HORNSBY
SHIRE COUNCIL

SUPPLEMENTARY BUSINESS PAPER

LOCAL PLANNING PANEL MEETING

Wednesday 25 March 2020
at 6:30PM

TABLE OF CONTENTS

SUPPLEMENTARY ITEMS

Item 4 LM4/20 Revised Proposed Alterations and Additions 1

ITEM 4 **LPP7/20** - Development Application - Section 4.55 (2) - Alterations and Addtions to a Dwelling House - No. 18 Welham Street, Beecroft

Additional information with No Change to Recommendation

Revised plans attached.

RECOMMENDATION

THAT pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, Development Application No. DA/624/2018/A for alterations and additions to a dwelling house at Lot 2 DP 569459, No. 18 Welham Street, Beecroft be modified as detailed in Schedule 1 of LPP Report No. LPP7/20.

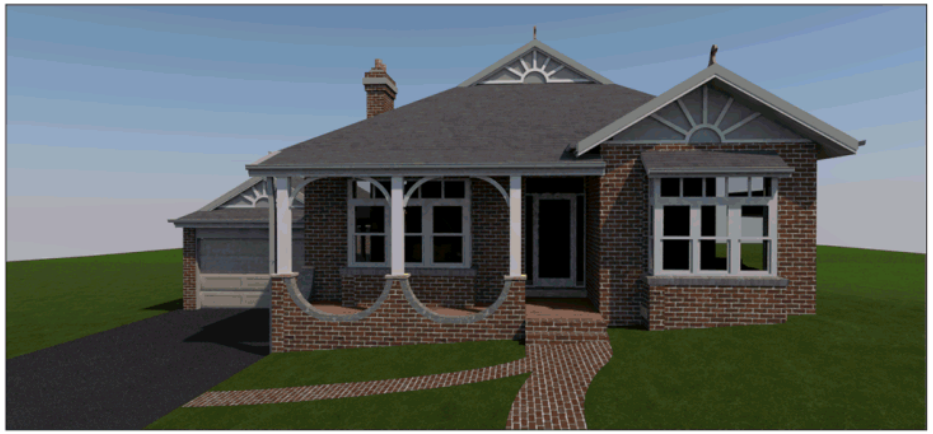
JAMES FARRINGTON
Director - Planning and Compliance
Planning and Compliance Division

Attachments:

1. Revised Proposed Alterations and Additions

File Reference: DA/624/2018/B
Document Number: D07884920

REVISED PROPOSED ALTERATIONS + ADDITIONS
18 WELHAM STREET, BEECROFT



GENERAL NOTES

1. ONLY FIGURED DIMENSIONS ARE TO BE USED. DO NOT SCALE DIMENSIONS FROM THESE DRAWINGS.

2. ALL FIGURED DIMENSIONS ARE TO BE CONFIRMED ON SITE BY THE BUILDER PROPIR TO THE COMMENCEMENT OF ANY WORK.

3. ALL FINISHED LEVELS ARE TO AN ASSUMED DATUM. ALL LEVELS TO BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

4. ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND STANDARDS.ALL LOCAL COUNCIL REQUIREMENTS ARE TO BE STRICTLY ADHERED TO.

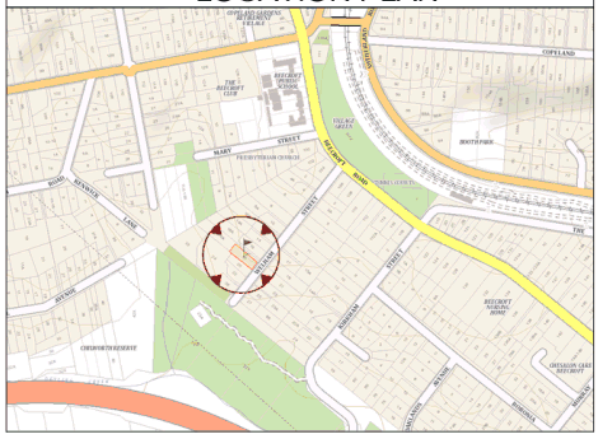
5. ALL SERVICES AND UTILITES ARE TO BE IDENTIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORK.

