

DA NO: DA-2014/332/B
ADDRESS: 8 THE RAMPART, CASTLECRAG NSW 2068.
PROPOSAL: INTERNAL CHANGES, INFILL OF VOID ALTERATION TO ROOF SHAPE, EXTRA SKYLIGHTS AND ASSOCIATED WORKS.
RECOMMENDATION: APPROVAL
ATTACHMENTS:
1. SCHEDULE OF CONDITIONS
2. SITE DESCRIPTION AND AERIAL PHOTO
3. DEVELOPMENT CONTROLS, STATISTICS, DEVELOPER CONTRIBUTION & REFERRALS
4. SUBMISSIONS TABLE
5. SECTION 4.55 (2) - ASSESSMENT
6. SECTION 4.15 (79C) ASSESSMENT
7. NOTIFICATION MAP
8. ARCHITECTURAL PLANS
RESPONSIBLE OFFICER: RITU SHANKAR (TEAM LEADER)
AUTHOR: JANE MCMILLAN – DEVELOPMENT ASSESSMENT OFFICER
MEETING DATE 26 MARCH 2019

1. PURPOSE OF REPORT

The purpose of this report is to seek determination by Willoughby Local Planning Panel (WLPP) of Development Application DA-2014/332/B for internal changes, infill of void alteration to roof shape, extra skylights and associated works at 8 The Rampart, Castelcrag.

The application is required to be referred to the WLPP for determination because there is a non-compliance with the floor space ratio development standard of more than 10%.

2. OFFICER'S RECOMMENDATION

THAT the Willoughby Local Planning Panel:

2.1 Approve Development Application DA-2014/332/B for internal changes, infill of void, alteration to roof shape, extra skylights and associated works at 8 The Rampart, Castlecrag, subject to conditions contained in Attachment 1, for the following reasons:

2.1.1 The proposed modification involves infill of an approved void area which does not increase the scale and bulk of the already approved alterations and additions.

2.1.2 The proposed modification is considered to be of minor environmental impact that will not adversely affect the environmental or ecological values of the E4 zone.

2.1.3 The proposed modification results in a very minor increase in building footprint that will not create additional environmental impacts to the adjoining reserve.

2.1.4 The proposed modification is acceptable from a heritage viewpoint and will not have an adverse impact on the heritage significance of the Griffin Conservation Area.

2.1.5 Subject to conditions, it is considered that the proposed modification will have an acceptable impact on adjoining properties.

3. BACKGROUND

The site is located in the E4 Environmental Living Zone. A description of the site and surrounding area, including an aerial photograph is contained in **Attachment 2**.

DA 2014/332 was approved on 25 March 2015. The DA is to be commenced by 25 March 2020. No works have yet been undertaken on site. DA 2014/332 extensively extended the lower ground floor and created a void above the kitchen and family room at the ground floor level.

DA 2014/332/A extended the lower ground floor deck substantially and also extended the approved family room so that it aligned with the rear wall of the dining room. The modification also extended the void area at the ground floor level. Other changes included room relocations, adding a laundry at the lower ground floor (adjacent to the sub-floor) and the minor modifications to floor area on the northern side elevation, at both the lower ground floor and ground floor levels.

The current modification (DA 2014/332/B) seeks to relocate the kitchen from the lower ground floor level to the ground floor level with a breakfast room and relocate the master bedroom suite into the void area. A plant room is added at the lower ground level on the northern elevation with a landing for the stairs above which increases the building footprint by 3.85m². The proposed modification increases the floor area by 51.53m². Changes to the roof include new skylights and a new dormer/highlight window facing towards the street.

Lot Size 626m ² Maximum FSR (0.34:1) 212.84 m ²	Floor Space Ratio m ²	Compliance
DA 2014/332	(0.328:1) 205.6 m ²	Yes
DA 2014/332A	(0.38:1) 237.7m ²	No
DA 2014/332B	(0.46:1) 289.23m ² (76.39m ² above FSR limit)	No

4. DISCUSSION

The controls and development statistics that apply to the subject land are provided in **Attachment 3**. The modification results in a total floor area of 289.23 m² which exceeds the maximum allowable limit by 76.39m² or 36%.

The S4.55 modification was notified to neighbouring properties from 13 November 2018 to 27 November 2018 and three objections were received. A table of the issues raised in the submissions objecting to the proposal and the assessing officer's response is contained in **Attachment 4**.

Objection is made by the Castlecrag Association and the Walter Burley Griffin Society to the approval of the application to fill in the already approved void area as the proposed FSR will be 0.46:1. As the void area has been approved, the infilling of the void area will not contribute to any additional building bulk or scale. No objection is therefore made to the current proposal. Further, the proposed modification does not significantly increase site coverage nor amenity impacts to adjoining properties.

The adjoining property owners at 6 The Rampart have highlighted the following issues of concern:

- Loss of sunlight and views as a result of wall extension on north-eastern elevation
- Non-compliance with building envelope due to wall extension on north-eastern elevation.
- Full length privacy screen for north-eastern elevation of lower ground floor deck required.
- Impacts of construction on Magnolia Tree located in proximity to the common boundary (at 6 The Rampart).

Conditions of consent have been included to protect the Magnolia tree. Condition 6A of the existing consent requires that a fixed privacy screen 1.6m high be located along the full length of the north-eastern and south-western elevations of the lower ground floor rear deck.

An analysis of the northern elevation plan shows that the additional wall length is located more towards the front of the site where the non-compliance with the building envelope is not significant. The side wall has a height of 4.8m at this point. The wall height increases to a maximum of 5.5m towards the rear of the site as per the already approved plans. The location of the proposed wall extension, on the south-western side of 6 The Rampart will not impact on views or sunlight to the rear garden of this adjoining property.

A detailed assessment of the proposed modification in terms of Clause 4.55(2) of the *Environmental Planning and Assessment Act 1979* is provided in **Attachment 5**.

A detailed assessment of the proposed modification in accordance with Clause 4.15 of the *Environmental Planning and Assessment Act 1979* is provided in **Attachment 6**.

5. CONCLUSION

The proposed modification will have an acceptable impact on the amenity of adjoining properties subject to conditions.

The Development Application DA-2014/332/B has been assessed in accordance with Section 4.15 (79C) of the *Environmental Planning and Assessment Act 1979*, *WLEP 2012*, *WDCP*, and other relevant codes and policies. It is considered that the proposal is acceptable in the particular location, subject to the consent conditions included in **Attachment 1**.

