

**NSLPP MEETING HELD ON 05/02/2025****Attachments:**

1. Site Plan
2. Architectural Plans
3. Clause 4.6 Request

**ADDRESS:** 42 Jeffreys Street, Kirribilli**APPLICATION NO:** DA 233/2024

**PROPOSAL:** Alterations & additions to an existing dwelling, including alterations to the internal layouts, conversion of the existing attic space into a habitable living space and general maintenance works.

**PLANS REF:**

Plan No.	Rev	Description	Prepared by	Dated
A08	A	Lower Ground Floor Demolition Plan	Sandbox Studio	25/11/2024
A09	A	Ground Floor Demolition Plan	Sandbox Studio	25/11/2024
A10	A	First Floor Demolition Plan	Sandbox Studio	25/11/2024
A11	A	Attic Demolition Plan	Sandbox Studio	25/11/2024
A12	A	East Elevation	Sandbox Studio	25/11/2024
A13	A	North Elevation	Sandbox Studio	25/11/2024
A14	A	West Elevation	Sandbox Studio	25/11/2024
A15	A	Site, Roof, Waste Management, Sediment Control & Stormwater Concept Plan	Sandbox Studio	25/11/2024
A16	A	Proposed Lower Ground Floor Plan	Sandbox Studio	25/11/2024
A17	A	Proposed Ground Floor Plan	Sandbox Studio	25/11/2024
A18	A	Proposed First Floor Plan	Sandbox Studio	25/11/2024
A19	A	Proposed Attic Floor Plan	Sandbox Studio	25/11/2024
A20	A	East Elevation	Sandbox Studio	25/11/2024
A21	A	North Elevation	Sandbox Studio	25/11/2024
A22	A	West Elevation	Sandbox Studio	25/11/2024
A23	A	Section A – Long Section	Sandbox Studio	25/11/2024
A24	A	Section B – Cross Section	Sandbox Studio	25/11/2024
A25	A	Schedule of Materials	Sandbox Studio	25/11/2024

**OWNER:** Wenjie Chen**APPLICANT:** Sandbox Studio**AUTHOR:** Report of Jack Varka, Assessment Officer**DATE OF REPORT:** 16 January 2025**DATE LODGED:** 23 September 2024**DATE AMENDED:** 25 November 2024**RECOMMENDATION:** Approval

## EXECUTIVE SUMMARY

This development application seeks consent for alterations and additions to an existing dwelling at 42 Jeffreys Street, Kirribilli.

**The application is reported to the North Sydney Local Planning Panel for determination as the application seeks a variation to a development standard by more than 10%. In accordance with the Minister's Directions the application must be determined by the Local Planning Panel.**

The application was notified to adjoining properties and the Cremorne Point Precinct Committee inviting comment between 10 October and 25 October 2024. There were no submissions received in response to notification. Development for the purpose of alterations and additions to an existing dwelling is permitted within the R3 Medium Density zone.

The site is occupied by a terrace dwelling attached on both sides, and is a heritage item that was constructed in the 1890s, previously known as 'Rathluba'. The property is an example of a Victorian Free Classical style architecture and is part of a series of five dwellings along Jeffreys Street. The site is also located within the Jeffreys Street Heritage Conservation Area. Council's Heritage Officer has considered the application and has requested amendments to the proposal including the retention of the internal and original period features. Some of these changes were addressed in amended plans provided to Council on 21 November 2024. The amended proposal is now acceptable on heritage grounds subject to conditions.

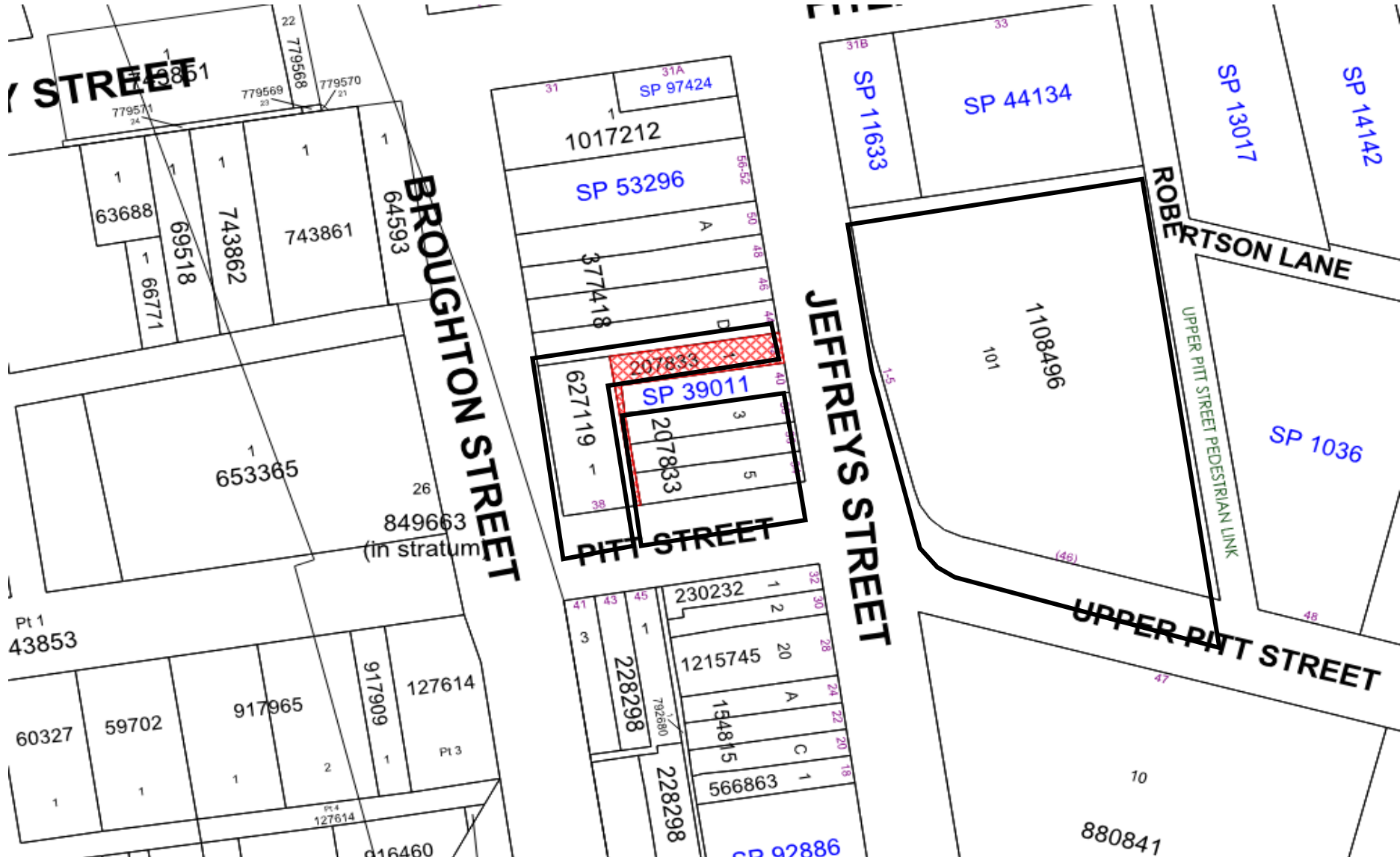
No significant trees or vegetation are located on site and therefore no vegetation is proposed for removal as a result of the proposed alterations and additions.



The subject site has a maximum permitted building height of 8.5m pursuant to sub-clause 4.3(2) in *NSLEP 2013*. The existing building exceeds the building height standard, with a maximum height of 11.76m. The degree of non-compliance will be increased to a maximum height of 12.1m at the rear edge of the proposed dormer. Whilst this point is located at a lower RL than the roof ridgeline, the sloping topography of the site and additional of rear dormer create a greater exceedance in building height.

The development proposes alterations and additions to an existing dwelling house and the works will not alter the existing highest point of the dwelling, being the primary roof ridgeline or alter the existing natural landform. Privacy will be retained for neighbours with no direct overlooking into any key living areas. The proposal will create only minor increases in shadow which are cast onto the roof of the dwelling and neighbouring dwelling at 40 Jeffreys Street. The appearance of the proposed alterations and additions remain consistent with the existing dwelling and adjoining semi. The bulk and scale of the additions is appropriate to the public domain, and is compatible with other dwellings in the locality.

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 is seeking development consent for the following works:

### Lower Ground Floor:

- Removal of existing kitchen and studio, and conversion to a bedroom
- Refurbishment of existing bathroom
- Connection of existing staircase landing to the rear laundry
- Conversion of existing storeroom to a wine cellar
- Installation of a new BBQ area in the rear yard and associated minor landscaping works

### Ground Floor:

- Removal of hallway doors connecting to lounge and kitchen
- Removal of wall between hallway and kitchen. A minor segment of the hallway is to be kept, providing evidence to the original layout
- Refurbishment of existing kitchen
- Removal of the existing bathroom, to be replaced with a smaller WC
- Rear western window to be replaced and enlarged
- Window between kitchen and staircase to lower ground floor to be blocked off
- Removal of the existing balustrade of the staircase connecting the first floor, to be replaced with a NCC compliant balustrade
- Existing skirtings to be repaired, or replacement if necessary

### First Floor:

- Amalgamation of front two bedrooms in order to create a larger master bedroom with ensuite
- Removal of the existing kitchen and dividing wall from the front balcony, which is to be amalgamated into the new master bedroom
- Removal and salvage of the existing fireplace located within the second bedroom from the front
- Existing weatherboard located on the façade of the front balcony is to be replaced with a contemporary fibre cement sheeting, and new glazing installed to create a consistent front façade with the surrounding dwellings
- Removal of dividing walls between bedrooms and bathroom to accommodate for a new rear bedroom and bathroom
- Rear western window to be replaced and enlarged

### Attic:

- Conversion of existing attic space into bedroom and bathroom
- Installation of a new rear balcony and dormer, and skylight along the front roof plane

### General maintenance works:

- Repainting of front and rear façades
- Deteriorating fibre cement cladding towards the rear of the dwelling to be replaced
- Existing rear external windows and doors to be repaired or replaced, like for like
- Existing tiled roof and gutters over the lower ground floor extension to be repaired or replaced, like for like
- Existing hard surfaces located within the rear setback to be replaced with appropriate external tiles or paving

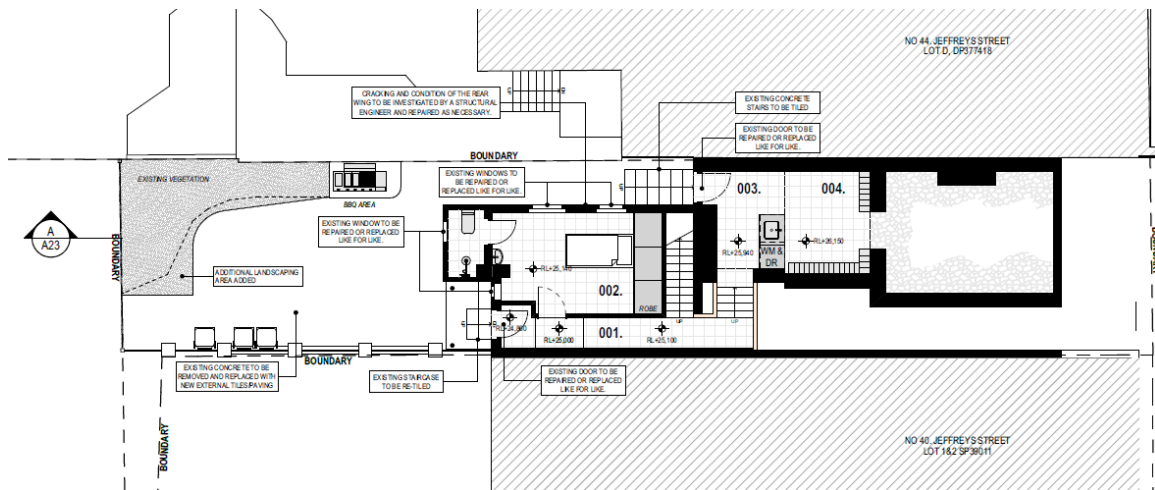


Figure 1: Proposed Lower Ground Floor

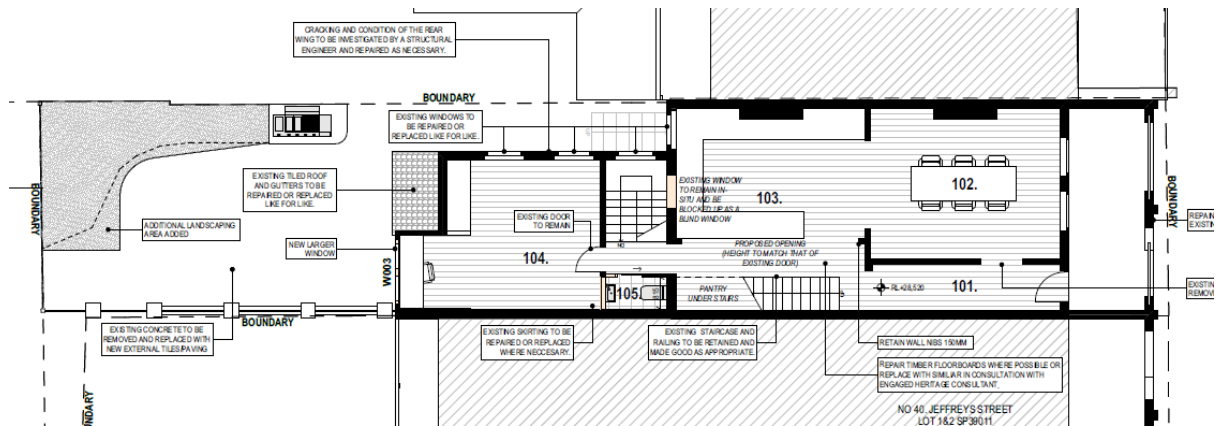


Figure 2: Proposed Ground Floor

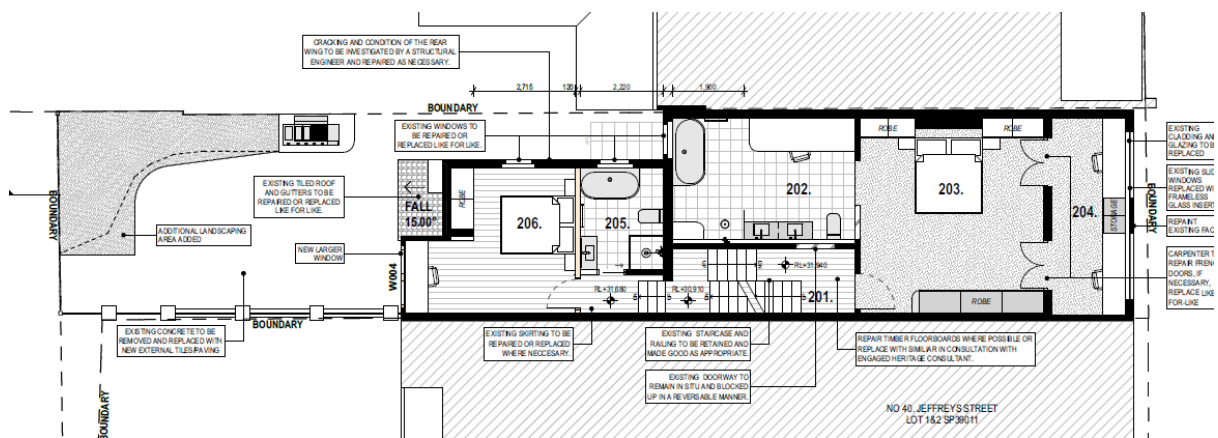


Figure 3: Proposed First Floor

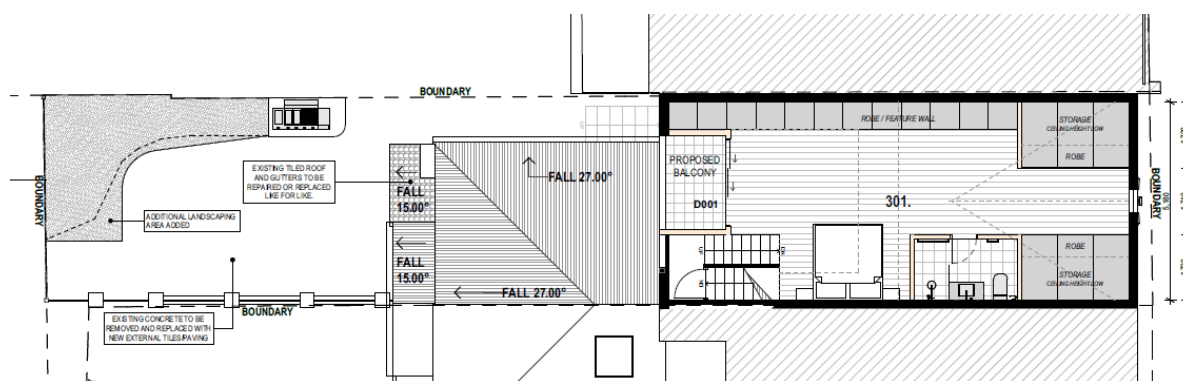


Figure 4: Proposed Attic Floor

### Referral to NSLPP:

The application is reported to NSLPP for determination because the proposed alterations and additions includes works conducted that breach the building height standard of 8.5m for the site. The proposal includes the addition of a dormer above the building height standard at a variation that exceeds more than 10% of the standard. Further to this, it is noted that new habitable space is created above the building height standard.

### STATUTORY CONTROLS

#### *North Sydney Local Environmental Plan (NSLEP) 2013*

- Zoning – R3 Medium Residential
- Item of Heritage – Yes
  - I0251
- In Vicinity of Item of Heritage – Yes
  - I0247 – I0255 (34-50 Jeffreys Street)
  - I0283 (38 Pitt Street)
- Conservation Area – Yes
  - Jeffreys Street Conservation Area
- Foreshore Building Line – No

#### *Environmental Planning & Assessment Act 1979*

#### *Environmental Planning and Assessment Regulation 2021*

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

- Chapter 2 – Vegetation in Non-rural Areas
- Chapter 6 – Water Catchments

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

- Chapter 4 – Remediation of Land

#### *SEPP (Sustainable Buildings) 2022*

### POLICY CONTROLS

#### *North Sydney Development Control Plan (NSDCP) 2013*

#### *North Sydney Local Infrastructure Contributions Plan 2020*

## **DESCRIPTION OF LOCALITY**

The subject site, legally described as Lot 1, DP 207833 is known as 42 Jeffreys Street and is a three storey attached terrace. The site is generally rectangular in shape with the exception of the pedestrian access to Pitt Street from the rear setback of the site. The site has a total area of 179.6m<sup>2</sup> with the site's topography sloping south towards Sydney Harbour.

The dwelling is a heritage item that was constructed in the 1890s, and was previously known as 'Rathluba'. The property is an example of a Victorian Free Classical style architecture and is part of a series of 5 dwellings along Jeffreys Street. These dwellings each share similar front façades and architectural features such as curved arches, wrought iron fencing and construction up to the front boundary. Each dwelling is constructed from painted brick and consists of a hipped roof.

Towards the rear of the dwellings consists of the rear private open space and landscape area. The site does not have any access to vehicles or off-street parking.

The dwelling is located within the Jeffreys Street Conservation Area, which features two and three storeys, mid to late Victorian and Federation attached dwellings which have a reduced bulk and scale towards the rear, gable roofs, mid to late Victorian and Federation-style windows and doors and low height front fences.

## **RELEVANT HISTORY**

### **Previous Applications**

#### **DA 227/2024**

- Application was submitted onto the NSW Planning Portal on 9 September 2024
- Application was returned to the applicants on 11 September 2024 noting the incorrect preparation and submission of the cost estimate summary

#### Unit 2/40 Jefferys Street

#### **DA 392/2012**

- Application was lodged to Council on 13 November 2012.
- Alterations and additions to existing duplex at upper levels including the change of use of attic to a study, the removal of the existing skylight and addition of a velux roof window, construction of new dormer extension incorporating a deck with a metal skillion roof, and new rear orientated windows.
- Amended information submitted to Council on 31 January 2013.
- Application was approved at the 3619<sup>th</sup> Council Meeting on 18 February 2013.