6. OPENING SIZES ARE NOMINAL ONLY AND ARE TO BE ADJUSTED TO SUIT INDIVIDUAL MANUFACTURERS REQUIREMENTS.

7. ALL FLASHING AND WATERPROOFING TO BE PROVIDED BY THE BUILDER.

DRAWING No.	DESCRIPTION
DA - 01	COVER PAGE
DA - 02	SITE PLAN
DA - 03	EXISTING GROUND FLOOR
DA - 04	GROUND FLOOR PLAN
DA - 05	GROUND DEMO HIDE
DA - 06	ELEVATIONS
DA - 07	ELEVATIONS
DA - 08	FRONT ELEVATION AND LANDSC...

LOCATION PLAN



SITE STATISTICS

DESCRIPTION	AREA M²
SITE SIZE	884.8
GROUND FLOOR (EXISTING)	232.34
CARPORT (EXISTING)	33.46
STORAGE (EXISTING)	30.3
DECK AND PAVING (EXISTING)	89.77
GROUND FLOOR (PROPOSED)	58.09
EXISTING SITE COVERAGE	385.87 (43.6%)
PROPOSED SITE COVERAGE	443.89 (50.16%)

DO NOT SCALE DRAWINGS, USE ONLY DIMENSIONS AS MARKED.

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BEECROFT
LOT 2 DP 569459 ZONED RU2

CLIENT
MR AND MRS ABRAMS

bda

PROJECT
PROPOSED ALERATIONS + ADDITIONS

DRAWING TITLE
COVER PAGE

NORTH

DATE	REVISION SCHEDULE
	AMENDED FOR S4.55
	ADDED DIMENSION TO PLANS
	PLAN AMENDMENTS - 900mm TO REAR
	PLAN AMENDMENTS - 1400mm TO REAR
	FRONT FENCE ADDITION
24/03/2020	UPDATED ELEVATIONS

DRAWING STATUS
SECTION 4.55

DRAWN BY	CHECKED BY	DATE	SCALE
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SHEET	JOB NUMBER	REVISION
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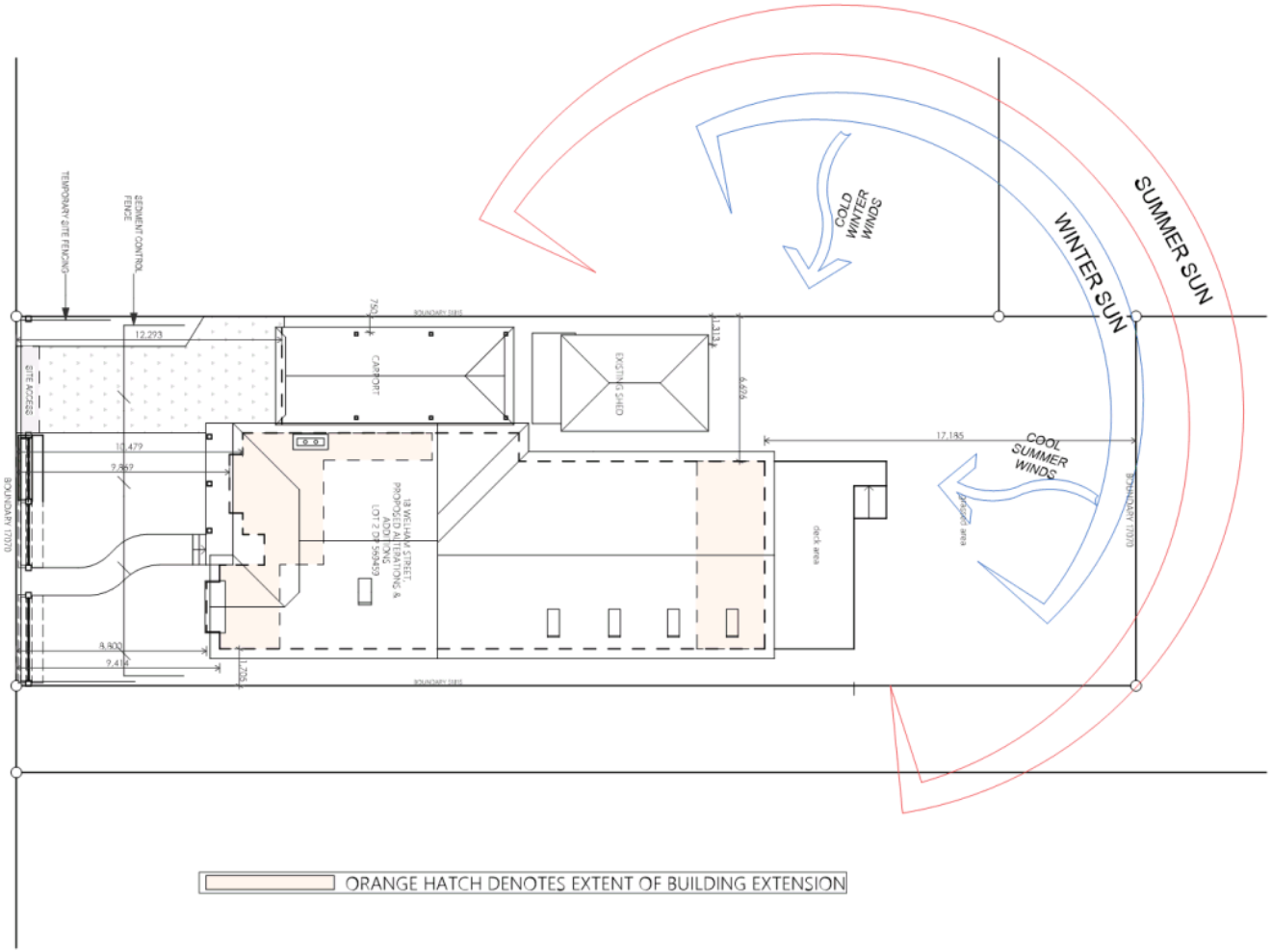
ATTACHMENT 1 - ITEM 4

