

**NSLPP MEETING HELD ON 07/08/2024****Attachments:**

1. Site Plan
2. Architectural Plans
3. Landscape Plan
4. Boundary Identification Survey

ADDRESS/WARD: 45 Ben Boyd Road, Neutral Bay**APPLICATION NO:** DA 359/23

PROPOSAL: Alterations and additions to the heritage semi-detached dwelling, including partial demolition of the rear section of the dwelling and construction of rear extension

PLANS REF:

Plan No.	Rev	Description	Prepared by	Dated
DA01	C	Site & Site Analysis Plan	Sydesign	31/10/2023
DA03	C	Demolition Plan	Sydesign	31/10/2023
DA04	C	Ground Floor Plan	Sydesign	31/10/2023
DA05	B	Roof Plan	Sydesign	31/10/2023
DA06	C	North & South Elevations	Sydesign	31/10/2023
DA07	C	East & West Elevations	Sydesign	31/10/2023
DA08	C	Section A-A	Sydesign	31/10/2023
DA09	C	Streetscape Elevation	Sydesign	31/10/2023
DA10	C	Schedule of Materials & Finishes	Sydesign	31/10/2023
23159	A	Landscape Plan	Vision Dynamics	30/10/2023

OWNER: Linda Ingaldo**APPLICANT:** Linda Ingaldo c/o Sydesign Pty Ltd**AUTHOR:** Report of Jack Varka, Assessment Officer**DATE OF REPORT:** 17/07/2024**DATE LODGED:** 22/12/2023**RECOMMENDATION:** Approval

EXECUTIVE SUMMARY

This development application seeks consent for alterations and additions to the heritage semi-detached dwelling at 45 Ben Boyd Road, Neutral Bay.

The application is reported to the North Sydney Local Planning Panel for determination as the application relates to the partial demolition of a heritage item. In accordance with the Minister's Directions the application must be determined by the Local Planning Panel.

The subject site is legally known as Lot 32 in Deposited Plan 565595. The site is a heritage item, I0571, and is located on the eastern side of Ben Boyd Road and currently contains a single-storey semi-detached brick dwelling. The subject site is an irregular allotment with a frontage width to Ben Boyd Road of 5.505m. A single-storey dwelling that forms the other half of the semi-detached pair is located directly north of the subject site at No. 47 Ben Boyd Road. This site is also listed as a heritage item, I0572.

Council's Heritage Officer raised no objections to the proposed alterations and additions, as the proposal retains the primary building form and primary street front façade. The new works will be acceptably submissive in form, massing, and scale. The front two primary rooms will be retained, and the third primary room, living room, will be modified by the addition of a new partition wall to create a bedroom however, the chimney breast, fireplace, and marble mantelpiece will be retained as the central focal point of the space.

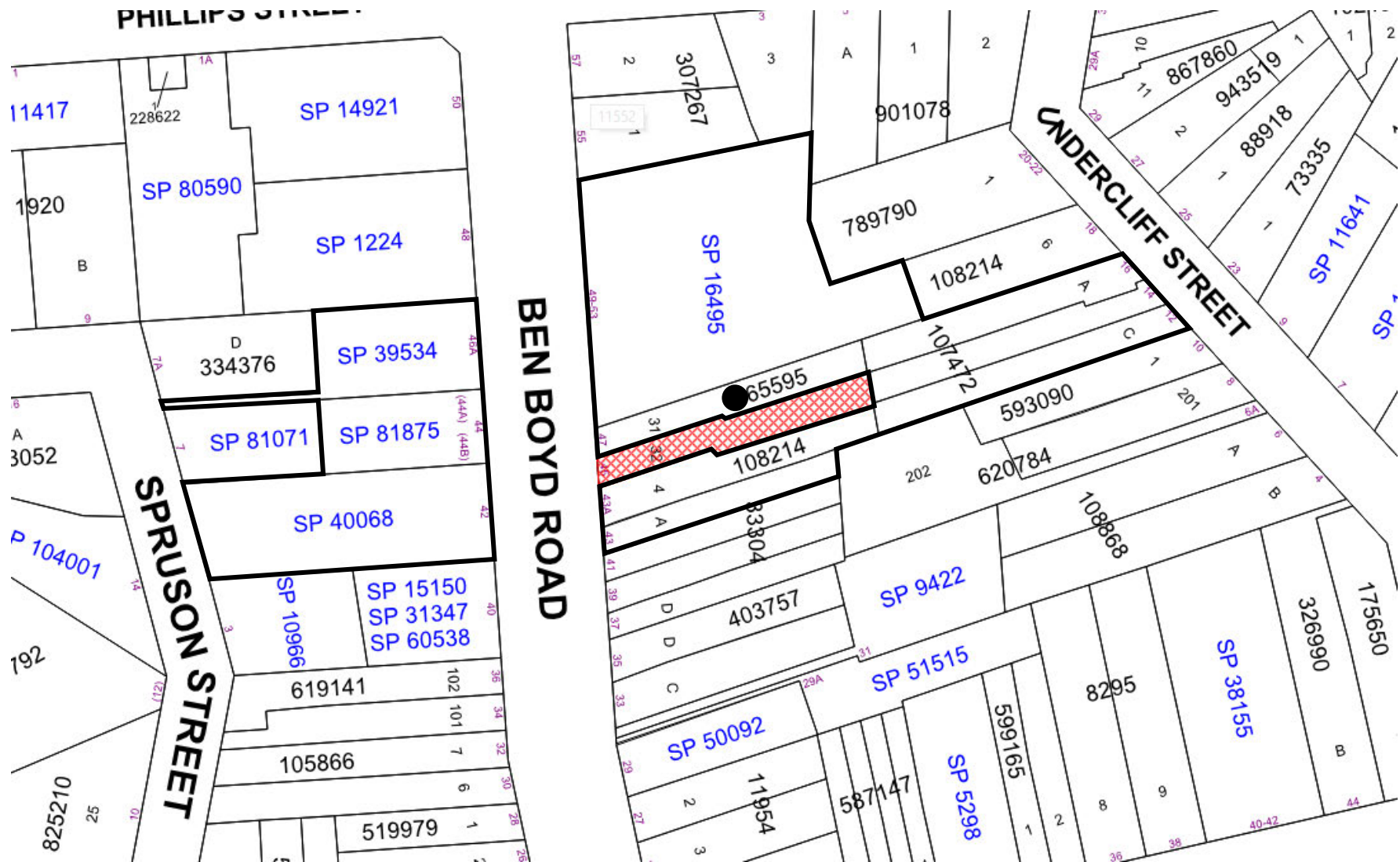
It is proposed to remove trees T5 & T6 *Celtis sinensis* (15x15m). The TPZs of these trees are not impacted by proposed works. Despite their classification as a 'weed' species, T5 and T6 provide valuable tree canopy cover to the rear setback of both the subject site and neighbouring property at 47 Ben Boyd Road. Council's Landscape Officer's recommendation to retain T5 and T6 is concurred with.




Notification of the proposal has attracted one (1) submission. Concerns were raised regarding the potential for demolition or similar impacts upon the neighbouring property (47 Ben Boyd Road) including the property's laundry and rear deck. An inspection of the neighbouring property at 47 Ben Boyd Road was conducted on 11 March 2024. It was not clear at the time of the inspection whether the structures located on the subject site or neighbouring property intersected or straddles the common boundary due to the unique 'zig-zag' shape of the boundary.

The applicant provided additional information, including a Boundary Identification Survey, and supporting letter from the surveyor, which stated that all structures are located as identified on the submitted survey and architectural plans, including those belonging to 47 Ben Boyd Road, and that the proposed demolition and construction works are wholly located within the subject site.

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

LOCATION MAP



 Property/Applicant  Submitters  Properties Notified

DESCRIPTION OF PROPOSAL

The applicant seeks NSLPP approval for development application DA359/2023 for alterations and additions to the existing heritage dwelling. The proposal is described as follows:

- Demolition of rear portion of dwelling including dining room, kitchen, bathroom, and rear WC/laundry. Demolition includes both internal and external elements of the dwelling. Part of the existing southern side boundary wall at the rear is to be retained.
- Construction of new rear addition including new bathroom, laundry, and open-concept living, kitchen, and dining area. Due to the sloping topography of the site, the proposed extension will create two distinct 'steps' with stairs separating the existing part of the dwelling, proposed bathroom and laundry, and open concept living space.
- The rear addition is designed in a pavilion style to ensure the contemporary elements are not readily visible from the public domain.
- The proposed rear living space features largely glass sliding doors facing the east and south at the rear corner of the addition.
- The existing living room is to be converted to a third bedroom. Internal walls separating the room and built in robes are proposed.
- A skylight is proposed within the new addition along the hallway adjacent to the new bathroom and laundry.
- Minor changes are proposed to the front bedroom in relocating the doorway.
- The existing southern side boundary entrance and staircase is proposed to be removed and replaced with a new window.
- It is proposed to remove five existing trees and site and relocate one tree further east in the rear setback. One large tree and two small-medium trees are recommended for planting in the replacement of the removed trees.

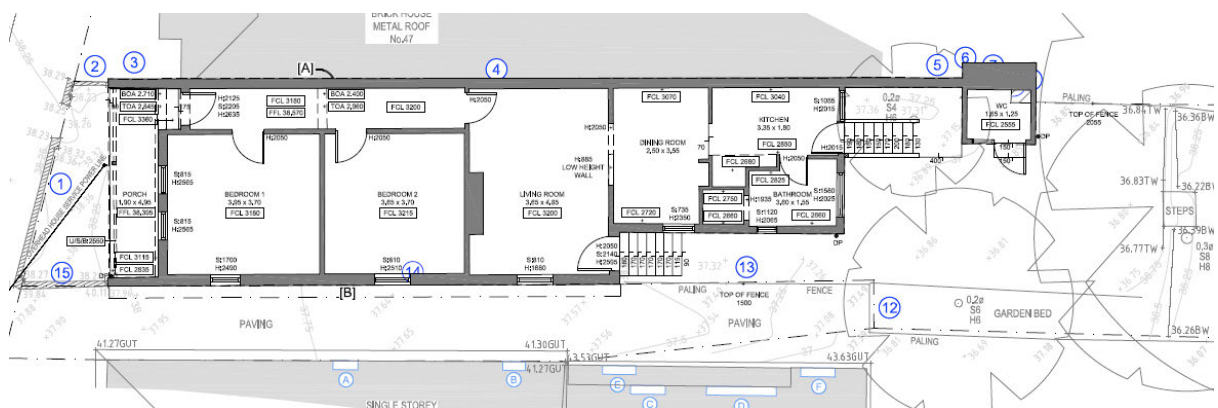


Figure 2: Existing Ground Floor Plan

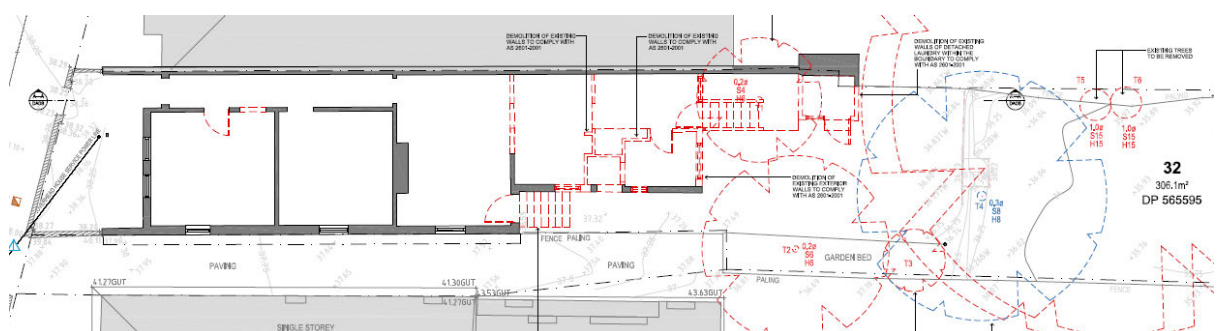


Figure 3: Proposed Demolition Plan

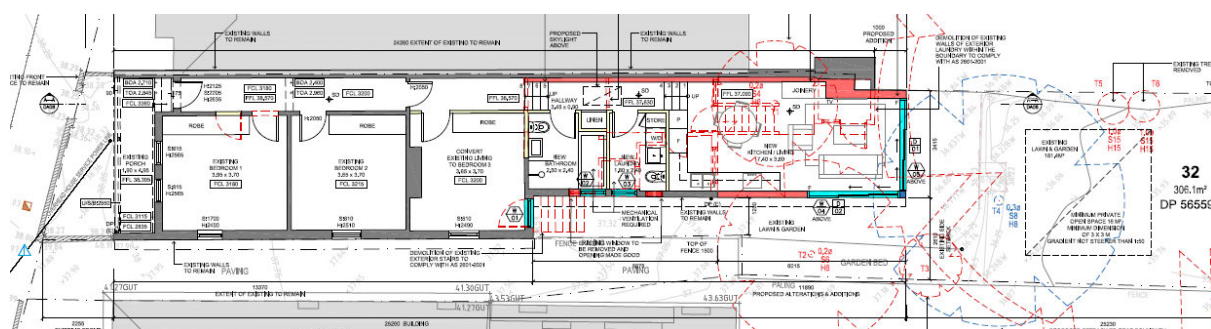


Figure 4: Proposed Ground Floor Plan

Referral to NSLPP:

The application is reported to NSLPP for determination because the proposed alterations and additions include partial demolition of the rear portion of the existing dwelling. As the subject site is a heritage item identified in Schedule 5 of the *North Sydney LEP 2013*, I0571, the proposal is considered sensitive development to such a degree that it may affect the heritage significance of the item. As such, the development must be referred to the panel for determination.

STATUTORY CONTROLS

North Sydney LEP 2013

- Zoning – R2 Low Density Residential
- Item of Heritage – Yes; item no. I0571
- In Vicinity of Item of Heritage – Yes
 - I0568 – 41 Ben Boyd Road
 - I0569 – 43 Ben Boyd Road
 - I0570 – 43A Ben Boyd Road
 - I0572 – 47 Ben Boyd Road
 - I0721 – 16 Undercliff Street
 - I0720 – 14 Undercliff Street
 - I0719 – 12 Undercliff Street
- Conservation Area – No

Environmental Planning & Assessment Act 1979

Environmental Planning and Assessment Regulation 2021

SEPP (Biodiversity and Conservation) 2021

- Chapter 6 Water Catchments

SEPP (Resilience and Hazards) 2021

- Chapter 4 Remediation of Land

SEPP (Sustainable Buildings) 2022

Local Development

POLICY CONTROLS

NORTH SYDNEY DCP 2013

North Sydney Local Infrastructure Contributions Plan 2020

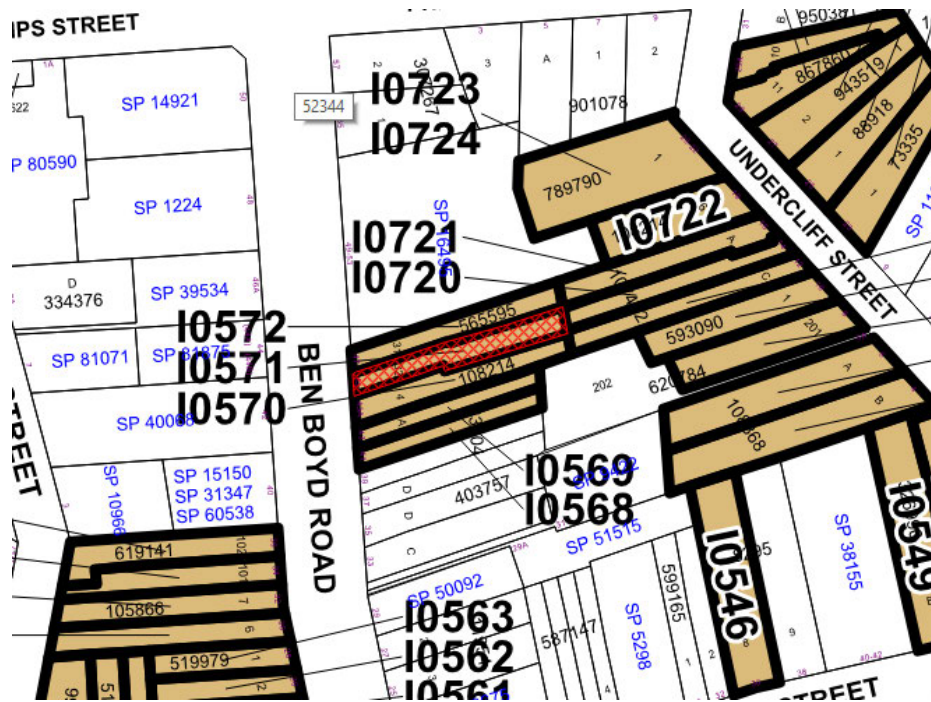


Figure 5: Heritage Map

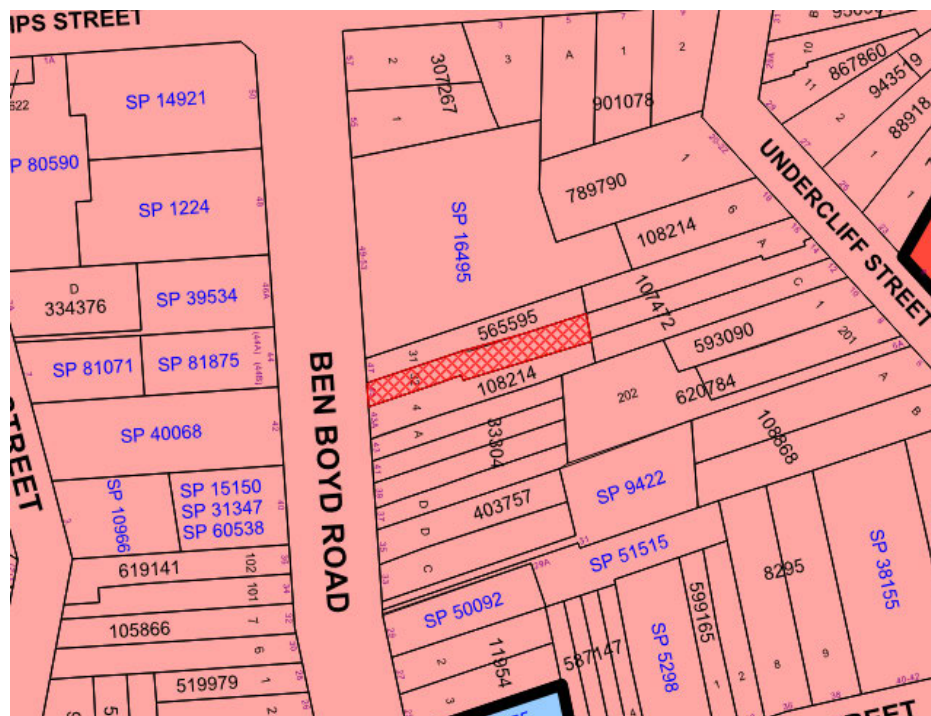


Figure 6: Zoning Map

DESCRIPTION OF LOCALITY

The subject site is legally known as Lot 32 in Deposited Plan 565595. The site is located on the eastern side of Ben Boyd Road and currently contains a single-storey semi-detached brick dwelling. The subject site is an irregular allotment with a frontage width to Ben Boyd Road of 5.505m.

The subject site is located within a low-density area where the built form reflects the predominant zoning. However, the locality does include pockets of higher-density residential development, such as townhouses and residential flat buildings. The immediate area is generally characterised by one or two storey dwellings that are generally both free-standing and attached.

A single-storey dwelling that forms the other half of the semi-detached pair is located directly north of the subject site at No. 47 Ben Boyd Road. This site has a series of outbuildings in the rear yard. This site is also listed as a heritage item, I0572. A part one and part two storey dwelling house is located at the neighbouring property to the south, known as 43A Ben Boyd Road. This site is also listed as a heritage item, I0570.

RELEVANT HISTORY

Previous applications

- According to Council records, the subject site has not been the subject of any development applications.
- **9 June 2023** – A pre-lodgement meeting was held providing advice for alterations and additions to the property. The preliminary plans reviewed were amended, in accordance with Council's advice, to reflect the current architectural plan set.

Current Application

- **22 December 2023** – The application was lodged with Council.
- **4 January 2024** – The application was internally referred to Heritage, Landscape, and Engineering Officers for commentary.
- **14 February 2024** – Site inspection was undertaken with Heritage Officer.
- **11 March 2024** – Site inspection was undertaken of neighbouring property at 47 Ben Boyd Road. Council sought to clarify the nature of works along the common boundary between the subject site and 47 Ben Boyd Road.
- **15 March 2024** – Council issue letter to request to withdraw citing uncertainty in the nature of works along the common boundary with neighbouring property at 47 Ben Boyd Road.
- **19 March 2024** – Council issued a Request for Information letter seeking additional information and clarification regarding the common boundary uncertainty.
- **5 April 2024** – The applicant provided additional information, which included a boundary identification survey and letter from a registered surveyor confirming that the proposed development will not directly impact the neighbouring property at 47 Ben Boyd Road.

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 has been referred to Council's Heritage Team who provided the following comments:

The subject property is a scheduled heritage item and comprises a semi-detached dwelling that has an intact primary form and retains a rear service wing. It shares a common wall with 47 Ben Boyd Road. Although dating from 1906, it is designed in the earlier Victorian-Georgian style. (Note that the heritage inventory sheet incorrectly notes the dwelling as being constructed in 1911). The pair of semis are constructed in brick with roofs clad in corrugated metal roof sheeting. The laundry outbuilding may be original however, its roofing, door and internal finishes are later works. The timber outbuilding is not original, nor is the tessellated tiling on the front verandah and entry path. The high front boundary wall detracts from the dwelling's streetscape presentation as it screens views to the front facade. The property is not located in a conservation area.

North Sydney LEP 2013 Clause 5.10

The proposal to retain the primary building form and primary façade is acceptable. The new works will be acceptably submissive in form, massing, and scale. The front two primary rooms will be retained. The third primary room, the living room will be modified by the addition of a new partition wall to create a bedroom. The chimney breast, fireplace, and marble mantelpiece will be retained as the central focal point of the space. This clause is therefore considered to be satisfied.

North Sydney DCP 2013

An assessment of the proposal, with reference to Part B Section 13 of the North Sydney DCP 2013 has been made with the following elements of the DCP being of note:

- *13.4 Development in the Vicinity of Heritage Items- The proposed development will have a low impact upon the heritage significance and curtilage of the heritage items located at 4 to 20-22 Undercliff Street (excluding 6A) at the rear, 18 to 36 Ben Boyd Road (opposite) and the attached semi and adjacent terraces at 41, 43 and 43A Ben Boyd Road.*
- *13.5.1 Heritage Items – Objective O1 – Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item- The proposal will retain the primary form, front façade, and the significant primary rooms. This control is satisfied.*

Provision P5 Locate change away from original areas of the heritage item that are intact- The proposal is not compliant in that the living room will be modified by the addition of a partition wall. The works, however, are considered acceptable on their merits as the chimney breast and fireplace will remain centred in the room.

- *13.5.2 Form, Massing and Scale - Objective O1 To allow new alterations and additions to heritage items, where new work does not impact on the heritage significance of the heritage item- The proposal will retain the traditional service wing form with a skillion roof. The new works will be submissive in form, massing and scale. No objection is therefore made.*
- *13.5.4 Roofs – Objective O1 To ensure that original roofs, their hierarchy, and materials are maintained- No objection is raised to the proposed skillion roof plane however, Klip Lok roofing is not supported. Corrugated roofing is recommended to be sympathetic to the character of the heritage item.*
- *13.5.5 Interior Layouts – Objective O1 To ensure that significant interior elements are retained and preserved- The proposal will retain the two front room and hallway intact. The third room will be modified by the addition of a partition wall. This is acceptable in this instance as the chimney breast and fireplace will remain centred in the new room.*
- *13.5.7 Group Heritage Items- Objective O1 Retain the significant features or characteristics of the group but allow flexibility for change where significance will not be affected- The proposed works will have an acceptable level of impact to the attached semi and the group of heritage items located at 41 to 45 Ben Boyd Road.*
- *13.9.4 Materials - Objective O1 To ensure that materials and finishes are consistent with the characteristic elements of the heritage item or heritage conservation areas- The use of Klip-Lok roofing is not supported. The proposed colour scheme is acceptable.*
- *13.10.2 Single Storey Attached Dwellings – Provision P2 New additions should generally comply with the examples illustrated in Figures 13.39 to 13.42- The proposal is acceptable.*

Conclusion

The proposal is considered to be acceptable subject to the application of the conditions:

- *A3. No Demolition of Extra Fabric*
- *A4. External Finishes & Materials*
- *C5. Colours, Finishes, and Materials (Heritage Items)*
- *E4. Removal of Extra Fabric*

- *Heritage Requirements*

The following heritage requirements are to be met:

- a) The new metal roof to the rear addition only is to have a traditional corrugated roof profile equal to Custom Orb. No approval is given for Klip-Lok, mini-orb, or tray profile roof sheeting.*
- b) New windows and doors are to be timber framed.*

- c) *The chimney breast, marble mantle piece and cast-iron fireplace are to be retained in the existing living room.*
- d) *The original tongue and groove timber ceilings, skirting boards, ceilings, cornices, and decorative air vents are to be retained in the front three rooms.*
- e) *The archway and associated decorative plaster acanthus leaves are to be retained in the hallway.*
- f) *The coloured glazing and leadlight are to be retained in situ.*

The Certifying Authority must also 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 use of materials consistent with the character of the Conservation Area)

Planner's Comments:

Council's Heritage officer's comments are concurred with. Subsequently the conditions are recommended within the conditions.

ENGINEERING

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

Stormwater from house additions will be discharged via existing kerb outlet. No need for engineering conditions.

Planner's Comments:

Noted and accepted.

STORMWATER DRAINAGE/FLOODING

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

Floor level to be set in accordance with the interim floodplain management policy. Overland flow path is to be checked to ensure that flood water isn't being pushed onto the neighbouring properties.

Planner's Comments:

The Stormwater Engineer has no objection to the proposed development. Council's development engineer also raised no objection, see above, and as such no further action is required. See Clause 5.21 consideration below.

LANDSCAPING

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

T5 & T6 Celtis sinensis (15x15m) are shown for removal. The TPZs of these 2 x trees are not impacted by proposed works. It appears there may be a dispute as to the ownership of these trees which are shown on survey to be within the subject site, with the existing boundary fence deviating to accommodate the trunks. Given the large trunk diameter (DAB 600mm & 450mm respectively), it is possible that the trees may even straddle the boundary. The removal of these large mature canopy trees is not required to enable proposed works, and they shall instead be retained and protected.

T4 Acer japonica is shown for potential transplanting or replacement with 75l A japonica. While such a transplanting is welcomed, the successful transplanting of this tree is considered to be problematic. To avoid future confusion, the conditions shall show T4 to be removed and replaced with a 75l A japonica, but should the applicant choose to transplant existing, such an outcome would also be acceptable (subject to its satisfactory transplanting and maintenance by suitably qualified horticulturalist).

Required Amendments

- *T5 & T6 Celtis sinensis (15x15m) shall be retained and protected*

Planner's Comments:

The proposed extension works do not intersect or interfere with the TPZ of T5 and T6. Despite their classification as a 'weed' species, T5 and T6 provide valuable tree canopy cover to the rear setback of both the subject site and neighbouring property at 47 Ben Boyd Road.

Therefore, the recommendation to retain T5 and T6 is concurred with. Further, as noted by Council's Landscape Development Officer, transplanting of T4 may be problematic. It will therefore be conditioned that T4 be removed and replaced as recommended above.

EXTERNAL REFERRALS

Ausgrid

The application has been referred to Ausgrid under Section 2.48 of SEPP (Transport and Infrastructure) 2021. Ausgrid has provided the following comments:

Ausgrid has no objection to this development application, however the design submission must comply with relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice for construction works near existing electrical assets.

The "as constructed" minimum clearances to Ausgrid's infrastructure must not be encroached by the building development. It also remains the responsibility of the developer and relevant contractors to verify and maintain these clearances onsite.

Planner's Comments:

Noted and accepted.

SUBMISSIONS

On 9 February 2024, Council notified adjoining properties and the Hayes Precinct of the proposed development seeking comment between 9 February – 23 February 2024. Council received one (1) submission.

The issues raised in the submission are summarised below and addressed later herein.

