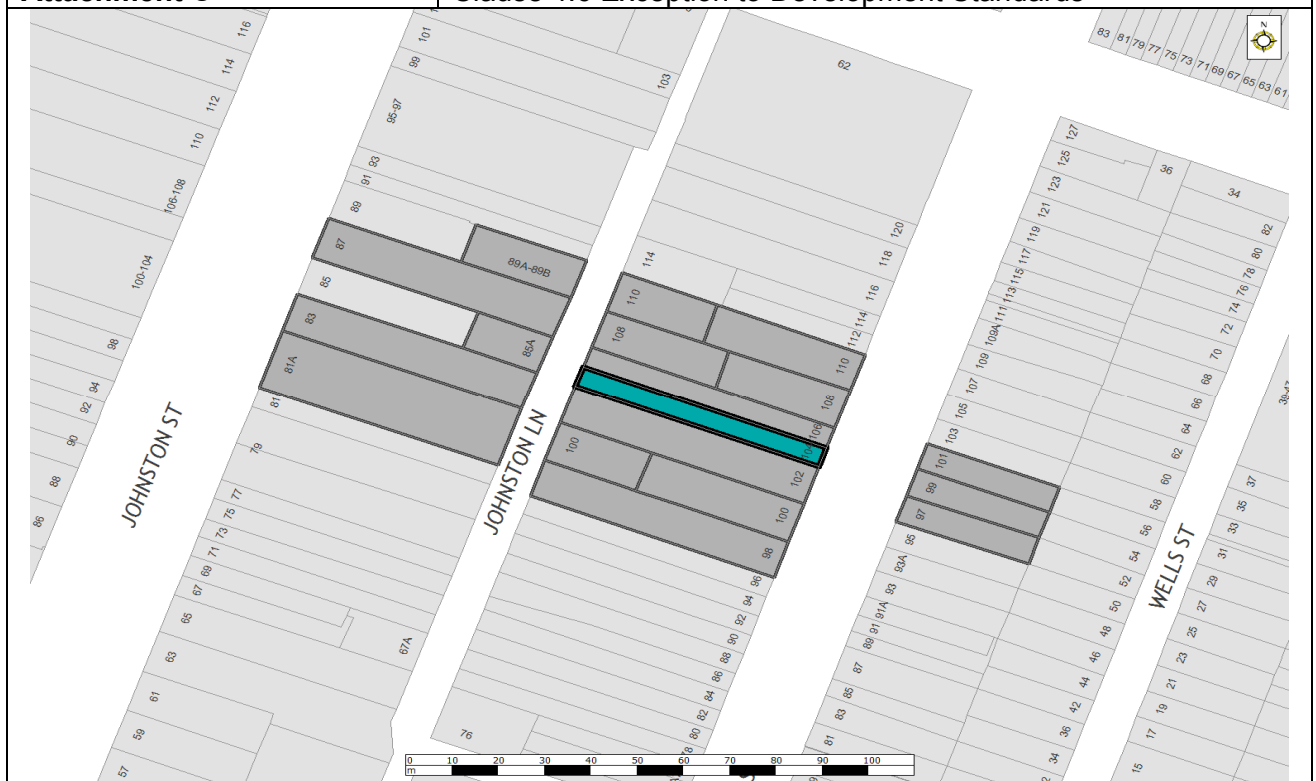




INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	D/2018/465
Address	104 Trafalgar Street, Annandale
Proposal	Alterations and additions to main dwelling and rear garage/studio
Date of Lodgement	4 September 2018
Applicant	Sam Crawford Architects
Owner	D Kanelleas
Number of Submissions	Nil
Value of works	\$1,055,248
Reason for determination at Planning Panel	FSR variation exceeds officers delegation
Main Issues	<ul style="list-style-type: none"> • FSR variation greater than 10% • Non sympathetic attic addition within heritage conservation area
Recommendation	Refusal
Attachment A	Recommended reasons for refusal
Attachment B	Plans of proposed development
Attachment C	Clause 4.6 Exception to Development Standards



LOCALITY MAP

Subject Site		Objectors		
Notified Area		Supporters		

1. Executive Summary

This report is an assessment of an application submitted to Council for alterations and addition to the main dwelling and a rear garage/studio at 104 Trafalgar Street, Annandale. The application was notified to surrounding properties and no submissions were received.

The main issues that have arisen from the application include:

- FSR variation proposed greater than 10%;
- Non-sympathetic attic addition within Heritage Conservation Area;

Given the issues raised in this report, particularly in relation to FSR exceedance and non-compliance with the provisions of the HCA the application is recommended for refusal in its current form.

2. Proposal

The proposed development is for alterations and additions to the existing main dwelling and rear studio/garage, details of the proposal are as follows:

- Reconfiguration of the ground floor to include new rear extension;
- Demolition and reconstruction of outdoor paving area to the rear of the dwelling;
- Reconfiguration of first floor to include new ensuite and walk in robe;
- Construction of new attic with dormer to Trafalgar Street;
- Ground floor opening at internal elevation of garage to be bricked in;
- Replacement glazing to existing first floor opening at internal elevation of studio.

3. Site Description

The subject site is located on the western side of Trafalgar Street, between Booth Street to the north and Collin Street to the south. The site is a single allotment and is rectangular with a total area of 285.83m² and is legally described as Lot A in DP 203371. The site has a frontage to Trafalgar Street of approximately 5.2m and a secondary frontage to Johnston Lane of approximately 5m. The subject site has a fall of approximately 1.5 from east (rear) to west (front).

The subject site supports a two storey attached terrace (which forms part of a pair with 106 Trafalgar Street), detached single garage with first floor studio accessible via Johnston Lane. The local immediate area consists of low density detached dwelling houses and attached terrace housing fronting Trafalgar Street with garages and first floor studios at the rear.

The subject site is located within The Annandale Heritage Conservation Area. The site is not identified as a flood control lot.

4. Background

4(a) Site history

The following outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site

Application	Proposal	Decision & Date
D/2001/724	Erection of two storey garage with studio fronting Johnston Lane.	Approved 27/03/2002

Surrounding properties

There are no recent planning determinations at 106 Trafalgar Street, Annandale.

102 Trafalgar Street, Annandale

Application	Proposal	Decision & Date
D/2005/528	Use of an existing outbuilding fronting Johnston Lane for the purposed of storage and music editing, including works for noise attenuation.	Approved 21/04/2006

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter/ Additional Information
3/12/2018	A request for additional information sent to the applicant advising the volume of modifications to the existing dwelling fabric exceeds the extent of change permitted under the 2017 DCP provisions for buildings within Heritage Conservation Area. It was requested that the proposal be amended to delete the attic addition including the front dormer and retain the door to the TV room on the first floor.
17/12/2018	Correspondence from Council to the applicant advising that a dormer style addition may be supported if it was strictly designed to meet the DCP provisions. The applicant was also advised that they did not comply with the FSR Development Standard.
14/01/2018	Amended Plans and justification from the applicant received illustrating the retention of the doorway of the tv room, retention of front dormer, retention of attic addition (with 500mm partial side (southern) setback; revised stair design.
11/02/2018	Correspondence from Council to the applicant confirming that the application will be determined at the IWPP and there was an error in the FSR calculations, this being that the garage was previously excluded by mistake. In addition, clarification was sought as to the correct site area given that two figures have been stated in the documentation received.
27/02/2019	A Clause 4.6 variation request to vary the FSR Development Standard provided to Council be the applicant.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 1.15 of the Environmental Planning and Assessment Act 1979.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- Leichhardt Local Environmental Plan 2013

The following provides further discussion of the relevant issues:

State Environmental Planning Policy No 55—Remediation of Land—

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) provides planning guidelines for remediation of contaminated land. LDCP 2013 provides controls and guidelines for remediation works. SEPP 55 requires that remediation works must be carried out in accordance with a Remediation Action Plan (RAP) as approved by the consent authority and any guidelines enforced under the Contaminated Land Management Act 1997.

The site has not been used in the past for activities which could have potentially contaminated the site. It is considered that the site will not require remediation in accordance with SEPP 55.

5(a)(iii) State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX Certificate was submitted with the application demonstrating commitment to building sustainability and will be referenced as part of any consent issued. +

5(a)(iv) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

An assessment has been made of the matters set out in Clause 20 of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. It is considered that the carrying out of the proposed development is generally inconsistent with the objectives of the Plan and would not have an adverse effect on environmental heritage, the visual environmental, the natural environment and open space and recreation facilities.

5(a)(v) State Environmental Planning Policy (vegetation in Non-Rural Areas) 2017

No trees are to be removed as part of the proposal, appropriate conditions have been recommended ensuring that the London Plane Tree located on the nature strip; the Weeping Bottlebrush and Bangalow Palm on the adjoining property; and the Japanese Maple on the subject site are protected during the construction process.

5(a)(vi) Leichhardt Local Environmental Plan (LLEP 2013)

The application was assessed against the following relevant clauses of the Leichhardt Local Environmental Plan 2013:

- Clause 1.2 – Aims of the Plan
- Clause 2.3 – Zone objectives and Land Use Table
- Clause 2.7 – Demolition Requires Development Consent
- Clause 4.3A (3)(a) Landscaped Area for residential development in Zone R1
- Clause 4.3A (3)(b) Site Coverage for residential development in Zone R1
- Clause 4.4 – Floor Space Ratio
- Clause 4.5 – Calculation of floor space ratio and site area
- Clause 4.6 – Exemptions to development standards
- Clause 5.10 – Heritage Conservation
- Clause 6.1 – Acid Sulphate Soils
- Clause 6.2 – Earthworks
- Clause 6.4 – Stormwater management

(viii) Clause 1.2 Aims of the Plan

The proposed development is not considered to sufficiently satisfy the following aims of the plans:

- (b) *To minimise land use conflict and the negative impact of urban development on the natural, social, economic, physical and historical environment;*
- (c) *To identify, protect, conserve and enhance the environmental and cultural heritage of Leichhardt;*
- (l) *To ensure that development is compatible with the character, style, orientation and pattern of surrounding buildings, streetscape, works and landscaping and the desired future character of the area;*
- (o) *To prevent undesirable incremental change, including demolition that reduces the heritage significance of places, conservation areas and heritage items.*

Comment: The proposed attic addition with front dormer window is not supported as it will result in the loss of heritage fabric, impacting the significance of the heritage conservation area. No objection is raised to the proposed internal reconfiguration to the ground floor and first floor of the main dwelling in addition to the works to the rear garage/studio. Accordingly the application is inconsistent with the aims of the plan and is recommended for refusal.

(ix) Clause 2.3 – Zone objectives and Land Use Table

The site is located within the R1 – General Residential zone. One of the objectives of the zone is:

- *To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*

The proposed alterations to the main dwelling, particularly the attic addition is not deemed to adequately satisfy the objective. The proposed addition and dormer window does not adequately address the design parameters of the heritage conservation area, namely that it is not subservient to the original roof form and creates unnecessary bulk at the rear and front of the dwelling.

(x) Clause 4.4 – Floor Space Ratio and Clause 4.5

The following table provides an assessment of the application against the development standards for 5 Reynolds Avenue:

Standard (maximum)	Proposal	% of non compliance	Compliances
Floor Space Ratio Permissible: 0.8:1 (228.3m ²)	263m ²	34.7m ² (12%)	No
Landscape Area 20% (57m ²)	58.5m ² (20.5%)	N/A	Yes
Site Coverage Permissible 60% (171m ²)	167.5m ² (59%)	N/A	Yes

The subject site in its current form has a FSR of 0.79:1 (226.5m²) – which is compliant with the Development Standard. The proposed development as amended seeks to vary the FSR Development Standard of the LLEP 2013 by 34.7m² (12%). Clause 4.6 of the LLEP 2013 allows Council to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

A written request has been submitted to Council in accordance with Clause 4.6(4)(a)(i) of the applicable local environmental plan justifying the proposed contravention of the development standard which is summarised as follows

- *Contentions are raised regarding the inclusion of stairs on all levels and the garage floor area as part of the calculations;*
- *Compliance with the development standard is unreasonable and unnecessary as the proposed works are generally in keeping with the bulk and scale of the existing dwelling, are minor in nature, do not result in adverse overshadowing, view loss or impede on the visual privacy of the adjoining dwellings.*
- *The subject dwelling forms part of a pair of terraces, as such the proposal seeks to match the works of 106 Trafalgar Street and as such will not create a precedent along the broader locality.*
- *The deletion of the proposed works will not improve the amenity of the adjoining property in terms of solar access, privacy, view loss and visual bulk.*
- *The proposed development is consistent with the desired future character controls of the Trafalgar Street Distinctive Neighbourhood, and complies with the rear and side setback provisions.*
- *The attic level works are generally contained within the main roof form.*

In order to demonstrate whether strict numeric compliance is unreasonable and unnecessary in this instance, the proposed exception to the development standard has been assessed against the objectives and provisions of Clause 4.6 of the applicable Local Environmental Plan below.

The proposed development within R1 – General Residential Zone, the objectives of the zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To improve opportunities to work from home.*
- *To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*
- *To provide landscaped areas for the use and enjoyment of existing and future residents.*
- *To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.*
- *To protect and enhance the amenity of existing and future residents and the neighbourhood.*

The proposed development is not consistent with the above objectives in that:

- The proposal is not compatible with the desired future character of the HCA area in relation to building bulk, form and scale;
- The proposal, namely the rear attic dormer and front window dormer addition is not subservient in design with the original roof form of the dwelling; and
- The existing dwelling, garage and studio has adequate internal amenity to satisfy the needs of the residents and as such the additional floor area proposed is not necessary.

The objectives of the FSR Development Standard, in accordance with Clause 4.6(4)(a)(ii) of the LLEP 2013 are to ensure that residential accommodation:

- is compatible with the desired future character of the area in relation to building bulk, form and scale, and*
- provides a suitable balance between landscaped areas and the built form, and*
- minimises the impact of the bulk and scale of buildings,*

The proposal as amended is not in the public interest as it does not satisfy the objectives of the Development Standard for the following reasons:

- The proposed development, namely the rear attic dormer and front window dormer addition is not compatible with the existing dwelling or desired future character of the area in terms of bulk and heritage conservation;
- The proposed development, namely the attic and dormer is not sympathetic to the existing dwelling and is inconsistent with the objectives and provisions of the HCA;
- The variation proposed does not result in a superior design for the subject site, an alternative solution can be achieved that is sympathetic to the heritage provisions. This can be achieved by deleting the front dormer and constructing a dormer style addition to the rear that is to be vertically proportional to the remainder of the dwelling and is suitably setback from the side boundaries, existing chimney and roof ridge thus preserving the historical integrity of the dwelling.

The proposal does not satisfy the objectives in Clause 4.6(1)(b) and requirements of Clause 4.6(3)(b) of the LLEP 2013. For the reasons outlined above, there are insufficient planning grounds to justify the departure from FSR Development Standard and it is not supported.

(xi) Clause 5.10 – Heritage Conservation

The subject site is located within the Annandale Heritage Conservation Area with the nearest Heritage Items being the Former Annandale Council Chambers and the Uniting Church and Hall which back onto the opposite side of Johnston Lane. The subject dwelling forms part of a pair of substantial Victorian era terrace houses that contribute to the character of the conservation area. The following objectives are applicable to the subject site:

- (a) *To conserve the environmental heritage of Leichhardt,*
- (b) *To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

The proposed attic and dormer addition has been designed to match that of the adjoining terrace at 106 Trafalgar Street. Council's Heritage Officer has reviewed the application as amended and notes that the works undertaken in the 1980s to the main roof form of the adjoining dwelling include the removal of the rear slope and inclusion of a front dormer. The front dormer addition at 106 Trafalgar Street is not visible in the 1943 aerial of Annandale and utilises fenestration that is not in the style or detail used in the nineteenth century. In addition, the change to the roof of a nineteenth century terrace house is no longer permitted under the current objectives and controls required by the LLEP 2013 and LDCP 2013.

Council's Heritage Officer also noted that given the substantial extent of works already undertaken to the rear wing of both terraces, the proposed additional attic level will result in alterations to the rear and front roof slopes of the main portion of the building. It is good heritage practice to retain the front and rear roof planes of terrace styled dwellings to satisfy the objectives and controls within the Annandale Heritage Conservation Area. The proposed rear attic dormer addition and front window dormer have been designed contrary to these controls and objectives.

Council requested that the applicant delete the rear attic dormer addition and front window dormer to comply with the provisions of the HCA. The applicant was later advised that should they wish to pursue a rear dormer attic addition it must be vertically proportional to the remainder of the dwelling, incorporate a 500mm setback from both side boundaries, be setback 500mm from the existing chimney and existing roof ridge; and the roof pitch is to be set down 300mm from the existing. The front window dormer was still required to be deleted from the proposal.

The proposal as amended seeks to retain the front dormer and rear attic addition. The rear attic addition is setback less than 500mm from the chimney (located at the southern boundary) and the main roof ridge line and incorporates a nil and 500mm side setback at the northern and southern boundary respectively.

The proposed development, namely the rear attic addition and front dormer is contrary to the objectives of Clause 5.10 for the following reasons:

- The additions to the main roof form seek to match the works undertaken to the adjoining dwelling prior to the current heritage objectives and provisions applicable to the subject site under the LLEP 2013 and LDCP 2013.
- The proposal does not seek to conserve the main form of the dwelling, contrary to the provisions of the Annandale HCA, this being that side setbacks are required as a minimum for rear dormers to ensure that the rear roof slope is retained;
- There is no physical or documentary evidence to suggest that additional architectural details, this being front dormer window, was prevalent within the Annandale HCA to terrace style dwellings
- The works will be visible from Trafalgar Street and will detract from the streetscape;

As the proposal in part does not satisfy the objectives of Clause 5.10, the application is not supported.

5(b) Draft Environmental Planning Instruments

There are no relevant Draft Environmental Planning Instruments.

5(c) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Leichhardt Development Control Plan 2013.

Part	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B2.1 Planning for Active Living	Not applicable
B3.1 Social Impact Assessment	Not applicable
B3.2 Events and Activities in the Public Domain (Special Events)	Not applicable
Part C	
C1.0 General Provisions	No
C1.1 Site and Context Analysis	No
C1.2 Demolition	Not applicable
C1.3 Alterations and additions	No
C1.4 Heritage Conservation Areas and Heritage Items	No
C1.5 Corner Sites	Not applicable
C1.6 Subdivision	Not applicable
C1.7 Site Facilities	Yes
C1.8 Contamination	Not applicable
C1.9 Safety by Design	Not applicable
C1.10 Equity of Access and Mobility	Not applicable
C1.11 Parking	Not applicable
C1.12 Landscaping	Yes
C1.13 Open Space Design Within the Public Domain	Not applicable
C1.14 Tree Management	Yes

C1.15 Signs and Outdoor Advertising	Not applicable
C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	Not applicable
C1.17 Minor Architectural Details	Not applicable
C1.18 Laneways	Not applicable
C1.19 Rock Faces, Rocky Outcrops, Cliff Faces, Steep Slopes and Rock Walls	Not applicable
C1.20 Foreshore Land	Not applicable
C1.21 Green Roofs and Green Living Walls	Not applicable
Part C: Place – Section 2 Urban Character	
C2.2.1.5 Trafalgar Street Distinctive Neighbourhood	No
Part C: Place – Section 3 – Residential Provisions	
C3.1 Residential General Provisions	No
C3.2 Site Layout and Building Design	No
C3.3 Elevation and Materials	Yes
C3.4 Dormer Windows	No
C3.5 Front Gardens and Dwelling Entries	Not applicable
C3.6 Fences	Not applicable
C3.7 Environmental Performance	Not applicable
C3.8 Private Open Space	Yes
C3.9 Solar Access	Yes
C3.10 Views	Not applicable
C3.11 Visual Privacy	Yes
C3.12 Acoustic Privacy	Yes
C3.13 Conversion of Existing Non-Residential Buildings	Not applicable
C3.14 Adaptable Housing	Not applicable
Part C: Place – Section 4 – Non-Residential Provisions	
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	Yes
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.3 Residential Development	Yes
D2.4 Non-Residential Development	Not applicable
D2.5 Mixed Use Development	Not applicable
Part E: Water	
Section 1 – Sustainable Water and Risk Management	Yes
E1.1 Approvals Process and Reports Required With Development Applications	Yes
E1.1.1 Water Management Statement	Refer to BASIX
E1.1.2 Integrated Water Cycle Plan	Not applicable
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.1.4 Flood Risk Management Report	Not applicable
E1.1.5 Foreshore Risk Management Report	Not applicable
E1.2 Water Management	Yes
E1.2.1 Water Conservation	Not applicable
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.3 On-Site Detention of Stormwater	Not applicable
E1.2.4 Stormwater Treatment	Not applicable
E1.2.5 Water Disposal	Yes

E1.2.6 Building in the vicinity of a Public Drainage System	Not applicable
E1.2.7 Wastewater Management	Not applicable
E1.3 Hazard Management	Not applicable
E1.3.1 Flood Risk Management	Not applicable
E1.3.2 Foreshore Risk Management	Not applicable
Part F: Food	Not applicable
Part G: Site Specific Controls	Not applicable

The following provides discussion of the relevant issues:

C1.0 General Provisions

The proposal, specifically the attic addition, is not considered to satisfy Objective O6 as the works do not seek to retain essential elements prevalent within the Annandale Heritage Conservation Area. In addition, as the attic works do not comply with the heritage provisions they contribute to unnecessary bulk towards the rear of the dwelling which is contrary to the Trafalgar Street Distinctive Neighbourhood aims.

