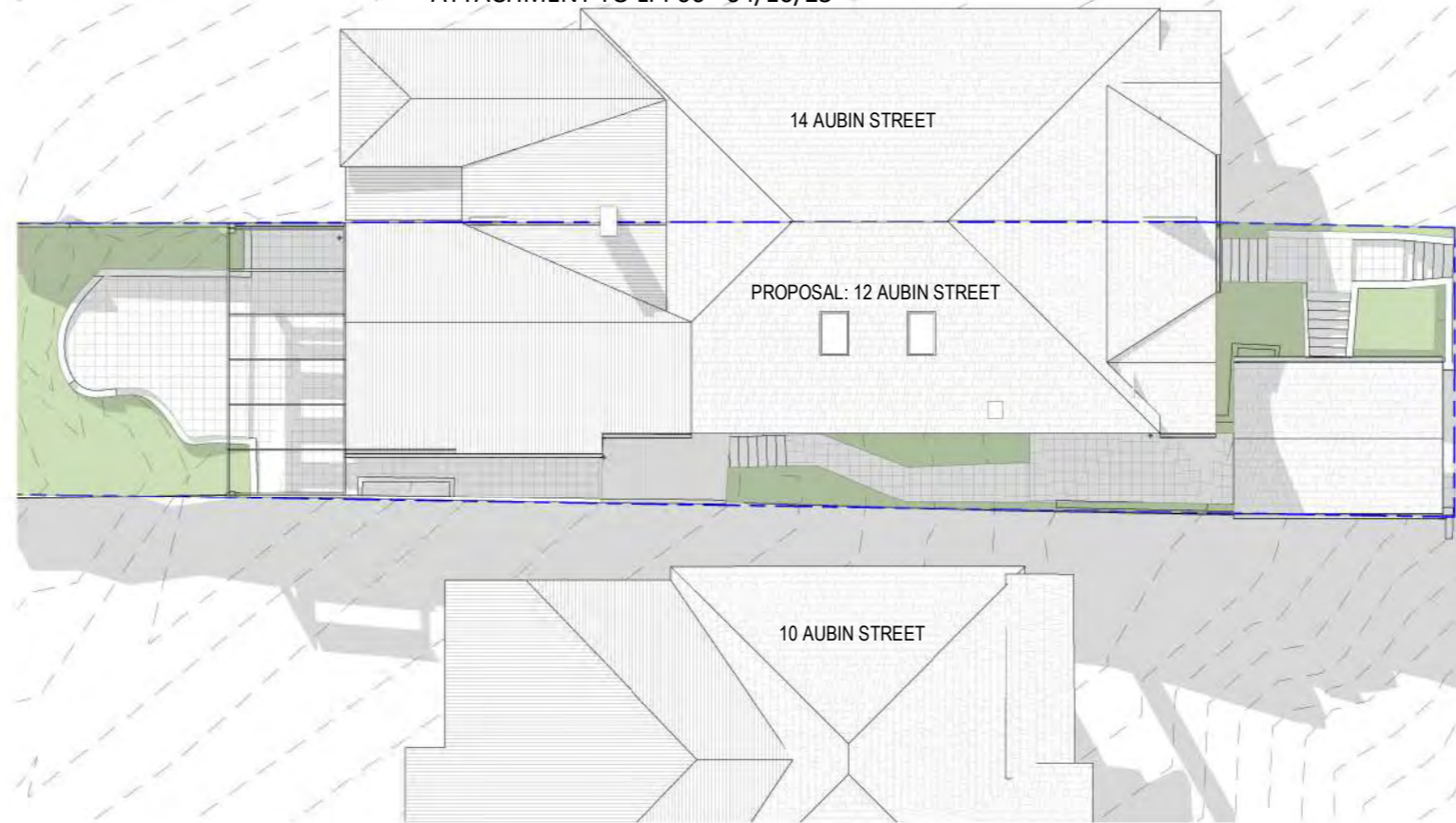
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DA A-6102

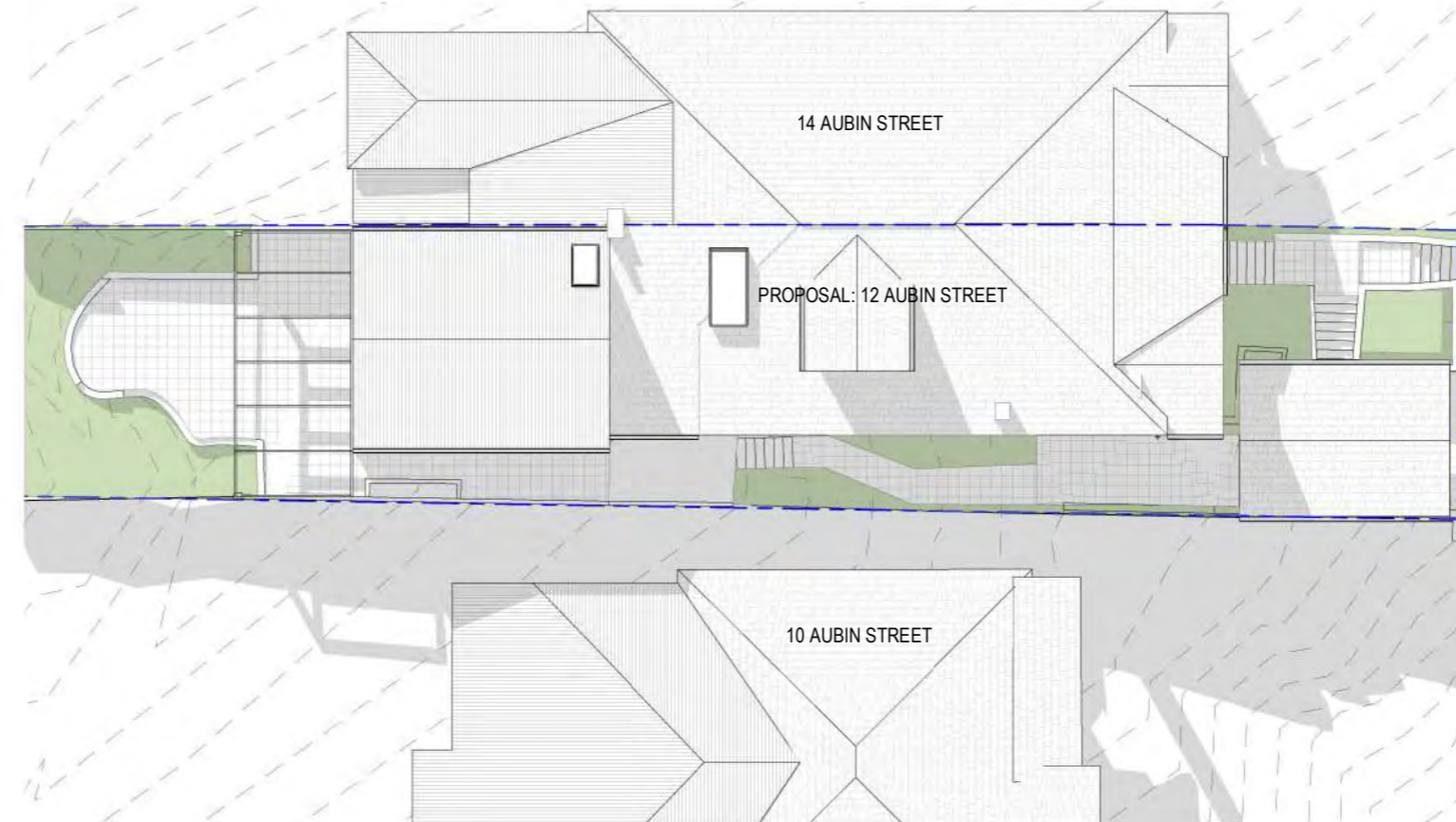
DRAWING No:

REV

E



1 EXISTING SOLAR DIAGRAM 9AM 21 SEPT  
1 : 200



2 PROPOSED SOLAR DIAGRAM 9AM 21 SEPT  
1 : 200

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12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
A	09.08.22	COORDINATION	KM
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PROJECT NO  
22006