Basis for Submission

- Concern is raised regarding the potential for demolition or similar impacts upon the neighbouring property (47 Ben Boyd Road) including laundry and rear deck.
- The boundary between the two properties is not clear and there is uncertainty as to whether structures that belong to 47 Ben Boyd Road may intersect the boundary.

Planner's Comments:

An inspection of the neighbouring property at 47 Ben Boyd Road was conducted on 11 March 2024. It was not clear on inspection whether the structures located on the subject site or neighbouring property intersected or straddles the common boundary due to the unique 'zig-zag' shape of the boundary.

A letter for withdrawal was issued on 15 March 2024 stating that the information submitted could not be supported. Due to the 'zigzag' shape of the common boundary, it was not abundantly clear if existing structures on either property along the boundary are wholly located within their respective sites. It was therefore considered that there is a possibility for existing structures, including the existing laundry structure and rear deck on the property of No. 47, to incidentally straddle or cross the common boundary, which could in turn, be affected by the proposed demolition and construction within this application.

The applicant provided additional information, including a Boundary Identification Survey, and supporting letter from the Registered Surveyor, which stated that all structures are located as identified on the submitted survey and architectural plans, including those belonging to 47 Ben Boyd Road, and that the proposed demolition and construction works are wholly located within the subject site.

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 10 – Sydney Harbour Catchment

Having regard to the *SEPP (Biodiversity and Conservation) 2021* concerned with 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 given the site's location in Neutral Bay. As such, the development is acceptable having regard to the provisions contained within the above *SEPP 2021* and the Sydney Harbour Foreshores and Waterways DCP 2005.

SEPP (Resilience and Hazards) 2021
Chapter 4 – Remediation of Land

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

SEPP (Transport & Infrastructure) 2021
Chapter 2 – Infrastructure

Having regard to *SEPP (Transport and Infrastructure) 2021*, the proposal was referred to Ausgrid under S2.48 as the development was assessed to potentially affect the electricity transmission or distribution network. Ausgrid raised no objection to the development application.

SEPP (Sustainable Buildings) 2022

A valid BASIX Certificate (*No. A1374757 dated 2 November 2023*) has been submitted with the application to satisfy the aims of the *SEPP*.

NORTH SYDNEY LOCAL ENVIRONMENT PLAN (NSLEP 2013)

1. Permissibility

The proposed works can be defined as alterations and additions to an existing dwelling and are permissible in the zone with development consent.

2. Objectives of the zone

The objectives for the R2 zone are stated below:

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

The proposal seeks to improve the amenity of the occupants of the dwelling and meet their day-to-day housing needs. The proposed development is for alterations and additions to a low density dwelling as encouraged by the objectives. As such, the proposal is aligned with the objectives of the R2 zone.

Part 4 – Principal Development Standards

COMPLIANCE TABLE Principal Development Standards North Sydney Local Environmental Plan 2013			
Site Area – 306.1m²	Proposed	Control	Complies
Clause 4.1 – Subdivision lot size	N/A	N/A	N/A
Clause 4.3 – Heights of Building	6.05m (existing)	8.5m	YES
Clause 4.4 – Floor Space Ratio	N/A	N/A	N/A

3. Heritage Conservation

The subject site is listed as a Heritage Item/located in a Conservation Area under Schedule 5 in *NSLEP 2013*, so the following planning objectives apply to the site:

- (a) *to conserve the environmental heritage of North Sydney,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposal will retain the primary building form and primary façade. The new rear extension works have been designed to be submissive in form, massing, and scale. The proposed extension works will not be readily visible from the streetscape. The front two primary rooms are to be retained with the third primary room and the living room, to be modified by the addition of a new partition wall to create a bedroom. The chimney breast, fireplace, and marble mantelpiece will be retained as the central focal point of the space. As a result, the proposal acceptably maintains the existing significance of the dwelling and site by retaining the street front appear and internal fabric and is therefore satisfactory with regards to Clause 5.10.

4. Flood Planning

The development site is mapped as located within the flood planning area. Therefore, the proposal must consider the provisions under Clause 5.21 of the *NSLEP 2013*. The following planning objectives apply to the site:

- (a) *to minimise the flood risk to life and property associated with the use of land,*
- (b) *to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- (c) *to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- (d) *to enable the safe occupation and efficient evacuation of people in the event of a flood.*

The application is supported by a Flood Certificate prepared by Capital Engineering Consultants. It has been confirmed that the proposal is not affected by the 1% AEP Flood level (36.35m AHD). The stormwater design, completed by Capital Engineering Consultants and dated 30/11/2023, indicates that the proposed extension is set at an RL level of 37.09m AHD which exceeds the minimum freeboard requirement of 300mm. Furthermore, Council's Development Engineer raised no objections regarding the proposal's compatibility with the site's flood characteristics.

As a result, the proposal is compatible with the flood behaviour of the land and will not adversely affect flood behaviour or the safe occupation of the site. The proposal is therefore consistent with the objectives of Clause 5.21.

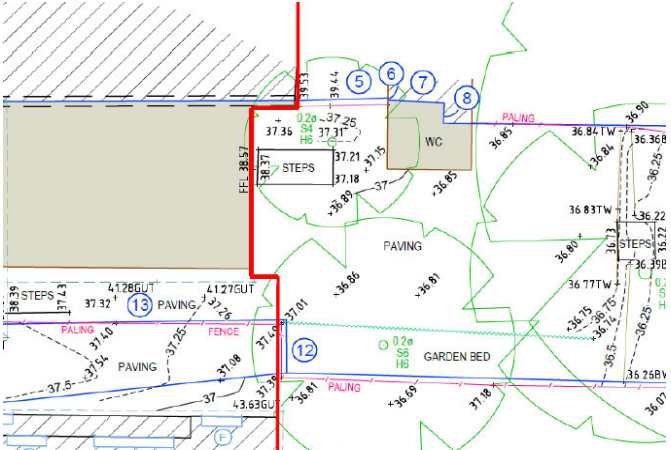
NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013

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

DEVELOPMENT CONTROL PLAN 2013 – Part B Section 1- Residential Development		
	<i>complies</i>	<i>Comments</i>
1.2 Social Amenity		
Population Mix Maintaining Residential Accommodation	Yes	The proposal would not change the population mix and the level of residential accommodation available within the locality and would not affect the supply of affordable housing and housing for seniors or people with disabilities.
1.3 Environmental Criteria		
Topography	Yes	The topography of the site slopes from the front to rear boundary, with minor excavation works proposed as part of the rear extension. The proposed extension seeks to address this by integrating a stepped built form that responds to the topography of the site. The proposed extension requires a maximum fill of 500mm, which is retained to the proposed building footprint and a maximum cut of 300mm which complies. No removal is proposed of rock outcrops, overhangs, boulders, sandstone platforms, or sandstone retaining walls.
Views	Yes	The proposed extension is limited to a single-storey built form. No view lines exist from the subject site or adjoining properties. The tallest portion of the dwelling, being the existing front portion, is to be maintained as existing. There are no changes to the maximum building height. No adverse view loss impact will arise.
Solar Access <ul style="list-style-type: none"> More than 3 hours between 9am – 3pm 	Yes	Due to the orientation of the subject site and the narrow nature of the subject and neighbouring allotments, as well as the sloping topography (which orientates south east across the site) the solar access received for the subject site and immediate adjacent neighbours at 47 and 43A Ben Boyd Road is generally limited as existing. The living area within the rear of the proposed addition will receive solar access from the rear facing glazing on the eastern rear elevation from 9am until 12pm for a total of 3 hours.

		<p>Similarly, the principal private open space area of the subject site will retain direct solar access for at least 3 hours.</p> <p>The proposal will affect the solar access to the neighbouring property at 43A Ben Boyd Road. The proposed extension will cast additional shadows onto the neighbouring site at 12pm on 21 June.</p> <p>The neighbouring site's primary living area is located at the rearmost portion of the dwelling. Despite the additional overshadowing, the eastern rear facing glazing will still receive the required 3 hours of solar access.</p> <p>Similarly, the primary private open space (POS) of the neighbouring property is directly adjacent to the rear of the dwelling and will be similarly affected. Additional shadows will be cast to this area at 12pm on 21 June, however only partially, casting an additional affected area of approximately 8m² over existing conditions.</p> <p>The POS will still receive the required 3 hours of solar access and the additional overshadowing is considered acceptable.</p>
Acoustic Privacy	Yes	<p>The proposed living area is located at the rear of the dwelling, which is a reasonable expectation when considering the dwelling's north-easterly rear orientation. The neighbouring sites at 43A and 47 Ben Boyd Road are unavoidably closely located due to the long and narrow subdivision pattern, and provide similarly located rear facing living spaces, with bedrooms located towards the street front.</p> <p>The proposed location of the living room will not impact any noise-sensitive locations of adjacent dwellings, such as bedrooms.</p>
Visual Privacy	Yes	<p>New windows are proposed on the southern elevation of the rear extension. There will be minimal visual privacy impacts resulting from these windows as they are located at the ground floor and will be obscured by existing fencing and landscaping along the side boundary. As such, the visual privacy of neighbouring sites will be maintained.</p> <p>In addition, but not relied on, hedge planting with a matured height of 3m is proposed along the southern boundary to increase the privacy protection to both the subject site and neighbouring sites.</p>
1.4 Quality built form		
Context	Yes	<p>The proposed alterations and additions respond to the constraints of the site by limiting impacts upon listed heritage item and neighbouring heritage sites, and the sloping topography of the site by creating a stepped extension design.</p>
Streetscape	No changes	<p>There are no proposed changes to the streetscape as part of this application.</p>
Siting	Yes	<p>The proposed built form reflects the siting of neighbouring development along the eastern side of Ben Boyd Road.</p> <p>The site will maintain its single storey presentation to the streetscape.</p>

<p>Setback – Side</p>	<p>Yes</p>	<p>Northern Side Boundary</p> <p>The proposed extension has a maximum wall height of 4.9m along the northern side boundary. The technical requirement for side setbacks is 1.5m.</p> <p>The proposed extension will maintain the nil side setback to the northern side boundary, as existing. Given that the development proposes a nil setback, the Planning Principle - Galea v Marrickville Council 2003 applies to the application where the relevant matters for consideration are addressed below:</p> <p>Is the street characterized by terrace housing?</p> <p>The subject site is currently characterised by a type of terrace housing, being semi-detached dwellings. The party wall between the subject site and 47 Ben Boyd Road currently runs for 24.25m along the northern side boundary. The proposal will extend this wall to 25.25m.</p> <p>Semi-detached dwellings with nil side setbacks are common within the locality.</p> <p>What is the height and length of the wall on the boundary?</p> <p>The proposed wall extension along the northern side boundary will have a length of 12.1m and a maximum height of 4.7m. It is noted that the existing party wall will cover the majority of the extension, with only a portion being visible to the adjoining property at the eastern most portion of the proposed extension.</p> <p>The northern boundary wall will be extended beyond existing by 990mm and will be stepped lower than the existing common wall to reflect the sloping topography of the site.</p> <p>As the wall is positioned on the northern boundary it will have limited impact on natural light and solar access retention.</p> <p>Has the applicant control over the adjoining site(s) or the agreement of their owners?</p> <p>The owner of the subject site does not have control over the adjoining property nor has an agreement in place for maintenance. The proposed boundary wall will be fire-rated, has no windows, has no services (such as pipes), and has no gutters.</p> <p>Party wall consent is not required as no works are proposed on or to any shared walls or structures.</p> <p>What are the impacts on the amenity and/or development potential of adjoining sites?</p> <p>The proposed extension allows for the retention of solar access to neighbouring sites and the subject site. Visual privacy is to be maintained and protected. There are no windows are proposed on the northern elevation.</p>
------------------------------	------------	---

		<p>Whilst the boundary wall is proposed to be extended by 990mm the extent of this wall is limited and is considered to be a minor extension that does not compromise the heritage significance of the subject site and neighbouring site at 47 Ben Boyd Road.</p> <p>Are there arrangements in place for the maintenance of the wall or gutters?</p> <p>No gutters are located along the northern common boundary wall.</p> <p>Southern Side Boundary</p> <p>Similarly, the maximum wall height along the southern aspect of the proposal is 4.35m. The technical requirement for side setbacks is 1.5m.</p> <p>A varying side setback is proposed on the southern side setback, with a minimum distance of 1.2m, which reflects the unique ‘zig-zag’ shape in the side boundaries. The proposed extension maintains the existing width of the rear portion of the dwelling by utilising part of the existing wall and does not propose to extend the footprint south towards the side boundary.</p> <p>The proposal is limited to a single storey and the proposed wall height, being 4.35m, is reflective of the sloping topography of the site.</p> <p>The 4m maximum wall height which allows for a 900mm setback is only minorly breached in this instance (by 350mm). The proposed bulk and scale of the extension is not excessive and maintains a similar level of amenity as existing. Solar access is preserved to the neighbouring site to the south at 43A Ben Boyd Road, which is in alignment with the objectives of 1.4.6.</p>
<p>Front setback</p> <ul style="list-style-type: none"> To match adjoining properties. <p>Rear Setback – Rear</p> <ul style="list-style-type: none"> To match adjoining properties. 	<p>No changes</p> <p>No (acceptable on merit)</p>	<p>No change is proposed to the front setback and will be maintained as existing.</p> <p>The existing rear setback alignment is shown in the figure below.</p>  <p>Figure 7: Existing Rear Setback Alignment</p> <p>The proposed extension pushes the rear building line towards the east as shown in the figure below.</p>

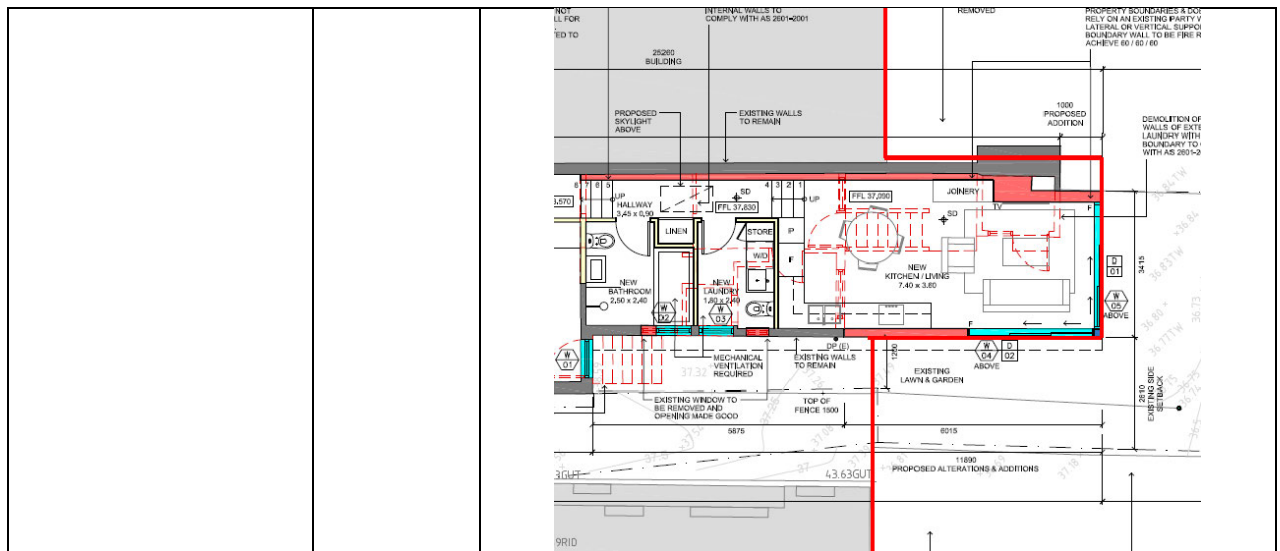


Figure 8: Proposed Rear Setback Alignment

The proposed rear building extends past the existing rear building line of neighbouring properties as shown. The proposed rear extension is not an overdevelopment and complies with site coverage, unbuilt upon area, and landscape area, and is generally reflective of the long and narrow shape of the subject lot.

The proposed rear extension does not result in any adverse amenity impacts and complies with solar access requirements for the subject site and neighbouring properties. Visual privacy is generally maintained as existing. The proposed extension will have a limited impact with properties to the rear, given the site’s depth, with the extent of the proposal setback 25.7m from the rear boundary.

The proposed extension is generally aligned with the northern boundary wall, and solar access to the subject site is improved in this arrangement. Due to the orientation of the site, the private open space and glazing of the proposed primary living area is now unaffected by the existing northern side boundary wall, when compared to existing.

As a result, the proposed variation to the rear setback is acceptable in this circumstance.

<p>Form Massing Scale</p> <ul style="list-style-type: none"> Floor to ceiling height 2.7m 	<p>Yes</p>	<p>the proposed finished floor level of the extension does not exceed 1m above ground level, with the extension designed to ‘step’ with the topography of the site to reduce any perceived bulk and scale of the addition and reduce any visual privacy impacts.</p>
<p>Built Form Character</p>	<p>Yes</p>	<p>The proposed floor-to-ceiling heights of the extension achieve the minimum of 2.7m.</p>
<p>Dwelling Entry</p>	<p>No changes</p>	<p>The proposed alterations and additions are located at the rear of the dwelling and below the existing ridgeline. As such, the proposed extension works are not readily visible from the public domain. There are no changes proposed to the street front façade.</p>
<p>Dwelling Entry</p>	<p>No changes</p>	<p>No changes are proposed to the dwelling entry and will maintain its existing configuration and appearance.</p>

Roofs	Yes	<p>The proposed extension will be constructed with a steel skillion/flat roof, which is a characteristic form within the immediate context of the subject site and is consistent with rear extension developments of neighbouring dwellings.</p> <p>A skillion/flat roof reduces potential overshadowing and solar access impacts. The primary roof form possessed by the original portion of the dwelling is to be retained as existing and maintain its presentation to the streetscape.</p> <p>It should be noted that a skillion/flat roof was supported as per the Pre-DA advice provided on 18 July 2023.</p>																
Materials	Yes	<p>The colours and materials are proposed to match the existing dwelling. As per the colours and materials schedule, external walls are to be painted face brick and colour matched.</p> <p>Similarly, the proposed skillion/flat roof is to be constructed of Colourbond and match the existing roof colour.</p>																
1.5 Quality Urban Environment																		
Site Coverage	Yes	<p>The proposed site coverage is 120.8m² which represents 39% of the site. The maximum site coverage permitted is 153.05m².</p> <p>The proposal is compliant in this regard.</p>																
Landscape Area	Yes	<table border="1" data-bbox="762 1106 1369 1344"> <thead> <tr> <th>Control</th> <th>Existing</th> <th>Proposed</th> <th>Compliance</th> </tr> </thead> <tbody> <tr> <td>Site coverage</td> <td>105m²</td> <td>120.8m²</td> <td>Yes</td> </tr> <tr> <td>Landscaped area</td> <td>134.7m²</td> <td>136.7m²</td> <td>Yes</td> </tr> <tr> <td>Unbuilt-upon area</td> <td>66.4m²</td> <td>48.6m²</td> <td>Yes</td> </tr> </tbody> </table> <p>Landscaped Area</p> <p>A landscaped area of 136.7m² is proposed, which represents 45% of the total site area. The proposal is compliant in this regard.</p> <p>Unbuilt Upon Area</p> <p>The existing unbuilt upon area is non-compliant and currently represents 22% of site area (66.4m²).</p> <p>Unbuilt upon area within the front setback is to be maintained as existing. However, within the rear setback, unbuilt upon area is to be reduced as a result of the increasing site coverage (owing to the proposed extension). Portions of the rear unbuilt upon area is also to be converted to landscaped area. In total, 48.6m² of unbuilt upon area is proposed, which represents 16% of the site area. This is a reduction of 8%. The proposal is therefore now compliant.</p>	Control	Existing	Proposed	Compliance	Site coverage	105m ²	120.8m ²	Yes	Landscaped area	134.7m ²	136.7m ²	Yes	Unbuilt-upon area	66.4m ²	48.6m ²	Yes
Control	Existing	Proposed	Compliance															
Site coverage	105m ²	120.8m ²	Yes															
Landscaped area	134.7m ²	136.7m ²	Yes															
Unbuilt-upon area	66.4m ²	48.6m ²	Yes															

<p>Landscaping</p> <ul style="list-style-type: none"> • Planters – 110mm (diameter) x depth 135mm • Trees should provide 50% canopy cover over landscaped areas at maturity 	<p>Yes (as conditioned)</p>	<p>The site is not identified as located within the Bushland Buffer.</p> <p>Five (5) trees are proposed to be removed, and one (1) is to be transplanted. One (1) tree is required to be removed due to the building works, and the remainder are to be removed due to the landscaping upgrades to the site.</p> <p>As recommended by Council’s Landscape Development Officer, the proposed extension works do not intersect or interfere with the TPZ of T5 and T6. Despite their classification as a ‘weed’ species, T5 and T6 provide valuable tree canopy cover to the rear setback of both the subject site and neighbouring property at 47 Ben Boyd Road.</p> <p>The recommendation to retain T5 and T6 is concurred with and is suitably conditioned. Further, as noted by Council’s Landscape Development Officer, transplanting of T4 may be problematic. It will therefore be conditioned that T4 be removed and replaced instead.</p> <p>Natural ground levels are generally maintained outside of proposed building footprint.</p>
--	-----------------------------	--

Neutral Bay Planning Area – Part C of NSDCP 2013

The subject site is located within the Neutral Neighbourhood of the Neutral Bay Planning Area. The neighbourhood is characterised predominantly by residential accommodation, passive and active recreational spaces, and small-scale commercial activities. The northern portion of the Area generally falls to the south down to the foreshores of Sydney Harbour.

The desired future character for the area is to maintain the low-density residential accommodation in the form of dwelling houses, semi-detached houses, and dual occupancies. Development should be carefully designed to follow the topography of the land, with buildings on sloping sites.

The proposal maintains the existing low-density character of the locality by restricting the extension works to a single storey. The proposal does not alter the character of the site and maintains its presentation to the streetscape as a semi-detached dwelling. The subject site slopes from the front to the rear boundary. The proposed extension steps down the site to minimise the perception of excessive bulk and scale and reduce any adverse amenity impacts to neighbouring sites.

LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

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

Contribution amounts payable

Applicable contribution type		
s7.12 contribution details	Development cost:	\$385,000
<i>(payment amount subject to indexing at time of payment)</i>	Contribution:	\$3,850

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

ALL LIKELY IMPACTS OF THE DEVELOPMENT

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

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

SUBMITTERS CONCERNS

The application was notified to adjoining properties and the Hayes Precinct. Council received one (1) submission where the following matters were raised:

Impact upon neighbouring structures and demolition along the side boundary

- *Concern is raised regarding the potential for demolition or similar impacts upon the neighbouring property (47 Ben Boyd Road) including laundry and rear deck.*
- *The boundary between the two properties is not clear and there is uncertainty as to whether structures that belong to 47 Ben Boyd Road may intersect the boundary. Their potential demolition will require neighbouring owner's consent.*

An inspection of the neighbouring property at 47 Ben Boyd Road was conducted on 11 March 2024. It was not clear on inspection whether the structures located on the subject site or neighbouring property intersected or straddles the common boundary due to the unique 'zig-zag' shape of the boundary.

The applicant provided additional information, including a Boundary Identification Survey, and supporting letter from the surveyor, which stated that all structures are located as identified on the submitted survey and architectural plans, including those belonging to 47 Ben Boyd Road, and that the proposed demolition and construction works are wholly located within the subject site.

PUBLIC INTEREST

The proposal would not result in any unreasonable impacts to the streetscape, Neutral Neighbourhood area, and the heritage status of the site. The proposal maintains the existing low-density character of the locality by restricting the extension works to a single storey located at the rear of the property. The proposal is acceptable in its impacts to neighbouring properties and therefore, would not be contrary to the public interest.

SUITABILITY OF THE SITE

The proposal involves residential development in a residential zone. The proposed works are wholly contained within the rear of the site and will not be readily visible from the public domain. The proposal does not pose any significant impacts to neighbouring dwellings and the streetscape. The proposal is considered to be suitable for the subject site.

HOW WERE THE COMMUNITY VIEWS TAKEN INTO CONSIDERATION?

The subject application was notified to adjoining properties and the Hayes Precinct for 14 days where the issue of works along the common side boundary were raised. The concerns in this regard have been addressed in this report and the appropriate conditions of consent have been recommended to maintain the amenity of adjoining properties.

CONCLUSION

The development application has been assessed against the relevant planning instruments and policies, in particular the *North Sydney Local Environmental Plan 2013* and the *North Sydney Development Control Plan 2013*, and generally found to be satisfactory.

The proposal maintains the existing low-density character and its heritage significance of the locality by restricting the extension works to a single storey form towards the rear of the site which will not be visible from the streetscape.

One (1) unique submission was received raising concerns regarding the potential for demolition and/or associated impacts on neighbouring structures along the common side boundary. The boundary identification survey was provided in response, which resolve any doubt, stating that that all structures are located wholly within the site as identified on the submitted survey and architectural plans.

Having regard to the merits of the proposal, the application is recommended for approval subject to appropriate standard and site-specific conditions for the reasons provided below.

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. 359/2023 for alterations and additions to the existing heritage dwelling on land at 45 Ben Boyd Road, Neutral Bay subject to the following site specific and standard conditions:

Tree Protection Measures

D5. The tree protection measures detailed in the approved Tree Protection and Management Plan, and as directed by the project arboriculturist shall be established before work commences.

(Reason: To ensure that the stability and ongoing viability of trees being retained are not compromised Tree protection measures)

Project Arborist Engaged

D6. A project arborist to be engaged:

- The project arboriculturist shall inspect tree protection measures and certify in writing to the Principal Certifying Authority the measures comply with the approved Tree Protection Plan and as directed by the project arboriculturist before work commences.
- The project arboriculturist shall provide guidance and oversight of tree protection and management to ensure that the stability and ongoing viability of trees being retained is not compromised.
- The project arboriculturist must contact the tree pruning contractor and Council's Tree Management Officer (giving at least 2 working days' notice) to arrange a joint site meeting, prior to commencing any pruning, to determine the exact location and extent of pruning that is permissible, with the tree pruning contractor to comply with any instructions issued by Council, acting reasonably.
- Any pruning must be undertaken by a practicing arborist with a minimum Australian Qualification Framework Level 3 in arboriculture, in accordance with the principles of the Australian Standard AS 4373-2007 'Pruning of Amenity Trees,' and the NSW Work Cover Code of Practice for the Amenity Tree Industry (1998), as well as any instructions issued on site by Council, acting reasonably.
- The practicing arborist must keep a log of dates and times of when they attended the site, the type of works that were performed, and must form part of the certification required prior to Occupation.

(Reason: Tree protection measures)

Protection of Public Trees

D7. The following tree(s) are required to be protected and retained as part of the development consent in accordance with AS 4970-2009 – Protection of trees on development sites:

Tree	Location	Protection
3 x <i>Magnolia</i> 'Little Gem' (to 2m)	Council verge in front of 47, 45 & 43A Ben Boyd Rd	1.8m high steel mesh tree protection fencing

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

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

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

(Reason: Protection of existing environmental and community assets)

Arborist to be commissioned

E25. An experienced AQF Level 5 consulting arborist must be commissioned to assist the design development, contract documentation and overseeing of construction works on the site for their duration by undertaking regular inspections of the works in progress and providing advice in relation to tree matters.

Written details of the engagement of the experienced arborist must be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

Note: This condition, and any advice given by the consulting arborist, should not be construed as authorising the carrying of development with/ otherwise than in accordance with the development consent.

(Reason: To ensure that all matters relating to trees are resolved and recorded using best practice)

Tree Protection

E26. To ensure the protection of all trees to be retained, the following measures are to be undertaken:

- a) All documentation for the Construction Certificate application must show the site trees to be retained, and retention of the adjoining trees, with their positions and diameters of trunks and crowns (canopies) to be clearly and accurately shown in relation to all levels of the proposed development.
- b) All plans and correspondences must refer to the required compliance with the approved Tree Protection and Management Plan, and clearly show the assigned number of each tree on site, adjoining and Council land.

- c) A Consulting Arboriculturist (“the project arboriculturist”), who holds a minimum Australian Qualification Framework Level 5 in Arboriculture, is a registered consulting member of a nationally recognised arboricultural organisation or association, and who does not remove or prune trees in the North Sydney local government area, shall be engaged before work commences for the duration of site preparation, demolition, construction and landscaping.
- d) The project arboriculturist shall inspect, monitor, supervise, provide recommendations and written reports and certification relating to protection of the trees and compliance with the conditions of consent.
- e) The contact details of the project arboriculturist shall be advised to council before work commences and maintained up to date for the duration of works. If a new project arborist is appointed details of the new project arborist shall be notified to council within 7 days.