C1.3 Alterations and additions

The proposal, namely the attic addition, does not comply with Controls C1, C2, C4, C9, C12 and C14 as the additions are neither sympathetic to the HCA nor subordinate to the existing built form. The proposal is not considered to be consistent with the following objectives of DCP 2013 as the proposal does not:

- *b. where an alteration or addition is visible from the public domain it should appear as a sympathetic addition to the existing building;*
- *c. make a positive contribution to the desired future character of the streetscape and any heritage values associated with it;*
- *h. retains existing fabric wherever possible and maintains and repairs, where necessary, rather than replaces the fabric.*

C1.4 Heritage Conservation Areas and Heritage Items

The proposed development, specifically the attic addition, is not considered to satisfy Objectives or Controls C1, C3 and C6 of this Part. As previously discussed in Part 5(a)(v) of this Report the proposal seeks to alter to the front and rear roof plane contrary to the heritage and desired future character provisions of the LDCP 2013. The applicant was advised of the strict design parameters should they wish to pursue the rear dormer style attic addition that complies with the LDCP 2013, however these comments were not incorporated into the amended proposal.

C3.1 Residential General Provisions

Given the heritage design concerns and FSR breach raised in this assessment the proposal is not compliant with the following objectives of the general residential provisions of the LDCP 2013:

- *Subclause O3, to ensure that alterations, additions to residential buildings and new residential development are compatible with the established setting and character of the suburb and neighbourhood and compatible with the desired future character and heritage significance of the place and its setting;*

Comment: The proposal, namely the attic additions, is not sympathetic in design to the existing dwelling nor is it compatible with the desired future character of the Trafalgar Street neighbourhood, namely in terms of its heritage context.

- *Subclause O4, to ensure that all residential development is compatible with the scale, form, siting and materials of existing adjacent buildings; and*

Comment: The dormer style attic addition to the rear roof plane is excessive in scale and has not been designed with consideration to the heritage controls of the LDCP 2013. The rear attic dormer addition and front window dormer have been designed to match

the additions at 106 Trafalgar Street (which are not supported under the current planning provisions).

- *Subclause O5, to ensure that all residential development is consistent with the density of the local area as established by the Leichhardt Local Environmental Plan 2013.*

Comment: The proposal does not comply with the maximum allowable FSR for the subject site. A Clause 4.6 was provided with the application, the variation to the development standard is not supported, refer to assessment at Part 5(a)(v) of this report.

C3.2 Site Layout and Building Design

The proposal seeks to reconfigure the ground floor to accommodate a new 2.4m extension to the rear. The ground floor extension works seek to continue the existing nil side setback at both the northern and southern side boundaries and match the rear building alignment of the dwelling to the north – being 108 Trafalgar Street. The ground floor works do not cause adverse overshadowing to the adjoining properties and are sympathetic in scale so as not to cause unnecessary visual bulk from the rear.

As previously discussed the attic style dormer addition to the rear of the main form has been designed to match that of the adjoining at 106 Trafalgar Street which is not supported for heritage reasons. The attic addition technically satisfies the BLZ requirements established by the adjoining terrace at 106 Trafalgar Street to the north and 84 Trafalgar Street to the south.

In accordance with the Building Typologies Control C4 at Part 7 of Appendix B of the LDCP 2013, skillion type dormer additions are permitted (although generally not encouraged to preserve the main roof forms within a HCA) to two and three storey terraces. The control requires the additions not to be visible from the principal street frontage, set a minimum 200mm below the ridge line, 500mm from the side wall and 200mm from the rear wall plate. Given this requirement, the attic style dormer addition is required to have a 500mm setback at both sides. The proposal seeks a nil from the northern boundary and partial 500mm southern boundary and as such is inconsistent with C1, C7 and C8 under this Part.

C3.4 Dormer Windows

As previously discussed in this report the design of the front dormer window seeks to match that of the adjoining at 106 Trafalgar Street. The dormer window is designed to be setback 1.7m and 2m from the northern and southern side boundary respectively. With the exclusion of the adjoining dwelling, there is no precedence for front dormer windows along the Trafalgar Street streetscape and discouraged under the current heritage planning provisions. The design of the front dormer window detracts from the prevailing streetscape and is contrary to the Objectives and Controls C2 and C6 of this Part.

5(d) The Likely Impacts

Given the heritage design concerns and FSR breach raised in this assessment the Development Application demonstrates that the proposal will have an adverse impact on the locality.

5(e) The suitability of the site for the development

The site is zoned R1 – General Residential. It is considered that the proposal, namely the attic additions, will have an adverse impact on the on the locality and therefore it is considered that the site is unsuitable to accommodate the proposed development.

5(f) Any submissions

The application was notified in accordance with the Leichhardt Development Control Plan 2013 for a period of 14 days to surrounding properties. No submissions were received.

5(g) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

- Heritage Officer: The current controls for managing the heritage values of the Annandale Conservation Area require that changes to the form of buildings, in the form of second or third floor additions is to be avoided, as is adding additional architectural details for which there is no evidence. The proposal is contrary to both of these aims of the LLEP 2013 as well as the objectives and controls of the LDCP2013. Refer to Part 5 of this report which concluded that the proposal, namely the rear dormer attic addition and front dormer window cannot be support in its current form with respect to heritage.
- Landscape Officer: The plans provided by the applicant illustrate that the proposed Raft Slab required for the rear addition to be within the estimated Tree Protection Zone (TPZ) of a *Callistemon viminalis* (Weeping Bottlebrush) located on adjoining property. Generally there was no objection to the proposed development subject to recommended conditions requiring the protection of the affected tree during the excavation, demolition and construction process
- Development Engineer: No objection to the proposed development subject to recommended conditions.

7. Section 7.11 Contributions

Section 7.11 contributions are not payable for the proposal.

8. Conclusion

The proposal does not comply with the aims, objectives and design parameters contained in Leichhardt Local Environmental Plan 2013 and Leichhardt Development Control Plan 2013. The proposal is unsupportable and in view of the circumstances, refusal of the application is recommended.

The proposal does not comply with the aims, objectives and design parameters contained in Leichhardt Local Environmental Plan 2013, Leichhardt Development Control Plan 2013 and other relevant Environmental Planning Instruments. The development is considered to result in an unnecessary breach to the FSR development standard and has been designed contrary to the heritage design parameters of the Annandale HCA. The application is considered unsupportable and in view of the circumstances, and hence, refusal of the application is recommended.

9. Recommendation

1. The applicant has made a written request pursuant to Clause 4.6 of the Leichhardt Local Environmental Plan 2013 to vary the development standard for Clause 4.4 Floor Space Ratio. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is NOT satisfied that compliance with the standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds, the proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
2. The proposal does not satisfy the following Clauses of the Leichhardt Local Environmental Plan 2013, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979:
 - i) Clause 1.2 – Aims of Plan
 - ii) Clause 2.3 – Zone objectives and Land Use Table
 - iii) Clause 4.4 – Floor Space Ratio
 - iv) Clause 4.5 – Calculation of floor space ratio and site area
 - v) Clause 4.6 – Exemptions to Development Standards
 - vi) Clause 5.10 – Heritage Conservation
3. The proposal does not satisfy the following Parts of the Leichhardt Development Control Plan 2013, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979:
 - i) Part C – Section 1 – C1.0 General Provisions
 - ii) Part C – Section 1 – C1.3 – Alterations and Additions
 - iii) Part C – Section 1 – C1.4 – Heritage Conservation Areas and Heritage Items
 - iv) Part C – Section 3 – C3.1 – Residential General Provisions
 - v) Part C – Section 3 – C3.1 – Site Layout and Building Design
 - vi) Part C – Section 3 – C3.4 – Dormer Windows
4. The proposal is considered to result in adverse environmental impacts on the built environment pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979.
5. The proposal is not considered suitable for the site in its current form pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979.
6. The proposal is not considered to be in the public interest pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979.

Attachment A – Recommended reasons for refusal

REASONS FOR REFUSAL

1. The applicant has made a written request pursuant to Clause 4.6 of the Leichhardt Local Environmental Plan 2013 to vary the development standard for Clause 4.4 Floor Space Ratio. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is NOT satisfied that compliance with the standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds, the proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
2. The proposal does not satisfy the following Clauses of the Leichhardt Local Environmental Plan 2013, pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979:
 - i) Clause 1.2 – Aims of Plan
 - ii) Clause 2.3 – Zone objectives and Land Use Table
 - iii) Clause 4.4 – Floor Space Ratio
 - iv) Clause 4.5 – Calculation of floor space ratio and site area
 - v) Clause 4.6 – Exemptions to Development Standards
 - vi) Clause 5.10 – Heritage Conservation
3. The proposal does not satisfy the following Parts of the Leichhardt Development Control Plan 2013, pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979:
 - i) Part C – Section 1 – C1.0 General Provisions
 - ii) Part C – Section 1 – C1.3 – Alterations and Additions
 - iii) Part C – Section 1 – C1.4 – Heritage Conservation Areas and Heritage Items
 - iv) Part C – Section 3 – C3.1 – Residential General Provisions
 - v) Part C – Section 3 – C3.1 – Site Layout and Building Design
 - vi) Part C – Section 3 – C3.4 – Dormer Windows
4. The proposal is considered to result in adverse environmental impacts on the built environment pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979.
5. The proposal is not considered suitable for the site in its current form pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979.
6. The proposal is not considered to be in the public interest pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979.

NOTES

1. This Determination Notice operates or becomes effective from the endorsed date of consent.
2. Section 8.2 of the *Environmental Planning and Assessment Act 1979* provides for an applicant to request Council to review its determination. This does not apply to applications made on behalf of the Crown, designated development or a complying development certificate. The request for review must be made within six (6) months of the date of determination or prior to an appeal being heard by the Land and Environment Court. Furthermore, Council has no power to determine a review after the expiration of these periods. A decision on a review may not be further reviewed under Section 8.2.
3. If you are unsatisfied with this determination, Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right of appeal to the Land and Environment Court within six (6) months of the determination date.

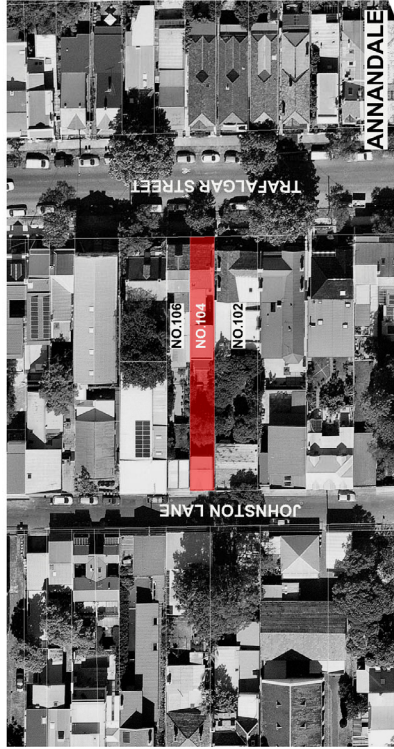
Have you made a political donation?

If you (or an associate) have made a political donation or given a gift to a Councillor, political party or candidate at the local government elections during the last two (2) years you may need to include with your application a full disclosure of this matter. For information go to Council's website at <https://www.innerwest.nsw.gov.au/about/reports-and-registers/political-donations>. If you have made a reportable donation, failure to provide a completed declaration with your application is an offence under the Environmental Planning and Assessment Act, 1979 for which you may be prosecuted.

Luke Murtas
Manager – Development Assessments

Attachment B – Plans of proposed development

DEVELOPMENT APPLICATION SUBMISSION FOR
104 TRAFALGAR STREET
 ANNANDALE NSW 2038



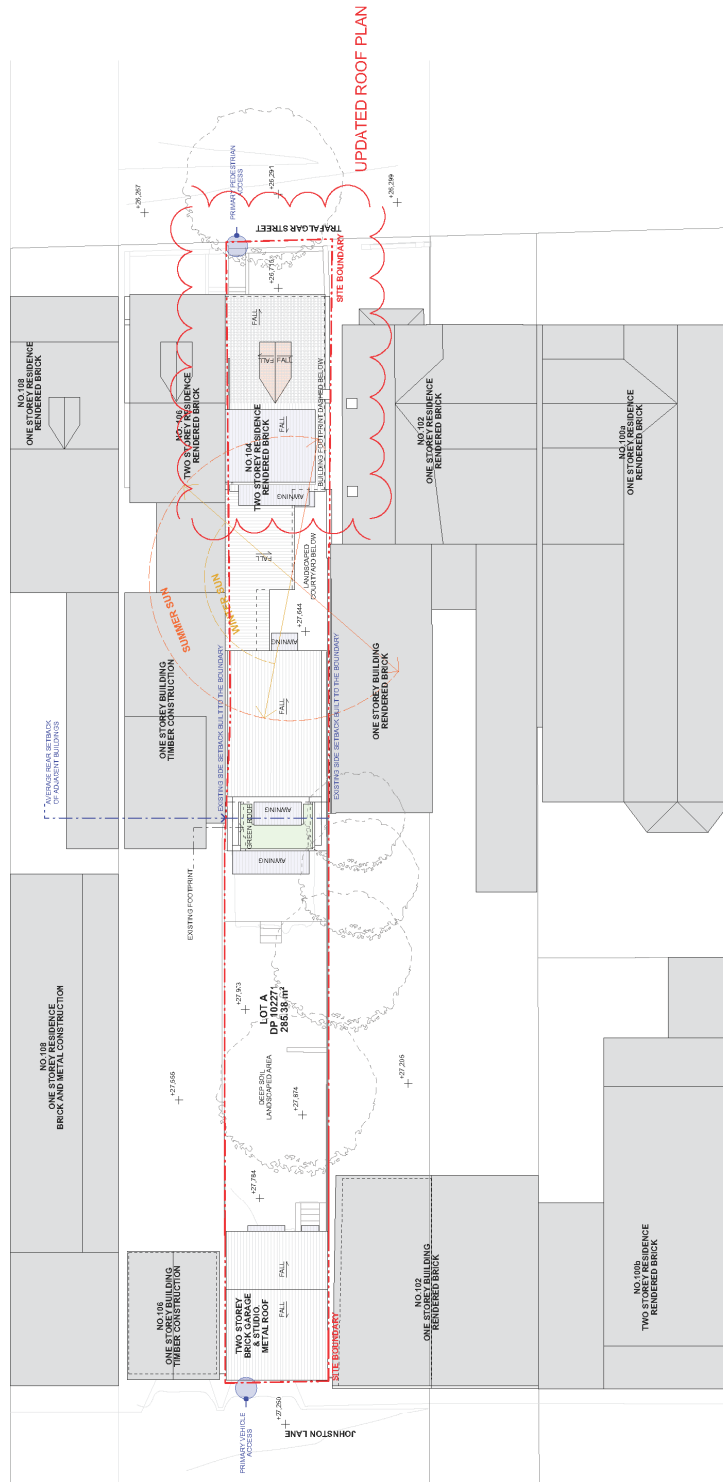
DRAWING SCHEDULE

00 COVER PAGE	
01 COVER PAGE	1:100
02 GENERAL SPECIFICATION + BASIS	1:100
01 PLANS	
03 SITE PLAN	1:200
04 EXISTING / DEMOLITION PLANS	1:100
05 EXISTING STUDIO PLANS	1:100
06 PROP GROUND + FIRST PLANS	1:100
07 PROPOSED ATTIC + ROOF PLANS	1:100
08 PROPOSED STUDIO PLANS	1:100
02 ELEVATIONS	
09 PROPOSED ELEVATIONS	1:100
10 PROPOSED ELEVATIONS	1:100
11 PROPOSED STUDIO ELEVATIONS	1:100
03 SECTIONS	
12 PROPOSED LONG SECTION	1:100
13 PROPOSED LONG SECTION	1:100
14 PROPOSED SHORT SECTIONS	1:100
04 SHADOW DIAGRAMS	
15 SHADOW DIAGRAM: JUNE 21 09:00	1:100
16 SHADOW DIAGRAM: JUNE 21 12:00	1:100
17 SHADOW DIAGRAM: JUNE 21 15:00	1:100
05 3D PERSPECTIVES	
18 3D PERSPECTIVES	
06 SCHEDULE OF MATERIALS AND FINISHES	
19 MATERIALS & FINISHES	
07 NOTIFICATION PLAN	
20 SITE ANALYSIS	1:200
21 NOTIFICATION PLAN	1:200
22 NOTIFICATION ELEVATIONS	1:200
23 NOTIFICATION ELEVATIONS	1:200
08 FSR PLANS	
24 FSR PLANS	1:100
25 FSR PLANS	1:100