### Current Application

Date	Action
23 September 2024	Application was lodged to Council
10 October – 25 October 2024	Notification Period
17 October 2024	Inspection of the site was conducted
19 November 2024	RFI letter was issued requesting the following: <ul style="list-style-type: none"><li>Heritage amendments in accordance with Heritage Officer's referral comments</li></ul>
21 November 2024	RFI response was received

### INTERNAL REFERRALS

#### HERITAGE

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

*An assessment of the proposed works involving the installation of a dormer in the rear roof plane of the principle roof to match the existing at the adjoining dwelling at 40 Jeffreys Street and internal upgrade works including maintenance and repair works has been undertaken with reference to the relevant provisions under NSDCP 2013 Part B:s13 Heritage and Conservation to ensure the development meets the objectives of NSLEP 2013 Clause 5.10 (1)(a) and (b) Heritage conservation.*

*The building group are a unique grouping within the North Sydney area. The subject dwelling retains a high level intactness with most of the interventions that have taken place having the ability to be reversed. There is a fibro lean-to extension to the rear three level service wing that matches the overall form and scale of the attached dwelling at 40 Jeffreys Street.*

#### s13.4.5 Development in the vicinity of heritage items O1/ P1

*The subject dwelling forms part of a heritage group that includes the dwelling houses at nos. 34, 36, 38, 40 Jeffreys Street are in the immediate vicinity of the subject site. The site is also in the vicinity of the heritage listed properties to the north, west, south and east. The group of five houses of which the subject dwelling is a group, have heavily decorated front facades with paired arches in the two storey front façade. They form a porch at the street level and a cast iron verandah on the first floor level. The verandah at the subject site is enclosed with aluminium framed windows and timber log weatherboards. The reinstatement of the first floor verandah and balustrade as per s13.9.3 below would improve the setting of this group and the character of the streetscape int this part of the conservation area. It is recommended.*

s13.5.1 Protecting heritage significance O1/ O2/ P4/ P8/ P4/ P5/ P8

*The existing bathrooms and kitchens are to be upgraded and the kitchenette within the first floor level verandah will be removed. A new bathroom is proposed to be installed in the second bedroom within the principle building form. Conditions to protect the legibility of the original room layout and minimise impact on fabric have been recommended.*

*The front elevation is proposed to be painted and made good generally. The conservation and maintenance works to the front elevation are supported. However, all timber fenestration is to remain in situ. A fabric survey relating to the condition of fabric is recommended so that replacements only occur where it is deemed that there is a need for replacement on a like-for-like basis only.*

s13.5 Interior layouts O1/ P2/ P3

*Conditions relating to the proposed alterations to the internal layout have been recommended to ensure that significant layouts are retained.*

s13.5.7 Group heritage items O1/ P1

*The verandah and its elaborate cast-iron balustrade are common to the heritage group and consideration to reinstate this element should be given. (see s13.9.3).*

13.9.1 Skylights, solar panels and satellite dishes O1/ P1

*The proposed installation of a skylight in the street facing roof plane is not supported and is to be deleted.*

s13.9.2 Dormer windows O1/ P1 (d)/ P11

*The current NSDCP 2013 (endorsed in September 2013) does not support balcony dormers. However, an approval for a dormer + balcony in the rear primary roof plane was granted permission under DA 392/2013 on 2 February 2013. Further, a dormer pair exists at 36-38 Jeffreys Street. In this instance, the dormer is supported.*

s13.9.3 Verandahs and balconies O2/ P2/ P5

*The first floor verandah is a significant element of the heritage item and the heritage group. It also contributes to the Jeffreys Street streetscape. The works to remove the later installation of the kitchenette + partition wall within the sunroom is supported. Reinstatement of the verandah is strongly recommended, and the applicant should be given the opportunity to consider this aspect. The painted brick finish in this area is to be made good*

s13.9.4 Materials, colours and finishes O1/ P1/ P2/ P3

*See above*

Conclusion and Recommendations

*With reference to the above, the assessment of the proposed works are supported subject to conditions as set out below to meet the objectives of NSLEP 2013 Part 5 Clause 5.10 Heritage conservation. The following conditions are recommended:*

*Non-standard conditions:*

*That details relating to the following works be submitted to Council prior to the issue of any CC to the satisfaction of the conservation planner:*

- *The proposed skylight in the Jeffreys Street elevation is to be deleted to ensure there are no installations in the street facing roof plane.*
- *That a condition survey of the timber joinery relating to all windows, doors, especially the French doors in the first floor level, architraves, skirtings, picture rails, wooden floors etc. be carried out by a suitably qualified heritage architect to ascertain where conservation works need to be carried out. Where it is deemed the work need to be reconstructed, it will be on a like-for-like basis. [ref: NSW Heritage Asset Action Plans for guidance]*
- *Ensure the retention of the existing staircases and made good as appropriate*
- *At the ground floor –*
  - *the rear facing window in the kitchen is to remain in situ and be blocked up to enable the works to be reversible*
  - *retain sufficient nib walls to the kitchen areas and ensure the opening is to the height of the existing door opening to maintain an overall subservient relationship*
  - *clarify whether the door opening to the lounge area is to retain its existing dimensions without the door*
- *At the first floor level:*
  - *Retain the existing door to the second bedroom from the landing within the principle dwelling in situ. It is to be boarded up within the proposed bathroom to enable the works to be reversible. The fireplace in this room is to remain in situ.*
  - *Consider the use of the existing ensuite to the master bedroom for use as the shower recess to minimize impact on fabric*
  - *Retain the existing door to the ensuite from the main bedroom*
- *All bathroom and kitchen utility fittings are to be carried out below the floorboards plumbing and utilities are to use existing openings and pathways to minimize impact on fabric etc.*
- *The existing staircases are to remain in situ*

*(Reason: to protect the significance of the attached pair of heritage items and the character and significance of the Union, Bank, Thomas Street Conservation Area by utilising traditional and sympathetic characteristic to the heritage item and the conservation area)*

*Standard conditions*

- ***A3. No Demolition of Extra Fabric***
- ***C4 Colours, Materials and finishes (Heritage items)***
- ***E1 Removal of extra fabric***
- ***C5 Heritage Architect to be commissioned***

***Amended proposal***

The application was amended by way of RFI which detailed the comments above. In response to the amended proposal, the application was re-referred to Council's Heritage Team who provided the following comments:

*I have reviewed the revised plans and note the following:*

- *The skylight in the Jeffreys Street elevation has been deleted.*
- *The use of frameless glass in the area of the first floor balcony and reinstatement of the balustrade detail is supported.*
- *Drawing no A17/B has been annotated to indicate retention of the existing two staircases and made good as appropriate to their character.*
- *Drawing no A17/B has been annotated to indicate the retention in situ and blocking off of the rear kitchen window as a blind window.*
- *It is noted that the existing door between the main bedroom and proposed ensuite will be removed – will this door be reused in a repositioned location between these two spaces?*

*Matters that remain outstanding:*

- *A condition survey of the timber joinery relating to all windows, doors, especially the French doors in the first floor level, architraves, skirtings, picture rails, wooden floors etc. to establish the condition of the existing doors for repair and maintenance so that the original doors are maintained in situ by a suitably qualified heritage architect. The condition of these elements is to be established prior to replacing the existing fabric and to identify where conservation works need to be carried out. Where it is deemed the work needs to be reconstructed, it will be on a like-for-like basis. [ref: NSW Heritage Asset Action Plans for guidance]*
- *Confirmation through the annotation of drawing no. A18/B to indicate that the ensuite to the master bedroom will retain the existing fireplace, minimize impact to fabric so that the opportunity to enable the room to revert to its original use remain viable – see below.*
- *Details relating to sufficient nib walls to the kitchen area be retained and confirmation of the retention of the bulkhead above at the height of the existing doorways are to be provided to support the ongoing interpretive qualities of the original dwelling.*
- *It is noted that the door on the landing of the first floor level to the new ensuite will be retained in situ and blocked off to enable the adaptation of the bathroom to be reversible. The door between the bedroom and proposed bathroom is to be reused within the dwelling or stored for safekeeping. NB retention of the existing fireplace in the bathroom has not been confirmed. Its removal is not supported.*
- *Details relating to how the installation of the ensuite bathroom is to be undertaken in terms of new utilities/plumbing etc. remain outstanding to demonstrate minimize impact on fabric such as cornices, architraves, skirting boards and fireplace. The works are to be undertaken in a manner that will enable the room to revert to its original use.*
- *bathroom and kitchen utility fittings are to be carried out below the floorboards. Plumbing and utilities are to use existing openings and pathways to minimize impact on fabric etc.*

*The following standard conditions still apply:*

- **A3. No Demolition of Extra Fabric**
- **C4 Colours, Materials and finishes (Heritage items)**
- **E1 Removal of extra fabric**

- ***C5 Heritage Architect to be commissioned***

*(Reason: to protect the significance of the attached pair of heritage items and the character and significance of the Union, Bank, Thomas Street Conservation Area by utilising traditional and sympathetic characteristic to the heritage item and the conservation area).*

#### **Planner's Comments:**

The comments and recommendations of Council's Heritage Team are endorsed and supported. The recommended conditions are reflected in the determination of the application.

#### **SUBMISSIONS**

On 11 October 2024, Council notified adjoining properties and the Bradfield Precinct of the proposed development seeking comment between 11 October and 25 October 2024. Council received no submissions.

#### **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:

##### ***Environmental Planning and Assessment Act 1979 (as amended)***

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

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

The use of the land, relying upon the alterations and additions, did not involve the removal of, or impact to, trees prescribed in Section 16 of Part B of NSDCP 2013 and therefore the requirement to obtain consent, authorised by the Policy, is not required.

- **Chapter 6 Water Catchments**

Having regard to Chapter 6 of the *SEPP (Biodiversity and Conservation) 2021* the proposed development is not considered to be detrimental to the Harbour and will not unduly impose upon the character of the foreshore given the site's inland location. The proposed development would not adversely affect the quantity or quality of water entering Sydney Harbour, being a regulated catchment for the purpose of Section 6.6 of the Policy. The application satisfies the requirements of the Policy.

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

- **Chapter 4 Remediation of Land**

Section 4.6 of the SEPP requires the consent authority to consider whether the land is contaminated, and if so whether the land is suitable for the intended use or any remediations measures required. Council's records indicate that the site has historically been used for residential development, having been constructed in c. 1907. Therefore, the site is unlikely to contain any contamination. Furthermore, the proposed works do not require any excavation and would not disturb soils. The subject site is therefore considered suitable for the proposed use given that contamination is unlikely.

### **SEPP (Sustainable Buildings) 2022**

A valid BASIX Certificate A1757861 dated 30 July 2024 for the proposed alterations and additions to the existing dwelling has been submitted with the application to satisfy the Aims of the SEPP.

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

#### **1. Permissibility**

The site is zoned R3 Medium Density Residential under the provisions of the *North Sydney Local Environmental Plan 2013 (NSLEP 2013)*. Development for the purposes of alterations and additions is permissible with the consent of the Council.

#### **2. Objectives of the zone**

The objectives for the R3 Medium Density Residential zone are stated below:

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

The proposal is generally consistent with the objectives for development on land within the R3 Medium Density Residential zone as demonstrated throughout this assessment report. The proposal will generally improve the viability and vitality of the dwelling to ensure that the site provides for the housing needs of the community.

### **Part 4 – Principal Development Standards**

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

#### **3. Height of Building**

The subject site has a maximum permitted building height of 8.5m pursuant to sub-clause 4.3(2) in *NSLEP 2013*. The existing building has a maximum height of 11.76m at the ridgeline of the existing roof. The proposal relies upon works undertaken that exceed the maximum permitted building height, however, are contained within the existing building envelope.

The degree of non-compliance will be increased to a maximum height of 12.1m at the rear edge of the proposed dormer. Whilst this point is located at a lower RL than the roof ridgeline, the sloping topography of the site and additional of rear dormer create a greater exceedance in building height.

To justify the use of the non-complying elements, a written request to vary the development standard made pursuant to Clause 4.6 in *NSLEP 2013* has been submitted and is assessed below.

#### **4. Clause 4.6 - Contravention of a Development Standard**

A written request to contravene the development standard for height has been submitted and has been considered below.

##### **Clause 4.6(3)(a) Is compliance with the development standard unreasonable and unnecessary in the circumstances of the case?**

The most common way to demonstrate that compliance with the development standard is unreasonable and unnecessary is to demonstrate that the objectives of the development standard are met notwithstanding the non-compliance. This is identified as test 1 in *Wehbe. Wehbe v. Pittwater Council [2007] NSWLEC 827 ("Wehbe")*.

*(1)(a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,*

The proposed dormer roof is an acceptable form of development consistent to that of surrounding dwellings and is almost identical to the dormer constructed at 40 Jeffreys Street, as approved under D392/12 by the 3619<sup>th</sup> Council Meeting. The proposed dormer although is to be constructed above the building height standard, is located below the existing ridge height and creates a technical increase in exceedance to the control as a result of the sloping topography of the site.

The development proposes alterations and additions to an existing dwelling house and the works will not alter the existing natural landform. As described above, the variation to the maximum building height control, results from the proposed dormer windows within the existing roof form, at a maximum height of 12.1 metres which represents a 42% variation, and is contained below the existing maximum height ridge of the roof.

It should be noted that the existing dwelling has a maximum height of 11.76m which represents an exceedance of 38%.

*(1)(b) to promote the retention and, if appropriate, sharing of existing views,*

The subject site and surrounding properties enjoy water views across Sydney Harbour and the Sydney Harbour Bridge to the west. A site visit was undertaken, and it was determined that no views will be impacted by the development, as works are located within the existing building footprint.

*(1)(c) to maintain solar access to existing dwellings, public reserves, and streets, and to promote solar access for future development,*

A full solar access assessment and shadow diagrams has been provided with this application.

The proposal does not create any additional or substantial overshadowing. There are no associated impacts of additional overshadowing to neighbouring habitable rooms or private open spaces. The addition of the rear dormer will create new shadows that are cast upon the roof of the subject site and adjoining dwelling at 40 Jeffreys Street.

*(1)(d) to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,*

Privacy will be retained for neighbours with no direct overlooking into any key living areas.

The Ground and First floors are visually separated from the neighbouring properties by the existing party walls. A number of privacy measures have been incorporated into the design of the upper levels including offset windows, high sill heights and highlight glazing, privacy glazing. The new dormer's glazing has been orientated towards the rear of the lot.

*(1)(e) to ensure compatibility between development, particularly at zone boundaries,*

The alterations and additions proposed, retain the existing residential land use and dwelling density on the site, ensuring there will be no compatibility issues. Setbacks proposed remain consistent with existing setbacks on the site, allowing for the appropriate refurbishment of the site. The proposed alterations and additions will be visible from the streetscape at Broughton Street to the rear however will remain consistent in built form, will not create any substantial bulk, and will not increase the envelope of the dwelling as the dormer is located within the rear roof area within the building footprint.

*(1)(f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.*

The appearance of the proposed alterations and additions remain consistent with the existing dwelling and adjoining semi. The bulk and scale is an appropriate presentation to the public domain, and is compatible with other dwellings in the locality.

*(1)(g) to maintain a built form of mainly 1 or 2 storeys in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone E4 Environmental Living.*

The development retains a 2 storey (plus attic) presentation to the street front and 3 storey presentation to the rear. The scale proposed is consistent with surrounding properties, including the adjoining semi-detached dwelling.

#### **Clause 4.6(3)(b) Are there sufficient environmental planning grounds to justify the variation**

The written request has provided various environmental planning grounds to justify the variation on page 5 of the written request which are briefly summarised below.

- *The building height of the proposed dormer will allow for the activation of the existing attic*
- *Increase the amenity of the existing residence without impacting the amenity of neighbours and the heritage fabric of the existing dwelling*
- *The dwelling is consistent with the approved dormer at 40 Jeffreys Street (D392/12)*
- *The works proposed do not represent an overdevelopment of the site and satisfies the objectives of the zone and the development standard as is detailed earlier in the report*

The above environmental planning grounds are considered to be sufficient to justify the variation in the circumstances.



**Clause 4.6(4)(a)(i) Applicant’s written request**

The written request provided by the applicant adequately addresses the matters required by subclause (3) as discussed above.

**5. Heritage Conservation**

The subject site is identified as a contributory item within the Jeffreys Street Conservation Area. The portions of the proposed alterations and additions undertaken to the west elevation of the dwelling to create a new dormer at the attic level is supported as this will not be readily visible from the streetscape, consistent with the existing dormer at 40 Jeffreys Street so as to create a former of symmetry, and will not create any substantial bulk.

All other internal reconfigurations and works located internally and at the rear of the dwelling are considered suitably acceptable and minimal in its impact on the heritage character of the dwelling and impact towards neighbouring properties subject to conditions recommended by Council’s Heritage Team.

It is considered that if approved, these works would be compliant with CI 5.10 of the *NSLEP 2013* and acceptable with respect to the site’s heritage context and sympathetic to the Jeffreys Street Conservation Area.

**NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2013**

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

<b>DEVELOPMENT CONTROL PLAN 2013 - Part B Section 1- Residential Development</b>		
	<i>complies</i>	<i>Comments</i>
<b>1.2 Social Amenity</b>		
<b>1.2.2 Maintaining Residential Accommodation</b>	YES	The proposal would not change the population mix and the level of residential accommodation available within the locality.
<b>1.3 Environmental Criteria</b>		
<b>1.3.1 Topography</b>	YES	The proposal would not alter the existing landform of the subject site.
<b>1.3.6 Views</b>	YES	The proposed alterations and additions would not adversely impact surrounding properties. The alterations and additions are contained within the existing building envelope.
<b>1.3.7 Solar Access</b>	YES	The proposal will not create increases to over shadowing, with the site’s private open space, and neighbouring habitable rooms and rear open spaces unimpacted by the proposed works.  Additional shadows will be created by the proposal, specifically the new rear dormer, however shadows will be cast to roof of the site and neighbouring roof at 40 Jeffreys Street.



<p><b>1.4.8 Built Form Character</b></p>	<p>YES</p>	<p>The proposed alterations and additions would not be inconsistent with these provisions. Where alterations and additions affected the external character of the building, the design and materiality of the alterations are considered compatible with the relevant character statement, noting the heritage status of the property, and the terrace configuration of the site and neighbours. The alterations and additions proposed are largely concentrated internally and rear facing and are not readily visible to the streetscape.</p>																
<p><b>1.4.10 Roofs</b></p>	<p>YES</p>	<p>The primary roof form is to be retained. The rear of the dwelling retains its flat roof which is not visible from the street front.</p>																
<p><b>1.4.11 Dormers</b></p>	<p>YES</p>	<p>The proposed new rear facing dormer will maintain the existing ridge line of the primary roof and is wholly contained within the building envelope.</p> <p>The dormer is setback 1060mm from the ridge, 850mm from the party wall with 40 Jeffreys Street, and 980mm from the party wall with 44 Jeffreys Street, and is acceptable in this regard.</p> <p>The dormer incorporates a balcony, however being rear facing, is considered acceptable as it does not directly address a street elevation. There will be no significant impacts associated with the addition of the proposed dormer.</p> <p>The dormer is therefore considered acceptable.</p>																
<p><b>1.4.12 Materials</b></p>	<p>YES</p>	<p>The development has been designed to complement the existing site and surrounds.</p> <p>Materials proposed are consistent with the existing dwelling, with full details provided in the materials and finishes schedule.</p>																
<p><b>1.5 Quality Urban Environment</b></p>																		
<p><b>1.5.5 Site Coverage</b></p> <p><b>60% Site Coverage</b></p>	<p>No Change</p>	<p>The existing site has a site coverage of 98.95m<sup>2</sup> which represents 55% of the total area. The site coverage is not proposed to change as a result of the proposed alterations and additions as all works are located internally or within the existing building footprint.</p> <p>As a result, the development maintain the existing site coverage which is compliant with the control.</p>																
<p><b>1.5.6 Landscape Area</b></p> <p><b>20% Landscape Area</b></p> <p><b>20% Unbuilt Upon Area</b></p>	<p>No Change</p>	<table border="1"> <thead> <tr> <th>Control</th> <th>Existing</th> <th>Proposed</th> <th>Compliance</th> </tr> </thead> <tbody> <tr> <td>Site coverage</td> <td>98.95m<sup>2</sup> 56%</td> <td>98.85m<sup>2</sup> 56%</td> <td>Yes</td> </tr> <tr> <td>Landscaped area</td> <td>12.7m<sup>2</sup> 7%</td> <td>12.72m<sup>2</sup> 7%</td> <td>No change</td> </tr> <tr> <td>Unbuilt-upon area</td> <td>65.25m<sup>2</sup> 37%</td> <td>65.23m<sup>2</sup> 37%</td> <td>No</td> </tr> </tbody> </table>	Control	Existing	Proposed	Compliance	Site coverage	98.95m <sup>2</sup> 56%	98.85m <sup>2</sup> 56%	Yes	Landscaped area	12.7m <sup>2</sup> 7%	12.72m <sup>2</sup> 7%	No change	Unbuilt-upon area	65.25m <sup>2</sup> 37%	65.23m <sup>2</sup> 37%	No
Control	Existing	Proposed	Compliance															
Site coverage	98.95m <sup>2</sup> 56%	98.85m <sup>2</sup> 56%	Yes															
Landscaped area	12.7m <sup>2</sup> 7%	12.72m <sup>2</sup> 7%	No change															
Unbuilt-upon area	65.25m <sup>2</sup> 37%	65.23m <sup>2</sup> 37%	No															

		<p>The existing site presents a substantial variation to the landscape area and unbuilt upon area controls as per the table above.</p> <p>Minor landscaping is proposed as part of the application and will negligibly increase the landscape area of the site, though generally speaking, it can be seen that the balance of landscape and unbuilt upon areas are maintained as existing.</p>
<b>1.5.9 Private and Communal Open Space</b>	YES	The rear garden will provide sufficient and high quality private open space for use of the occupants.
<b>1.6 Efficient Use of Resources</b>		
<b>1.6.1 Energy Efficiency</b>	YES	A valid BASIX Certificate has been provided with this application.

### CHARACTER STATEMENTS - PART C, SECTION 7

The subject site is located within the **Jeffreys Street Conservation Area** of the **Kirribilli Planning Area**. The proposed development in its current form is consistent with the character of the conservation area as the proposed development works to the dwelling are generally located at the rear and will not be readily visible from the streetscape. These proposed works will contribute to the maintenance of the dwelling as a heritage item. The proposed internal works, dormer and attic conversion are considered acceptable, and Council’s Heritage Officer has raised no objection subject to conditions. The primary façade is to be retained as existing which is consistent with the character of the Jeffreys Street conservation area.

### LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

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

<b>Applicable Contribution Type</b>		
S7.12 contribution detail	Development cost: \$470,470	\$ 4,704

Conditions requiring payment of contributions are included in the attached recommended conditions of consent (**See Condition C11**).

### HOUSING PRODUCTIVITY CONTRIBUTION

The Ministerial Order for Housing Productivity Contribution came to effect on 1 July 2024. The order applies to land in that includes the Greater Sydney Region in which North Sydney Council is located. The proposal is characterised as alterations and additions and not a new dwelling. The application is not subject to a contribution in accordance with Clause 7 of the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023*.

## 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 car parking 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 Bradfield Precinct. Council received no submissions during the notification period.

## PUBLIC INTEREST

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

## SUITABILITY OF THE SITE

The proposal would be located in the R3 Medium Residential Zone alterations and additions to a residential dwelling are a permissible form of development. Consequently, the proposal is considered to be suitable for the site having regard to the merits of the proposal as described in the above report.

## 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.

Given that part of the proposed works will be conducted above the building height standard, being the construction of the rear dormer and attic conversion, there would be no significant additional or unreasonable overshadowing, view loss, privacy loss and/or bulk and scale, and is considered acceptable with regards to the objectives of Clause 4.6.