(Reason: Tree protection measures)

JACK VARKA
ASSESSMENT OFFICER

ISOBELLA LUCIC
TEAM LEADER ASSESSMENTS

STEPHEN BEATTIE
MANAGER DEVELOPMENT SERVICES

NORTH SYDNEY COUNCIL
CONDITIONS OF DEVELOPMENT APPROVAL
45 BEN BOYD ROAD, NEUTRAL BAY
DEVELOPMENT APPLICATION NO. 359/23

A. Conditions that Identify Approved Plans

Development in Accordance with Plans/Documentation

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

Plan No.	Rev	Description	Prepared by	Dated
DA01	C	Site & Site Analysis Plan	Sydesign	31/10/2023
DA03	C	Demolition Plan	Sydesign	31/10/2023
DA04	C	Ground Floor Plan	Sydesign	31/10/2023
DA05	B	Roof Plan	Sydesign	31/10/2023
DA06	C	North & South Elevations	Sydesign	31/10/2023
DA07	C	East & West Elevations	Sydesign	31/10/2023
DA08	C	Section A-A	Sydesign	31/10/2023
DA09	C	Streetscape Elevation	Sydesign	31/10/2023
DA10	C	Schedule of Materials & Finishes	Sydesign	31/10/2023
23159	A	Landscape Plan	Vision Dynamics	30/10/2023

(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)

External Finishes and Materials

- A4. External finishes and materials must be in accordance with the submitted schedule on drawing DA10 Revision C, dated 31 October 2023, prepared by Sydesign and received by Council on 19 December 2023 unless otherwise modified by Council in writing or by condition. 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 ensure that the form of the development undertaken is in accordance with the determination of Council, Public Information)

C. *Prior to the Issue of a Construction Certificate (and ongoing, where indicated)***Dilapidation Survey Private Property (Neighbouring Buildings)**

- C1. A photographic survey and dilapidation report of adjoining property No. 47 Ben Boyd Road detailing the physical condition of those properties, both internally and externally, including, but not limited to, such items as walls, ceilings, roof, structural members and other similar items, MUST BE submitted to the Principal Certifier for approval prior to the issue of 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.

**45 BEN BOYD ROAD, NEUTRAL BAY
DEVELOPMENT APPLICATION NO. 359/23**

Page 3 of 27

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 (Semi-detached and Terrace Buildings)

- C2. A report from an appropriately qualified and practising structural engineer, certifying the structural adequacy of the adjoining property No. 47 Ben Boyd Road, Neutral Bay which certifies the ability to withstand the proposed works and outlines any measures required to be implemented to ensure that no damage will occur to adjoining premises 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.

Under no circumstances shall the party or common wall be extended or altered without the prior written consent of the adjoining owner. Any such extension of the party wall shall be noted on title by way of appropriate easement or Section 88B instrument.

(Reason: To ensure the protection and structural integrity of adjoining properties, and that common law property rights are recognised)

Structural Adequacy of Existing Building

- C3. A report prepared by an appropriately qualified and practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction shall be submitted to the Principal Certifier for approval prior to issue of 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)

Waste Management Plan

- C4. 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)

Colours, Finishes and Materials (Heritage Items)

- C5. A traditional palette of finishes, materials and colour schemes must be selected for the new building works appropriate to the architectural style of the original building and 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 fully satisfy the requirements of this condition prior to the release of the Construction Certificate.

(Reason: To ensure that exterior colours, finishes and materials are sympathetic to the significance of the heritage item.)

Skylight(s)

- C6. 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 Principal Certifier for approval prior to the issue of any Construction Certificate.

The Principal Certifier 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)

Roofing Materials - Reflectivity

- C7. 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

- C8. 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

- C9. Stormwater runoff generated by the approved development must be conveyed by gravity to the existing site stormwater drainage disposal system. A licensed tradesman shall install plumbing components to achieve this requirement in accordance with the NCC and current plumbing standards and guidelines. Plans and specifications which comply with this condition must be submitted to the Principal Certifier for approval prior to the issue of 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)

Tree Bond for Public Trees

- C10. Prior to the issue of any construction certificate, security in the sum of \$8,000.00 must be provided to Council for the protection of trees in public places, including the making good of any damage caused to such trees. The security is to be provided in accordance with the Schedule below.

**45 BEN BOYD ROAD, NEUTRAL BAY
DEVELOPMENT APPLICATION NO. 359/23**

Page 6 of 27

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 Species	Location
3 x <i>Magnolia</i> 'Little Gem' (to 2m)	Council verge in front of 47, 45 & 43A Ben Boyd Rd

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

Tree Protection Measures to be shown on Construction Drawings

- C11. The tree protection measures contained in the arborist report prepared by Graham Brooks Arboricultural Services dated 27/10/23, and as subsequently amended to reflect the conditions contained herein, shall be shown clearly on the Construction Certificate drawings. Plans and specifications showing the said tree protection measures must be submitted to the Certifying Authority for approval prior to the issue of any Construction Certificate. The Certifying Authority must ensure the construction plans and specifications submitted, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

(Reason: To ensure that appropriate tree protection measures are shown on construction drawings.)

Protection of Trees

- C12. The following tree(s) are required to be protected and retained as part of the development consent in accordance with AS 4970-2009 – Protection of trees on development sites:

**45 BEN BOYD ROAD, NEUTRAL BAY
DEVELOPMENT APPLICATION NO. 359/23**

Page 7 of 27

Tree	Location	Height
3 x <i>Magnolia</i> 'Little Gem'	Council verge in front of 47, 45 & 43A Ben Boyd Rd	To 2m
T5 & T6 <i>Celtis sinensis</i>	Boundary between 45 & 47 Ben Boyd Rd	15x15m
T7 <i>Alnus jorullensis</i>	Rear setback-45 Ben Boyd Rd	10x6m
T8 <i>Cyathea australis</i>	Rear setback-45 Ben Boyd Rd	10x4m

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.)

Approval for Removal of Trees

- C13. The following tree(s) are approved for removal in accordance with the development consent:

Trees that are acceptable to remove	Location	Height
T1 <i>Pittosporum undulatum</i>	Rear setback-45 Ben Boyd Rd	6x4m
T2 <i>Magnolia sp</i>	Rear setback-45 Ben Boyd Rd	6x6m
T3 <i>Camelia sasanqua</i>	Rear setback-45 Ben Boyd Rd	6x8m
T4 <i>Acer japonica</i>	Rear setback-45 Ben Boyd Rd	8x8m

Removal of any other tree on the site is not approved, excluding species exempt under Council's Tree Preservation Order.

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.)

Section 7.12 Development Contributions

- C14. 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 \$3,850.00.

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.

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

Security Deposit/Guarantee Schedule

- C15. 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)	\$8,000.00
TOTAL BONDS	\$8,000.00

Note: The following fees applicable

Fees	
Section 7.12 Development Contributions:	\$3,850.00
TOTAL FEES	\$3,850.00

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

(Reason: Compliance with the development consent)

BASIX Certificate

C16. Under clause 75 of the Environmental Planning and Assessment Regulation 2021, it is a condition of this development consent that all the commitments listed in BASIX Certificate No. A1374757 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)

Amendments to the Landscape Plan

C17. The landscape plan must be amended as follows to provide an appropriate landscaped setting:

- T5 & T6 *Celtis sinensis* (15x15m) shall be retained and protected

An amended landscape plan 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 amended landscape plan and other plans and specifications submitted fully satisfy the requirements of this condition.

(Reason: To ensure residential amenity)

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

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

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

No canopy pruning shall be permitted.

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

Temporary Fences and Tree Protection

- D2. All protected trees on-site that are specifically nominated as per Condition C12 to be retained by notation on plans or by condition as a requirement of this consent must be tagged with luminous tape or the like for purposes of identification prior to demolition, excavation or construction works and must remain so for the duration of works on the site. No materials or builder's waste are to be stored in the vicinity of the nominated tree/trees at any time.

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

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

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 two 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)

Tree Protection Measures

D5. The tree protection measures detailed in the approved Tree Protection and Management Plan, and as directed by the project arboriculturist shall be established before work commences.

(Reason: To ensure that the stability and ongoing viability of trees being retained are not compromised Tree protection measures.)

Project Arborist Engaged

D6. A project arborist to be engaged:

- The project arboriculturist shall inspect tree protection measures and certify in writing to the Principal Certifying Authority the measures comply with the approved Tree Protection Plan and as directed by the project arboriculturist before work commences.
- The project arboriculturist shall provide guidance and oversight of tree protection and management to ensure that the stability and ongoing viability of trees being retained is not compromised.
- The project arboriculturist must contact the tree pruning contractor and Council's Tree Management Officer (giving at least 2 working days' notice) to arrange a joint site meeting, prior to commencing any pruning, to determine the exact location and extent of pruning that is permissible, with the tree pruning contractor to comply with any instructions issued by Council, acting reasonably.
- Any pruning must be undertaken by a practicing arborist with a minimum Australian Qualification Framework Level 3 in arboriculture, in accordance with the principles of the Australian Standard AS 4373-2007 'Pruning of Amenity Trees,' and the NSW Work Cover Code of Practice for the Amenity Tree Industry (1998), as well as any instructions issued on site by Council, acting reasonably.
- The practicing arborist must keep a log of dates and times of when they attended the site, the type of works that were performed, and must form part of the certification required prior to Occupation.

(Reason: Tree protection measures.)

Protection of Public Trees

D7. The following tree(s) are required to be protected and retained as part of the development consent in accordance with AS 4970-2009 – Protection of trees on development sites:

Tree	Location	Protection
3 x <i>Magnolia</i> 'Little Gem'(to 2m)	Council verge in front of 47, 45 & 43A Ben Boyd Rd	1.8m high steel mesh tree protection fencing

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

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

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

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

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)

Removal of Extra Fabric

- E4. 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

- E5. The following must be complied with at all times:
- (a) Materials must not be burnt on the site.
 - (b) Vehicles entering and leaving the site with soil or fill material must be covered.
 - (c) Dust suppression measures must be carried out to minimise wind-borne emissions in accordance with the NSW Department of Housing's 1998 guidelines - Managing Urban Stormwater: Soils and Construction.
 - (d) Odour suppression measures must also be carried out where appropriate so as to prevent nuisance occurring at adjoining properties.

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

Noise and Vibration

- E6. 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)

**45 BEN BOYD ROAD, NEUTRAL BAY
DEVELOPMENT APPLICATION NO. 359/23**

Page 14 of 27

No Work on Public Open Space

- E7. 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)

Protection of Trees

- E8. All trees required to be retained, as part of this consent must be protected from any damage during construction works in accordance with AS4970-2009. All recommendations contained within the tree report prepared by Graham Brooks Arboricultural Services, dated 27 October 2023, and is subsequently amended to reflect the conditions contained herein, must be implemented for the duration of the works.

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

Notes: If the nominated tree is damaged to a significant degree or removed from the site without prior written approval being obtained from Council, the issuing of fines or legal proceedings may be commenced for failure to comply with the conditions of this consent.

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

Trees to be Removed

- E9. All trees on the site must be protected and retained save for those expressly identified below as being approved for removal:

Trees that are acceptable to remove	Location	Height
<i>T1 Pittosporum undulatum</i>	Rear setback-45 Ben Boyd Rd	6x4m
<i>T2 Magnolia sp</i>	Rear setback-45 Ben Boyd Rd	6x6m
<i>T3 Camelia sasanqua</i>	Rear setback-45 Ben Boyd Rd	6x8m
<i>T4 Acer japonica</i>	Rear setback-45 Ben Boyd Rd	8x8m

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

Special Permits

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

The 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:

1) **On-street mobile plant**

E.g., 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)

**45 BEN BOYD ROAD, NEUTRAL BAY
DEVELOPMENT APPLICATION NO. 359/23**

Page 16 of 27

Noxious Plants

E11. All lantana, privet, rubber trees, asthma weed, and other declared noxious plants on the site, must be eradicated before the commencement of landscape works.

(Reason: To ensure that plants identified as weed species are not allowed to proliferate or interfere with a quality landscaping outcome)

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
All zones	Monday - Friday	7.00 am - 5.00 pm
	Saturday	8.00 am - 1.00 pm
	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 and Enforcement Policy.

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

Out-of-hours' Work Permits

E13. 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*.

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.

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

Installation and Maintenance of Sediment Control

- E14. 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)

Sediment and Erosion Control Signage

- E15. 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

- E16. 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 workplace determines the type of amenities required.

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

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

Health and Safety

- E17. 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.

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

Community Information

- E18. Reasonable measures must be undertaken at all times to keep nearby residents informed about the proposed work, such as by way of signs, leaflets, public meetings and telephone contact numbers, to ensure that adjoining residents are aware of the likely duration of the construction works on the site

(Reason: To ensure that residents are kept informed of activities that may affect their amenity)

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)

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.

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

Imported Fill Material

- E21. The only waste derived fill material that may be received at the development site is:
- a) Virgin excavated natural material (within the meaning of the Protection of the Environment Operations Act 1997); and
 - b) Any other waste-derived material the subject of a resource recovery exemption under cl. 51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any waste-derived material the subject of a resource recovery exemption received at the development site, must be accompanied by documentation as the material's compliance with the exemption conditions and must be provided to the Principal Certifier on request.

(Reason: To ensure that imported fill is of an acceptable standard for environmental protection purposes)

Waste Disposal

- E22. 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

- E23. 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)

Service Adjustments

- E24. Where required, the adjustment or inclusion of any new utility service or facilities must be carried out by an appropriate 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)

Arborist to be commissioned

- E25. An experienced AQF Level 5 consulting arborist must be commissioned to assist the design development, contract documentation and overseeing of construction works on the site for their duration by undertaking regular inspections of the works in progress and providing advice in relation to tree matters.

Written details of the engagement of the experienced arborist must be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

Note: This condition, and any advice given by the consulting arborist, should not be construed as authorising the carrying of development with/ otherwise than in accordance with the development consent.

(Reason: To ensure that all matters relating to trees are resolved and recorded using best practice.)

Tree Protection

- E26. To ensure the protection of all trees to be retained, the following measures are to be undertaken:

- a) All documentation for the Construction Certificate application must show the site trees to be retained, and retention of the adjoining trees, with their positions and diameters of trunks and crowns (canopies) to be clearly and accurately shown in relation to all levels of the proposed development.
- b) All plans and correspondences must refer to the required compliance with the approved Tree Protection and Management Plan, and clearly show the assigned number of each tree on site, adjoining and Council land.
- c) A Consulting Arboriculturist (“the project arboriculturist”), who holds a minimum Australian Qualification Framework Level 5 in Arboriculture, is a registered consulting member of a nationally recognised arboricultural organisation or association, and who does not remove or prune trees in the North Sydney local government area, shall be engaged before work commences for the duration of site preparation, demolition, construction and landscaping.
- d) The project arboriculturist shall inspect, monitor, supervise, provide recommendations and written reports and certification relating to protection of the trees and compliance with the conditions of consent.
- e) The contact details of the project arboriculturist shall be advised to council before work commences and maintained up to date for the duration of works. If a new project arborist is appointed details of the new project arborist shall be notified to council within 7 days.

(Reason: Tree protection measures.)

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

National Construction Code

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

(Reason: Prescribed - Statutory)

Home Building Act

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

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.
- 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.

**45 BEN BOYD ROAD, NEUTRAL BAY
DEVELOPMENT APPLICATION NO. 359/23**

Page 24 of 27

- 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.
- 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)

Maximum Capacity Site Sign

- F11. A sign must be displayed in a prominent position in the building stating the maximum number of persons, as specified in this development consent, that are permitted in the building.

(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

**45 BEN BOYD ROAD, NEUTRAL BAY
DEVELOPMENT APPLICATION NO. 359/23**

Page 25 of 27

- b. to repair and make good any damaged public infrastructure caused as a result of any works relating to the development (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete vehicles) must be fully repaired;

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

(Reason: Maintain quality of Public assets)

Access to Premises

- G2. Prior to the issue of any Occupation Certificate, a certificate must be prepared an appropriately qualified and practising Civil Engineer certifying that access and facilities for persons with a disability in accordance with the National Construction Code and AS Disability (Access to Premises - buildings) Standards 2010 (Premises Standards) has been provided. This certificate must be submitted to, and approved by, the Principal Certifier prior to issue of the Occupation Certificate.

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

Certification - Civil Works

- G3. a) An appropriately qualified and practising Civil Engineer must certify to the Principal Certifier that the stormwater drainage system is constructed in accordance with this consent and the provisions of the applicable Australian Standard. A copy of the certificate must be submitted to Council (if it is not the Principal Certifier) upon completion of the development works and prior to the issue of an Occupation Certificate.
- b) An appropriately qualified and practicing Civil Engineer must certify to the Principal Certifier that the vehicular crossing and associated works and road works were constructed in accordance with this consent and any approval for works in the road reserve issued by the Council. A copy of the certificate must be submitted to Council (if it is not the Principal Certifier), upon completion of the development works and prior to the issue of an Occupation Certificate.

(Reason: Compliance with the Consent)

Damage to Adjoining Properties

- G4. 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)

**45 BEN BOYD ROAD, NEUTRAL BAY
DEVELOPMENT APPLICATION NO. 359/23**

Page 26 of 27

Utility Services

- G5. 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)

Certification of Tree Condition

- G6. Prior to the issue of an Occupation Certificate, a report prepared by an appropriately qualified person (being an arborist or the like) must be submitted to the Principal Certifier, describing the health of the tree(s) specifically nominated below: -

Tree	Location	Height
3 x <i>Magnolia</i> 'Little Gem'	Council verge in front of 47, 45 & 43A Ben Boyd Rd	To 2m
T5 & T6 <i>Celtis sinensis</i>	Boundary between 45 & 47 Ben Boyd Rd	15x15m
T7 <i>Alnus jorullensis</i>	Rear setback-45 Ben Boyd Rd	10x6m
T8 <i>Cyathea australis</i>	Rear setback-45 Ben Boyd Rd	10x4m

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

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

BASIX Completion Certificate

- G7. 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 Certificate.

(Reason: To ensure compliance with the Regulations)

Landscaping

- G8. The landscaping shown in the amended landscape plan, required to be prepared under Condition C17, must be completed prior to the issue of any Occupation Certificate.

(Reason: To ensure compliance)

Damage to Adjoining Properties

- G9. On completion of the development the subject of this consent and prior to the issue of the Occupation Certificate, a report is to be prepared by an appropriately qualified consultant and is to be provided to the Principal Certifier (and a copy to Council if it is not the Principal Certifier) certifying:

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

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

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

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

Verification Statement (External Finishes and Materials)

- G10. Prior to the issue of any Occupation Certificate, a verification statement from a qualified designer or architect (preferably the original designer), must be submitted to Council and the Principal Certifier certifying that the external finishes and materials are in accordance with the approved schedule of finishes and materials identified in this consent.

“qualified designer” means a person registered as an architect in accordance with the Architects Act 2003 cf 50(1A) EP&A Regs 2000.

(Reason: To ensure the design quality and finishes for residential flat development)

I. Ongoing/Operational Conditions

Maintenance of Approved Landscaping

- I1. The owner of the premises at 45 Ben Boyd Road is to maintain the landscaping approved by this consent generally in accordance with undated drawing number 23159, Rev A, prepared by Vision Dynamics, as modified by Conditions C12 and C17.

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

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



North Sydney Council

Copyright © North Sydney Council - No part of this map may be reproduced without permission. Commercial decisions should not be made based on information contained in this map without first checking details held by the responsible Government authority.

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

Scale: 1:1200 approx.



ALTERATIONS TO REAR PORTION OF EXISTING SINGLE STOREY DWELLING HOUSE

45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

LINDA INGALDO

DRAWING LIST		
DWG. NO	DRAWING TITLE	REV.
DA00	COVER SHEET	C
DA01	SITE & SITE ANALYSIS PLAN	C
DA02	CONSTRUCTION SITE MANAGEMENT PLAN (NOT ISSUED)	
DA03	DEMOLITION PLAN	C
DA04	GROUND FLOOR PLAN	C
DA05	ROOF PLAN	B
DA06	NORTH & SOUTH ELEVATIONS	C
DA07	EAST & WEST ELEVATIONS	C
DA08	SECTION A-A	C
DA09	STREETSCAPE ELEVATION	C
DA10	SCHEDULE OF MATERIALS & FINISHES	C
DA11	AREA CALCULATIONS PLAN	C
DA12	SHADOW DIAGRAMS ON JUNE 21 AT 09:00AM	A
DA13	SHADOW DIAGRAMS ON JUNE 21 AT 12:00PM	A
DA14	SHADOW DIAGRAMS ON JUNE 21 AT 3:00PM	A
DA15	SHADOW DIAGRAMS ON MARCH/SEPTEMBER 21 AT 9:00AM	A
DA16	SHADOW DIAGRAMS ON MARCH/SEPTEMBER 21 AT 12:00PM	A
DA17	SHADOW DIAGRAMS ON MARCH/SEPTEMBER 21 AT 3:00PM	A
DA18	BASIX COMMITMENTS	A
DA19	BASIX COMMITMENTS	A
EX01	EXISTING GROUND FLOOR PLAN (FRONT)	A
EX02	EXISTING GROUND FLOOR PLAN (BACK)	A
EX03	EXISTING ROOF PLAN	A
EX04	EXISTING NORTH ELEVATION (FRONT & BACK)	A
EX05	EXISTING SOUTH ELEVATION (FRONT & BACK)	A
EX06	EXISTING EAST & WEST ELEVATIONS	A
EX07	EXISTING SECTION A-A (FRONT & BACK)	A
EX09	EXISTING STREETSCAPE ELEVATION	A

LEGEND	
RL0.000	LEVEL RELATIVE TO AHD
FFL 0.000	FINISH FLOOR LEVEL
FCL 0.000	FINISH CEILING LEVEL
+TOW 0.000	TOP OF WALL LEVEL
+TOF 0.000	TOP OF FENCE HEIGHT FROM NATURAL GROUND LEVEL
	DETAIL OR SECTION REFERENCE DRAWING REFERENCE
	WINDOW NUMBER
	DOOR NUMBER
• DP (E)	DOWN PIPE EXISTING
• DP	DOWN PIPE NEW
	DOWN PIPE + RAINWATER HEAD
	EXISTING TREES TO REMAIN
	SMOKE DETECTOR
	PROPOSED MODIFICATIONS OR ADDITIONS
S:	DOOR/WINDOW SILL HEIGHT
H:	DOOR/WINDOW HEAD HEIGHT
	BRICK WALL
	EXISTING WALL TO REMAIN
	STRUCTURE TO BE DEMOLISHED
	PROPERTY BOUNDARY
	SEWER LINE

GENERAL NOTES		
NOTE. NO	NOTE	APPLICABLE.
1.	THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND DOCUMENTS AS LISTED ON THE COVER SHEET. COVER SHEET	YES
2.	REFER TO LANDSCAPE PLAN FOR ALL ASSOCIATED LANDSCAPING DETAILS.	YES
3.	REFER TO HYDRAULIC ENGINEERS PLANS FOR ALL ASSOCIATED HYDRAULIC DETAILS.	YES
4.	REFER TO STRUCTURAL ENGINEERS PLANS FOR ALL ASSOCIATED STRUCTURAL DETAILS.	YES
5.	THE PROPOSED DEVELOPMENT MUST BE BUILT TO ENSURE THAT THE ASSOCIATED BASIX COMMITMENTS ARE MET	YES
6.	IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE CONDITIONS OF THE DEVELOPMENT APPLICATION CONSENT AND MEET ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
7.	FLASHINGS AND WEEPHOLES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
8.	TERMITE PROTECTION AND BARRIERS ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
9.	ROOF AND WALL FRAMING TO BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684-2003.	YES
10.	SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
11.	ALL SERVICES ARE TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS.	YES
12.	THIS DRAWING REMAINS THE PROPERTY OF SYDESIGN. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. SCALED DIMENSIONS ARE NOT TO TAKE PRECEDENCE OVER FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL DISCREPANCIES ARE TO BE REPORTED TO SYDESIGN FOR A DECISION BEFORE PROCEEDING WITH SITE WORK.	YES

WINDOW & DOOR SCHEDULE FOR DA		
Window & Door No.	Length x Height	Glass Type
W 01	0.80 X 1.60	Single Clear
W 02	0.80 X 1.60	White Translucent
W 03	0.80 X 1.60	Single Clear
W 04	2.95 X 0.77	Single Clear
W 05	2.95 X 0.77	Single Clear
D 01	2.95 X 2.75	Single Clear
D 02	2.95 X 2.75	Single Clear
SK 01	1.20 X 0.60	Fixed

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA	31.10.23	AC	SY					
B	ISSUE FOR DRAFT DA	13.10.23	FE	SY					
A	ISSUE FOR DRAFT DA	25.09.23	AC	SY					

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

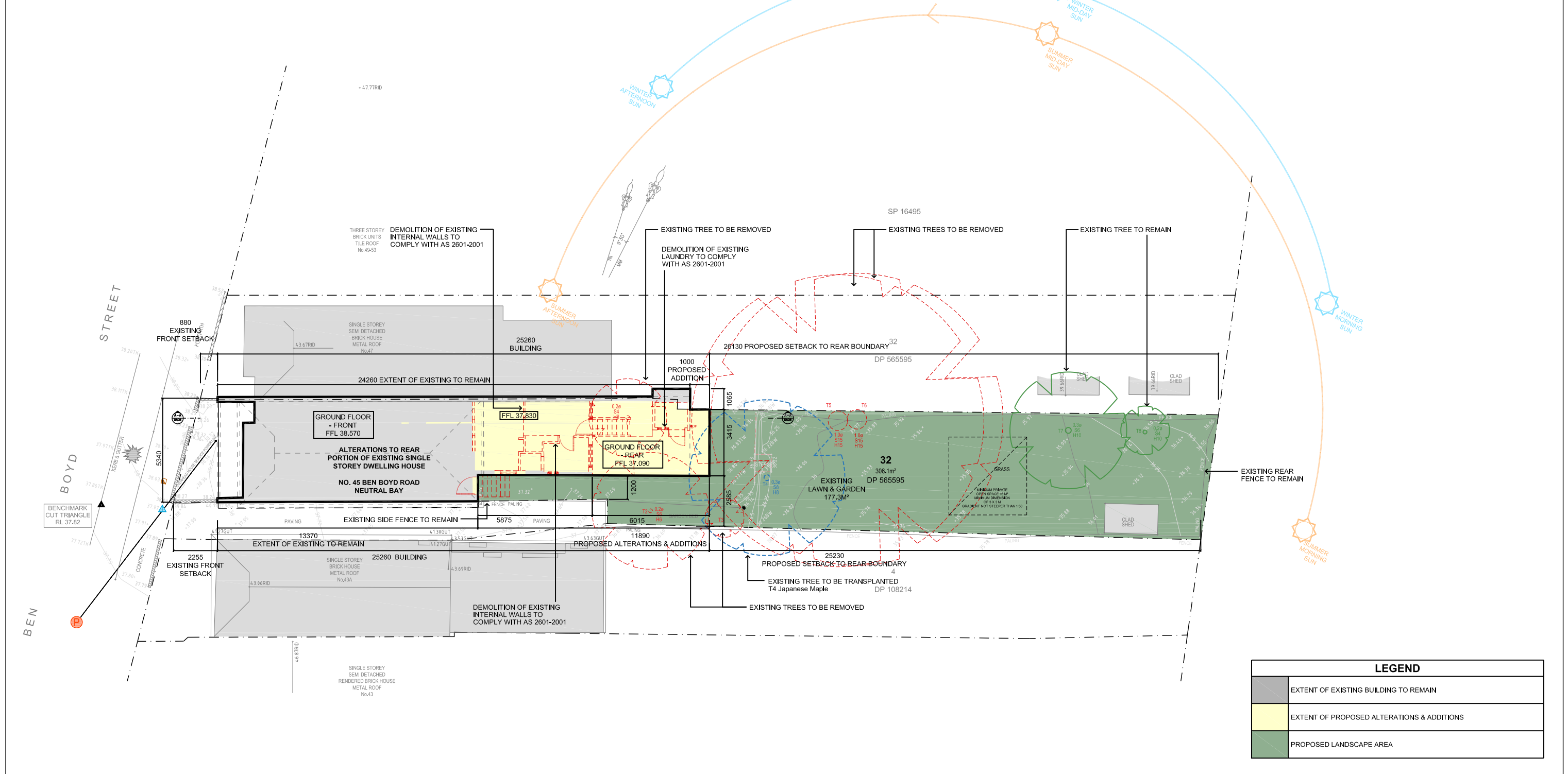
Drawing Title
COVER SHEET

Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

Bar Scale	NTS	Job No.	22148	Drawing No.	DA00	Revision	C
-----------	-----	---------	-------	-------------	------	----------	---