UPDATED DRAWING LIST

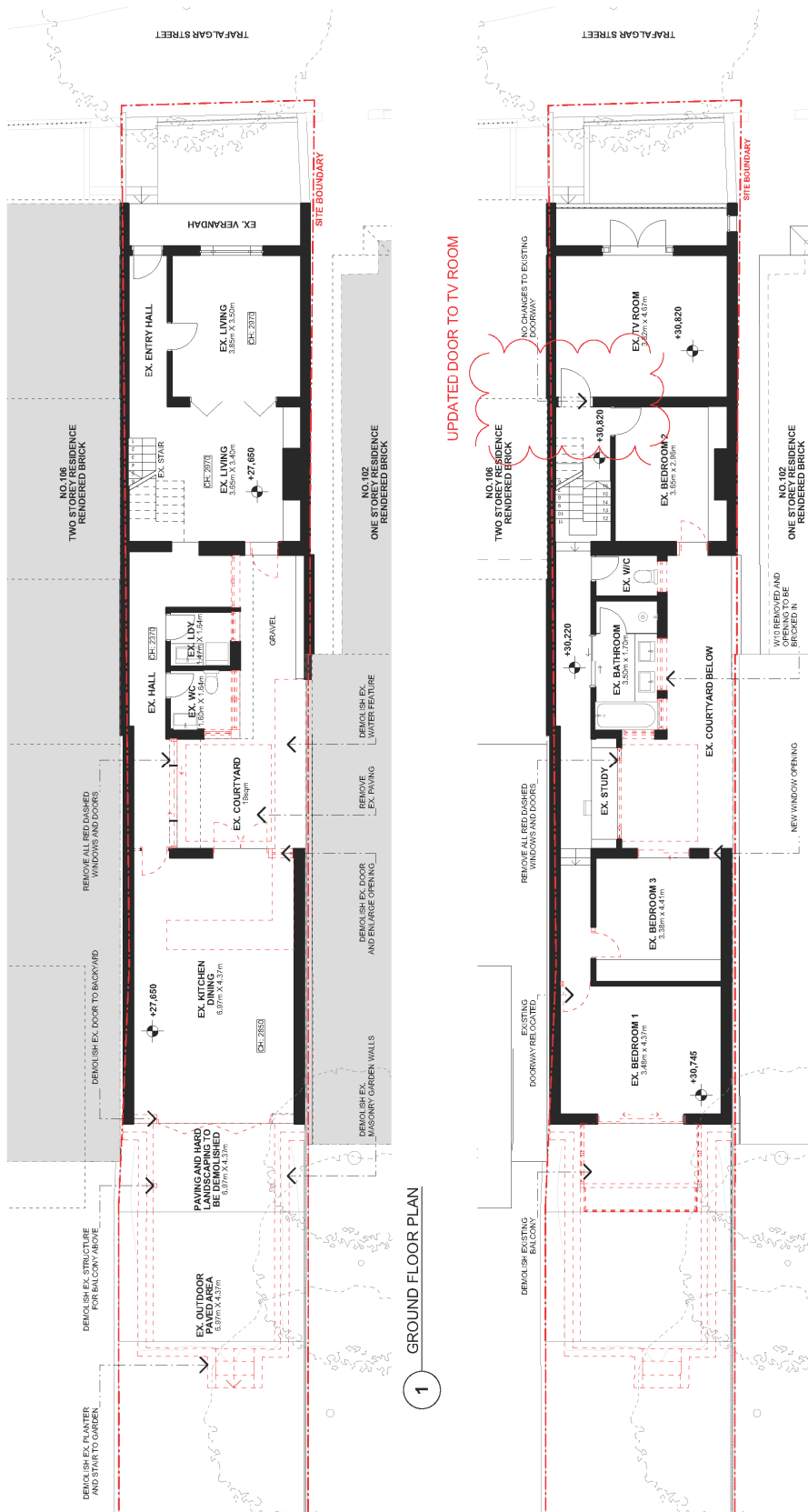
DEVELOPMENT APPLICATION ONLY

SECRETION FOR DEVELOPMENT APPLICATION UPDATED STAIR TO ATTIC, DOOR TO TV ROOM, DIMMER SETBACK AND FSR CALCULATION	REV / APPR / DATE 01 / SC / 4/05/2018 01 / SC / 8/01/2019	CLIENT Dr Dawn Kanelleas 104 TRAFALGAR STREET ANNANDALE NSW 2038	SCALE: A1 17.32	PROJECT NO DA	DRAWING NO 01	REV 01
		COVER PAGE				
sam cawford architects Level 3, 77 Fawcett Rd, Northmead, Australia NSW 2060 TEL: 02 9610 8007 FAX: 02 9610 8007 EMAIL: info@samcawford.com.au WEB: www.samcawford.com.au AUST 124/2012 (P) (N) (E) (C) (S) (A) (M) (C) (O) (N) (S) (T) (R) (U) (M) (E) (N) (T) (I) (O) (N)						



DEVELOPMENT APPLICATION ONLY

DESCRIPTION: FOR DEVELOPMENT APPLICATION UPDATED STAR TO ATTIC, DOOR TO TV ROOM, DORMER SETBACK AND PSR CALCULATION	REV / REVISED / DATE	SCALE AS SHOWN	PROJECT NO.	DATE	DRAWING NO.	REV
	01 / SC / 30/12/2019	1:200	17.32	DA	03	01
<p>sam crawford architects Dr Dawn Kanellos 104 Trafalgar Street Trafalgar Street 104 Trafalgar Street, Amandale NSW 2038</p>						
<p>SITE PLAN</p>						

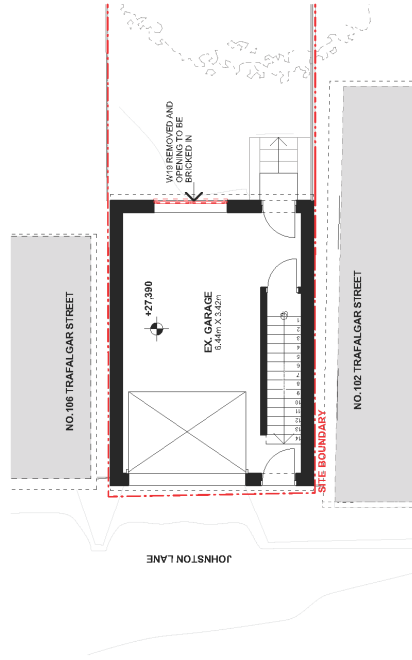


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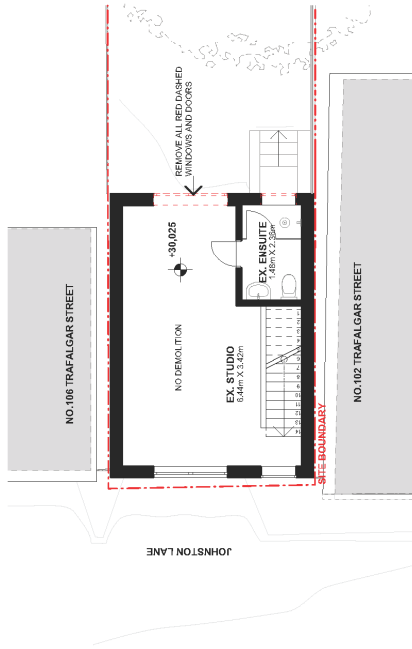
2 FIRST FLOOR PLAN

DEVELOPMENT APPLICATION ONLY

DESCRIPTION FOR DEVELOPMENT APPLICATION UPDATED STAR TO ATTIC DOOR TO TV ROOM, DORMER SETBACK AND PSR CALCULATION	REV	NO	DATE	BY	DATE	SCALE	PROJECT NO	DATE	DRAWING NO	REV
	01	SC	30/12/2019	SC	4/02/2019	1:100	17.32	DA	04	01
sam crawford architects Dr Dawn Kanelloas 104 Trafalgar Street, Marrickville, NSW 2122 TEL: 02 9550 4112 FAX: 02 9550 4197 EMAIL: info@samcrawfordarchitects.com.au WEB: www.samcrawfordarchitects.com.au ACT 1970 (NSW) / 1970 (VIC) / 1970 (QLD) / 1970 (NT) / 1970 (WA)										
NORTH TRAFALGAR STREET EXISTING / DEMOLITION PLANS										



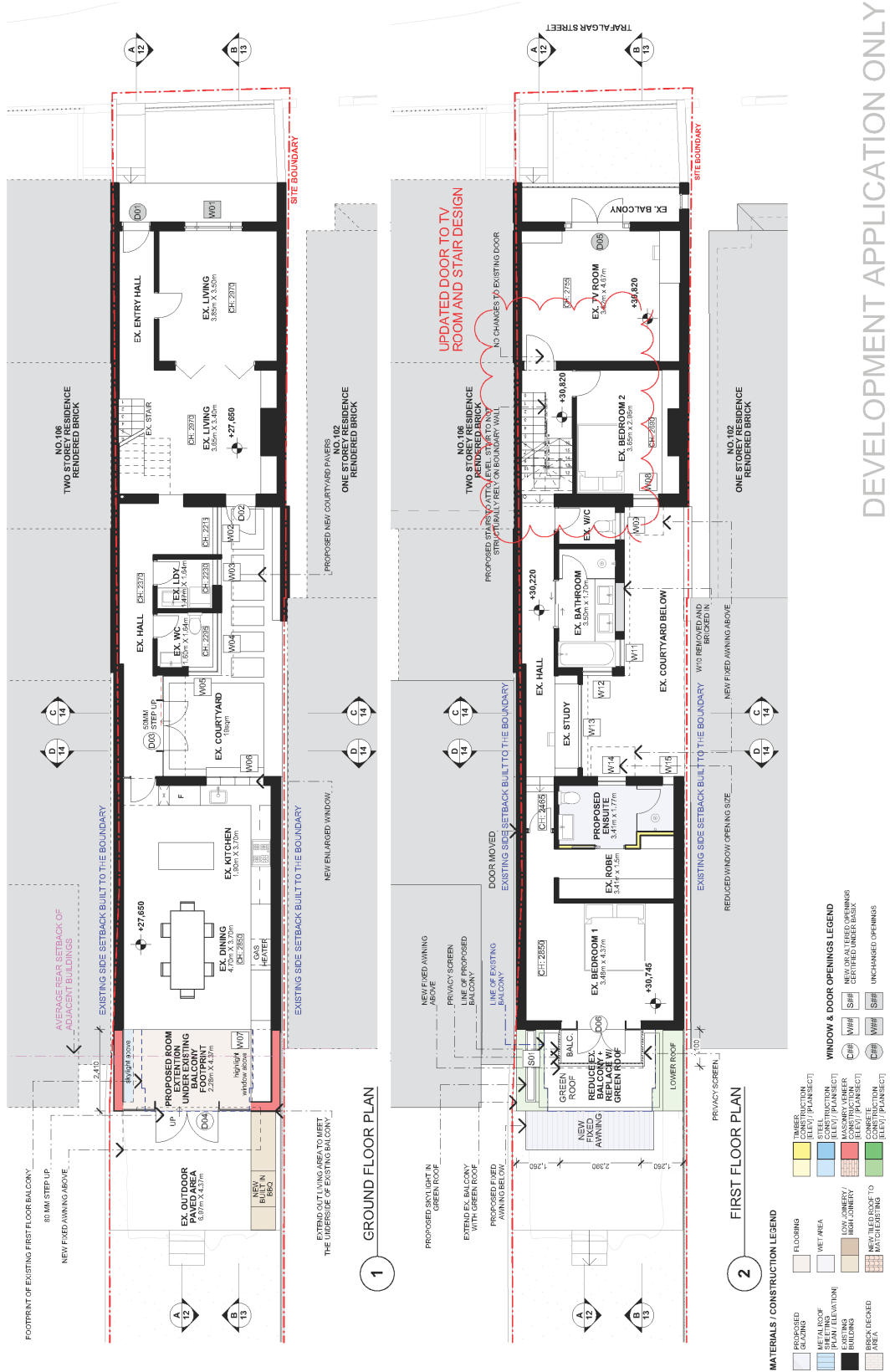
1 EXISTING GROUND PLAN



2 EXISTING FIRST FLOOR

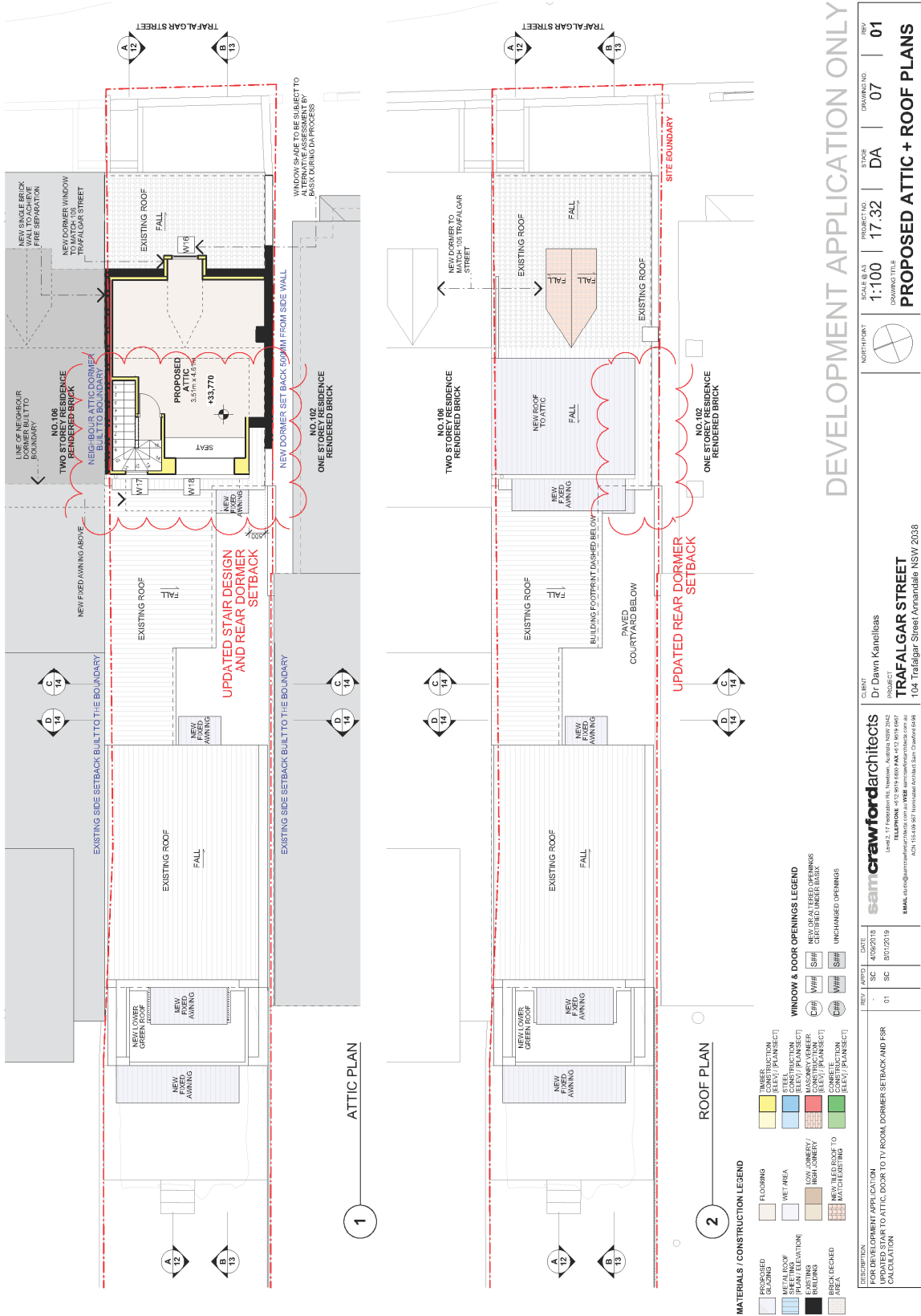
DEVELOPMENT APPLICATION ONLY

DESCRIPTION FOR DEVELOPMENT APPLICATION	REV	APPD	DATE	69 REV Dr Dawn Kanellos Co-Ord TRAFALGAR STREET 104 Trafalgar Street, Amradale NSW 2038	samcrawfordarchitects Level 2, 77 Forestville Rd, Forestville, Australia NSW 2038 TELEPHONE: 02 955 9190 FAX: 02 955 9897 EMAIL: info@samcrawfordarchitects.com.au WEB: samcrawfordarchitects.com.au A017 7074497977 The Australian Architectural Practice Board (AAPB)	NORTH POINT	PROJECT NO	DATE	DRAWINGS NO	REV
	1	SC	4/02/2019			17.32	DA	05	-	
EXISTING STUDIO PLANS										



DEVELOPMENT APPLICATION ONLY

SCALE: AS SHOWN	PROJECT NO	DA	DATE	DRAWING NO	REV
1:100	17.32	17.32	17.32	06	01
<p>PROPOSED STAR TO TV ROOM, DORMER SETBACK AND PSR CALCULATION</p> <p>sam crawford architects 104 Trafalgar Street, Arncliffe NSW 2038 TEL: 02 9550 4112 FAX: 02 9550 5997 EMAIL: sam@crawfordarchitects.com.au WEB: www.crawfordarchitects.com.au</p>					
<p>FOR DEVELOPMENT APPLICATION UPDATED STAR TO ATTIC DOOR TO TV ROOM, DORMER SETBACK AND PSR CALCULATION</p>					



DEVELOPMENT APPLICATION ONLY

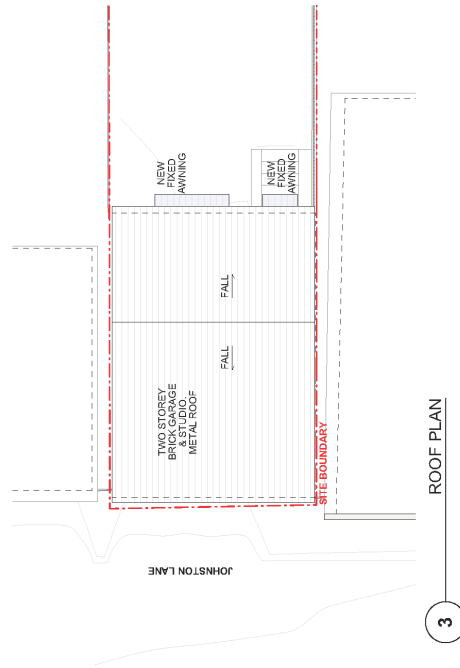
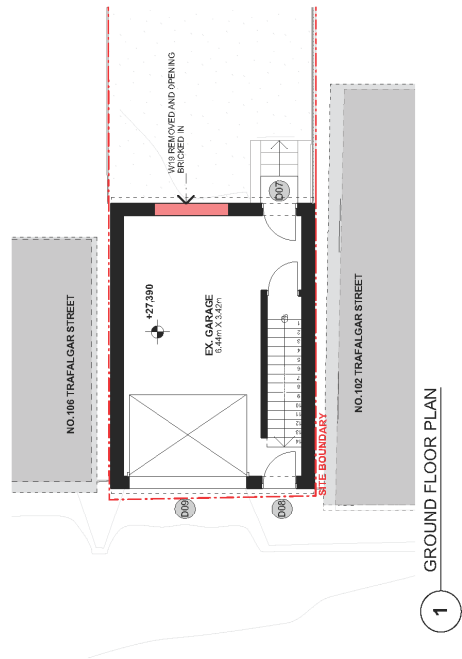
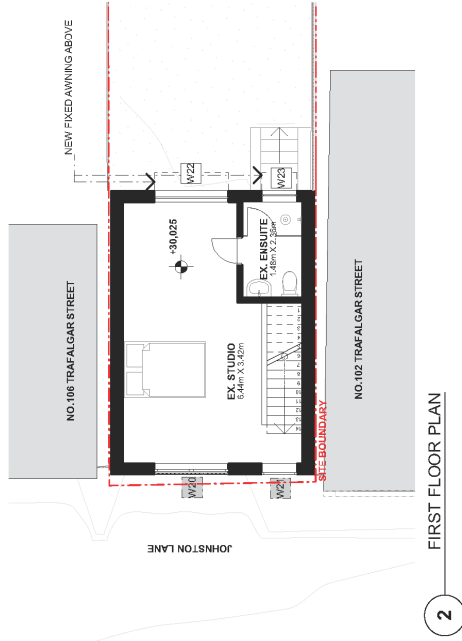
NO. NEW	NO. EXIST.	DATE	DESCRIPTION
01	01	4/26/2018	FOR DEVELOPMENT APPLICATION
01	01	8/01/2019	UPDATED STAIR TO ATTIC, DOOR TO TV ROOM, DORMER SETBACK AND PSR CALCULATION

NO. NEW	NO. EXIST.	SCALE	PROJECT NO.	DATE	DRAWING NO.	REV
1	1	1:100	17.32	DA	07	01

PROPOSED ATTIC + ROOF PLANS

sam crawford architects
 104 Trafalgar Street, Alexandria NSW 2038
 TEL: 02 9550 4113 FAX: 02 9550 5997
 EMAIL: sam@crawfordarchitects.com.au WWW: www.crawfordarchitects.com.au
 ACT 15/2010 (as amended) Lic No: 123456789

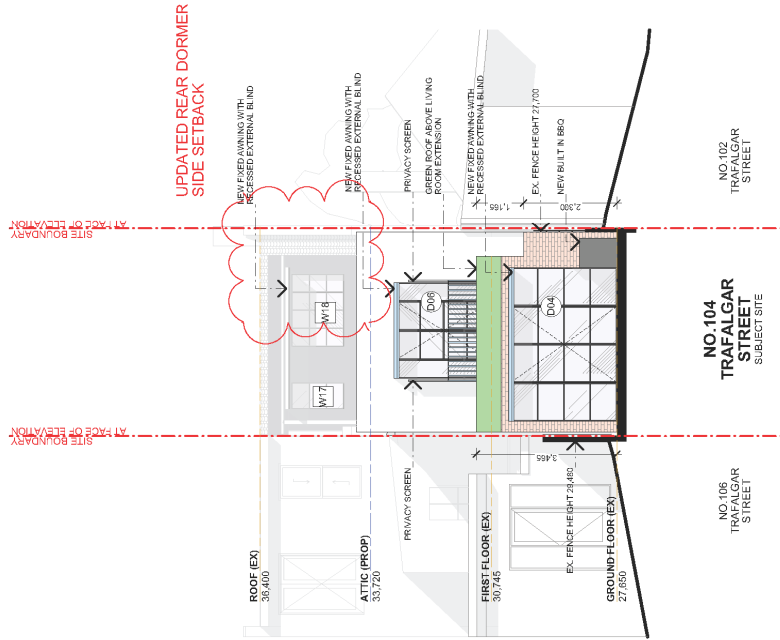
Dr Dawn Kanellos
TRAFALGAR STREET
 104 Trafalgar Street, Alexandria NSW 2038



