



# ATTACHMENTS

## LOCAL PLANNING PANEL MEETING

**Wednesday 27 August 2025  
at 4:00 PM**



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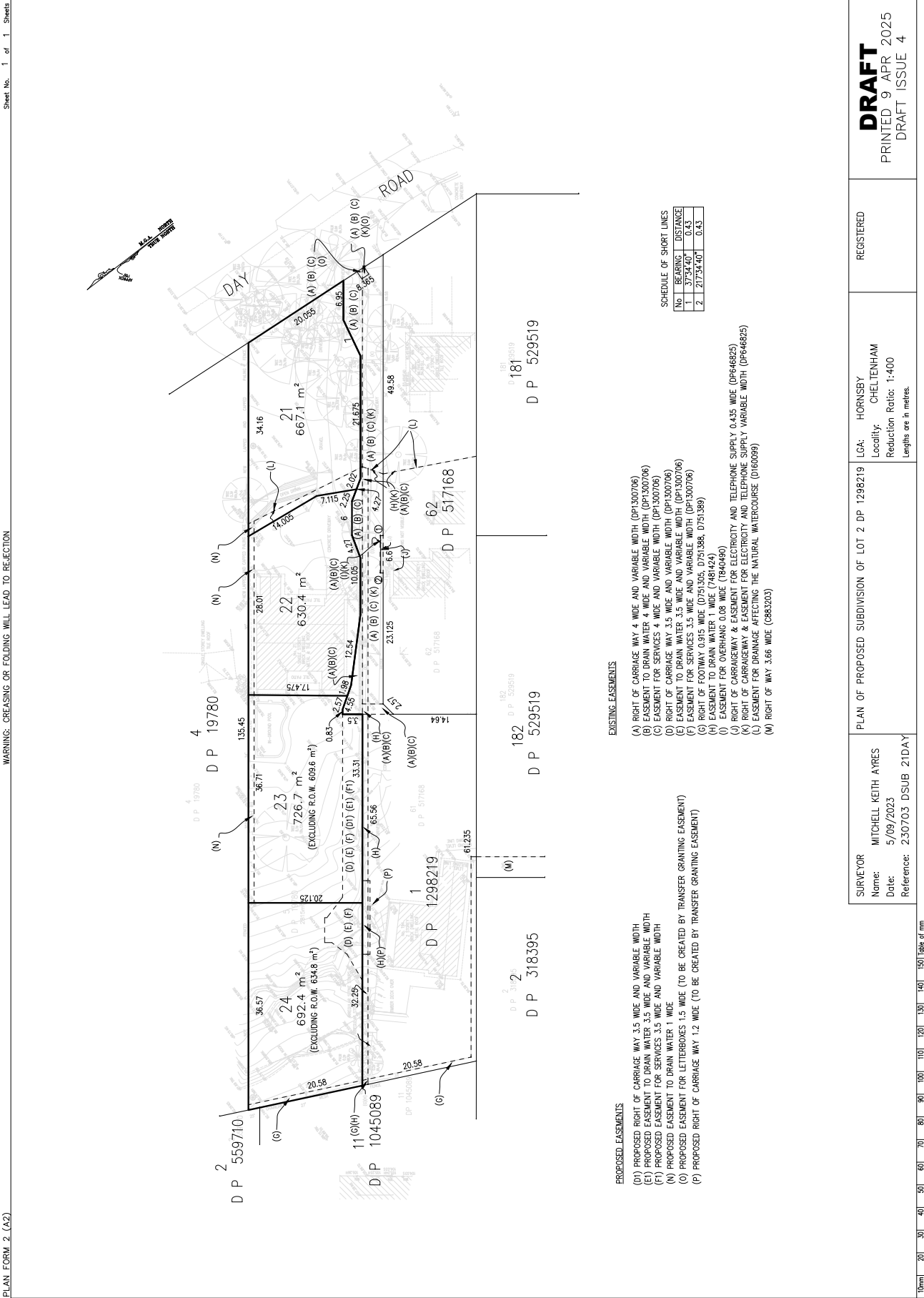


**ATTACHMENT/S**

**REPORT NO. LPP19/25**

**ITEM 1**

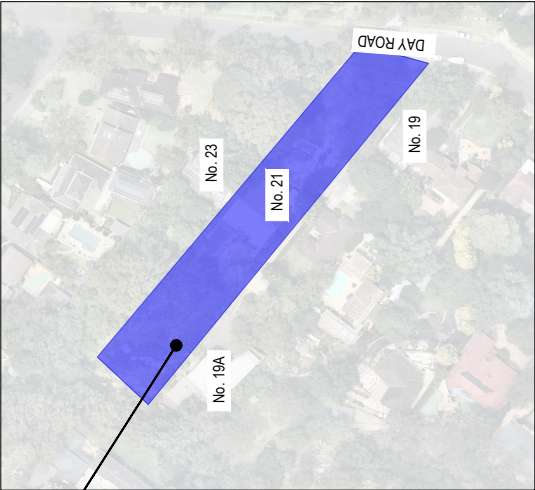
- 1. PROPOSED PLAN OF SUBDIVISION**
- 2. PRELIMINARY ENGINEERING DRAWINGS**
- 3. FLOOD REPORT**