GENERAL NOTES	
GENERAL NOTES	APPLICABLE.
REFER TO FLOOR PLANS FOR ADDITIONAL SETBACK DIMENSIONS	YES
STORMWATER/DRAINAGE NOTES	
CONNECT ALL DOWNPIPES FROM NEW ROOFS TO HYDRAULIC ENGINEERS DETAILS. REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS	YES
SECURITY & SITE SAFETY NOTES	
BUILDER TO PROVIDE SECURITY FENCING, SAFETY SIGNAGE & SAFETY BARRIERS FOR THE DURATION OF CONSTRUCTION	YES
EROSION & SEDIMENT CONTROL NOTE	
EROSION & SILTATION CONTROL SHOWN IN BOLD DASHED LINE. WHERE LINE IS SHOWN, INSTALL A MESH FENCE AT THE EDGE OF THE AREA TO BE DISTURBED. INSTALL PRIOR TO SITE DISTURBANCE. MESH TO BE SUPPORTED BY TIMBER POSTS AT A MAXIMUM OF 3000MM SPACING (DRIVEN 600MM IN TO THE GROUND). EXCAVATE A TRENCH ON THE DISTURBED SIDE OF THE FENCE TO RETAIN SILT. REFER TO COUNCIL'S EROSION SEDIMENTATION CONTROL POLICY FOR ADDITIONAL CONTROLS WHERE REQUIRED.	YES

GROSS FLOOR AREA CALCULATIONS		
	MAX PERMISSIBLE OR MIN REQUIRED	PROPOSED CALCULATIONS
SITE AREA		306.10 M ²
EXISTING GROUND FLOOR AREA		76.5 M ²
PROPOSED GROUND FLOOR AREA		95.20 M ²
TOTAL FLOOR AREA		95.20 M ²
ALLOWABLE FLOOR SPACE RATIO		
PROPOSED LANDSCAPE COVERAGE	MIN 30% (91.83 M ²)	177.3 M ² (57.9%)
SITE COVERAGE	MAX 153 M ²	121.3 M ²
PRIVATE OPEN SPACE	40 M ²	> 40 M ²



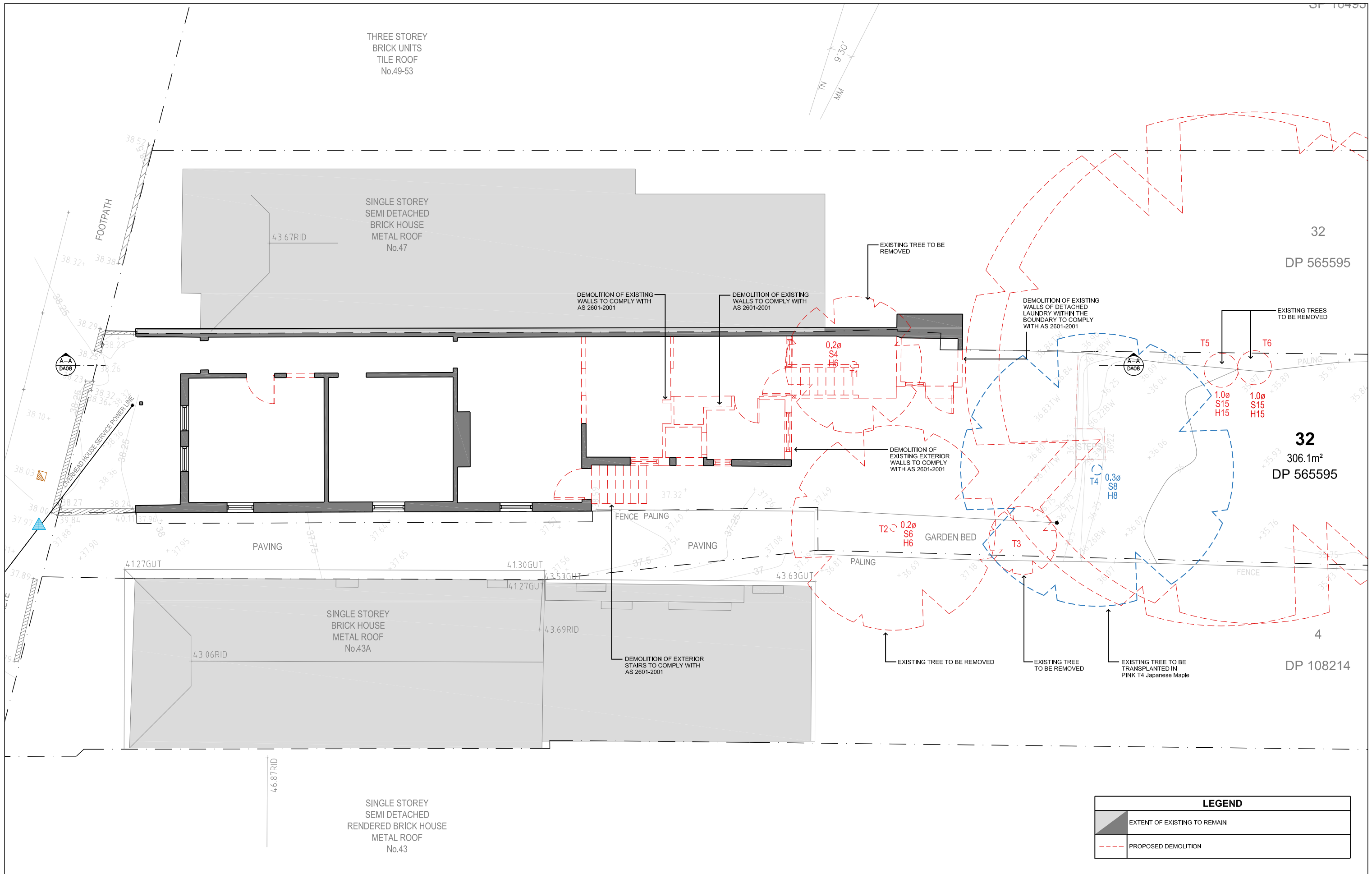
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA	31.10.23	AC	SY					
B	ISSUE FOR DRAFT DA	13.10.23	FE	SY					
A	ISSUE FOR DRAFT DA	21.09.23	AC	SY					

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title SITE & SITE ANALYSIS PLAN				
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089				
Bar Scale	Scales 1:200@A3	Job No. 22148	Drawing No. DA01	Revision C



LEGEND	
	EXTENT OF EXISTING TO REMAIN
	PROPOSED DEMOLITION

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA	31.10.23	AC	SY					
B	ISSUE FOR DRAFT DA	13.10.23	FE	SY					
A	ISSUE FOR DRAFT DA	21.09.23	AC	SY					

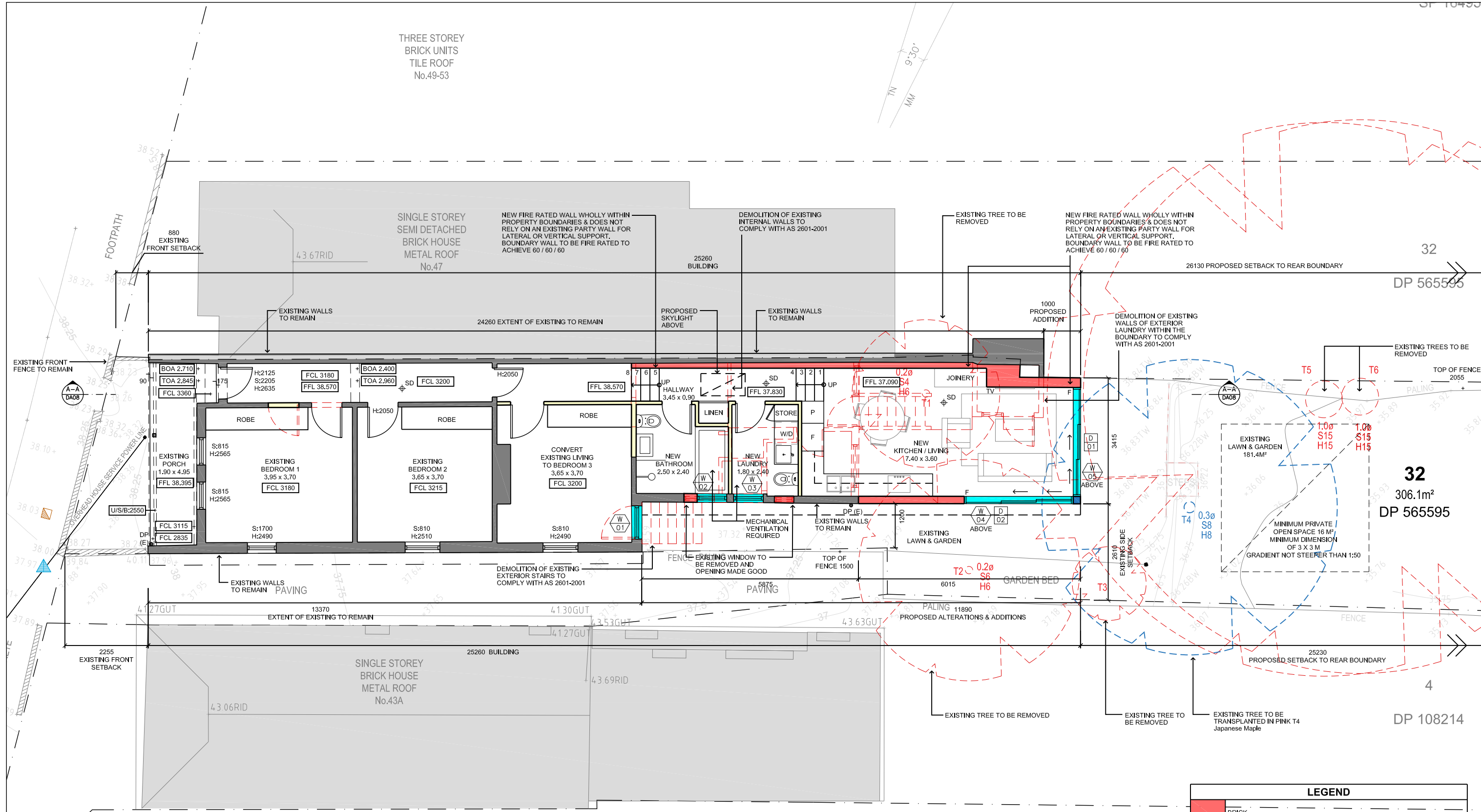


sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title DEMOLITION PLAN				
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089				
Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:100@A3	22148	DA03	C



LEGEND	
	BRICK
	TIMBER
	GLASS
	STEEL
	EXTENT OF EXISTING BUILDING TO REMAIN

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA	31.10.23	AC	SY					
B	ISSUE FOR DRAFT DA	13.10.23	FE	SY					
A	ISSUE FOR DRAFT DA	21.09.23	AC	SY					

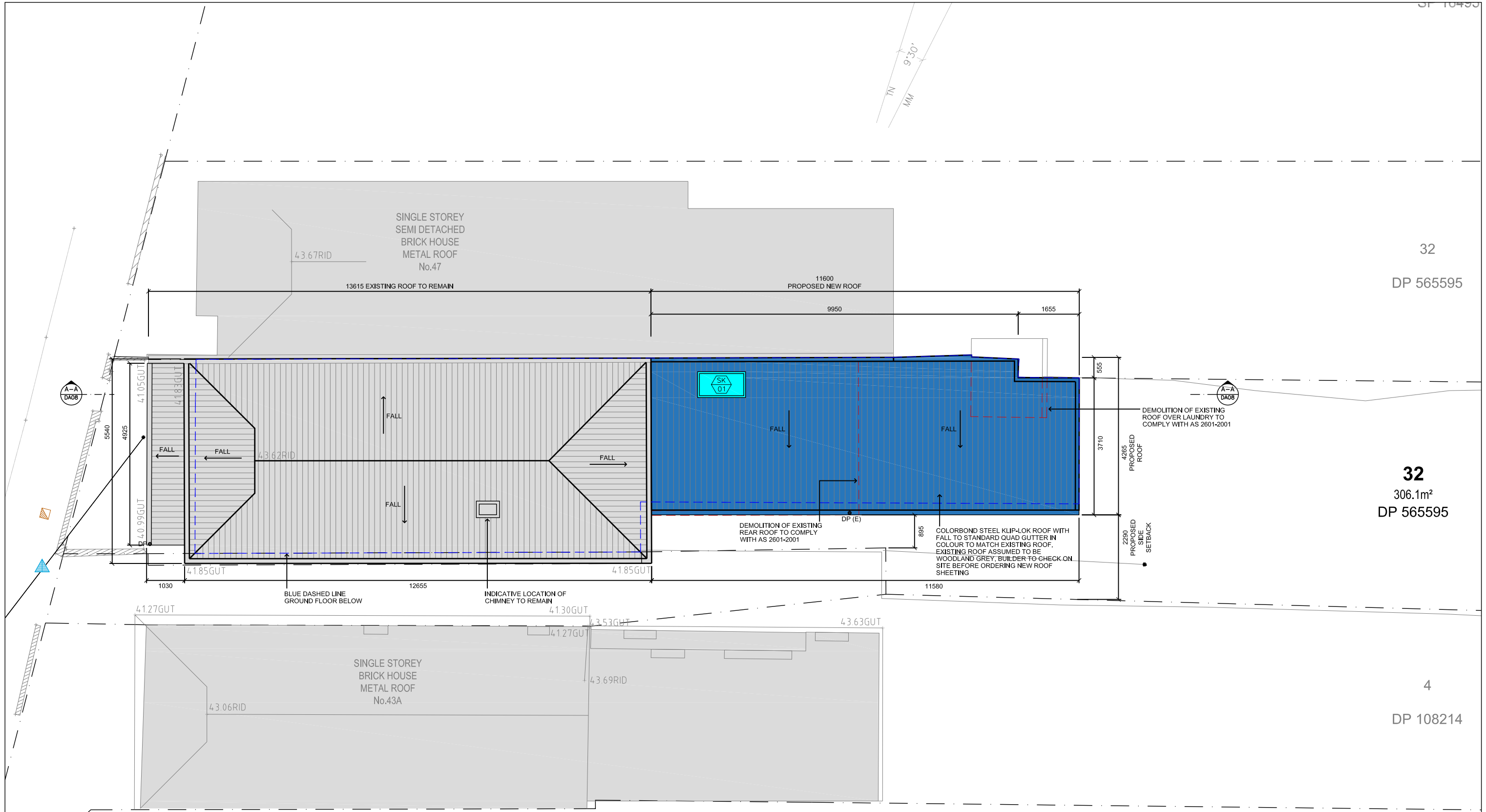


sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

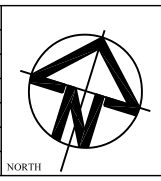
Drawing Title GROUND FLOOR PLAN				
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089				
Bar Scale	Scales 1:100@A3	Job No. 22148	Drawing No. DA04	Revision B



LEGEND	
	GLASS
	STEEL
	EXTENT OF EXISTING BUILDING TO REMAIN

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
B	ISSUE FOR DA	31.10.23	AC	SY					
A	ISSUE FOR DRAFT DA	25.09.23	AC	SY					

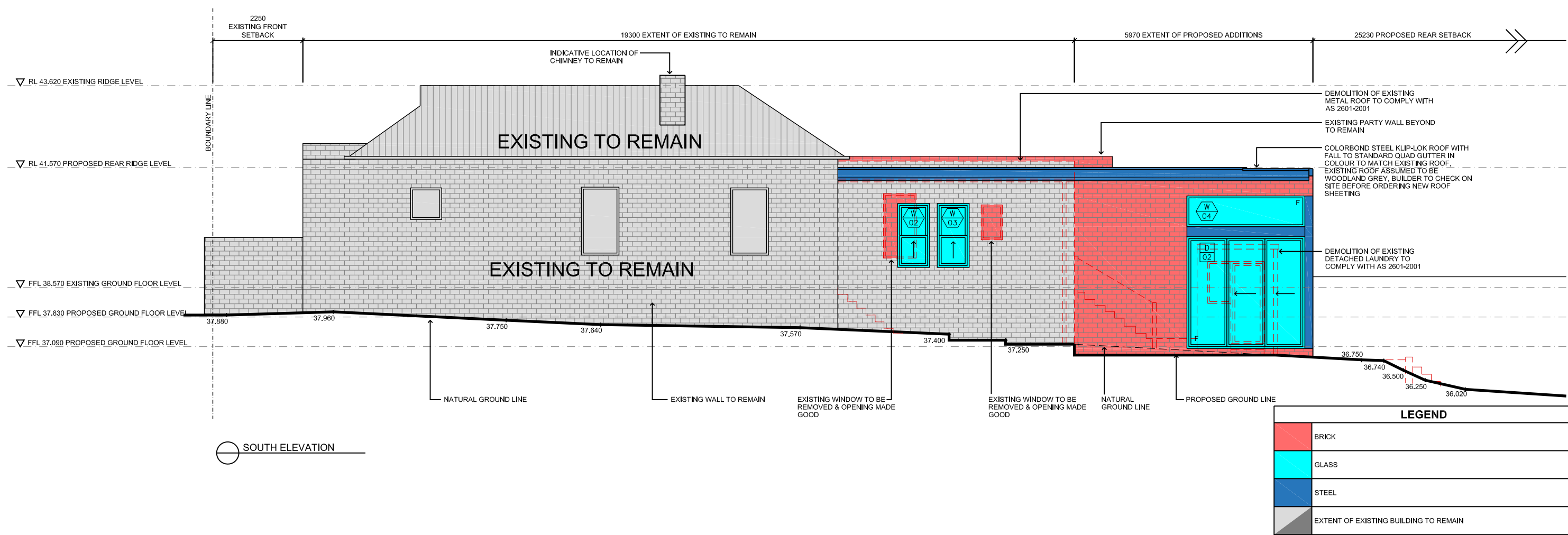
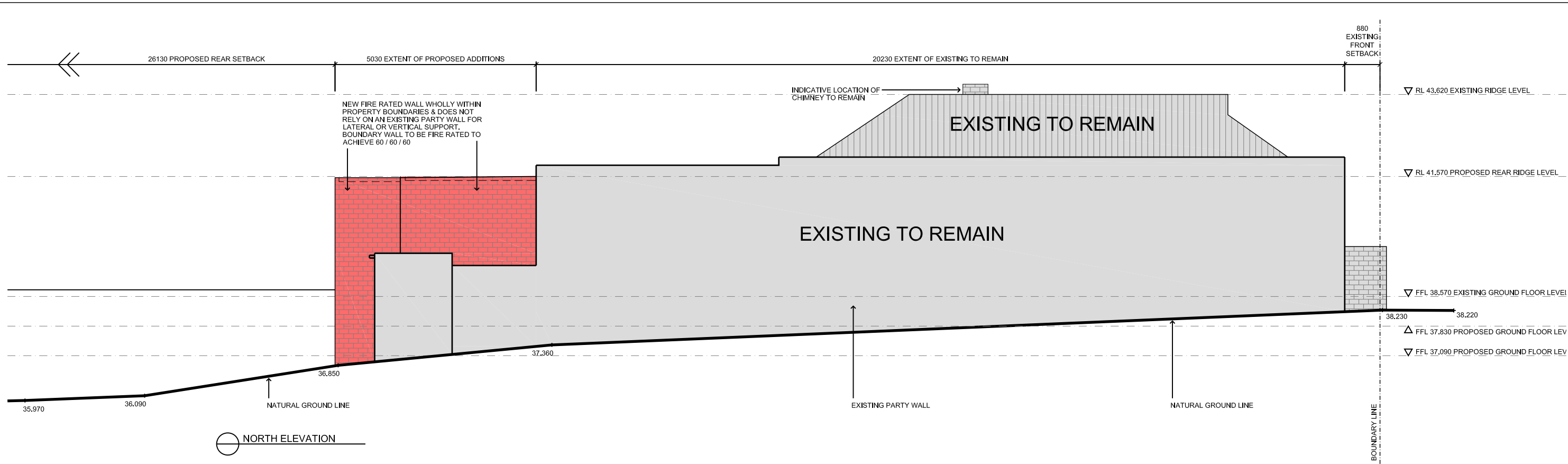


sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title ROOF PLAN				
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089				
Bar Scale	Scales 1:100@A3	Job No. 22148	Drawing No. DA05	Revision B



LEGEND	
	BRICK
	GLASS
	STEEL
	EXTENT OF EXISTING BUILDING TO REMAIN

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

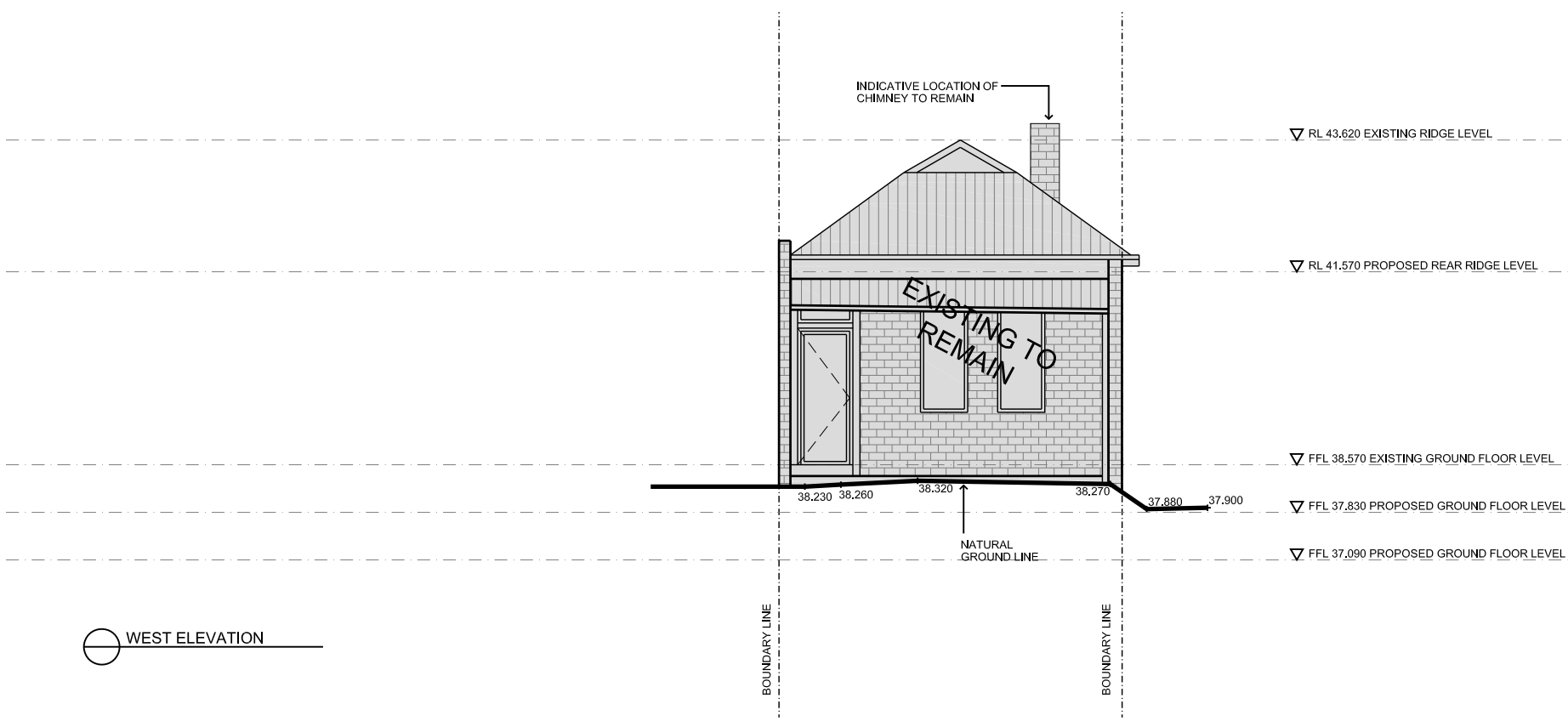
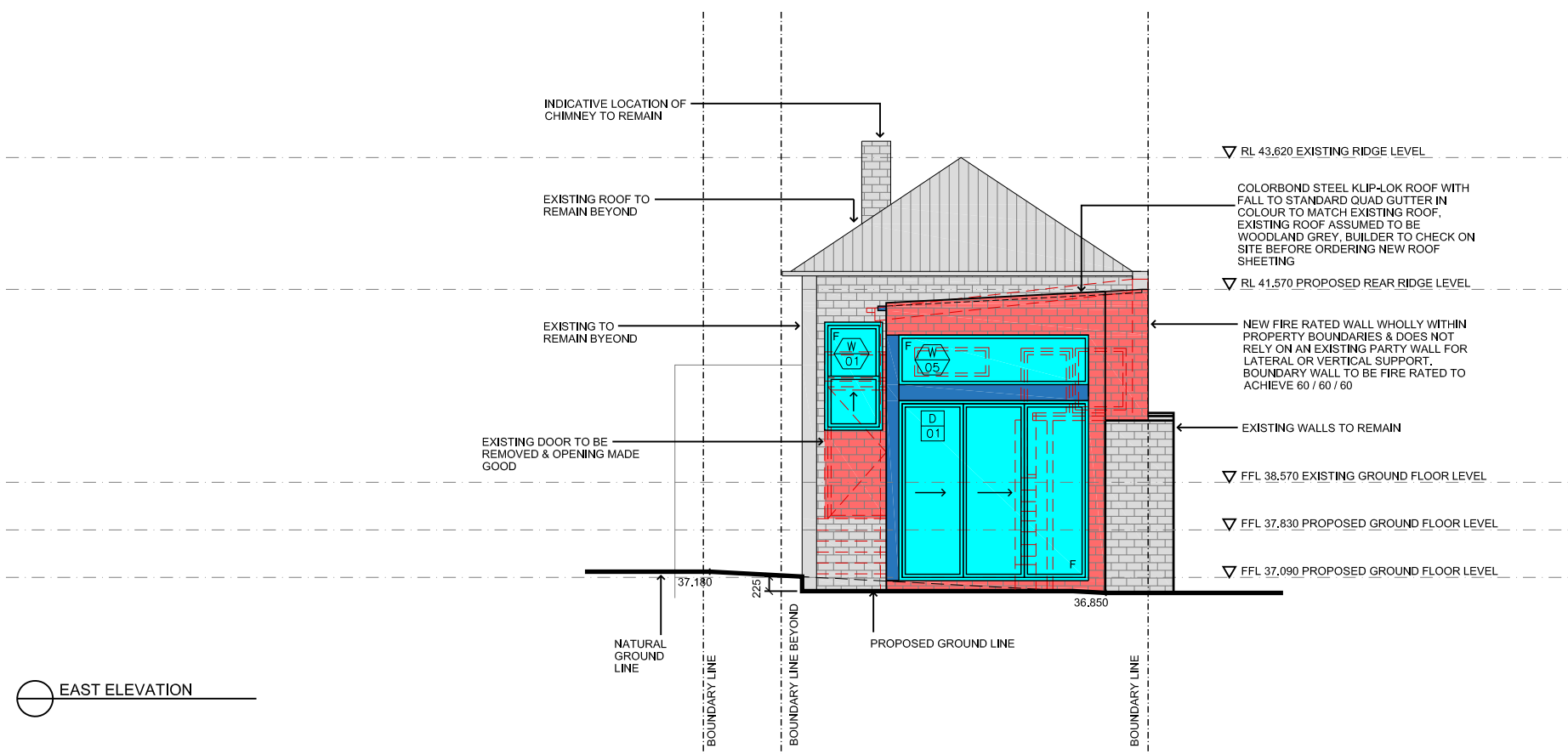
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA	31.10.23	AC	SY					
B	ISSUE FOR DRAFT DA	13.10.23	FE	SY					
A	ISSUE FOR DRAFT DA	21.09.23	AC	SY					

sydesign

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title NORTH & SOUTH ELEVATIONS				
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089				
Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:100@A3	22148	DA06	C