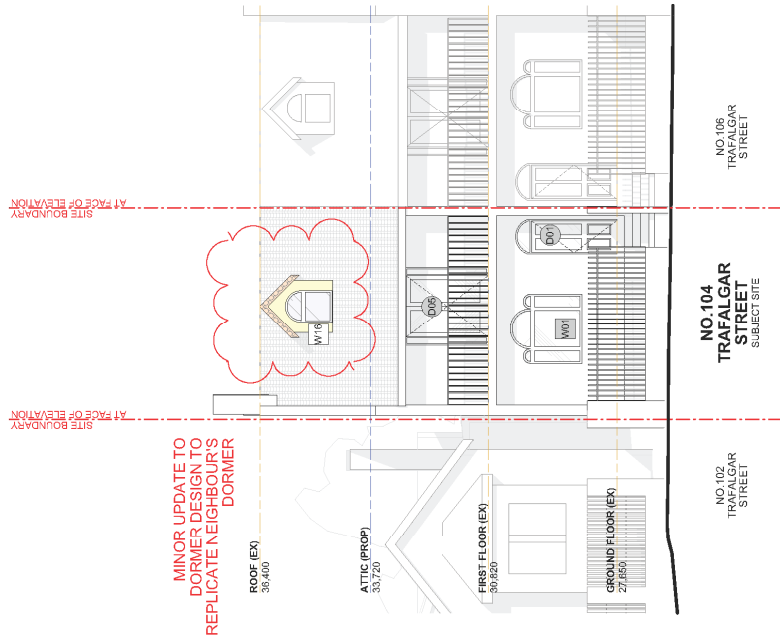
- MATERIALS / CONSTRUCTION LEGEND**
- PROPOSED GLAZING
 - METAL ROOF
 - EXISTING BRICKWORK
 - EXISTING BRICKWORK
 - BRICK DECKED AREA
 - FLOORING
 - NET AREA
 - LOW JOINERY / HIGH JOINERY
 - NEW TILED ROOF TO MATCH EXISTING
 - NEW OPERABLE OPENINGS
 - SCAFFOLD
 - UNCHANGED OPENINGS
- WINDOW & DOOR OPENINGS LEGEND**
- NEW OPERABLE OPENINGS
 - SCAFFOLD
 - UNCHANGED OPENINGS

DEVELOPMENT APPLICATION ONLY

DESCRIPTION FOR DEVELOPMENT APPLICATION	REV / APPD / DATE	SCALE	PROJECT NO.	DATE	DRAWING NO.	REV
	SC / 4/26/2018	1:100	17.32	DA	08	-
<p>sam crawford architects Dr Dawn Kanelloas 104 Trafalgar Street, Amandale NSW 2038 TEL: 02 9500 4112 FAX: 02 9500 4112 EMAIL: info@samcrawford.com.au WEB: www.samcrawford.com.au ABN: 15 629 497 907</p>						
<p>PROPOSED STUDIO PLANS</p>						



2 WEST ELEVATION



1 EAST ELEVATION

MATERIALS / CONSTRUCTION LEGEND

- PROPOSED GLAZING
- METAL ROOF PLAN ELEVATION
- EXISTING BUILDING
- BRICK/CLERED AREA
- TIMBER CONSTRUCTION (LEVEL / PLANS/SECT)
- STEEL CONSTRUCTION (LEVEL / PLANS/SECT)
- CONCRETE CONSTRUCTION (LEVEL / PLANS/SECT)
- WET AREA
- LOW CORNER/ HIGH CORNER
- BRICK/CLERED AREA
- METAL ROOFING

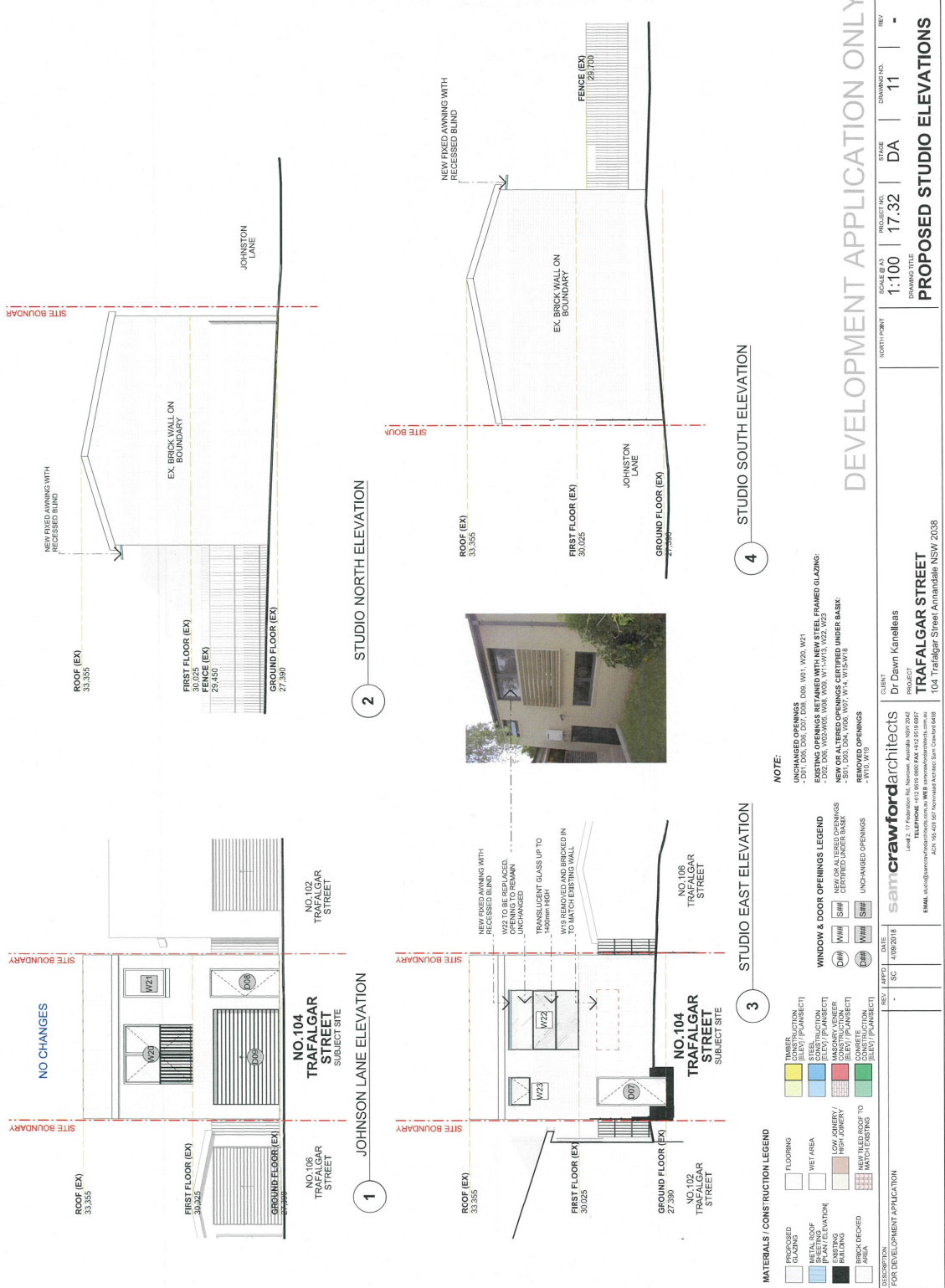
WINDOW & DOOR OPENINGS LEGEND

- NEW OR ALTERED OPENINGS
- UNCHANGED OPENINGS
- EXISTING OPENINGS
- NEW OR ALTERED OPENINGS
- UNCHANGED OPENINGS

NOTE:
 UNCHANGED OPENINGS
 NEW OR ALTERED OPENINGS
 EXISTING OPENINGS
 NEW OR ALTERED OPENINGS
 UNCHANGED OPENINGS

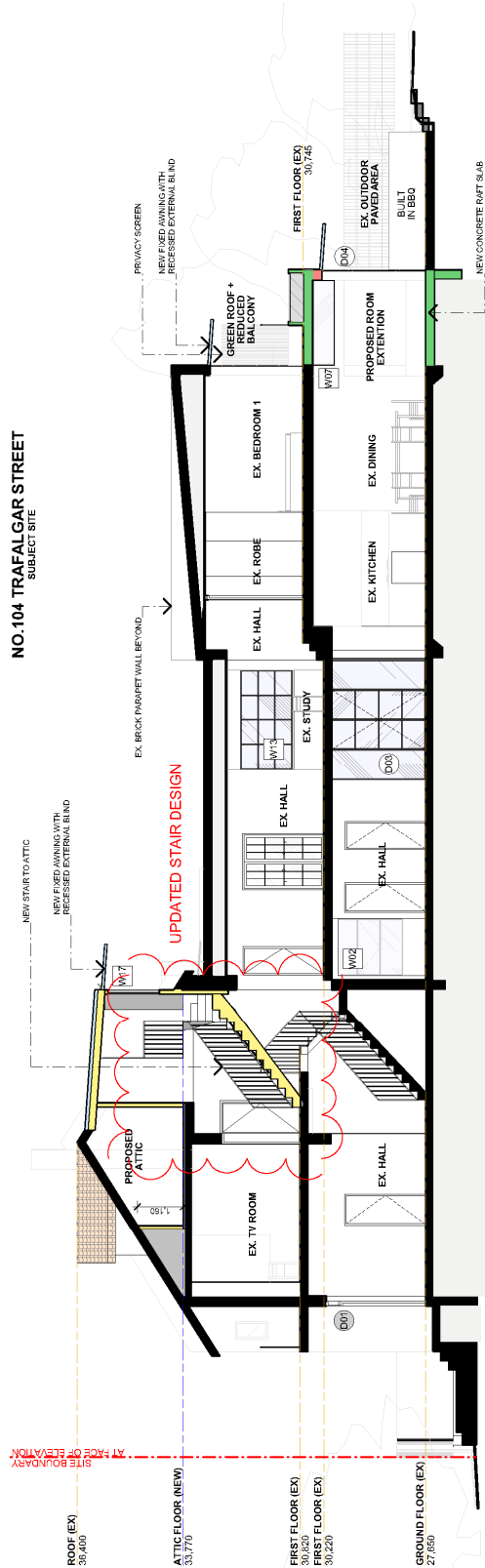
DEVELOPMENT APPLICATION ONLY

SCALE: AS SHOWN	PROJECT NO	DA	17.32	DATE	09	REV	01
DRAWING TITLE	PROPOSED ELEVATIONS						
NO.104 TRAFALGAR STREET SUBJECT SITE NO.106 TRAFALGAR STREET NO.102 TRAFALGAR STREET							
DR/REV Dr Dawn Kanellos 104 Trafalgar Street, Artaraddie NSW 2038 samcrawfordarchitects 104 Trafalgar Street, Artaraddie NSW 2038 TEL: 02 9519 4112 FAX: 02 9519 4117 EMAIL: samcrawfordarchitects.com.au WEB: www.samcrawfordarchitects.com.au AUST. ARCHITECTS REG. NO. 10412 ARCHITECTS REG. NO. 10412							
DATE	4/26/2019	DATE	8/1/2019	DATE		DATE	
SC	01	SC	01	SC		SC	
FOR DEVELOPMENT APPLICATION UPDATED STAR TO ATTIC, DOOR TO TV ROOM, DORMER SETBACK AND PSR CALCULATION							



DEVELOPMENT APPLICATION ONLY

DESCRIPTION FOR DEVELOPMENT APPLICATION	REV	APPD	DATE	CLIENT
	SC	4/09/2018	Dr Dawn Knealees	
			PROJECT	
			TRAFALGAR STREET	
			104 Trafalgar Street Annandale NSW 2038	
			SCALE @ A3	
			PROJECT NO. 17.32	
			STAGE DA	
			DRAWING NO. 11	
			REV	



A SECTION

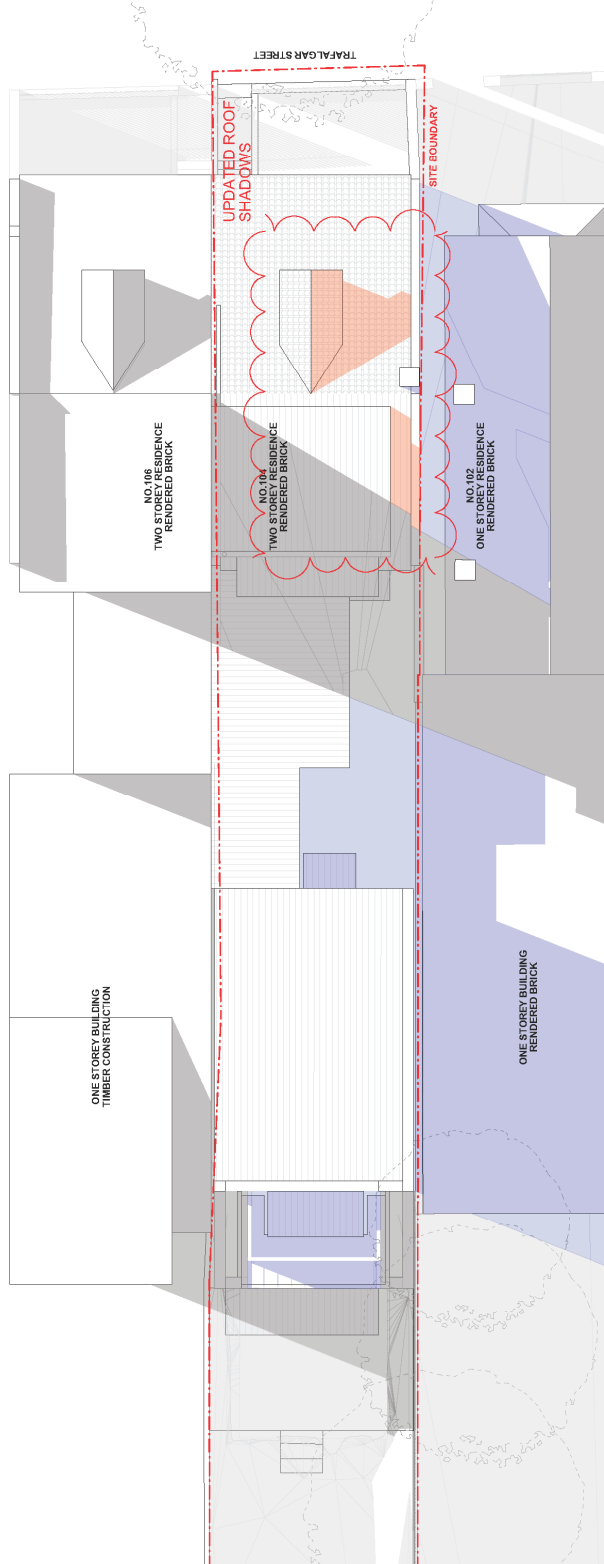
- MATERIALS / CONSTRUCTION LEGEND**
- PROPOSED GLAZING
 - METAL ROOF PLAN ELEVATION
 - BRICKWORK BUILDING
 - BRICKWORK AREA
 - FLOORING
 - WET AREA
 - CONSTRUCTION (LEVEL / FINISH)
 - TIMBER CONSTRUCTION (LEVEL / FINISH)
 - STONE CONSTRUCTION (LEVEL / FINISH)
 - CONCRETE CONSTRUCTION (LEVEL / FINISH)
 - WET AREA
 - LOW JOISTRY
 - HIGH JOISTRY
 - WET AREAS AS PER TO
 - METAL ROOFING

- WINDOW & DOOR OPENINGS LEGEND**
- NEW OR ALTERED OPENINGS
 - EXISTING OPENINGS
 - UNCHANGED OPENINGS

NOTE:
 UNCHANGED OPENINGS: D02, W01, W02, W21
 EXISTING OPENINGS RETAINED WITH NEW STEEL FRAMED GLAZING: D02, D05, W02, W05, W08, W11, W13, W22, W23
 NEW OR ALTERED OPENINGS CERTIFIED UNDER BASIX: S01, D04, W03, W07, W14, W15, W16
 UNCHANGED OPENINGS: W03, W04

DEVELOPMENT APPLICATION ONLY

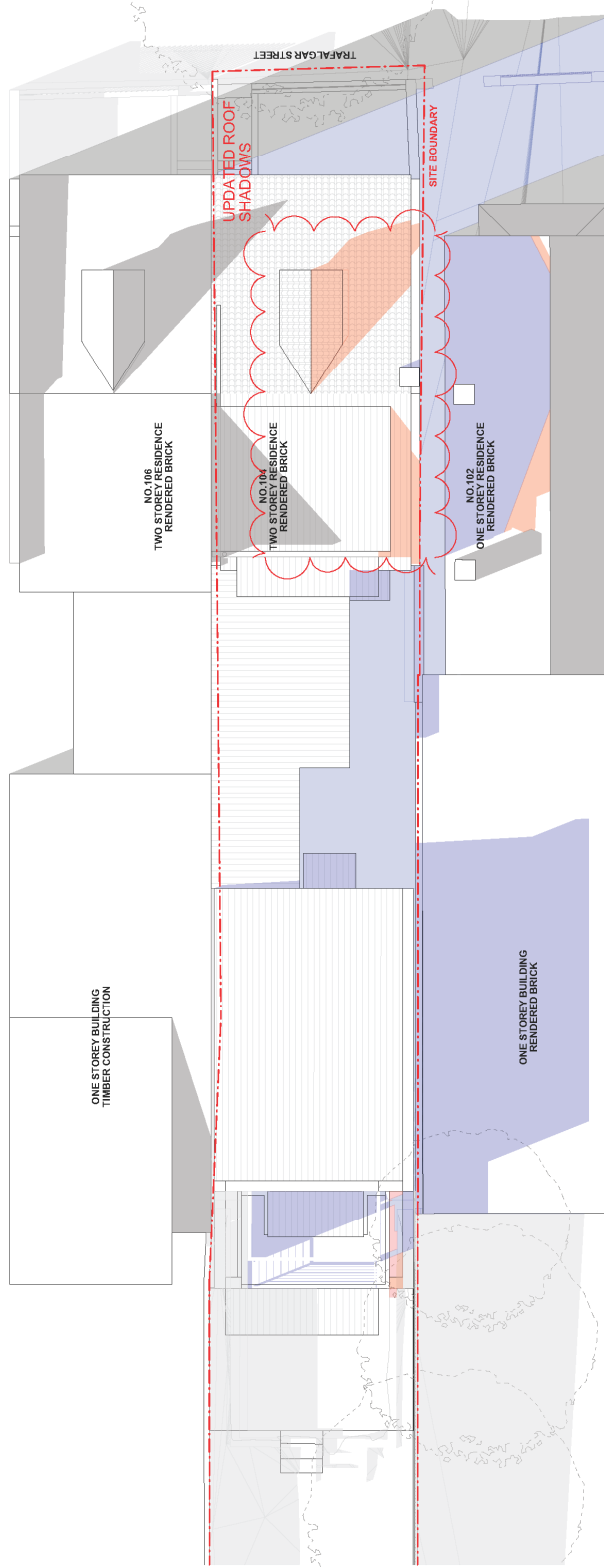
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PROPOSED LONG SECTION				
PROJECT: 104 TRAFALGAR STREET, ARAANDAB NSW 2038 ARCHITECT: sam crawford architects DR: Dawn Kanellos 104 Trafalgar Street, ARAANDAB NSW 2038 TEL: (02) 9519 5019 FAX: (02) 9519 5097 EMAIL: info@samcrawfordarchitects.com.au WEB: www.samcrawfordarchitects.com.au AUST. ARCHITECTS REG. NO. 123456789				
DESCRIPTION: FOR DEVELOPMENT APPLICATION, UPDATED STAIR TO ATTIC, DOOR TO TV ROOM, DORMER SETBACK AND PSR CALCULATION	REV: 01	DATE: 30/12/2019	DATE: 4/02/2019	DATE: 30/12/2019