ATTACHMENT 1: SCHEDULE OF CONDITIONS

SCHEDULE

CONDITIONS OF CONSENT: (including reasons for such conditions)

Development Consent 2014/332 and 2014/332/A is modified as follows:

A. Condition No 1 is amended to read as follows:

1. Approved Plan/Details

The development must be in accordance with the following plans:

Type	Plan No.	Revision / Issue No	Plan Date (as Amended)	Date Stamped by Council	Prepared by
Cover Sheet	DA.00	A	August 2014	6.8.2014	Bensen Partners Architects
Site Analysis	DA.01	A	August 2014	6.8.2014	Bensen Partners Architects
Lower Ground Floor Plan	DA.02	C	November 2014	20.11.2014	Bensen Partners Architects
Ground Floor Plan	DA.03	C	November 2014	20.11.2014	Bensen Partners Architects
Roof Plan	DA.04	A	August 2014	6.8.2014	Bensen Partners Architects
Elevation 1	DA.05	C	November 2014	20.11.1014	Bensen Partners Architects
Elevation 2 and Section	DA.06	C	November 2014	20.11.2014	Bensen Partners Architects
Basix Commitments	DA.08	A	August 2014	6.8.2014	Bensen Partners Architects
Schedule of Materials and Finishes				20.11.2014	Bensen Partners Architects

the application form and any other supporting documentation submitted as part of the application,

As modified by (DA-2014/332/A)

Type	Plan No.	Revision / Issue No	Plan Date (as Amended)	Date Stamped by Council	Prepared by
Cover Sheet	DA.00	A	August 2014	6.8.2014	Bensen Partners Architects
Site Analysis	DA.01	A	August 2014	6.8.2014	Bensen Partners Architects
Lower Ground Floor Plan	A-10	A	09.09.15 (09.09.15)	09.09.15	Taryn Cornell
Ground Floor Plan	A-11	A	09.09.15	09.09.15	Taryn Cornell
Roof Plan	A-12	A	09.09.15	09.09.15	Taryn Cornell
North Elevation	A-20	A	09.09.15	09.09.15	Taryn Cornell
South Elevation	A-21	A	09.09.15	09.09.15	Taryn Cornell
East Elevation	A-22	A	09.09.15	09.09.15	Taryn Cornell
West Elevation	A-23	A	09.09.15	09.09.15	Taryn Cornell
Basix Commitments	DA.08	A	August 2014	6.8.2014	Bensen Partners Architects
Exterior Finishes	A-90	A	09.09.15	09.09.15	Taryn Cornell

the application form and any other supporting documentation submitted as part of the application,

As modified by (DA-2014/332/B)

Type	Plan No.	Revision/ Issue No	Plan Date (as Amended)	Prepared by
Architectural Plans 477/2018	DA1	C	Nov 2018	Bensen Partners
	DA2	C		
	DA3	C		
	DA4	C		
	DA5	C		

the application form and any other supporting documentation submitted as part of the application, except for:

- a) any modifications which are "Exempt Development" as defined under S76(2) of the Environmental Planning and Assessment Act 1979;
- b) otherwise provided by the conditions of this consent.

(Reason: Information and ensure compliance)

B. The following conditions are added:

PRIOR TO COMMENCEMENT

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. All of these conditions are to be complied with prior to the commencement of any works on site.

12A. Tree Protection

- (a) Retain and protect the following trees and vegetation throughout the demolition and construction period: All trees not indicated for removal on the approved plans unless exempt under relevant planning instruments or legislation.
- (b) The above trees must be clearly marked and protection devices in place to prevent soil compaction and machinery damage.
- (c) Tree roots greater than 50mm diameter are not to be removed unless approved by a qualified Arborist on site.
- (d) All structures are to bridge roots unless directed by a qualified Arborist on site.
- (e) Tree protection measures must comply with the AS 4970-2009 Protection of trees on development sites with particular reference to Section 4 Tree Protection Measures

(Reason: Tree management)

ADDITIONAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land, and relevant legislation.

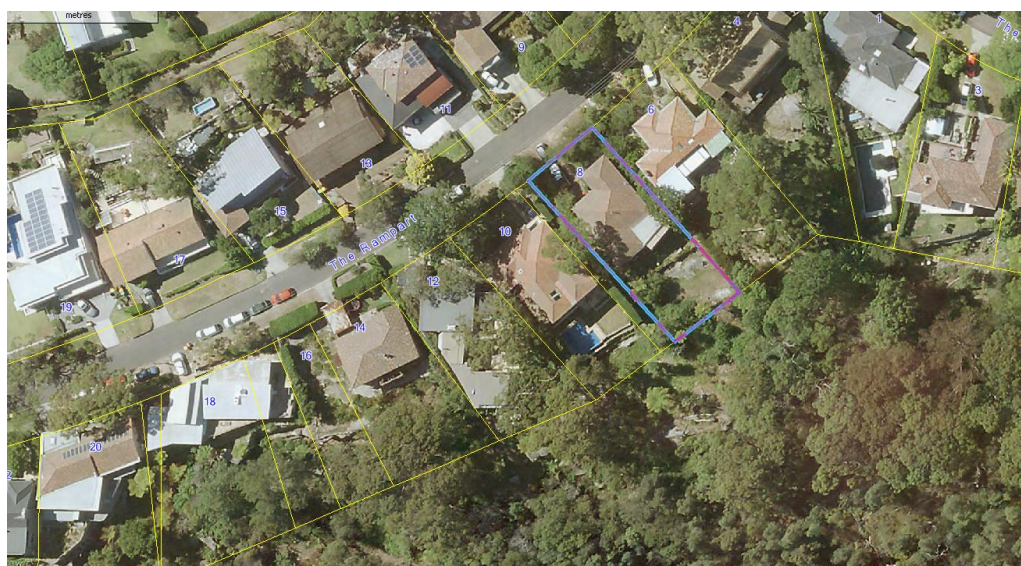
38A. Trees on Adjoining Properties

No approval is given for the removal or pruning of trees on the nature strip, adjoining reserves, or neighbouring private land.

(Reason: Environmental protection)

C. Comply with all other conditions of the original development consent.

ATTACHMENT 2: SITE DESCRIPTION AND AERIAL PHOTO



The site is zoned E4 Environmental Living and is located in the Griffin Heritage Conservation Area. The site is located on the south-eastern side of The Rampart and adjoins Watergate Reserve at its rear. There is a 3m wide reserve for access located on the south-western side of the site. The site has a north-west to south-east orientation. The site has a frontage to The Rampart of 15.235m, a maximum depth of 41.515m and a total site area of 626m². There is a fall of approximately 5.2m from the front to the rear boundary. The site is bushfire prone.