LEGEND	
	BRICK
	GLASS
	STEEL
	EXTENT OF EXISTING BUILDING TO REMAIN

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA	31.10.23	AC	SY					
B	ISSUE FOR DRAFT DA	13.10.23	FE	SY					
A	ISSUE FOR DRAFT DA	21.09.23	AC	SY					

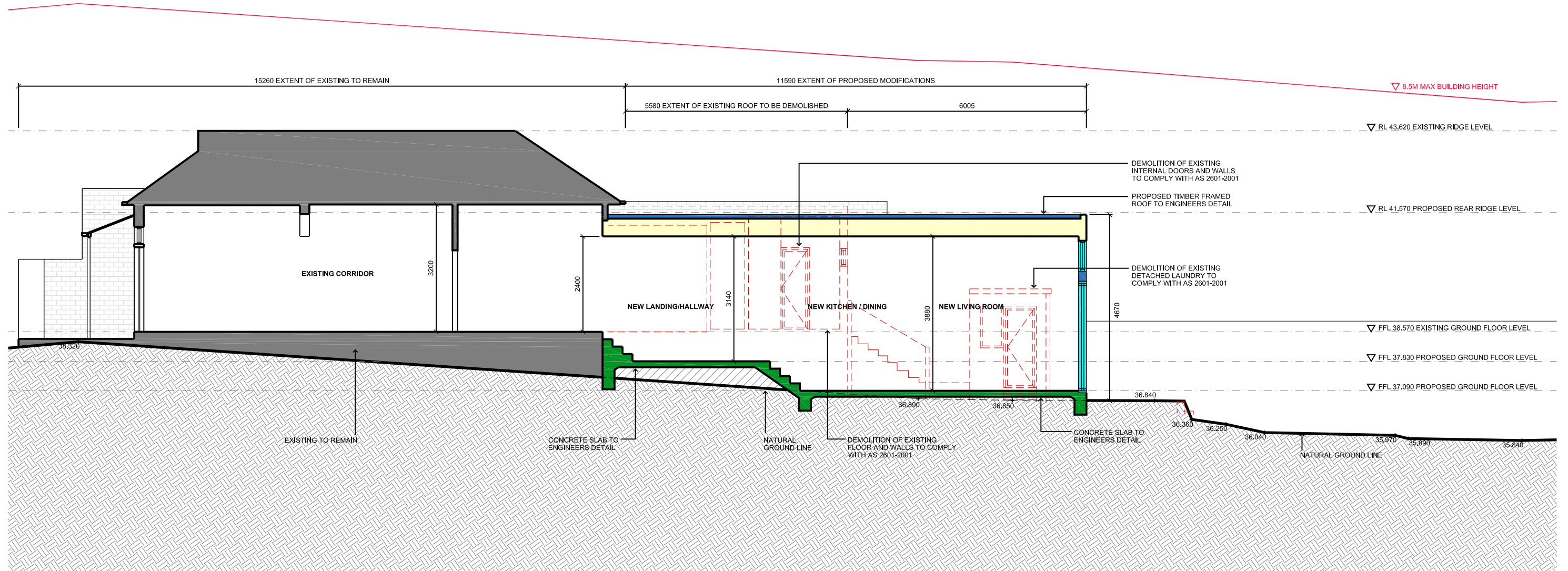
NORTH

sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title EAST & WEST ELEVATIONS				
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089				
Bar Scale	Scales 1:100@A3	Job No. 22148	Drawing No. DA07	Revision C



LEGEND	
	CONCRETE
	TIMBER
	GLASS
	STEEL
	EXTENT OF EXISTING BUILDING TO REMAIN

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA	31,10,23	AC	SY					
B	ISSUE FOR DRAFT DA	13,10,23	FE	SY					
A	ISSUE FOR DRAFT DA	21,09,23	AC	SY					

NORTH



Drawing Title
SECTION A-A

Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:100@A3	22148	DA08	C



LEGEND	
	EXTENT OF EXISTING BUILDING TO REMAIN
	EXTENT OF PROPOSED ALTERATIONS & ADDITIONS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA	31.10.23	AC	SY					
B	ISSUE FOR DRAFT DA	13.10.23	FE	SY					
A	ISSUE FOR DRAFT DA	21.09.23	AC	SY					

NORTH

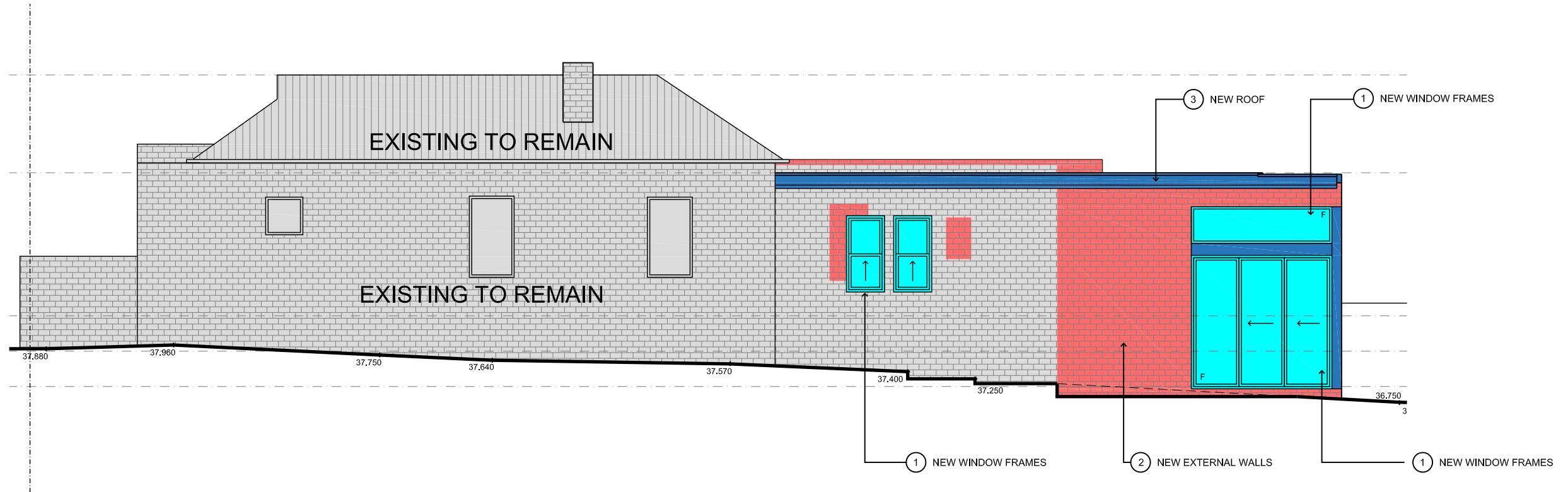


Drawing Title
STREETSCAPE ELEVATION
Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:100@A3	22148	DA09	C



SAMPLE COLOUR ①

TO:
• WINDOW FRAMES

DULUX VIVID WHITE COLOUR PAINT FINISH TO MATCH EXISTING



SAMPLE COLOUR ②

TO:
• EXTERNAL WALLS

BRICK WITH PAINT COLOUR TOASTED ALMOND TO MATCH EXISTING EXTERNAL FINISH



SAMPLE COLOUR ③

TO:
• ROOF

COLORBOND STEEL KLIP-LOK ROOF SHEETING IN COLOUR TO MATCH EXISTING ROOF. EXISTING ROOF COLOUR ASSUMED TO BE WOODLAND GREY. BUILDER TO CHECK COLOUR ON SITE BEFORE ORDERING NEW ROOF SHEETING.

LEGEND	
	BRICK
	GLASS
	STEEL
	EXTENT OF EXISTING BUILDING TO REMAIN

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA	31.10.23	AC	SY					
B	ISSUE FOR DRAFT DA	13.10.23	FE	SY					
A	ISSUE FOR DRAFT DA	21.09.23	AC	SY					

NORTH



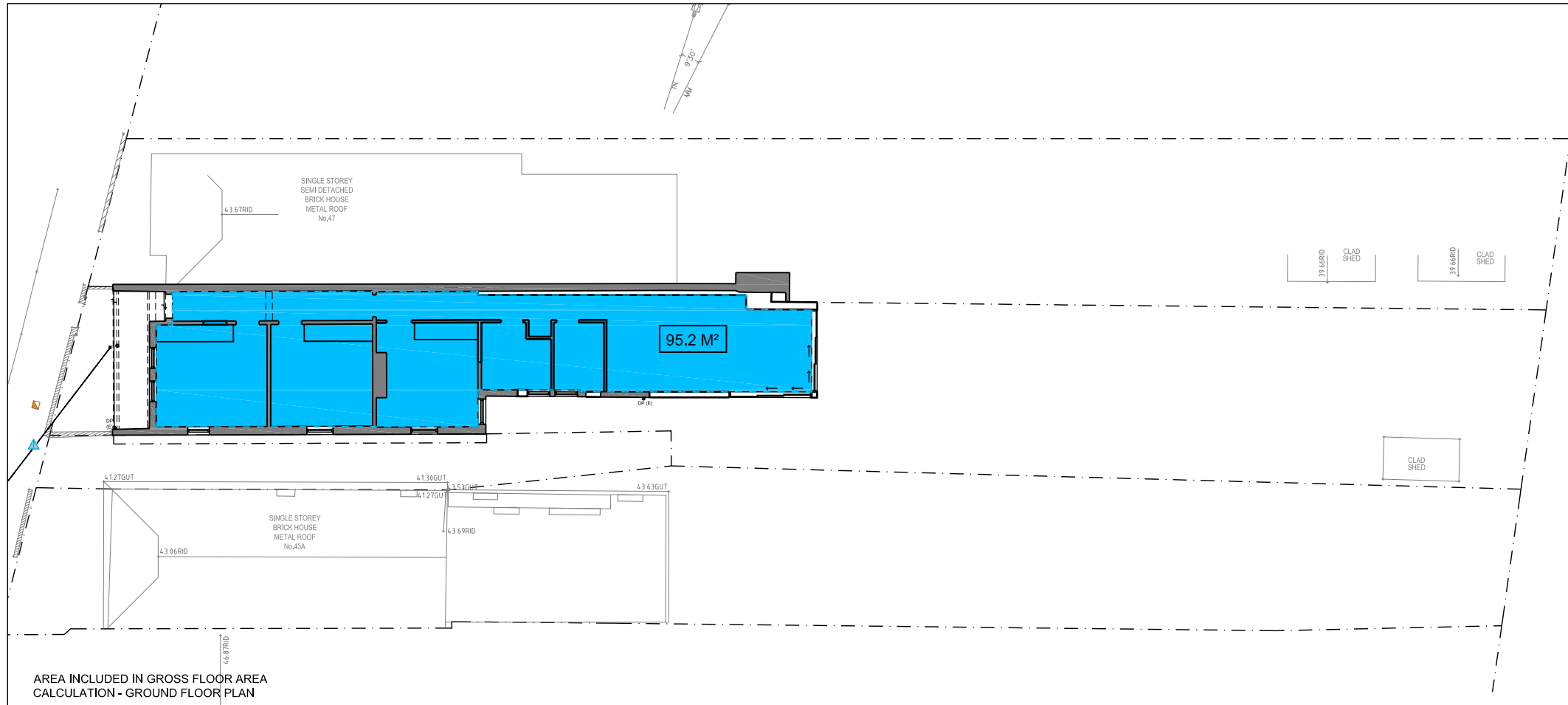
SCHEDULE OF MATERIALS & FINISHES

Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

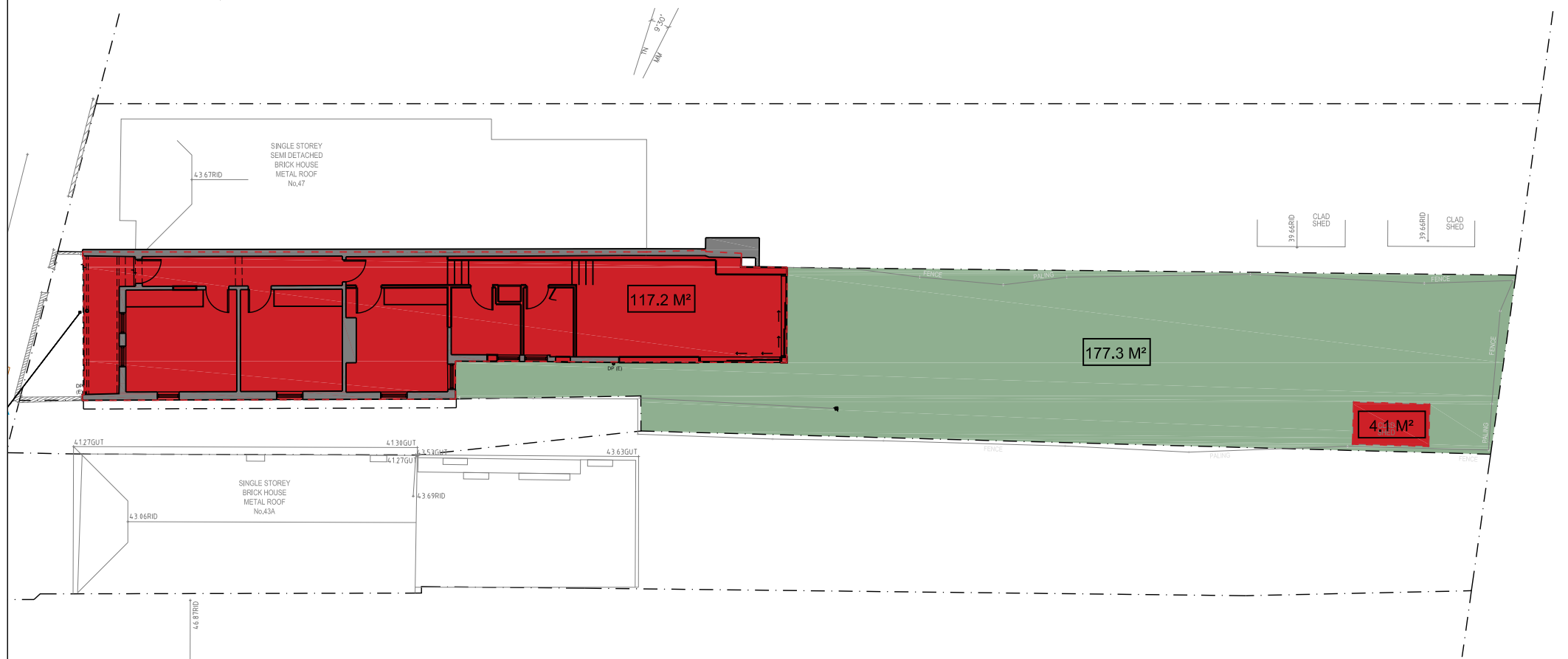
p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:100@A3	22148	DA10	C



AREA INCLUDED IN GROSS FLOOR AREA CALCULATION - GROUND FLOOR PLAN



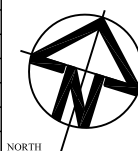
AREA INCLUDED IN SITE COVERAGE CALCULATION - LANDSCAPE AREA

GROSS FLOOR AREA CALCULATIONS		
	MAX PERMISSIBLE OR MIN REQUIRED	PROPOSED CALCULATIONS
SITE AREA		306.10 M ²
EXISTING GROUND FLOOR AREA		76.5 M ²
PROPOSED GROUND FLOOR AREA		95.20 M ²
TOTAL FLOOR AREA		95.20 M ²
ALLOWABLE FLOOR SPACE RATIO		
PROPOSED LANDSCAPE COVERAGE	MIN 30% (91.83 M ²)	177.3 M ² (57.9%)
SITE COVERAGE	MAX 153 M ²	121.3 M ²
PRIVATE OPEN SPACE	40 M ²	> 40 M ²

LEGEND	
	PROPOSED SITE COVERAGE
	PROPOSED FLOOR AREA
	LANDSCAPE AREA

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
C	ISSUE FOR DA	31.10.23	AC	SY					
B	ISSUE FOR DRAFT DA	13.10.23	FE	SY					
A	ISSUE FOR CLIENT REVIEW	15.09.23	AC	SY					



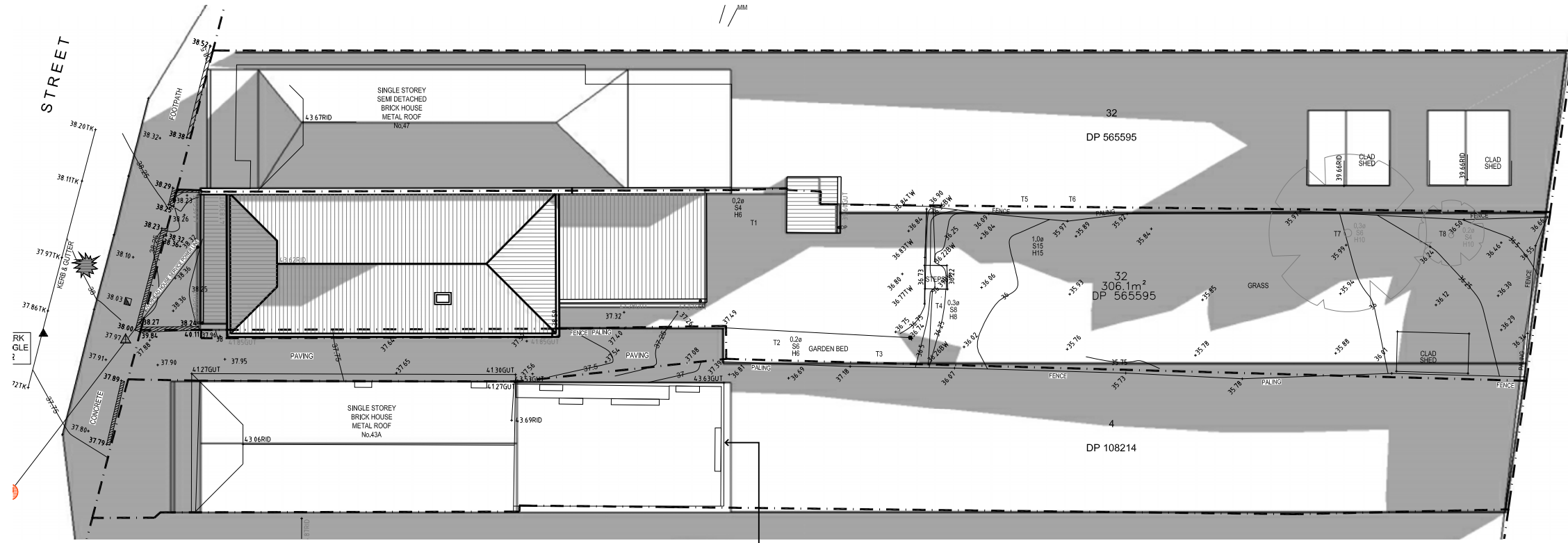
Drawing Title
AREA CALCULATIONS PLAN

Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

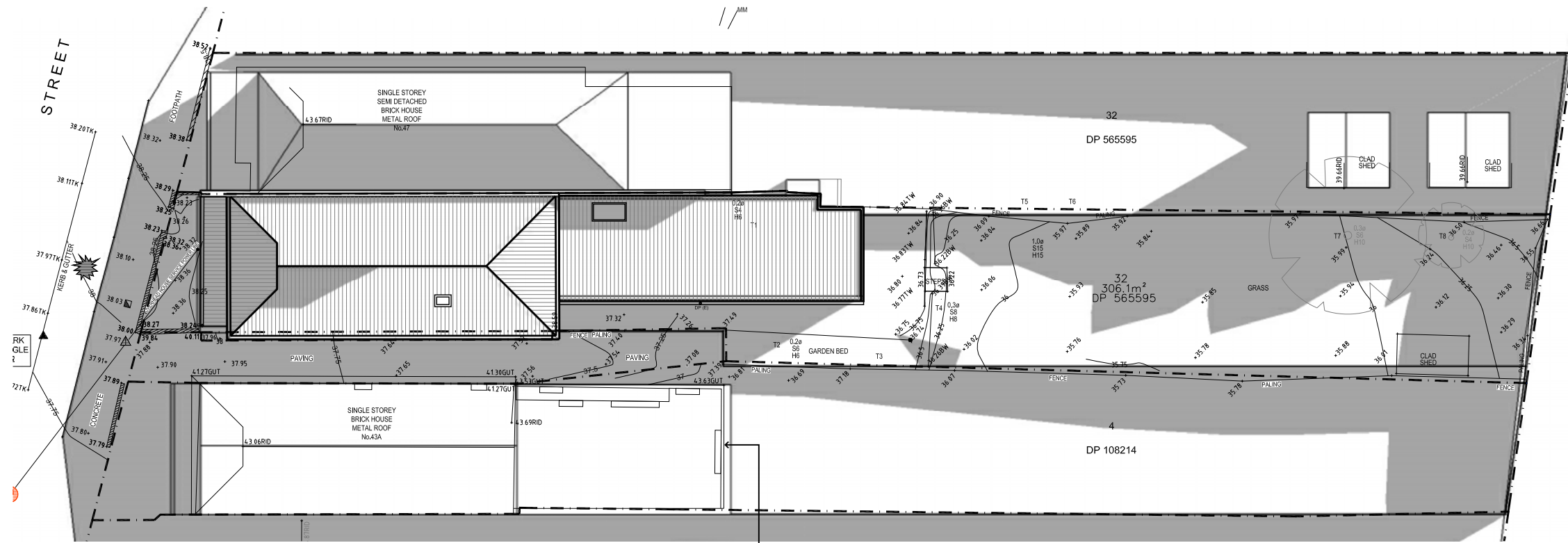
p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:200@A3	22148	DA11	C



EXISTING SHADOWS



PROPOSED SHADOWS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR DA	06,11,23	AC	SY					



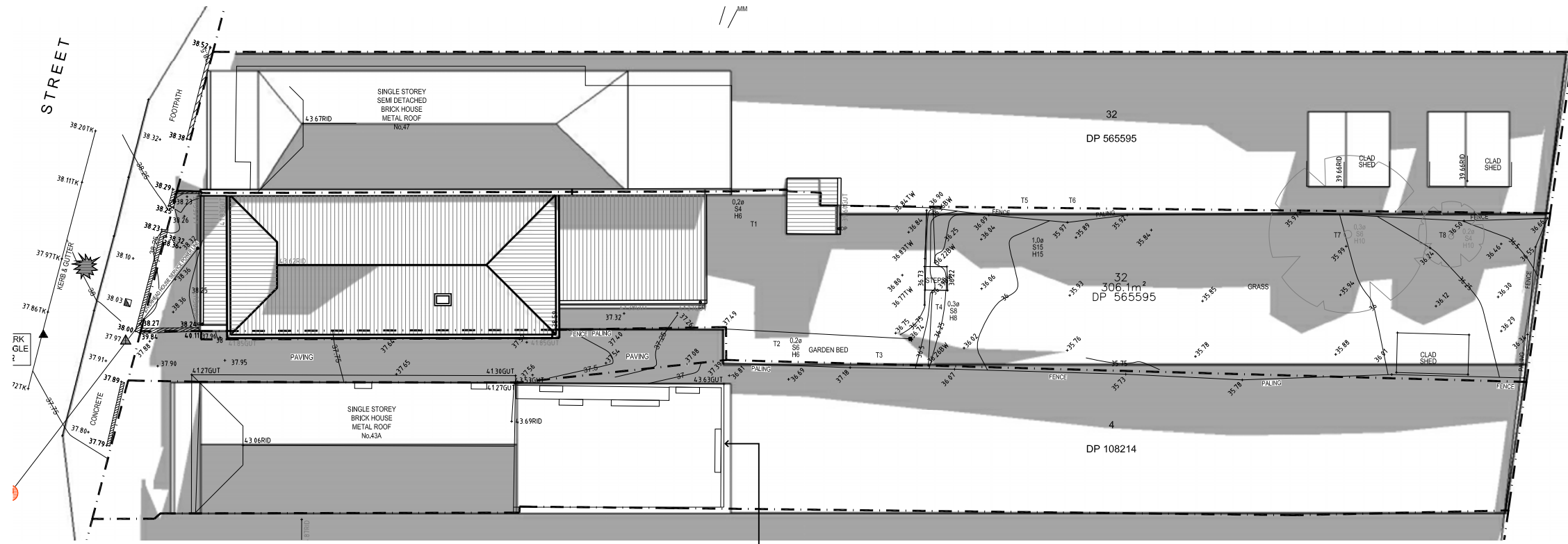
p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

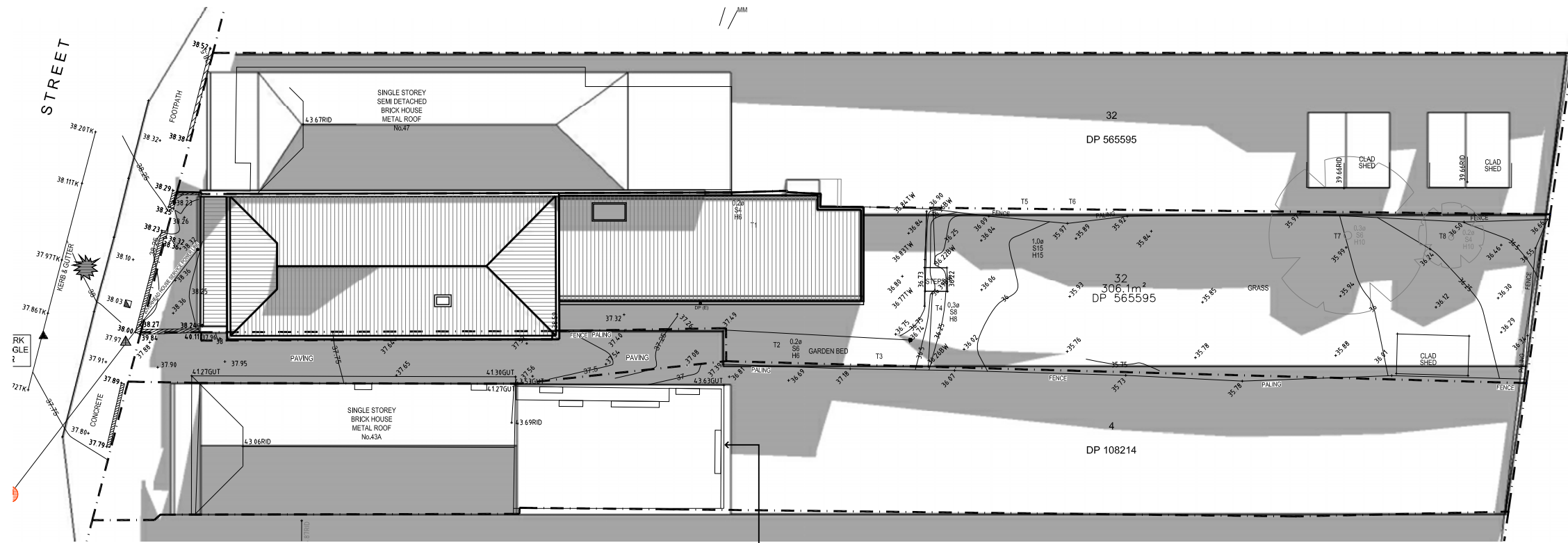
Drawing Title
SHADOW DIAGRAMS ON JUNE 21 AT 9:00AM

Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:200@A3	22148	DA12	A



EXISTING SHADOWS



PROPOSED SHADOWS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR DA	06,11,23	AC	SY					