DRAWN  
KM

SCALE@A3  
1 : 200

CHECKED  
LN

DRAWING TITLE

EX AND PROP SHADOW DIAGRAM  
9AM - 21 SEPT

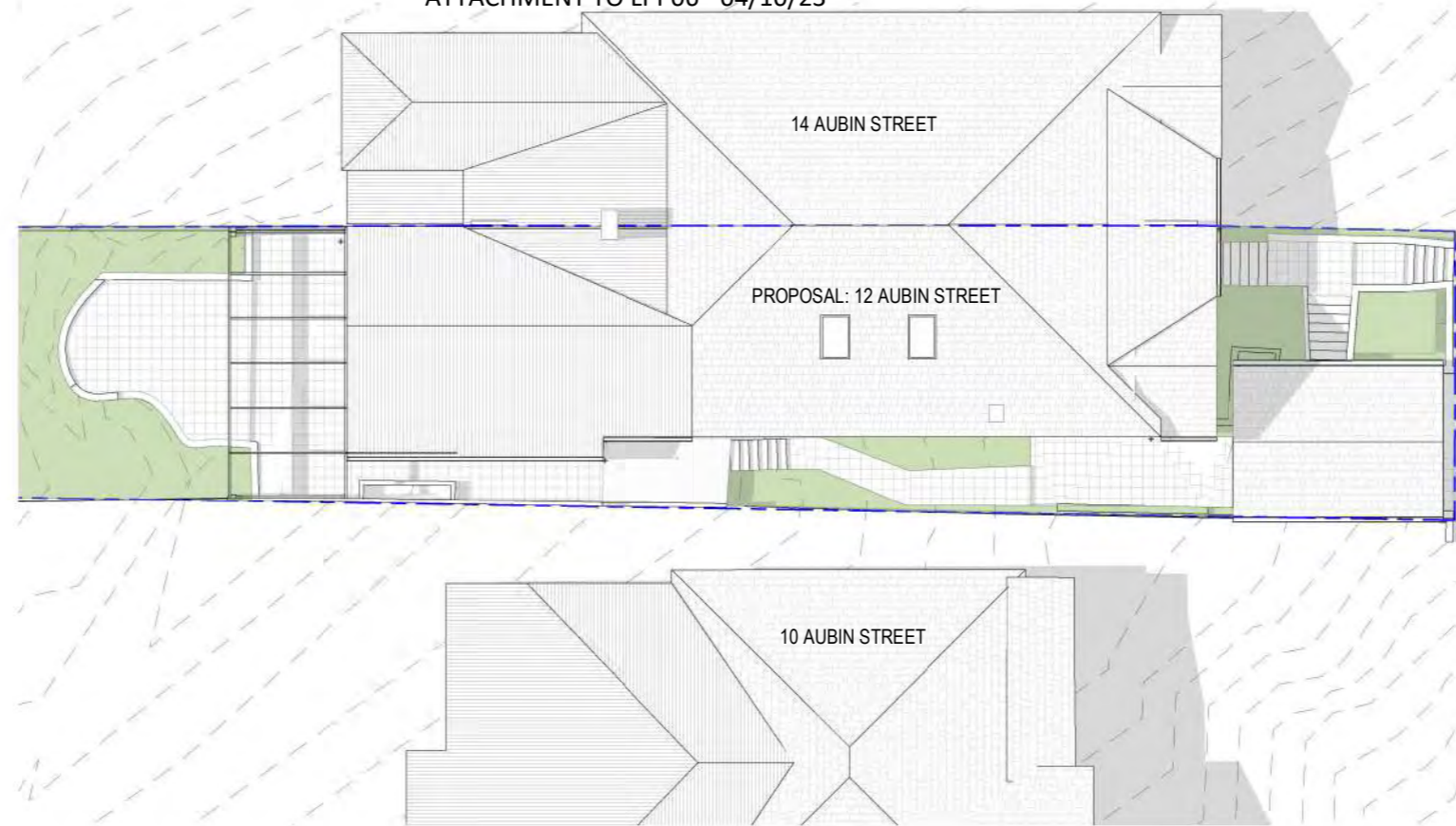
STAGE

DA A-6200

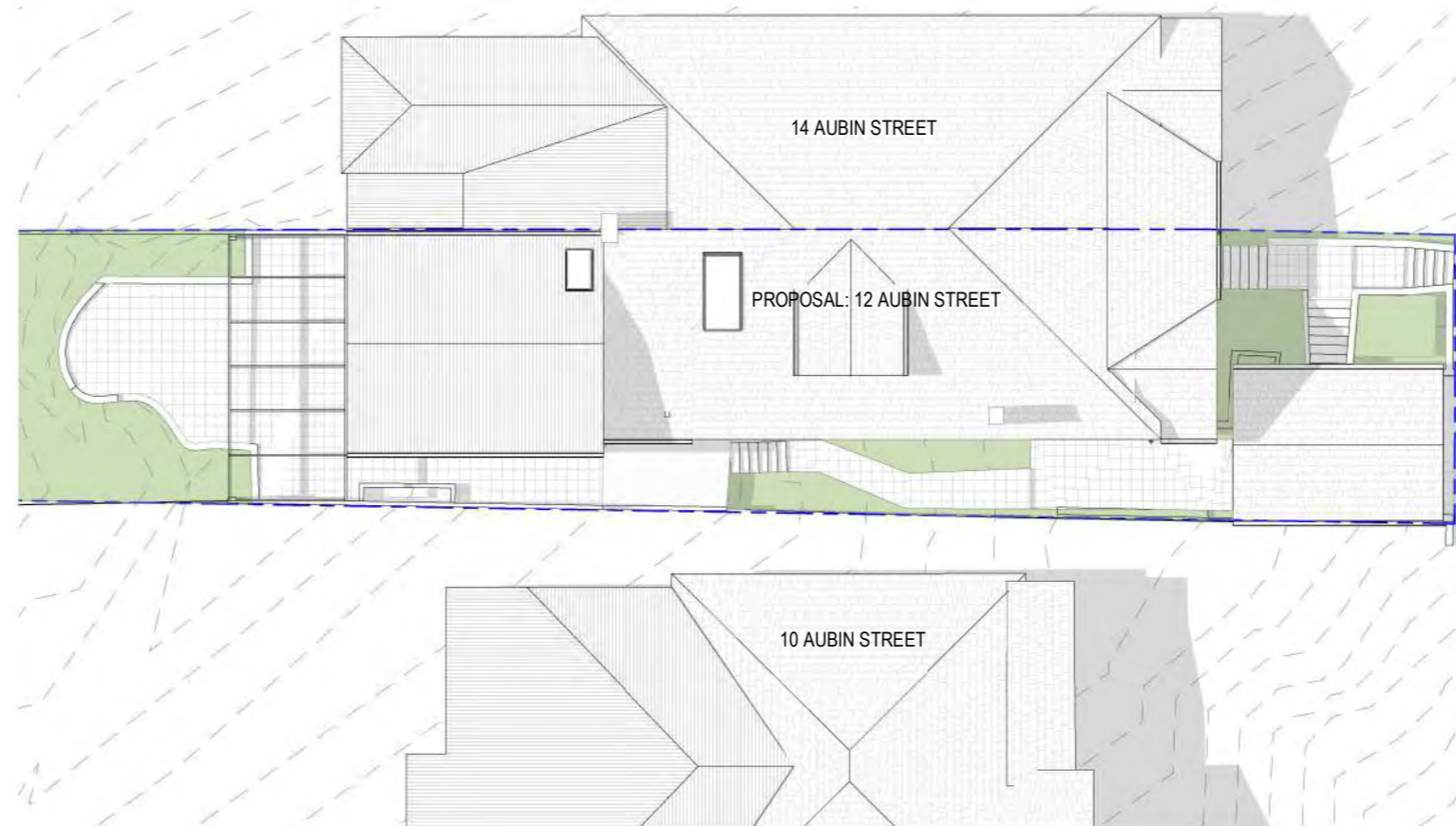
DRAWING No:

REV

E



1 EXISTING SOLAR DIAGRAM 12PM 21 SEPT  
1 : 200



2 PROPOSED SOLAR DIAGRAM 12PM 21 SEPT  
1 : 200

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12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
A	09.08.22	COORDINATION	KM
B	19.09.22	DA ISSUE FOR PLANNER	KM
C	14.10.22	DA ISSUE	KM
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PROJECT NO

