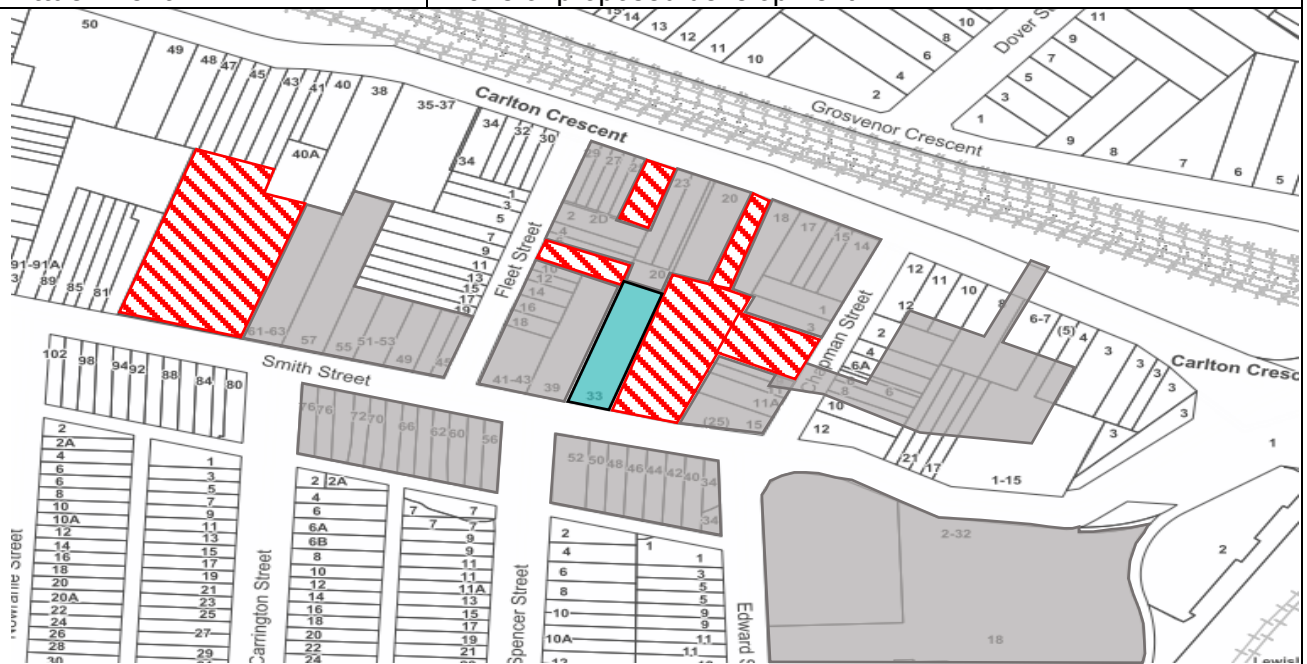









# INNER WEST COUNCIL

## DEVELOPMENT ASSESSMENT REPORT

<b>Application No.</b>	10.2016.44.5
<b>Address</b>	33 Smith Street, Summer Hill
<b>Proposal</b>	Modification of the approved residential development including change of unit mix, new winter gardens, additional affordable housing unit, internal and external reconfiguration and changes to landscaping
<b>Date of Lodgement</b>	24 August 2019
<b>Applicant</b>	Drummoyne Building Service Pty Ltd
<b>Owner</b>	Drummoyne Building Service Pty Ltd
<b>Number of Submissions</b>	12
<b>Value of works</b>	\$3,681,938.00
<b>Reason for determination at Planning Panel</b>	Number of submissions exceeds officer delegation Apartment Design Guide (ADG) applies
<b>Main Issues</b>	Building height, internal layout, waste management and storage
<b>Recommendation</b>	Approved with Conditions
<b>Attachment A</b>	Recommended modified conditions of consent
<b>Attachment B</b>	Plans of proposed development



### LOCALITY MAP

<b>Subject Site</b>		<b>Objectors</b>		 N
<b>Notified Area</b>		<b>Supporters</b>		

Note: Due to scale of map, not all objectors could be shown.

## 1. Executive Summary

This report is an assessment of the application submitted to Council to modify Determination No.10.2016.44.3 dated 29 October 2018 under Section 4.55 of the *Environmental Planning and Assessment Act 1979* for the modification of the approved residential development including change of unit mix, new winter gardens, additional affordable housing unit, internal and external reconfiguration and changes to landscaping at 33 Smith Street, Summer Hill. The application was notified to surrounding properties and 12 submissions were received.

The main issues that have arisen from the application include:

- The proposed modifications to Units 16 and 17, including the rooftop terrace area exceed the maximum height permitted on the site and an accurate assessment of the overshadowing impact could not be undertaken;
- The proposed modifications to Units 16 and 17 resulted in living spaces of minimal size and insufficient information was provided to provide an accurate assessment of the storage provided in the units; and
- The proposed modifications reduced the number of bins provided on the site and reduced the size of the bulky waste storage area.

Amended plans were submitted during the assessment of the application which adequately addressed the above concerns, subject to the imposition of appropriate conditions.

## 2. Proposal

The application seeks to make the following modifications to the approved three (3) storey residential development:

### Basement Level:

- Amendment to the location and size of the garbage room, bulky waste area, switch room and plant room;
- Amendment to the layout of the car, bicycle and motorcycle parking including the addition of two (2) parking spaces;

### Ground Floor:

- Provision of direct access from the front of the property to Unit 01;
- Inclusion of the planters adjacent to Units 02, 03 & 04 as part of the unit private open space and provision of a 1.8m tall wall/privacy screen between the unit private open space and communal open space;
- Amendment to the bedroom windows of Units 02, 03 & 04 to be highlight windows;
- Amendment to the internal layout of Unit 04;
- Addition of one (1) rear facing bedroom window in Unit 05;
- Reduction to the height of the planters adjacent to Unit 05 & 06;
- Amendment to the internal lift proportions;
- Amendment to the design of the front fence including the relocation of the fire booster to the south western corner of the property;
- Amendment to the gradient of the pedestrian ramp on the eastern side of the property including the addition of stairs and a chair lift;
- Increase to the width of the entry corridors of both buildings and addition of glass sidelights adjacent to the entry doors;

**First Floor:**

- Deletion of one (1) bathroom window of Unit 08;
- Reduction to the size of Unit 07;
- Amendment to the internal layout of Unit 10 and amendment to a bathroom window to be a highlight window;
- Relocation of the balcony sliding door towards the east, deletion of one (1) bathroom window and provision of one (1) additional rear facing bedroom window in Unit 11;
- Addition of east facing corridor windows in both buildings;
- Reduction to the floor levels of the balconies by 100mm;

**Second Floor:**

- Amendment to the internal layout to be an affordable housing unit and accommodate a dormer window on the front elevation, additional gross floor area and amendment of the balcony windows to be one (1) sliding doors on Unit 14;
- Provision of one (1) additional internal south facing living room window, amendment to the existing living room highlight window to be a full height window, deletion of one (1) skylight and replacement of one (1) bedroom sliding door window with a window in Unit 15;
- Addition of a skylight to Units 13 and 14;
- Amendment of Unit 16 from a studio to a single bedroom unit by the addition of a mezzanine floor for the master bedroom including an additional 24sqm of gross floor area and the deletion of one (1) bathroom window;
- Amendment of Unit 17 from a studio to a single bedroom unit by the addition of a mezzanine floor for the master bedroom including an additional 23sqm of gross floor area;
- Addition of an east facing corridor window in the rear building;

**Mezzanine and Roof Plan:**

- Addition of a dormer window on the front elevation;
- Addition of a master bedroom for Units 16 and 17 which exceed the maximum height permitted by approximately 1.1m including south facing terraces being 8sqm and 11sqm in size;
- Addition of roofs over the terraces which exceed the maximum height permitted by 1.25m;
- Increase to the height of the existing roofs and lift overruns by between 100mm to 200mm;

### 3. Site Description

The subject site is located on the northern side of Smith Street, between Chapman Street and Fleet Street. The site has a total area of 918sqm and is legally described as Lot 1 in Deposited Plan 120491.

The site has a frontage to Smith Street of 15.3 metres. The site supports three (3) single storey dwelling houses. The adjoining properties support mostly single and two (2) storey dwelling houses.

## 4. Background

### 4(a) Site history

The following application outlines the relevant development history of the subject site:

Application	Proposal	Decision & Date
10.2016.44.1	Demolition of three dwellings and construction of affordable housing- Demolition of existing 3 dwellings and construction of a part 2/3 storey infill affordable housing under SEPP (Affordable Rental Housing) 2009 comprising 17 dwellings over basement carparking	Deferred Commencement Consent Approved on 8 September 2016.  The consent became operative on 17 February 2017.
10.2016.44.2	Amendments include alteration to the basement, redesign of dwelling layout and changes to the unit mix at all levels, changes to the roof form for dwellings 15, 16 and 17 to skillion and dimension of the roof above dwelling 14.	Approved 1 August 2018
10.2016.44.3	Modification to recalculate Section 7.11 contributions.	Approved 29 October 2018
10.2016.44.4	Modification of approved development to allow for a dormer window at front of the building	Withdrawn 8 July 2019

### 4(b) Application history

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

Date	Discussion / Letter / Additional Information
24 July 2019	Application lodged with Council
7 August 2019	Amended plans submitted to Council which extended the roof over the rooftop terrace and added the corridor windows. The amended plans were re-notified by Council
17 October 2019	Additional information letter sent to the applicant (detailed below)
29 October 2019	Additional information submitted to Council

A request for additional information was sent to the applicant on 17 October 2019 which required the following:

- All proposed modifications be clearly shown on the plans including the amendments to the basement layout;
- The provision of a second bathroom for the one (1) bedroom units on the lower levels of Units 16 and 17 be reconsidered to accommodate greater living spaces;
- An amended BASIX Certificate be submitted;
- The proposed storage volumes of Units 16 and 17 be shown on the plans;
- The shadow diagrams be amended to clearly show the additional overshadowing impact as a result of the proposed modifications.



Amended plans were submitted to Council on 29 October 2019 which satisfied the above requirements. The amended plans included one (1) additional window in bathrooms of Units 16 and 17 and one (1) additional rear facing bedroom window in Units 05 and Unit 11. Given the additional windows in Units 05 and Unit 11 are below the rear fence line of the property and the sill height of the additional windows in Units 16 and 17, it is considered that there would be no additional visual privacy impact and the amended plans would not require re-notification.

## 5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 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. 65—Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Affordable Rental Housing) 2009*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*
- *Ashfield Local Environmental Plan 2013*

The following provides further discussion of the relevant issues:

#### 5(a)(i) ***State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development***

The development is subject to the requirements of *State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65)*. SEPP 65 prescribes nine design quality principles to guide the design of residential apartment development and to assist in assessing such developments. The principles relate to key design issues including context and neighbourhood character, built form and scale, density, sustainability, landscape, amenity, safety, housing diversity and social interaction and aesthetics.