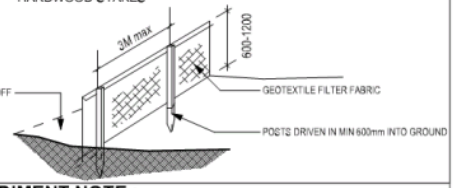


ORANGE HATCH DENOTES EXTENT OF BUILDING EXTENSION

1 -

SITE PLAN
1:200

SEDIMENT FENCE
SEDIMENT CONTROL MESH ON DOWN SLOPE BDY AS SHOWN ON PLANS. FABRIC TO BE TRENCHED 100mm & FIXED TO HARDWOOD STAKES



SEDIMENT NOTE :

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEPT DAILY.

DUST CONTROL :

TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

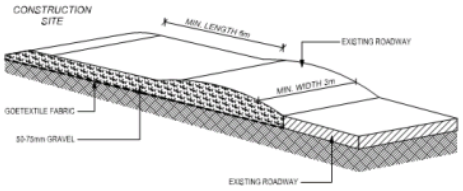
NOTE:

New construction to comply with the current Australian Standard AS3959 Construction of Buildings in Bush Fire-prone Areas Section 3 and 5 (BAL 12.5) and Section A3.7 Addendum Appendix 3 of Planning for Bushfire Protection 2006.

Driveways and parking areas on site must be designed and constructed in accordance with Australian Standards 2890.1, 2890.2, 2727.

NOTE:

FRAMING TO AS 1684 - 2010
CONCRETE FOOTING TO AS 2870 - 2011
PLUMBING TO AS 3500 - 2003
MASONRY TO AS 4773 & 3700
TERMITE CONTROL TO AS2040
DOORS AND WINDOWS TO AS 2047