ATTACHMENT 1 - ITEM 1

21 DAY ROAD, CHELTENHAM, NSW (+19A ACCESS HANDLE)  
CIVIL WORKS (4 LOT SUBDIVISION)

| DRAWING LIST |                                          |
|--------------|------------------------------------------|
| DRAWING No.  | DRAWING TITLE                            |
| C100         | DRAWING INDEX & LOCALITY PLAN            |
| C101         | GENERAL NOTES & SPECIFICATIONS           |
| C102         | EXAMINATION PLAN                         |
| C103         | CIVIL WORKS PLAN - OVERVIEW              |
| C104         | CIVIL WORKS PLAN - SHEET 01 OF 02        |
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| C106         | CIVIL GRADING PLAN - SHEET 01 OF 02      |
| C107         | CIVIL GRADING PLAN - SHEET 02 OF 02      |
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| C109         | BUILDING FOOTING & WALLS PLAN            |
| C110         | STORMWATER MANAGEMENT PLAN               |
| C111         | STORMWATER CHANNEL PLAN                  |
| C112         | DRIVEWAY CONSTRUCTION                    |
| C113         | DRIVEWAY CROSS SECTIONS - SHEET 01 OF 02 |
| C114         | DRIVEWAY CROSS SECTIONS - SHEET 02 OF 02 |
| C115         | PAVEMENT PLAN                            |
| C116         | VEHICLE CIRCULATING SETOUT PLAN          |
| C117         | LOT 7 TEMPORARY VEHICLE ACCESS PLAN      |
| C118         | LOT 3 TEMPORARY VEHICLE ACCESS PLAN      |
| C119         | LOT 4 TEMPORARY VEHICLE ACCESS PLAN      |
| C120         | SEGMENT & BORDEN CONTROL PLAN & DETAILS  |



LOCALITY PLAN  
N

BEFORE YOU DIG AUSTRALIA



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|                                                                                                                                                                                                                                                                                  |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| PROPOSED SUBDIVISION<br>21 DAY ROAD, CHELTENHAM                                                                                                                                                                                                                                  |                    |
| CLIENT<br>CLAD CLEAR PTY LTD & SPECTRUM PTY LTD                                                                                                                                                                                                                                  | DATE<br>21/07/2021 |
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| 21071                                                                                                                                                                                                                                                                            |                    |
| AB                                                                                                                                                                                                                                                                               |                    |

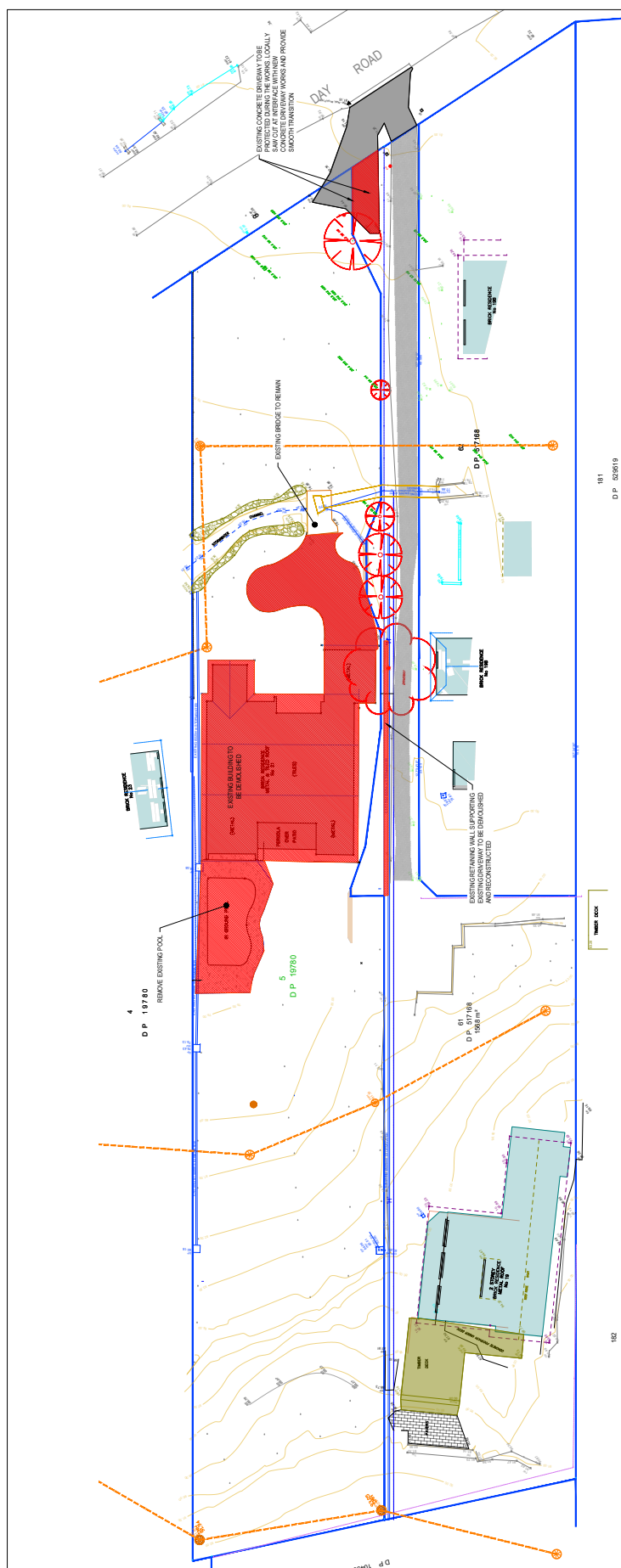
ATTACHMENT 2 - ITEM 1

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| REV | DATE       | REVISION DESCRIPTION                            |
|-----|------------|-------------------------------------------------|
| 44  | 26/09/2024 | ISSUED FOR DEVELOPMENT APPLICATION              |
| 46  | 11/04/2025 | DEVELOPMENT APPLICATION RESPONSE TO COUNCIL RFI |
|     |            |                                                 |
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| TITLE        | NAME |
|--------------|------|
| DRAWN        | DI   |
| DESIGNED     | BK   |
| ORG CHECK    |      |
| DESIGN CHECK |      |
| APPROVED     | CP   |