- SHADOW DIAGRAM LEGEND**
- SHADOWS CAST BY FENCES
 - SHADOWS CAST BY NEIGHBOURS
 - SHADOWS CAST BY EXISTING DWELLINGS
 - PROPOSED SHADOWS

DEVELOPMENT APPLICATION ONLY

DESCRIPTION: FOR DEVELOPMENT APPLICATION UPDATED STAR TO ATTIC DOOR TO TV ROOM, DORMER SETBACK AND PSR CALCULATION	REV / APPD / DATE - / SC / 4/26/2019	SCALE & AS 1:100	PROJECT NO 17.32	DATE DA	DRAWING NO 15	REV 01	
CLIENT Dr Dawn Kanelloas 104 Trafalgar Street TRAFALGAR STREET 104 Trafalgar Street, Ammanville NSW 2038		ARCHITECT sam crawford architects 14/15-17/18 FIVE OAKS DRIVE, SYDNEY NSW 2002 TEL: (02) 9550 4000 FAX: (02) 9550 2897 EMAIL: info@crawfordarchitects.com.au WEB: www.crawfordarchitects.com.au A201 12/12/19 (1) 1/20/2019 (1) 2/20/2019 (1) 3/20/2019 (1) 4/20/2019 (1) 5/20/2019 (1) 6/20/2019 (1) 7/20/2019 (1) 8/20/2019 (1) 9/20/2019 (1) 10/20/2019 (1) 11/20/2019 (1) 12/20/2019 (1)		NORTH POINT 		SHADOW DIAGRAM: JUNE 21 09:00	

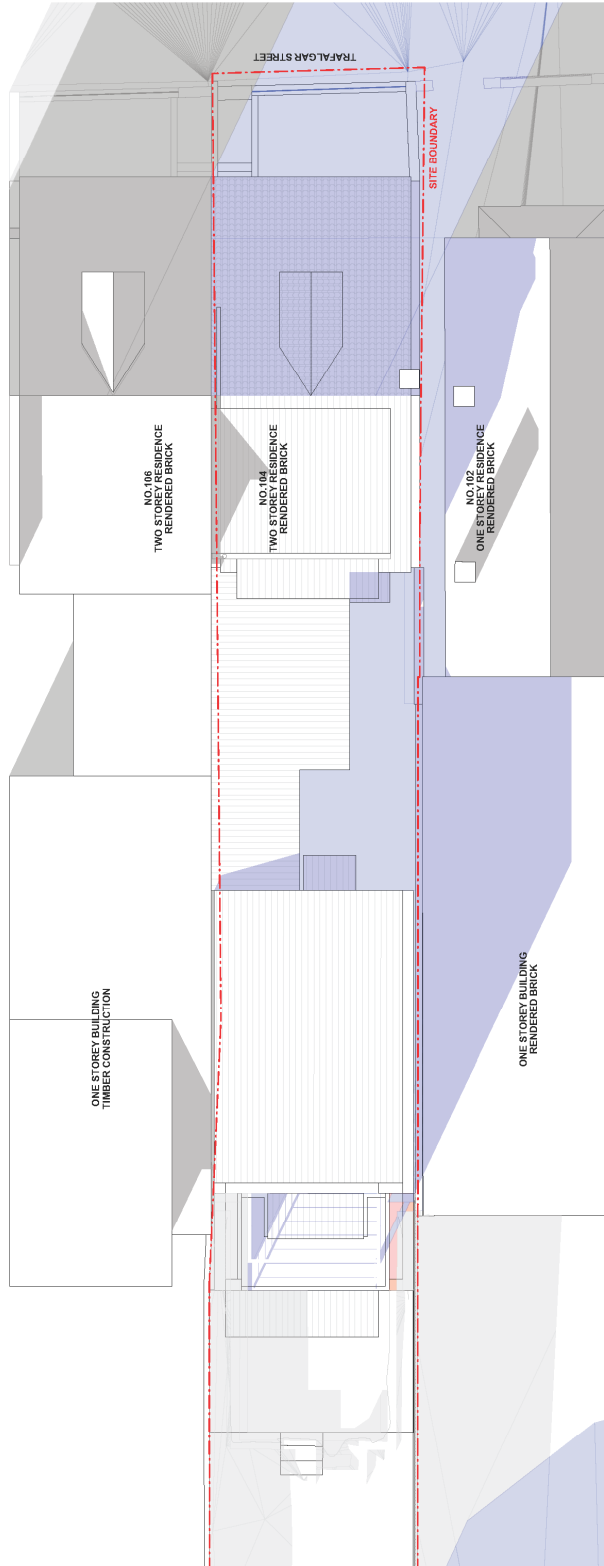


SHADOW DIAGRAM LEGEND

- SHADOWS CAST BY FENCES
- SHADOWS CAST BY NEIGHBOURS
- SHADOWS CAST BY EXISTING DWELLINGS
- PROPOSED SHADOWS

DEVELOPMENT APPLICATION ONLY

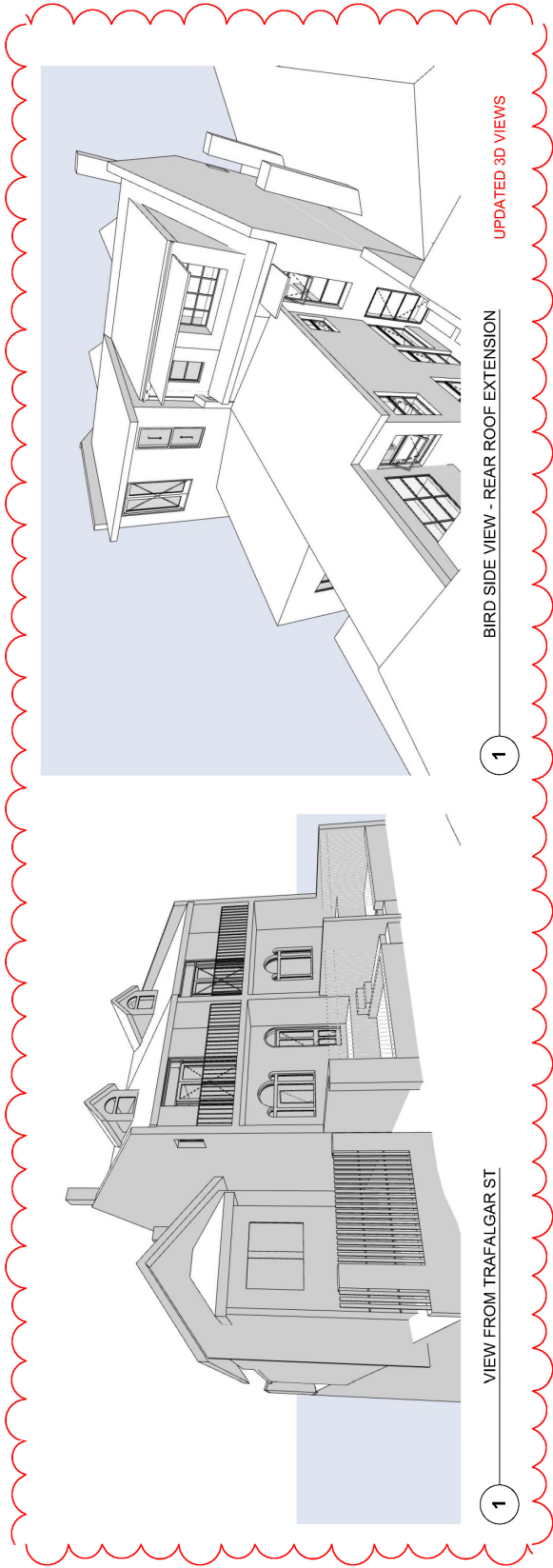
DESCRIPTION: FOR DEVELOPMENT APPLICATION UPDATED STAR TO ATTIC DOOR TO TV ROOM, DORMER SETBACK AND PSR CALCULATION	REV / APPD / DATE - / SC / 4/26/2019	SCALE & AS 1:100	PROJECT NO 17.32	DATE DA	DRAWING NO 16	REV 01
CLIENT Dr Dawn Kanelloas 104 Trafalgar Street TRAFALGAR STREET 104 Trafalgar Street, Ammanville NSW 2038		ARCHITECTS sam crawford architects 10/11-12/13, 4/19-5/19/19, 4/19-5/19/19 10/11-12/13, 4/19-5/19/19, 4/19-5/19/19 10/11-12/13, 4/19-5/19/19, 4/19-5/19/19 10/11-12/13, 4/19-5/19/19, 4/19-5/19/19		NORTH POINT 		SHADOW DIAGRAM: JUNE 21 12:00



- SHADOW DIAGRAM LEGEND**
- SHADOWS CAST BY FENCES
 - SHADOWS CAST BY NEIGHBOURS
 - SHADOWS CAST BY EXISTING DWELLINGS
 - PROPOSED DEVELOPMENTS

DEVELOPMENT APPLICATION ONLY

DESCRIPTION: FOR DEVELOPMENT APPLICATION	REV / APPD / DATE	SCALE & AS 1:100	PROJECT NO 17.32	DATE DA	DRAWING NO 17	REV -
	SC / 4/26/2018					
sam crawford architects Dr Dawn Kanelloas 104 Trafalgar Street TRAFALGAR STREET 104 Trafalgar Street, Ammanville NSW 2038			NORTH POINT 			



1 VIEW FROM TRAFALGAR ST

1 BIRD SIDE VIEW - REAR ROOF EXTENSION

UPDATED 3D VIEWS

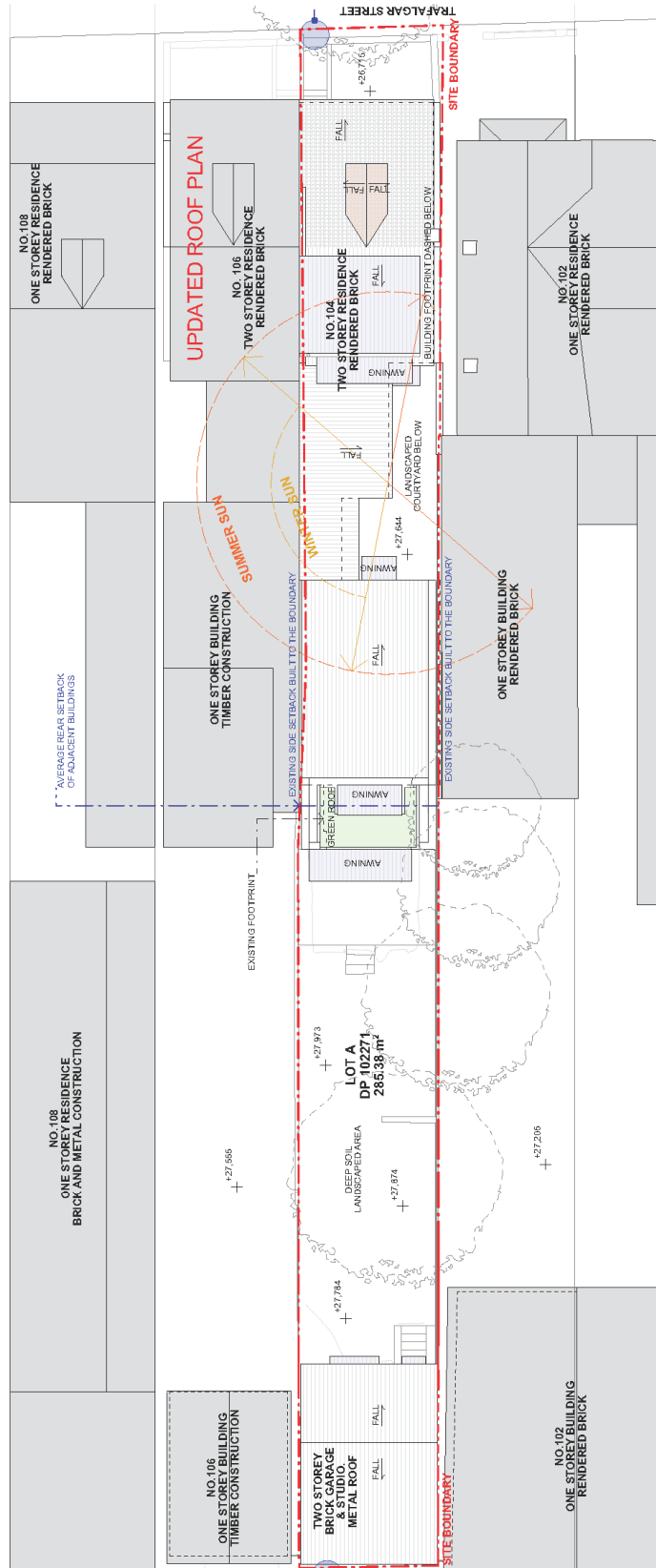


1 VIEW FROM INTERNAL COURTYARD

DEVELOPMENT APPLICATION ONLY

DESCRIPTION FOR DEVELOPMENT APPLICATION UPDATED START TO ANTC. DOOR TO TV ROOM. DOMNER SE BACK AND PSR CALCULATION	REV	DATE	CLIENT Dr Dawn Kanelleas PROJECT TRAFALGAR STREET 104 Trafalgar Street, Annandale NSW 2038	SCALE @ A3 N.T.S.	PROJECT NO. 17.32	DATE DA	DRAWING NO. 18	REV 01
	SC	SC						
ARCHITECT sam crawford architects Level 2, 17 Federation Rd, Newtown, Australia NSW 2042 TELEPHONE: (61) 2 (61) 818 8000 FAX: (61) 2 (61) 818 8187 EMAIL: sam@crawfordarchitects.com.au WWW: www.samcrawford.com.au A/CN: 158 428 987 - New South Wales State (Chartered) 6/08								





1 SITE ANALYSIS

DEVELOPMENT APPLICATION ONLY

LEGEND

sam crawford architects
 Level 2, 17 Federation Rd, Newtown, Australia NSW 2042
 TELEPHONE +61 2 9519 6310 FAX +61 2 9519 9967
 EMAIL sam@crawfordarchitects.com.au www.samcrawfordarchitects.com.au
 ACN 116 419 367 Not a Public Accountant Sam Crawford 0498

PROJECT
104 Trafalgar Street Annandale NSW 2038

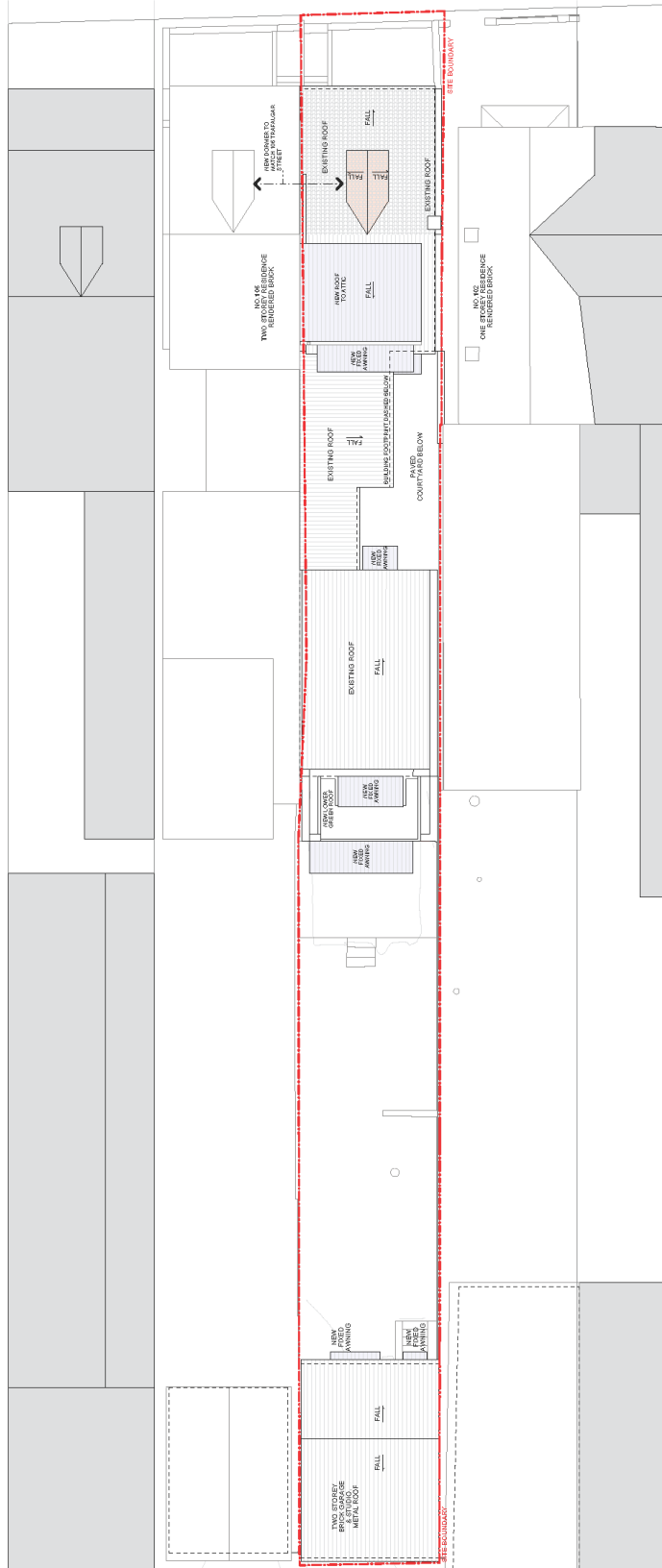
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SCALE @ A4
1:200

DATE
JULY 18 | 20


DRAWING NO.
20

DRAWING TITLE
SITE ANALYSIS

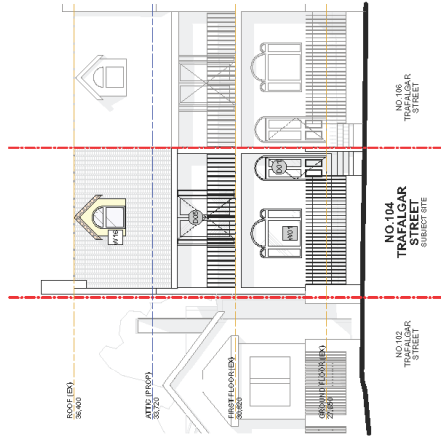


1 NOTIFICATION PLAN

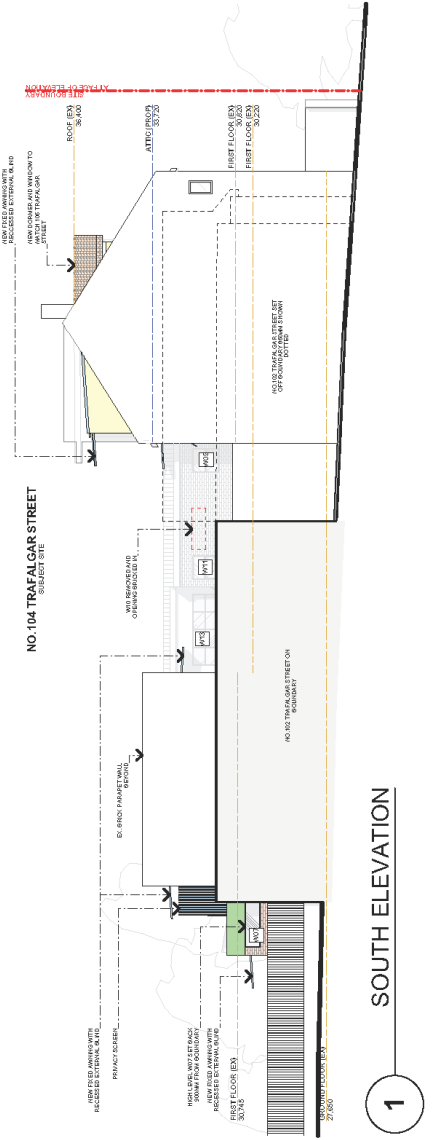
DEVELOPMENT APPLICATION ONLY

LEGEND	<p>sam crawford architects Level 2, 17 Federation Rd, Newtown, Australia NSW 2042 TELEPHONE +61 2 9579 6300 FAX +61 2 9579 6967 EMAIL sam@crawfordarchitects.com.au www.samcrawfordarchitects.com.au ACN 106 419 3671 Notifiable Architect Sam Crawford 6498</p>	<p>SCALE @ A4 1:200</p>	<p>DATE JULY 18 21</p>	<p>DRAWING NO. 21</p>
		<p>NORTH POINT</p> 	<p>DRAWING TITLE NOTIFICATION PLAN</p>	