The proposed works are generally internal, recessive in form and scale, and are sympathetic to the existing heritage item within the Jeffreys Street Conservation Area, with no significant loss of original internal or external fabric. A condition is recommended to ensure that the works will retain, re-use, and reinstate original fabric where possible.

The proposed works will provide additional resident amenity through improved comfort and the enhancement of private indoor space without negatively impacting upon the heritage significance of the heritage item, the neighbourhood character of the locality or the amenity of adjoining properties.

The application is considered to be acceptable in the circumstances and it is recommended for approval subject to standard and site-specific conditions.

## **RECOMMENDATION**

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

**THAT** the North Sydney Local Planning Panel exercise the functions of Council assume the concurrence of the Secretary of The Department of Planning, Housing and Infrastructure and invoke the provisions of Clause 4.6 in *NSLEP 2013* with regards to the non-compliance with Clause 4.3 – maximum building height grant consent to Development Application No. 233/2024 proposing alterations and additions to the existing dwelling and associated works upon land at No. 42 Jeffreys Street, Kirribilli, subject to the following conditions:

### **Heritage Requirements**

A4. The following heritage requirements are to be met:

- A condition survey of the timber joinery relating to all windows, doors, especially the French doors in the first floor level, architraves, skirtings, picture rails, wooden floors etc. be carried out by a suitably qualified heritage architect to ascertain where conservation works need to be carried out. Where it is deemed the work need to be reconstructed, it will be on a like-for-like basis. [ref: NSW Heritage Asset Action Plans for guidance].
- Ensure the retention of the existing staircases and made good as appropriate.
- At the ground floor –
  - retain sufficient nib walls to the kitchen areas and ensure the opening is to the height of the existing door opening to maintain an overall subservient relationship
- *At the first floor level:*
  - Retain the existing door to the second bedroom from the landing within the principle dwelling in situ. It is to be boarded up within the proposed bathroom to enable the works to be reversible. The fireplace in this room is to remain in situ.
  - Consider the use of the existing ensuite to the master bedroom for use as the shower recess to minimize impact on fabric
  - Retain the existing door to the ensuite from the main bedroom

- All bathroom and kitchen utility fittings are to be carried out below the floorboards plumbing and utilities are to use existing openings and pathways to minimize impact on fabric etc.
- The existing staircases are to remain in situ

(Reason: to protect the significance of the attached pair of heritage items and the character and significance of the Union, Bank, Thomas Street Conservation Area by utilising traditional and sympathetic characteristic to the heritage item and the conservation area)

**JACK VARKA**  
**ASSESSMENT OFFICER**

**DAVID HOY**  
**TEAM LEADER ASSESSMENTS**

---

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

---

**NORTH SYDNEY COUNCIL**  
**CONDITIONS OF DEVELOPMENT APPROVAL**  
**42 JEFFREYS STREET, KIRRIBILLI**  
**DEVELOPMENT APPLICATION NO. 233/24**

**A. Conditions that Identify Approved Plans**

**Development in Accordance with Plans/Documentation**

- A1. The development must be carried out in accordance with the following drawings endorsed with Council's approval stamp and other documentation listed in the 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
A08	A	Lower Ground Floor Demolition Plan	Sandbox Studio	25/11/2024
A09	A	Ground Floor Demolition Plan	Sandbox Studio	25/11/2024
A10	A	First Floor Demolition Plan	Sandbox Studio	25/11/2024
A11	A	Attic Demolition Plan	Sandbox Studio	25/11/2024
A12	A	East Elevation	Sandbox Studio	25/11/2024
A13	A	North Elevation	Sandbox Studio	25/11/2024
A14	A	West Elevation	Sandbox Studio	25/11/2024
A15	A	Site, Roof, Waste Management, Sediment Control & Stormwater Concept Plan	Sandbox Studio	25/11/2024
A16	A	Proposed Lower Ground Floor Plan	Sandbox Studio	25/11/2024
A17	A	Proposed Ground Floor Plan	Sandbox Studio	25/11/2024
A18	A	Proposed First Floor Plan	Sandbox Studio	25/11/2024
A19	A	Proposed Attic Floor Plan	Sandbox Studio	25/11/2024
A20	A	East Elevation	Sandbox Studio	25/11/2024
A21	A	North Elevation	Sandbox Studio	25/11/2024
A22	A	West Elevation	Sandbox Studio	25/11/2024
A23	A	Section A – Long Section	Sandbox Studio	25/11/2024
A24	A	Section B – Cross Section	Sandbox Studio	25/11/2024
A25	A	Schedule of Materials	Sandbox Studio	25/11/2024

(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.



**42 JEFFREYS STREET, KIRRIBILLI  
DEVELOPMENT APPLICATION NO. 233/24**

Page 2 of 18

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)

**Heritage Requirements**

A4. The following heritage requirements are to be met:

- A condition survey of the timber joinery relating to all windows, doors, especially the French doors in the first floor level, architraves, skirtings, picture rails, wooden floors etc. be carried out by a suitably qualified heritage architect to ascertain where conservation works need to be carried out. Where it is deemed the work need to be reconstructed, it will be on a like-for-like basis. [ref: NSW Heritage Asset Action Plans for guidance].
- Ensure the retention of the existing staircases and made good as appropriate.
- At the ground floor –
  - retain sufficient nib walls to the kitchen areas and ensure the opening is to the height of the existing door opening to maintain an overall subservient relationship
- *At the first floor level:*
  - Retain the existing door to the second bedroom from the landing within the principle dwelling in situ. It is to be boarded up within the proposed bathroom to enable the works to be reversible. The fireplace in this room is to remain in situ.
  - Consider the use of the existing ensuite to the master bedroom for use as the shower recess to minimize impact on fabric
  - Retain the existing door to the ensuite from the main bedroom
- All bathroom and kitchen utility fittings are to be carried out below the floorboards plumbing and utilities are to use existing openings and pathways to minimize impact on fabric etc.
- The existing staircases are to remain in situ

(Reason: to protect the significance of the attached pair of heritage items and the character and significance of the Union, Bank, Thomas Street Conservation Area by utilising traditional and sympathetic characteristic to the heritage item and the conservation area)

**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 properties No's. (40 and 44 Jeffreys Street) detailing the physical condition of those properties, both internally and externally, including, but not limited to, such items as walls, ceilings, roof, structural members and other similar items, **MUST BE** submitted to the Principal Certifier for approval prior to the issue of any Construction Certificate. The survey and report are to be prepared by an appropriately qualified person and a copy to be given to the owner of the adjoining property. A copy of the report is to be provided to Council, if Council is not the Principal Certifier, prior to the issue of any Construction Certificate.

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

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

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

(Reason: Proper management of records)

**Structural Adequacy (Semi Detached and Terrace Buildings)**

- C2. A report from an appropriately qualified and practising structural engineer, certifying the structural adequacy of the adjoining properties No's. 40 and 44 Jeffreys Street which certifies their 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)

**Colours, Finishes and Materials (Heritage Areas)**

- C4. 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.)

**Heritage Architect to be commissioned**

- C5. An appropriately qualified and experienced heritage architect 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 heritage matters.

Written details of the engagement of the experienced heritage architect must be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: if advice provided by the heritage architect is to the effect that works requiring development consent be carried out, such works would require a Modification under s 4.55 of the *Environmental Planning and Assessment Act 1979* or further development application. This condition, and any advice given by the heritage architect, 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 significant fabric and spaces are resolved and recorded using best practice for heritage conservation)

**Reflectivity Index of Glazing**

- C6. The glazing for windows, walls or roof finishes of the approved development must be factory pre-finished with low glare and reflectivity 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.

Note: The reflectivity index of glazing elements can be obtained from glazing manufacturers. Glass with mirrored or reflective foil finishes is unlikely to achieve compliance with this requirement.

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

**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.

**42 JEFFREYS STREET, KIRRIBILLI  
DEVELOPMENT APPLICATION NO. 233/24**

Page 6 of 18

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)

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

- C9. Prior to the issue of any Construction Certificate, security deposit or bank guarantee must be provided to Council to the sum of \$2,500.00 to be held by Council for the payment of cost for any/all of the following:
- a) making good any damage caused to any property of the Council as a consequence of the doing of anything to which this consent relates,
  - b) completing any public work (such as road work, kerbing and guttering, footway construction, stormwater drainage and [environmental controls](#)) required in connection with this consent
  - c) remedying any defects in any such public work that arise within 6 months after the work is completed.
  - d) Council reserves the right to retain all bonds on infrastructure works relating to the completion of required Infrastructure work for a 12-month defect liability period. Council may elect to provide a lesser period for minor residential work.

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

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

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

- where the damage constitutes a hazard in which case Council may make use of the security immediately;
- the applicant has not repaired or commenced repairing damage within 48 hours of the issue by Council in writing of instructions to undertake such repairs or works;

- works in the public road associated with the development are to an unacceptable quality; and
- the Principal Certifier must ensure that security is provided to North Sydney Council prior to issue of any Construction Certificate.

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

### **Asbestos and Hazardous Material Survey**

- C10. A report must be prepared by a suitably qualified person in relation to the existing building fabric to be demolished and/or disturbed identifying the presence or otherwise of asbestos contamination and, if asbestos contamination is present, making recommendations as to the work required to safely address the contamination.

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

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

The report must be submitted to the Principal Certifier for approval prior to the issue of any Construction Certificate. The Principal Certifier must ensure that the report, and other plans, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

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

### **Section 7.12 Development Contributions**

- C11. 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 \$9,704.00.

### Indexation

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

### Timing of payment

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

A copy of the North Sydney Contribution Plan can be viewed at North Sydney Council's Customer Service Centre, 200 Miller Street, North Sydney or downloaded via Council's website at [www.northsydney.nsw.gov.au](http://www.northsydney.nsw.gov.au)

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

### **Security Deposit/Guarantee Schedule**

- C12. 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:

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

Note: The following fees applicable

<b>Fees</b>	
Local Infrastructure Contributions	\$9,704.00
<b>TOTAL FEES</b>	<b>\$9,704.00</b>

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

(Reason: Compliance with the development consent)

### **BASIX Certificate**

C13. Under clause 75 of the Environmental Planning & Assessment Regulation 2021, it is a condition of this development consent that all the commitments listed in BASIX Certificate No. A1757861 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)

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

#### **Asbestos Material Survey**

D1. Prior to the commencement of any works, a report must be prepared by a suitably qualified person in relation to the existing building fabric to be demolished and/or disturbed identifying the presence or otherwise of asbestos contamination and, if asbestos contamination is present, making recommendations as to the work required to safely address the contamination.

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

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

The report must be submitted to the Principal Certifier for approval prior to the issue of any Construction Certificate. The Principal Certifier must ensure that the report, and other plans, referenced on and accompanying the issued Construction Certificate, fully satisfy the requirements of this condition.

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



**Commencement of Works' Notice**

- D2. Building work, demolition or excavation in accordance with this development consent must not be commenced until the developer has given at least 2 days notice to North Sydney Council of the person's intention to commence building work, demolition or excavation in accordance with this development consent.

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

**E. *During Demolition and Building Work*****Removal of Extra Fabric**

- E1. 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)

**No Work on Public Open Space**

- E2. 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)

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

- E3. The Developer or the person, company or other entity that is acting upon this consent, must bear the cost of all works associated with the development that occurs on Council's property, including the restoration of damaged areas.

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

### No Removal of Trees on Public Property

- E4. No trees on public property (footpaths, roads, reserves, etc.) unless specifically approved by this consent shall be removed or damaged during construction including for the erection of any fences, hoardings or other temporary works.

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

### Construction Hours

- E5. 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	7.00am - 5.00pm
	Saturday	8.00am - 1.00pm
	Sunday Public holiday	No work permitted

Construction activities for development approved under this consent must be carried out in accordance with the standard construction hours above, the EPA Noise Policy for Industry 2017 and any Construction Noise Management Plan required under this consent.

In the event of breach to the approved hours of construction Council take may take enforcement action under Part 9 of the EP & A Act 1979 and in accordance with Council's adopted Compliance & Enforcement Policy.

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

### Out of hours' Work Permits

- E6. 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](http://www.northsydney.nsw.gov.au).

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

### **Prohibition on Use of Pavements**

- E7. 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**

- E8. All plant and equipment used in the undertaking of the development/ works, including concrete pumps, wagons, lifts, mobile cranes, hoardings etc, must be situated within the boundaries of the site (unless a permit is obtained from Council beforehand) and so placed that all concrete slurry, water, debris and the like must be discharged onto the building site, and is to be contained within the site boundaries.

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

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

### **Asbestos Removal**

- E9. All demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current WorkCover Asbestos or “Demolition Licence” and a current WorkCover “Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with National Occupational Health and Safety Commission.

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

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

#### **National Construction Code**

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

(Reason: Prescribed - Statutory)

#### **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.

**42 JEFFREYS STREET, KIRRIBILLI  
DEVELOPMENT APPLICATION NO. 233/24**

Page 14 of 18

- 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'**

- 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.

**42 JEFFREYS STREET, KIRRIBILLI  
DEVELOPMENT APPLICATION NO. 233/24**

Page 16 of 18

- 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)

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

**Access to Premises**

- G1. 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)

**Damage to Adjoining Properties**

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

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

**Asbestos Clearance Certificate**

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

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

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

Note: Further details of licensed asbestos waste disposal facilities can be obtained from [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

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

**BASIX Completion Certificate**

- G4. In accordance with Section 45 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, prior to issuing a final occupation certificate the Principal Certifier must provide a BASIX completion receipt.

(Reason: To ensure compliance with the Regulations)



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

**Single Occupancy**

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

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



# DEVELOPMENT APPLICATION

42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000

## DRAWING SCHEDULE

NO.	DESCRIPTION
A01	TITLE PAGE
A02	AREA DIAGRAMS
A03	SITE ANALYSIS
A04	EX. LOWER GROUND FLOOR PLAN
A05	EX. GROUND FLOOR PLAN
A06	EX. FIRST FLOOR PLAN
A07	EX. ATTIC PLAN
A08	LOWER GROUND FLOOR DEMOLITION PLAN
A09	GROUND FLOOR DEMOLITION PLAN
A10	FIRST FLOOR DEMOLITION PLAN
A11	ATTIC DEMOLITION PLAN
A12	EXISTING EAST ELEVATION
A13	EXISTING NORTH ELEVATION
A14	EXISTING WEST ELEVATION
A15	SITE, ROOF, WASTE MANAGEMENT, SEDIMENT CONTROL & STORMWATER CONCEPT PLAN
A16	PROPOSED LOWER GROUND FLOOR
A17	PROPOSED GROUND FLOOR
A18	PROPOSED FIRST FLOOR
A19	PROPOSED ATTIC FLOOR
A20	PROPOSED EAST ELEVATION
A21	PROPOSED NORTH ELEVATION
A22	PROPOSED WEST ELEVATION
A23	SECTION A - LONG SECTION
A24	SECTION B - CROSS SECTION
A25	SCHEDULE OF MATERIALS
A26	SHADOW DIAGRAM - 21 JUN 0900h & 1200h
A27	SHADOW DIAGRAM - 21 JUN 1100h & 1200h
A28	SHADOW DIAGRAM - 21 JUN 1300h & 1400h
A29	SHADOW DIAGRAM - 21 JUN 1500h
A30	BASIX COMMITMENTS

## LOCATION PLAN (NTS)



**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
 ABN: 84 612 363 372  
 PO Box 16  
 Newtown NSW 2042  
 info@sandboxstudio.com.au  
 Architects /  
 Dwin McClure Thomas 9009 (NSW) 2600 (ACT)  
 Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

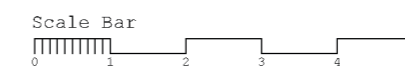
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

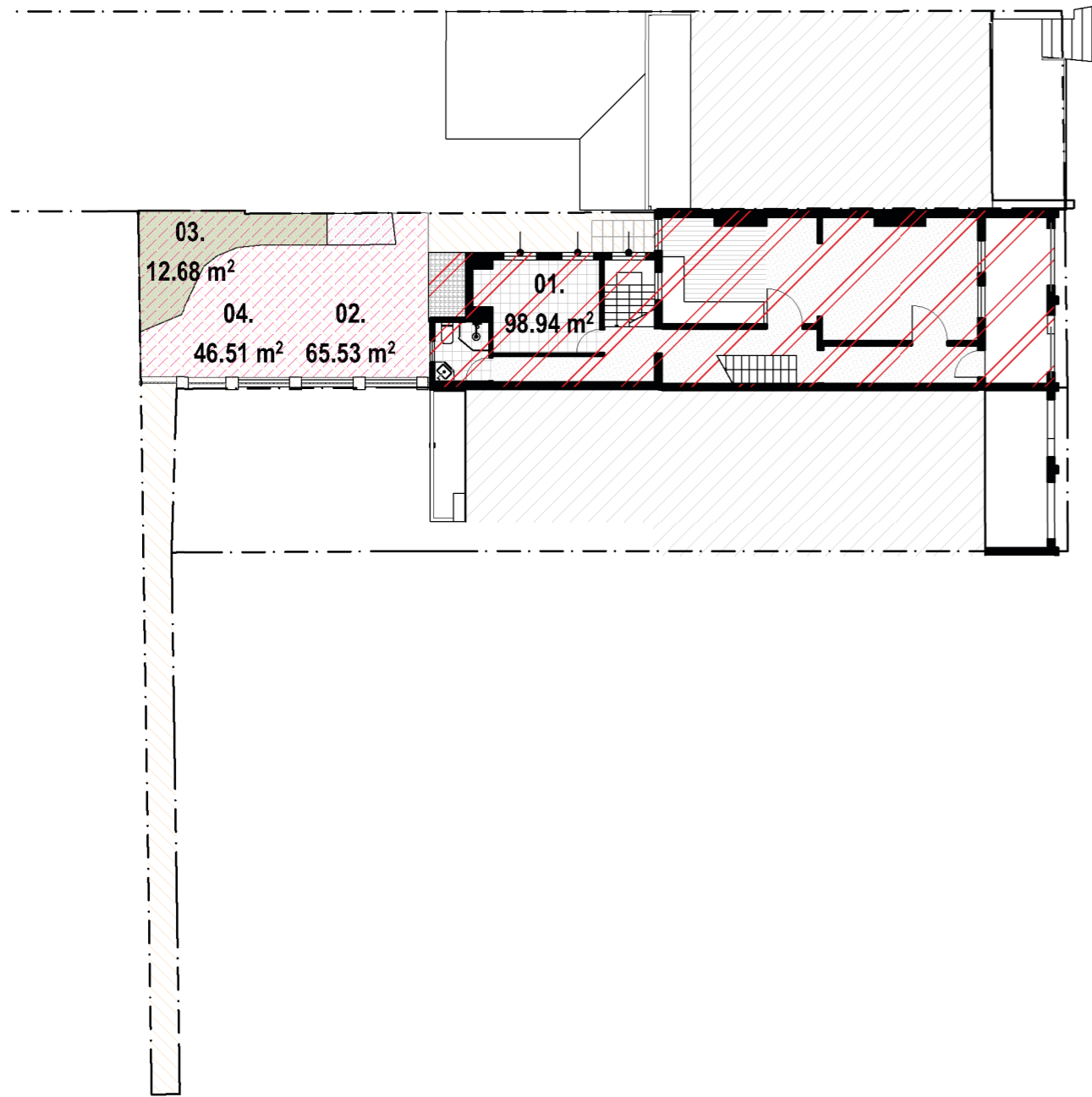
CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **TITLE PAGE**

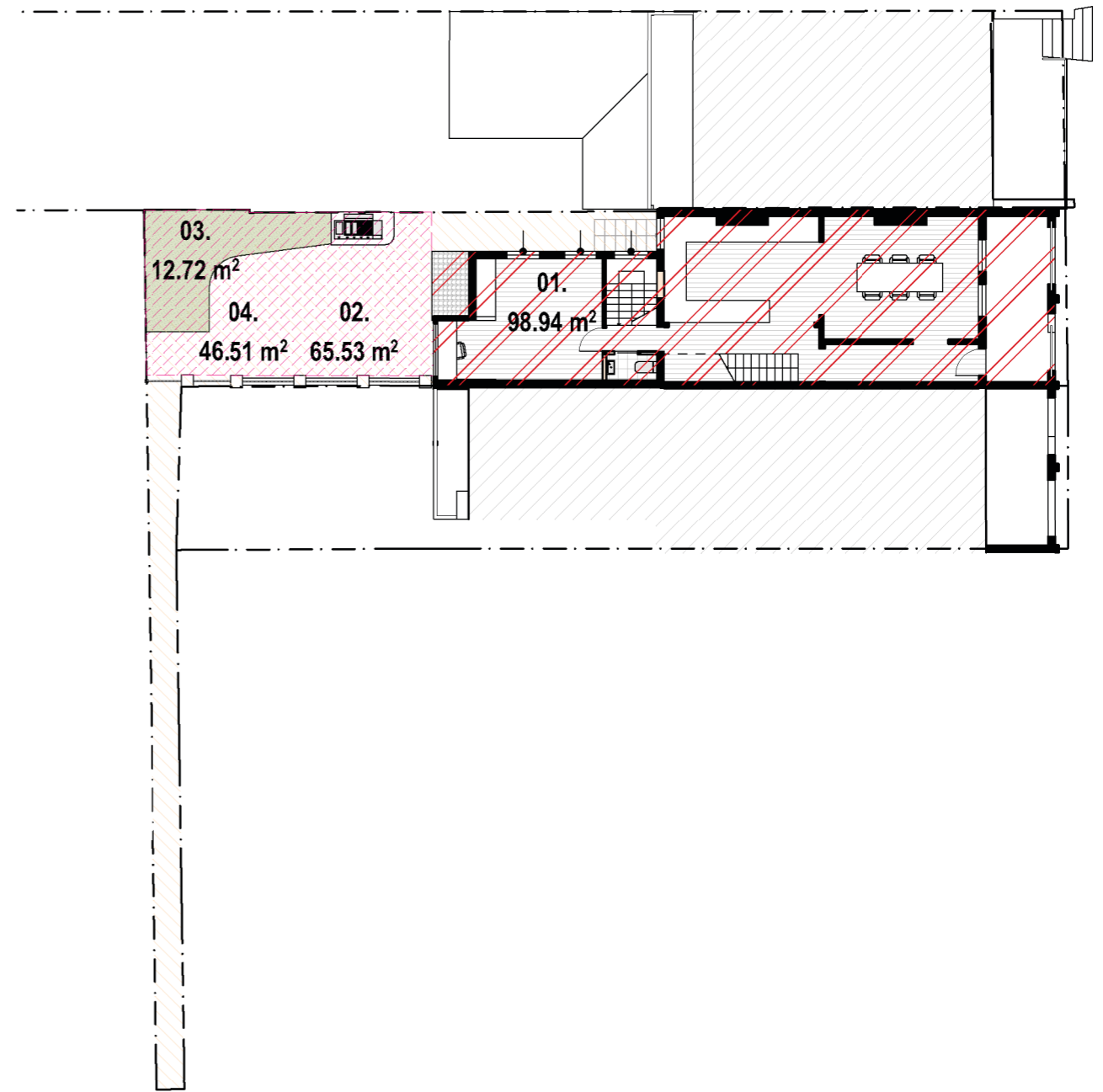


REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A01**  
 PAGE SIZE. **A3**