ATTACHMENT 3: CONTROLS & DEVELOPMENT STATISTICS AND REFERRALS

Willoughby Local Environmental Plan 2012 Zoning:	E4
Conservation area	Yes – Griffin Items in the vicinity - 12 the Rampart
Heritage Item	No
Bushfire Prone Area	Yes
Foreshore Protection Area	FBL located at rear of site
Flood related planning control	No
Applicable DCP	WDCP
Applicable SEPPs	SEPP 55, SEPP 19, BASIX SEPP, SREP (Sydney Harbour Catchment)
Relevant policies and resolutions	-

Development Statistics (R2 & E4 – Dwelling House and/or ancillary development)

	Existing	Proposed by applicant	Calc. by Council	Standard	Numerical Compliance
Site Area (m ²)	626	-			-

WLEP 2012

Cl.4.3	Height (m)	8m	8m	8m	8m (HCA)	Yes
Cl.4.4 & Cl. 4.4A	GFA (m²)	209.3 (approved)	289.33	289.33	212.84	No
	FSR	0.33:1	0.46:1	0.46:1	0.34:1	

WLEP 2012

The proposed non-compliance with the maximum FSR that applies to the site is 76.39 m² or 36% caused by infilling an existing void area and a small addition at the north-eastern side of the dwelling.

As the void area has been approved, the infilling of the void area will not contribute to any additional building bulk or scale. Therefore no objection is made to the current proposal. Further, the proposed modification does not significantly increase site coverage nor amenity impacts to adjoining properties.

The exclusion of void areas from the calculation of gross floor area is a matter that can be addressed by the State government when the model provisions are reviewed.

WDCP

The current modification retains the same side setbacks as the approved development.

The current modification does not increase the existing non-compliance with the building envelope control.

There is a minor increase in the building footprint of 3.85m² that will not significantly impact on adjoining properties.

Referrals

Heritage	<p>This application involves a further modification to an existing consent for a property located within the Griffin Heritage Conservation Area. None of the proposed changes relate to matters that could affect the conservation of the H.C.A.</p> <p>Recommendation: From a heritage perspective there is no objection to the proposed modification of the development consent.</p>
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ATTACHMENT 4: SUBMISSIONS TABLE

Issues raised	Response
6 The Rampart Castlecrag	
<p>1. The house is proposed to be extended by 1500mm along our south/western side boundary and has a non-compliance with the building height plane. Loss of views and sunlight as a result to our rear garden.</p>	<p>A plant room is added at the lower ground floor level, extending the length of the wall on the north-eastern elevation by 2.451m. This addition extends at the ground floor level as well for 2.451m. The wall extension maintains the existing side boundary setback of 1.53m.</p> <p>An analysis of the northern elevation plan shows that the additional wall length is located more towards the front of the site where the non-compliance with the building envelope is not significant. The side wall has a height of 4.8m at this point. The wall height increases to a maximum of 5.5m towards the rear of the site as per the already approved plans.</p> <p>The location of the proposed wall extension, on the south-western side of 6 the Rampart will not impact significantly on views or sunlight to the rear garden of 6 The Rampart.</p>
<p>2. The new deck in the original proposal had privacy screens (minimum 1.8m high) installed on the north-eastern elevation. The extension of the deck shows a gap in this privacy screen of approximately 1m at the proposed wall at the back of the house. The 1800mm high screen must extend along the entire length of the proposed new deck.</p>	<p>The lower ground floor deck was extended under the previous S4.55 application.</p> <p>A condition of consent requiring a full length 1.6m privacy screen to extend for the full length of the north-eastern and south-western elevation of the deck was included in the previous S4.55 modification (Condition 6A).</p>
<p>3. Impact on Magnolia Tree.</p>	<p>The survey plan submitted shows the 10m high Magnolia tree located on the adjoining property in proximity to the subject site.</p> <p>The current modification does not reduce the setback of the building from the north-eastern side boundary. Nevertheless, a condition of consent has been added to ensure the protection of the Magnolia Tree during construction works.</p>

<p>Castlecrag Progress Association</p>	
<p>Original DA had a FSR of just under 0.34:1. A Clause 4.55 variation was approved 9 months later, still retaining the void but with an FSR of 0.4:1.</p> <p>The current proposal fills in the void space to permit a master bedroom and maximum FSR of 0.46:1.</p> <p>No residential structures should be built under any circumstances within the Griffin Conservation Area with a FSR of 0.46:1.</p>	<p>The infilling of already approved void areas (which constitutes internal modifications) does not contribute to any additional bulk and scale nor does it increase site coverage. It also does not significantly increase amenity impacts to adjoining properties.</p> <p>The exclusion of void areas from the calculation of gross floor area is a matter that should be addressed by the State government as this is contained within the standard definition for gross floor area contained in all LEPs .</p>
<p>Walter Burley Griffin Society</p>	
<p>The site is E4 Zoned and within the Griffin HCA. The site is close to the Griffin designed Mower House at 12 The Rampart and adjoins Watergate Reserve. The area has special ecological and heritage values.</p> <ul style="list-style-type: none"> • Strongly objects to the infill of the void area as it pushes the FSR over the maximum allowable • Object to non-complying development and then the submission of a series of modified plans that further increases non-compliances. • The non-compliance with the floor space ratio is not minor as claimed. • The proposed works do not comply with the minimum 3m setback required to one side boundary. • Council must uphold its controls in order to preserve the natural scenic qualities, heritage and character of the area. 	<p>As stated, the void area has been approved as part of the original application and extended slightly as part of the first S4.55 application. The infilling of the void area does not increase significantly the bulk of the approved building or the approved site coverage.</p> <p>It is agreed that the State Government should reconsider the definition of gross floor area that permits voids at the upper levels of a dwelling house to be excluded when a DA is approved and then filled in later as part of a S4.55 modification.</p> <p>Regarding setbacks the current S4.55 application does not change the already approved side setbacks of 1.669m on the western side boundary and 1.53m on the eastern side boundary.</p>

ATTACHMENT 5 – SECTION 4.55 (2) - ASSESSMENT

Considerations Under S4.55(2) EP&A Act - Other modifications

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

Satisfactory ✓ Unsatisfactory ✗ Not Relevant N/A

(a)	it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and	✓
	Comments: The application relates to changes to approved plans and conditions and the development is substantially the same development for which the original consent was granted.	
(b)	it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 5) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and	N/A
	Comments: Nil	
(c)	it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and	✓
	Comments: The modified application was notified in accordance with Part B4 of <i>WDCP</i> .	
(d)	it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.	✓
	Comments: Three (3) submissions were received as a result of the neighbour notification. The comments made in the submissions were considered as part of the assessment of the application.	