CHRISP  
CONSULTING

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E-mail: [info@chrisc.co.uk](mailto:info@chrisc.co.uk)

PROPOSED SUBDIVISION  
21 DAY ROAD, CHELTENHAM

CLAD CLEAR PTY LTD & SPECTRUM PTY LTD

DEMOLITION PLAN

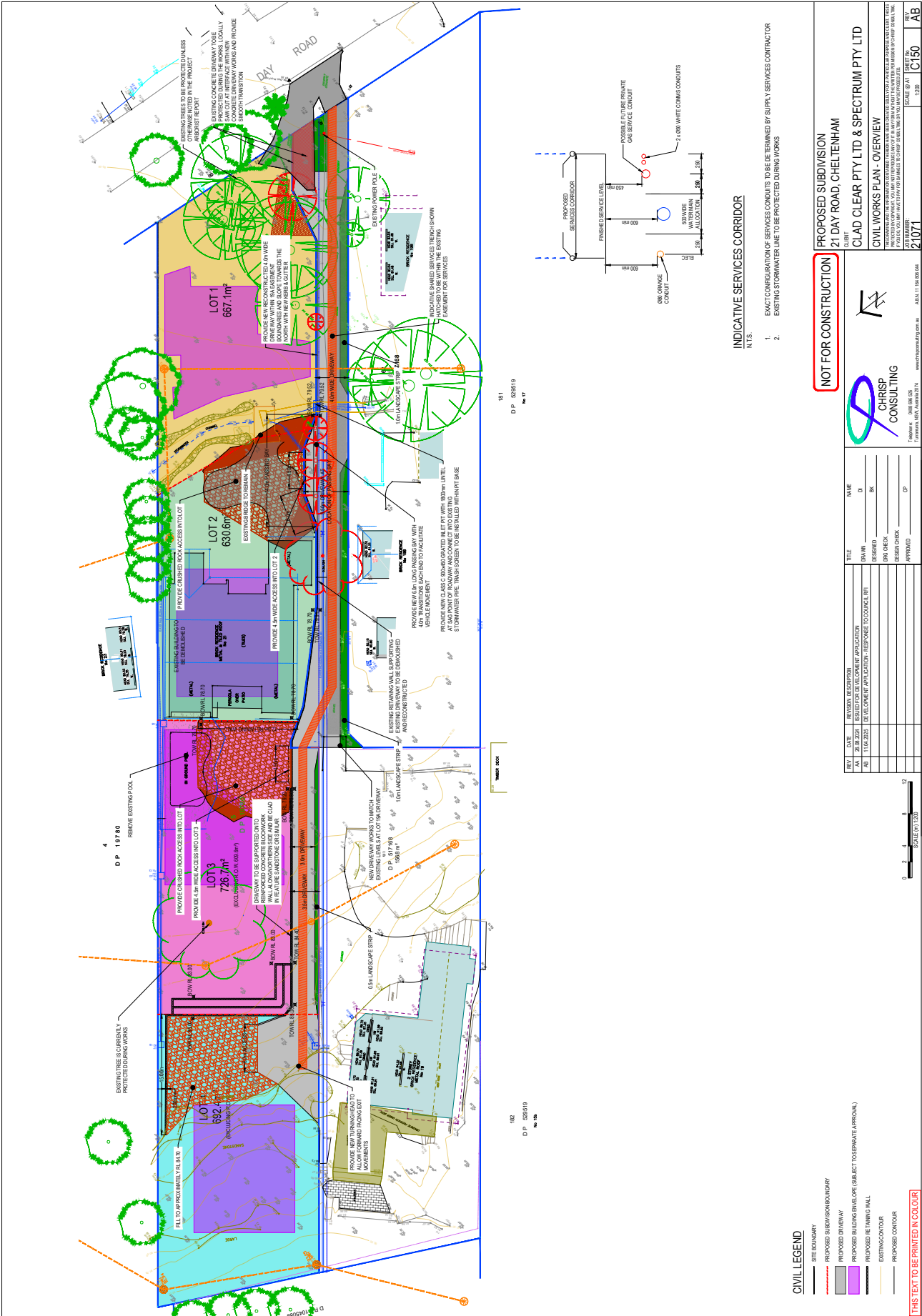
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| JOB NUMBER: | SCALE @ A1 | SHEET NO. |
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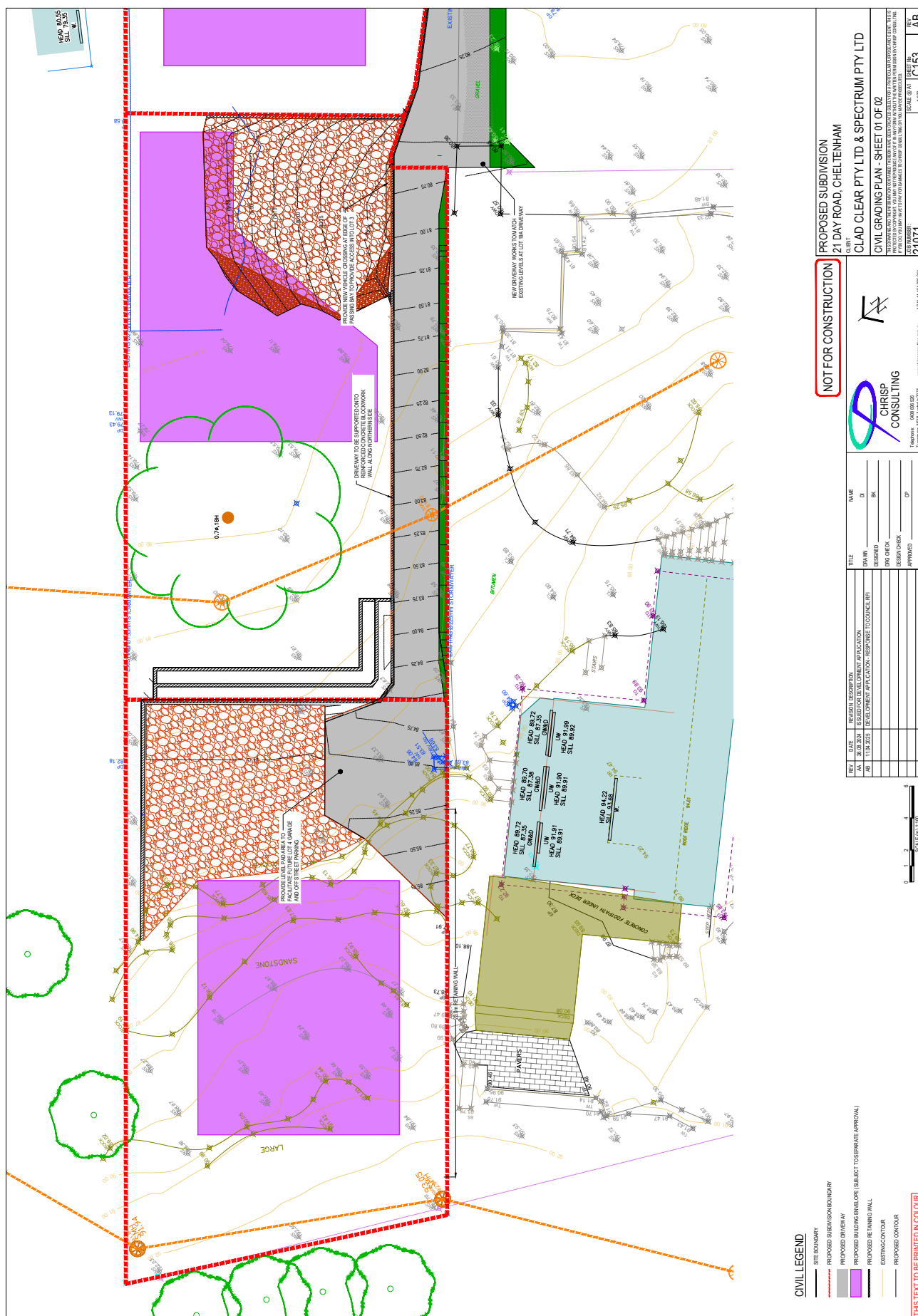