A statement from a qualified Architect was submitted with the application verifying that they designed, or directed the design of, the development. The statement also provides an explanation that verifies how the design quality principles are achieved within the development and demonstrates, in terms of the Apartment Design Guide (ADG), how the objectives in Parts 3 and 4 of the guide have been achieved.

The development is acceptable having regard to the nine design quality principles.

#### *Apartment Design Guide*

The Apartment Design Guide (ADG) contains objectives, design criteria and design guidelines for residential apartment development. In accordance with Clause 6A of the SEPP certain requirements contained within CIWDGP 2016 do not apply. In this regard the objectives, design criteria and design guidelines set out in Parts 3 and 4 of the ADG prevail.

The following provides further discussion of the relevant issues:

### Communal and Open Space

The ADG prescribes the following requirements for communal and open space:

- Communal open space has a minimum area equal to 25% of the site.
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter).

**Comment:** The subject site has a total area of 918sqm, thus requiring 229.5sqm of communal open space. The proposal includes 243.16sqm or 26.5% of communal open space in accordance with this part of the ADG.

The supplied solar access diagrams demonstrate that the principle usable part of the communal open space will receive at least 50% direct sunlight for two (2) hours between 9.00am and 3.00pm during the winter solstice.

### Deep Soil Zones

The ADG prescribes deep soil zones of 7% for sites between 650sqm and 1500sqm with minimum dimensions of 3m.

**Comment:** Given the development involves affordable housing units, the *State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP)* prevails having regard to deep soil zones.

### Visual Privacy/Building Separation

The ADG prescribes the following minimum required separation distances from buildings to the side and rear boundaries:

Building Height	Habitable rooms and balconies	Non-habitable rooms
Up to 12 metres (4 storeys)	6 metres	3 metres
Up to 25 metres (5-8 storeys)	9 metres	4.5 metres
Over 25 metres (9+ storeys)	12 metres	6 metres

The ADG prescribes the following minimum required separation distances from buildings within the same site:

Up to four storeys/12 metres

Room Types	Minimum Separation
Habitable Rooms/Balconies to Habitable Rooms/Balconies	12 metres
Habitable Rooms to Non-Habitable Rooms	9 metres
Non-Habitable Rooms to Non-Habitable Rooms	6 metres

**Comment:** No change to the approved building separation is proposed.

A number of new windows are proposed as part of the modification application. One (1) new dormer window is proposed on the southern elevation which will overlook Smith Street and will not result in any additional overlooking impact to the surrounding properties. In addition, a number of new windows are proposed which face the internal communal open space. These windows are offset from windows on the opposite building and are of an appropriate separation and dimensions to minimise any overlooking between the units.

Two (2) new highlight windows are proposed on the western elevation. Given the sill height of the windows, it is considered that the windows will not result in any additional overlooking impact to the adjacent properties.

Two (2) new highlight windows, three (3) first and second floor corridor windows and two (2) new glass sidelights adjacent to the entry doors are proposed on the eastern elevation. Given the sill height of the highlight windows, it is considered that the windows will not result in any additional overlooking impact to the adjacent properties. The corridor windows do not serve habitable spaces and are setback an appropriate distance from the side property boundary to mitigate any additional overlooking impact the adjacent properties. The proposed glass sidelights will be largely screened by the approved boundary fence and will not result in additional overlooking impact to the adjacent properties.

Four (4) new windows are proposed on the northern elevation which serve Units 05, 11, 16 & 17. The windows in Units 05 and 11 are below the rear boundary fence and will not result in any overlooking impact to the adjacent properties. The windows in Unit 16 and 17 serve the bedroom of the units and are separated by a 1.4m void. In addition, the roof of the balconies below the windows extends 2m from the windows. It is considered that the distance of the windows to the bedroom and length of the balconies below will mitigate any overlooking impacts of the windows to the properties to the north.

Two (2) new south facing rooftop terraces are proposed which serve Units 16 and 17. The plans as originally submitted in Development Application No.10.2016.44.1 including an open rooftop terrace which extended the width of the rooftop and was approximately 23sqm in area. The consent for the approved development required the rooftop terrace be deleted given the likely impacts on the surrounding properties. The roofed terraces proposed as part of the modification application are 7.7sqm and 10.5sqm in area respectively and are setback a minimum of 2m from the sides of the building. A privacy screen is located between the terraces and solid balustrades are proposed on the sides. It is considered that the size, setback and treatment of the terraces will minimise any visual privacy impact on the surrounding properties and are considered acceptable.

#### Pedestrian Access and Entries

The ADG requires access, entries and pathways to be accessible and easy to identify.

**Comment:** The approved pedestrian egress path from the basement, which is adjacent to the driveway, has not been shown on the amended plans. As such, a condition of consent has been imposed which requires the path be provided in order to ensure safe pedestrian access to and from the basement. No other changes are proposed to the approved entries and lobbies.

#### Solar and Daylight Access

The ADG prescribes the following requirements for solar and daylight access:

- Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9.00am and 3.00pm at mid-winter.
- A maximum of 15% of apartments in a building receive no direct sunlight between 9.00am and 3.00pm at mid-winter.

**Comment:** The *ARH SEPP* prevails having regard to solar access for the proposed affordable units, being Units 1, 2, 3, 7, 8, 9, 13 & 14. All other units will continue to receive at least two (2) hours of direct sunlight between 9.00am and 3.00pm at mid-winter.

Natural Ventilation

The ADG prescribes the following requirements for natural ventilation:

- At least 60% of apartments are naturally cross ventilated in the first 9 storeys of the building. Apartments at 10 storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.
- Overall depth of a cross-over or cross-through apartment does not exceed 18 metres, measured glass line to glass line.

**Comment:** 100% of the units achieve natural cross ventilation in accordance with the ADG.

Ceiling Heights

The ADG prescribes the following minimum ceiling heights:

Minimum Ceiling Height	
Habitable Rooms	2.7 metres
Non-Habitable	2.4 metres
For 2 storey apartments	2.7 metres for main living area floor 2.4 metres for second floor, where its area does not exceed 50% of the apartment area
Attic Spaces	1.8 metres edge of room with a 30 degree minimum ceiling slope
If located in mixed used area	3.3 for ground and first floor to promote future flexibility of use

**Comment:** No change to the approved ceiling heights is proposed. The proposed second floor of Units 16 and 17 do not exceed 50% of the apartment area and have a minimum floor to ceiling height of 2.4m in accordance with the ADG.

Apartment Size

The ADG prescribes the following minimum apartment sizes:

Apartment Type	Minimum Internal Area
Studio apartments	35m <sup>2</sup>
1 Bedroom apartments	50m <sup>2</sup>
2 Bedroom apartments	70m <sup>2</sup>
3 Bedroom apartments	90m <sup>2</sup>

**Note:** The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each.

**Comment:** The *ARH SEPP* prevails having regard to apartment for the proposed affordable units. All other units comply with the minimum internal areas outlined in this part of the ADG.

Apartment Layout

The ADG prescribes the following requirements for apartment layout requirements:

- Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.
- Habitable room depths are limited to a maximum of 2.5 x the ceiling height.
- In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8 metres from a window.
- Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space).
- Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space).
- Living rooms or combined living/dining rooms have a minimum width of:
  - 3.6 metres for studio and 1 bedroom apartments.
  - 4 metres for 2 and 3 bedroom apartments.
- The width of cross-over or cross-through apartments are at least 4 metres internally to avoid deep narrow apartment layouts.

**Comment:** The apartment layouts remain generally unchanged from the existing approval. Where are amendments to apartment layouts are proposal, they generally comply with the layout requirements outlined in this part of the ADG.

#### Private Open Space and Balconies

The ADG prescribes the following sizes for primary balconies of apartments:

Dwelling Type	Minimum Area	Minimum Depth
Studio apartments	4m <sup>2</sup>	-
1 Bedroom apartments	8m <sup>2</sup>	2 metres
2 Bedroom apartments	10m <sup>2</sup>	2 metres
3+ Bedroom apartments	12m <sup>2</sup>	2.4 metres

**Note:** The minimum balcony depth to be counted as contributing to the balcony area is 1 metres.

The ADG also prescribes for apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m<sup>2</sup> and a minimum depth of 3 metres.

**Comment:** All units comply with the private open space requirements outlined in this part of the ADG.

#### Common Circulation and Spaces

The ADG prescribes the following requirements for common circulation and spaces:

- The maximum number of apartments off a circulation core on a single level is 8.
- For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.

**Comment:** No change to the existing number of apartments off a circulation core on a single level is proposed.

Storage

The ADG prescribes the following storage requirements in addition to storage in kitchen, bathrooms and bedrooms:

Apartment Type	Minimum Internal Area
Studio apartments	4m <sup>3</sup>
1 Bedroom apartments	6m <sup>3</sup>
2 Bedroom apartments	8m <sup>3</sup>
3+ Bedroom apartments	10m <sup>3</sup>

Note: At least 50% of the required storage is to be located within the apartment.

**Comment:** All units comply with the storage requirements outlined in this part of the ADG.

**5(a)(ii) State Environmental Planning Policy (Affordable Rental Housing) 2009**

The proposal has been lodged under the provisions of State Environmental Planning Policy (Affordable rental housing) 2009 to provide in-fill affordable housing. As such, the provisions of Division 1 of the SEPP apply and the compliance is measured in the following table:

SEPP (Affordable Rental Housing) 2009				
Control	Development Standard	Required	Proposal	Compliance
13	Floor Space Ratio	Max 0.7:1 + 0.45:1 (bonus under ARH) = 1.15:1 (total) (1055.7sqm)	1042.4sqm = 1.14:1	Yes
		Affordable housing > 20%	470.1sqm = 45.1%	Yes
14 (1)(b)	Site area	450sqm	>450sqm	Yes
14(1)(c)	Landscaped area	30% of the site	276.74sqm = 30.14%	Yes
14(1)(d)	Deep soil zones	15% of the site Min 3m dimension	154.44sqm = 16.82%	Yes
14(1)(e)	Solar access	70% of the development receives 3 hours direct sunlight between 9am and 3pm in mid-winter	12/17 units = 70.6%	Yes
14(2)(a)	Parking	0.5 spaces per studio/1 bed unit 1 space per 2 bed unit 1.5 space per 3 bed unit	12 x 0.5/1 bed = 6 spaces 5 x 1/2 bed = 5 spaces  Total required = 11 spaces  Proposed =	Yes



			14 spaces	
<b>14(20(b))</b>	Dwelling size	35sqm – studio 50sqm – 1 bed 70sqm – 2 bed 95sqm – 3 bed	All units comply	Yes

As demonstrated in the above table above table, the proposed development satisfies the provisions of State Environmental Planning Policy (Affordable rental housing) 2009.

### Floor Space Ratio

The site has a maximum floor spaces ratio (FSR) control of 0.7:1 under Ashfield Local Environmental Plan 2013. The proposed development benefits from a bonus FSR of 0.45:1 under ARH SEPP, equating to a total allowable FSR of 1.15:1. The development proposes a FSR of 1.14:1 which complies with the maximum permitted for this site. Clause 13(1) of the ARH SEPP requires a minimum of 20% of the gross floor area of the development is to be used for the purpose of affordable housing. The application proposes a total of 470.12sqm equating to 45.1% for the purpose of affordable housing. These affordable housing units are units 1, 2, 3, 7, 8, 9, 13 and 14.