ATTACHMENT 6 - SECTION 4.15 (79C) ASSESSMENT

The application has been assessed under the provisions of S.4.15 (79C) of the *Environmental Planning and Assessment Act*.

The most relevant matters for consideration are assessed under the following headings:

Matters for Consideration Under S4.15 EP&A Act

Considered & Satisfactory ✓ Considered & Unsatisfactory ✗ Not Relevant N/A

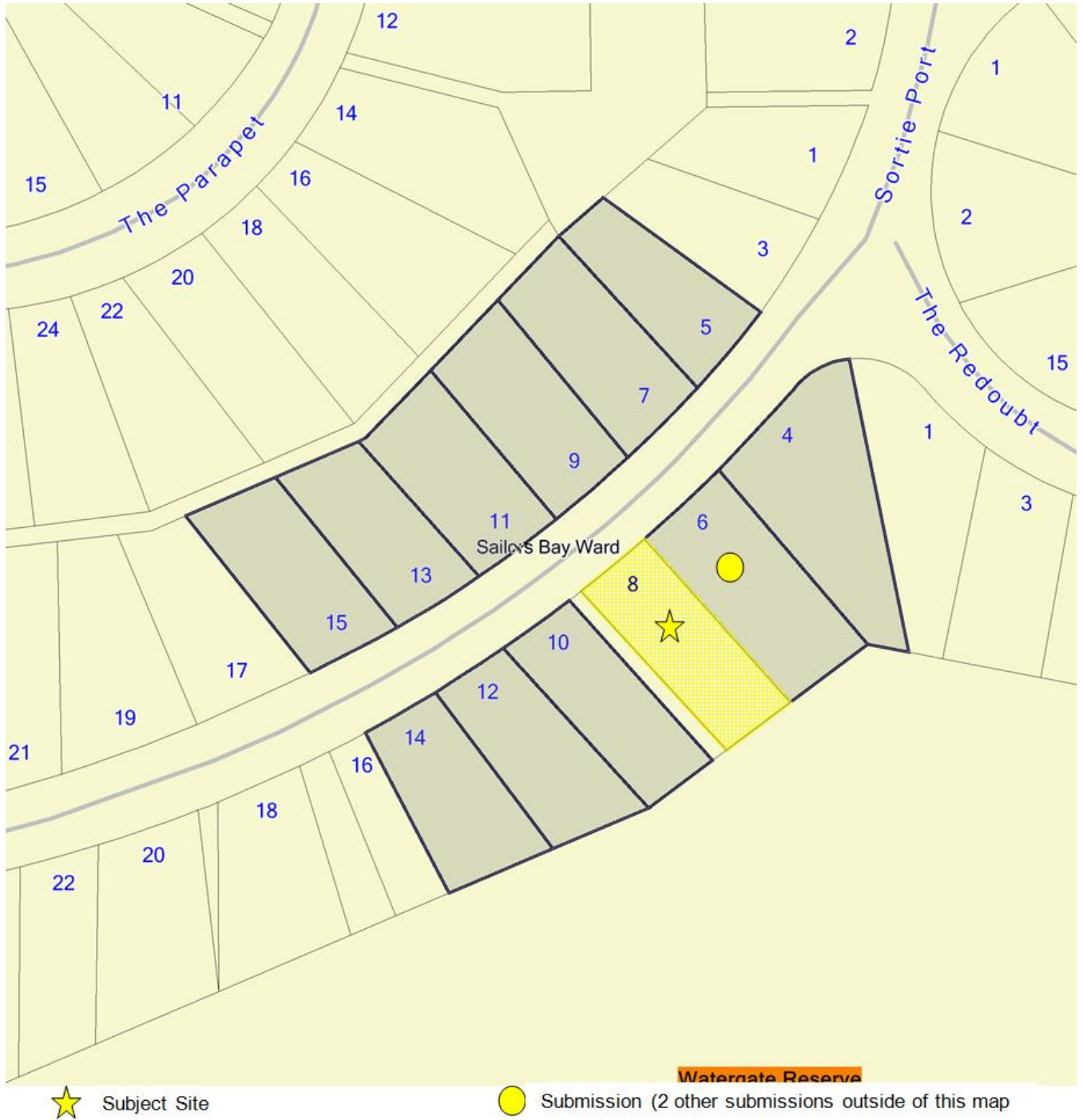
(a)(i)	The provisions of any environmental planning instrument (EPI)	
	State Environmental Planning Policies (SEPP)	✓
	Regional Environmental Plans (REP)	✓
	Local Environmental Plans (LEP)	✓
	Comment: The modified proposal does not contravene any relevant matters for consideration under the provisions of any <i>SEPPs</i> or <i>REPs</i> . Regarding the <i>WLEP 2012</i> there is a non-compliance with the maximum floor space ratio that applies to the site. Despite this non-compliance it is considered that the proposed modification will meet the objectives of the development standard and the zone. The proposed modification complies with the maximum height limit of 8m that applies to the site. The site is located within The Griffin Heritage Conservation Area. It is considered that the modified proposal has an acceptable impact on the heritage significance of The Griffin Heritage Conservation Area and satisfies the requirements of Clause 5.10 of the <i>WLEP 2012</i> .	
(a)(ii)	The provision of any draft environmental planning instrument (EPI)	
	Draft State Environmental Planning Policies (SEPP)	N/A
	Draft Regional Environmental Plans (REP)	N/A
	Draft Local Environmental Plans (LEP)	N/A
	Comment: N/A	
(a)(iii)	Any development control plans	
	Development control plans (DCPs)	✓
	Comment: The proposed modification is acceptable with regard to the requirements of the <i>WDCP</i> .	
(a)(iv)	Any matters prescribed by the regulations	
	Clause 92 EP&A Regulation-Demolition	N/A
	Clause 93 EP&A Regulation-Fire Safety Considerations	N/A
	Clause 94 EP&A Regulation-Fire Upgrade of Existing Buildings	N/A
	Comment: There are no prescribed matters that affect the modification application.	
(b)	The likely impacts of the development	
	Context & setting	✓
	Access, transport & traffic, parking	✓
	Servicing, loading/unloading	N/A
	Public domain	✓
	Utilities	✓
	Heritage	✓
	Privacy	✓
	Views	✓
	Solar Access	✓
	Water and draining	✓
	Soils	✓