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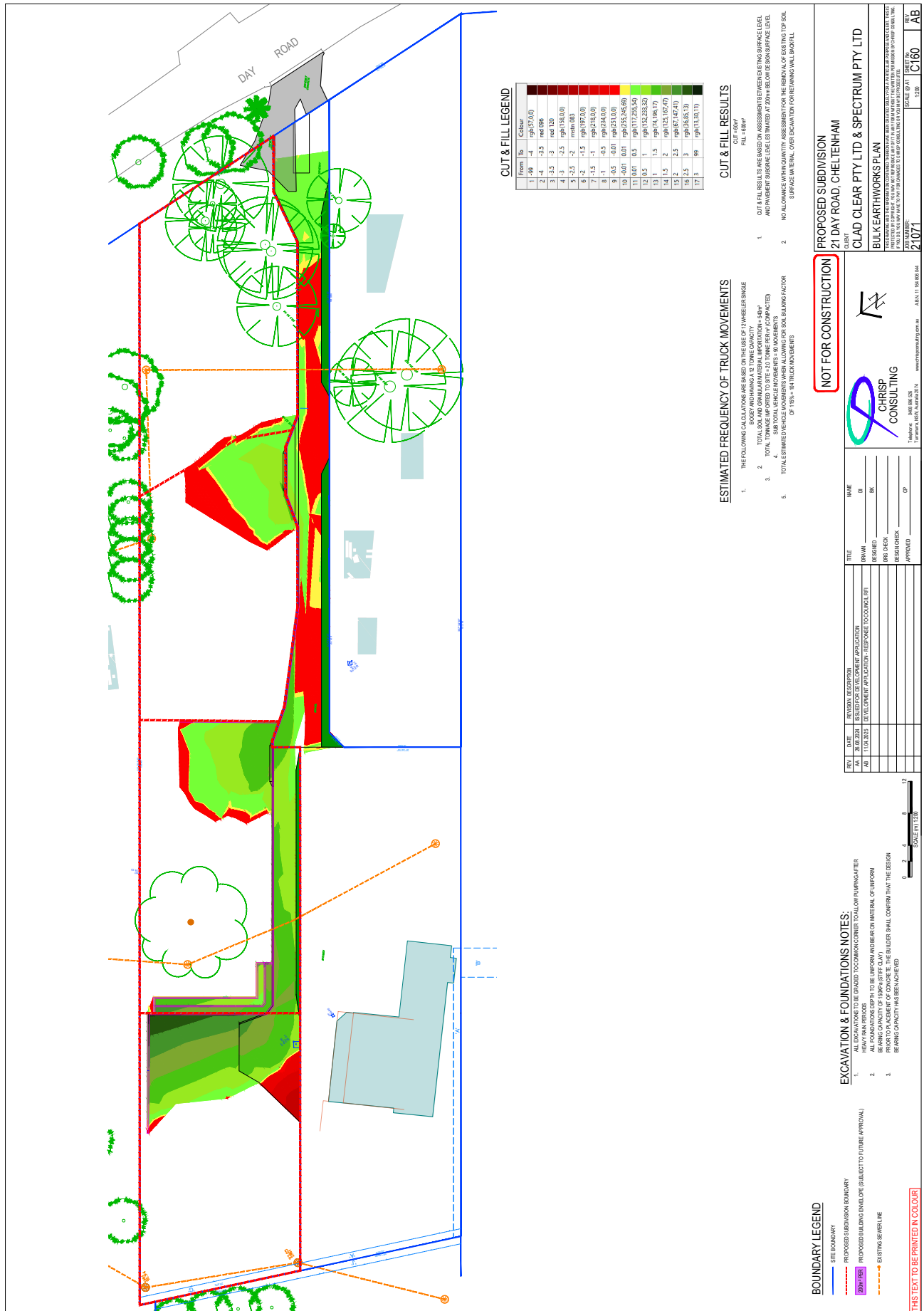