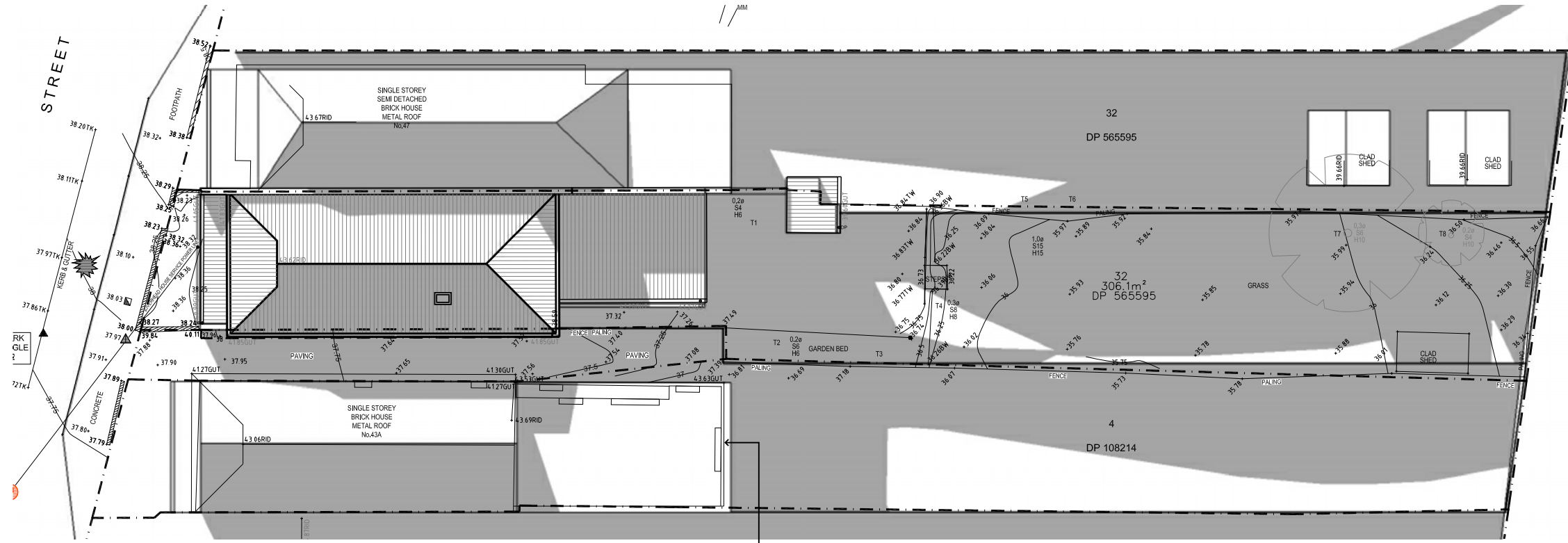
p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

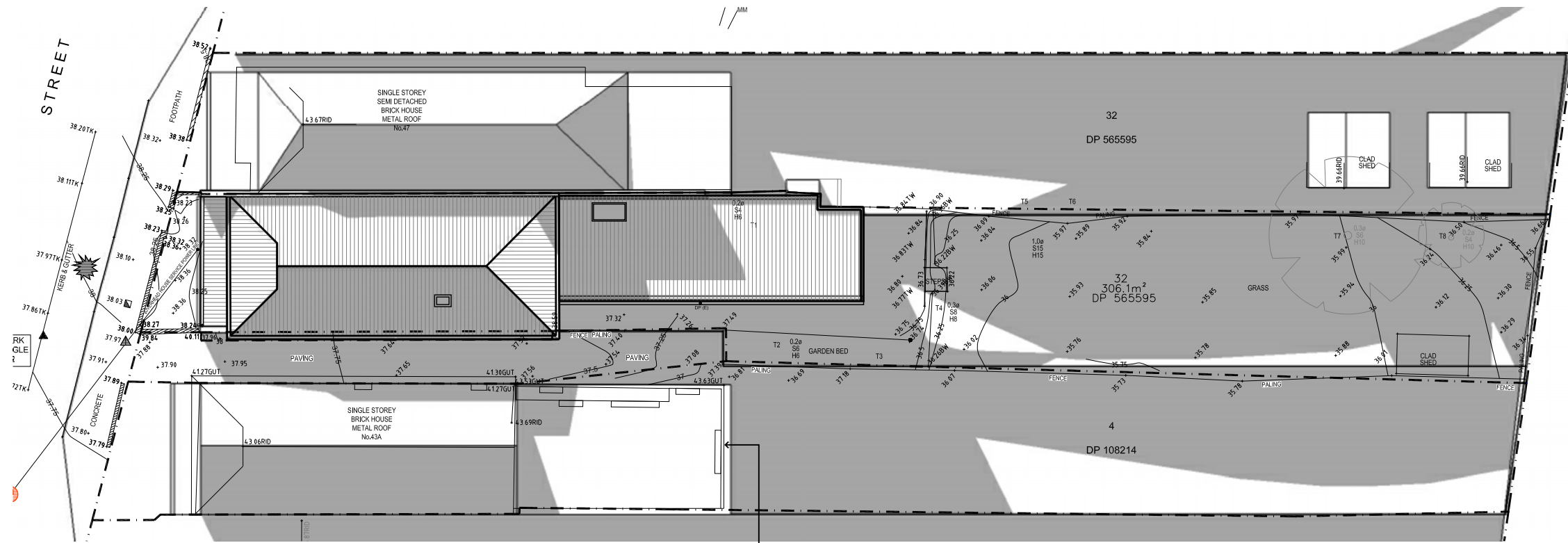
Drawing Title
SHADOW DIAGRAMS ON JUNE 21 AT 12:00PM

Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:200@A3	22148	DA13	A



EXISTING SHADOWS



PROPOSED SHADOWS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR DA	06,11,23	AC	SY					



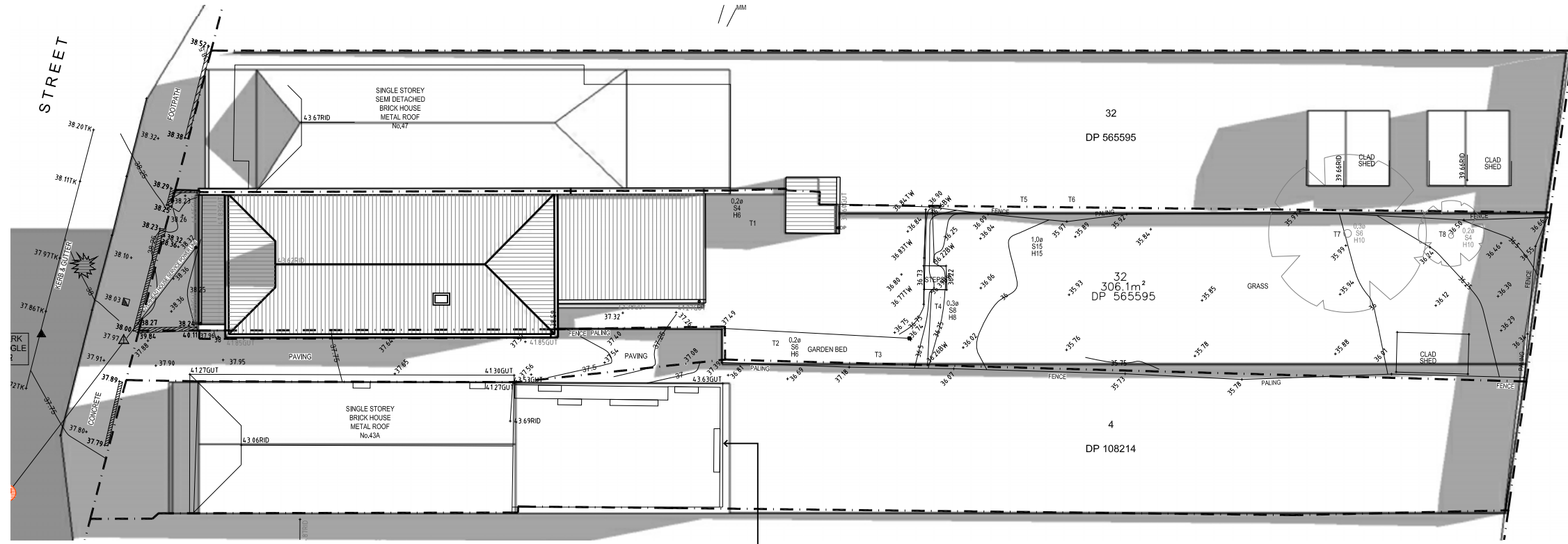
p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

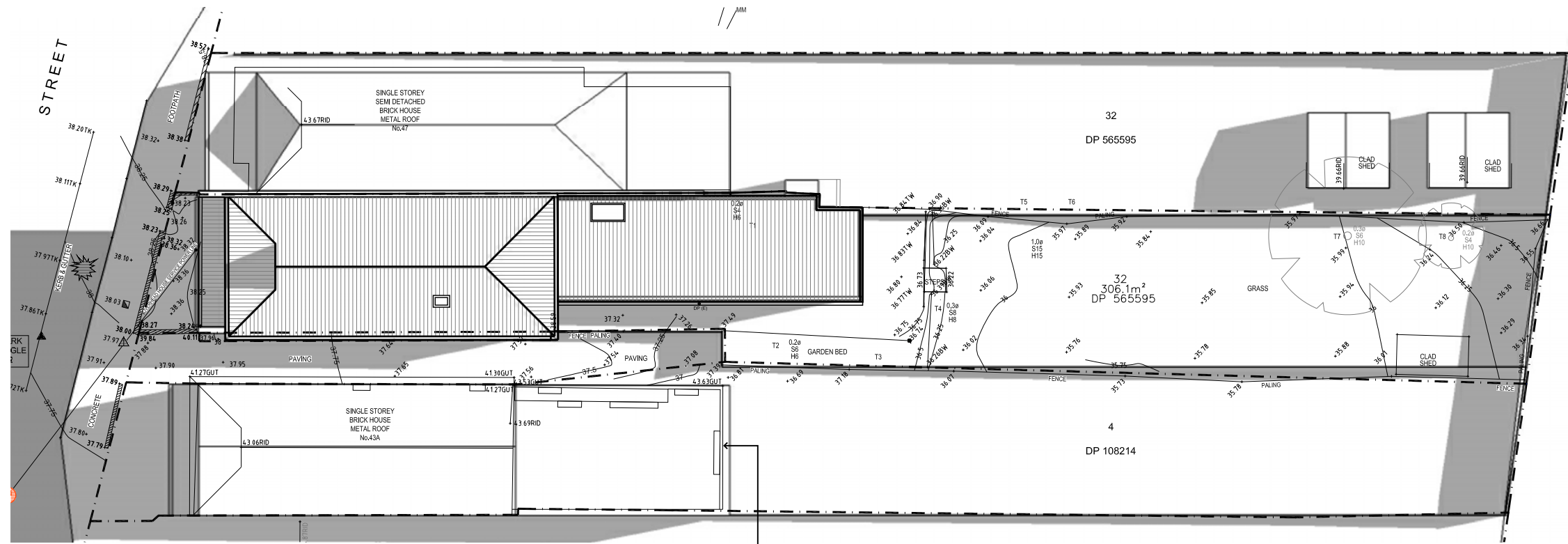
Drawing Title
SHADOW DIAGRAMS ON JUNE 21 AT 3:00PM

Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:200@A3	22148	DA14	A



EXISTING SHADOWS



PROPOSED SHADOWS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

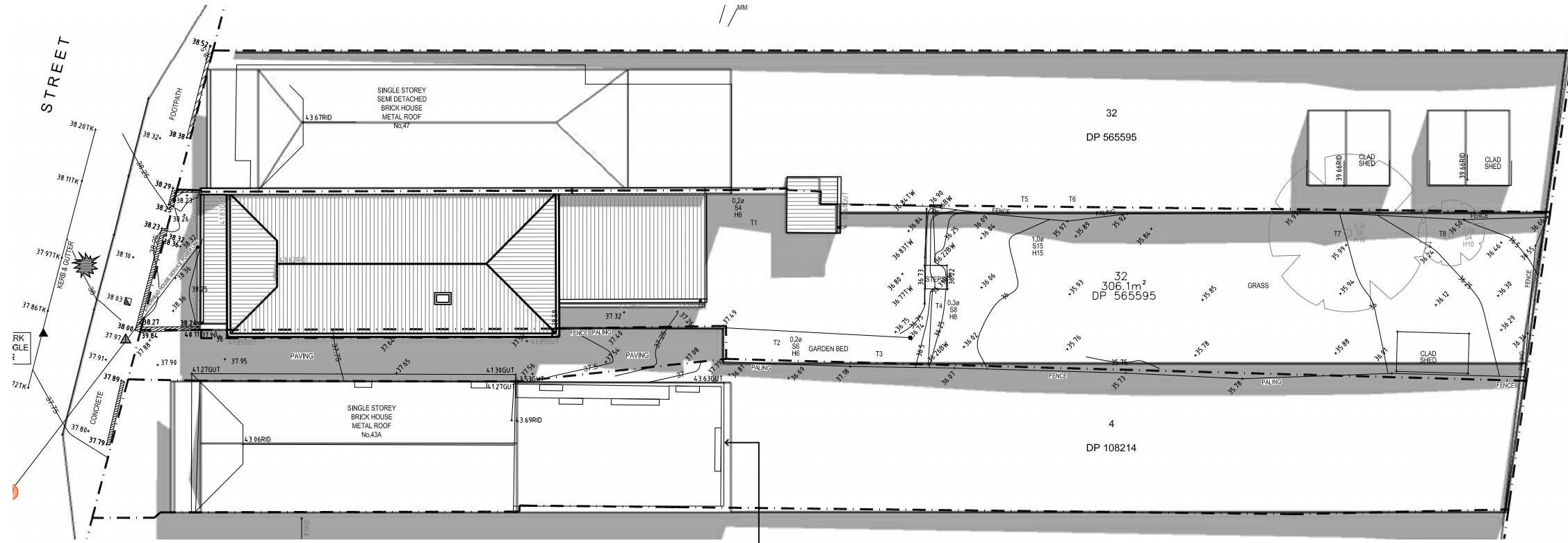
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR DA	06,11,23	AC	SY					



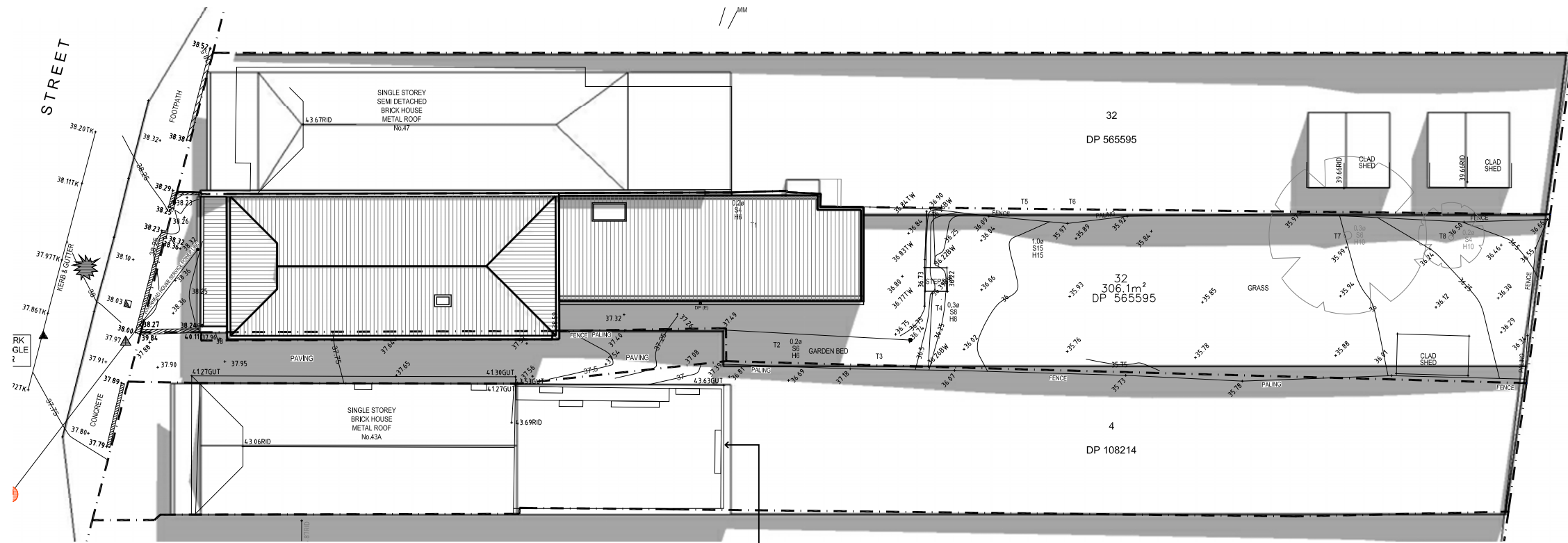
p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title		SHADOW DIAGRAMS ON MARCH/SEPTEMBER 21 AT 9:00AM			
Project		LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089			
Bar Scale	Scales	Job No.	Drawing No.	Revision	
	1:200@A3	22148	DA15	A	



EXISTING SHADOWS



PROPOSED SHADOWS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

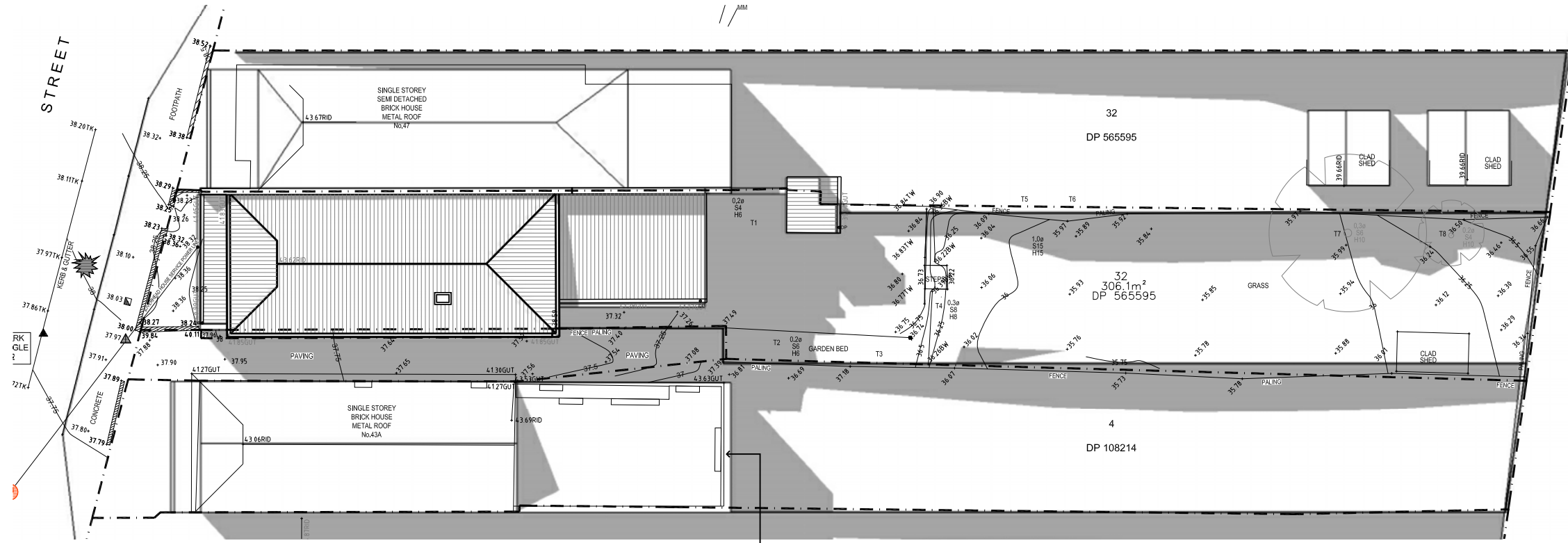
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR DA	06.11.23	AC	SY					



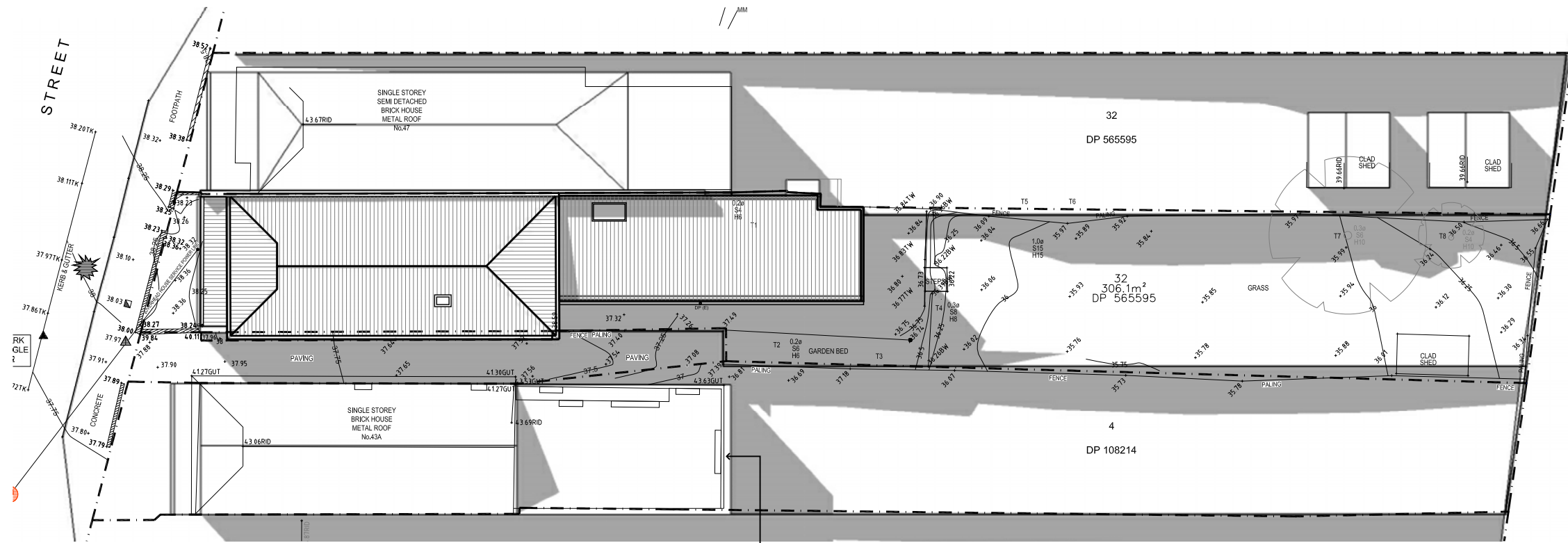
p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title		SHADOW DIAGRAMS ON MARCH/SEPTEMBER 21 AT 12:00PM			
Project		LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089			
Bar Scale	Scales	Job No.	Drawing No.	Revision	
	1:200@A3	22148	DA16	A	



EXISTING SHADOWS



PROPOSED SHADOWS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR DA	06,11,23	AC	SY					



p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title		SHADOW DIAGRAMS ON MARCH/SEPTEMBER 21 AT 3:00PM			
Project		LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089			
Bar Scale	Scales	Job No.	Drawing No.	Revision	
	1:200@A3	22148	DA17	A	

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

Alterations and Additions

Certificate number: A1374757

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 Definitions" dated 13/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au.

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

Project address	
Project name	Basis-45 Ben Boyd Road Neutral Bay 2089
Street address	45 BEN BOYD ROAD NEUTRAL BAY 2089
Local Government Area	North Sydney Council
Plan type and number	Deposited Plan DP565595
Lot number	32
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).
NIA	N/A
Certificate Prepared by <small>(insert complete before submitting to Council or PCA)</small>	
Name / Company Name: Sustainability 2 Pty Ltd	
ABN (if applicable): 59622331935	

BASIX Certificate number A1374757 page 48

Glazing requirements				Show on DA Plans	Show on CCDC Plans & specs	Certifier Check			
Windows and glazed doors									
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 low-e 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/grey/green/grey glazing, or low-emissive 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.								✓	✓
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.							✓	✓	✓
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.							✓	✓	✓

BASIX Certificate number A1374757 page 49

Glazing requirements				Show on DA Plans	Show on CCDC Plans & specs	Certifier Check			
Skylights									
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:								✓	✓
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.								✓	✓
Skylights glazing requirements									
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type						
SK01	0.72	no shading	aluminium, moulded plastic single clear, (or U-value: 0.21, SHGC: 0.60)						

BASIX Certificate number A1374757 page 26

Fixtures and systems				Show on DA Plans	Show on CCDC Plans & specs	Certifier Check			
Lighting									
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.								✓	✓
Fixtures									
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.								✓	✓

BASIX Certificate number A1374757 page 58

Glazing requirements							Show on DA Plans	Show on CCDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W01	E	1.28	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D01	E	0.12	4	3	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W05	E	2.28	1	3	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W02	S	1.28	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W03	S	1.28	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

BASIX Certificate number A1374757 page 60

Legend	
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 CCDC 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.	

BASIX Certificate number A1374757 page 38

Construction				Show on DA Plans	Show on CCDC Plans & specs	Certifier Check			
Insulation requirements									
The applicant must construct the new or altered construction (floors, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that (i) additional insulation is not required where the area of new construction is less than 2m2, (ii) insulation specified is not required for parts of altered construction where insulation already exists.							✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications							
concrete slab on ground floor	nil	N/A							
external wall: cavity brick	nil								
external wall: brick veneer	R1.16 (or R1.70 including construction)								
external wall: other/undecided	R1.70 (including construction)								
flat ceiling, flat roof: framed	ceiling: R1.58 (eg), roof: hot backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)							

BASIX Certificate number A1374757 page 68

Glazing requirements							Show on DA Plans	Show on CCDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W04	S	2.28	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D02	S	8.12	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

A	ISSUE FOR DA	06,11,23	AC	SY						
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	NORTH

p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title: **BASIX COMMITMENTS**

Project: **LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089**

Bar Scale	NTS	Job No.	22148	Drawing No.	DA18	Revision	A
-----------	-----	---------	-------	-------------	------	----------	---

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

Alterations and Additions

Certificate number: A1374757

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 Definitions" dated 13/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au.

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



Project address	
Project name	Basis-45 Ben Boyd Road Neutral Bay 2089
Street address	45 BEN BOYD ROAD NEUTRAL BAY 2089
Local Government Area	North Sydney Council
Plan type and number	Deposited Plan DP565595
Lot number	32
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).
NIA	N/A
Certificate Prepared by (insert complete before submitting to Council or PCA)	
Name / Company Name: Sustainability 2 Pty Ltd	
ABN (if applicable): 5662331935	

BASIX Certificate number A1374757 page 48

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
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 tinted 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 or tinted glass, or low-e glass, or low-e glass with 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.		✓	✓
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
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.	✓	✓	✓

Planning Industry And Environment Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number A1374757 page 49

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights			
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:		✓	✓
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.		✓	✓
Skylights glazing requirements			
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
SK01	0.72	no shading	aluminium, moulded plastic single clear, (or U-value: 0.21, SHGC: 0.60)

Planning Industry And Environment Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number A1374757 page 26

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting		✓	✓
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.		✓	✓
Fixtures		✓	✓
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.		✓	✓

Planning Industry And Environment Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number A1374757 page 58

Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W01	E	1.28	0	0	external louvreblind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D01	E	0.12	4	3	none	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W05	E	2.28	1	3	external louvreblind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W02	S	1.28	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W03	S	1.28	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Planning Industry And Environment Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number A1374757 page 59

Legend

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.