Matters for Consideration Under S4.15 EP&A Act

Considered & Satisfactory ✓ Considered & Unsatisfactory ✗ Not Relevant N/A

	Air & microclimate	✓
	Flora & fauna	✓
	Waste	✓
	Energy	✓
	Noise & vibration	✓
	Natural hazards – bushfire prone site.	✓
	Safety, security crime prevention	✓
	Social impact in the locality	✓
	Economic impact in the locality	✓
	Site design and internal design	✓
	Construction	✓
	Cumulative impacts	✓
	Comment: Subject to conditions, the modified proposal will not result in any significant adverse impacts on adjoining or nearby properties or impact on the streetscape.	
(c)	The suitability of the site for the development	
	Does the proposal fit in the locality?	✓
	Are the site attributes conducive to this development?	✓
	Comment: The modified proposal will not adversely alter the character of the locality.	
(d)	Any submissions made in accordance with this Act or the regulations	
	Public submissions	N/A
	Submissions from public authorities	N/A
	Comment: No referrals were required to public authorities and three (3) submissions were received. The contents of the submissions were considered during the assessment of the application.	
(e)	The public interest	
	Federal, State and Local Government interests and Community interests	✓
	Comment: Subject to conditions, the proposed modification will not compromise the character of the locality or the heritage significance of the Conservation Area. Therefore, approval of the modification application is in the public interest.	

ATTACHMENT 7: NOTIFICATION MAP



ATTACHMENT 8: ARCHITECTURAL PLANS

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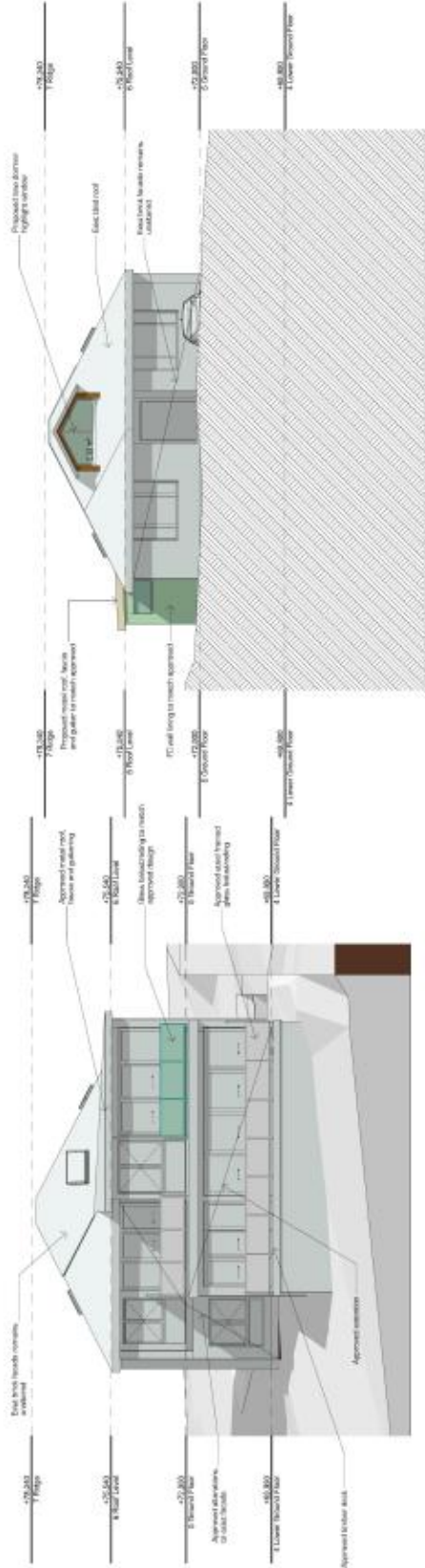
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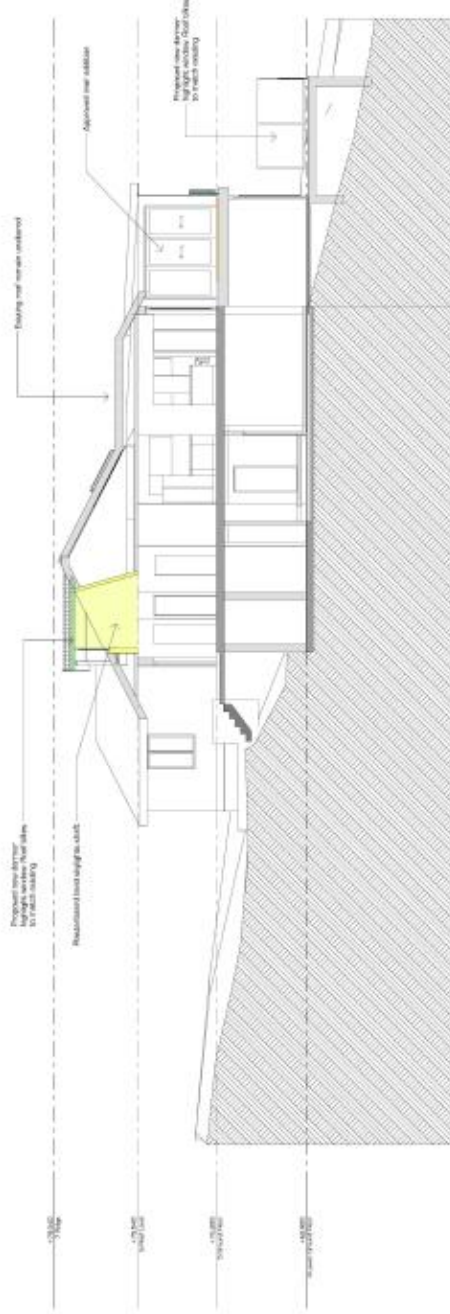
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EAST ELEVATION (1)
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WEST ELEVATION
1:100