JEFFREYS STREET



JEFFREYS STREET

AREAS - EXISTING GROUND FLOOR  
1:200

AREAS - PROPOSED GROUND FLOOR  
1:200

AREA		M2
01.	SITE COVERAGE	98.94
02.	UNBUILT UPON AREA	65.53
03.	LANDSCAPED AREA	12.68
04.	PRIVATE OPEN SPACE	46.51

**SITE AREA: 179.6m<sup>2</sup>**  
 MAXIMUM SITE COVERAGE: 60% OF SITE (107.76m<sup>2</sup>)  
 MINIMUM LANDSCAPED AREA: 20% OF SITE (35.92m<sup>2</sup>)  
 MAXIMUM UNBUILT UPON AREA: 20% OF SITE (35.92m<sup>2</sup>)  
 MINIMUM PRIVATE OPEN SPACE: 40m<sup>2</sup>

AREA		M2
01.	SITE COVERAGE	98.94
02.	UNBUILT UPON AREA	65.53
03.	LANDSCAPED AREA	12.72
04.	PRIVATE OPEN SPACE	46.51



**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
 ABN: 84 612 363 372  
 PO BOX 16  
 Newtown NSW 2042  
 info@sandboxstudio.com.au  
 Architects /  
 Gavin McClure Thomas 8008 (NSW) 2600 (ACT)  
 Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

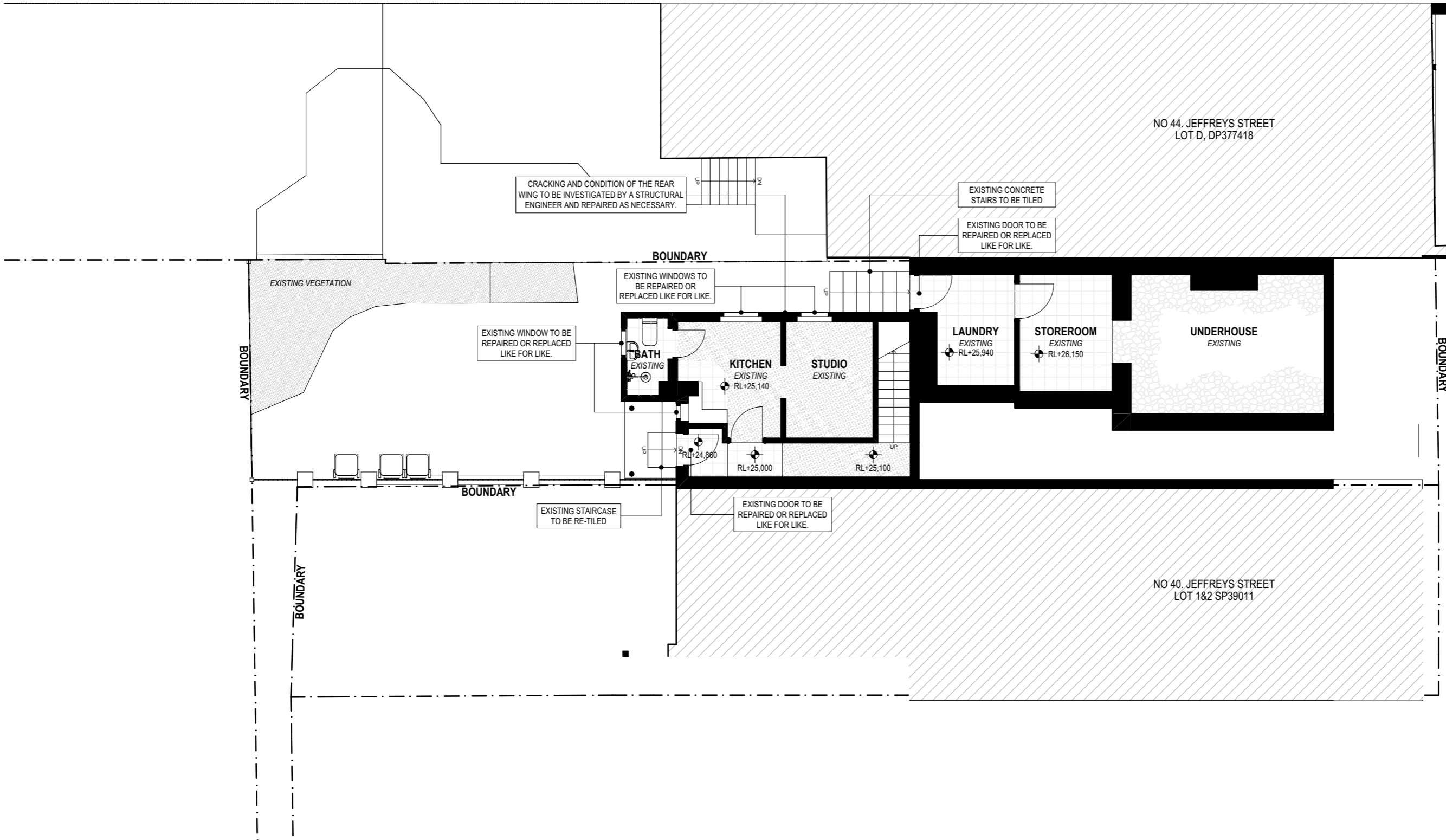
CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **SITE ANALYSIS**



REV. **B**  
 NOT FOR CONSTRUCTION

NO. **A03**  
 PAGE SIZE. **A3**



**EXISTING LOWER GROUND FLOOR PLAN**  
1:100

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure-Thomas 9008 (NSW) 2400 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
- EXISTING BUILDING FABRIC  
- BUILDING FABRIC TO BE DEMOLISHED  
- PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

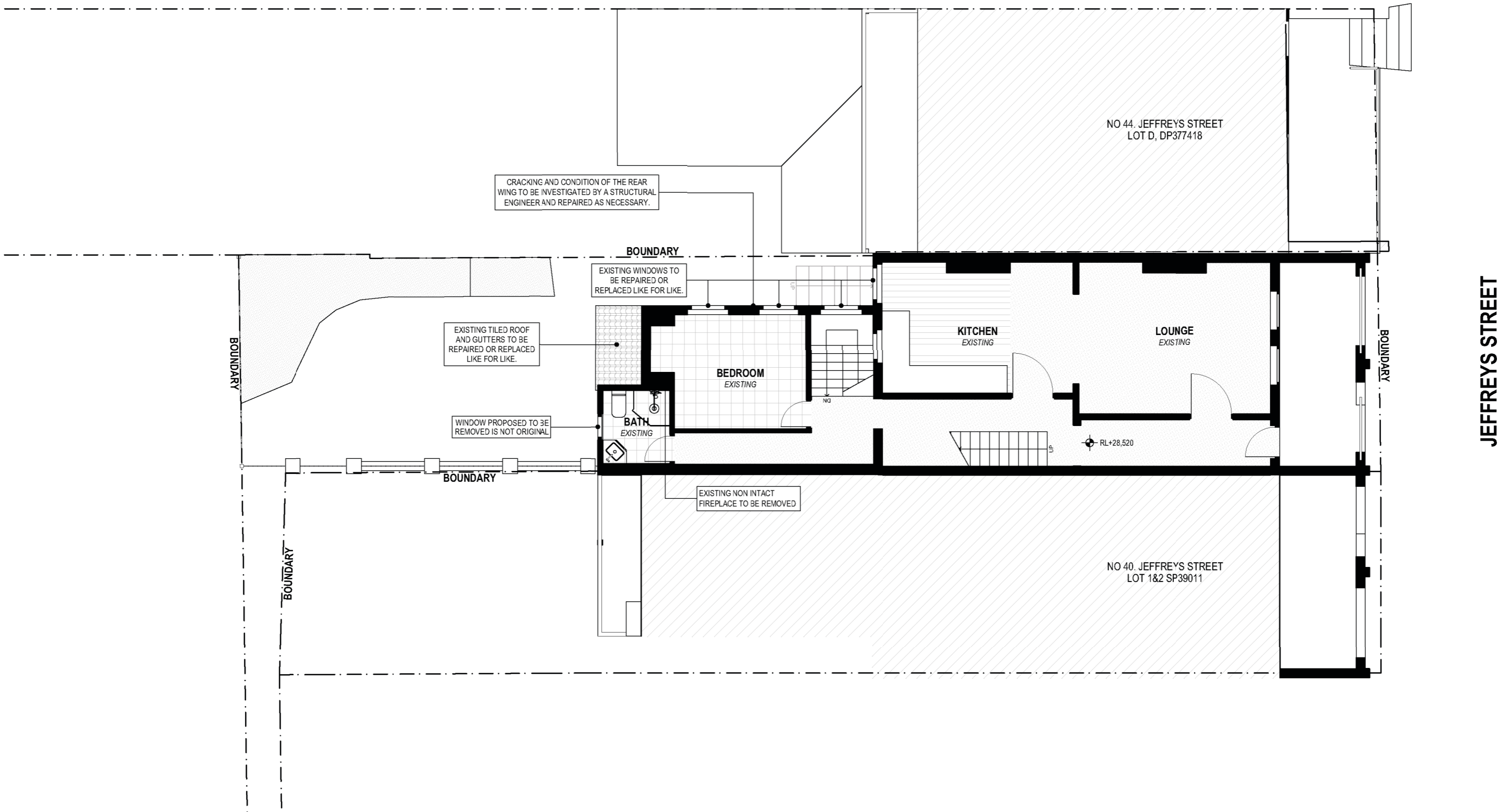
CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **EX. LOWER GROUND FLOOR PLAN**



REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A04**  
PAGE SIZE. **A3**



EXISTING GROUND FLOOR PLAN  
1:100

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9008 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

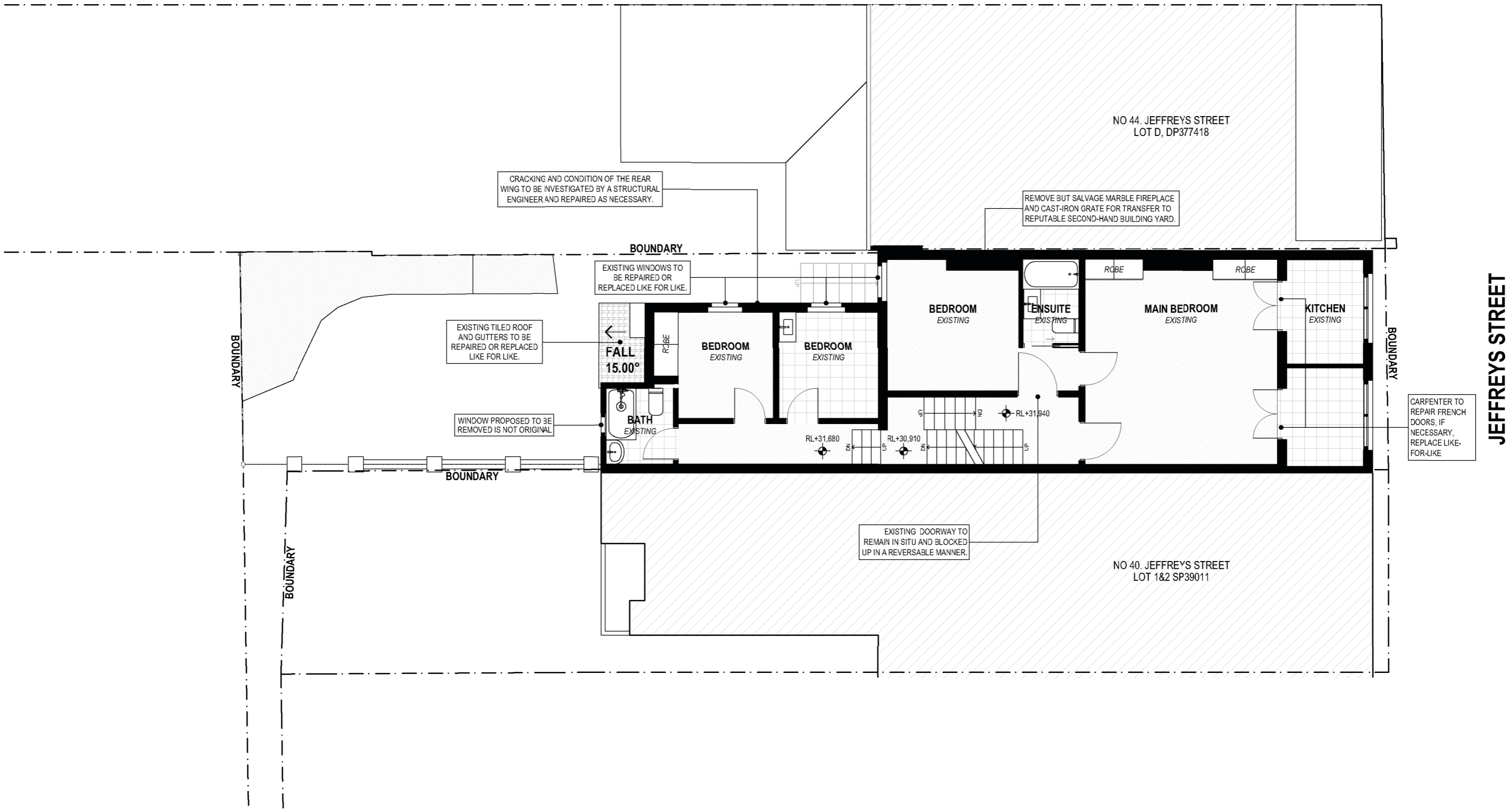
CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffrey's Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **EX. GROUND FLOOR PLAN**



REV. **B**  
 NOT FOR CONSTRUCTION

NO. **A05**  
 PAGE SIZE. **A3**



**EXISTING FIRST FLOOR PLAN**  
1:100

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9008 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

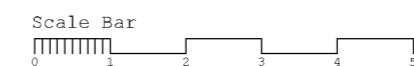
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

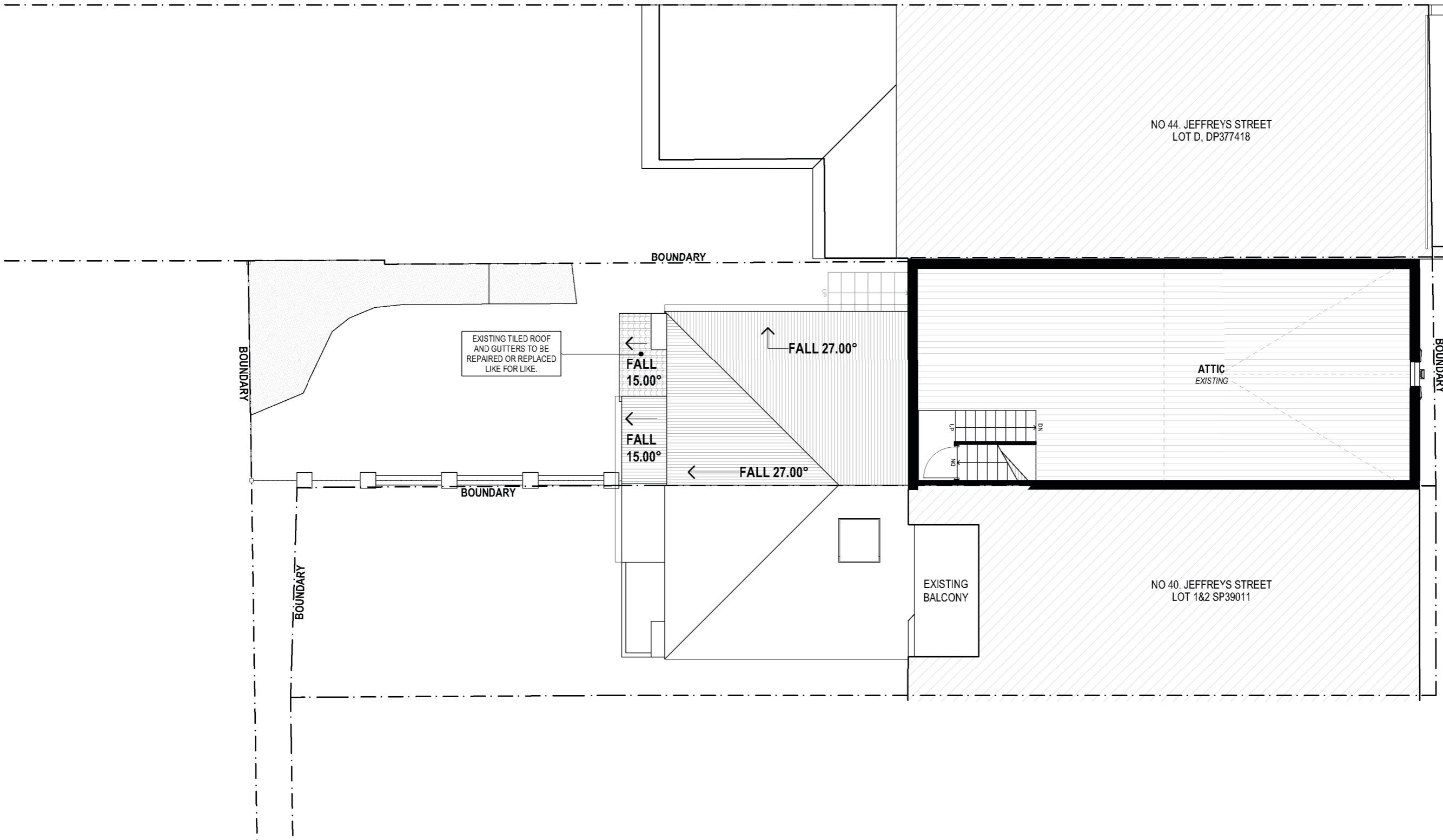
PAGE: **EX. FIRST FLOOR PLAN**



REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A06**  
 PAGE SIZE. **A3**





EXISTING ATTIC FLOOR PLAN  
1:100

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9008 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

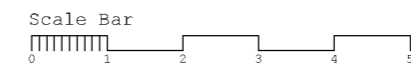
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

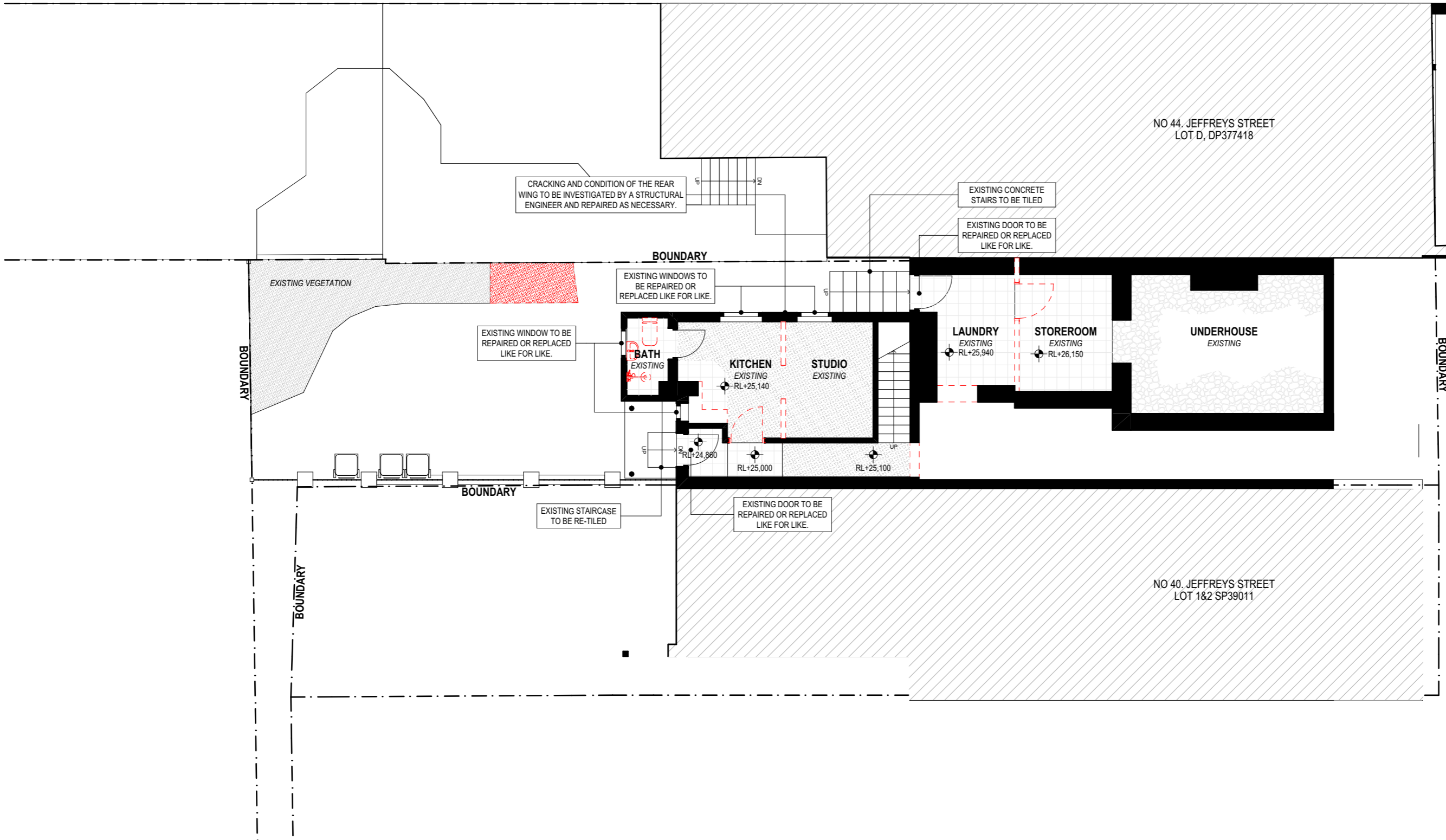
CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **EX. ATTIC PLAN**



REV. **B**  
 NOT FOR CONSTRUCTION

NO. **A07**  
 PAGE SIZE. **A3**



**DEMOLITION NOTES**

- DEMOLISH AND REMOVE AS INDICATED BY RED DASHED LINE.