22006

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KM

SCALE@A3

1 : 200

CHECKED  
LN

DRAWING TITLE

EX AND PROP SHADOW DIAGRAM  
12PM - 21 SEPT

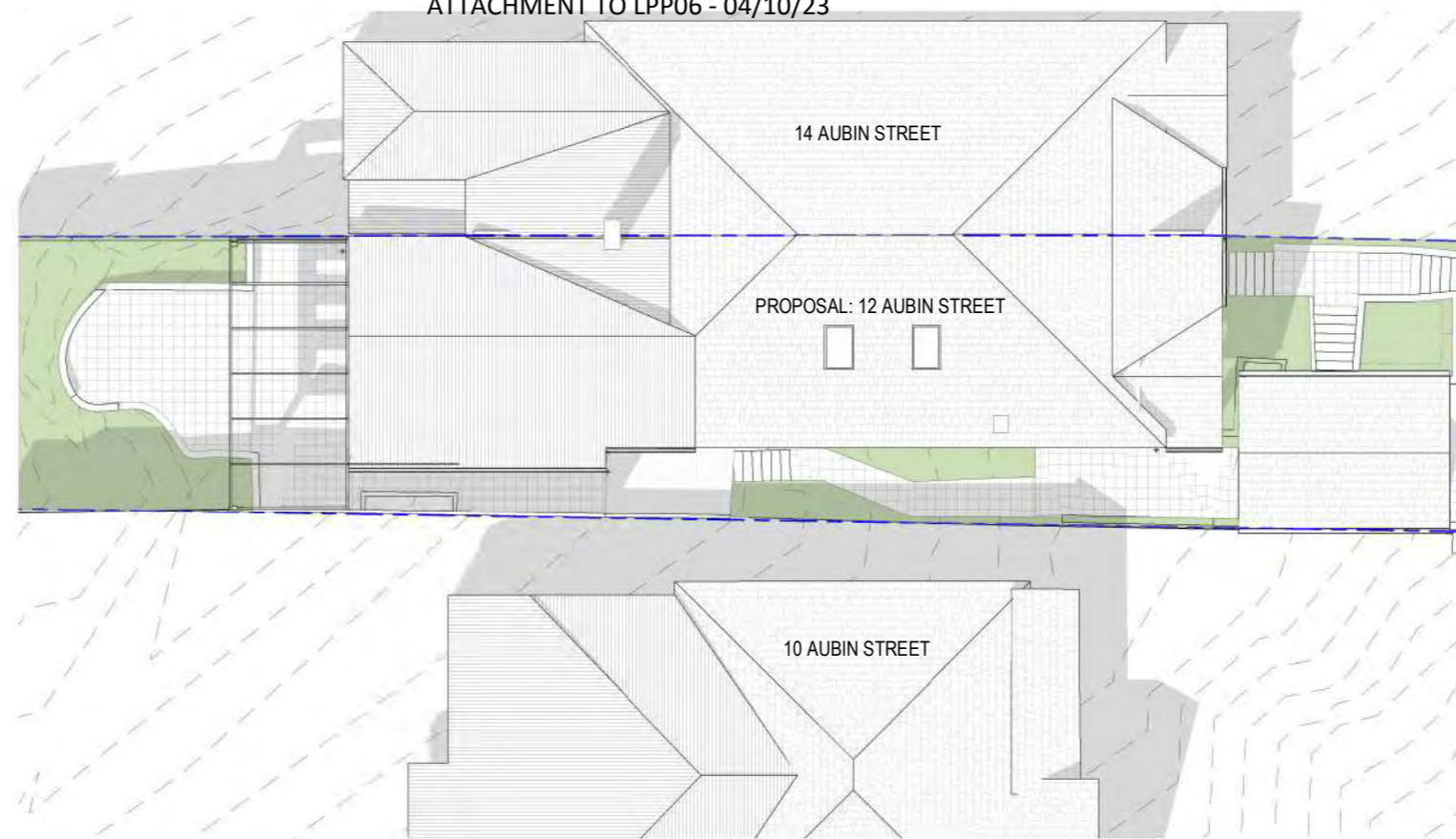
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DA A-6201

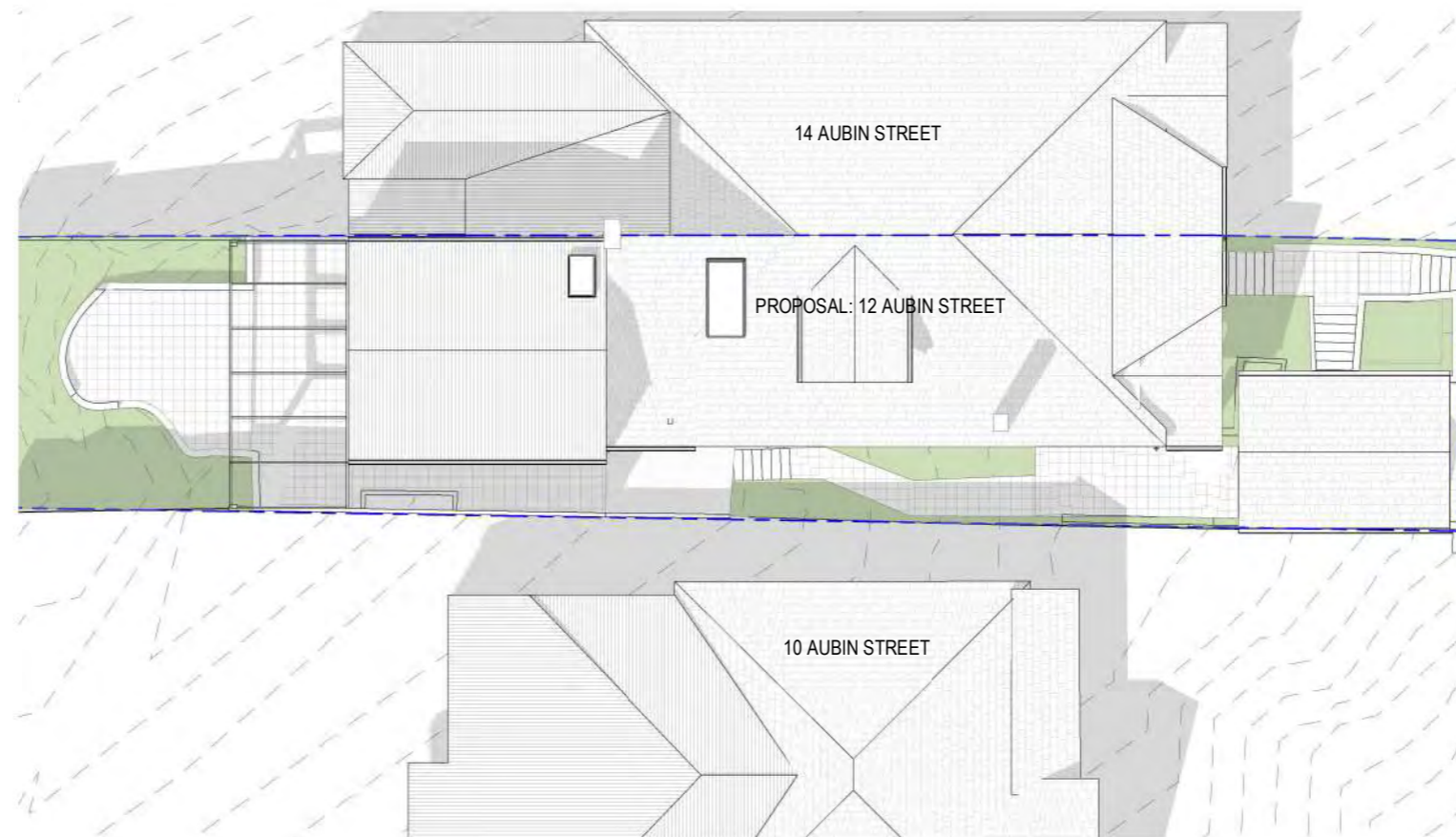
DRAWING No:

REV

E



① EXISTING SOLAR DIAGRAM 3PM 21 SEPT  
1 : 200



② PROPOSED SOLAR DIAGRAM 3PM 21 SEPT  
1 : 200

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12 AUBIN STREET, NEUTRAL BAY