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

A BASIX Certificate was submitted with the application and will be referenced in any consent granted.

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

An assessment has been made of the matters set out in Division 2 Matters for Consideration of the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*. It is considered that the carrying out of the proposed development is generally consistent with the relevant matters for consideration of the Plan and would not have an adverse effect on environmental heritage, the visual environment, the natural environment and open space and recreation facilities for the following reasons:

### 5(a)(v) *Ashfield Local Environment Plan 2013 (ALEP 2013)*

The application was assessed against the following relevant clauses of the *Ashfield Local Environment Plan 2013 (ALEP 2013)*:

- Clause 2.3 - Land Use Table and Zone Objectives
- Clause 4.3 - Height of buildings
- Clause 4.4 - Floor space ratio
- Clause 4.6 - Exceptions to development standards

#### (i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned R3 – Medium Density Residential under the *ALEP 2013*. The *ALEP 2013* defines the development as a Residential Flat Building

The development is permitted with consent within the land use table. The development is consistent with the objectives of the R3 – Medium Density Residential Zone.

The following table provides an assessment of the application against the development standards:

Standard	Proposal	non compliance	Complies
<b>Height of Building</b> Maximum permissible: 9m	10.25m	1.25m (13.8%)	No
<b>Floor Space Ratio</b> Maximum permissible: 1.15	1.14:1 1042.37sqm or	n/a	Yes

#### Clause 4.6 Exceptions to Development Standards

As outlined in table above, the proposal results in a breach of the following development standard/s:

- Clause 4.3 - Height of buildings

The applicant seeks a variation to the Height of Building development standard under Clause 4.3 of the applicable local environmental plan by 13.8% (1.25 metres).

Clause 4.6 allows Council to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

The Section 4.55 application is not required to provide 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. Nonetheless, an assessment of the application in accordance with Clause 4.6(4)(a)(i) has been undertaken below.

It is considered the development is in the public interest because it is consistent with the objectives of the R3 – Medium Density Residential for the following reasons:

- The development complies with the maximum floor space ratio permitted on the site;
- The development provides a variety of housing types within a medium density residential environment; and
- The development enables other land uses that provides facilities or services to meet the day to day needs of residents in the form of affordable housing.

It is considered the development is in the public interest because it is consistent with the objectives of the Height of Building development standard for the following reasons:

- The development achieves a high quality built form for all buildings;
- The development maintains satisfactory sky exposure and daylight to existing buildings;
- The proposed additional breach of the height control is limited to the rear of development and will not detract from the streetscape and character of the locality, resulting in appropriate transition in built form and land use intensity;
- Some additional overshadowing will be experienced by the 33 Smith Street between 9am and 12pm in mid-winter as a result of the roof extension, however the property will continue to experience sufficient solar access between 12pm and 3pm. 27-29 Smith Street will experience approximately 2sqm of additional overshadowing between 12pm and 3pm in mid-winter as a

result of the roof extension which is considered nominal. As such, it is considered that the development will maintain satisfactory solar access to the surrounding properties.

Given the above, the proposed variation to the Height of Buildings development standards is considered acceptable.

#### 5(b) Draft Environmental Planning Instruments

There are no relevant Draft Environmental Planning Instruments.

#### 5(c) Development Control Plans

The application has been assessed against the relevant provisions of Comprehensive Inner West Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill (CIWDCP 2016).

The proposed modifications to layout of the basement level has resulted in a bulky waste room that does not satisfy the minimum size dimension required by Section 2, Chapter C, Part 3 of the CIWDCP 2016. As such, a condition of consent has been imposed which requires the basement be amended to provide a bulk waste storage area with a minimum area of 4sqm. In addition, a condition of consent has been imposed which requires nine (9) 240L garbage bins and nine (9) 240 recycling bins be provided on the site, in accordance with the requirements of Section 2, Chapter C, Part 3 of the CIWDCP 2016.

Subject to the imposition of the above conditions, it is considered that the proposal does not alter compliance with the Comprehensive Inner West Development Control Plan 2016.

#### 5(d) Section 4.55 Assessment

Under Section 4.55 of the Environmental Planning and Assessment Act, 1979, Council, when considering a request to modify a Determination, must:

- a) be satisfied that the development as modified is substantially the same development as the development for which consent was originally granted;
- b) consult with any relevant authority or approval body;
- c) notify the application in accordance with the regulations;
- d) consider any submissions made; and
- e) take into consideration the matters referred to in Section 4.15 as are of relevance to the development the subject of the application.

The development being modified is substantially the same development as the development for which consent was originally granted. No authorities or bodies were required to be consulted. The application was notified in accordance with the regulations and Council's policy. The submissions received have been considered. The relevant matters under Section 4.15 have been addressed within this report.

#### 5(e) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

### 5(f) The suitability of the site for the development

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

### 5(g) Any submissions

The application was notified in accordance with Comprehensive Inner West Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill for a period of 21 days to surrounding properties. A total of 12 submissions were received.

The following issues raised in submissions have been discussed in this report:

- Breach in height of building development standard – see Section 5(a)(v);
- Privacy implications from the new windows and terraces – see Section 5(a)(i);
- Deletion of terraces as part of the original consent – see Section 5(a)(i);
- Solar access implications of additional building height – See Section 5(a)(v); and
- Non-compliance with the *Apartment Design Guide* – See Section 5(a)(i).

In addition to the above issues, the submissions raised the following concerns which are discussed under the respective headings below:

Issue: Concern was raised in a number of submissions regarding the implications of the additional roof height including visual bulk and scale, streetscape and character, proximity to a heritage conservation area and view loss.

Comment: The proposed additional building height is limited to the rear of the development with minimal floor to ceiling heights and maintains the existing building setbacks. It is not considered that the additional 1.25m of height will result in any unreasonable visual bulk and scale impacts or view loss. In addition, the roof extension will largely not be visible from the street and will not impact the adjacent heritage conservation areas.

Issue: Concern was raised in a number of submissions regarding the architectural treatments of the fourth storey. In addition, concern was raised that the proposed materials would be overly reflective.

Comment: The fourth storey continues the building form and finishes of the approved development and is not considered to require any further articulation given the scale of the addition.

Issue: Concern was raised in a number of submissions regarding the increased gross floor area as a result of the modifications.

Comment: The additional gross floor area is within the maximum floor space ratio permitted on the site and is considered acceptable.

Issue: Concern was raised in a number of submissions regarding the acoustic impact of the rooftop terraces.

Comment: Given the minimal size, the setbacks and treatment of the terraces, it is not considered that they will result in any unreasonable acoustic privacy impact.

Issue: Concern was raised in a submission regarding the impact of the construction on the surrounding properties and requested a Dilapidation Report be completed prior to construction works being undertaken.

Comment: Council's standard conditions regarding construction works, noise control and dust and sediment control were included as part of the original consent. The requirement for a Dilapidation Report was included as part of the original consent.

Issue: Concern was raised in a submission regarding the potential for illegal building works to be undertaken on the site.

Comment: Should illegal building works be undertaken on the site, the matter will be referred to Council's Compliance team.

#### 5(h) 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 not contrary to the public interest.

### 6 Referrals

The application was referred to the Council's Urban Design Advisor who raised no objection to the proposal, subject to the reconsideration of the living spaces in Units 16 and 17 which were amended to ensure compliance with the requirements of the *Apartment Design Guide*.

### 7. Section 7.11 Contributions/7.12 Levy

The proposed modifications do not alter the Section 7.11 Contribution required to be paid for the development.

### 8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Ashfield Local Environmental Plan 2013* and Comprehensive Inner West Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

### 9. Recommendation

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to S4.55 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. 10.2016.44.5 to modify Determination No.10.2016.44.3 for the modification of the approved residential development including change of unit mix, new winter gardens, additional affordable housing unit, internal and external reconfiguration and changes to landscaping at 33 Smith Street SUMMER HILL subject to the modified conditions listed in Attachment A below.

## Attachment A – Recommended modified conditions of consent

### Recommended modified conditions of consent

A. THAT the application under Section 4.55 of the Environmental Planning and Assessment Act 1979 to modify Determination No.10.2016.44.3 dated 29 October 2018 be **APPROVED** and a modified Determination be issued with the Determination being modified in the following manner:

(i) THAT the following conditions being amended to read:

**(1) Approved plans stamped by Council**

The development must be carried out only in accordance with the plans and specifications set out in the table below and stamped as approved by Council, and in any supporting documentation received with the application, except as amended by the conditions specified hereunder.

No.	Revision	Title	Prepared by	Amendment Date
A101	E	Cover page	Habitation	15.12.2016
A104	E	Site Plan	Habitation	15.12.2016
A105	E	Basement Floor Plan	Habitation	15.12.2016
A106	E	Ground Floor Plan	Habitation	15.12.2016
A107	E	First Floor Plan	Habitation	15.12.2016
A108	E	Second Floor Plan	Habitation	15.12.2016
A109	E	Roof Plan	Habitation	15.12.2016
A110	E	Elevations	Habitation	15.12.2016
A111	E	Elevations & Section	Habitation	15.12.2016
A120	E	Schedule of Finishes	Habitation	15.12.2016
L-01	G	Landscape Plan	Ray Fuggle & Associates	20.12.2016
H1	F	Stormwater – Basement	Rosycivil Pty Ltd	03.01.2017
H2	G	Stormwater – Ground Floor	Rosycivil Pty Ltd	03.01.2017
H3	G	Stormwater – Level 1	Rosycivil Pty Ltd	30.08.2016
H4	G	Stormwater – Level 2	Rosycivil Pty Ltd	30.08.2016
H5	D	Stormwater – Roof	Rosycivil Pty Ltd	30.08.2016
H6	B	Stormwater – Details	Rosycivil Pty Ltd	12.10.2016
G03	G	Basement Stormwater Layout	Development Engineering Solutions	18.04.2010

No.	Revision	Title	Prepared by	Amendment Date
A1001	D	Site Plan	Ghazi Al Ali	04.07.2018
<b>A1201</b>	<b>E</b>	<b>Basement Plan</b>	<b>Ghazi Al Ali</b>	<b>21.10.19</b>
<b>A1202</b>	<b>F</b>	<b>Ground Floor Plan</b>	<b>Ghazi Al Ali</b>	<b>21.10.19</b>
<b>A1203</b>	<b>G</b>	<b>Level 01 Plan</b>	<b>Ghazi Al Ali</b>	<b>21.10.19</b>
<b>A1204</b>	<b>G</b>	<b>Level 02 Plan</b>	<b>Ghazi Al Ali</b>	<b>21.10.19</b>
<b>A1205</b>	<b>G</b>	<b>Roof &amp; Mezzanine Plan</b>	<b>Ghazi Al Ali</b>	<b>21.10.19</b>
<b>A1206</b>	<b>G</b>	<b>Upper Roof Plan</b>	<b>Ghazi Al Ali</b>	<b>21.10.19</b>
<b>A1301</b>	<b>G</b>	<b>West Elevation</b>	<b>Ghazi Al Ali</b>	<b>21.10.19</b>
<b>A1302</b>	<b>G</b>	<b>East Elevation</b>	<b>Ghazi Al Ali</b>	<b>21.10.19</b>