Section AA
1:100

Drawing Title
BUILDING ELEVATIONS - SECTION

Scale: as noted on DA Date: _____

Drawn & I.E.S. Application Checked By: _____

Project No: **477/2018** Drawing No.: **DA5**

Client:
Mr. Hugh Kelly

Architect:
Kelly Residence
8 The Rampart
Castlerigg NSW 2068

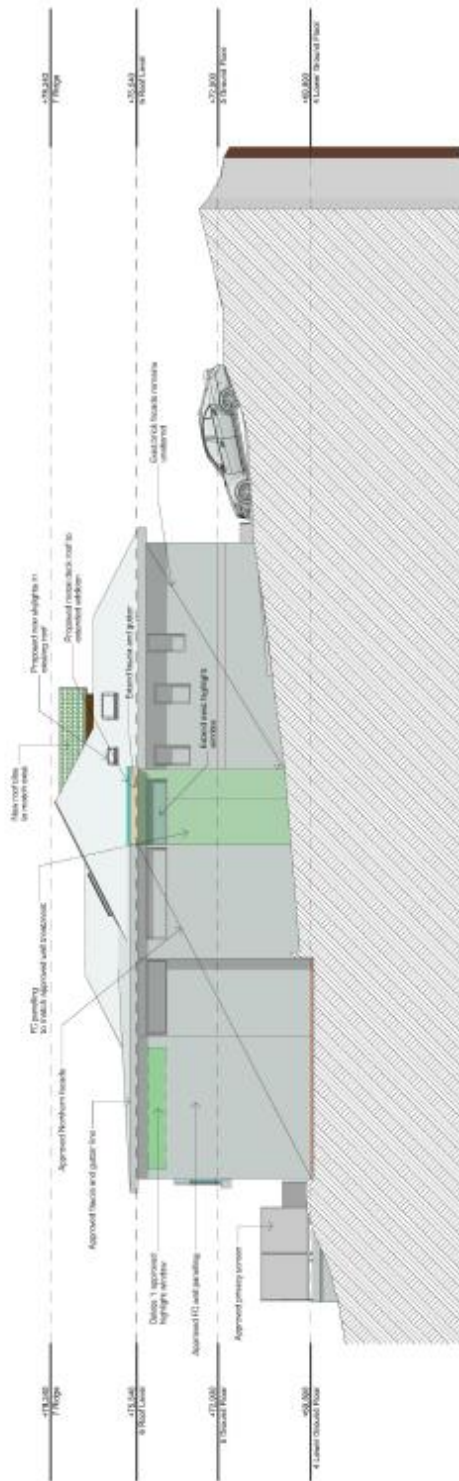
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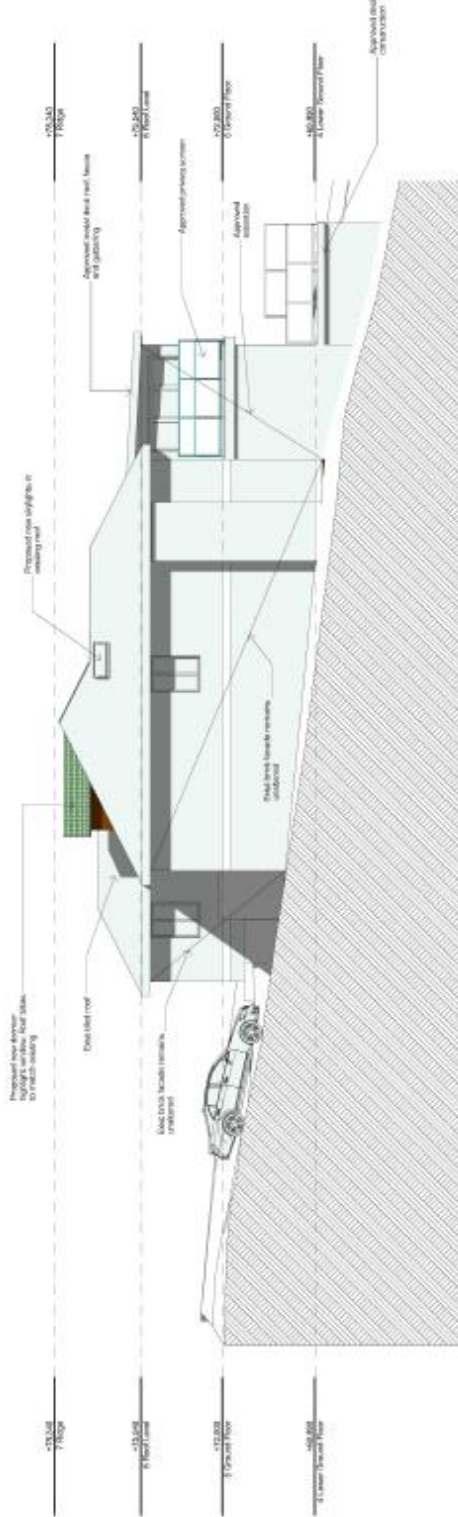
North Arrow

General Note

All work is to be done in accordance with the relevant Australian Standards and codes of practice. The drawings are to be read in conjunction with the relevant DA and any conditions of approval. The drawings are for information only and do not constitute a contract. The client is responsible for obtaining all necessary approvals.