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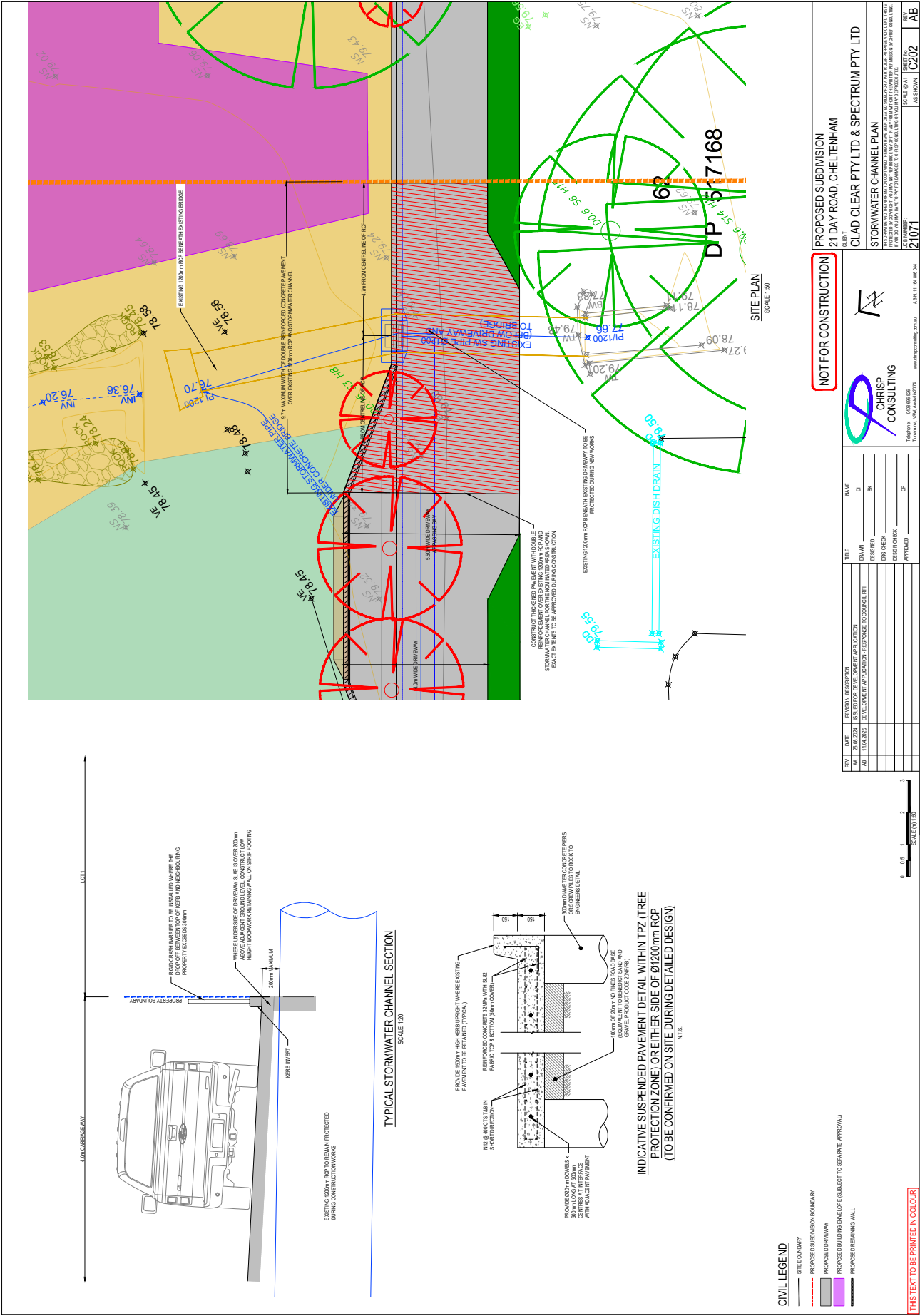




# ATTACHMENT 2 - ITEM 1







# ATTACHMENT 2 - ITEM 1





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21 DAY ROAD, CHELTENHAM**

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|                             |                     |                         |
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| JOB NUMBER:<br><b>21071</b> | SCALE @ A1<br>1/200 | SHEET NO<br><b>C206</b> |
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|------|-----|------|
| 3310 | 3.4 | 1504 |
|------|-----|------|