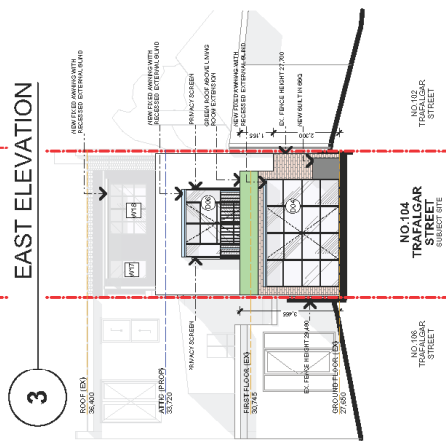
PROJECT
**104 Trafalgar
 Street Annandale
 NSW 2038**



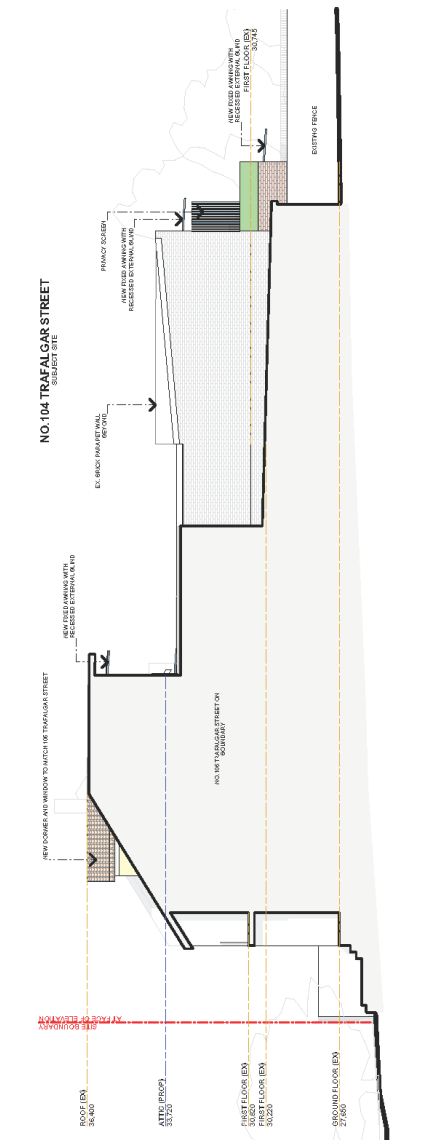
1 SOUTH ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION



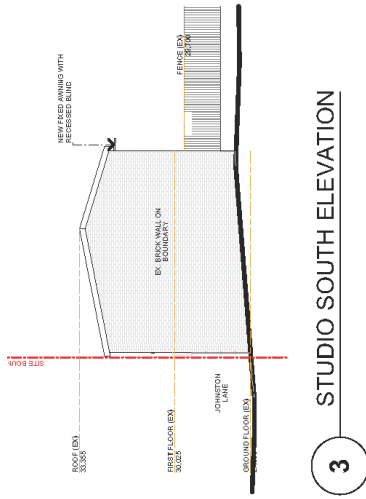
4 WEST ELEVATION

DEVELOPMENT APPLICATION ONLY

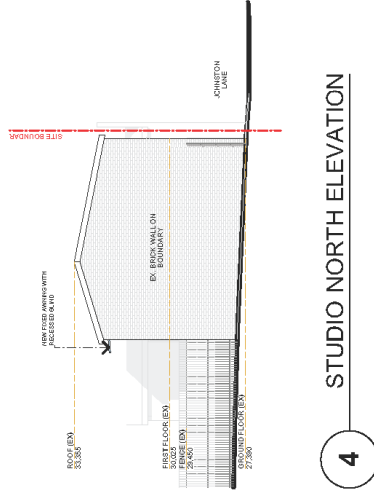
NORTH POINT	SCALE @ A4	DATE	DRAWING NO.
	1:200	JULY 18	22
DRAWING TITLE			
NOTIFICATION ELEVATION			

PROJECT
104 Trafalgar Street Annandale NSW 2038

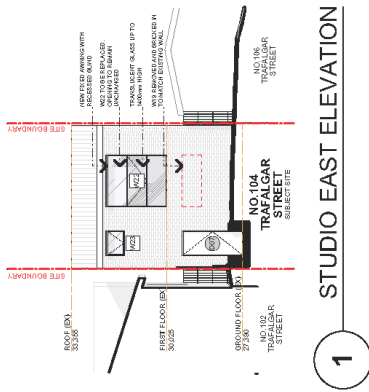
sam crawford architects
 Level 2, 17 Federation Rd, Newtown, Australia NSW 2042
 TELEPHONE +61 2 9679 6810 FAX +61 2 9519 9967
 EMAIL sam@crawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 106 419 567 Notifiable Architect Sam Crawford 6498



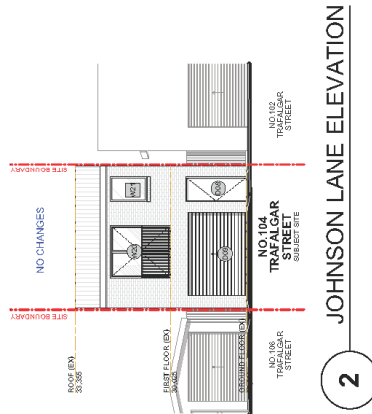
3 STUDIO SOUTH ELEVATION



4 STUDIO NORTH ELEVATION



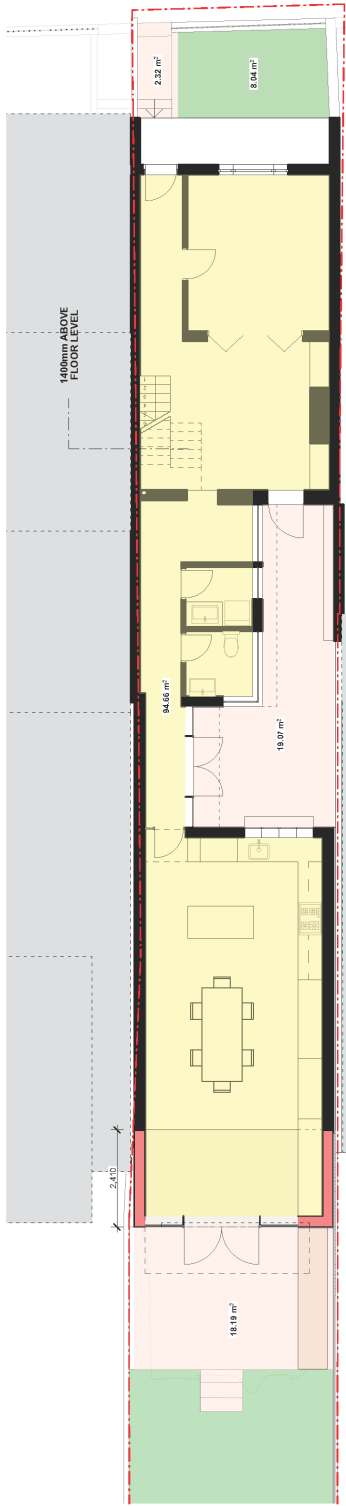
1 STUDIO EAST ELEVATION



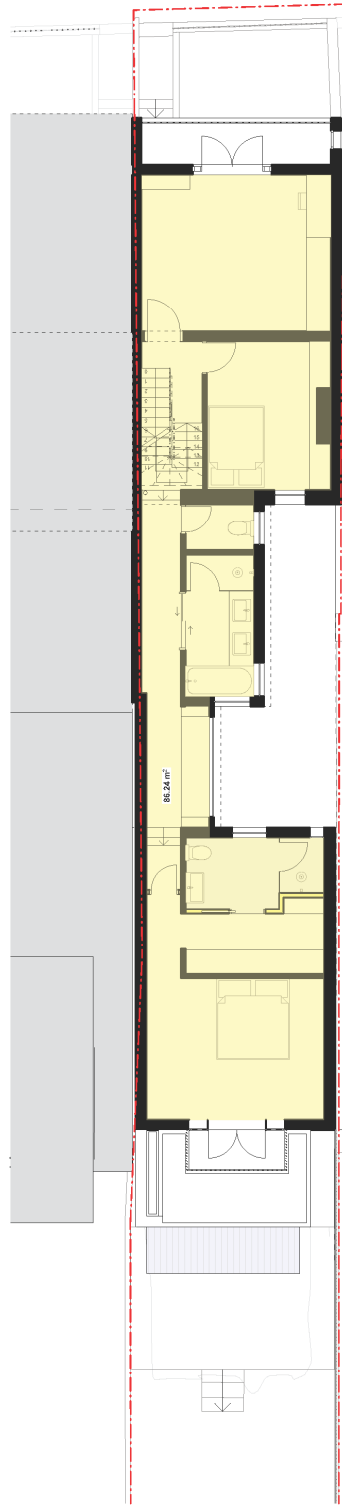
2 JOHNSON LANE ELEVATION

DEVELOPMENT APPLICATION ONLY

LEGEND	PROJECT sam crawford architects Level 2, 17 Federation RG, Newtown, Australia NSW 2062 TELEPHONE +61 2 9619 6810 FAX +61 2 9519 9867 EMAIL sam@crawfordarchitects.com.au WEB samcrawfordarchitects.com.au ACN 105 419 3671 Notifiable Architect Sam Crawford 6498	NORTH POINT	SCALE @ A4 1:200	DATE JULY 18 23	DRAWING NO. 23
				DRAWING TITLE NOTIFICATION ELEVATION	



1 FSR GROUND FLOOR PLAN



2 FSR FIRST FLOOR PLAN

LEGEND

- GFA (GROSS FLOOR AREA, EXCLUDING TERRACE AND DECK) OF EXTERNAL WALLS
- LANDSCAPED AREA (AREA OF DEEP SOIL PLANTING)
- PAVED AREA

TOTAL FLOOR SPACE RATIO

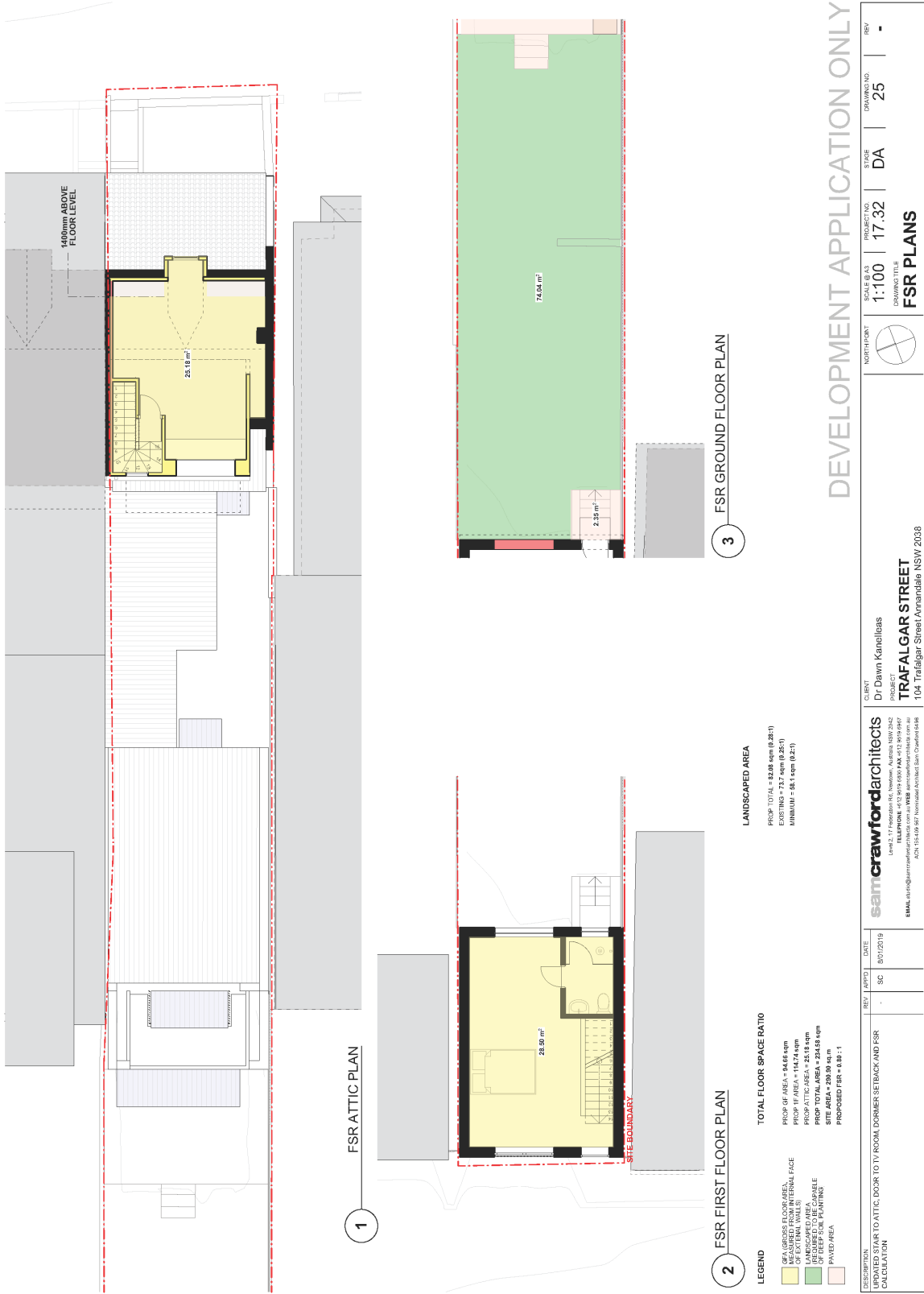
- PROP. OF AREA = 94.88 sqm
- PROP. FF AREA = 114.74 sqm
- PROP. ATTIC AREA = 26.18 sqm
- PROP. TOTAL AREA = 234.58 sqm
- PROPOSED FSR: 0.81:1

LANDSCAPED AREA

- PROP. TOTAL = 82.08 sqm (0.28:1)
- EXISTING = 73.7 sqm (0.25:1)
- MINIMUM = 58.1 sqm (0.2:1)

DEVELOPMENT APPLICATION ONLY

DESCRIPTION: UPDATED STAR TO ATTIC, DOOR TO TV ROOM, DORMER SETBACK AND FSR CALCULATION	REV	APPD	DATE	SCALE & AS 1:100	PROJECT NO 17.32	DATE DA	DRAWING NO 24	REV
sam crawford architects Dr Dawn Kanelloas TRAFALGAR STREET 104 Trafalgar Street, Annandale NSW 2038				NORTH POINT 		FSR PLANS		



Attachment C- Clause 4.6 Exception to Development Standards



104 Trafalgar Street, Annandale

**REQUEST FOR VARIATION TO FLOOR SPACE RATIO OF BUILDINGS
DEVELOPMENT STANDARD PURSUANT TO CLAUSE 4.6(3) OF
LEICHHARDT LEP 2013**

Clause 4.4 – Floor Space Ratio

Clause 4.4 of the Leichhardt LEP 2013 and the associated map prescribe a maximum floor space ratio (FSR) of 0.8:1 (228.3m²) for this site. It is my contention that the proposal seeks to provide a maximum FSR of 0.798:1 (227.79m²) in accordance with the calculations prepared on behalf of the applicant, complying with the 0.8:1 FSR control.

However, in accordance with Inner West Council's calculations, the proposal provides a floor space ratio of 0.918:1 (262.25m²) resulting in an exceedance of the FSR control by 33.95m², being 14.8%.

Council is of the view that the full extent of the stair and the enclosed garage to the rear of the site should be included as gross floor area based on the definition in the dictionary in the WLEP 2013:

***gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:*

- (a) *the area of a mezzanine, and*
 - (b) *habitable rooms in a basement or an attic, and*
 - (c) *any shop, auditorium, cinema, and the like, in a basement or attic,*
- but excludes:*
- (d) *any area for common vertical circulation, such as lifts and stairs, and*
 - (e) *any basement:*
 - (i) *storage, and*
 - (ii) *vehicular access, loading areas, garbage and services, and*

- (f) *plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
- (g) **car parking to meet any requirements of the consent authority (including access to that car parking), and**
- (h) *any space used for the loading or unloading of goods (including access to it), and*
- (i) *terraces and balconies with outer walls less than 1.4 metres high, and*
- (j) *voids above a floor at the level of a storey or storey above.*

With respect to the stair, this area is not wholly excluded, as it is not 'common' vertical circulation space as per the definition. However, a stair within a dwelling is only counted on one level as the area above is considered to be a void. It is our contention that 6.22m² for the dwelling and 2.81m² for the rear studio should not be counted on this basis, a total of 9.03m².

With respect to parking, the Leichhardt DCP provides a minimum and maximum parking control (see Appendix 1) and for a dwelling house, the minimum rate is nil and the maximum rate is 2. The Council contends that, as the minimum rate is nil, any car parking provided should be included as gross floor area.

I contend that as (g) of the definition for gross floor area refers to **any** car parking, any parking up to the maximum control should be excluded from the calculation of gross floor area. It is our contention that 25.43m² should not be counted on this basis.

This Clause 4.6 variation has been prepared on the basis that the applicant's primary contention is that the development complies with the Council's FSR control and no variation to the standard is required.

Appendices 2-4 of this variation provides the following gross floor area plans:

- DA 24 and 25 Revision 02 GFA excluding garage and one level of stair
- DA 24 and 25 Revision 03 GFA including garage and excluding one level of stair
- DA 24 and 25 Revision 04 GFA including garage and all levels of stair

However, if the Local Planning Panel does not agree with the exclusion of compliant number of car parking spaces and the void above the stairway from the calculation of gross floor area and that there is an exceedance of the control, the applicant relies upon this written request to vary the control pursuant to Clause 4.6 of LLEP 2013.

The variation has been prepared having regard to the additional floor proposed at ground level and attic level, as the garage already exists. As per Council's interpretation, the existing dwelling provides a gross floor area of 227.46m², providing a FSR of 0.797:1, 0.33m² below the control.

The objectives of Clause 4.4 are as follows:

- (a) *to ensure that residential accommodation:*
 - (i) *is compatible with the desired future character of the area in relation to building bulk, form and scale, and*
 - (ii) *provides a suitable balance between landscaped areas and the built form, and*
 - (iii) *minimises the impact of the bulk and scale of buildings,*
- (b) *to ensure that non-residential development is compatible with the desired future character of the area in relation to building bulk, form and scale.*

The zoning of the land is R1. The objectives of the R1 zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To improve opportunities to work from home.*
- *To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*
- *To provide landscaped areas for the use and enjoyment of existing and future residents.*
- *To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.*
- *To protect and enhance the amenity of existing and future residents and the neighbourhood.*

Clause 4.6 – Exceptions to Development Standards

Clause 4.6 of the Leichhardt Local Environmental Plan 2013 allows for exceptions of Development Standards. The objectives of this Clause 4.6 are:

- (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.*

The clause goes on to state:

- (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 for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard*
- (4) *Consent must not be granted for development that contravenes a development standard unless:*
 - (a) *the consent authority is satisfied that:*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
 - (b) *the concurrence of the Secretary has been obtained.*

This document constitutes the written request referred to in Clause 4.6(3) in relation to the proposal's breach of the FSR development standard.