<b>A1303</b>	<b>G</b>	<b>South &amp; North Elevation</b>	<b>Ghazi Al Ali</b>	<b>19.10.19</b>
<b>A1304</b>	<b>G</b>	<b>Block A Block B Elevations</b>	<b>Ghazi Al Ali</b>	<b>19.10.19</b>
<b>A1401</b>	<b>F</b>	<b>Section AA</b>	<b>Ghazi Al Ali</b>	<b>07.08.19</b>
<b>A1402</b>	<b>F</b>	<b>Section BB &amp; CC</b>	<b>Ghazi Al Ali</b>	<b>07.08.19</b>
A1403	D	Fence & Booster Detail	Ghazi Al Ali	04.07.2018
A1700	D	Material Schedule	Ghazi Al Ali	04.07.2018
A1701	D	Material Schedule	Ghazi Al Ali	04.07.2018
LPS96 18 – 345	C	Landscape Plan – Page 1, Hardscape Plan – Page 2, and Specification & Detail – Page 3 (3 sheets)	Concept Landscape Architect	04.07.2018
H1	G	Stormwater Basement	Rosycivil Pty Ltd	01.05.2018
H2	H	Stormwater Ground Floor	Rosycivil Pty Ltd	01.05.2018
H2	D	Stormwater Level 1	Rosycivil Pty Ltd	01.05.2018
H4	D	Stormwater Level 2	Rosycivil Pty Ltd	01.05.2018
H5	E	Stormwater Roof	Rosycivil Pty Ltd	01.05.2018
H6	A	Stormwater Details	Rosycivil Pty Ltd	12.11.2015

~~Condition amended 1 August 2018~~

**Amended 31 October 2018 (Consent No.10.2016.44.5)**

Note: The architectural plans take precedence in respect of the built form. Should there be any inconsistency between the built form shown on the architectural and the engineering or landscape plans, the architectural plans take precedence.

**(7) BASIX Requirements**

The new works shall be constructed in accordance with, and comply with the undertakings given on the BASIX (Building Sustainability Index) Certificate as obtained on **28 October 2019** from the Department of Infrastructure, Planning and Natural Resources. For more information visit [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au).

**Amended 31 October 2018 (Consent No.10.2016.44.5)**

**(8) Affordable housing Restriction**

Before the date of the issue of the occupation certificate, a restriction is to be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the [Conveyancing Act 1919](#), that will ensure that:

For 10 years from the date of the issue of the occupation certificate:

- (i) Units 1, 2, 3, 7, 8 & 9, **13 & 14** must be used for the purposes of affordable housing, and
- (ii) those units are to be managed by a registered community housing provider.

~~Condition amended 1 August 2018~~

**Amended 31 October 2018 (Consent No.10.2016.44.5)**

- (ii) **THAT** the following condition being added:

**B Design Changes**

**(1) Amended Plans Be Submitted to Council**

Amended Plans are required to be submitted to and approved by Council prior to the issue of a Construction Certificate which include the following:

- a) The bulk waste storage area be amended to have a minimum area of 4sqm;
- b) The garbage room be amended to provide nine (9) 240L garbage bins and nine (9) recycling bins;

- c) The material schedule be updated to include all approved modifications including the fire booster;  
and
- d) The egress path from the basement adjacent to the driveway be clearly shown.

## Attachment B – Plans of proposed development

DRAWING SCHEDULE			
SHEET #	NAME	ISSUE	DATE
SA 56 A 10 GENERAL INFO			
A 1000	TITLE PAGE	G	19/10/2019   12:08 PM
A 1001	SITE PLAN	F	7/09/2019 11:07 AM
SA 56 A 12 PLANS			
A 1201	BASEMENT PLAN	E	19/10/2019   1:06 PM
A 1202	GROUND FLOOR PLAN	F	19/10/2019   12:08 PM
A 1203	LEVEL 01 PLAN	G	19/10/2019   12:08 PM
A 1204	LEVEL 02 PLAN	G	19/10/2019   12:08 PM
A 1205	ROOF & MEZZANINE PLAN	G	19/10/2019   12:08 PM
A 1206	UPPER ROOF PLAN	G	19/10/2019   12:08 PM
SA 56 A 13 ELEVATIONS			
A 1301	WEST ELEVATION	G	19/10/2019   12:08 PM
A 1302	EAST ELEVATION	G	19/10/2019   12:08 PM
A 1303	SOUTH & NORTH ELEVATION	G	19/10/2019   12:08 PM
A 1304	BLOCK A BLOCK B ELEVATIONS	G	19/10/2019   12:08 PM
SA 56 A 14 SECTIONS			
A 1401	SECTION AA	E	7/09/2019 11:07 AM
A 1402	SECTION BB & CC	E	7/09/2019 11:07 AM
SA 56 A 15 SHADOW DIAGRAMS			
A 1501	SHADOW DIAGRAMS	F	7/09/2019 11:07 AM
A 1502	SHADOW DIAGRAMS	F	7/09/2019 11:07 AM
A 1503	SHADOW DIAGRAMS	F	7/09/2019 11:07 AM
A 1504	SHADOW DIAGRAMS	F	7/09/2019 11:07 AM
SA 56 A 16 SEPP 65 COMPLIANCE			
A 1602	SUNPATH DIAGRAM	G	28/08/2019   11:07 AM
A 1603	SOLAR ACCESS DIAGRAM	E	22/07/2019 6:26 PM
A 1604	CROSS VENTILATION CALCULATION	E	22/07/2019 6:26 PM
A 1605	GFA CALCULATION	E	22/07/2019 6:26 PM
A 1606	LANDSCAPE DEEP SOIL & COMMON CALCULATION	E	22/07/2019 6:26 PM
A 1607	ARRH DIAGRAM	E	22/07/2019 6:26 PM
A 1608	MAX HEIGHT DIAGRAM	G	28/08/2019   11:07 AM
SA 56 A 17 MATERIAL SCHEDULES			
A 1700	MATERIAL SCHEDULE	F	7/09/2019 11:07 AM
A 1701	MATERIAL SCHEDULE	E	22/07/2019 6:26 PM



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**GHAZI AL ALI**  
 ARCHITECTS  
 PTY LTD  
 NSW reg. no. 7642

**33 SMITH STREET**  
 SUMMER HILL

## FSR

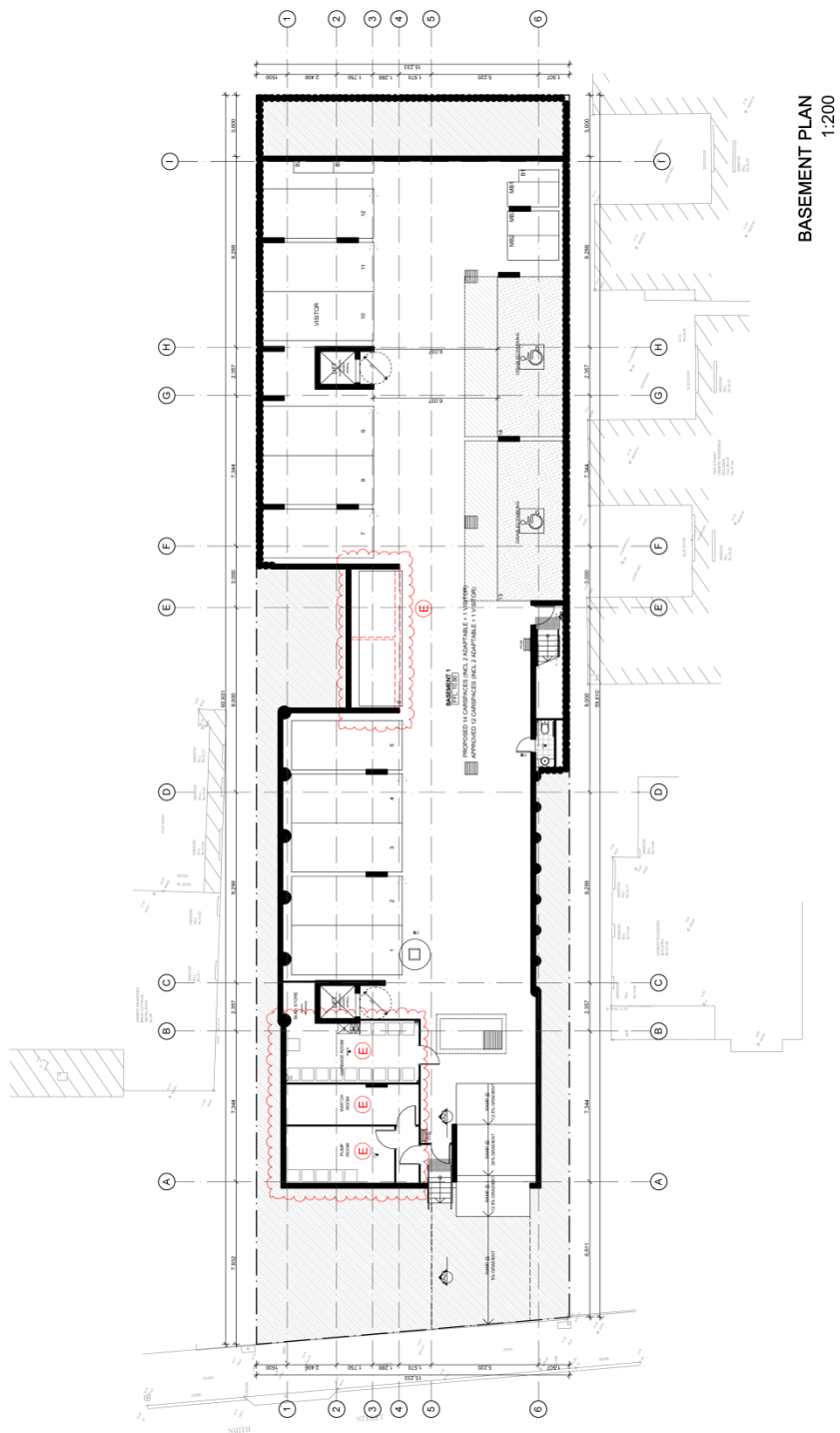
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 (+0.5 ARH BONUS)  
 PERMISSIBLE GFA: 1101.60 SQM

TOTAL GFA: 1013.37 SQM  
 TOTAL FSR: 1.14:1

## UNIT MIX

STUDIO: 6  
 1 BED: 6  
 2 BED: 5

UNITS TOTAL: 17



**BASEMENT PLAN**  
1:200



Scale	Date	Designer
A	10/20/11	500
B	10/20/11	500
C	10/20/11	\$4.55
D	10/20/11	\$4.55
E	10/20/11	\$4.55