TEMPORARY CONSTRUCTION ENTRANCE / EXIT
NOT TO SCALE

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HIA

PROJECT
PROPOSED ALERATIONS + ADDITIONS

DRAWING TITLE
SITE PLAN

NORTH

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DRAWING STATUS
SECTION 4.55

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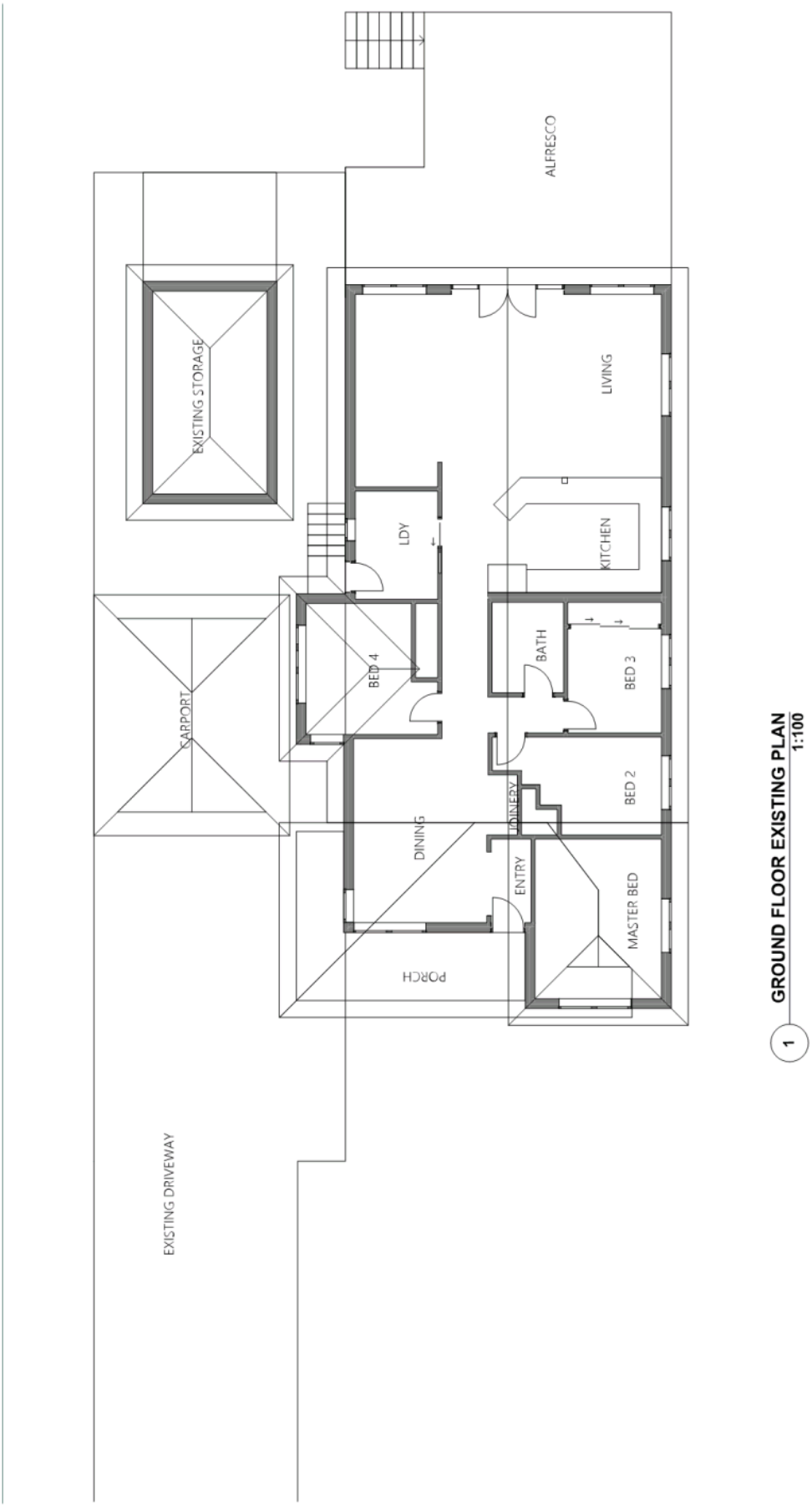
ATTACHMENT 1 - ITEM 4



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DRAWING TITLE
GROUND FLOOR EXISTING PLAN

NORTH

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DRAWING STATUS
SECTION 4.55

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DATE 24/03/2020
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SHEET 3
JOB NUMBER 17016
REVISION H