Telephone: 0408 696 526  
Turrenma 285 W. Alcedo is 2074

10. *What are the main reasons for the decline in the number of people who are employed in the manufacturing sector?*

| REV | DATE       | REVISION DESCRIPTION                              |
|-----|------------|---------------------------------------------------|
| AA  | 26.08.2024 | ISSUED FOR DEVELOPMENT APPLICATION                |
| AB  | 11.04.2025 | DEVELOPMENT APPLICATION - RESPONSE TO COUNCIL RFI |
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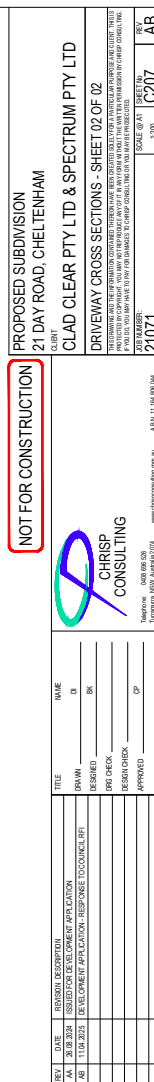
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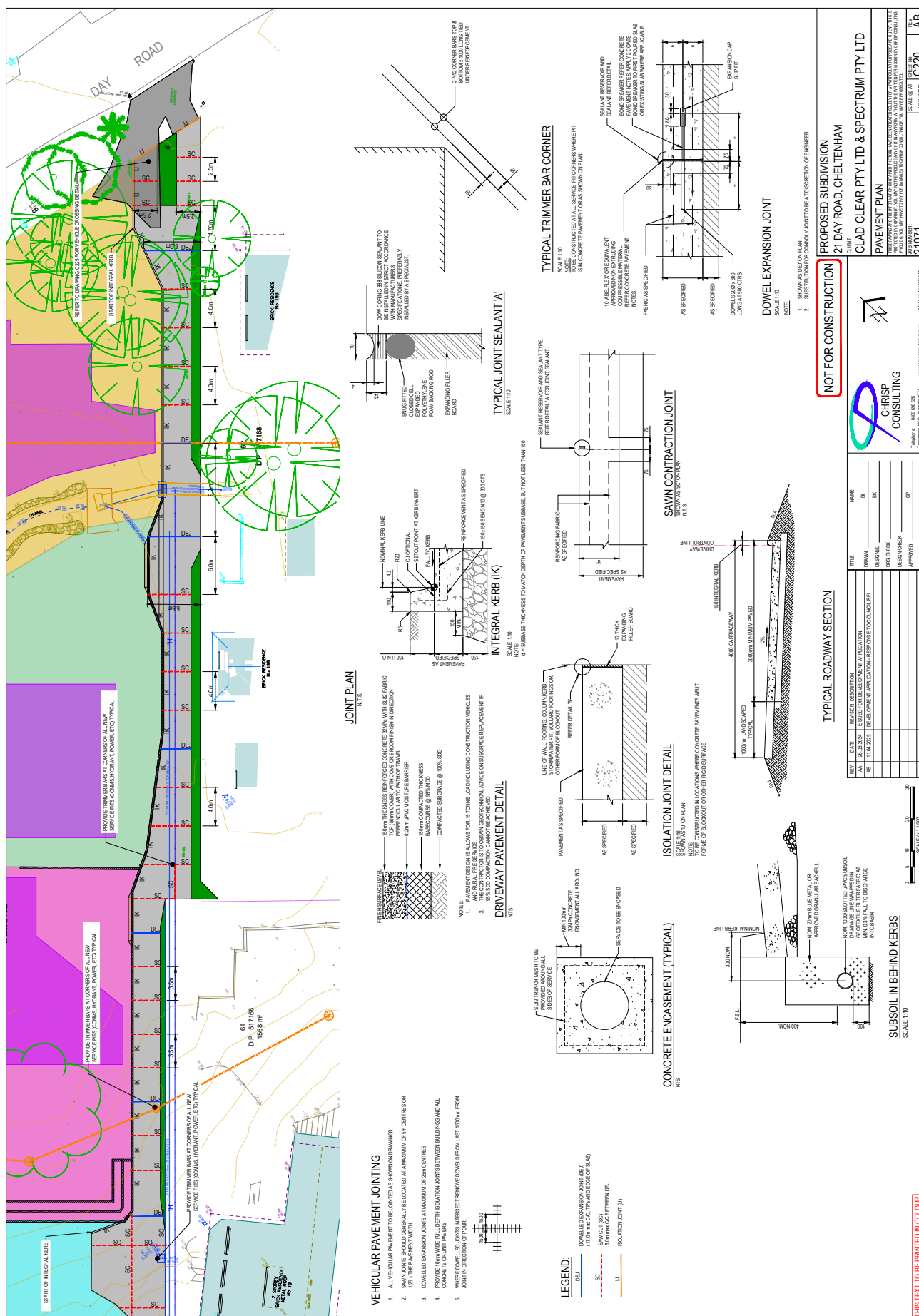
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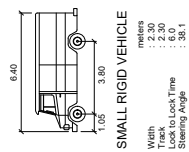


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| REV | DATE       | REVISION DESCRIPTION                              |
|-----|------------|---------------------------------------------------|
| 01  | 20.08.2024 | ISSUED FOR DEVELOPMENT APPLICATION                |
| 02  | 11.04.2025 | DEVELOPMENT APPLICATION - RESPONSE TO COUNCIL RFI |
| 03  |            |                                                   |
| 04  |            |                                                   |
| 05  |            |                                                   |
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| TITLE        | NAME |
| DRAWN        | DR   |
| DESIGNED     | BR   |
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| DESIGN CHECK |      |
| APPROVED     | CP   |