NOTE: WHERE POSSIBLE/PRACTICAL, CAREFULLY REMOVE **NON-ORIGINAL/NON-SIGNIFICANT** BUILDING FABRIC, BRICKS, WINDOWS, DOORS, FITTINGS AND FIXTURES, AND STORE ON-SITE FOR FUTURE RE-USE OR RECYCLING PURPOSES.

**LOWER GROUND FLOOR DEMOLITION PLAN**  
1:100

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure-Thomas 9008 (NSW) 2400 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

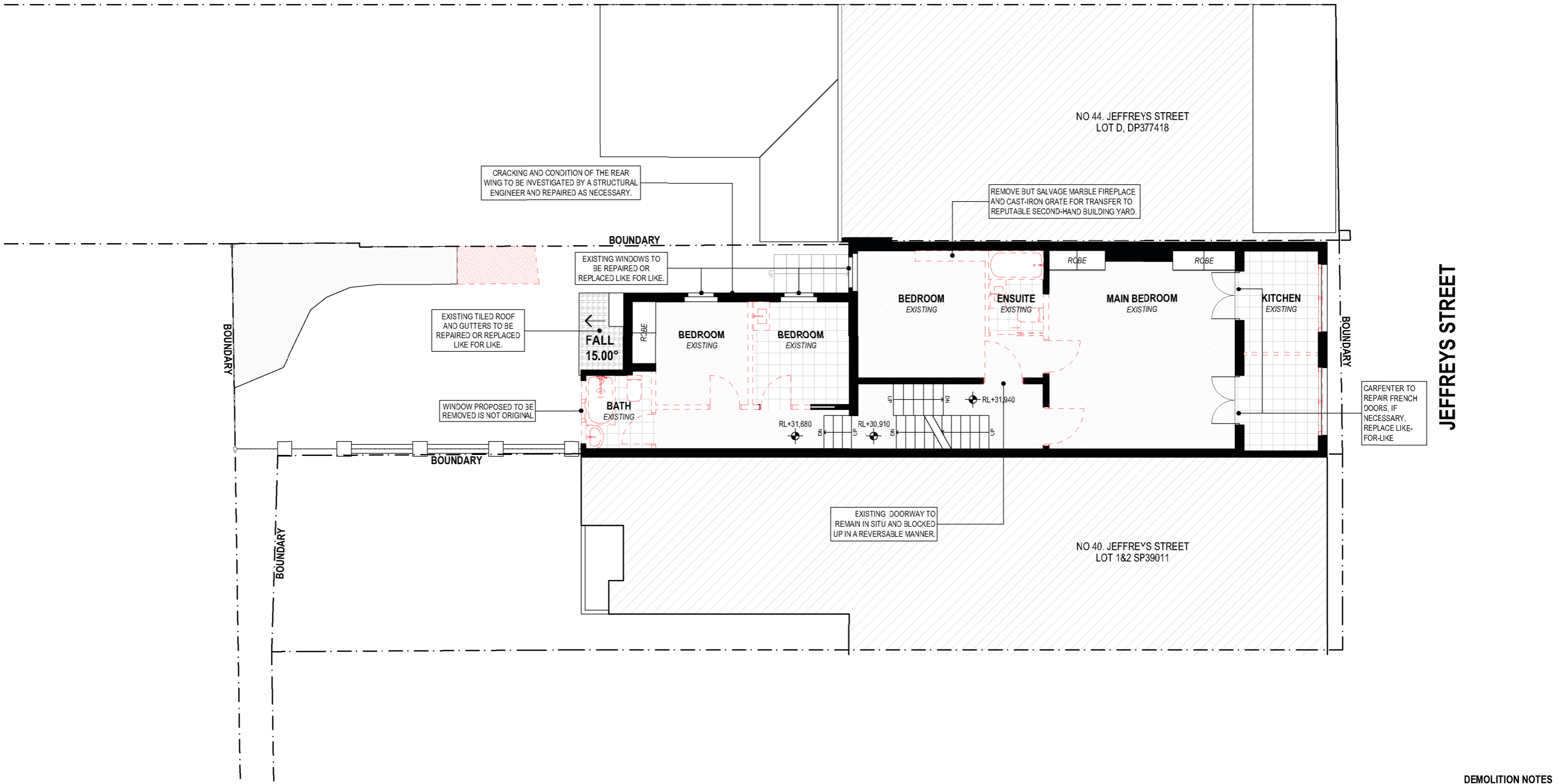
PAGE: **LOWER GROUND FLOOR DEMOLITION PLAN**



REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A08**  
PAGE SIZE. **A3**





**FIRST FLOOR DEMOLITION PLAN**  
1:100

**DEMOLITION NOTES**

- DEMOLISH AND REMOVE AS INDICATED BY RED DASHED LINE.  
NOTE: WHERE POSSIBLE/PRACTICAL, CAREFULLY REMOVE **NON-ORIGINAL/NON-SIGNIFICANT** BUILDING FABRIC, BRICKS, WINDOWS, DOORS, FITTINGS AND FIXTURES, AND STORE ON-SITE FOR FUTURE RE-USE OR RECYCLING PURPOSES.

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Meadow NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
- EXISTING BUILDING FABRIC  
- BUILDING FABRIC TO BE DEMOLISHED  
- PROPOSED BUILDING FABRIC

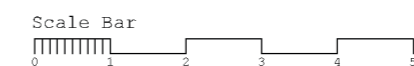
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

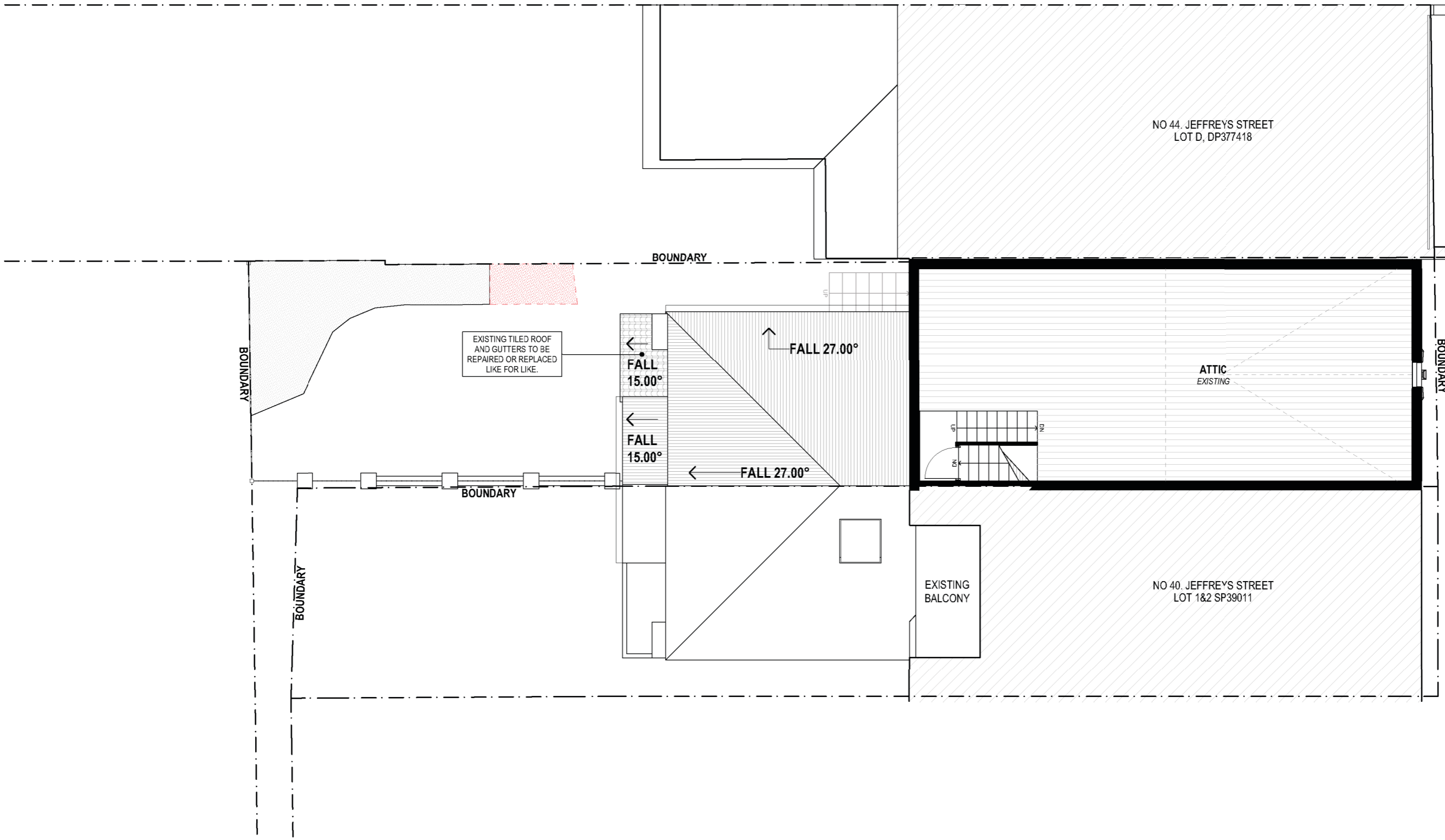
This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*  
PAGE: **FIRST FLOOR DEMOLITION PLAN**



REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A10**  
PAGE SIZE. **A3**



JEFFREYS STREET

**ATTIC DEMOLITION PLAN**  
1:100

**DEMOLITION NOTES**

- DEMOLISH AND REMOVE AS INDICATED BY RED DASHED LINE.  
NOTE: WHERE POSSIBLE/PRACTICAL, CAREFULLY REMOVE **NON-ORIGINAL/NON-SIGNIFICANT** BUILDING FABRIC, BRICKS, WINDOWS, DOORS, FITTINGS AND FIXTURES, AND STORE ON-SITE FOR FUTURE RE-USE OR RECYCLING PURPOSES.

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
DWIN McClure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
- EXISTING BUILDING FABRIC  
- BUILDING FABRIC TO BE DEMOLISHED  
- PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*  
PAGE: **ATTIC DEMOLITION PLAN**



REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A11**  
PAGE SIZE. **A3**



E-01

EAST ELEVATION  
1:100

**SANDBOX STUDIO**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Meadow NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9008 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

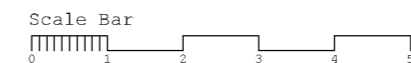
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **EXISTING EAST ELEVATION**



REV. **B**  
 NOT FOR CONSTRUCTION

NO. **A12**  
 PAGE SIZE. **A3**



**E-04** NORTH ELEVATION  
1:100

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

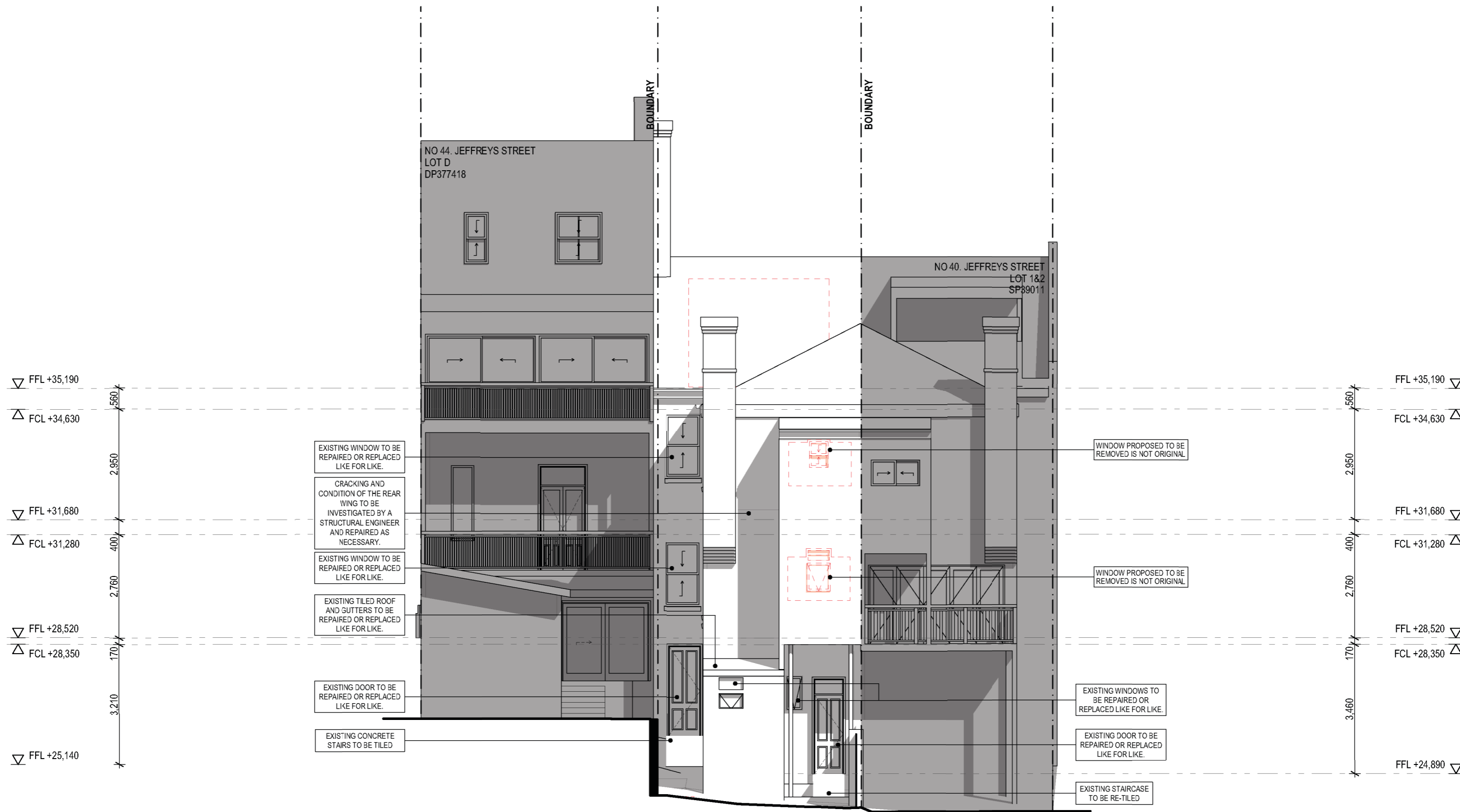
CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **EXISTING NORTH ELEVATION**



REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A13**  
PAGE SIZE. **A3**



E-03

WEST ELEVATION  
1:100

**SANDBOX STUDIO**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Meadowbank NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McCleure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

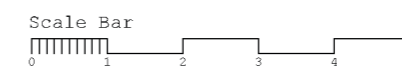
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

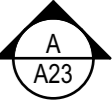
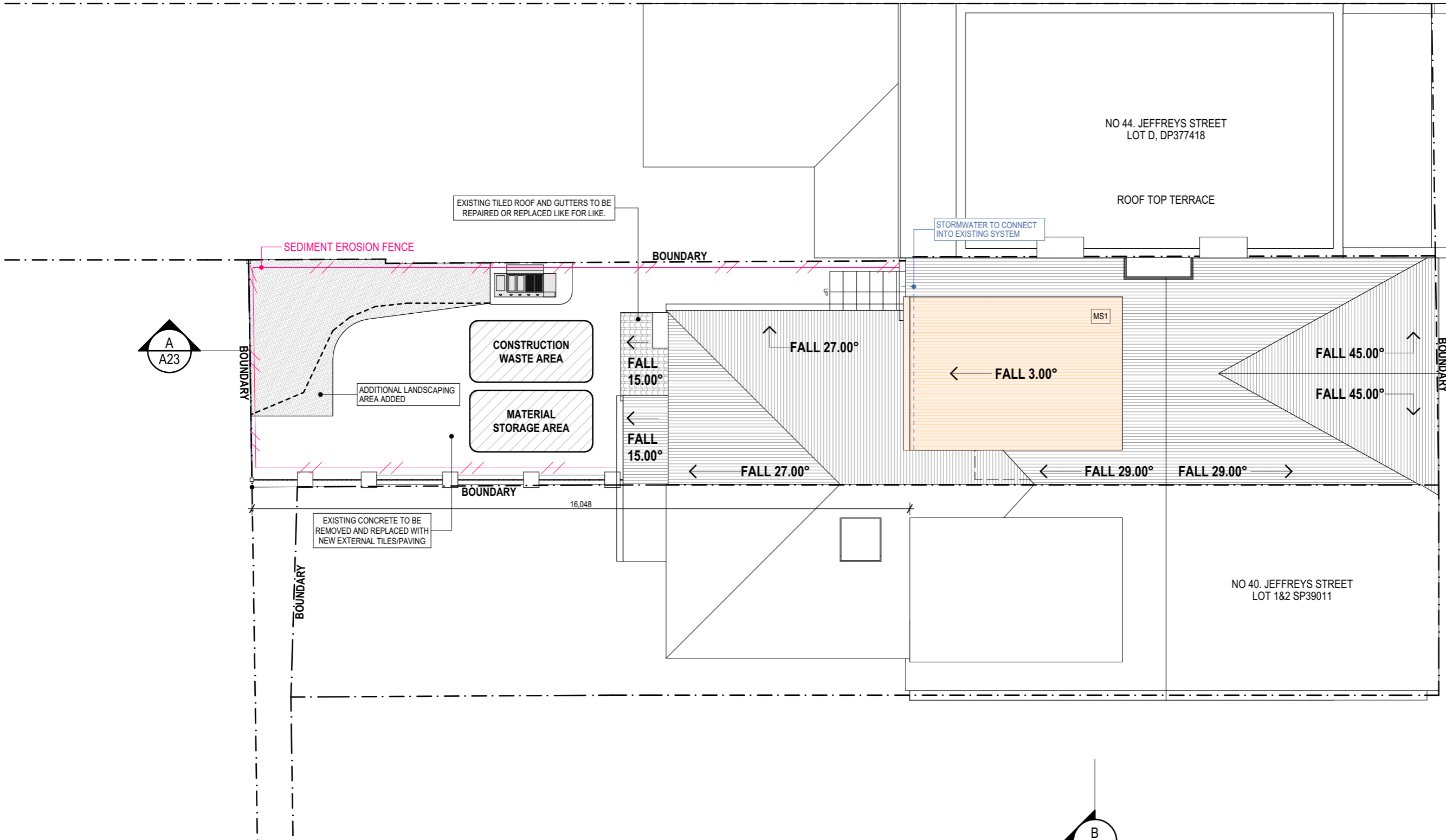
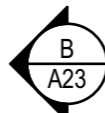
PAGE: **EXISTING WEST ELEVATION**



REV. **B**  
 NOT FOR CONSTRUCTION

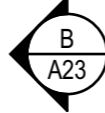
NO. **A14**  
 PAGE SIZE. **A3**





JEFFREYS STREET

SITE, ROOF, WASTE MANAGEMENT, SEDIMENT CONTROL & STORMWATER CONCEPT PLAN  
1:100



**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure-Thomas 9008 (NSW) 2400 (ACT)  
Luke Carter 9557 (NSW)

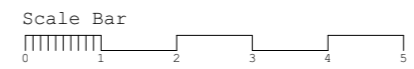


**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.  
 All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.  
 This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

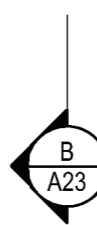
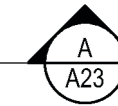
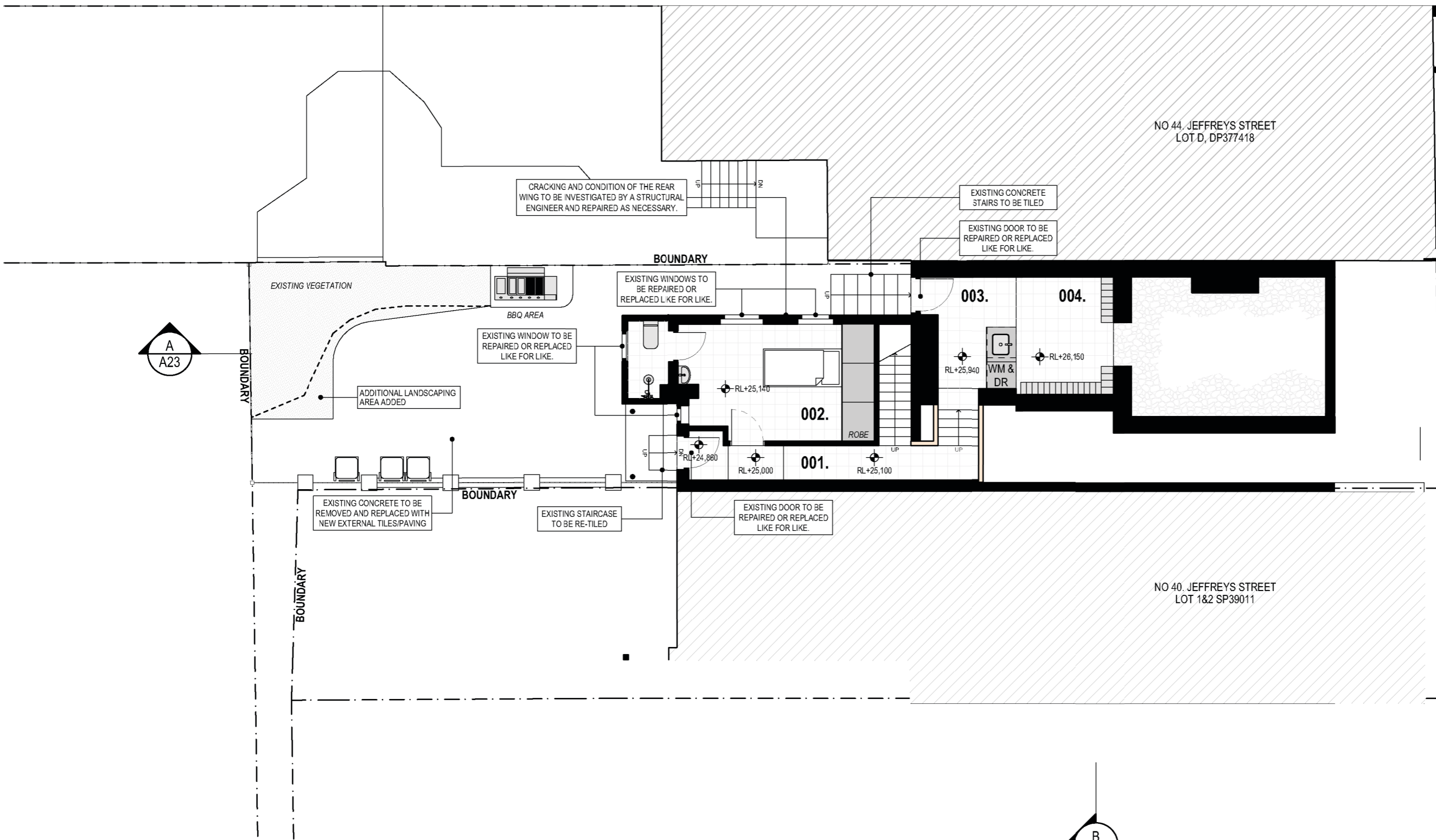
CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW*  
**006 SITE, ROOF, WASTE MANAGEMENT, SEDIMENT CONTROL & STORMWATER CONCEPT PLAN**



REV. **B**  
 NOT FOR CONSTRUCTION

NO. **A15**  
 PAGE SIZE. **A3**

PROPOSED KITCHEN & BATHROOM PLUMBING/UTILITIES TO BE CARRIED THROUGH FLOOR AND MAKE USE OF EXISTING OPENINGS AND PATHWAYS IN ORDER TO MINIMISE IMPACT ON THE ORIGINAL FABRIC.