Drawing Original Size: A3

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CLIENT	ROSY CIVIL PTY LTD		
SCALE	1:200	DATE	2/10/2019
DRAWN	MP	PROJECT ARCHITECT	TZ
		PROJECT DIRECTOR	QA

DRAWING NUMBER	S4.55 E	PROJECT NUMBER	10.17
	A 1201		10.17



GROUND FLOOR PLAN  
1:200

SCALE 1:200 @ A3

[illegible]

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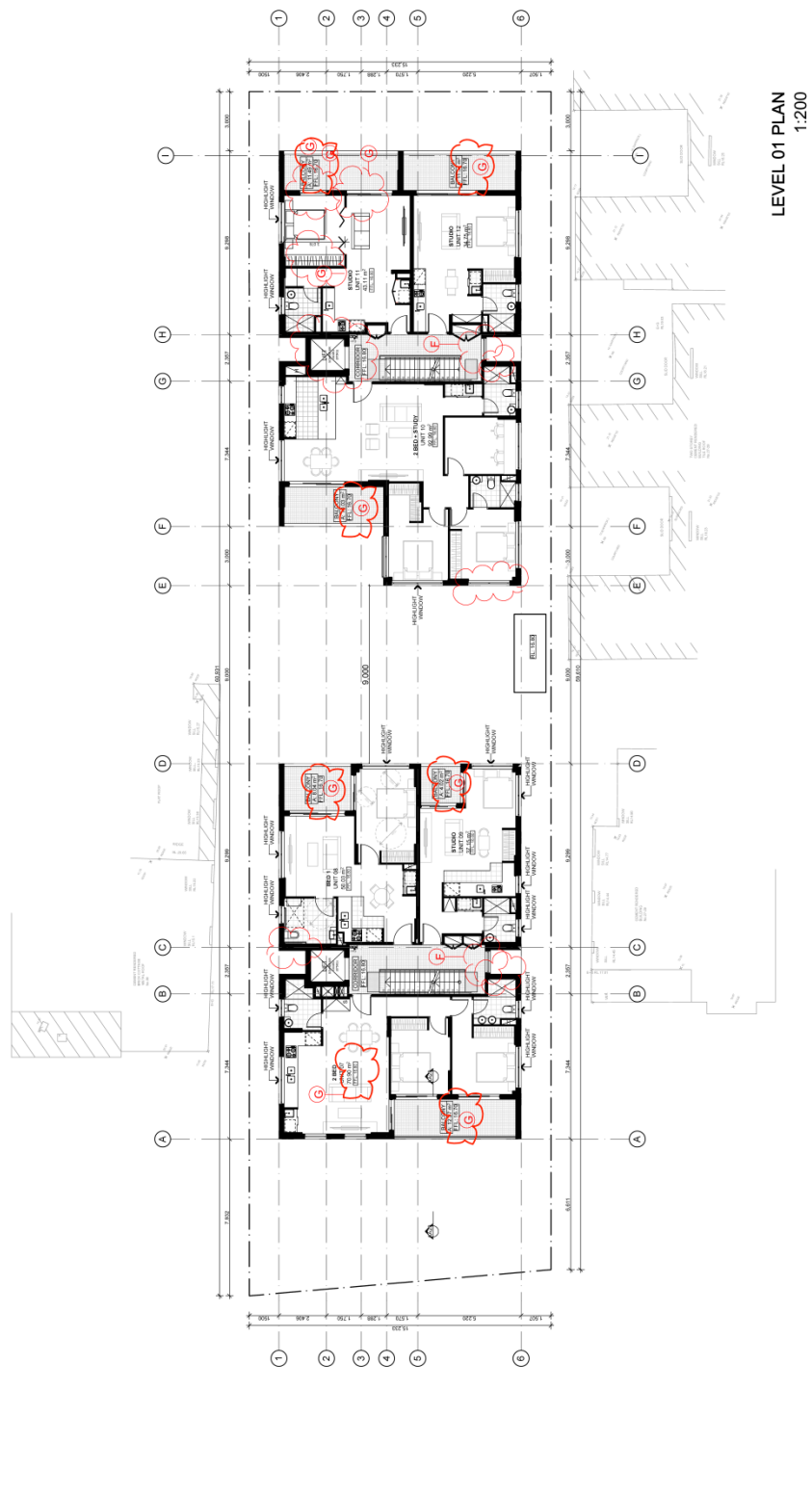


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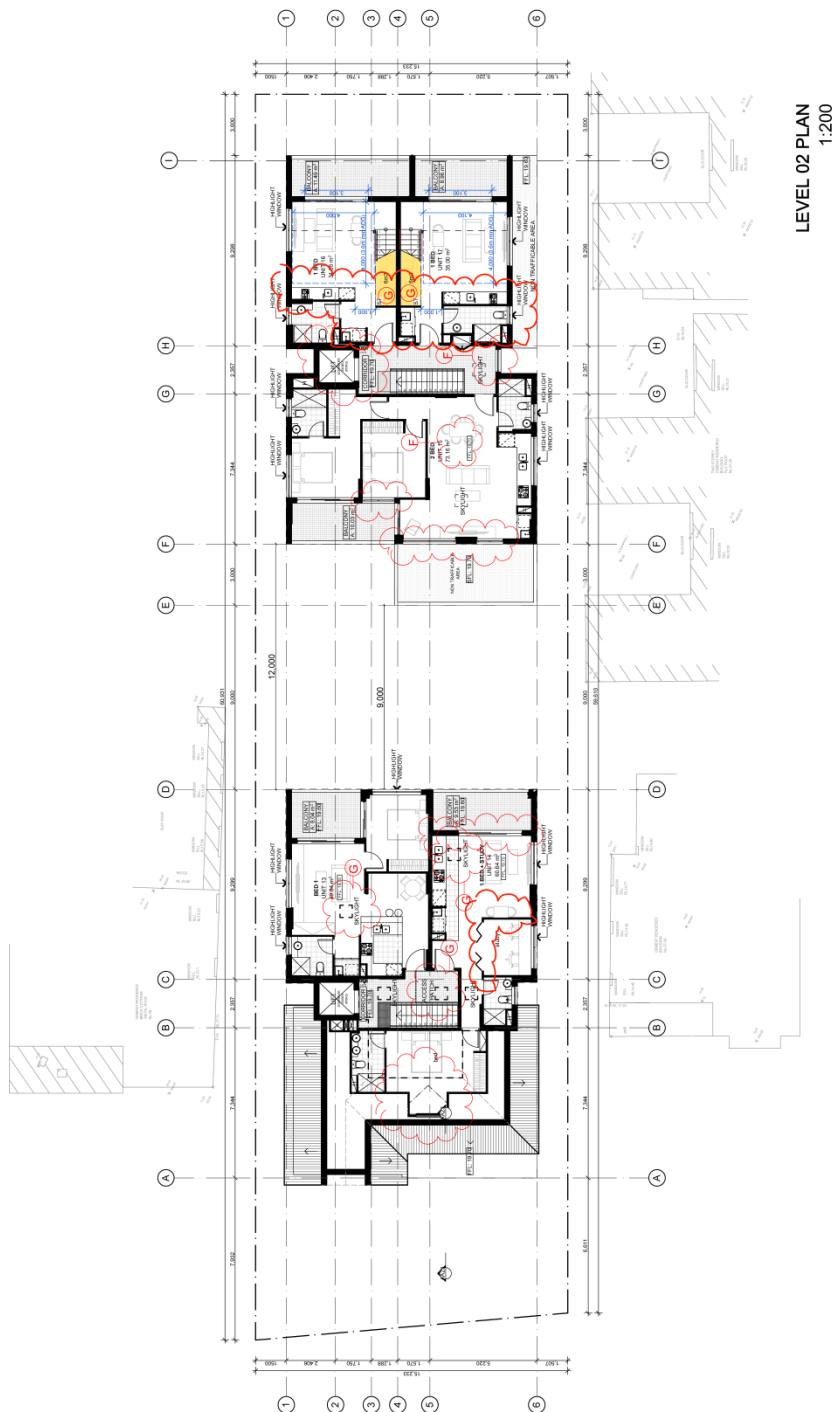


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			A 1202		F







LEVEL 02 PLAN  
1:200

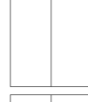
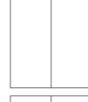
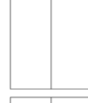
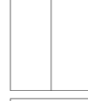
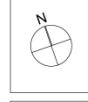
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LEVEL 02 PLAN

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10.17

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PROJECT LOCATION  
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33 SMITH ST. SUMMER HILL

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PROJECT NAME  
33 SMITH ST. SUMMER HILL

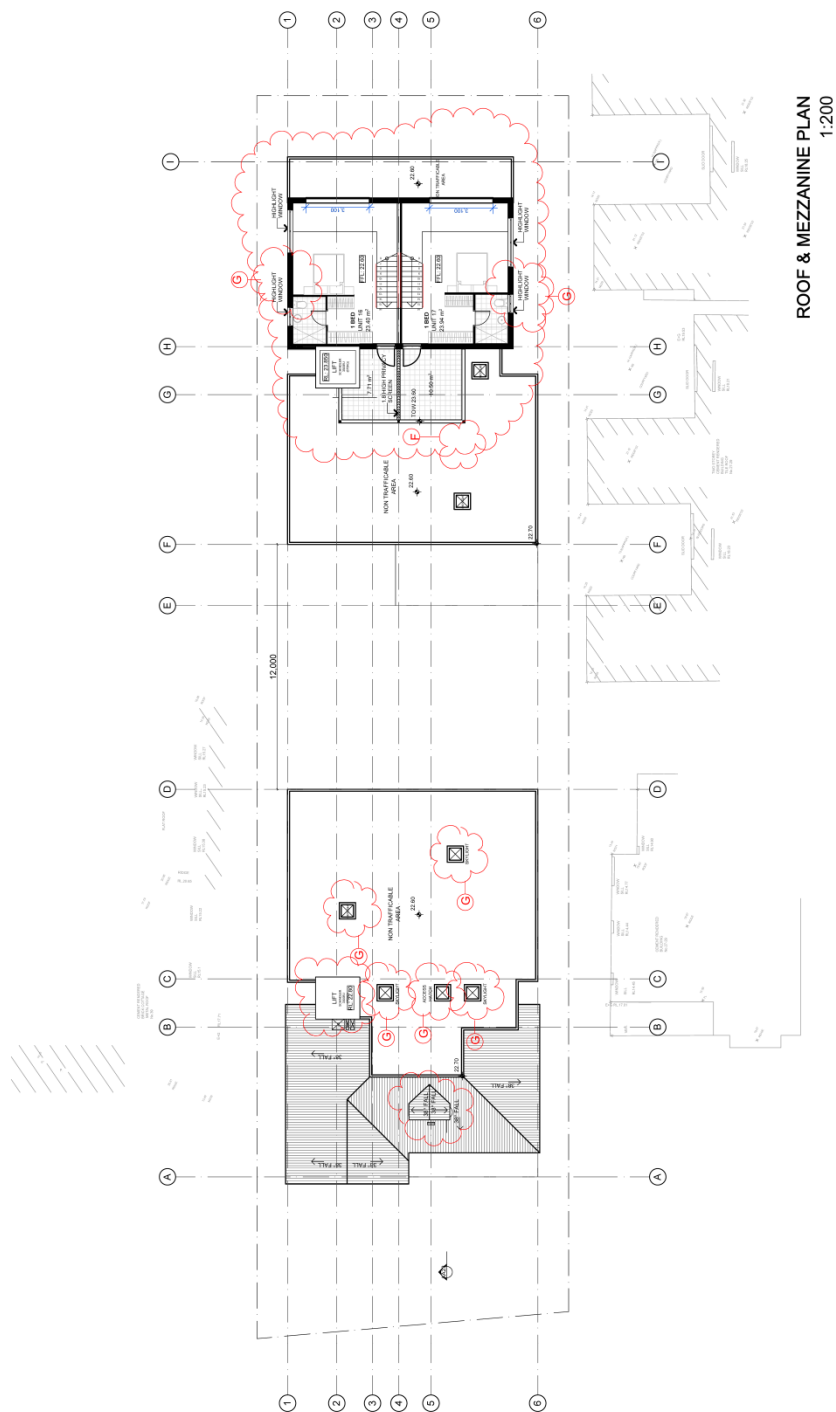
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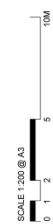
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PROJECT LOCATION  
S4.55 E