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DATE

DESCRIPTION

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A	09.08.22	COORDINATION	KM
B	19.09.22	DA ISSUE FOR PLANNER	KM
C	14.10.22	DA ISSUE	KM
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12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

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**KM**

SCALE@A3

**1 : 200**

CHECKED  
**LN**

DRAWING TITLE

**EX AND PROP SHADOW DIAGRAM  
3PM - 21 SEPT**

STAGE

**DA A-6202**

DRAWING No:

REV

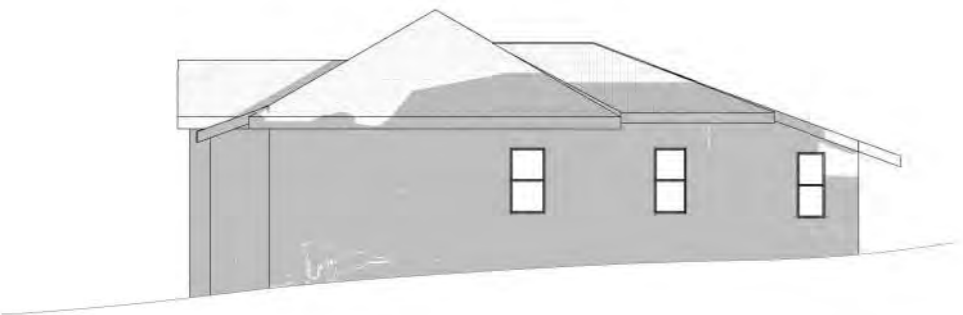
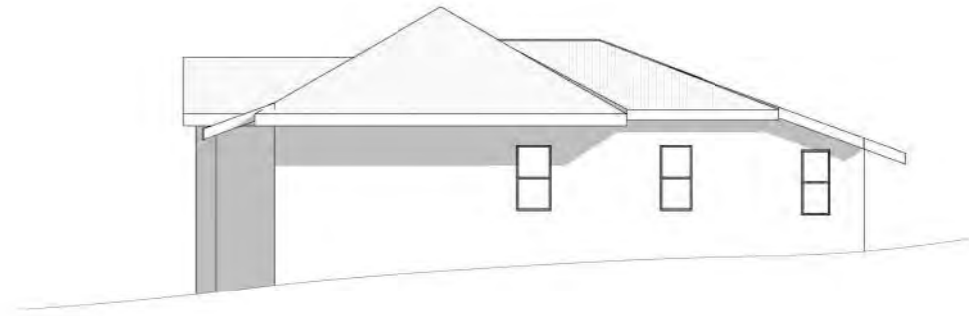
**E**



1 9 AM 21 JUNE - 10 AUBIN SIDE ELEVATION EXISTING



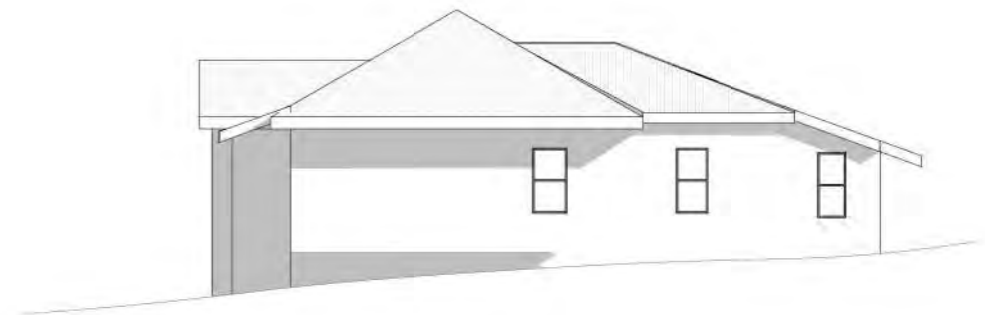
3 11 AM 21 JUNE - 10 AUBIN SIDE ELEVATION EXISTING



4 9 AM 21 JUNE - 10 AUBIN SIDE ELEVATION PROPOSED



5 10 AM 21 JUNE - 10 AUBIN SIDE ELEVATION PROPOSED



6 11 AM 21 JUNE - 10 AUBIN SIDE ELEVATION PROPOSED

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A. FILUS AND R. RASMUSSEN

12 AUBIN STREET, NEUTRAL BAY

REV

A

DATE

04.08.23

DESCRIPTION

DA CLARIFICATION

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PROJECT NO

**22006**

DRAWN

**KM**

SCALE@A3

**1 : 200**

CHECKED

**LN**

DRAWING TITLE

**EX AND PROP SHADOWS (10 AUBIN)  
21 JUNE**

STAGE

**DA**

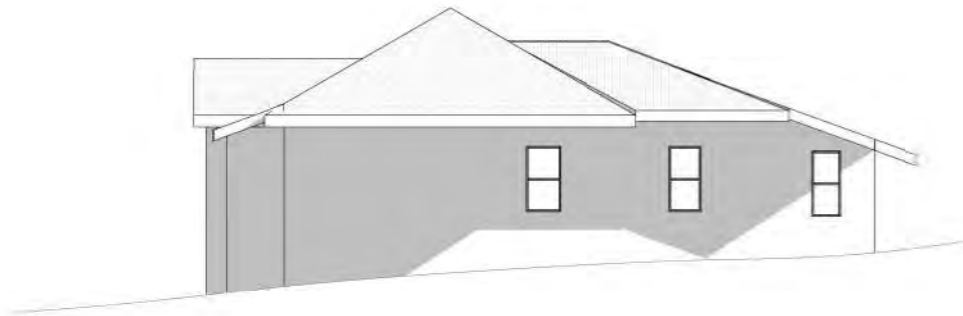
DRAWING No:

**A-6300**

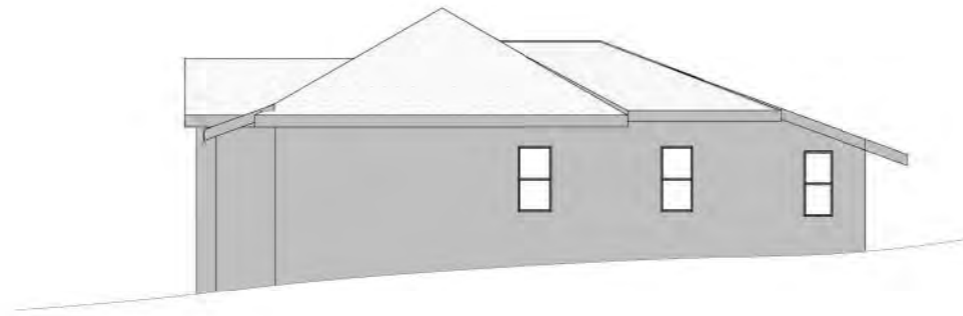
REV

**A**

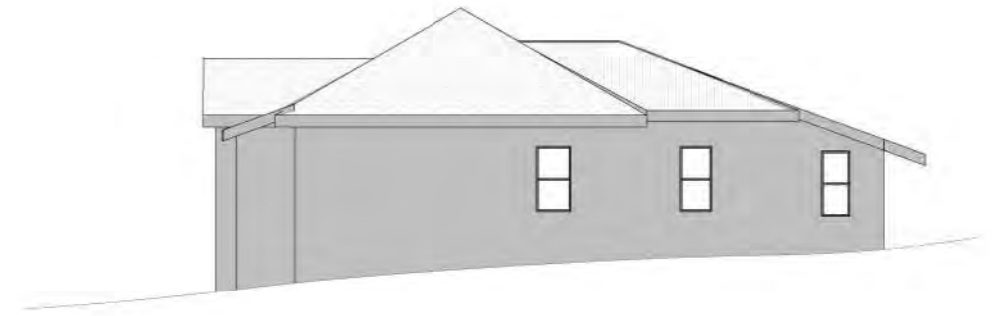




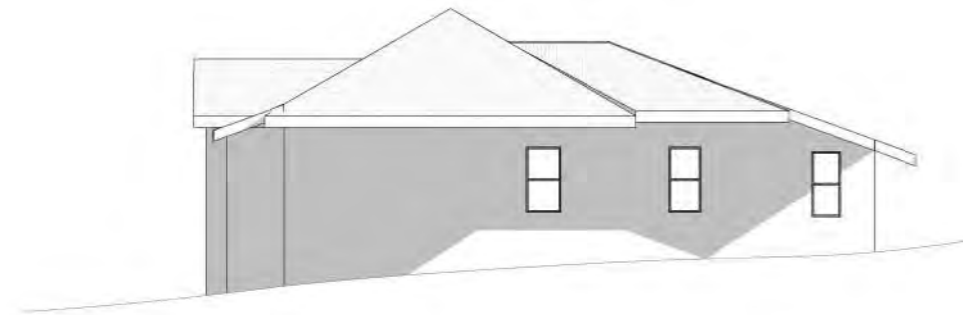
1 12 PM 21 JUNE - 10 AUBIN SIDE ELEVATION EXISTING