PROPOSED LOWER GROUND FLOOR PLAN  
1:100

ROOM LIST		
001.	HALLWAY SPARE ROOM &	6.24
002.	ENSUITE	15.18
003.	LAUNDRY	5.96
004.	WINE CELLAR	6.51
		33.89 m <sup>2</sup>

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Meadowbank NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9008 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)

Member Australian Institute of Architects

LEGEND:

	- EXISTING BUILDING FABRIC
	- BUILDING FABRIC TO BE DEMOLISHED
	- PROPOSED BUILDING FABRIC

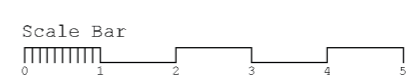
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*  
PAGE: **PROPOSED LOWER GROUND FLOOR**

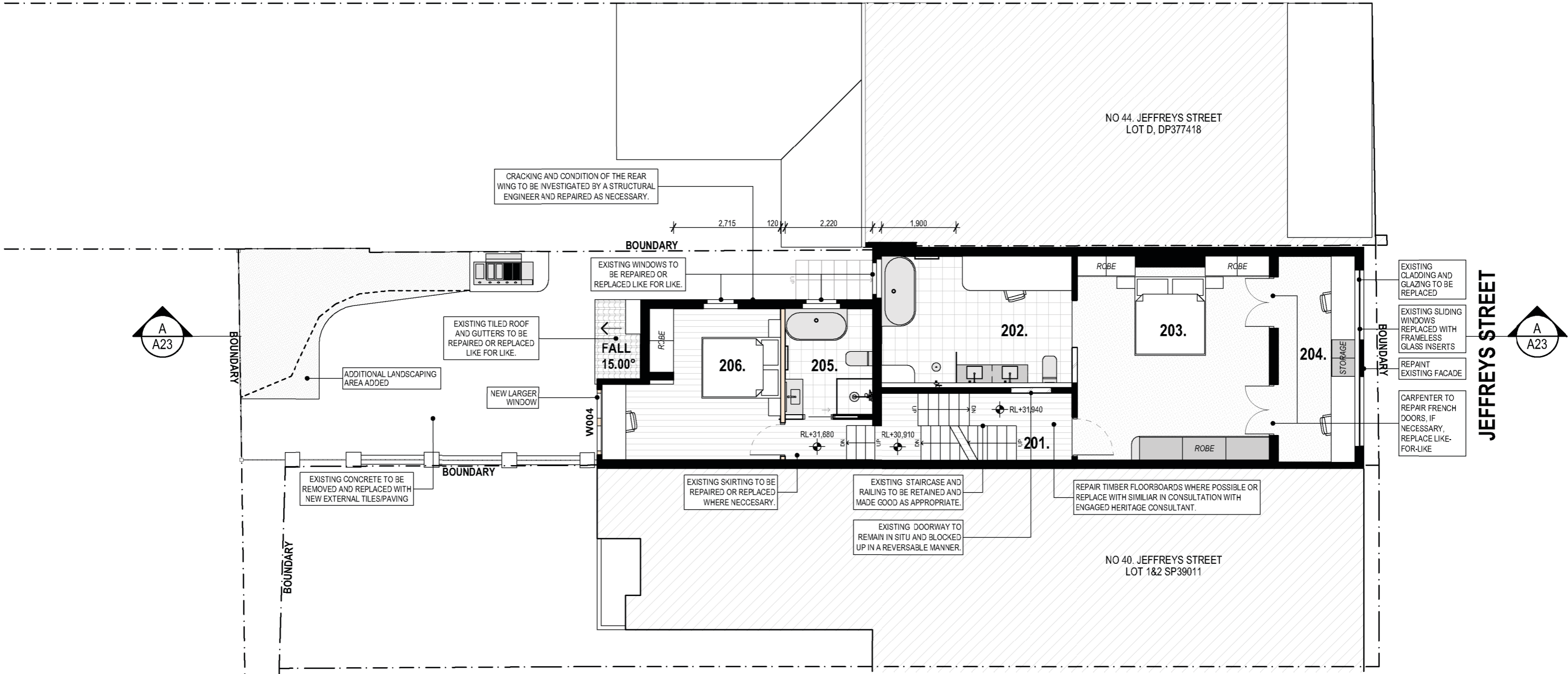
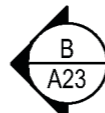


REV. **B**  
**NOT FOR CONSTRUCTION**

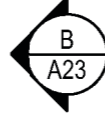
NO. **A16**  
PAGE SIZE. **A3**



PROPOSED KITCHEN & BATHROOM PLUMBING/UTILITIES TO BE CARRIED THROUGH FLOOR AND MAKE USE OF EXISTING OPENINGS AND PATHWAYS IN ORDER TO MINIMISE IMPACT ON THE ORIGINAL FABRIC.



PROPOSED FIRST FLOOR PLAN  
1:100



**ROOM LIST**

201.	HALLWAY	10.79
202.	ENSUITE	16.21
203.	MASTER BEDROOM	25.28
204.	STUDY	10.17
205.	BATHROOM	5.99
206.	BEDROOM	13.93
		82.37 m <sup>2</sup>

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Meadowbank NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Daini McClure Thomas 9008 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)

Member  
Australian  
Institute of  
Architects

**LEGEND:**

	- EXISTING BUILDING FABRIC
	- BUILDING FABRIC TO BE DEMOLISHED
	- PROPOSED BUILDING FABRIC

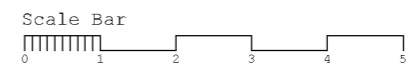
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

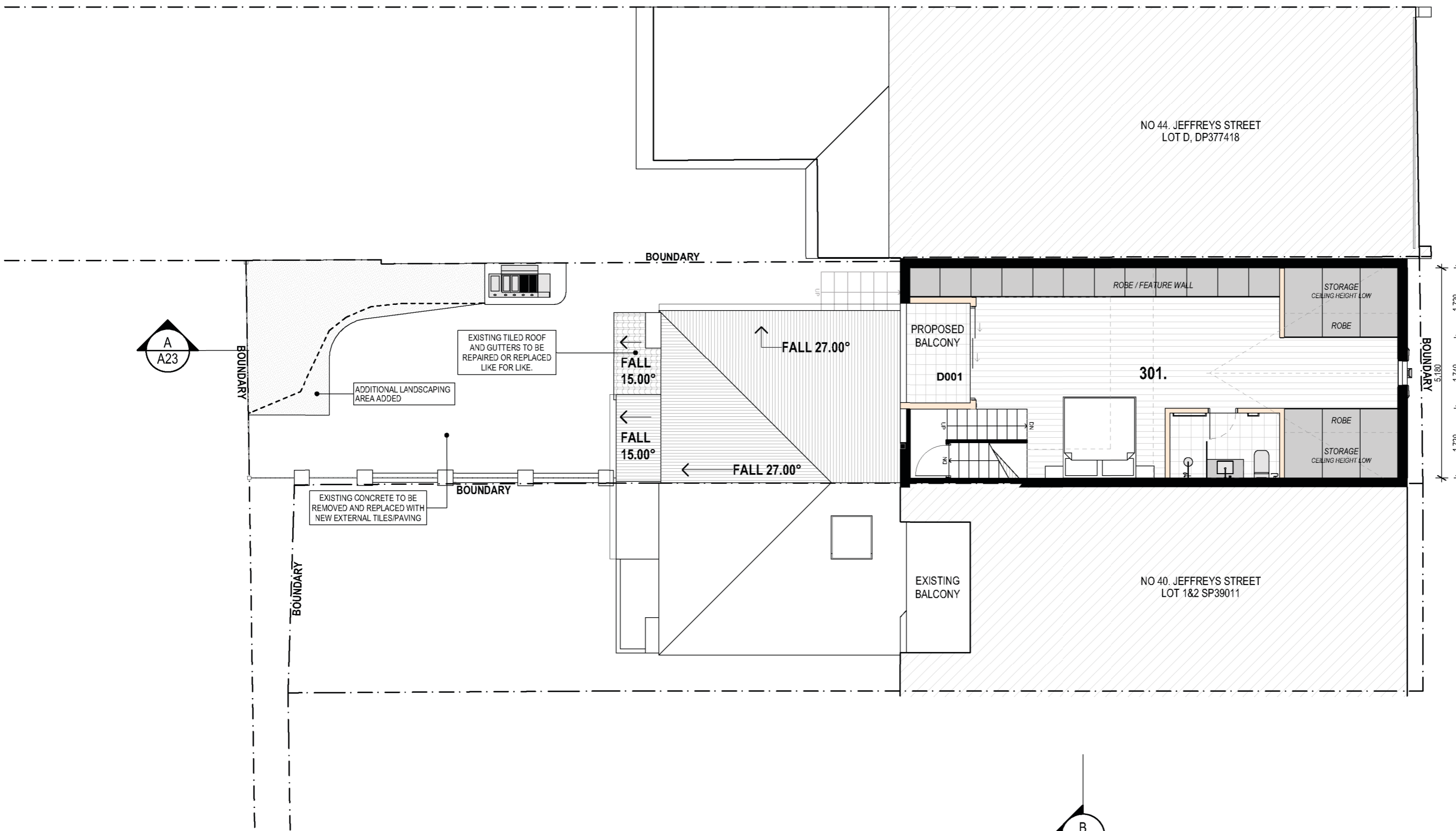
CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*  
PAGE: **PROPOSED FIRST FLOOR**



REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A18**  
PAGE SIZE. **A3**

PROPOSED KITCHEN & BATHROOM PLUMBING/UTILITIES TO BE CARRIED THROUGH FLOOR AND MAKE USE OF EXISTING OPENINGS AND PATHWAYS IN ORDER TO MINIMISE IMPACT ON THE ORIGINAL FABRIC.



**PROPOSED ATTIC FLOOR PLAN**  
1:100

**ZONES OPTION 1 - ATTIC**  
301. ATTIC  
51.74  
51.74 m<sup>2</sup>

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Meadow NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)

Member  
Australian  
Institute of  
Architects

**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

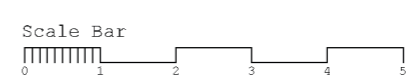
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffrey's Street, Kirribilli NSW 2061 NSW 2000*  
 PAGE: **PROPOSED ATTIC FLOOR**



REV. **B**  
NOT FOR CONSTRUCTION

NO. **A19**  
PAGE SIZE. **A3**



**EAST ELEVATION**  
1:100

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Meadow NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9008 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

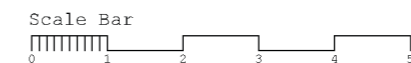
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **PROPOSED EAST ELEVATION**



REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A20**  
PAGE SIZE. **A3**



**NORTH ELEVATION**  
1:100

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

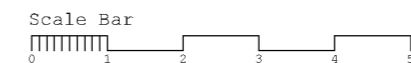
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

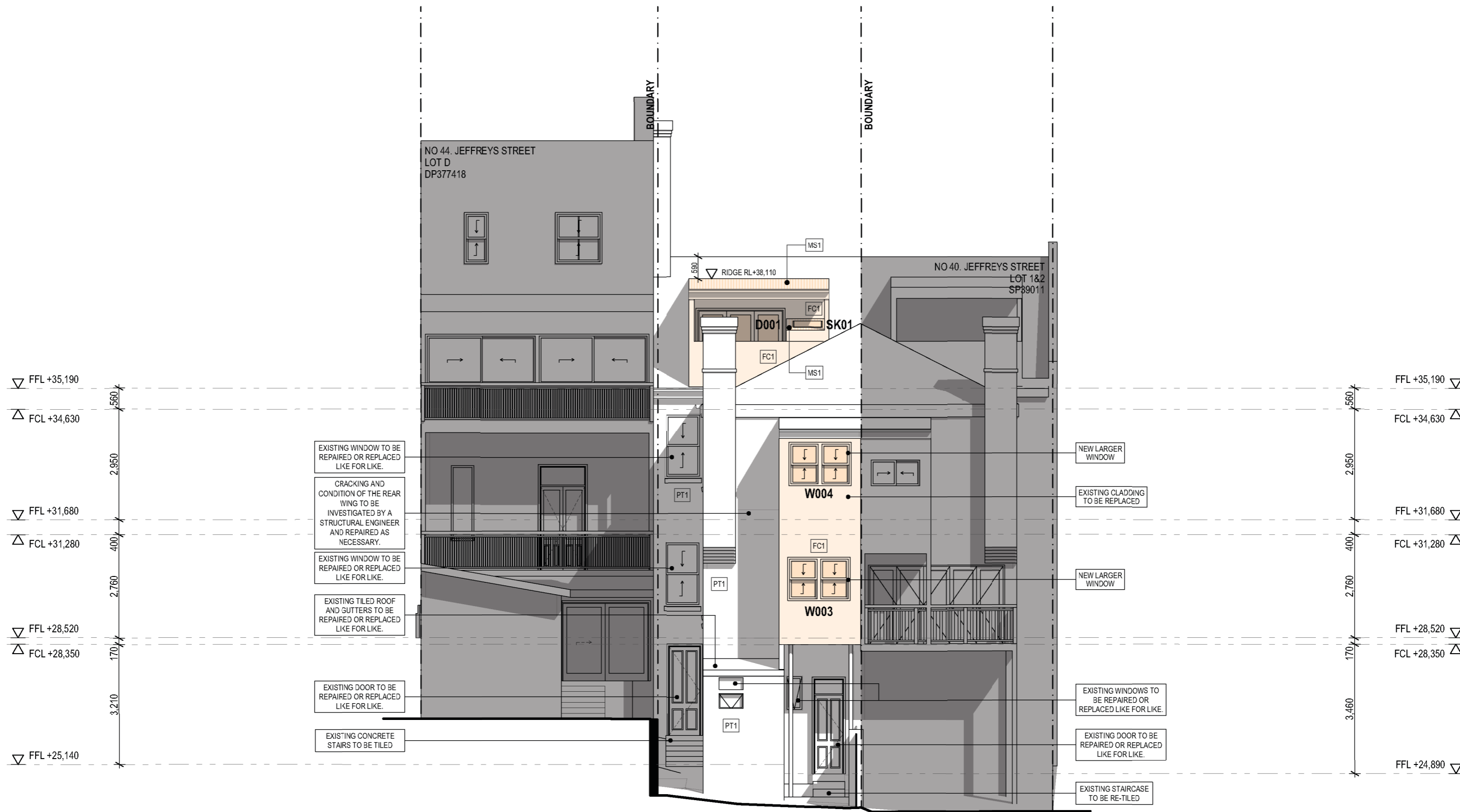
CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **PROPOSED NORTH ELEVATION**



REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A21**  
PAGE SIZE. **A3**



WEST ELEVATION  
1:100

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Meadowbank NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McCleure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

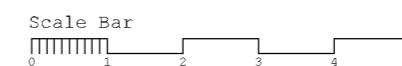
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **PROPOSED WEST ELEVATION**



REV. **B**  
 NOT FOR CONSTRUCTION

NO. **A22**  
 PAGE SIZE. **A3**





SECTION A - LONG SECTION  
1:100

**SANDBOX STUDIO**<sup>®</sup>

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Meadowbank NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)

Member  
Australian  
Institute of  
Architects

**LEGEND:**

	EXISTING BUILDING FABRIC
	BUILDING FABRIC TO BE DEMOLISHED
	PROPOSED BUILDING FABRIC

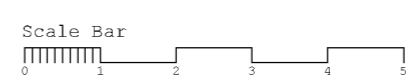
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

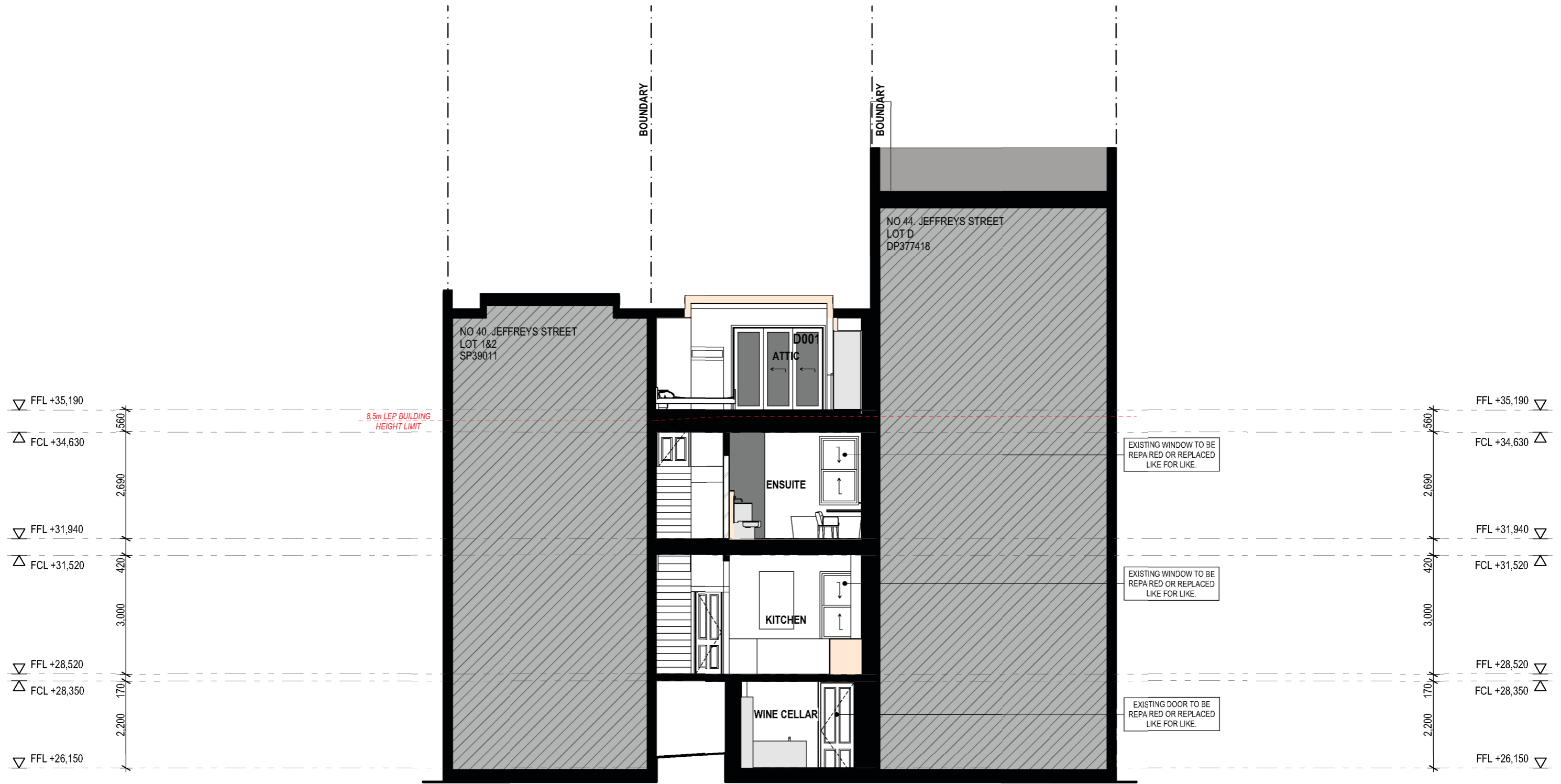
This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*  
PAGE: **SECTION A - LONG SECTION**