PROJECT STATUS  
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ROOF & MEZZANINE PLAN  
1:200



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Case	Date	Description
A	12/05/17	SB6
B	20/07/17	SB6
C	20/04/19	\$4.55
D	06/07/19	\$4.55
E	22/05/19	\$4.55
F	07/09/19	\$4.55 REVISION
G	20/10/19	\$4.55 REVISION

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<b>PLANNING</b> <b>NAME: GHADI ALI ARCHITECTY</b> ADDRESS: U2, 14 RAILWAY FDEL, BRARCO NEW2134 TEL: 8744 7026	<b>BASIC</b> <b>NAME: OUTSOURCE IDEAS</b> TEL: 8937 8908
---	--

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**ARCHITECT**



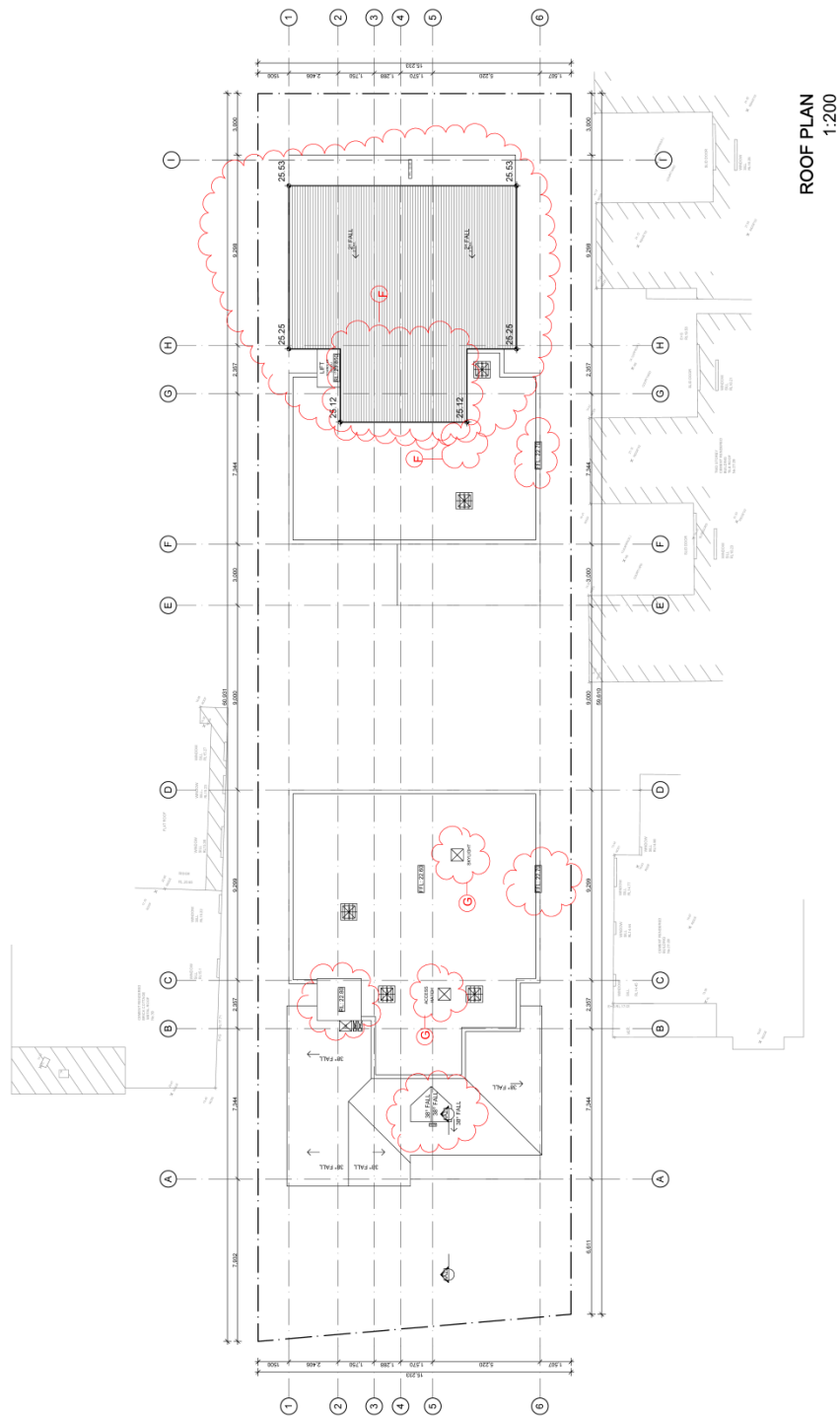
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BURNWOOD NSW 2174

PROJECT	33 SMITH ST, SUMMER HILL		
CLIENT	ROSY CIVIL PTY LTD		
ISSUE	DATE	PROJECT ARCHITECT	PROJECT DIRECTOR
1-200	2/15/2019	TZ	GA
DESIGN	BY	DATE	PROJECT DIRECTOR
1-200	2/15/2019	TZ	GA

PROJECT	33 SMITH ST, SUMMER HILL		
CLIENT	ROSY CIVIL PTY LTD		
ISSUE	DATE	PROJECT ARCHITECT	PROJECT DIRECTOR
1-200	2/15/2019	TZ	GA
DESIGN	BY	DATE	PROJECT DIRECTOR
1-200	2/15/2019	TZ	GA

DRAWING NUMBER <b>S4.55 E</b>	DRAWING NUMBER <b>A 1205</b>	ISSUE <b>G</b>	PROJECT NUMBER <b>10.17</b>
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DRAWING NUMBER <b>S4.55 E</b>	DRAWING NUMBER <b>A 1205</b>	ISSUE <b>G</b>	PROJECT NUMBER <b>10.17</b>
			DRAWING TITLE <b>ROOF &amp; MEZZANINE PLAN</b>



ROOF PLAN  
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---	---

ARCHITECT



**GHAZI AL ALI**  
ARCHITECT  
P.L.L.C.

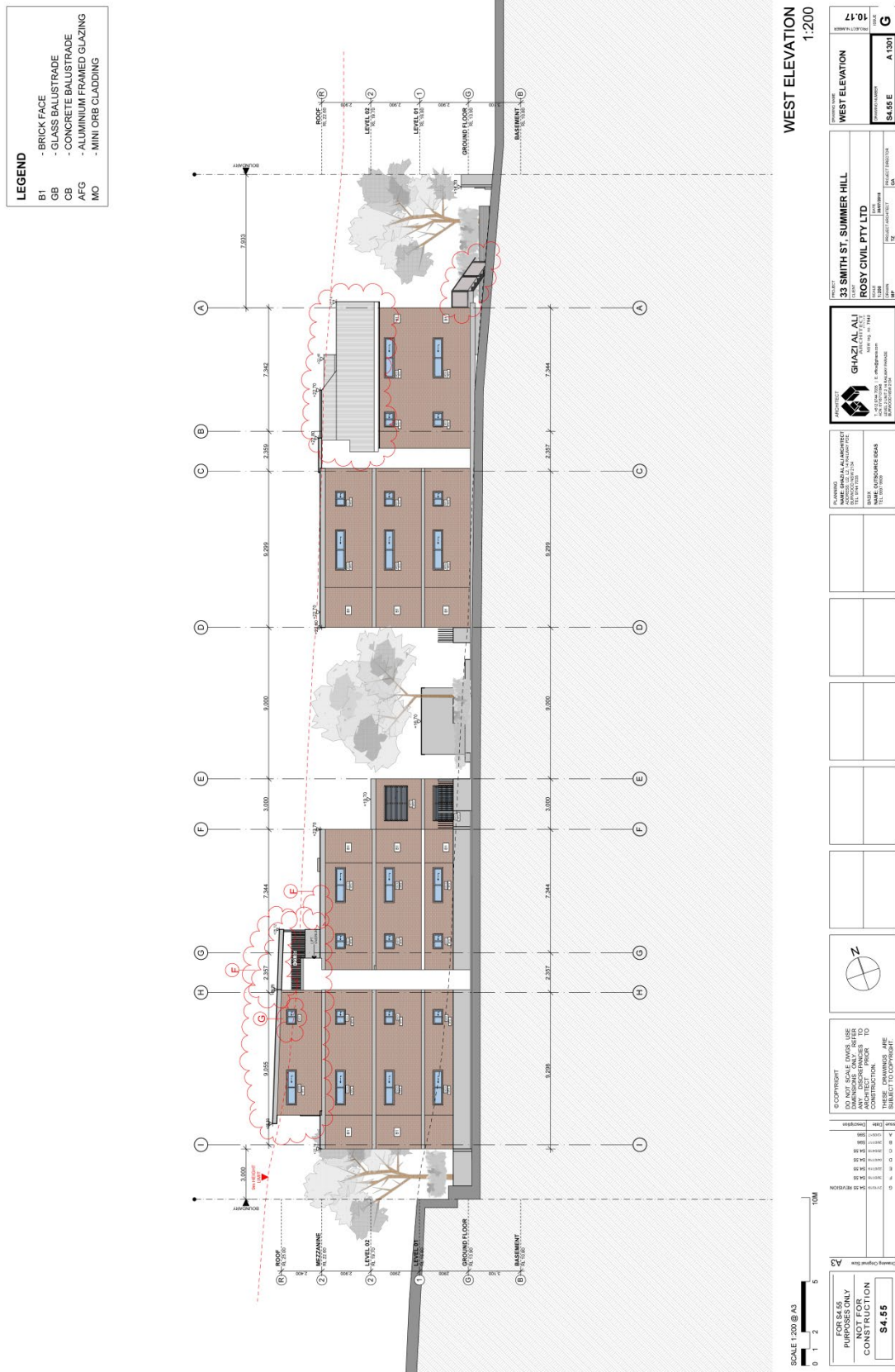
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T. 212.914.7005 | E. [info@ghaiaa.com](mailto:info@ghaiaa.com)  
ACN: 8785731148