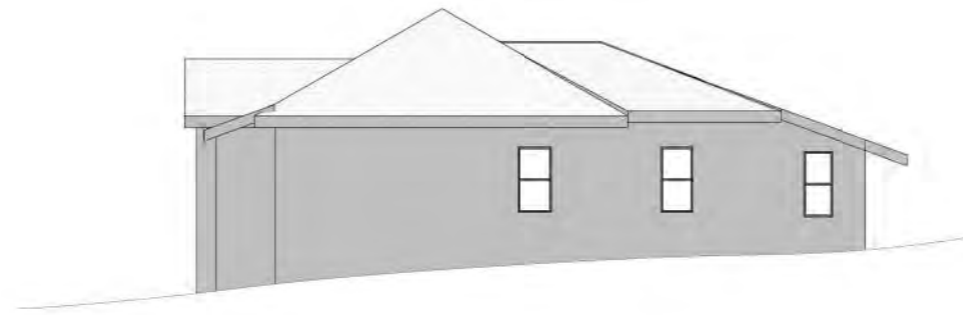
2 01 PM 21 JUNE - 10 AUBIN SIDE ELEVATION EXISTING



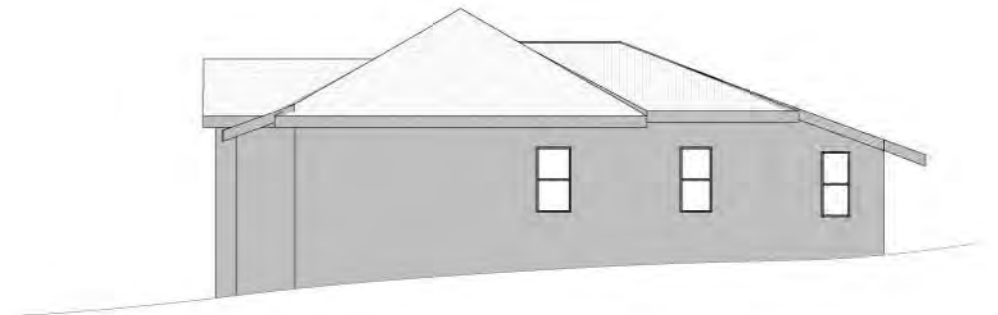
3 02 PM 21 JUNE - 10 AUBIN SIDE ELEVATION EXISTING



4 12 PM 21 JUNE - 10 AUBIN SIDE ELEVATION PROPOSED



5 01 PM 21 JUNE - 10 AUBIN SIDE ELEVATION PROPOSED



6 02 PM 21 JUNE - 10 AUBIN SIDE ELEVATION PROPOSED

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12 AUBIN STREET, NEUTRAL BAY

REV

A

DATE

04.08.23

DESCRIPTION

DA CLARIFICATION

AUTH

KM

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12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

DRAWN

**KM**

SCALE@A3

**1 : 200**

CHECKED

**LN**

DRAWING TITLE

**EX AND PROP SHADOWS (10 AUBIN) - 21 JUNE**

STAGE

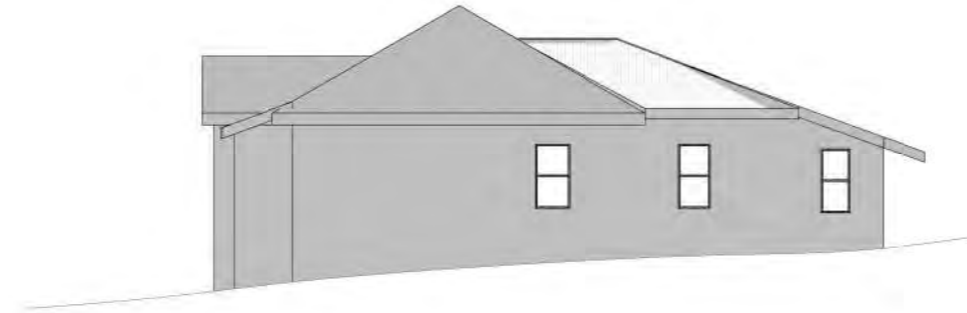
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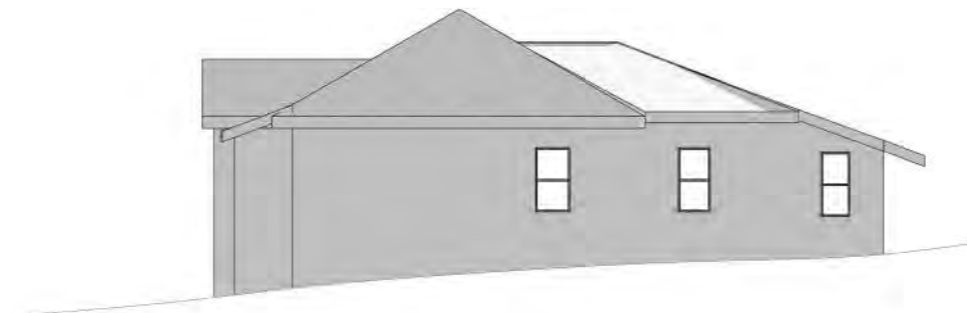
**A-6301**

REV

**A**



1 03 PM 21 JUNE - 10 AUBIN SIDE ELEVATION EXISTING



2 03 PM 21 JUNE - 10 AUBIN SIDE ELEVATION PROPOSED

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CLIENT

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12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION
A	04.08.23	DA CLARIFICATION

AUTH

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12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

DRAWN  
**KM**

SCALE@A3

**1 : 200**

CHECKED  
**LN**

DRAWING TITLE

**EX AND PROP SHADOWS (10 AUBIN) - 21 JUNE**

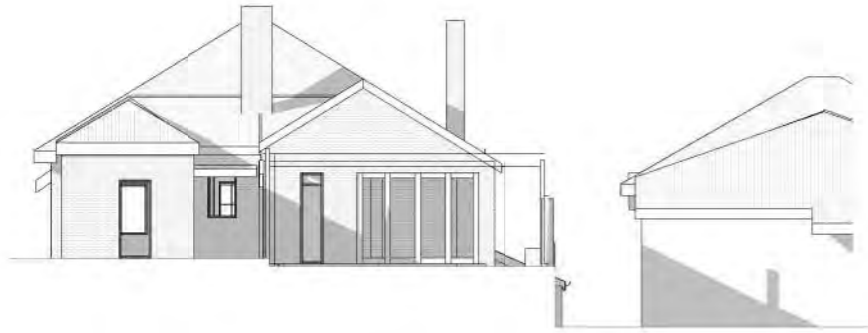
STAGE

**DA A-6302**

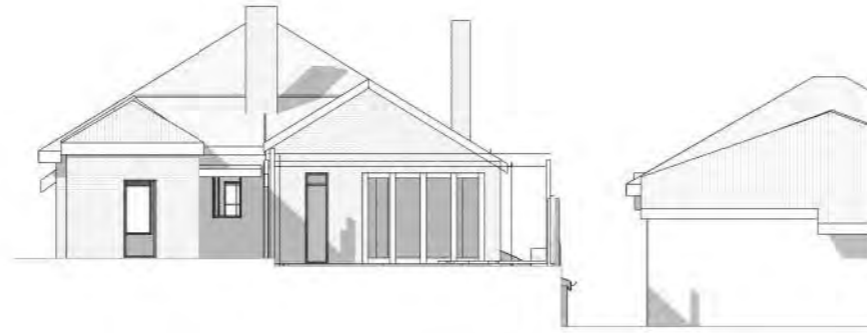
DRAWING No:

REV

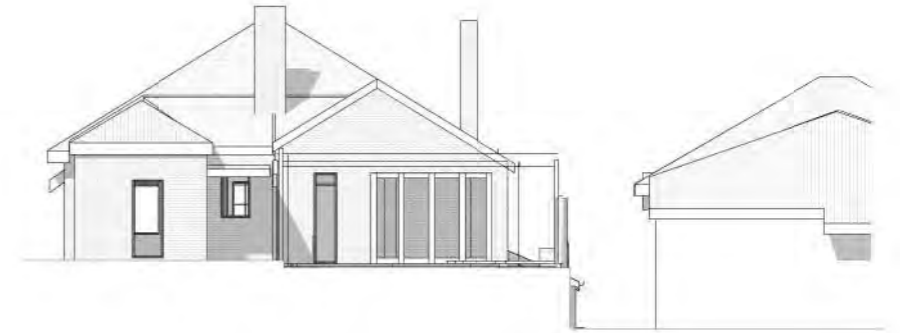
**A**



1 9 AM 21 JUNE - REAR ELEVATION EXISTING



2 10 AM 21 JUNE - REAR ELEVATION EXISTING



3 11 AM 21 JUNE - REAR ELEVATION EXISTING



4 9 AM 21 JUNE - REAR ELEVATION PROPOSED



5 10 AM 21 JUNE - REAR ELEVATION PROPOSED



6 11 AM 21 JUNE - REAR ELEVATION PROPOSED

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12 AUBIN STREET, NEUTRAL BAY

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PROJECT NO

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**KM**

SCALE@A3

**1 : 200**

CHECKED

**LN**

DRAWING TITLE

**EX AND PROP SHADOWS (14 AUBIN) - 21 JUNE**

STAGE

**DA**

DRAWING No:

**A-6400**

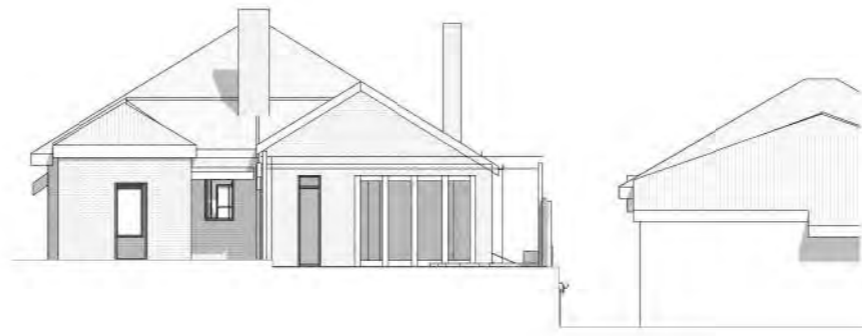
REV

**A**





1 12 PM 21 JUNE - REAR ELEVATION EXISTING



2 01 PM 21 JUNE - REAR ELEVATION EXISTING



3 02 PM 21 JUNE - REAR ELEVATION EXISTING



4 12 PM 21 JUNE - REAR ELEVATION PROPOSED



5 01 PM 21 JUNE - REAR ELEVATION PROPOSED



6 02 PM 21 JUNE - REAR ELEVATION PROPOSED

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REV

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PROJECT NO

22006

DRAWN

KM

SCALE@A3

1 : 200

CHECKED

LN

DRAWING TITLE

EX AND PROP SHADOWS (14 AUBIN) - 21 JUNE

STAGE

DA

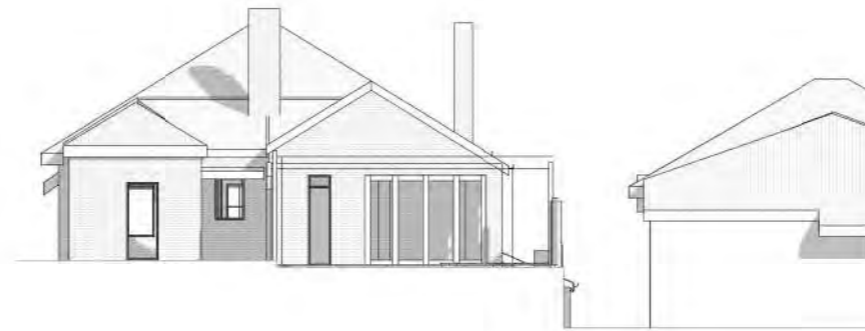
DRAWING No:

A-6401

REV

A





1 03 PM 21 JUNE - REAR ELEVATION EXISTING



2 03 PM 21 JUNE - REAR ELEVATION PROPOSED

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PROJECT NO

**22006**

DRAWN

**KM**

SCALE@A3

**1 : 200**

CHECKED

**LN**

DRAWING TITLE

**EX AND PROP SHADOWS (14 AUBIN) - 21 JUNE**

STAGE

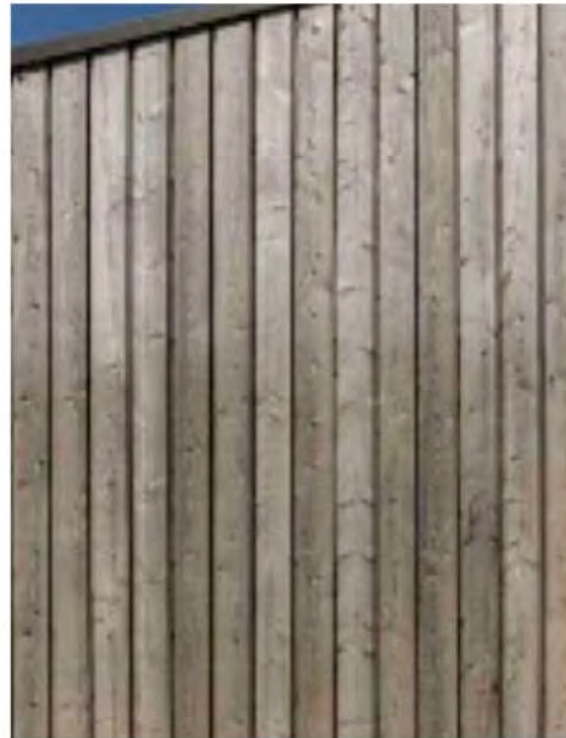
**DA**

DRAWING No:

**A-6402**

REV

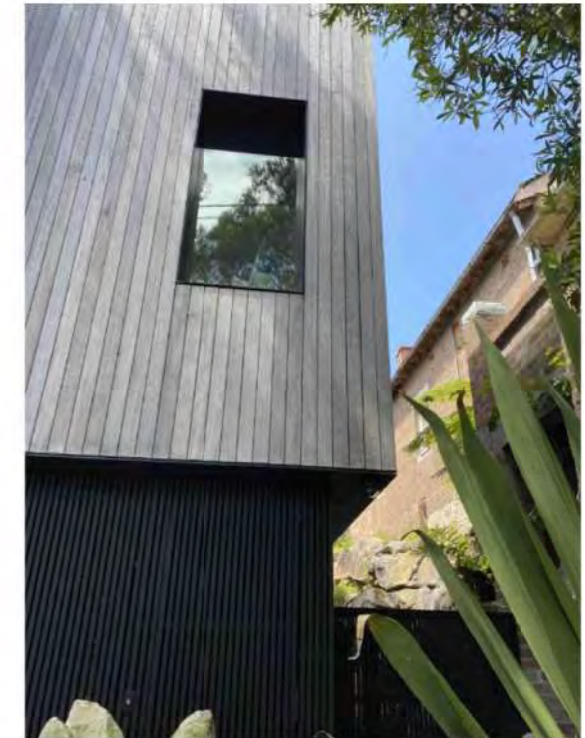
**A**



VC VERTICAL CLADDING



MR METAL ROOFING (AND ASSOCIATED FLASHING, GUTTERS AND DOWN PIPES)



WJ METAL WINDOW JOINERY

ARCHITECT

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PROJECT MANAGER

CLIENT

A. FILUS AND R. RASMUSSEN

12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
A	07.06.22	SNAPSHOT FOR HERITAGE	KM
B	10.06.22	FOR REVIEW	KM
C	29.06.22	FOR REVIEW	KM
D	09.08.22	COORDINATION	KM
E	19.09.22	DA ISSUE FOR PLANNER	KM
F	05.10.22	DA PRE-ISSUE	KM
G	29.01.23	DA ISSUE	KM