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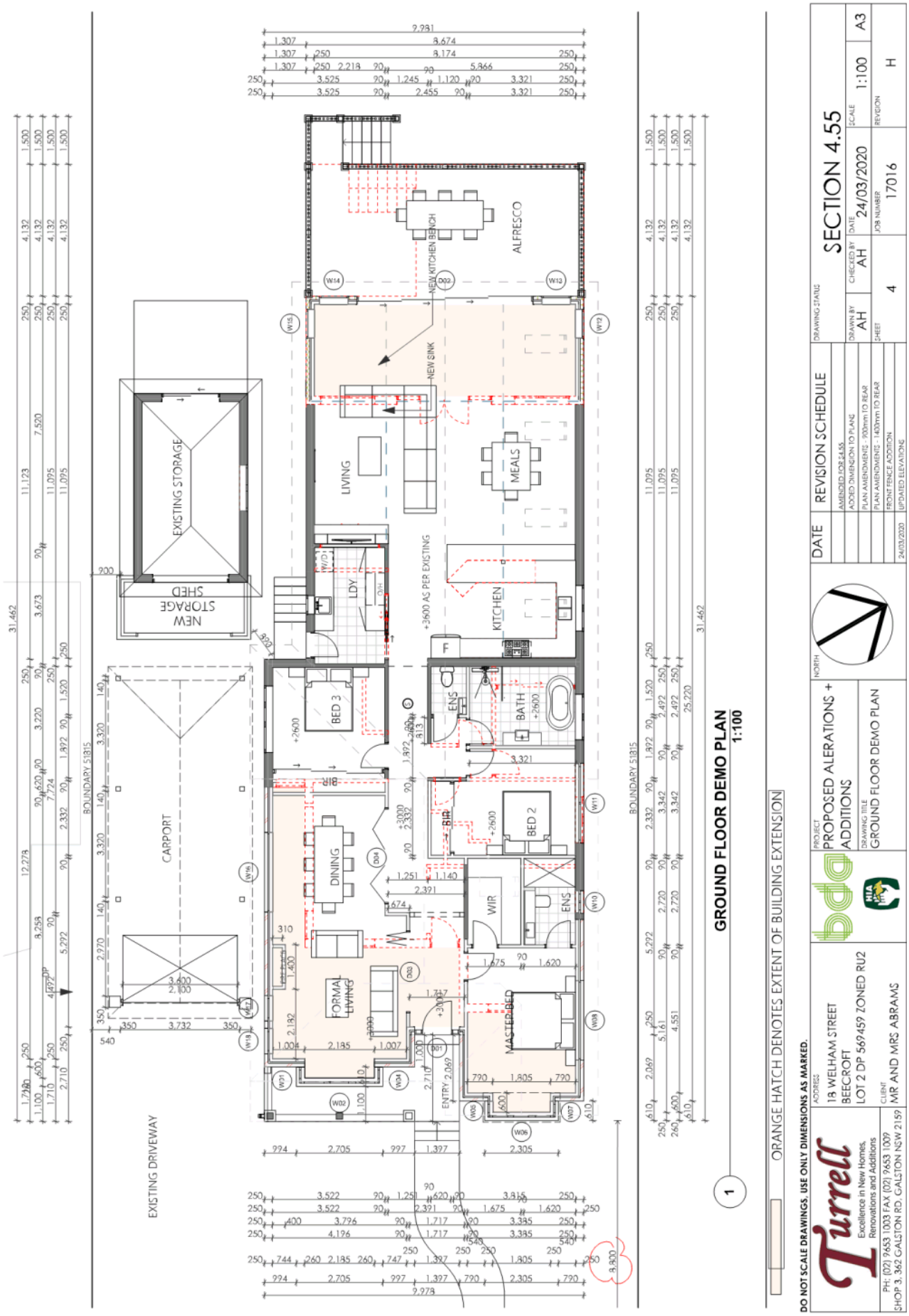