The NSW Department of Planning and Infrastructure (DP&I) provides guidance on how to prepare Clause 4.6 variations; 'Varying development standards: A Guide' (August 2011). This written request to vary the standards is based on the DP&I's Guide.

Clause 4.6(3) and 4.6(4)

The proposal is considered against the four matters required to be established under Clause 4.6.

1. Compliance with the development standard must be unreasonable or unnecessary in the circumstances of the case:

The most common way of establishing that compliance with a standard is unreasonable and unnecessary is to establish that the objectives of the standard are met, even though the standard is not complied with: see *Wehbe v Pittwater Council* [2007] NSWLEC 827, *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 and *Al Maha Pty Ltd v Huajun Investments Pty Ltd* [2018] NSWCA 245. This objection relies on this method. Compliance with the objectives of the FSR standard is addressed under **Point 4 below**.

In addition, the following points are raised:

- Compliance with the development standards is unreasonable and unnecessary as the proposal will provide a dwelling, which is generally in keeping with the bulk and scale of the existing dwelling as the proposed additions beyond the existing building envelope are limited to a front dormer window and rear attic addition and a minor addition of 10.53m² at the rear at ground floor level.
- Exceedance of the FSR control, confined to the proposed works, will not create additional building bulk that results in unreasonable environmental amenity impacts in terms of overshadowing, loss of views, loss of privacy or loss of visual amenity. A reduction in the proposed works would not create additional benefit for adjoining properties or the locality.

2. There are sufficient environmental planning grounds to justify contravening the development standard:

There are sufficient environmental planning grounds to justify contravening the development standard.

The proposal will provide a dwelling, which respects the Conservation Area by providing an attic addition that matches that currently located on No. 106 Trafalgar Street enabling the buildings to be read as an identical pair of semi-detached terrace buildings.

The proposed rear addition will occur below the existing balcony and will not have an unreasonable impact on the amenity of adjoining properties in terms of solar access, visual bulk, privacy and views.

In addition, the following is noted:

- The intensity of the development is appropriate and acceptable, having regard to existing development and adjoining development;
- The proposed development achieves compliance with the relevant underlying objectives of the standard and the objectives of the zone (see **Point 4**); and
- The proposal will provide a suitable design and of suitable amenity in terms of the built environment and will promote the sustainable management of built and cultural heritage, which are identified as objects of the Act (Section 1.3 of the EP&A Act, 1979).

Reduction in the FSR, through the deletion of the attic and rear ground floor addition, will not result in improved amenity for adjoining properties. The lack of unreasonable impact on adjoining properties in terms of solar access, privacy, view loss and visual bulk establishes sufficient planning grounds (*Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118).

The environmental planning grounds referred to above are site-specific, being based upon the site's localised context, in particular the relationship of the dwelling and its built form and siting to the adjacent terrace at 106 Trafalgar Street (*Four2Five v Ashfield Council*, [2015] NSWLEC 1009) and will not set any broad or general precedent regarding FSR in the broader locality. The additional gross floor area beyond the control is limited to the proposed works, as the garage already exists.

3. The applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3):

The written request adequately addresses the matters referred to above by Clause 4.6(3).

4. The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out:

The proposal will be in the public interest as it meets the objectives of the FSR development standard as follows:

Objective (a)(i) seeks to ensure that residential accommodation is compatible with the desired future character of area in relation to building bulk, form and scale.

Comment: The proposal seeks to provide alterations and additions to the existing dwelling, which includes some minor additional floor area at ground level (10.53m²) and a new attic level (24.35m²).

The site is located in the Trafalgar Street Distinctive Neighbourhood and as set out in the Heritage Impact Statement, is consistent with the desired future character objectives as follows:

- *The proposed works will have no impact on the ability to understand the historic and aesthetic significance of the Conservation Area and will not block or reduce significant view corridors into or out of the area.*
- *The proposed works respect the Conservation Area by replicating the dormer addition, currently located on No. 106 Trafalgar Street, to the roof of No. 104 Trafalgar Street. This will enable the buildings to be read as returning the subject property and the neighbouring building at No. 106 Trafalgar Street back to an identical pair of semi-detached terrace buildings by replicating the dormer addition, currently located on No. 106 Trafalgar Street, to the roof of No. 104 Trafalgar Street.*
- *The proposed work will enhance the presentation of the building to the street, reduce the visual impact resulting from the asymmetry appearance of the pair of buildings and hence their joint contribution to the Conservation Area.*
- *The proposed finishes and colours are contemporary and neutral in tone, which is an appropriate response to new works. They will sit comfortably within the streetscape and will not detract from the setting of nearby heritage items.*

In terms of the site layout and building design controls, the proposal is an appropriate response to its context, as it will align with the existing side boundary setbacks of the dwelling and provides the additional floor at ground level beneath the existing rear balcony.

The proposed attic level is generally within the existing roof form with a dormer to the front and rear.

Objective (a)(ii) seeks to provide a balance between landscaped areas and built form.

Comment: The proposal provides a landscaped area of 82.34m² equating to 28.85% of the site. This complies with the minimum required area of 20% for the subject site. This area is not proposed to be changed and the additional floor area provided has no impact on the level of deep soil area existing on the site.

Objective (a)(iii) seeks to minimise the impact of the bulk and scale of buildings.

Comment: The site is not subject to a height development standard in the LLEP 2013.

As outlined above, the proposal has been designed having regard to its context. The rear addition at ground level will align with the existing side boundary setbacks of the dwelling and will be beneath the existing rear balcony, thereby reducing the bulk and scale as perceived from adjoining properties.

The proposed attic level is generally within the existing roof form with a dormer to the front and rear, which also reduces the perceived impact from the use of the attic level.

Objective (b) is not relevant as this relates to non-residential development.

The zoning of the property is R1 and the objectives of the zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To improve opportunities to work from home.*
- *To provide housing that is compatible with the character, style, orientation and pattern of surrounding buildings, streetscapes, works and landscaped areas.*
- *To provide landscaped areas for the use and enjoyment of existing and future residents.*

- *To ensure that subdivision creates lots of regular shapes that are complementary to, and compatible with, the character, style, orientation and pattern of the surrounding area.*
- *To protect and enhance the amenity of existing and future residents and the neighbourhood.*

The proposal is consistent with the zone objectives, as follows:

- The proposal will provide suitable housing having regard to the site and its context;
- The proposal will retain the existing low density residential nature of the site;
- The existing studio and the proposed attic provide an opportunity to work from home;
- The dwelling as proposed to be altered is compatible with the character, style, orientation and pattern of surrounding buildings and the works at attic level will match the adjoining front dormer to No. 106 Trafalgar Street;
- The proposal will not alter the existing landscaping provision on site and this is compliant with the landscaped area development standard;
- The proposal does not include any subdivision; and
- The proposal will not protect the amenity of existing and future residents and the neighbourhood in terms of visual and acoustic privacy, solar access and view loss.

With regard to solar access, the proposal will ensure that the glazing to the main living area and a minimum of 50% of the private open space of the adjoining property to the south is not reduced to less than 2 hours between 9am and 3pm on 21 June.

As demonstrated above, the proposed development will be in the public interest because it is consistent with the objectives of the FSR development standard and the objectives of the R1 zone.

In addition, the above demonstrates that compliance with the control is unreasonable and unnecessary in the circumstances of this case and there are sufficient environmental planning grounds to justify the non-compliance.

Conclusion

The consistency of the development with the zone objectives and the objectives of the FSR standard and the lack of unreasonable impact arising is sufficient grounds to support that breach and confirms the lack of necessity for

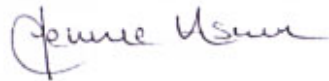
the development to comply. This therefore demonstrates sufficient environmental planning grounds to justify contravening the standard and such justification is specific to the circumstances of this case.

In addition, the resultant development will be in the public interest as it complies with the objectives of the zone and the objectives of the development standard.

Despite the breach with the standard, the proposal is consistent with the objects of Section 1.3 of the EP & A Act, 1979 (formerly 5(a)(i) and (ii) of the Act), which are to encourage development that promotes the social and economic welfare of the community and a better environment, to promote and coordinate orderly and economic use and development of land, to promote good design and amenity of the built environment and to protect the heritage of the built environment.

In the context of other requirements of Clause 4.6, it is considered that no matters of State or regional planning significance are raised by the proposed development. Moreover, it is considered that there would be no public benefit in maintaining the particular planning control in question, in the case of this specific development.

This submission is considered to adequately address the matters required by Clause 4.6 and demonstrates that compliance with the development standard would be unreasonable and unnecessary in the circumstances of this case and there are sufficient environmental planning grounds to support the variation.



Jennie Askin
Director
aSquare Planning Pty Ltd

27 February 2019

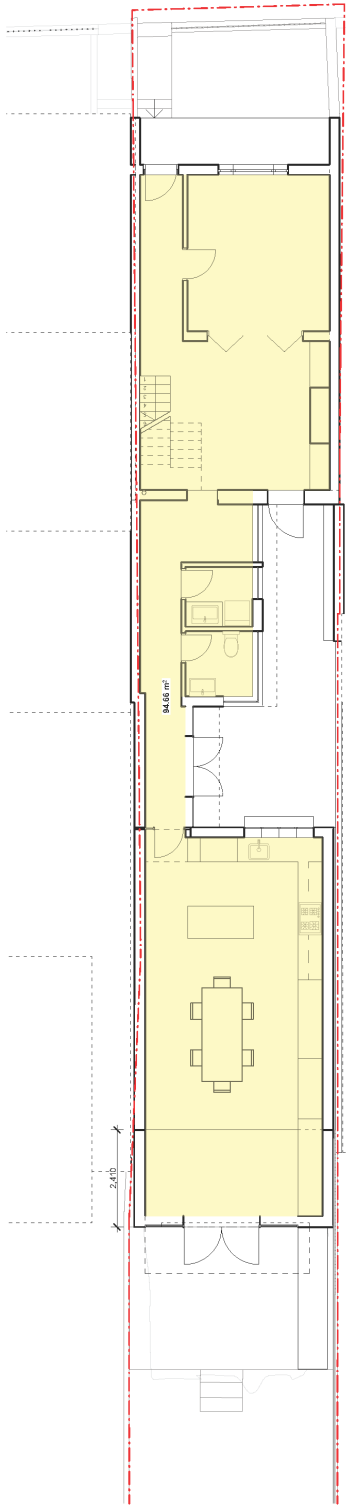
Appendix 1 – Extract from C1.111.1: General Vehicle Parking Rates

Table C4: General vehicle parking rates

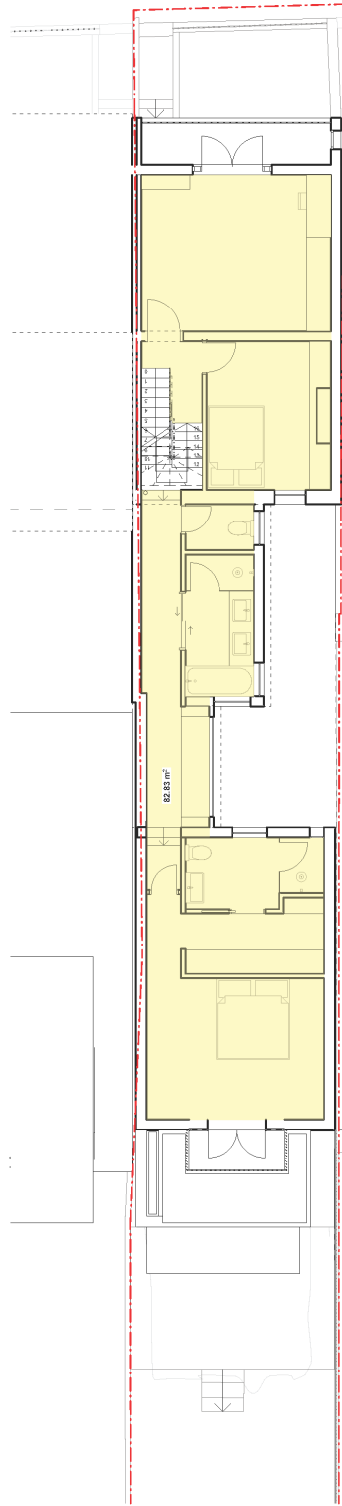
Parking Rates				
Land Use	Residents		Visitors	
	Minimum	Maximum	Minimum	Maximum
Residential				
Single dwelling house	Nil	2 spaces per dwelling house	Nil	Nil
Bed-sit / Studio	Nil	0.5 space per dwelling	1 space per 11 dwellings	0.125 spaces per dwelling
1 bedroom unit	1 space per 3 dwellings	0.5 space per dwelling	1 space per 11 dwellings	0.125 spaces per dwelling
2 bedroom unit	1 space per 2 dwellings	1 space per dwelling	1 space per 11 dwellings	0.125 spaces per dwelling
3+ bedrooms unit	1 space per dwelling	1.2 spaces per dwelling	1 space per 11 dwellings	0.125 spaces per dwelling
Land Use	Staff		Visitors	
	Minimum	Maximum	Minimum	Maximum
Amusement centre	Nil	0.4 spaces per staff 0	Nil	0.2 spaces per machine plus 1 space per pool/snooker table
Hotel or motel accommodation	1 space per 5 staff	1 space per 4 staff	1 space per 5 bedrooms	1 space per 4 bedrooms
Service station	1 space per 4 vehicle repair bays for staff	1 space per 3 vehicle repair bays	1 space per 80m2 for ancillary retail	1 space per 50m2 for ancillary retail
Land Use	Pick up/ drop off (minimum)		Loading zone / visitors (minimum)	
Child care centre (Refer to note 1)	2 spaces (Refer to note 2)		1 space	
	Staff parking (minimum)			
	1 space per 30 children			
Land Use	Staff & Visitors Combined			
	Minimum		Maximum	
Bulky goods premises	1 space per 125m2		1 space per 100m2 GFA	
Business premises	1 space per 100m2		1 space per 60m2	
Office premises	1 space per 100m2		1 space per 80m2	



Appendix 2 – DA 24 and DA 25 Revision 02 GFA excluding garage and one level of stair



1 FSR GROUND FLOOR PLAN



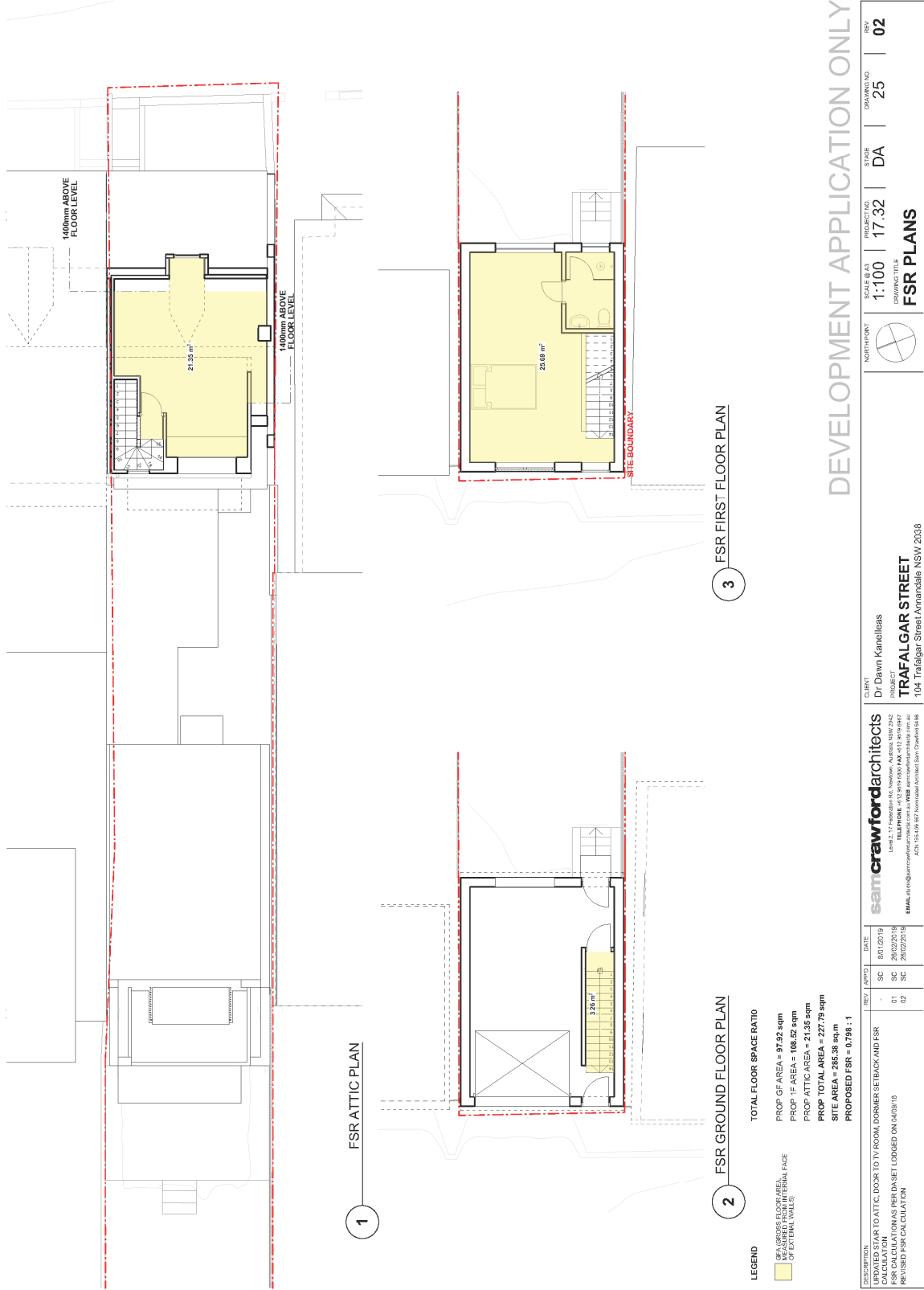
2 FSR FIRST FLOOR PLAN

TOTAL FLOOR SPACE RATIO
 PROP GF AREA = 97.92 sqm
 PROP 1F AREA = 106.32 sqm
 PROP ATTIC AREA = 21.35 sqm
 PROP TOTAL AREA = 227.79 sqm
 SITE AREA = 285.38 sqm
 PROPOSED FSR = 0.798 : 1