Planning Industry And Environment Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number A1374757 page 38

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements		✓	✓
The applicant must construct the new or altered construction (floors, 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 ² , (b) insulation specified is not required for parts of altered construction where insulation already exists.		✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor	nil	N/A	
external wall: cavity brick	nil		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: other/undecided	R1.70 (including construction)		
flat ceiling, flat roof: framed	ceiling: R1.58 (sq); roof: hot backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.76)	

Planning Industry And Environment Building Sustainability Index www.basix.nsw.gov.au


BASIX Certificate number A1374757 page 68

Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W04	S	2.28	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D02	S	8.12	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Planning Industry And Environment Building Sustainability Index www.basix.nsw.gov.au

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	NORTH
A	ISSUE FOR DA	06,11,23	AC	SY						



p 02 9572 8000 f 02 9572 9000 e info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title
BASIX COMMITMENTS

Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

Bar Scale	Scales	Job No.	Drawing No.	Revision
	NTS	22148	DA19	A

EXISTING DWELLING HOUSE

45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

LINDA INGALDO

DRAWING LIST FOR EXISTING		
DWG. NO	DRAWING TITLE	REV.
EX00	COVER SHEET	A
EX01	EXISTING GROUND FLOOR PLAN (FRONT)	A
EX02	EXISTING GROUND FLOOR PLAN (BACK)	A
EX03	EXISTING ROOF PLAN	A
EX04	EXISTING NORTH ELEVATIONS (FRONT & BACK)	A
EX05	EXISTING SOUTH ELEVATIONS (FRONT & BACK)	A
EX06	EXISTING EAST & WEST ELEVATIONS	A
EX07	EXISTING SECTION A-A	A
EX08	EXISTING STREETSCAPE ELEVATION	A

LEGEND	
RL0.000	LEVEL RELATIVE TO AHD
FFL 0.000	FINISH FLOOR LEVEL
FCL 0.000	FINISH CEILING LEVEL
SSL 0.000	FINISH STRUCTURAL SLAB LEVEL
WL	WATER LEVEL
+TOW 0.000	TOP OF WALL LEVEL
+TOF 0.000	TOP OF FENCE HEIGHT FROM NATURAL GROUND LEVEL
	DETAIL OR SECTION REFERENCE DRAWING REFERENCE
	WINDOW NUMBER
	DOOR NUMBER
• DP (E)	DOWN PIPE EXISTING
• DP	DOWN PIPE NEW
	DOWN PIPE + RAINWATER HEAD
	DOWN PIPE + SPREADER
• FW	FLOOR WASTE
	GRATED DRAIN REFER TO HYDRAULIC ENGINEERS DETAILS
	PIT REFER TO HYDRAULIC ENGINEERS DETAILS
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	SMOKE DETECTOR
S:	DOOR/WINDOW SILL HEIGHT
H:	DOOR/WINDOW HEAD HEIGHT
	EXISTING WALL TO REMAIN
	TIMBER FRAMED WALL
	BRICK WALL
	CAVITY BRICK WALL
	BRICK VENEER WALL
	CONCRETE SLAB
	BLOCK WALL
	FLOOR TILES
	STONE CLADDING
	CARPET
	STRUCTURE TO BE DEMOLISHED
	PROPERTY BOUNDARY
	SEWER LINE

GENERAL NOTES		
NOTE. NO	NOTE	APPLICABLE.
1.	THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS AND DOCUMENTS AS LISTED ON THE COVER SHEET. COVER SHEET	YES
2.	REFER TO LANDSCAPE PLAN FOR ALL ASSOCIATED LANDSCAPING DETAILS.	YES
3.	REFER TO HYDRAULIC ENGINEERS PLANS FOR ALL ASSOCIATED HYDRAULIC DETAILS.	YES
4.	REFER TO STRUCTURAL ENGINEERS PLANS FOR ALL ASSOCIATED STRUCTURAL DETAILS.	YES
5.	THE PROPOSED DEVELOPMENT MUST BE BUILT TO ENSURE THAT THE ASSOCIATED BASIX COMMITMENTS ARE MET	YES
6.	IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE CONDITIONS OF THE DEVELOPMENT APPLICATION CONSENT AND MEET ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
7.	FLASHINGS AND WEEPHOLES ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
8.	TERMITE PROTECTION AND BARRIERS ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
9.	ROOF AND WALL FRAMING TO BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684-2003.	YES
10.	SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.	YES
11.	ALL SERVICES ARE TO BE LOCATED AND VERIFIED BY THE BUILDER WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS.	YES
12.	THIS DRAWING REMAINS THE PROPERTY OF SYDESIGN. UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION. SCALED DIMENSIONS ARE NOT TO TAKE PRECEDENCE OVER FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL DISCREPANCIES ARE TO BE REPORTED TO SYDESIGN FOR A DECISION BEFORE PROCEEDING WITH SITE WORK.	YES

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR CLIENT INFORMATION	26.10.22	DK	SY					

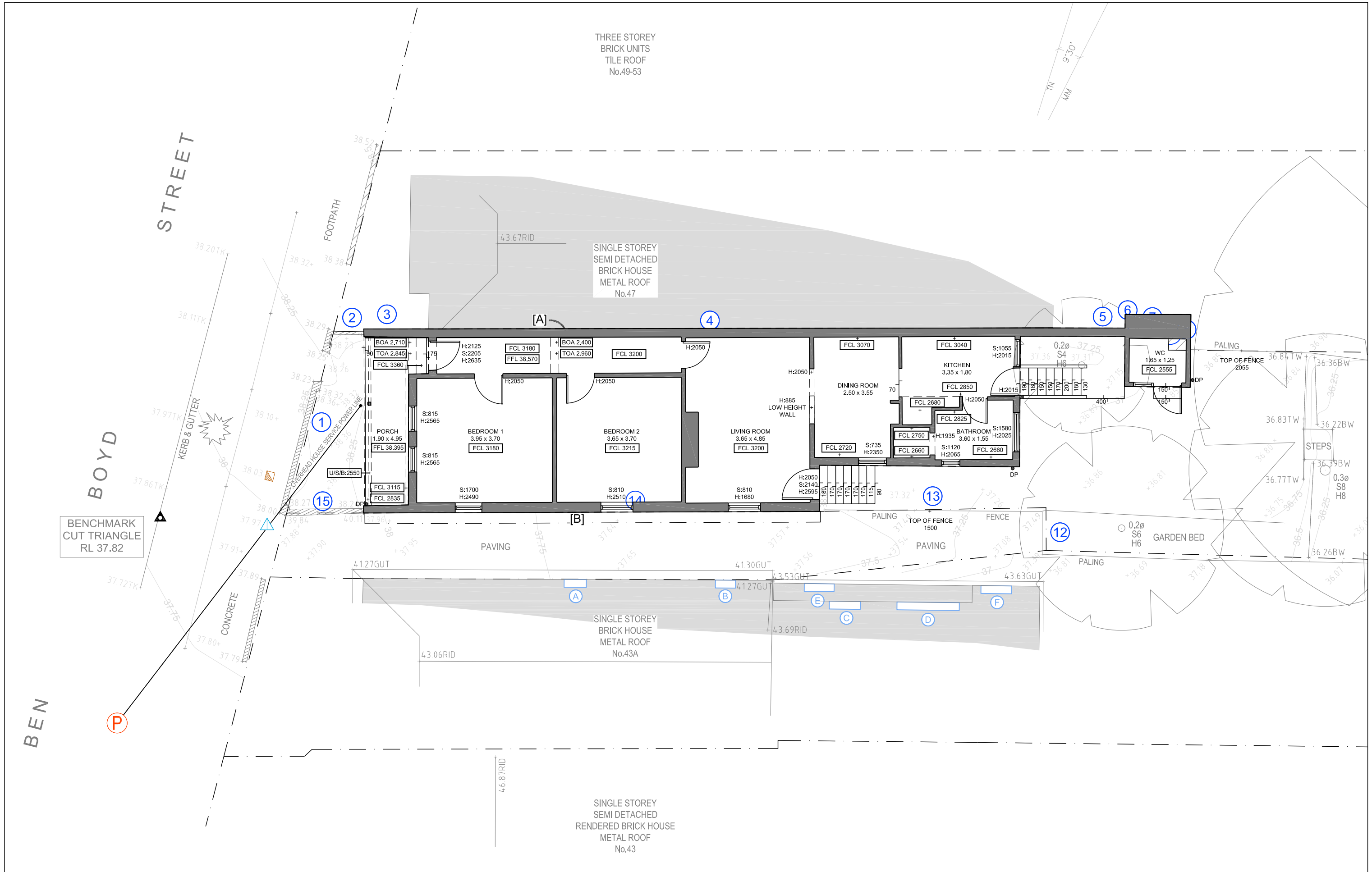
NORTH

sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

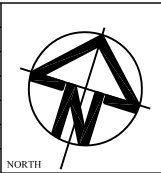
This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title COVER SHEET		Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089	
Bar Scale	Scales NTS	Job No. 22148	Drawing No. EX00
Revision A			



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS. REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR CLIENT INFORMATION	26.10.22	DK	SY					

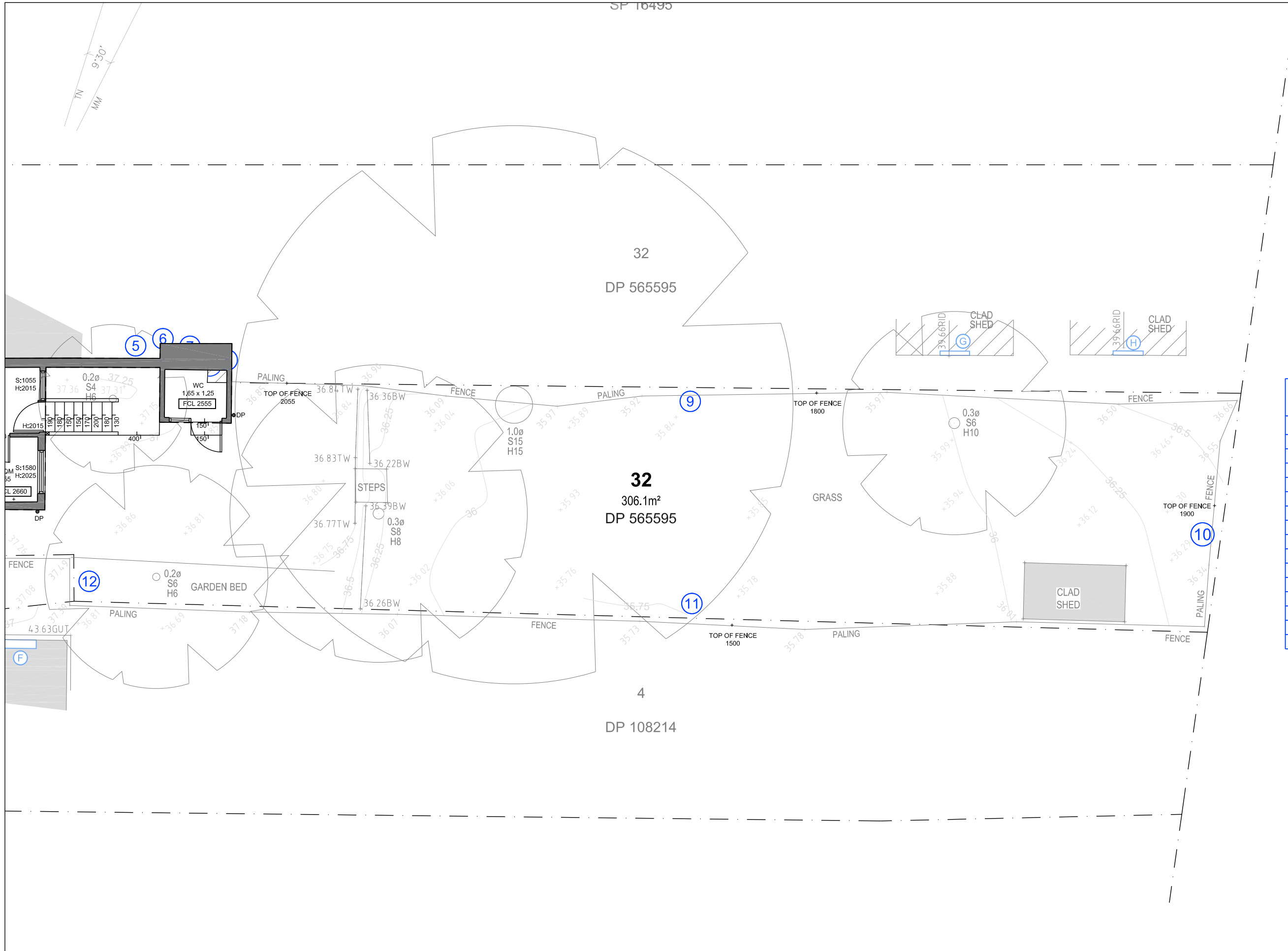


sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title EXISTING GROUND FLOOR PLAN (FRONT)			
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089			
Bar Scale	Scales 1:100@A3	Job No. 22148	Drawing No. EX01
Revision A			

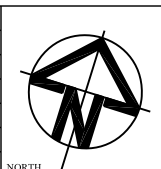


WINDOW SCHEDULE		
WINDOW	SILL	SOFFIT
A	-	40.68
B	-	40.76
C	39.23	40.42
D	38.89	40.42
E	4.180	43.25
F	4.178	43.27
G	-	38.95
H	-	38.93

SCHEDULE OF BEARINGS AND DISTANCES		
No.	BEARING	DISTANCE
1	347°33'20"	5.505
2	64°15'	0.925
3	154°15'	0.06
4	62°54'	20.185
5	61°17'	2.12
6	155°40'	0.055
7	65°40'	1.285
8	155°40'	0.49
9	63°40'	27.795
10	161°05'	6.485
11	244°38'	30.475
12	332°45'	1.255
13	242°08'	6.615
14	242°52'	13.37
15	62°59'	2.29

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR CLIENT INFORMATION	26.10.22	DK	SY					

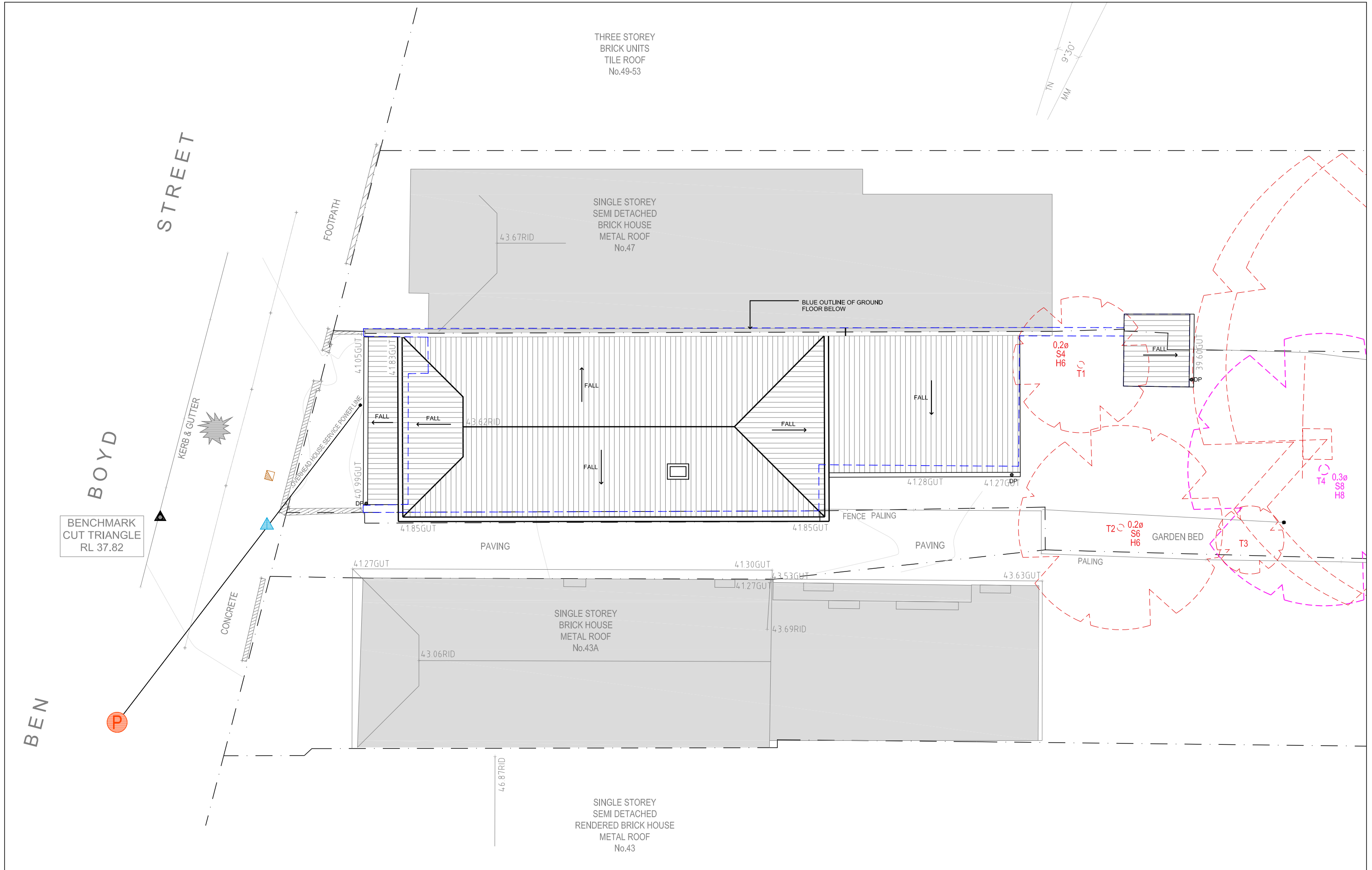


sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title EXISTING GROUND FLOOR PLAN (BACK)			
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089			
Bar Scale	Scales 1:100@A3	Job No. 22148	Drawing No. EX02 Revision A



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR CLIENT INFORMATION	26.10.22	DK	SY					

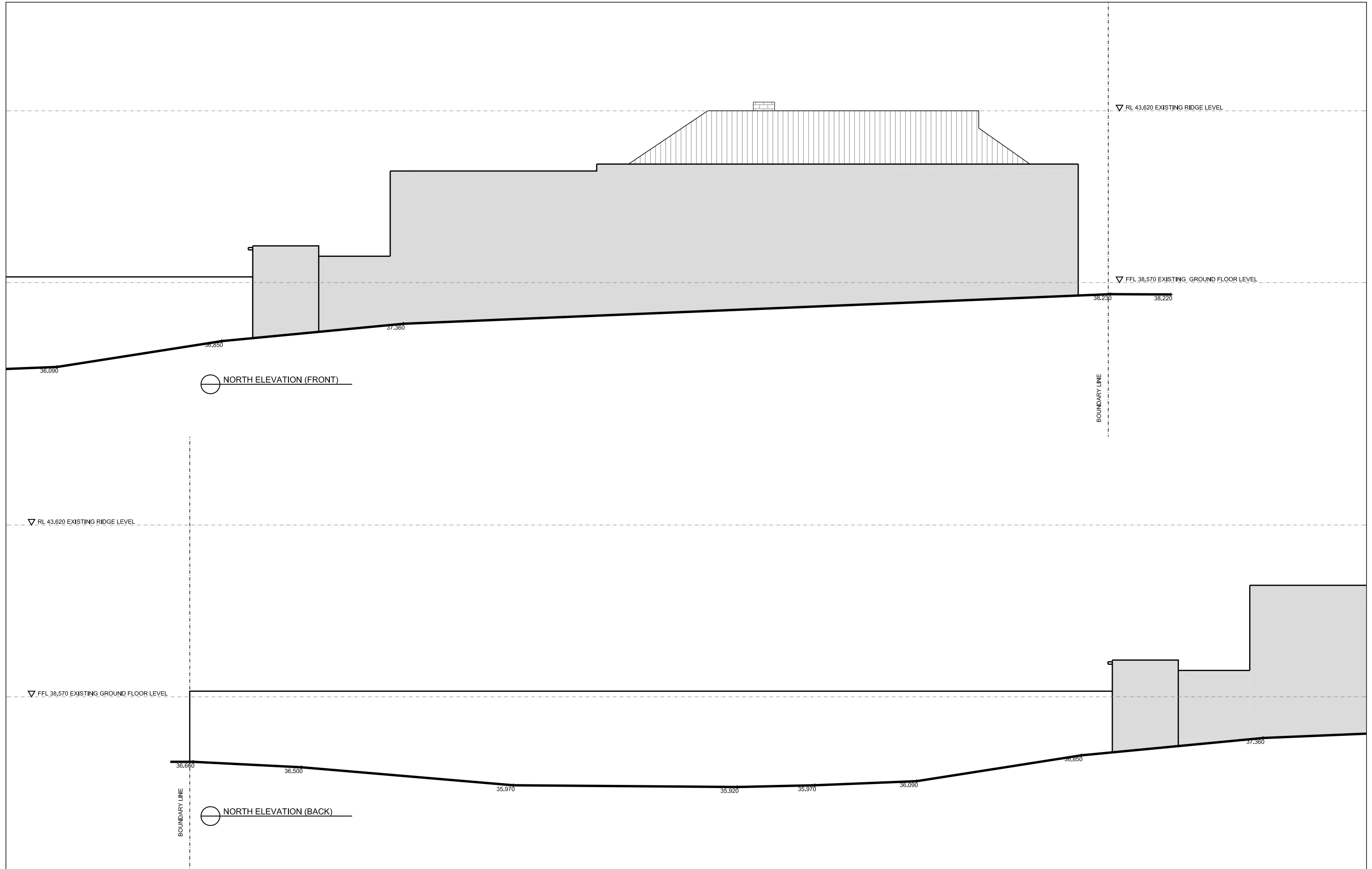


sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title EXISTING ROOF PLAN				
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089				
Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:100@A3	22148	EX03	A



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

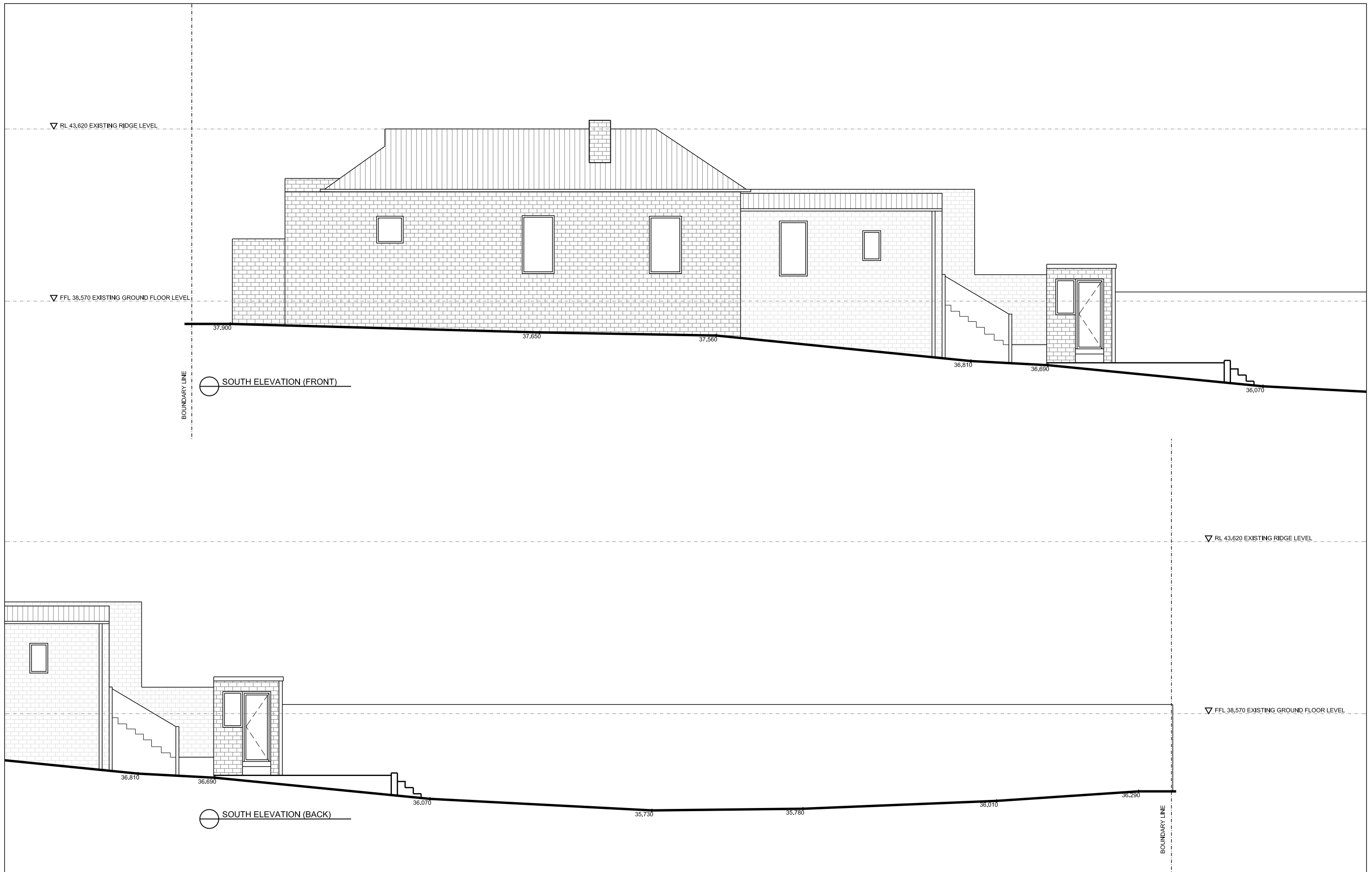
REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR CLIENT INFORMATION	26,10,22	DK	SY					

sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.


Drawing Title EXISTING NORTH ELEVATIONS (FRONT & BACK)				
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089				
Bar Scale	Scales 1:100@A3	Job No. 22148	Drawing No. EX04	Revision A



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR CLIENT INFORMATION	26,10,22	DK	SY					

NORTH

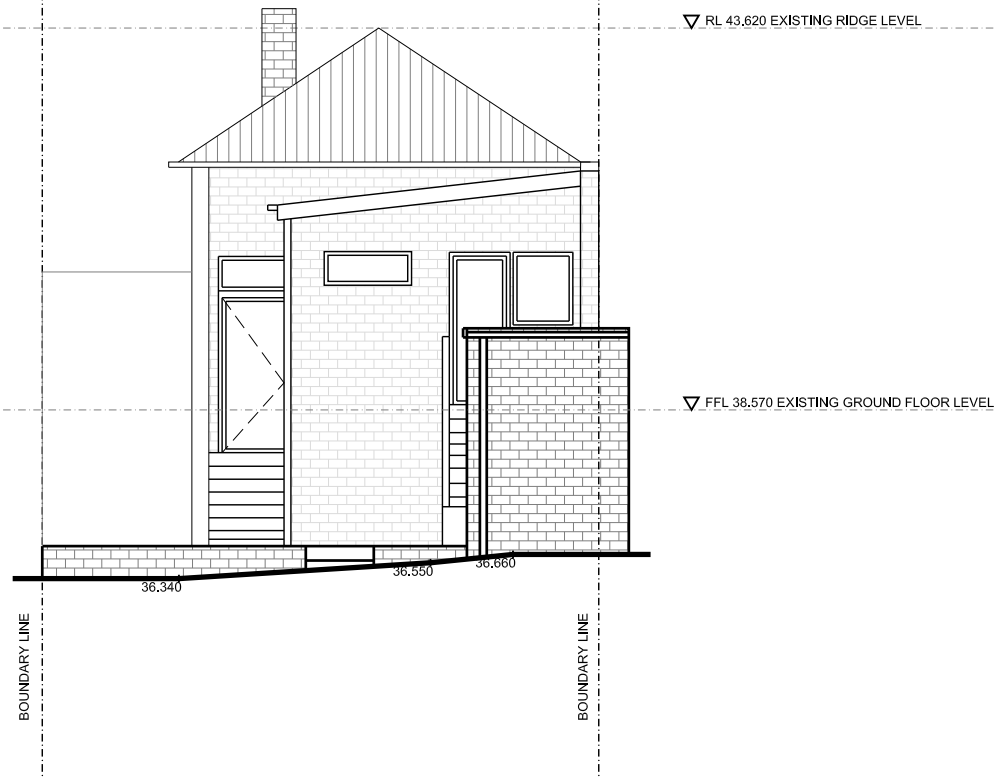


p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

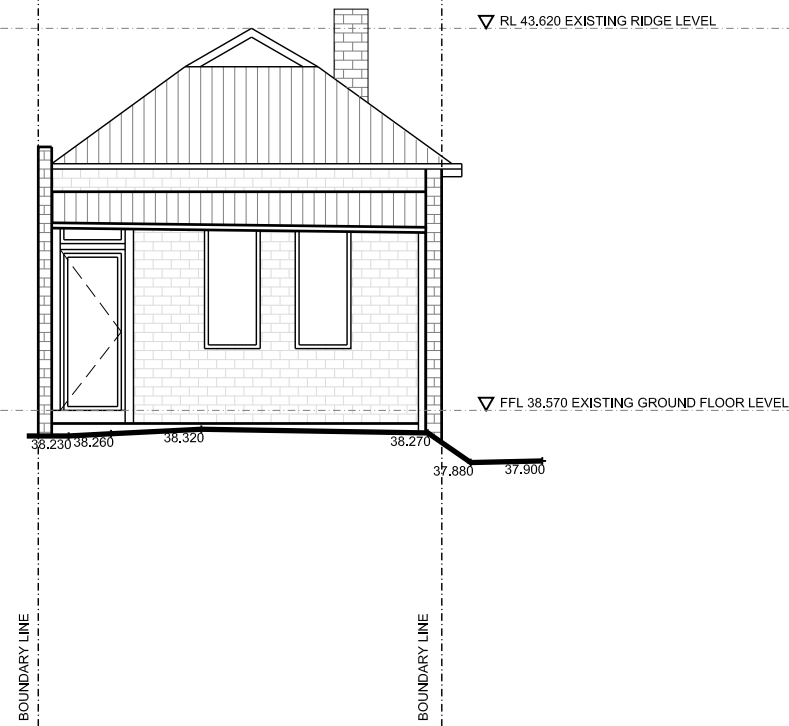
This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title EXISTING SOUTH ELEVATIONS (FRONT & BACK)			
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089			
Bar Scale	Scales 1:100@A3	Job No. 22148	Drawing No. EX05
		Revision A	