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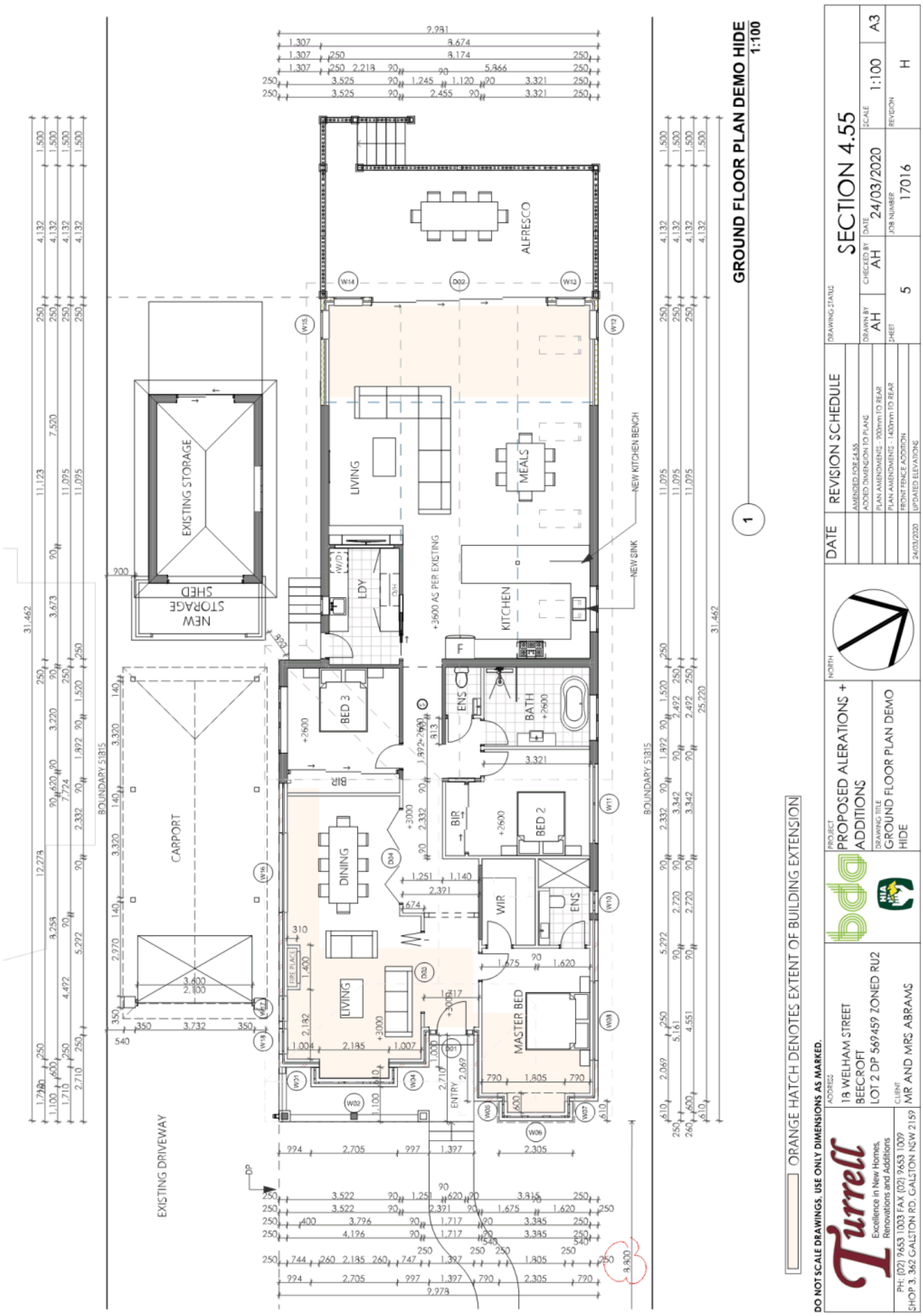

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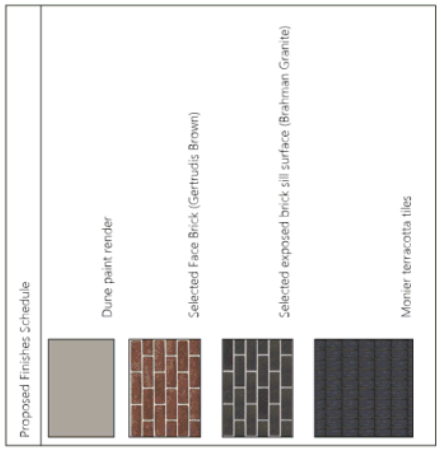
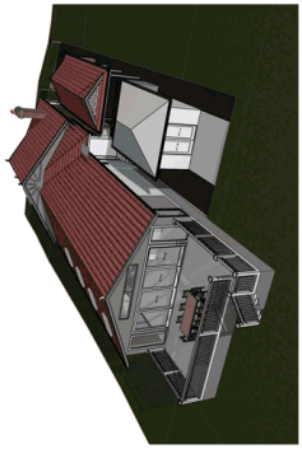
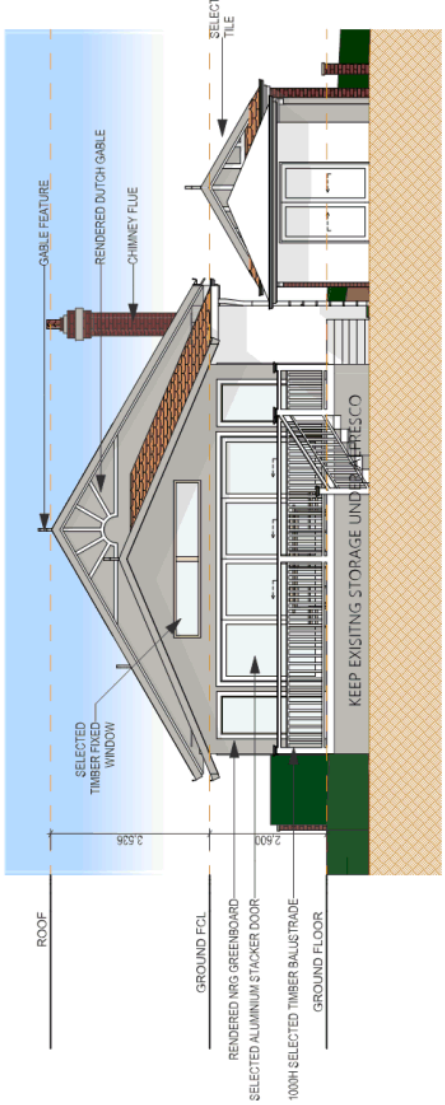