LEVEL 2 UNIT 214 BAYVIEW MANOR  
BAYWOOD NEW YORK 11564

PROJECT	33 SMITH ST, SUMMER HILL	
CLIENT	ROSY CIVIL PTY LTD	
SCALE	1:200	DATE 21/03/2019
DRAWN	BY	PROJECT ARCHITECT TZ
DATE	BY	PROJECT GA

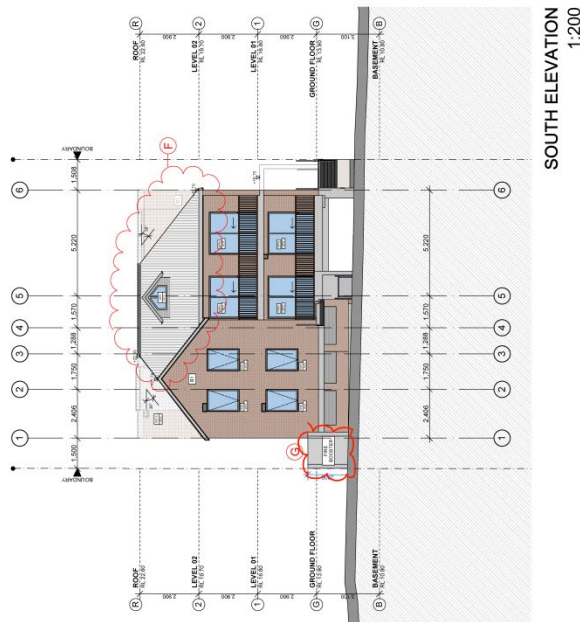
DRAWING NAME	UPPER ROOF PLAN	DRAWING NUMBER	S4.55 E	ISSUE	G	PROJECT NUMBER	10.17
			A 1206				







LEGEND	
B1	- BRICK FACE
GB	- GLASS BALUSTRADE
CB	- CONCRETE BALUSTRADE
AFG	- ALUMINIUM FRAMED GLAZING
MO	- MINI ORB CLADDING



SCALE 1:200 @ A3  
0 1 2 5 10M

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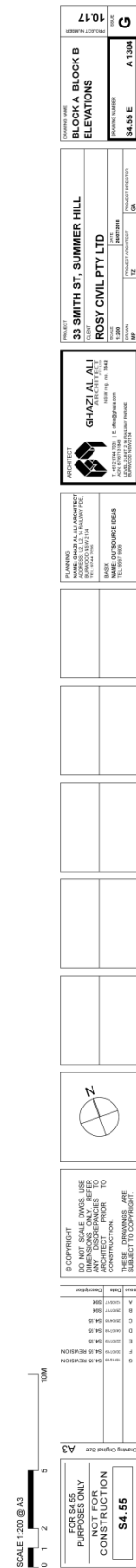


MAHMOUD AL ARABY ARCHITECT  
REGISTERED ARCHITECT  
10/10/2018  
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ADDRESS: 10/10/2018  
PHONE: 02 9550 1010  
EMAIL: mahmoud.alaraby@pricks.com.au

GHAZI AL ALI  
REGISTERED ARCHITECT  
10/10/2018  
NAME: GHAZI AL ALI  
ADDRESS: 10/10/2018  
PHONE: 02 9550 1010  
EMAIL: ghazi.alali@pricks.com.au

33 SMITH ST, SUMMER HILL  
ROSY CIVIL PTY LTD  
10/10/2018  
NAME: ROSY CIVIL PTY LTD  
ADDRESS: 33 SMITH ST, SUMMER HILL  
PHONE: 02 9550 1010  
EMAIL: rosy.civil@pricks.com.au

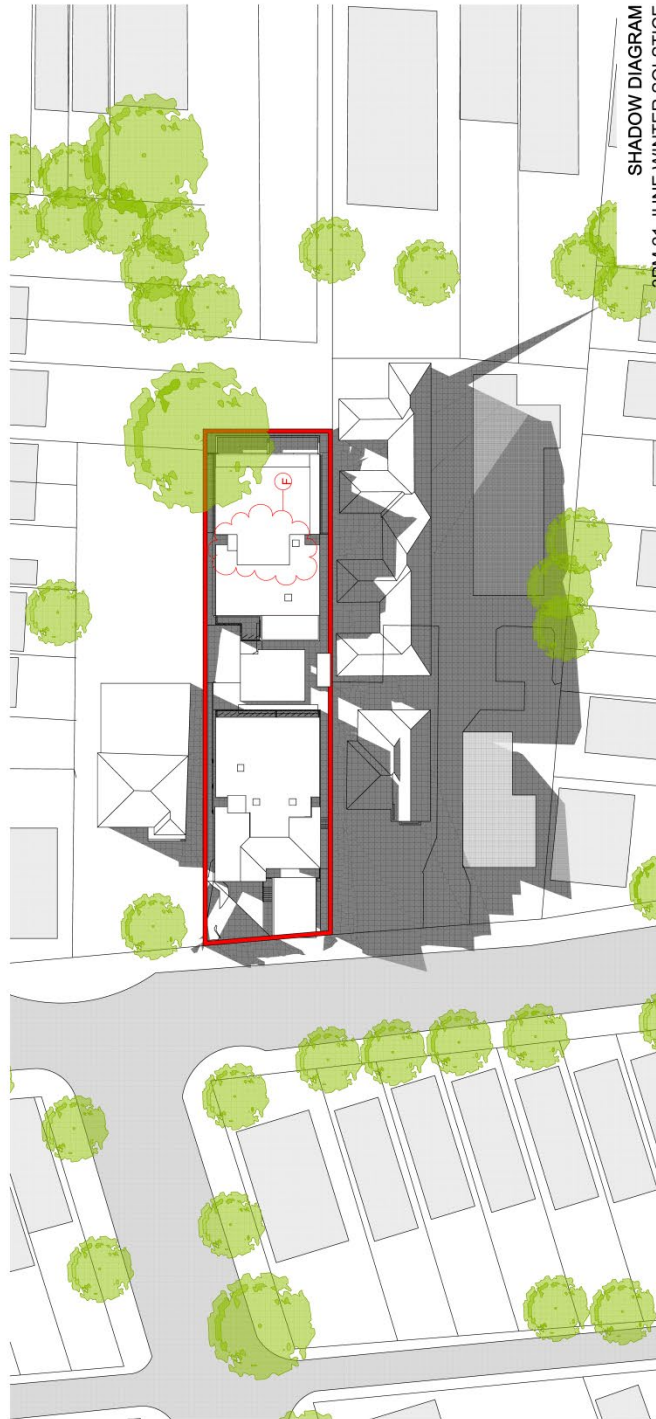
SOUTH & NORTH  
ELEVATION  
10/10/2018  
S4.55 E  
A1003  
G











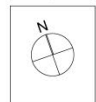
SHADOW DIAGRAM  
3PM 21 JUNE WINTER SOLSTICE

SCALE 1:200 @ A3

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PLANNING  
33 SMITH ST, SUMMER HILL  
NSW 1585  
TEL: 02 9550 1000  
WWW.ROSYCIVIL.COM.AU  
NAME: OUTSOURCING DESIGNS

PROJECT  
33 SMITH ST, SUMMER HILL  
ROSY CIVIL PTY LTD  
DATE: 12/01/2024  
DRAWN: J. ALI  
CHECKED: J. ALI  
SCALE: 1:200

PROJECT  
33 SMITH ST, SUMMER HILL  
ROSY CIVIL PTY LTD  
DATE: 12/01/2024  
DRAWN: J. ALI  
CHECKED: J. ALI  
SCALE: 1:200

SHADOW DIAGRAMS  
DATE: 12/01/2024  
DRAWN: J. ALI  
CHECKED: J. ALI  
SCALE: 1:200



SCALE 1:200 @ A3  
0 1 2 5 10M

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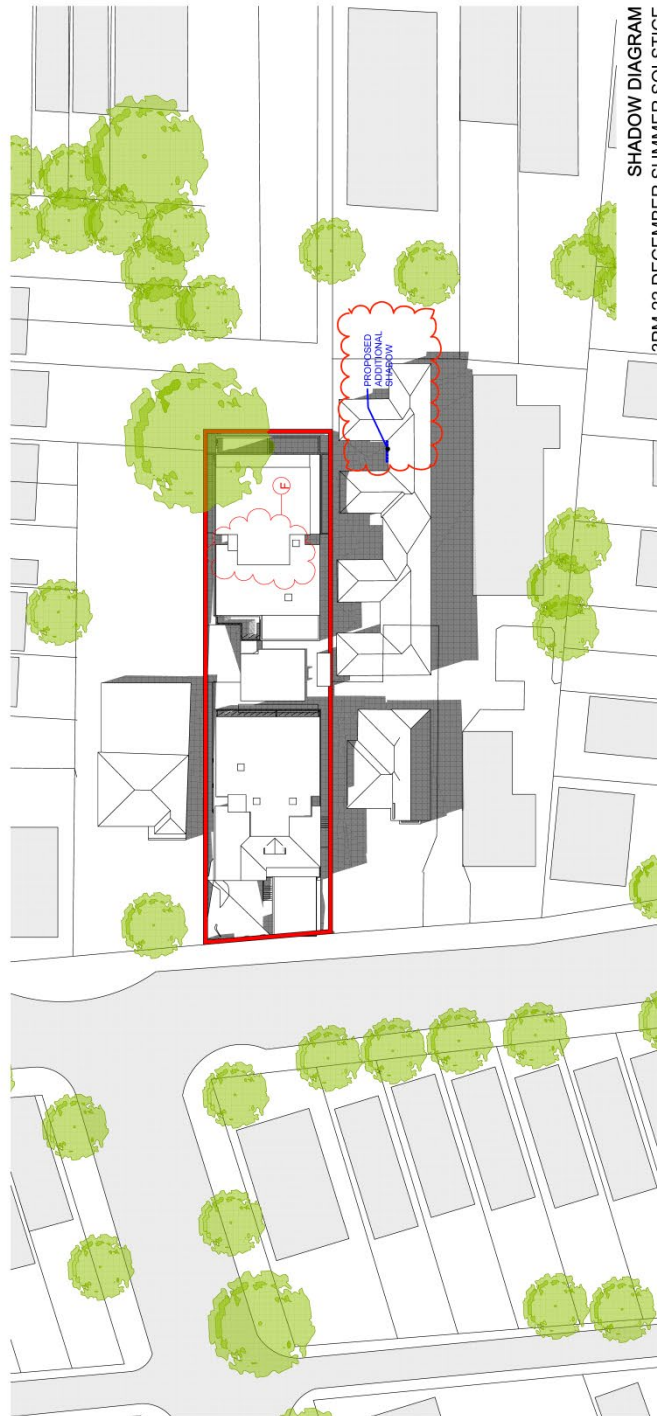