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PROJECT

**AUBIN**

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

DRAWN  
**KM**

SCALE@A3

**1 : 50**

CHECKED  
**LN**

DRAWING TITLE

**MATERIAL SCHEDULE**

STAGE

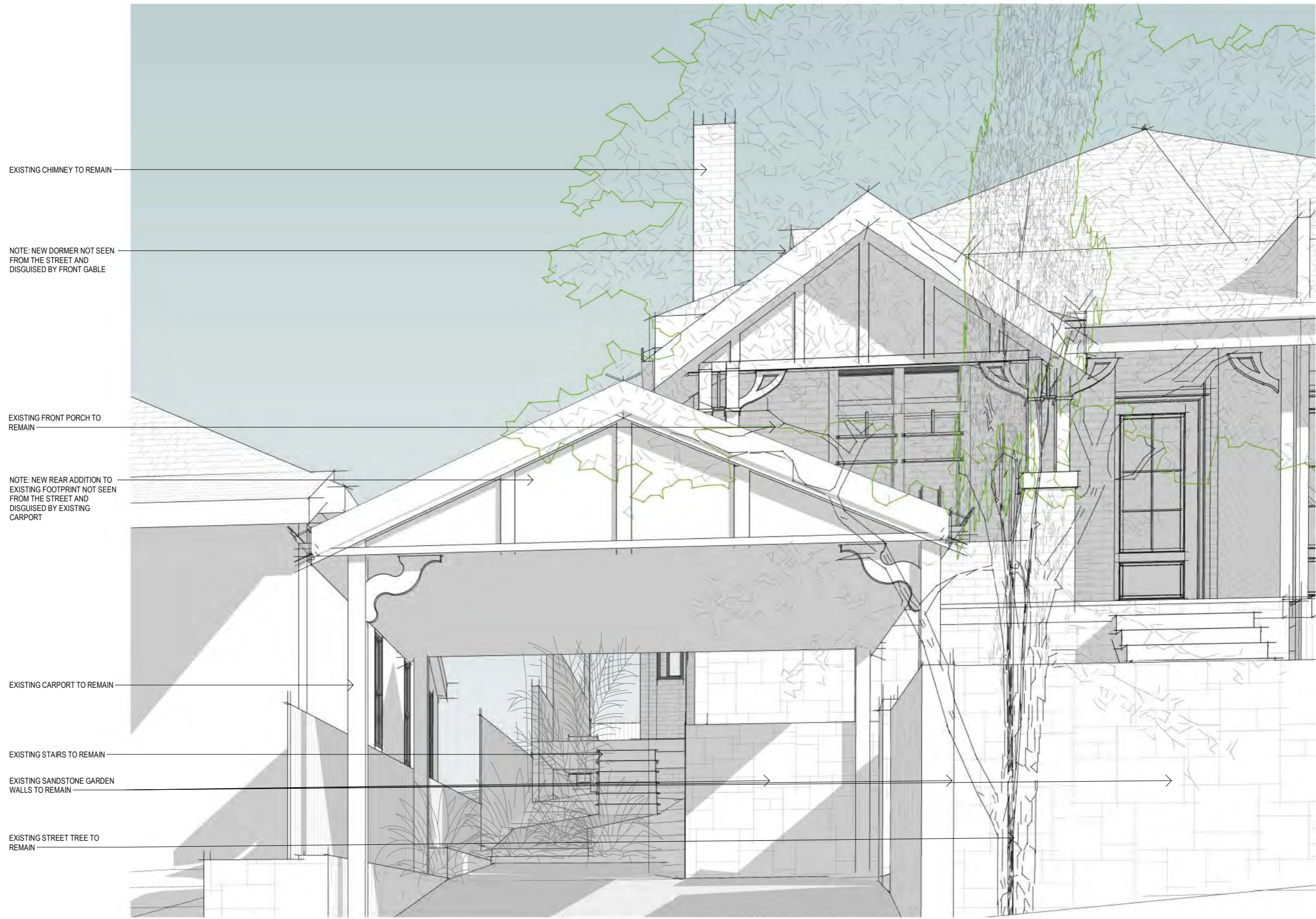
**DA**

DRAWING No:

**A-7001**

REV

**G**



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PROJECT MANAGER

CLIENT

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12 AUBIN STREET, NEUTRAL BAY

REV	DATE	DESCRIPTION	AUTH
B	10.06.22	FOR REVIEW	KM
C	29.06.22	FOR REVIEW	KM
D	09.08.22	COORDINATION	KM
E	19.09.22	DA ISSUE FOR PLANNER	KM
F	05.10.22	DA PRE-ISSUE	KM
G	29.01.23	DA ISSUE	KM
H	04.08.23	DA CLARIFICATION	KM

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PROJECT  
**AUBIN**

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO  
**22006**

DRAWN  
**KM**

SCALE@A3  
CHECKED  
**LN**

DRAWING TITLE

**PROPOSED FRONT PERSPECTIVES**

STAGE  
**DA**

DRAWING No:  
**A-7002**

REV  
**H**



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PROJECT MANAGER

CLIENT

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12 AUBIN STREET, NEUTRAL BAY

REV

DATE

DESCRIPTION

AUTH

DISCLAIMER

A	07.06.22	SNAPSHOT FOR HERITAGE	KM
B	10.06.22	FOR REVIEW	KM
C	29.06.22	FOR REVIEW	KM
D	09.08.22	COORDINATION	KM
E	19.09.22	DA ISSUE FOR PLANNER	KM
F	05.10.22	DA PRE-ISSUE	KM
G	29.01.23	DA ISSUE	KM

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PROJECT

**AUBIN**

12 AUBIN STREET, NEUTRAL BAY

PROJECT NO

**22006**

DRAWN

**KM**

SCALE@A3

NTS

CHECKED

**LN**

DRAWING TITLE

**PROPOSED REAR PERSPECTIVES**

STAGE

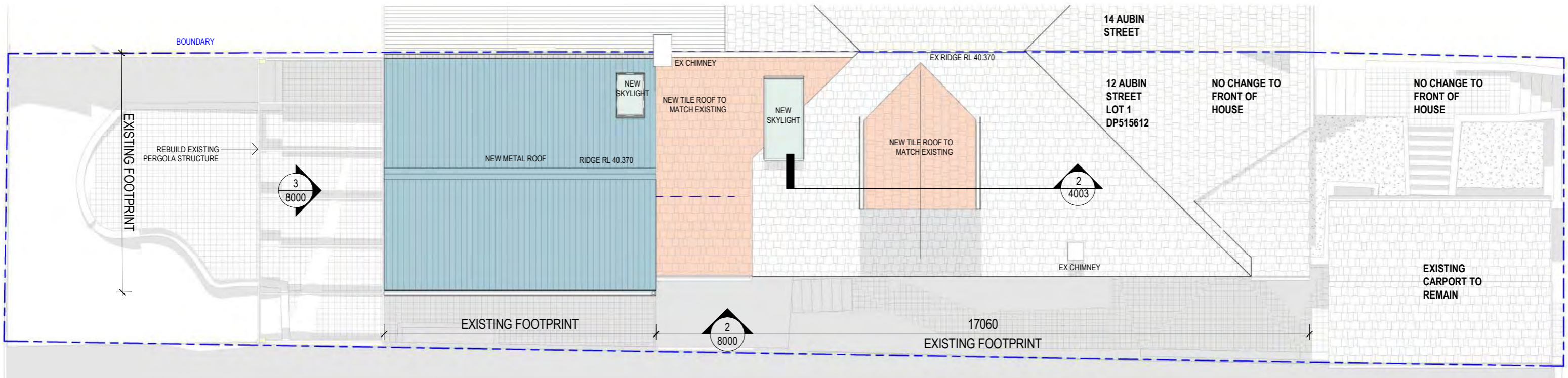
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DRAWING No:

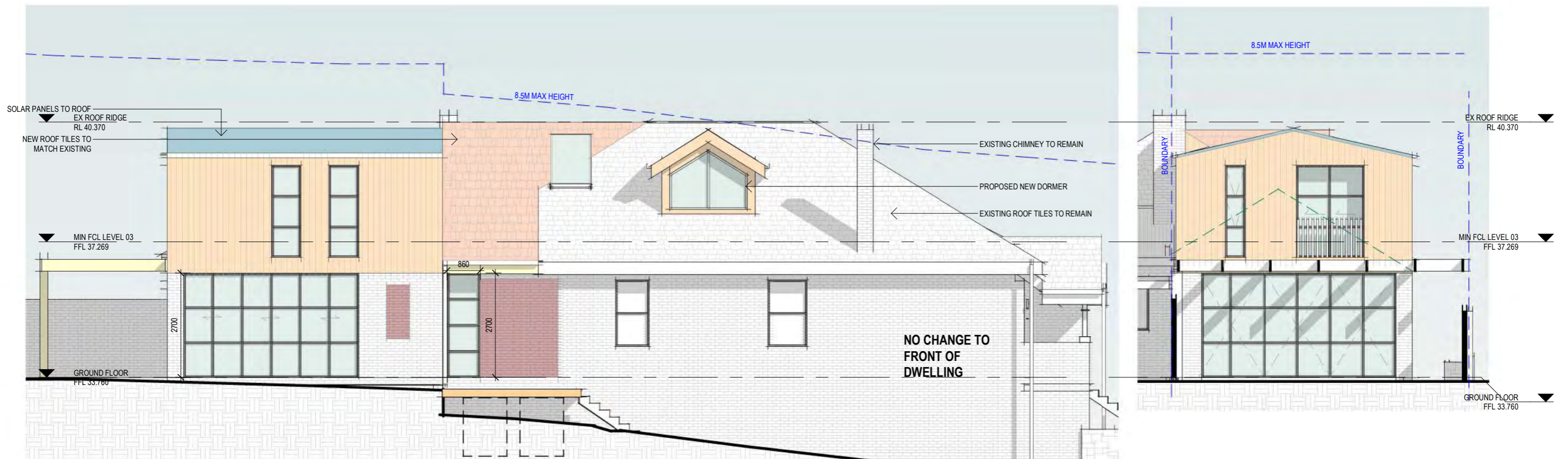
**A-7003**

REV

**G**



1 GA SITE PLAN NOTIFICATION  
1 : 100



2 PROPOSED ELEVATION - WEST NOTIFICATION ELEVATION  
1 : 100

3 PROPOSED ELEVATION - NORTH NOTIFICATION  
1 : 100

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REV	DATE	DESCRIPTION	AUTH
B	10.06.22	FOR REVIEW	KM
C	29.06.22	FOR REVIEW	KM
D	09.08.22	COORDINATION	KM
E	19.09.22	DA ISSUE FOR PLANNER	KM
F	05.10.22	DA PRE-ISSUE	KM
G	29.01.23	DA ISSUE	KM
H	04.08.23	DA CLARIFICATION	KM

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PROJECT  
**AUBIN**  
12 AUBIN STREET, NEUTRAL BAY

PROJECT NO  
**22006**  
SCALE@A3  
**1 : 100**  
DRAWN  
**KM**  
CHECKED  
**LN**

DRAWING TITLE  
**NOTIFICATION PLAN**

STAGE  
**DA**  
DRAWING No:  
**A-8000**  
REV  
**H**



DRAWING / DOCUMENT TRANSMITAL REGISTER

Nominated architects: Brian Hollis 9434 Andrew Ip 9183

Project No.	22006																									
Client	ANIA FILUS AND ROGER RASMUSSEN																									
Project	12 AUBIN																									
Date	24/05/2022																									
Date of Issue	Day	01	09	30	09	11	19	05	14	04	11	29	02	28	04											
	Month	06	06	06	08	08	09	10	10	11	11	01	02	03	08											
	Year	22	22	22	22	22	22	22	22	22	22	23	23	23	23											
Drawing Title	Drawing No																									
<b>COVER SHEET</b>																										
Cover Sheet and Drawing List	A-000	A	B	C	D	E	F	F		G	H	H	I	J												
General Notes and Basix	A-1001			C	D	E	F	F		G	H	I	J													
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Existing Site Survey Plan	A-1001	A	B	C	D	E	F	F		G	H	H	I	J												
Existing Roof Plan	A-1002	A	B	C	D	E	F	F		G	H	H	I	J												
Existing and Removal Plan - Ground Floor	A-1003	A	B	C	D	E	F	F		G	H	H	I	J												
Existing and Proposed Site Calculations	A-1100	A	B	C	D	E	F	F		G	H	H	I	J												
Proposed Site Analysis Plan	A-2000	A	B	C	D	E	F	F		G	H	H	I	J												
Proposed Roof and Site Plan	A-2001	A	B	C	D	E	F	F		G	H	H	I	J												
Proposed Ground Floor Plan	A-2002	A	B	C	D	E	F	F		G	H	H	I	J												
Proposed First Floor Plan	A-2003	A	B	C	D	E	F	F																		
Boundary Illustration	A-2100									A		B	B	C												
Engineering Detail	A-2101										A	A	A	A												
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Existing South and East Elevation	A-3001	A	B	C	D	E	F	F		G	H	H	I	J												
Existing West and North Elevation	A-3002	A	B	C	D	E	F	F		G	H	H	I	J												
Proposed South and East Elevation	A-3003	A	B	C	D	D	E	F	F		G	H	H	I	J											
Proposed West and North Elevation	A-3004	A	B	C	D	D	E	F	F		G	H	H	I	J											
<b>SECTIONS</b>																										
Long Section	A-4001	A	B	C	D	E	F	F		G	H	H	I	J												
Short Section	A-4002	A	B	C	D	E	F	F		G	H	H	I	J												
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Existing & Prop Shadow Diagram 9am - 21 June	A-6000	A	B	B	B	B	B	C		D	D	D	E													
Existing shadow diagram 12pm - 21 June	A-6001	A	B	B	B	B	B	C		D	D	D	E													
Existing shadow diagram 03pm - 21 June	A-6002	A	B	B	B	B	B	C		D	D	D	E													
Existing & Prop Shadow Diagram 9am - 21 March	A-6100						B	B	C		D	D	E													
Existing shadow diagram 12pm - 21 March	A-6101						B	B	C		D	D	E													
Existing shadow diagram 03pm - 21 March	A-6102						B	B	C		D	D	E													
Existing & Prop Shadow Diagram 9am - 21 Sept	A-6200						B	B	C		D	D	E													
Existing shadow diagram 12pm - 21 Sept	A-6201						B	B	C		D	D	E													
Existing shadow diagram 03pm - 21 Sept	A-6202						B	B	C		D	D	E													
Existing and Prop Shadow Diagram (10 Aubin) - 21 June	A-6300												A													
Existing and Prop Shadow Diagram (10 Aubin) - 21 June	A-6301												A													
Existing and Prop Shadow Diagram (10 Aubin) - 21 June	A-6302												A													
Existing and Proposed Shadows (14 Aubin) - 21 June	A-6400												A													
Existing and Proposed Shadows (14 Aubin) - 21 June	A-6401												A													
Existing and Proposed Shadows (14 Aubin) - 21 June	A-6402												A													
<b>Other</b>																										
Material Schedule	A-7001	A	B	C	D	E	F	F		G	G	G														
Proposed Front Perspective	A-7002				D	E	F	F		G	G	G	H													
Proposed Rear Perspective	A-7003	A	B	C	D	E	F	F		G	G	G														
Photomontage A	A-7004					A	B	B		C	C	C														
Photomontage B	A-7005					A	B	B		C	C	C														
Notification Plan	A-8000				D	E	F	F		G	G	G	H													
<b>Distribution</b>																										
Client :	Mail - M	Email - E	In Meeting - IM	By Courier - BC	By Hand - BH	Dropbox - DROP																				
Builder		E																								
Heritage Planner		E		E	E																					
Civil Engineer:																										
Council:																										
Structural Engineer									E	E		E	E	E												
<b>Purpose of Issue</b>																										
	Preliminary - P	Information - I	Approval - A	Tender - T	Coordination - CO	Construction - C	As Built - AS	Construction Certificate - CC																		
	P	P	I	CO	DA	DA	DA	DA	I	A	A	A	A													