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**PROPOSED SUBDIVISION  
21 DAY ROAD, CHELTENHAM**

**LOT 2 TEMPORARY VEHICLE ACCESS PLAN**

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| JOB NUMBER:<br><b>21071</b> | SCALE @ A1<br><b>C226</b> | SHEET No<br><b>C226</b> | REV<br><b>AR</b> |
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**21071**

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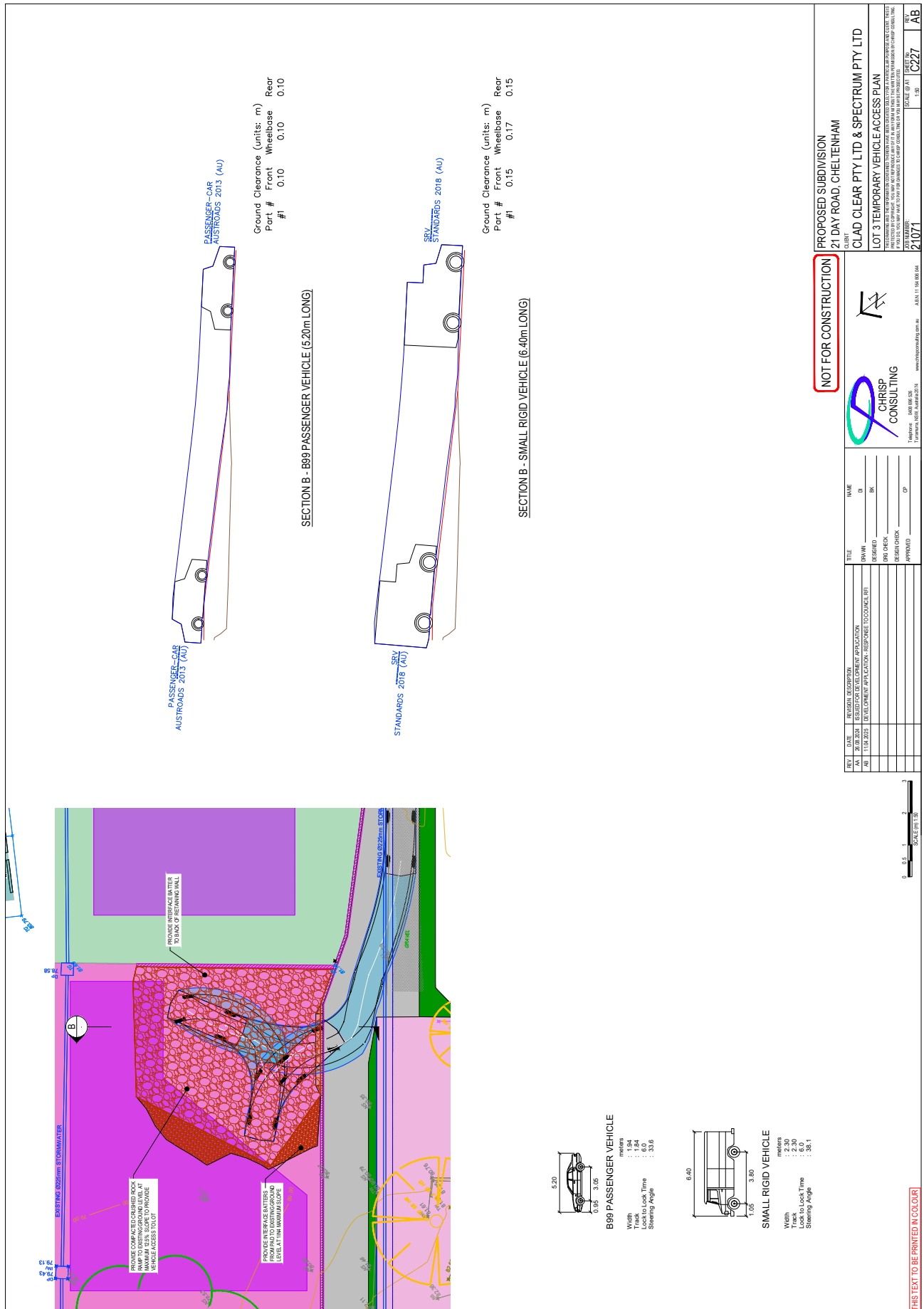
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26

REV  
AB

# ATTACHMENT 2 - ITEM 1



# ATTACHMENT 2 - ITEM 1



# ATTACHMENT 2 - ITEM 1





Ibrahim Stormwater Consultants

ABN: 37 116 185 516



***PROPOSED DEVELOPMENT  
AT 21 DAY ROAD  
CHELTENHAM***

***HYDRAULIC ASSESSMENT***

**July 2025**

Prepared by Ibrahim Stormwater Consultants  
Suite 25, 15 Terminus Street  
Castle Hill NSW 2154  
Ph: 02 9980 5515 Fax: 02 9980 6114



## ***HYDRAULIC ASSESSMENT –July 2025***

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## 1 INTRODUCTION

A Development Application proposing a 4 lot subdivision for the subject site at 21 Day Road, CHELTENHAM NSW 2119 - Lot 2 DP 1298219 is to be lodged with Hornsby City Council. Subsequently, this report is to provide information with regard to flooding and potential impacts, the proposed development will have on the surrounding properties as required by council correspondence dated the 17-9-24.