PLANNING  
NAME: GHAZI AL ALI  
TEL: 0434 123 123  
DATE: 10/17  
SCALE: S4.55

GHAZI AL ALI  
ARCHITECTS  
10/17 10/17 10/17  
10/17 10/17 10/17  
10/17 10/17 10/17

33 SMITH ST, SUMMER HILL  
RORY CIVIL PTY LTD  
10/17 10/17 10/17  
10/17 10/17 10/17  
10/17 10/17 10/17

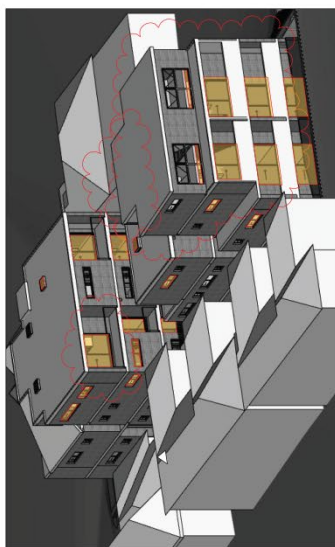
SHADOW DIAGRAMS  
PROJECT NUMBER  
S4.55 E  
A 10/17



SHADOW DIAGRAM  
3PM 22 DECEMBER SUMMER SOLSTICE

<b>PROJECT</b> 33 SMITH ST, SUMMER HILL ROSY CIVIL PTY LTD		DRAWING NO. 1001 DATE 10/10/2023 PROJECT MANAGER ROSY CIVIL PTY LTD	SCALE 1:150 DATE 10/10/2023
<b>CLIENT</b> ROSY CIVIL PTY LTD		PROJECT MANAGER ROSY CIVIL PTY LTD	SCALE 1:150
<b>DESIGNER</b> GHAFI ALI ARCHITECTS		PROJECT MANAGER ROSY CIVIL PTY LTD	SCALE 1:150
<b>DATE</b> 10/10/2023		PROJECT MANAGER ROSY CIVIL PTY LTD	SCALE 1:150
<b>FOR \$4.55</b> PURPOSES ONLY NOT FOR CONSTRUCTION		PROJECT MANAGER ROSY CIVIL PTY LTD	SCALE 1:150
<b>\$4.55</b>		PROJECT MANAGER ROSY CIVIL PTY LTD	SCALE 1:150

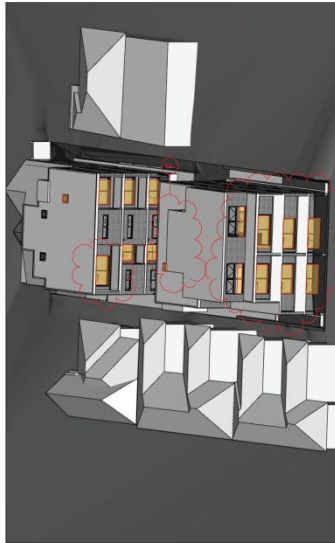




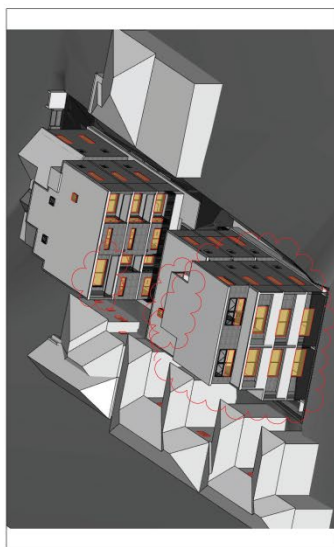
9AM 21 JUNE WINTER SOLSTICE



10AM 21 JUNE WINTER SOLSTICE



11PM 21 JUNE WINTER SOLSTICE



12PM 21 JUNE WINTER SOLSTICE



1PM 21 JUNE WINTER SOLSTICE



2PM 21 JUNE WINTER SOLSTICE

## SOLAR ACCESS STUDY

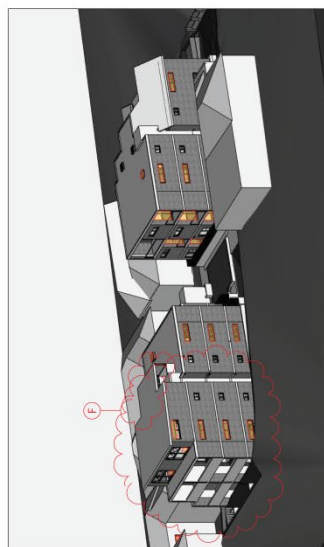
≥ 3H SOLAR ACCESS TO LIVING  
AREAS AND PRIVATE OPEN SPACE

**SOLAR ACCESS ≥ 3HRS: 12 (70.59%)**

LIMITED SOLAR ACCESS: 5 (29.41%)

NO DIRECT SUNLIGHT: 0 (0%)

TOTAL NUMBER OF UNITS: 17



3PM 21 JUNE WINTER SOLSTICE

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Drawing Digital Size **A3**

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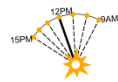
<b>PLANNING</b> <b>NAME:</b> GHADI ALI ARCHITECT <b>ADDRESS:</b> U2, L2, 16 RALWAY FDE, BURWOOD NEW 2134 <b>TEL:</b> 9744 7335	<b>BASIC</b> <b>NAME:</b> OUTSOURCE IDEAS <b>TEL:</b> 9559 9639
--	---

PROJECT	33 SMITH ST, SUMMER HILL		
CLIENT	ROSY CIVIL PTY LTD		
SCALE	DATE	DATE	
		97	19
DRAWN	PROJECT ARCHITECT	PROJECT DIRECTOR	
89P	TZ	GA	

ISSUE	F
PROJECT NUMBER	10.17
DRAWING NUMBER	S4.55 E A 1602
DRAWING NAME	SUNPATH DIAGRAM

## SOLAR ACCESS STUDY

	≥ 2H SOLAR ACCESS	SOLAR ACCESS ≥ 2HRS: 17 (100.00%)
	LIMITED SOLAR ACCESS	LIMITED SOLAR ACCESS: 0 (0%)
	NO DIRECT SUNLIGHT	NO DIRECT SUNLIGHT: 0 (0%)
	TOTAL NUMBER OF UNITS: 17	



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Time	Date	Description
10:00	10/01/18	10:00
10:00	10/01/18	10:00
10:00	10/01/18	10:00
10:00	10/01/18	10:00
10:00	10/01/18	10:00

<b>PLANNING</b> <b>NAME: GHAZI ALI ARCHITECT</b> <b>ADDRESS: U2, L2, 14 RAILWAY POLE,</b> <b>BLURWOOD NEW 2134</b> <b>TEL: 9744 7035</b>	<b>BASIC</b> <b>NAME: OUTSOURCE IDEAS</b> <b>TEL: 9537 9009</b>
--	---

ARCHITECT



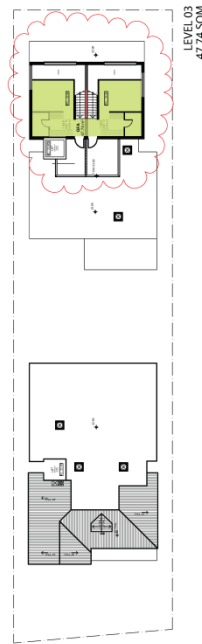
**GHAZI AL ALI**  
ARCHITECT  
NSW reg no. 7542

10/11 55/54 TROUS | E. office@ghaia.com  
10/11 55/54 TROUS | P. 02 9550 1099  
LEVEL 2 UNIT 2 14 BAYVIEW PARADE  
MANLY NSW 1589 2734

PROJECT	33 SMITH ST, SUMMER HILL	DATE	07-Aug-19	PROJECT ID	
CLIENT	ROSY CIVIL PTY LTD	SCALE	1:500	PROJECT ARCHITECT	
DRAWN					

DRAWING NAME	SOLAR ACCESS DIAGRAM	DRAWING NUMBER	S4.55 E A 1603
		REVISION	E
PROJECT NUMBER		10.17	





**GFA CALCULATION**  
 SITE AREA: 918 SQM  
 PERMISSIBLE FSR: 0.7:1 + 0.5 ARH BONUS = 1.2:1  
 PERMISSIBLE GFA: 1101.60 SQM  
 TOTAL GFA: 1042.37 SQM  
 TOTAL FSR: 1.14:1

SCALE 1:200 @ A3  
 0 1 2 5 10M

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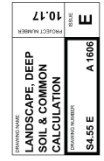
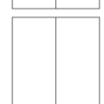
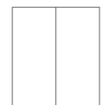
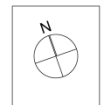
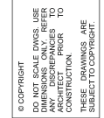
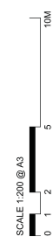


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 ROSY CIVIL PTY LTD  
 33 SMITH ST, SUMMER HILL  
 NSW 2148  
 PHONE: 02 9550 1234  
 EMAIL: info@rosy-civil.com.au  
 WEBSITE: www.rosy-civil.com.au

GFA CALCULATION  
 TOTAL GFA: 1042.37 SQM  
 TOTAL FSR: 1.14:1  
 A 1005

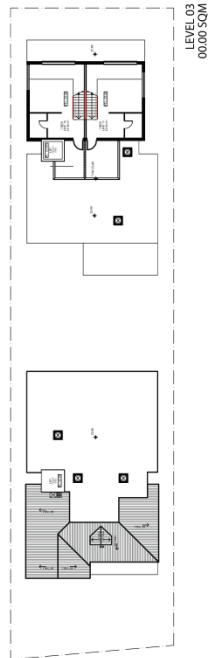
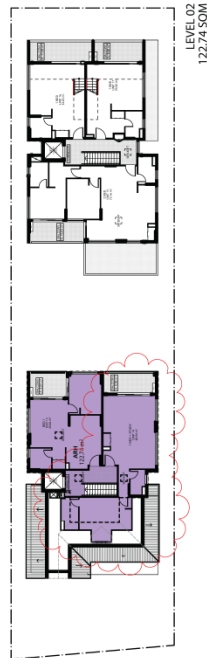




# ARH CALCULATION

SITE AREA: 918 SQM  
 PERMISSIBLE FSR: 0.7:1 + ARH BONUS 0.5:1 = 1.2:1  
 PERMISSIBLE GFA: 1073.13 SQM  
 PROPOSED GFA: 1042.37 SQM  
 MIN ARH SQM TO BE PROVIDED: 453.93m<sup>2</sup>  
 TOTAL ARH GFA: 470.12 SQM OF 1042.37 SQM OF  
 SITE PROPOSED GFA 45.1%

ARH AREA



SCALE 1:200 @ A3



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 02 9550 1234  
 ghazi.ali@ghazi.ali.com.au

PROJECT  
 33 SMITH ST, SUMMER HILL  
 CLIENT  
 ROSY CIVIL PTY LTD  
 DATE  
 10 Aug 19  
 DRAWN BY  
 GH  
 CHECKED BY  
 GH  
 PROJECT ARCHITECT  
 GH

PROJECT NAME  
 ARH DIAGRAM  
 DRAWING NUMBER  
 S4.55 E  
 SCALE  
 A 1607  
 DATE  
 10.11.19