EAST ELEVATION



WEST ELEVATION



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR CLIENT INFORMATION	26,10,22	DK	SY					

NORTH



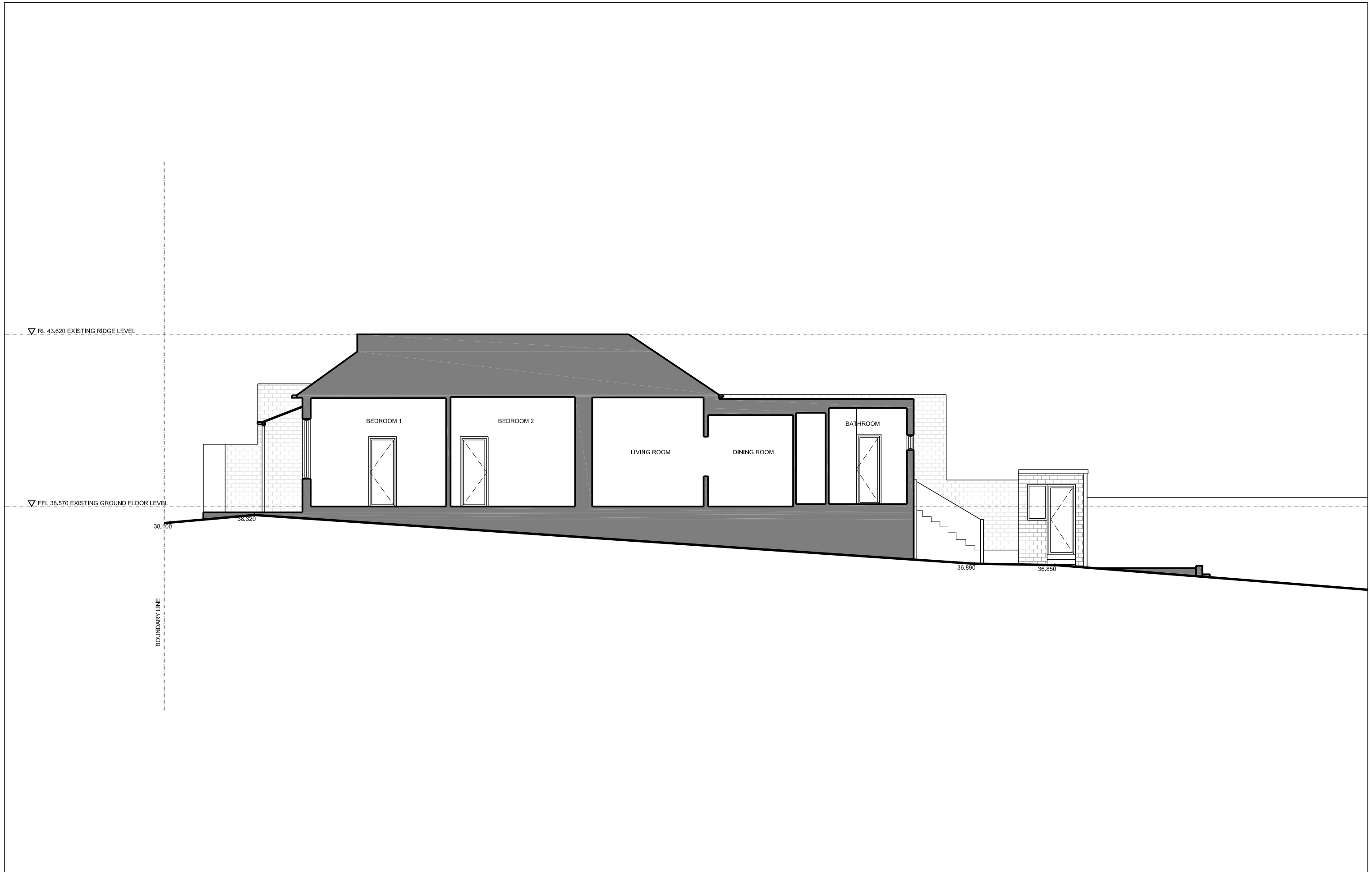
EXISTING EAST & WEST ELEVATIONS

Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:100@A3	22148	EX06	A



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR CLIENT INFORMATION	26.10.22	DK	SY					

NORTH

sydesign

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Drawing Title EXISTING SECTION A-A			
Project LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089			
Bar Scale	Scales 1:100@A3	Job No. 22148	Drawing No. EX07 Revision A



THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL DRAWINGS, REFER TO COVER SHEET FOR MORE DETAILS AND LEGEND.

REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED	REVISION	AMENDMENT OR REASON FOR ISSUE	ISSUE DATE	DRAWN	CHECKED
A	ISSUE FOR CLIENT INFORMATION	26.10.22	DK	SY					

NORTH



Drawing Title
EXISTING STREETScape ELEVATION

Project
LINDA INGALDO - 45 BEN BOYD ROAD, NEUTRAL BAY NSW 2089

p 02 9572 8000 f 02 9572 9000 e Info@sydesign.com.au www.sydesign.com.au ABN 78 167 213 265

This drawing remains the property of Sydesign Pty Ltd. Unauthorised use of this drawing is prohibited. It may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for that commission. Scaled dimensions are not to take precedence over figured dimensions. All dimensions are in millimetres unless stated otherwise. All discrepancies are to be reported to sydesign for a decision before proceeding with site work.

Bar Scale	Scales	Job No.	Drawing No.	Revision
	1:100@A3	22148	EX08	A

LEGEND / FINISHES SCHEDULE

EXISTING RL

EXISTING TREE TO BE REMOVED
NOTE: All noxious weeds on the site shall be removed and destroyed as per their classification under the noxious weeds Act.

EXISTING TREE TO BE RELOCATED (REFER TO ARBORIST REPORT)

EXISTING TREE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH AS 4970-2009
TREE PRUNING SHALL BE IN ACCORDANCE WITH AS 4373

PROPOSED TREES, SHRUBS & GROUND COVER (REFER NO. TO PLANT SCHEDULE)
TREE STOCK FOR LANDSCAPE USE SHALL BE IN ACCORDANCE WITH AS 2303

BOUNDARY FENCE

MULCHED GARDEN BED 900 WIDE MIN. OR AS SHOWN ON PLAN REFER TO DETAIL 1 & 2

SELECTED METAL GARDEN EDGE OR AS SELECTED REFER TO DETAIL 1

SELECTED RETAINING WALL / OSD WALL
ALL RETAINING WALL HEIGHT SHALL BE CONFIRM ON SITE AND TO -TO ENGINEER DETAIL & TO BCA REQUIREMENTS

LAWN AREA
SIR WALTER BUFFALO
SELECTED 100 DEPTH RIVER PEBBLES WITH WEED MAT UNDER

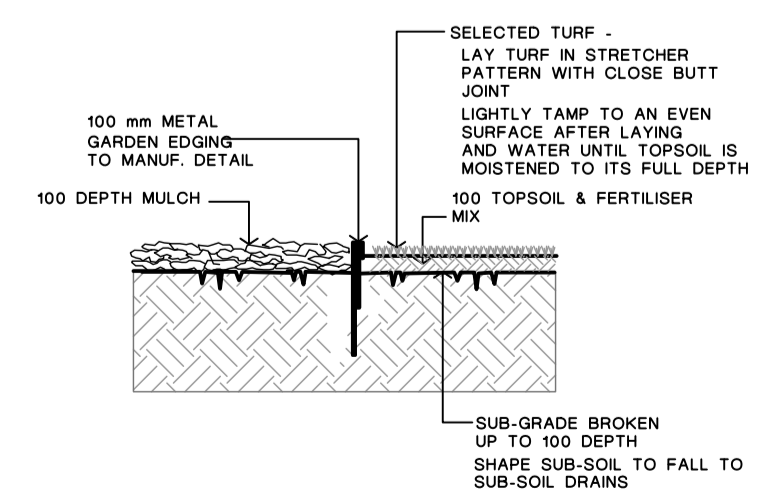
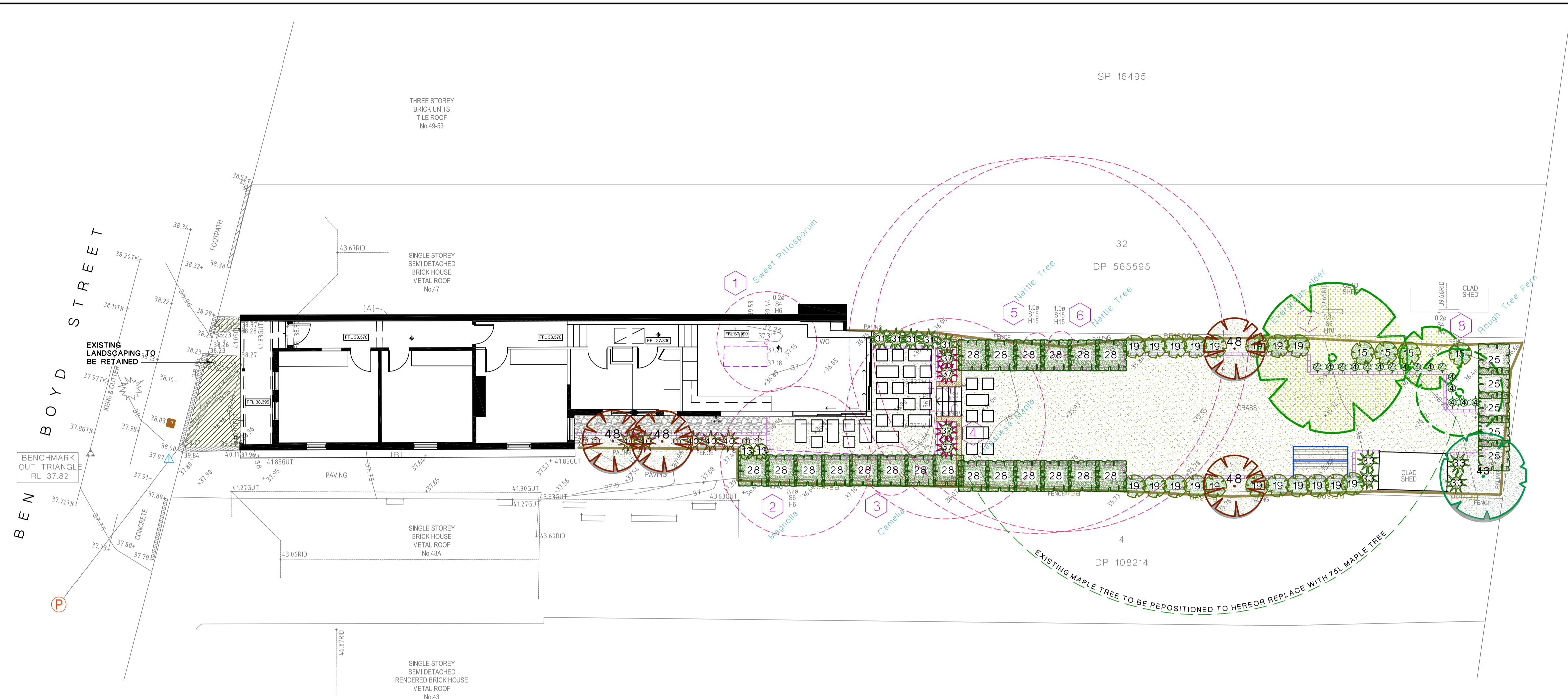
PERMEABLE PEBBLE AREA
SELECTED 100 DEPTH RIVER PEBBLES WITH WEED MAT UNDER

STEPPING STONES
SELECTED CONC. STEPPING STONES SET WITHIN LAWN AREA

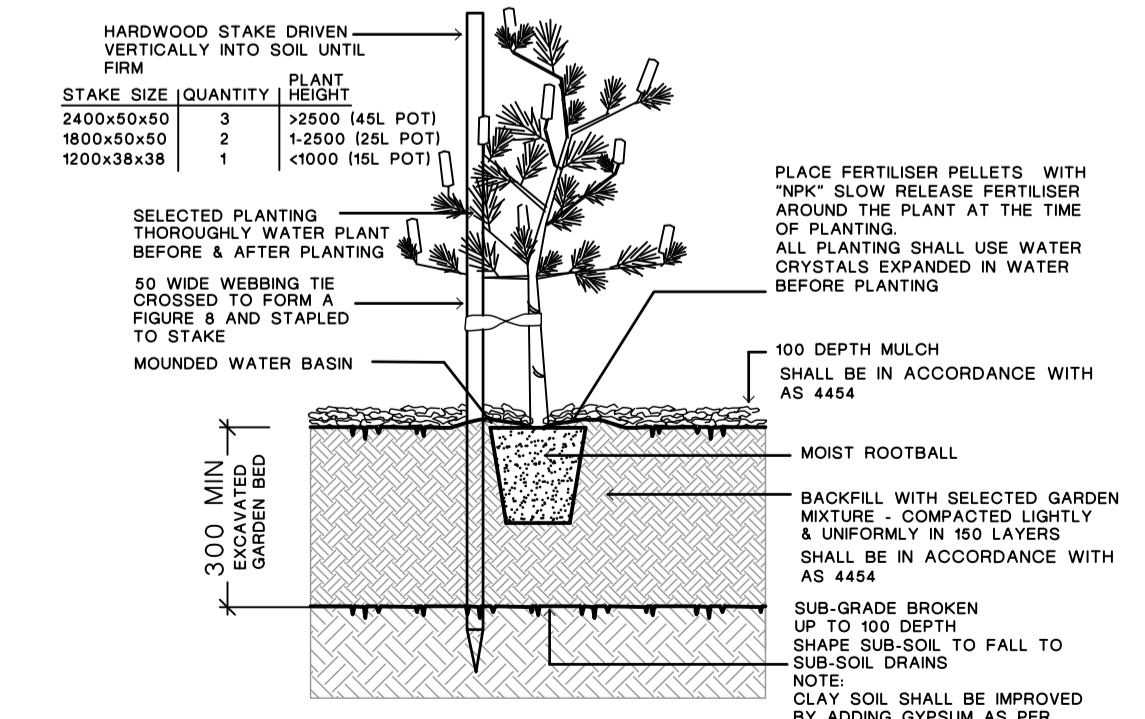
SELECTED CLOTHES LINE
SHALL BE AT LEAST 16 LINEAL METRES TO MANUF. DETAIL

DRAINAGE
REFER TO ENGINEER PLANS FOR DETAILS
NOTE: PROVIDE SELECTED HEEL GUARD GRATES TO PITS ON TRAFFICABLE AREAS - TO MANUF. DETAIL

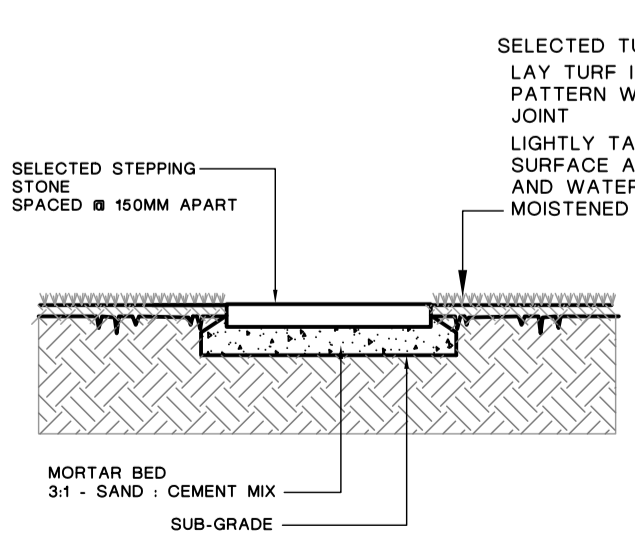
ITEM	MATERIAL
SOIL DETAIL 1 & 2	NOTE: ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419 AND AS 4454 FOR SOIL CONDITIONERS AND COMPOSTS
LAWN AREA	1st QUALITY TOP SOIL
NATIVE GARDEN BED	NATIVE GARDEN MIX
EXOTIC GARDEN BED	ORGANIC GARDEN MIX
MULCH	SELECTED HARD WOOD CHIP SHALL BE IN ACCORDANCE WITH AS 4454 NOTE: PROVIDE DECORATIVE GRAVEL TO OSD / RAIN GARDEN AREA REFER TO DETAIL 1 & 2
PLANT MATERIAL	AS PER PLANT SCHEDULE REFER TO DETAIL 2
GARDEN EDGE	SELECTED METAL EDGING OR AS SELECTED REFER TO DETAIL 1
FENCE	
SIDES & REAR BOUNDARY	EXISTING 1800 HIGH LAPPED & CAPPED TIMBER FENCE TO REMAIN



1. TURF & METAL GARDEN EDGE DETAIL
NOTE: ALIGNMENT OF METAL EDGE SHALL BE EVEN & FREE FROM GAPS AND HUMPS
ALL TURFED AREAS SHALL BE FINISHED LEVEL WITH ADJOINING SURFACES AND ALSO FALL EVENLY TO APPROVED POINTS OF DRAINAGE DISCHARGE



2. TREE & SHRUB PLANTING IN GARDEN BED
NOTE: DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN. CLAY SOIL IS TO BE TREATED WITH CLAY BREAKER AND ORGANIC COMPOST
ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4419



3. STEPPING STONE DETAIL

PROPOSED PLANT SCHEDULE
IN ACCORDANCE WITH AS 2303: 2015

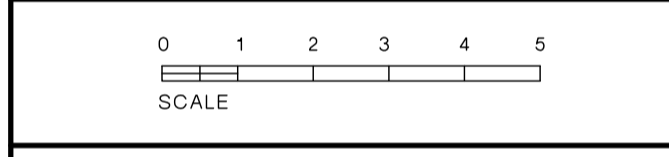
CODE	BOTANICAL NAME	COMMON NAME	APPROX MATURED HEIGHT	POT SIZE	QUANTITY
GROUND COVER / BOARDER					
1	<i>Clivia miniata</i>	Clivia	0.5	150mm	5
4	<i>Liriope muscari 'Just Right'</i>	Just Right Liriope	0.5	150mm	11
LOW SHRUBS					
13	<i>Phlloendron Xanadu</i>	Xanadu	0.7	200mm	2
16	<i>Callistemon Great Balls of Fire</i>	Great Balls of Fire	2	200mm	4
19	<i>Acmena 'Allyn's Magic'</i>	Lilly pilly	0.6	200mm	19
TALL SHRUBS					
26	<i>Syzygium Superior</i>	Superior Lilly pilly	3	200mm	5
28	<i>Pittosporum 'James Stirling'</i>	James Stirling	3	200mm	20
FEATURE SHRUBS					
31	<i>Rhaphia excelsa</i>	Lady palm	2	200mm	5
33	<i>Alpinia zerumbet variegata</i>	Variegated Shell Ginger	1.5	200mm	4
37	<i>Streitizia juncea</i>	Bird of Paradise	1.2	25 L	4
40	<i>Bambusa textilis var. Gracilis</i>	Slender Weaver Bamboo	5	200mm	5
TREES					
43	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8	45 L	1
48	<i>Magnolia Teddy Bear</i>	Magnolia	5	45 L	4

NOTE:
THE TREES SHALL COMPLY WITH NATSPEC SPECIFYING TREES: A GUIDE TO ASSESSMENT OF TREE QUALITY (2003) OR AUSTRALIAN STANDARD AS 2303 - 2015 TREE STOCK FOR LANDSCAPE USE.
HEIGHT AND SPAN ARE INDICATIVE ONLY. SUBJECT TO ON SITE ENVIRONMENTAL FACTORS. USE ONLY AS A GUIDE.

REV	DESCRIPTION	REVISION DATE
A	DA ISSUE	30/10/2023

- NOTE:**
- In the event of any inconsistency between the architectural plans and stormwater plans, the architectural plan shall prevail to the extent of the inconsistency.
 - All landscape works shall be carried out by members of the LANDSCAPE CONTRACTORS ASSOCIATION of AUSTRALIA.
 - Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
 - Do not scale drawing, if in doubt - ASK
 - This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
 - All existing trees to remain shall be protected as per arborist report & council requirements
 - All pruning shall be in accordance with the AS 4373
 - Thoroughly eradicate weeds from all garden areas.
 - No variation to the works to be carried out without prior approval from owner.
 - All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
 - Substitution of plant species or varieties will not be permitted.
 - Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
 - All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
 - Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
 - Refer to survey plan for position of all existing services.
 - Refer to Architectural elevations & Sections for existing and proposed ground lines.
 - All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS SPEC NO.1 Specification C273-Landscaping.
 - Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.

MAINTENANCE
- All landscape works are to be maintained for a period of 12 months (or as required by council DA Consent) by landscape contractor after final completion AND shall be maintained at all times in a suitable manner. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.



PROPOSED ALTERATIONS & ADDITIONS
45 Ben Boyd Road
Neutral Bay

ARCHITECT:

sydesign

vision dynamics Pty Ltd.
landscape design
m: 0412 282 888
Ph: (02) 9499 8888
em: visiondynamics@westnet.com.au

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

DRAWN: FF SCALE: 1:100@A1 OR 1:200@A3
DRAWING NUMBER: 23159 DA 1 -1
REV: A

LANDSCAPE Design Institute
Professional Member
Fiona Fong
Membership No. 193



Ref: 221377 SK-01

27th March 2024

The Owner

Re: 45 Ben Boyd Road, Neutral Bay – Part Identification Survey

In accordance with your instructions, I have conducted a survey of part of the abovementioned property. This report and associated sketch are for final identification purposes only and must not be used for any other purpose, including any set-out of further improvements. The survey was completed on 27th March 2024.

I have surveyed part of the land comprised in the Certificate of Title Folio Identifier 32/565595 being Lot 32 in Deposited Plan 565595 located at Neutral Bay, in the Local Government Area of North Sydney.

Upon the land, in the position shown on the attached sketch, stands a single storey semi detached brick house with metal roof, sheds and fences.

The position of the structures has been surveyed and their location relative to the northern boundary between No 45 and No 47 as shown on the sketch.

There are no encroachments on the subject property except for irregular fencing.

There are a number of dealings registered on the title.
(N830823) cross easements affecting party wall on common boundary of lots 31&32 in DP565595.
(G650510) Easement for overhanging eaves and gutters appurtenant to the land above described affecting the land shown as easement for o'hanging E&G 0.075 wide and 0.315 wide vide (G622298)

This report must be read in conjunction with associated sketch and was prepared for exclusive use of The Owner and their assigns. No Liability for any potential loss, howsoever arising, can be accepted from any third party seeking to rely upon the information contained herein. Any existing encumbrances on the subject property do not form part of the scope of this survey and any associated documentation.

Yours faithfully

Ziemowit Wierzchowski
Registered Surveyor
For Ensure Consulting
Email: Ziemowit.Wierzchowski@ensureco.com.au

Ensure Consulting Pty Ltd
ABN 20 624 253 032

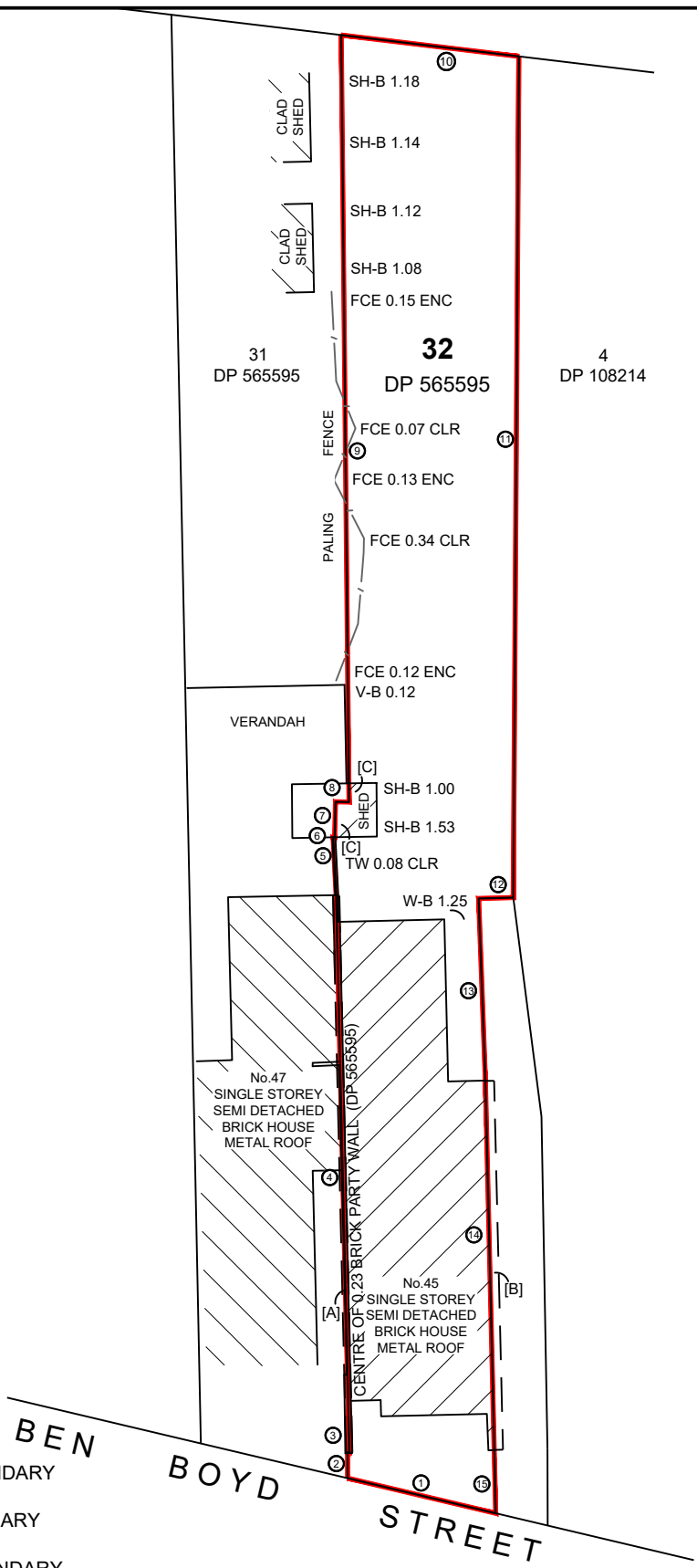
Unit 8
10-12 Sylvester Avenue
UNANDERRA NSW 2526

Phone +61 2 4210 4143

PO Box 283
Unanderra NSW 2526

Email: office@ensureco.com.au
www.ensureco.com.au

SCHEDULE OF DISTANCES	
No	DISTANCE
1	5.505
2	0.925
3	0.06
4	20.185
5	2.12
6	0.055
7	1.285
8	0.49
9	27.795
10	6.485
11	30.475
12	1.255
13	6.615
14	13.37
15	2.29



- W-B WALL TO BOUNDARY
- PW-B PARTY WALL TO BOUNDARY
- SH-B SHED TO BOUNDARY
- V-B VERANDAH TO BOUNDARY
- FCE FENCE
- TW-B TOP OF WALL TO BOUNDARY
- ENC ENCROACHING
- CLR CLEAR
- [A] CENTRE OF 0.23 BRICK PARTY WALL (DP 565595)
- [B] EASEMENT FOR OVERHANG 0.315 WIDE (DP 565595)
- [c] CENTRE OF 0.11 BRICK PARTY WALL (DP 565595)

Registered Surveyor

THIS SKETCH IS TO BE USED FOR FINAL IDENTIFICATION PURPOSES ONLY AND IN CONJUNCTION WITH THE WRITTEN REPORT. IT CANNOT BE USED FOR ANY OTHER PURPOSE, INCLUDING SET-OUT OF ANY FURTHER IMPROVEMENTS ON THE LAND.

SKETCH FOR IDENTIFICATION PURPOSES
 45 BEN BOYD ROAD, NEUTRAL BAY
 LOT 32 IN DP 565595
 BOUNDARY LINE



Ensure Consulting Pty Ltd
 ABN: 20 624 253 032
 Unit 8, 10-12 Sylvester Avenue,
 Unanderra NSW 2526 Australia
 PO Box 283 Unanderra NSW 2526
 Tel: 02 4210 4143
 Email: office@ensureco.com.au



DATE: 27/03/2024	DRN: A.I.
DRAWING No: 221377 SK-01	Rev 01