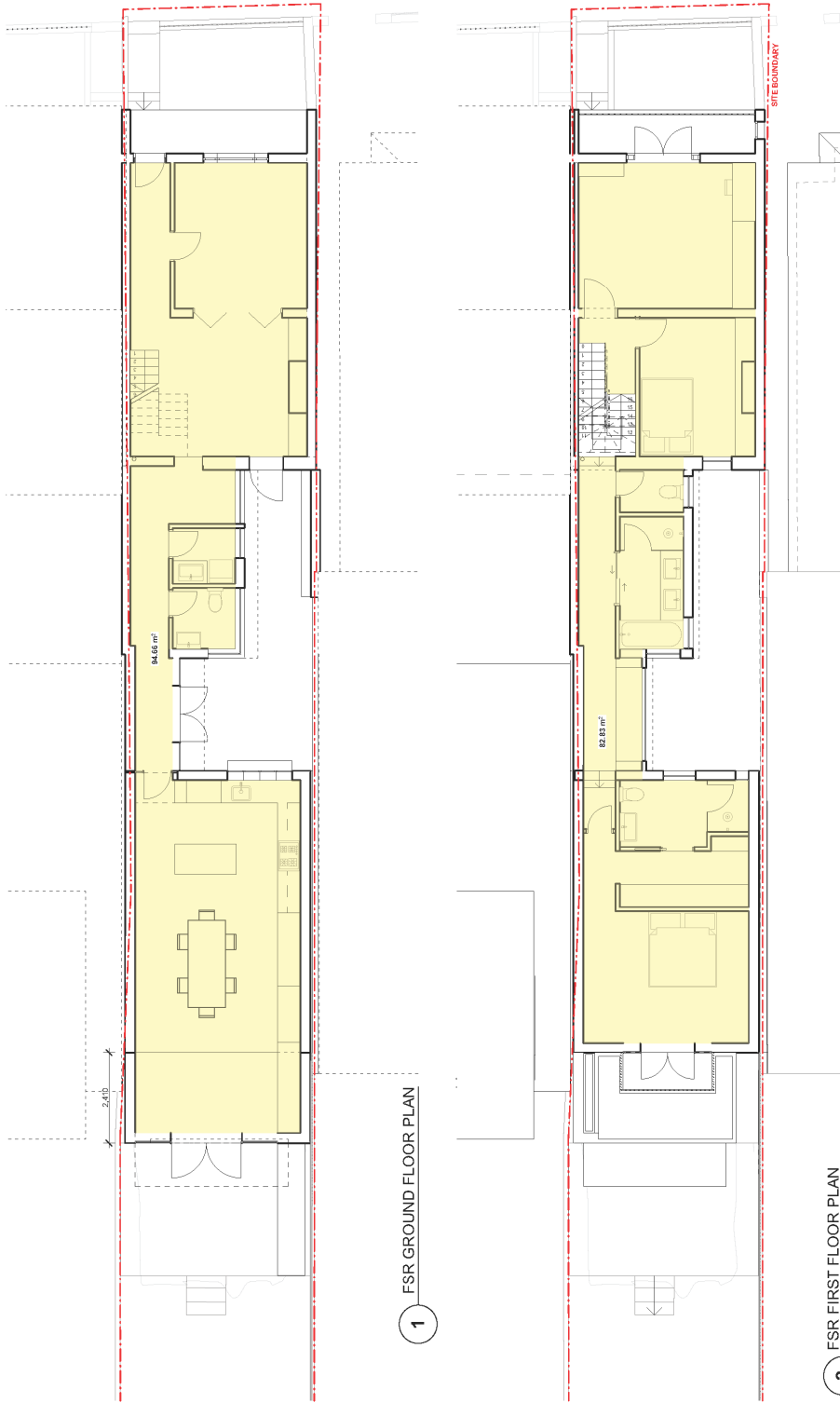
LEGEND
 SET BACKS & OFF AREA MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS

DEVELOPMENT APPLICATION ONLY

DESCRIPTION	REV	APPD	DATE	SCALE	PROJECT NO	DATE	DRAWING NO	REV
UPDATED START TO ATTIC, DOOR TO TV ROOM, DORMER SET BACK AND FSR CALCULATION	-	SC	01/12/19	1:100	17.32	DA	24	02
FSR CALCULATION PERMASET LODGED ON 04/08/19	-	SC	26/02/2019					
PERMASET FSR CALCULATION	02	SC	26/02/2019					
sam crawford architects Dr Dawn Kanelloas 104 Trafalgar Street, Alexandria NSW 2038 TEL: 02 9550 4112 FAX: 02 9550 9897 EMAIL: info@crawfordarchitects.com.au WEB: www.crawfordarchitects.com.au A201 19/10/19 for North Sydney Council, Item 2, 3 and 4				NORTH 				



Appendix 3 – DA 24 and DA 25 Revision 03 GFA including garage and excluding one level of stair



1 FSR GROUND FLOOR PLAN

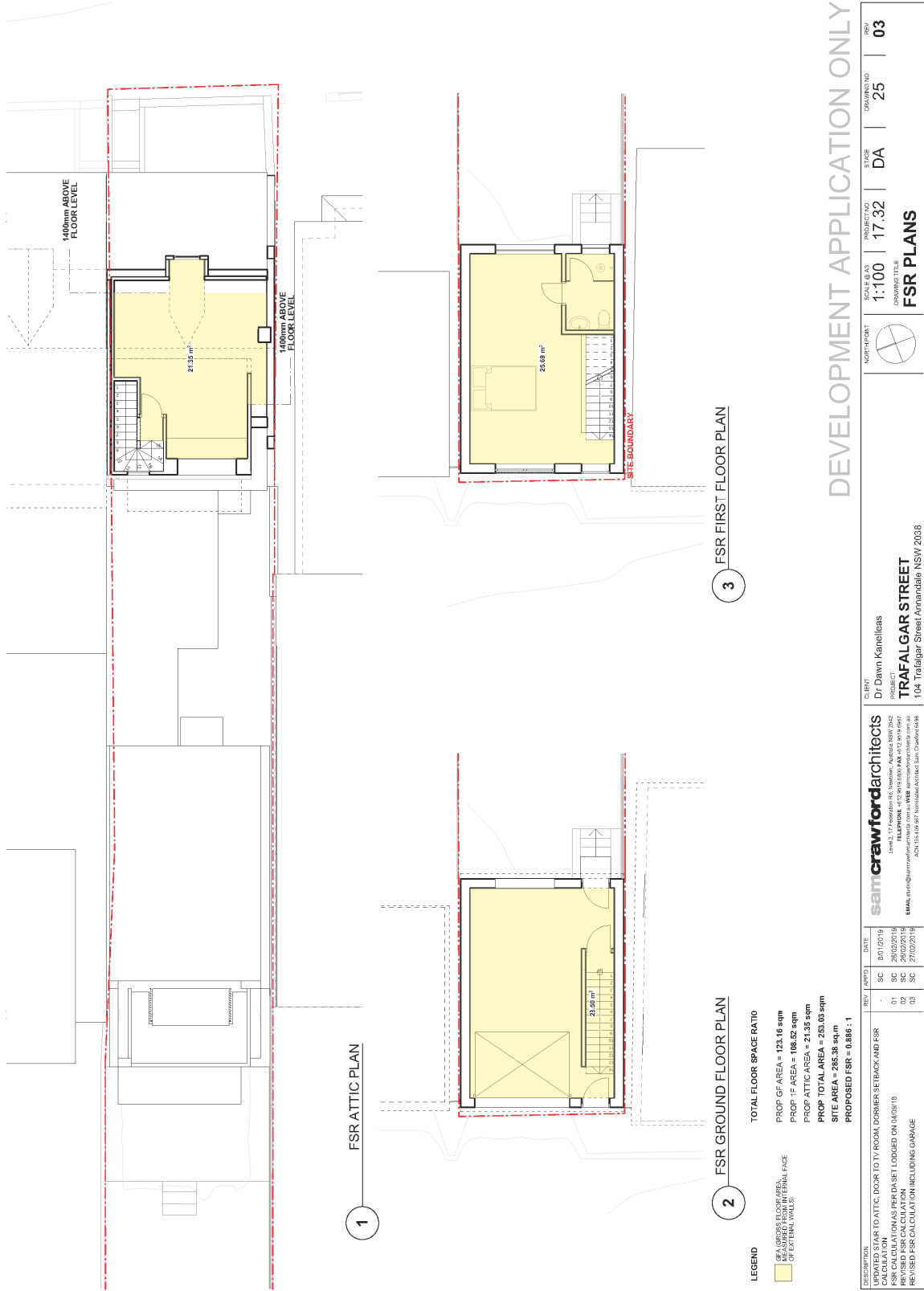
2 FSR FIRST FLOOR PLAN

TOTAL FLOOR SPACE RATIO
 PROP GF AREA = 123.16 sqm
 PROP 1F AREA = 106.92 sqm
 PROP ATTIC AREA = 21.35 sqm
 PROP TOTAL AREA = 251.43 sqm
 SITE AREA = 285.38 sqm
 PROPOSED FSR = 0.888 : 1

LEGEND
 SET BACKS & OFF AREA
 MEASURED FROM INTERNAL FACE
 OF EXTERNAL WALLS

DEVELOPMENT APPLICATION ONLY

SCALE: A3	PROJECT NO	DATE	REV	DRWING NO	REV
1:100	17.32	DA		24	03
FSR PLANS					
					
ARCHITECT: sam crawford architects 1/44 TRAFALGAR STREET, ARLDARE NSW 2203 TEL: (02) 9237 4444 EMAIL: info@samcrawford.com.au DR: Dawn Kanellos PROJECT NO: 17.32 DRAWING TITLE: TRAFALGAR STREET 1/44 TRAFALGAR STREET, ARLDARE NSW 2203					
DATE	REV	APPROV	DESCRIPTION		
01/12/19	SC		UPDATED START TO ATTIC, DOOR TO TV ROOM, DORMER SET BACK AND FSR CALCULATION		
26/02/20	SC		REVISED FSR CALCULATION		
27/02/20	SC		REVISED FSR CALCULATION INCLUDING GARAGE		



DEVELOPMENT APPLICATION ONLY

REV	APPD	DATE	BY	CHKD	DATE	DESCRIPTION
-	SC	01/12/19		SC		UPDATED START TO ATTIC, DOOR TO TV ROOM, DORMER SETBACK AND FSR CALCULATION
01	SC	26/02/20		SC		REVISIONS TO WALLS AND FSR CALCULATION
02	SC	26/02/20		SC		REVISIONS TO CALCULATION
03	SC	27/02/20		SC		REVISIONS TO CALCULATION INCLUDING GARAGE

<p>samcrawfordarchitects 144-150 Pitt St, North Sydney NSW 1585 TEL: 02 9550 4112 FAX: 02 9550 9897 EMAIL: info@samcrawfordarchitects.com.au A201/150 Pitt St, North Sydney NSW 1585</p>	<p>NO. REV Dr Dawn Kanellovas CONSULTANT TRAFALGAR STREET 104 Trafalgar Street, Alexandria NSW 2038</p>	<p>SCALE AS SHOWN 1:100</p>	<p>PROJECT NO. 17.32</p>	<p>DATE DA</p>	<p>DRAWING NO. 25</p>	<p>REV 03</p>
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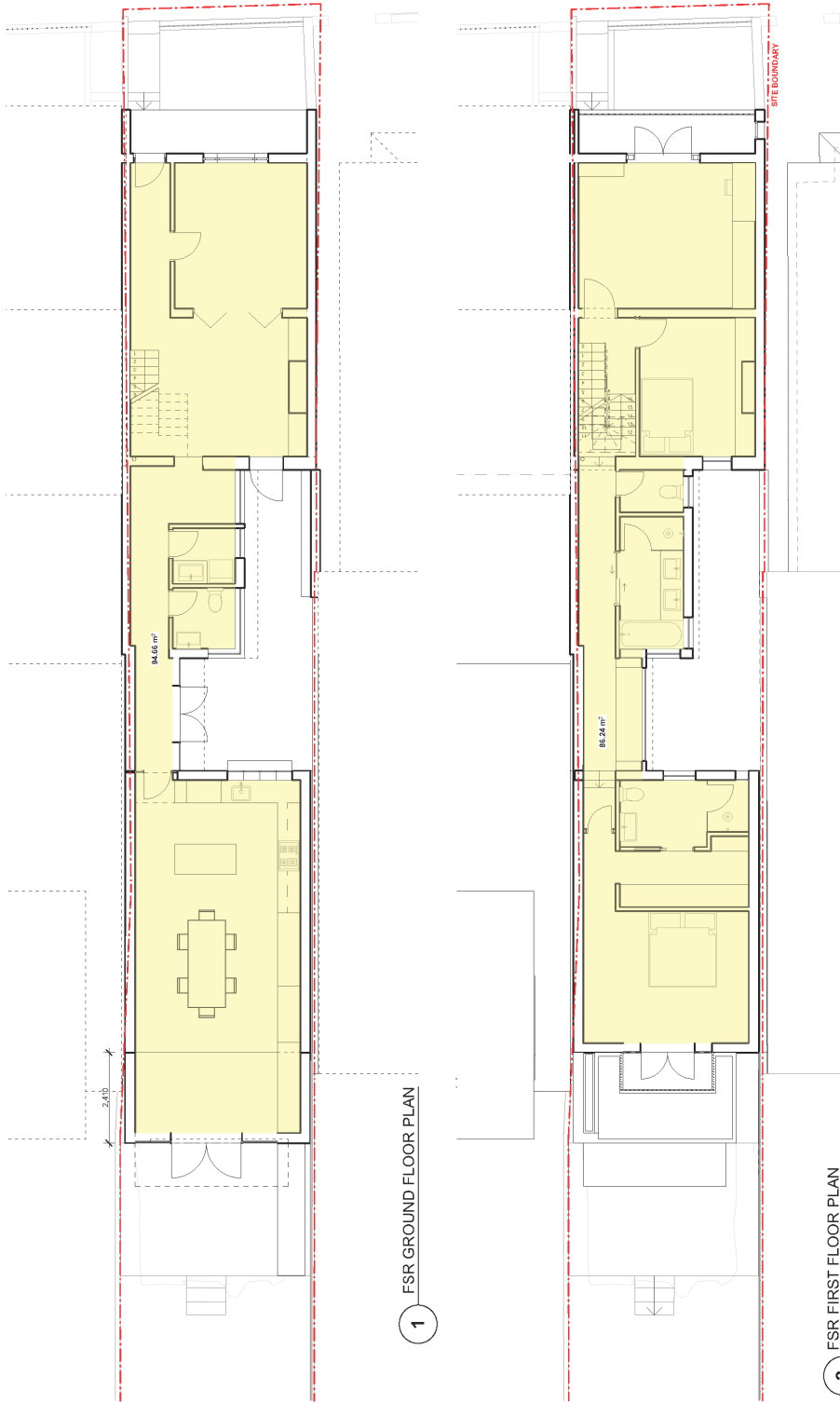
LEGEND

SETBACK CALCULATION MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS

TOTAL FLOOR SPACE RATIO

PROP GF AREA = 123.16 sqm
 PROP 1F AREA = 106.02 sqm
 PROP ATTIC AREA = 21.35 sqm
 PROP TOTAL AREA = 250.53 sqm
 SITE AREA = 285.38 sqm
 PROPOSED FSR = 0.888 : 1

Appendix 4 – DA 24 and DA 25 Revision 04 GFA including garage and all levels of stair



1 FSR GROUND FLOOR PLAN

2 FSR FIRST FLOOR PLAN

LEGEND
 ■ SET BACKS CALC AREA MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS

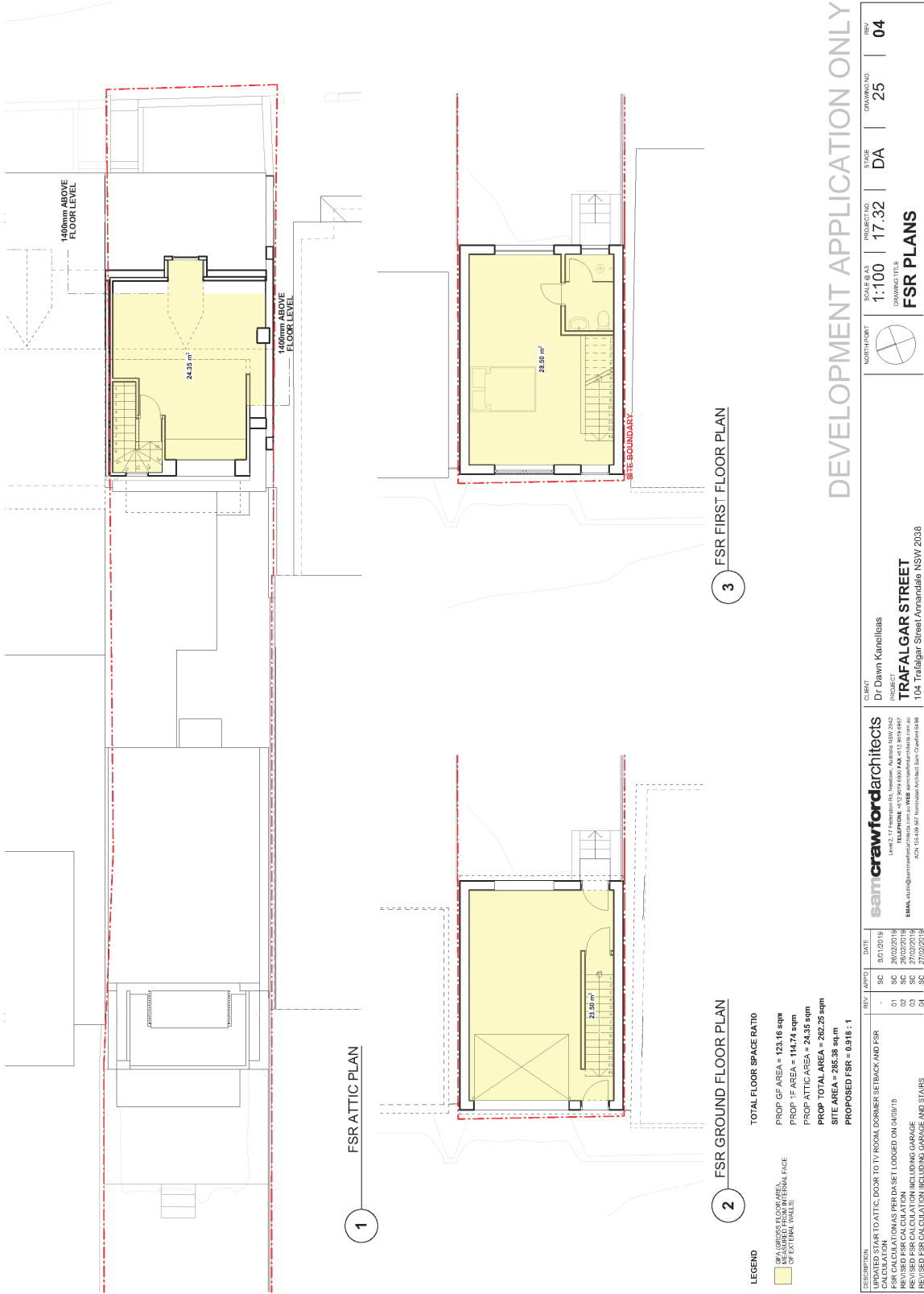
TOTAL FLOOR SPACE RATIO
 PROP GF AREA = 123.16 sqm
 PROP 1F AREA = 114.74 sqm
 PROP ATTIC AREA = 24.35 sqm
 PROP TOTAL AREA = 262.25 sqm
 SITE AREA = 285.38 sqm
 PROPOSED FSR = 0.918 : 1

DEVELOPMENT APPLICATION ONLY

REV	APPD	DATE	DESCRIPTION
-	SC	30/10/19	UPDATED STAR TO ATTIC, DOOR TO TV ROOM, DORMER SETBACK AND FSR CALCULATION
01	SC	26/02/20	UPDATE DRAWING TO REFLECT FSR DASHBOARD LODGED ON 04/08/19
02	SC	26/02/20	REVISED FSR CALCULATION INCLUDING GARAGE
03	SC	27/02/20	REVISED FSR CALCULATION INCLUDING GARAGE
04	SC	27/02/20	REVISED FSR CALCULATION INCLUDING GARAGE AND STAIRS

SCALE: A3	PROJECT NO	DATE	REV
1:100	17.32	DA	04
DRAWING TITLE			
FSR PLANS			

samcrawfordarchitects		CLIENT
144/150 Pitt St, North Sydney, NSW 1585		Dr Dawn Kanellos
TEL: (02) 9339 4444 FAX: (02) 9339 4447		TRAFALGAR STREET
EMAIL: info@samcrawfordarchitects.com.au WEB: www.samcrawfordarchitects.com.au		104 Trafalgar Street, Alexandria NSW 2038



DEVELOPMENT APPLICATION ONLY

REV	APPD	DATE	BY	DATE
01	SC	08/10/19		
02	SC	26/02/20		
03	SC	27/02/20		
04	SC	27/02/20		

DESCRIPTION:	UPDATED STAIR TO ATTIC, DOOR TO TV ROOM, DORMER SETBACK AND FSR CALCULATION
	FOR THE FSR ASSESSMENT FOR DASET LODGED ON 04/09/19
	REVISED FSR CALCULATION INCLUDING GARAGE
	REVISED FSR CALCULATION INCLUDING GARAGE AND STAIRS

SCALE AS SHOWN	1:100
PROJECT NO	17.32
SECTION	DA
DRAWING NO	25
REV	04

NORTH

FSR PLANS

Dr Dawn Kanelloas
104 Trafalgar Street, Artandale NSW 2038

samcrawfordarchitects
11/15-17 Foveaux Street, Sydney, NSW 2002
TEL: 02 9550 9413 FAX: 02 9550 9497
EMAIL: info@crawfordarchitects.com.au WEB: www.crawfordarchitects.com.au
ABN: 75 919 979 917