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100



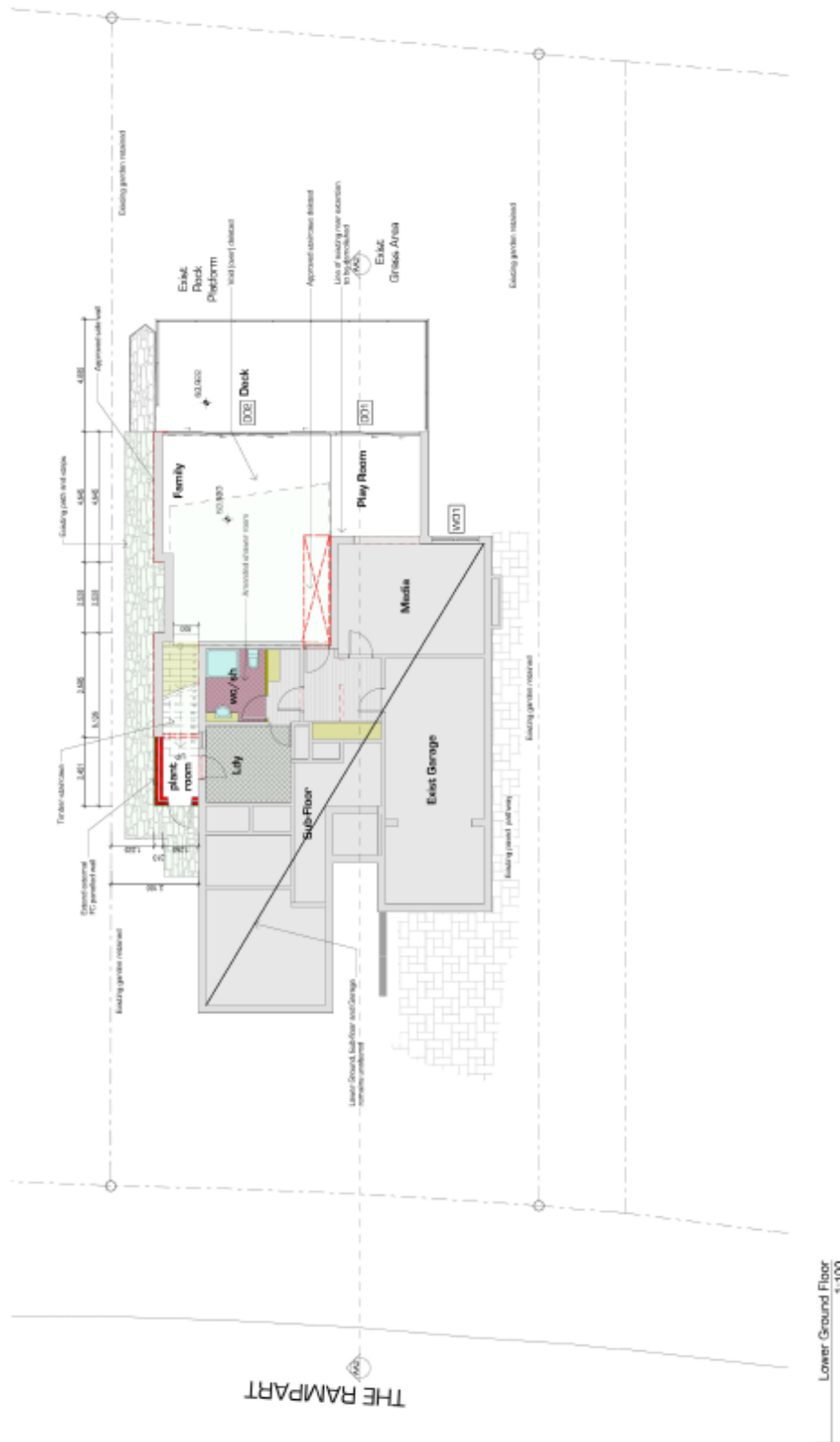
General Note
The building and site information contained on this drawing is based on the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

Drawing Size:
BUILDING ELEVATIONS

Scale: As noted on A2 Date:
Status: 2.4.55 Application Checked By:
Project No: **477/2018** Drawing No: **DA4**

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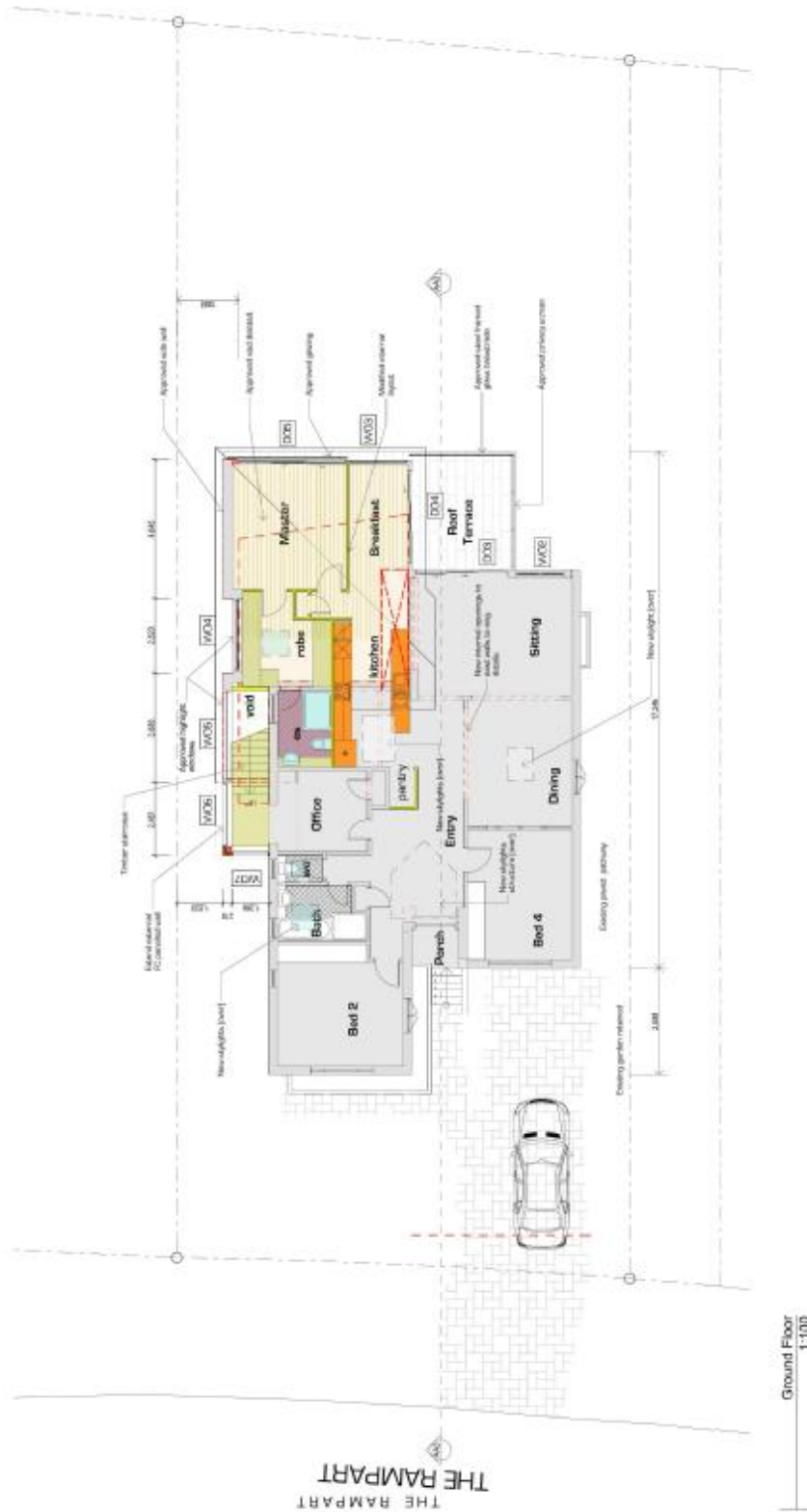
Client:
Mr. Hugh Kelly
Project Name:
Kelly Residence
8 The Rampart
Castlecrag NSW 2068