REV. **B**  
NOT FOR CONSTRUCTION

NO. **A23**  
PAGE SIZE. **A3**



SECTION B - CROSS SECTION  
1:100



**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McCleure Thomas 9008 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

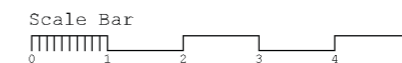
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **SECTION B - CROSS SECTION**

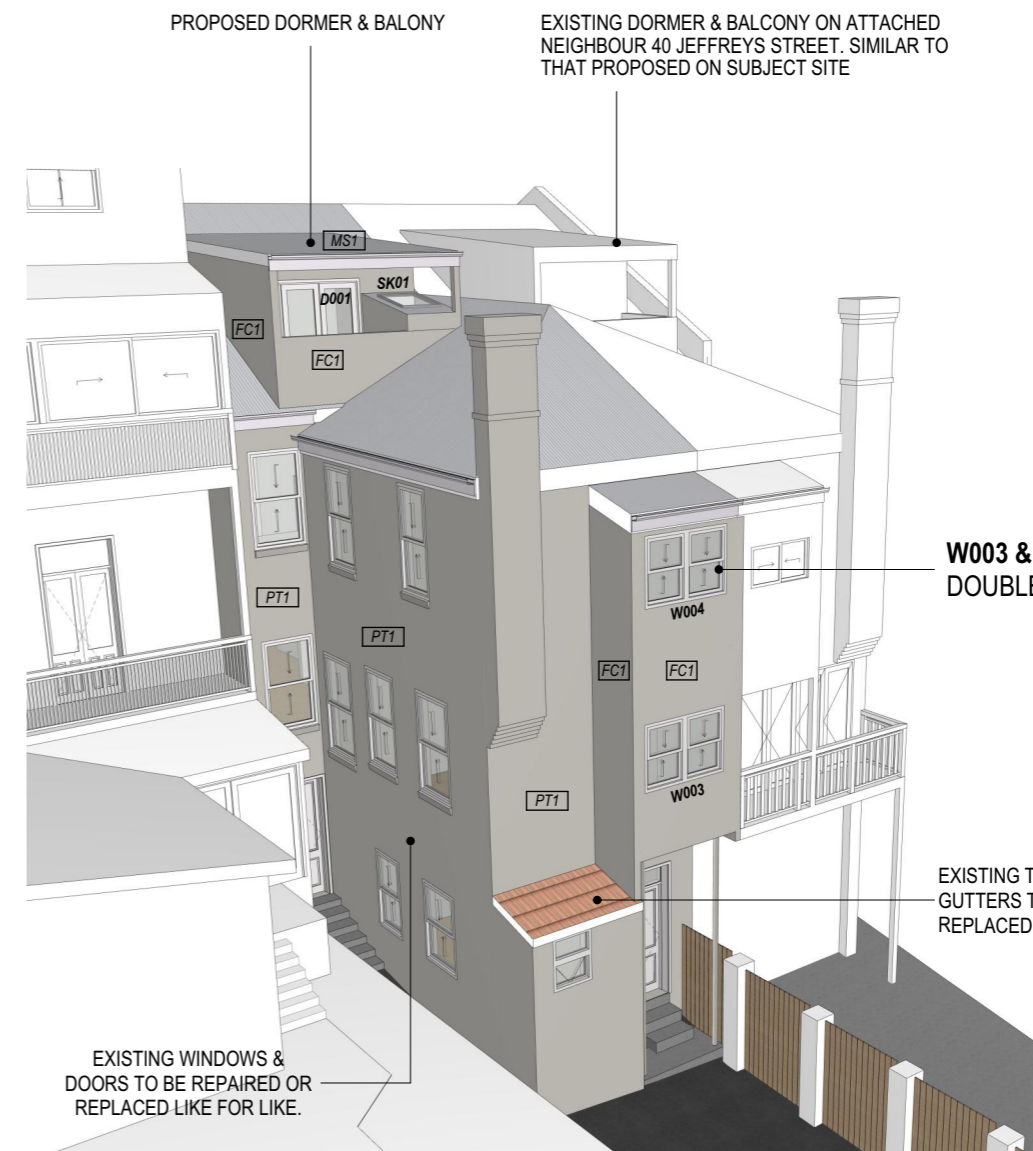


REV. **B**  
 NOT FOR CONSTRUCTION

NO. **A24**  
 PAGE SIZE. **A3**



VIEW OF FRONT FACADE



VIEW OF REAR FACADE



1905 POSTCARD OF JEFFREY STREET



**B1** - REINSTATE CAST IRON BALUSTRADE IN KEEPING WITH NO. 34 JEFFREY'S STREET

SUBJECT SITE  
NO 42. JEFFREYS STREET



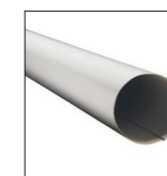
**FC1** - FIBRE CEMENT SHEETING PAINTED TO MATCH EXISTING WALLS



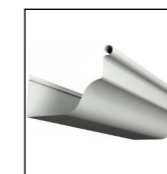
**PT1** - EXISTING PAINTED FACADE TO BE REPAINTED IN A SIMILAR NEUTRAL COLOUR.



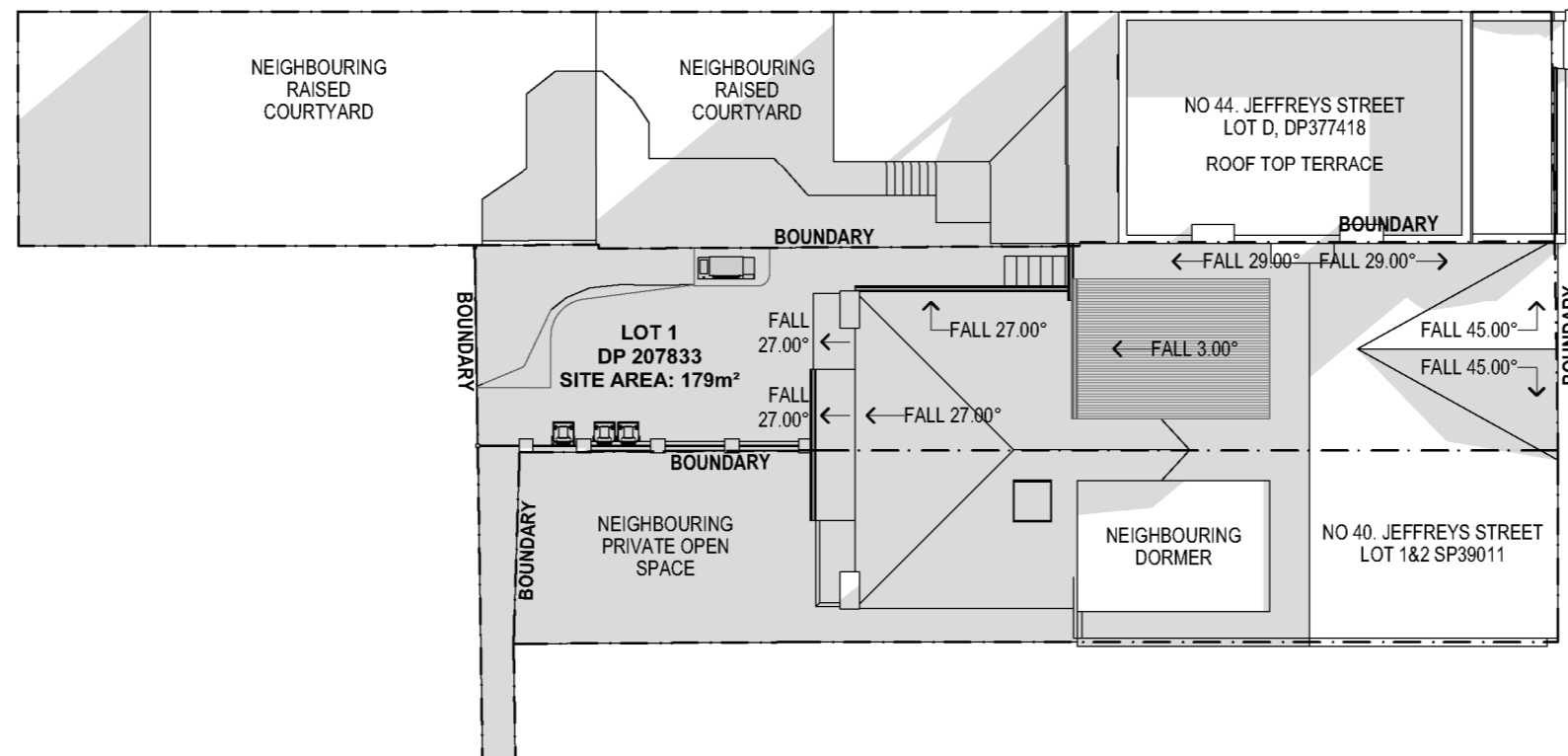
**MS1** - PROPOSED ROOFING: COLORBOND ROOF SHEETING 'MATT SHALE GREY' FINISH. CUSTOM ORB PROFILE



**DP** - NEW DOWNPIPES TO BE CIRCULAR AND PAINTED IN WARM/SANDSTONE COLOUR



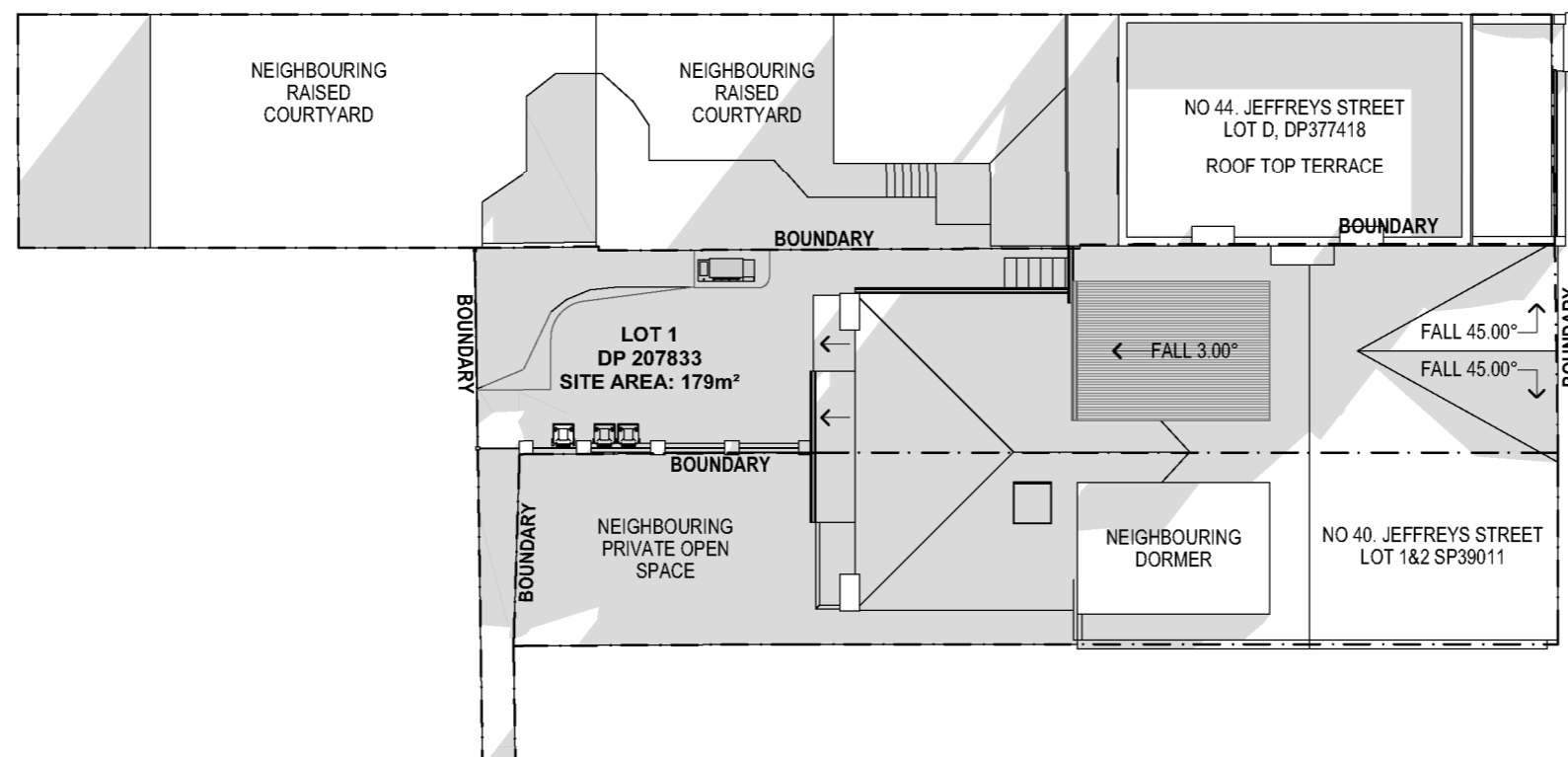
NEW GUTTERS GALVANISED STEEL OGEE PROFILE WITH A TIMBER SCOTA MOULD BELOW



JEFFREYS STREET

**NO ADDITIONAL  
OVERSHADOWING  
CREATED**

SHADOW PLAN 21 JUN at 0900h  
1:200



JEFFREYS STREET

**NO ADDITIONAL  
OVERSHADOWING  
CREATED**

SHADOW PLAN 21 JUN at 1000h  
1:200

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)

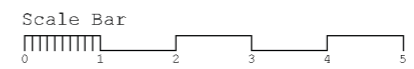


**LEGEND:**  
 - EXISTING STRUCTURES  
 - PROPOSED STRUCTURES  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

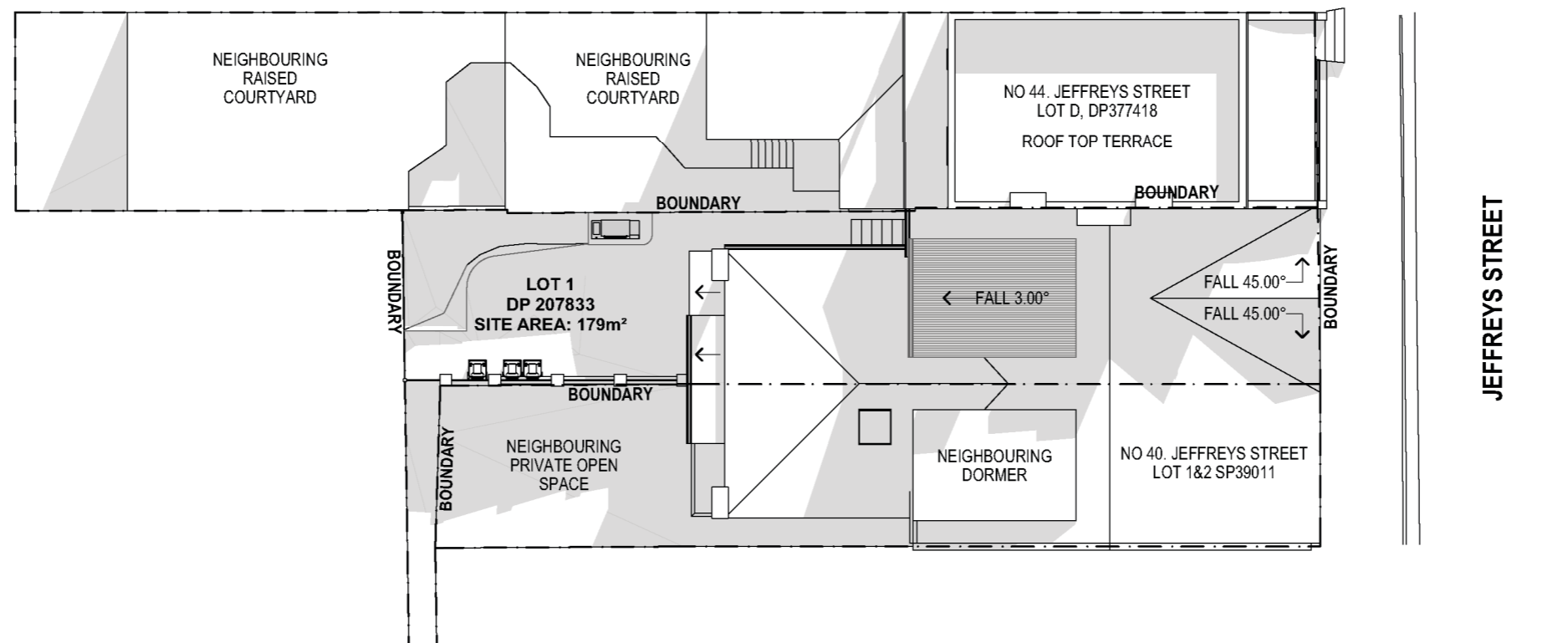
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.  
 All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.  
 This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*  
 PAGE: **SHADOW DIAGRAM - 21 JUN 0900h & 1200h**

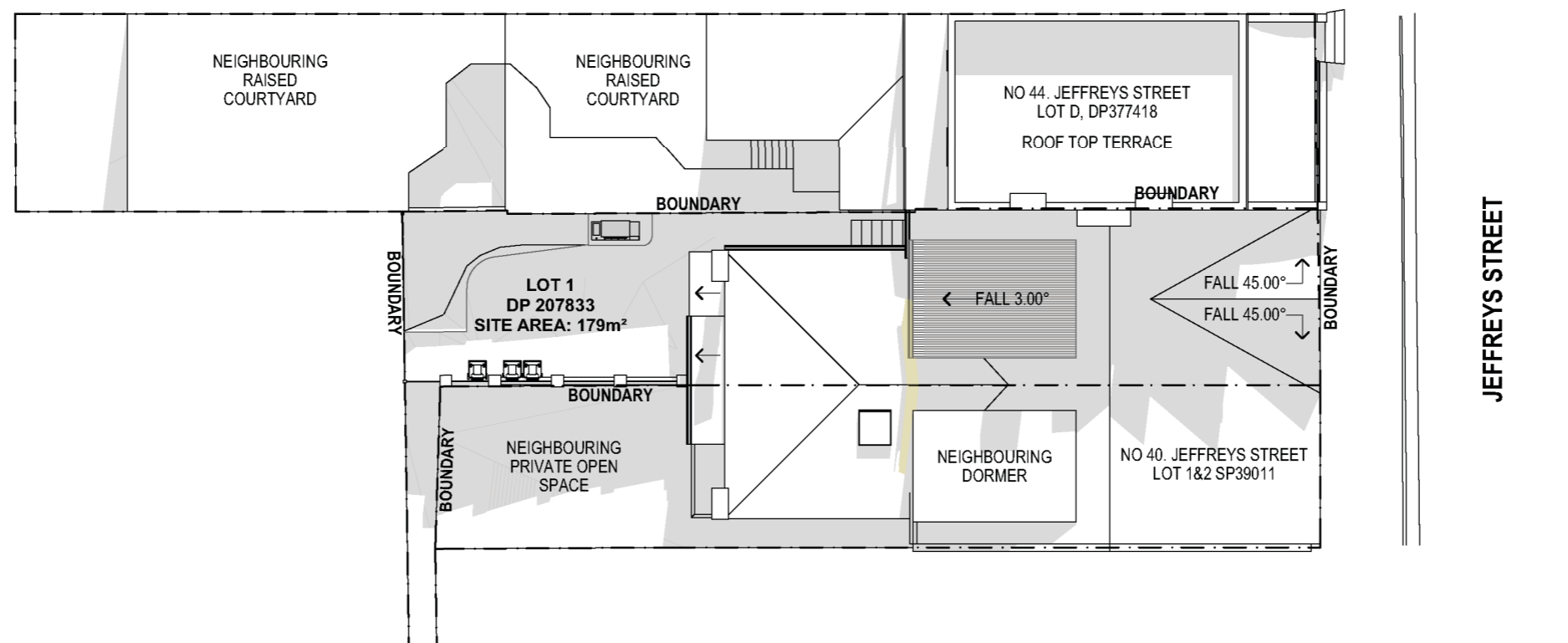


REV. **B**  
 NOT FOR CONSTRUCTION

NO. **A26**  
 PAGE SIZE. **A3**



SHADOW PLAN 21 JUN at 1100h  
1:200



SHADOW PLAN 21 JUN at 1200h  
1:200

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING STRUCTURES  
 - PROPOSED STRUCTURES  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

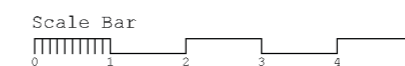
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