1 ROOF 3D PERSPECTIVE

1 SOUTH EAST ELEVATION 1:100



2 NORTH WEST ELEVATION 1:100

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PROJECT: PROPOSED ALERATIONS + ADDITIONS
DRAWING TITLE: NORTH WEST ELEVATION, ROOF 3D PERSPECTIVE, SOUTH EAST ELEVATION

NORTH

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JOB NUMBER: 17016
REVISION: H

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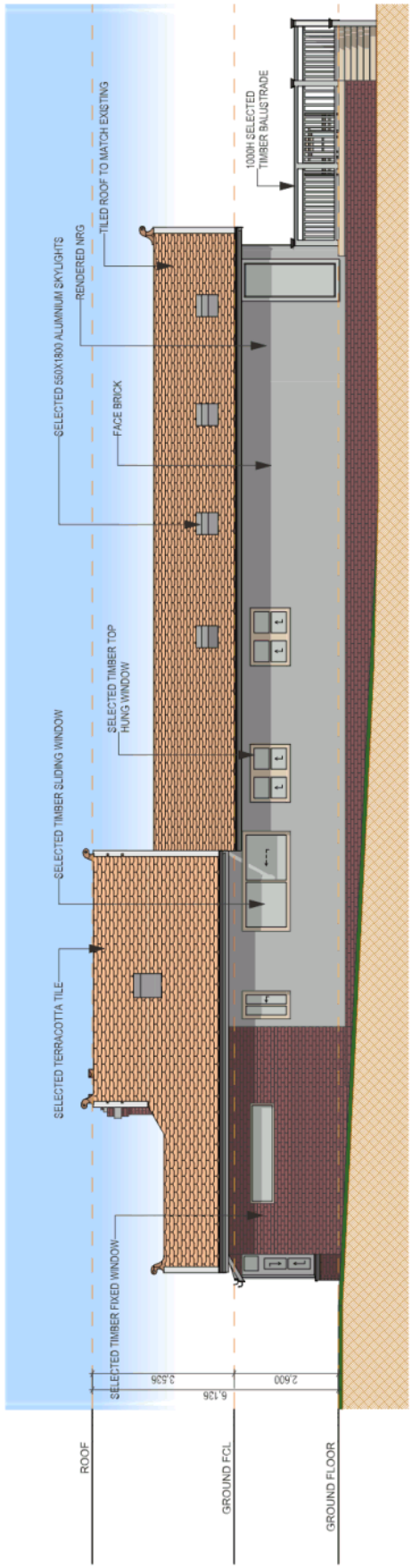
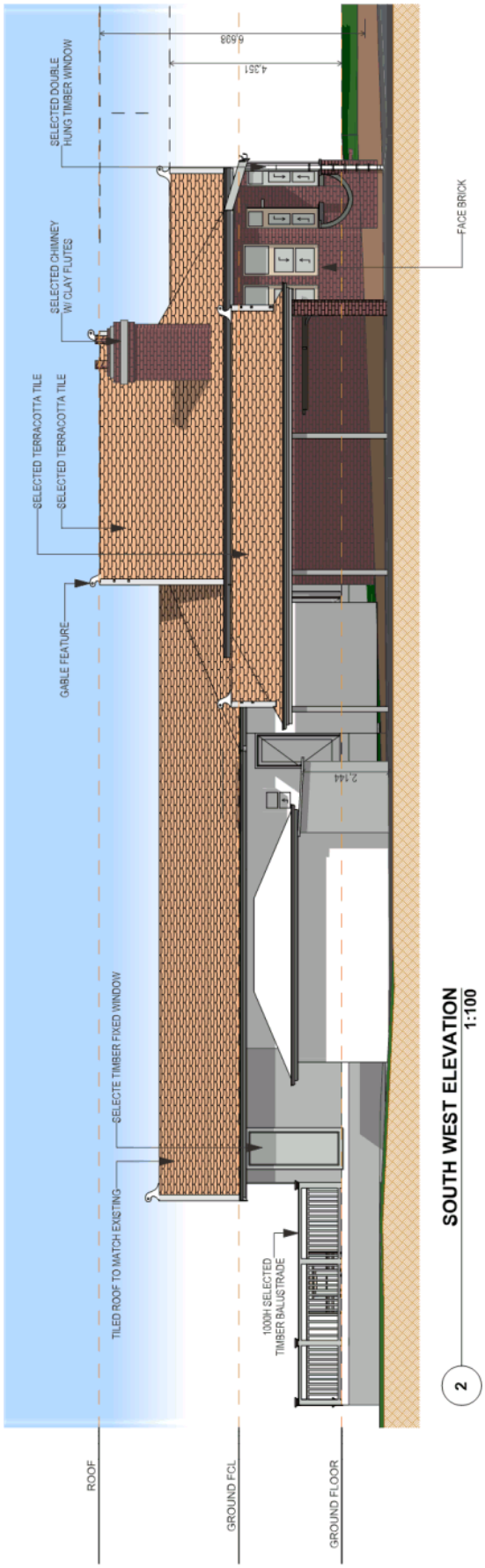