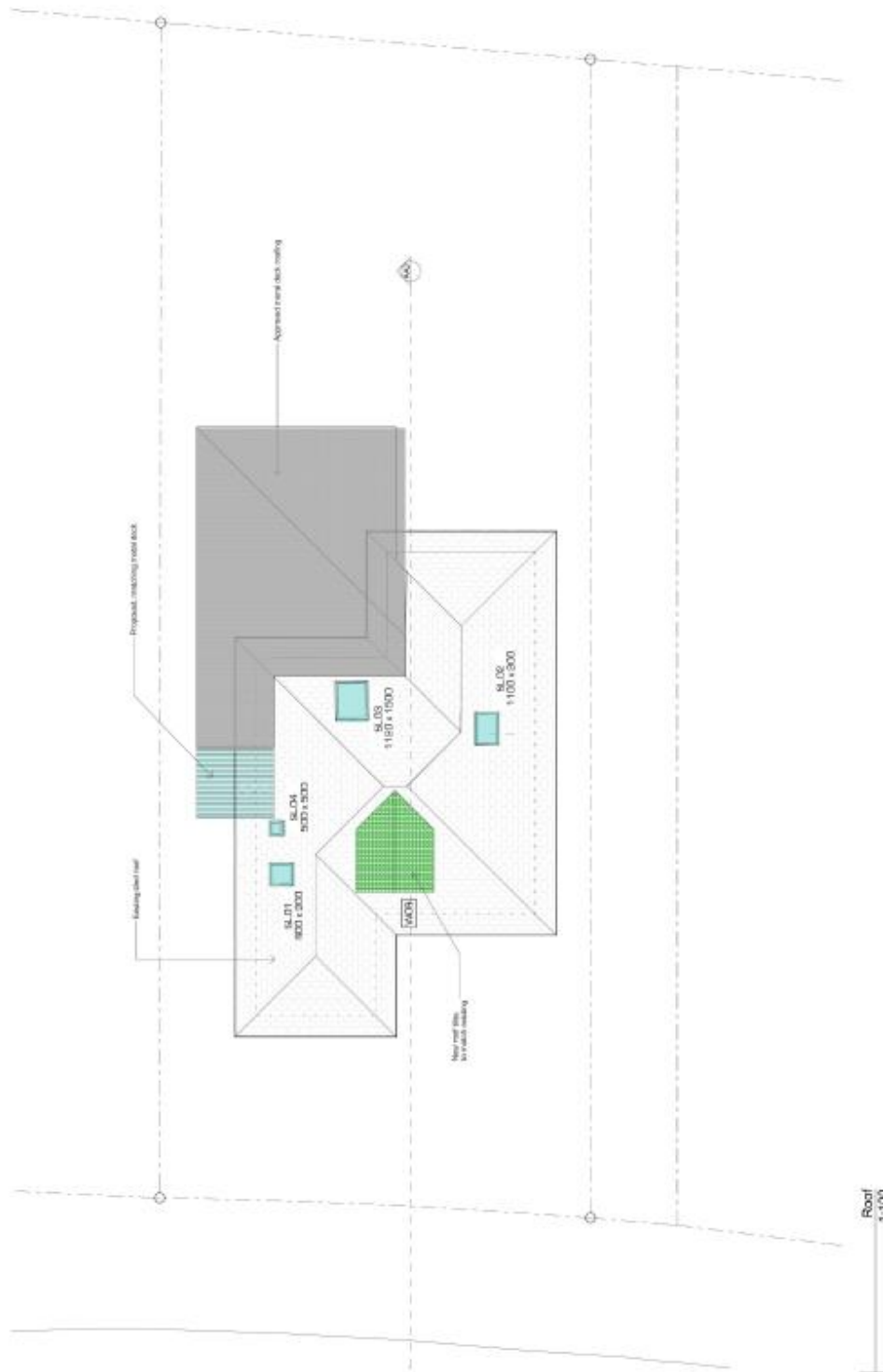
Client
 Mr. Hugh Kelly
Project Name
 Kelly Residence
 8 The Rampart
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Drawing Title LOWER GROUND FLOOR	
Scale: as noted on A2	Date:
Sheet: S-4.55 Application	Checked By:
Project No:	Drawing No:
477/2018	DA1
General Notes: 1. All dimensions are in millimetres unless otherwise stated. 2. All work is to be completed in accordance with the relevant Australian Standards. 3. The client is responsible for ensuring that all necessary approvals are obtained. 4. The architect is not responsible for any errors or omissions in this drawing.	



	<p>General Notes</p> <p>The floor and level information on this drawing is indicative. It is the client's responsibility to ensure that the information is correct and to provide any necessary site information.</p> <p>© 2014 Bensen Partners Pty Ltd</p>	<p>Drawing Title: GROUND FLOOR</p> <p>Scale: As noted on A2</p> <p>Date: 21st 4/2018 Application</p> <p>Project: 477/2018</p> <p>Drawing No.: DA2</p> <p>Drawn By: Ray</p>
<p>bensen partners</p> <p>architects</p> <p>studio 8, level 2, 25 Macquarie Street Sydney NSW 2000</p> <p>T: 02 9250 2800 F: 02 9250 2801 W: www.benspartners.com.au</p>		<p>Client: Mr. Hugh Kelly</p> <p>Project: Kelly Residence 8 The Rampart Castlecrag NSW 2068</p>



<p>bensen partners architects studio level 2, 28 bachelors street anyvale, nsw 2018 t. 02 9624 0288 f. 02 9624 0289 e. info@bensenpartners.com.au w. www.bensenpartners.com.au</p>		<p>Client: Mr. Hugh Kelly Project Name: Kelly Residence 8 The Rampart Castlecrag NSW 2068</p>	
<p>Drawing Title: ROOF</p>		<p>Scale: as noted on A3 Date: 28/04/2018 Checked By: [Signature] Project No: 477/2018 Drawing No.: DA3</p>	
<p>North Arrow</p>		<p>General Notes: 1. This drawing and all other drawings are to be read in conjunction with the DA-2014/332/B and the DA-2014/332/B-1. All dimensions are to be taken from the DA-2014/332/B and the DA-2014/332/B-1. All dimensions are to be taken from the DA-2014/332/B and the DA-2014/332/B-1.</p>	