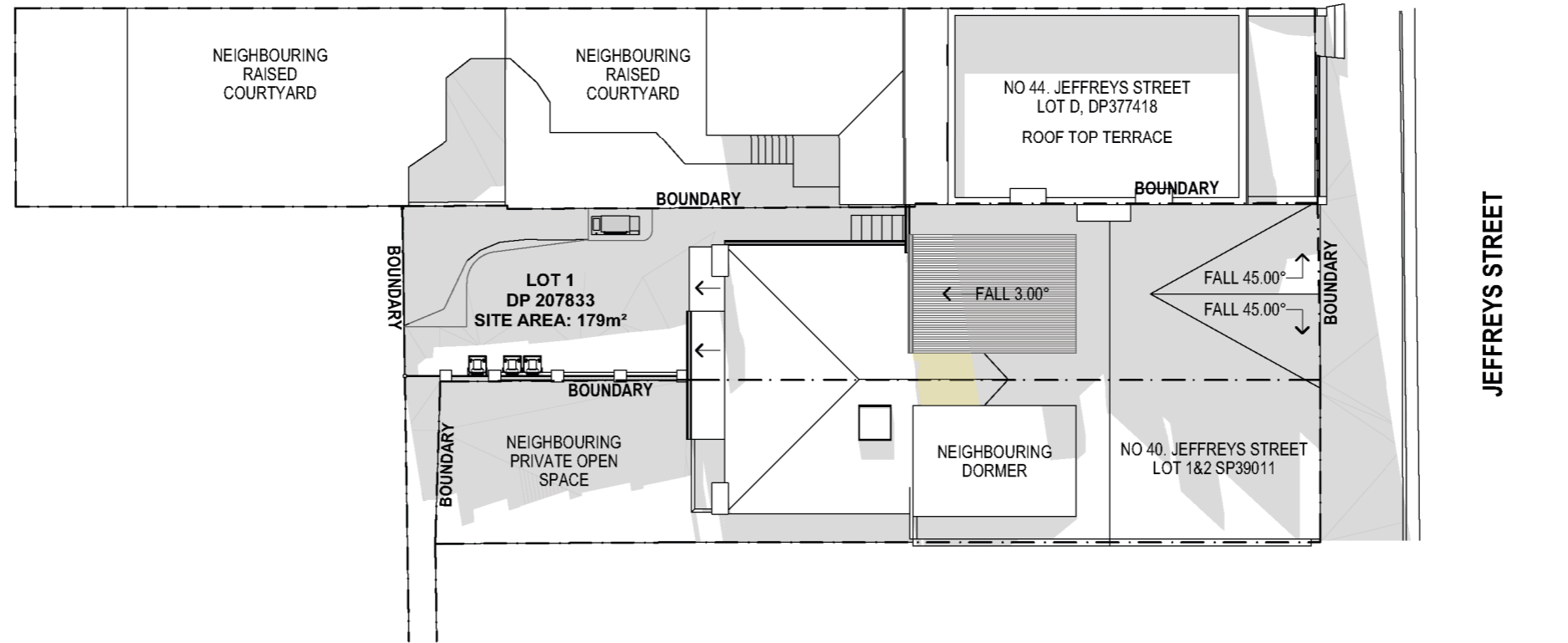
CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **SHADOW DIAGRAM - 21 JUN 1100h & 1200h**

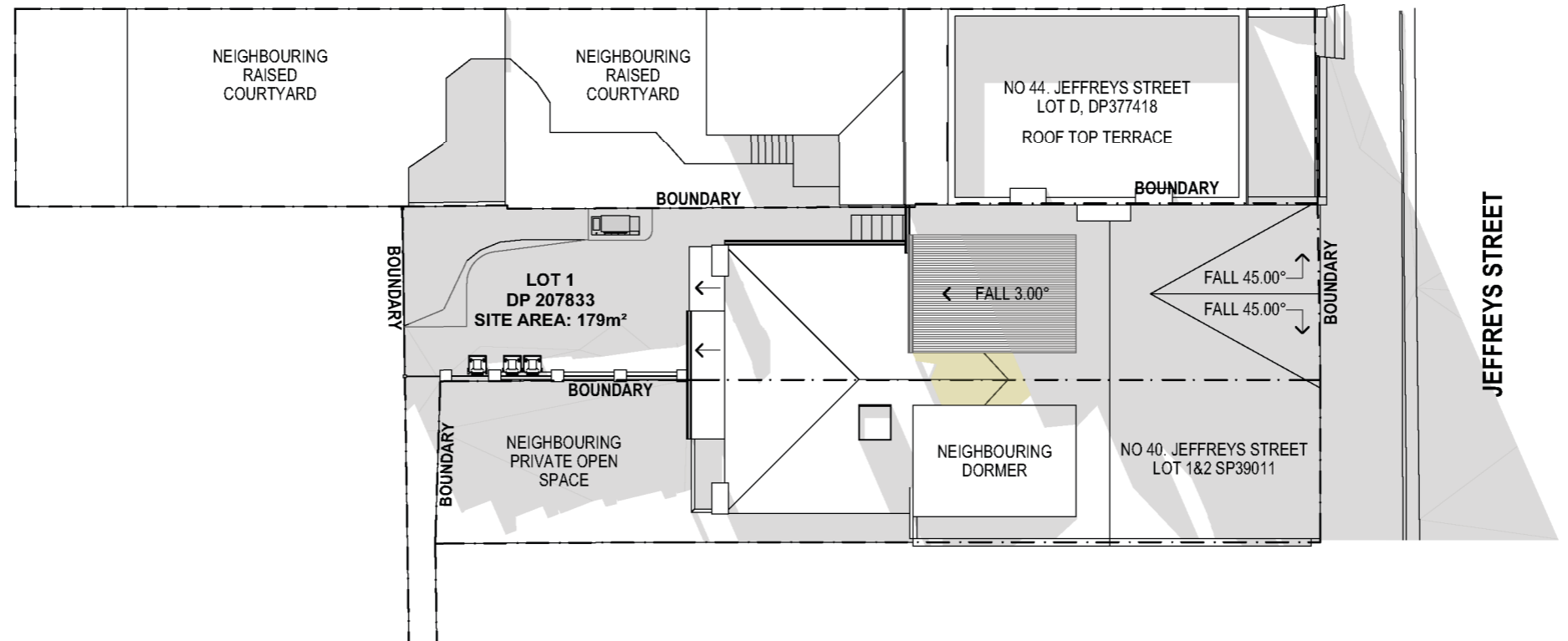


REV. **B**  
 NOT FOR CONSTRUCTION

NO. **A27**  
 PAGE SIZE. **A3**



SHADOW PLAN 21 JUN at 1300h  
1:200



SHADOW PLAN 21 JUN at 1400h  
1:200

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Meadowbank NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure Thomas 9009 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING STRUCTURES  
 - PROPOSED STRUCTURES  
 - PROPOSED BUILDING FABRIC

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

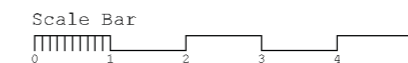
Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.

This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

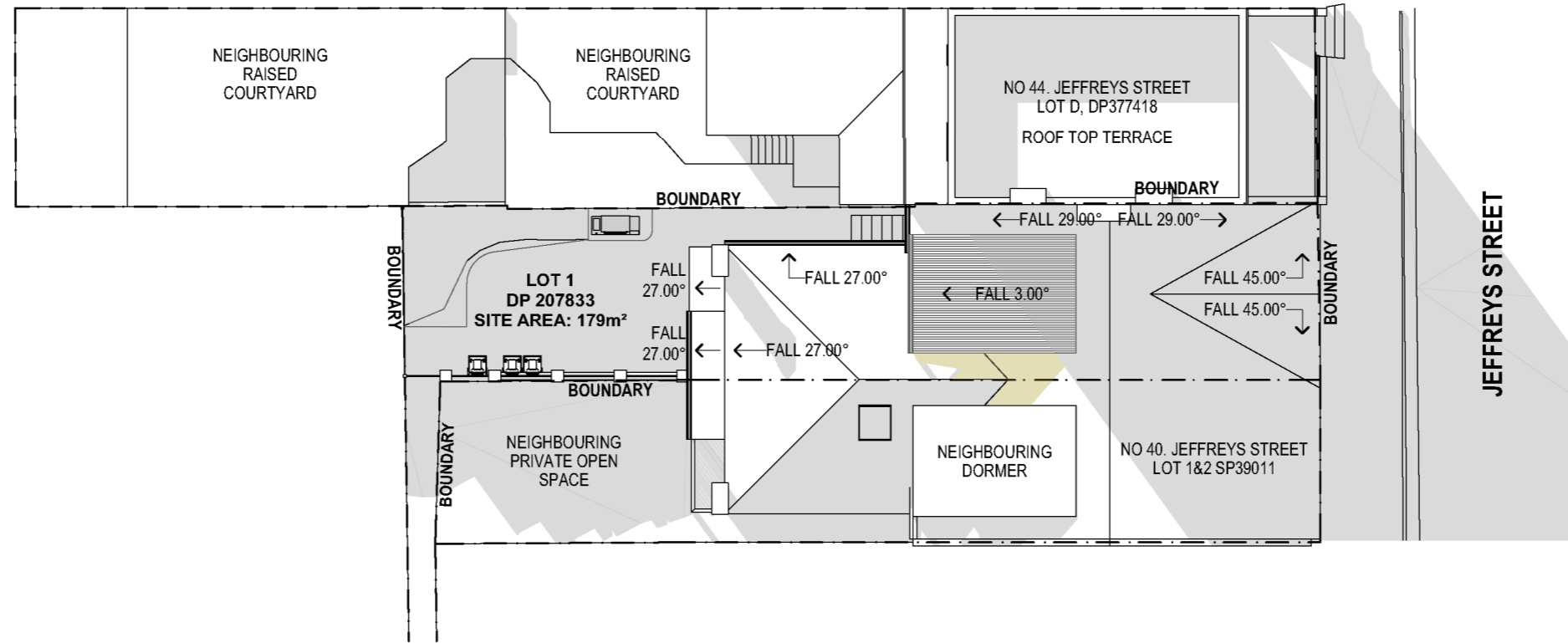
CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **SHADOW DIAGRAM - 21 JUN 1300h & 1400h**



REV. **B**  
 NOT FOR CONSTRUCTION

NO. **A28**  
 PAGE SIZE. **A3**



SHADOW PLAN 21 JUN at 1500h  
1:200

**SANDBOX STUDIO®**

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO Box 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
DWIN McClure Thomas 9008 (NSW) 2600 (ACT)  
Luke Carter 9557 (NSW)



**LEGEND:**  
 - EXISTING STRUCTURES  
 - PROPOSED STRUCTURES  
 - PROPOSED BUILDING FABRIC

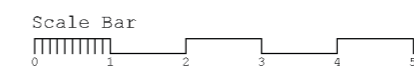
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.  
 This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
 ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **SHADOW DIAGRAM - 21 JUN 1500h**



REV. **B**  
**NOT FOR CONSTRUCTION**

NO. **A29**  
 PAGE SIZE. **A3**

# BASIX<sup>®</sup>Certificate

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

## Alterations and Additions

Certificate number: A1757861

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 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Tuesday, 30 July 2024  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	42 Jeffreys St, Kirribilli NSW 2061
Street address	42 JEFFREYS Street KIRRIBILLI 2061
Local Government Area	North Sydney Council
Plan type and number	Deposited Plan DP207833
Lot number	1
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	Sandbox Studio
ABN (if applicable):	84612363372

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Lighting</b>			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
<b>Fixtures</b>			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Insulation requirements</b>			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
<b>Construction</b>			
concrete slab on ground floor.		nil	N/A
floor above existing dwelling or building.		nil	N/A
external wall: framed (weatherboard, fibro, metal clad)		R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed		ceiling: R1.82 (up), roof: foil/sarking	light (solar absorptance < 0.475)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Windows and glazed doors</b>			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Windows and glazed doors glazing requirements</b>									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W001	E	3.61	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
W002	E	3.61	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
W003	W	1.93	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
W004	W	1.93	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
D001	W	4.83	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, clear/air gap/clear, (U-value: 4.12, SHGC: 0.66)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
<b>Skylights</b>						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:					✓	✓
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.					✓	✓
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.					✓	✓
<b>Skylights glazing requirements</b>						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
SK01	0.77	external fixed awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			
SK02	0.39	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)			

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.

# SANDBOX STUDIO<sup>®</sup>

Sandbox Studio Pty Ltd  
ABN: 84 612 363 372  
PO BOX 16  
Newtown NSW 2042  
info@sandboxstudio.com.au  
Architects /  
Dain McClure-Thomas 8008 (NSW) 2400 (ACT)  
Luke Carter 9557 (NSW)



LEGEND:  
 - EXISTING BUILDING FABRIC  
 - BUILDING FABRIC TO BE DEMOLISHED  
 - PROPOSED BUILDING FABRIC

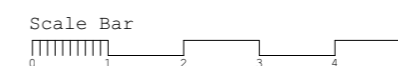
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	05.09.2024
B	RFI	25.11.2024

Check all dimensions on site and report any discrepancies immediately before proceeding with the works. Do not scale from drawings. Accuracy of dimensions on site are the responsibility of the contractor.

All boundaries and contours are subject to the survey plan. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.  
This drawing is the copyright of Sandbox Studio Pty Ltd and must not be used, copied or reproduced in whole or part except by written agreement of Sandbox Studio Pty Ltd.

CLIENT(S): *Wenjie Chen*  
ADDRESS: *42 Jeffreys Street, Kirribilli NSW 2061 NSW 2000*

PAGE: **BASIX COMMITMENTS**



REV. **B**  
NOT FOR CONSTRUCTION

NO. **A30**  
PAGE SIZE. **A3**



# SANDBOX STUDIO®

architecture | interiors | innovation

25.07.24

42 Jeffreys St,  
Kirribilli NSW 2061

## **CLAUSE 4.6 VARIATION TO CLAUSE 4.3 HEIGHT OF BUILDINGS OF THE NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2013**

### Introduction

This submission seeks a variation to Clause 4.3 of the North Sydney Local Environmental Plan 2013, which relates to Height of buildings.

The proposal outlines alterations and additions to the existing residence as follows:

On the lower ground floor, the existing timber stud wall separating the kitchenette area and 'studio' will be removed. The existing bathroom will be refurbished, and the existing storeroom will be converted into a wine cellar, connected by extending the stair landing to the rear laundry room. Additionally, a new small BBQ area will be created with additional landscaping proposed to compensate for the lost landscaping taken up by the BBQ area.

On the ground floor, the hallway door will be removed while the frame remains intact. The wall separating the kitchen and hallway will be partially opened up, preserving a small portion to maintain evidence of its original construction. The existing bathroom at the rear will be removed and replaced with a smaller WC. The rear window facing west will be replaced with a larger window. It's also proposed that the remaining remnants of a non-intact fireplace be removed from an existing room located at the rear.

On the first floor, the front two bedrooms will be amalgamated to create a larger master bedroom with an ensuite. It's proposed the fireplace from the second room be removed and appropriately salvaged. The existing French doors leading to the front balcony are proposed to be refurbished or replaced like for like. The existing kitchen and dividing wall from the front balcony will be removed along with the existing weatherboards located on the façade. The weatherboard will be replaced with contemporary fibre cement sheeting, and new glazing will be installed to align the façade with neighbouring properties at 34 and 38 Jeffreys Street. The rear of the first floor will be reconfigured to accommodate a new bathroom and bedroom layout, and the rear window facing west will be replaced with a larger window.

The attic will feature a new dormer with a balcony, bathroom, and robes.

General improvements include repainting the front & Rear façades, replacing the deteriorating fibre cement cladding at the rear of the property, Replacement of the existing internal stairs balustrade with one complying with current NCC standards and the repair or

# SANDBOX STUDIO®

architecture | interiors | innovation

replacement of existing skirting throughout the house. Additionally existing windows & doors (external) located at the rear of the site are proposed to be repaired or replaced like for like along with the tiled roof and gutters over the existing lower ground floor extension. Finally, it's proposed that the hard surface located within the backyard be replaced by suitable tiling or paving.

## Site Background

The existing subject property is located on the western side of Jeffreys Street. Albeit largely rectangular in shape the subjects site boundaries are irregular in that a small and narrow footpath is provided at the rear of the property giving the site access to Pitt Street. The existing dwelling is a heritage item which has already shown clear evidence it has undergone a number additions across all floors.

Clause 4.6 states the following:

### **4.6 Exceptions to development standards**

(1) The objectives of this clause are as follows—

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

Note—

The Environmental Planning and Assessment Regulation 2021 requires a development application for development that proposes to contravene a development standard to be accompanied by a document setting out

# SANDBOX STUDIO®

architecture | interiors | innovation

the grounds on which the applicant seeks to demonstrate the matters in paragraphs (a) and (b).

(4) The consent authority must keep a record of its assessment carried out under subclause (3).

(5) (Repealed)

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone C2 Environmental Conservation, Zone C3 Environmental Management or Zone C4 Environmental Living if—

(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

(7) (Repealed)

(8) This clause does not allow development consent to be granted for development that would contravene any of the following—

(a) a development standard for complying development,

(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,

(c) clause 5.4,

(caa) clause 5.5,

(ca) clause 6.27(4),

(cb), (cc) (Repealed)

(cd) clause 6.31.

The use of Clause 4.6 to enable an exception to this development control is appropriate in this instance and the consent authority may be satisfied that all requirements of Clause 4.6 have been satisfied in term of the merits of the proposed development and the content in this Clause 4.6 variation statement.

### **4.3 Height of buildings standard**

# SANDBOX STUDIO®

architecture | interiors | innovation

## Objective:

*(a) to promote development that conforms to and reflects natural landforms, by stepping development on sloping land to follow the natural gradient,*

## Response:

The proposed dormer roof is an acceptable form of development consistent to that of surrounding dwellings. The proposed dormer although over the building height limit, will sit below the existing ridge height and will appear of a modest scale when compared to the residence located immediately to the north which is significantly taller.

*(b) to promote the retention and, if appropriate, sharing of existing views,*

## Response:

The proposed dormer will not obscure any existing views.

*(c) to maintain solar access to existing dwellings, public reserves and streets, and to promote solar access for future development,*

## Response:

AS reflected within the supplied shadow diagrams the proposed dormer will result in no additional overshadowing of the private open space of 40 Jeffreys street. Any additional overshadowing will only occur on to the neighbouring to the south in which its impact is negligible.

*(d) to maintain privacy for residents of existing dwellings and to promote privacy for residents of new buildings,*

## Response:

Given the rear setback of the proposed dormer and the nature of it's location with another pitched roof protruding further into the rear yard, The proposed dormer will not result in any meaningful loss of privacy to the neighbouring residences.

*(e) to ensure compatibility between development, particularly at zone boundaries,*

## Response:

Given that 40 Jeffreys street has a similar roof dormer with a balcony this proposed form can be seen to be compatible for the area.

# SANDBOX STUDIO®

architecture | interiors | innovation

(f) to encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area,

**Response:**

The existing residence which is seen to be befitting for the area is already considerably over the building height limit. The only proposed building element which exceeds the building height limit is the proposed dormer which will be lower in height than the existing total height of the residence. 40 Jeffreys street, the immediate neighbour to the south has a similar dormer and the immediate neighbour to the north is significantly higher in height. With this in mind the proposed development could be seen to be of an appropriate scale and density when compared the surrounding area.

(g) to maintain a built form of mainly 1 or 2 storeys in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone C4 Environmental Living.

**Response:**

No additional storey are created as result of the proposed development.

**Environmental planning grounds:**

*The building height of the proposed dormer will allow for the activation of the existing attic. This will increase the amenity of the existing residence considerably without significantly impacting neighbours and just as importantly the heritage fabric of the existing dwelling. In this regard the use of the existing roof space and the breach in building height of the proposed dormer is seen to be consistent with the zoning objectives of the area by ensuring that a high level of residential amenity is achieved and maintained.*

**Extent of Non-Compliance**

With respect to Clause 4.3, Council requires that the building height to be 8.5m. The existing building height sits at a height of 12.7m where as the proposed dormer will sit below this with a maximum height of 12.25m. The dormer itself represents a 44.12% breach to the building height limit although, when considered within the context in which it is being proposed, the dormer is seen to at a suitable height given that it is being proposed within an existing roof, itself already over the building height limit.

# SANDBOX STUDIO®

architecture | interiors | innovation

## Is Compliance with the Development Standard Unreasonable or Unnecessary in the Circumstances of the Case?

Whilst the proposal seeks a variation to Council's building height limit, the building's total height is unaffected by this proposal and won't be increased upon. In this regard the proposed works are appropriate for the subject site and the non-compliance is largely triggered by an existing non complying period structure in which this proposal is attempting to blend with.

## Is the Variation in the Public Interest?

The proposal has been designed so as to ensure that positive visual privacy and solar access amenity is retained between neighbouring sites. There are no view lines that will be impacted as a result of the proposed dormer. By providing additional housing amenity by the activation of an existing roof space this proposal could be seen to be in the public interest by maintaining ensuring the preservation and upkeep of an existing heritage item.

## Public Benefit of Maintaining the Standard

It is considered that the public benefit will not be undermined by varying the standards. The proposed non compliance will not result in any loss of sun to neighbouring properties and there is no benefit by maintain the standard in this specific case.

The design is of high quality and crafted to respect neighbouring dwellings in terms of bulk, scale, privacy mitigation, and preservation of view lines.

It is not considered that the variation sought raises any matter of significance for State or Regional environmental planning.

The departure from the building height limit within the North Sydney Environmental Plan 2013 allows for the orderly and economic development of the site in a manner which achieves the outcomes and objectives of the relevant planning controls.

## Is the Variation Well Founded?

It is considered that this has been adequately addressed within this statement. In summary, this Clause 4.6 Variation is well founded as required by Clause 4.6 of the North Sydney Local Environmental Plan 2013 in that:

# SANDBOX STUDIO®

architecture | interiors | innovation

- Compliance with the development standards would be unreasonable and unnecessary in the circumstances of the development and the existing condition;
- There are sufficient environmental planning grounds to justify the departure from the standards;
- The proposed development is in the public interest and there is no public benefit in maintaining the standard;
- The breach does not raise any matter of State or Regional Significance;

Based on the above, the variation is considered to be well founded.

## Conclusion

The proposal does not strictly comply with the building height limit as prescribed by Clause 4.3 of the North Sydney Local Environmental Plan 2013.

Having evaluated the likely affects arising from this non-compliance, we are satisfied that the objectives of Clause 4.6 of the North Sydney Local Environmental Plan 2013 are satisfied as the breach to the controls does not create any adverse environmental impacts.

Consequently, strict compliance with this development standard is unreasonable and unnecessary in this particular instance and that the use of Clause 4.6 of the North Sydney Local Environmental Plan 2013 to vary this development control is appropriate in this instance.

Based on the above, it is sensible to conclude that strict compliance with the building height limit is not necessary and that a better outcome is achieved for this development by allowing flexibility in the application.

Sincerely

Sandbox Studio Pty Ltd  
Luke, Dain & Mukesh  
E: [info@sandboxstudio.com.au](mailto:info@sandboxstudio.com.au)