1 NORTH EAST ELEVATION 1:100



2 SOUTH WEST ELEVATION 1:100

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ELEVATION WEST, SOUTH WEST
ELEVATION, NORTH EAST
ELEVATION

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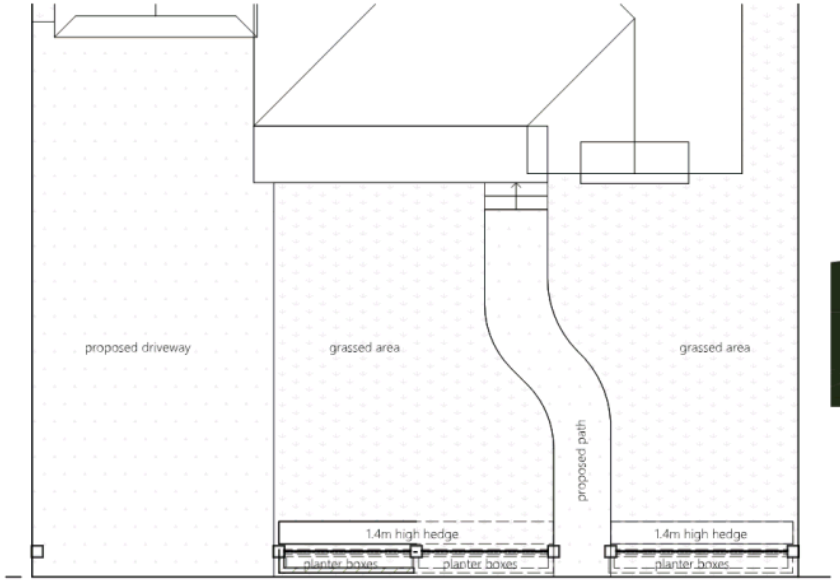
ATTACHMENT 1 - ITEM 4

1 FRONT STREET ELEVATION
1:100



2 FRONT LANDSCAPE PLAN
1:100

3 FRONT STREET PERSPECTIVE
1:202.87

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FRONT STREET ELEVATION, FRONT LANDSCAPE PLAN, FRONT STREET PERSPECTIVE

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