Ibrahim Stormwater Consultants were commissioned to undertake this catchment study and hydraulic assessment of the site and proposed development.

An inspection of the area has been carried out by ISC and additional survey information merged, to assess the catchment and flow regimes.

The study area is defined by the catchment draining to the channel within the subject properties subsequently into Byles Creek, then Devlin Creek then Lane Cove River.



Locality Plan

The upstream catchment area to the site is mostly developed and aged. Council records include a recent flood study of the area with Hydrological data relevant to the subject site, which has been used to analyse the existing state.

This report discusses the methodology, and findings of the current flow regimes. It outlines the technical basis on which the catchment analysis and method of simulation of flows has been carried out. The later chapters outline the technical results obtained and their interpretation, with a design summary, graphical charts and 1-D perspective's of the flow regime.

## 2 AIM OF ASSESSMENT AND DESIGN

The objectives of this study are as follows:

Identify the physical characteristics of the catchment.

Identify flooding, drainage issues affecting the surrounding properties.

Define existing drainage capacity and flow behaviour in the catchment and present flow profiles, flow velocities for the 1 in a 100 year (1%) storm events.

Provide a minimum floor level to the future dwellings in accordance with council policy to properties affected by the flood planning level.

Accordingly, the main parameters need to be considered by the development to avoid impact on proposed dwellings and safety of the occupants are as follows:

1. To ensure free flowing, gravity flow is maintained, with no backwater effects or possible blockage occur due to the redevelopment.
2. To ensure that all habitable areas are 500mm above the 1: 100 yr flood level.
3. To ensure all garage levels are 300mm above the 1:100 yr flood level.
4. Emergency access for ingress and egress is to be addressed if flow levels affect the sites frontage. (Appropriate flow free access).

The results of this report are for the purposes of assessing this proposed development only and is not to be used for any other purposes or developments.

### 3 HYDROLOGY AND HYDRAULICS

Council records have been used to determine the flows through the catchment area. Recent flood studies conducted by council have assisted in ascertaining flows at the Day Road, which drains predominantly via an open channel system.

The existing pre-development state has been computer modelled by Hec-Ras 6.4.1 for the hydraulic part, and the council data for the hydrological part of the catchment upstream. An extract of the relevant parts have been attached to this report for reference only.

A drains model was used to verify council data as detailed in Appendix A

**The total overland flows at the intersection for the 100yr storm event as provided by council is 2.7cumec upstream and 3cumec downstream, based on a minor overland flow path from the west.**

**The total overland flows at the intersection for the 100yr storm event as provided by Drains Analysis is 4.74cumec based on the catchment of 9.707ha achieving a 60% site coverage in the long term. The significant increase can be attributed to current BOM data, assumed future site coverages and larger catchment area based on further investigations.**

**Conservatively a 100% site coverage of the proposed building envelopes would result in an increase of hard surfaces of approx. 316sqm on the catchment site coverage. Hence site coverage on the future allotments can also been assumed at 60.003% as the post development case which results in the same Drains analysis flow of 4.74cumec.**

**Future OSD systems on the new allotments will have little impact on the study and have been assumed as non-existent for the purpose of this conservative analysis. Council's standards should be applied via an 88b restriction on all new allotments achieving a 8/L/s discharge and 5cum storage per lot.**

The flows approaching 21 Day Road are controlled by the existing channel capacities with all upstream flows being typical sheet flows through the residential lots being captured at the channel. The report has detailed the flows along the channel in Appendix. A Part 1.



The Hec- Ras model was run in mixed mode. The 100yr ARI (1%) water surface levels were all contained within the channel. *Various scenarios have been used to conservatively model blockages of 50% and under bridge blockages resulting in similar outcomes for the pre and post development.* The analysis identified that the existing driveway entry has no effect on the flow regime to surrounding properties, and as existing flow extents are contained within the channel. There are no proposed alterations to the ground levels and this can be maintained post subdivision by way of a restriction on title on Lots 21 and 22.

Assumptions made include the uniformity of surface roughnesses for varying parts of the stormwater channel, timber fencing not obstructing the flows, and external data provided

In summary, the first aim of this report was to identify the existing conditions and to ensure that the proposed subdivision has not adversely affecting the adjoining and downstream properties, or the flows over the channel. The second aim was to design the proposed subdivision in such a way so as to provide a high level of safety standards. In order to do this the following criteria was adopted.

- (a) To ensure unrestricted free flowing, gravity is maintained.

The natural contours and levels are not to be altered in any way to eliminate any hindrance to the current direction of flows. The existing channel is to be maintained and only cleaning and/or improvements as directed/conditioned by council to be carried out.

- (b) To ensure that all habitable areas are 500mm min. above the 1:100 yr flood levels -

All habitable levels to be in excess of 500mm above the adjacent flood level for the proposed lots 21 and 22. The highest 1% flood level adjacent each Building envelope is RL. 77.11 at chainage 14.

All Garages are in excess of 300mm above the adjacent flood level for the proposed lots 21 and 22.

- (c) Emergency exits are maintained above the 1: 100 yr flood level.

The entry and exit levels from the structure are higher than the 1:100 yr flood level in the channel, being approx. RL.77.11m, However, future garages are recommended to be at 300mm above the bridge along the driveway which is at RL 78.40 to Lot 22. Lot 21 access is via Day Road which is not impacted by the channel flows.

- (d) To ensure Flood inundation is not magnified.

The proposed development will ensure that all habitable and car-parking areas are not affected by flood inundation, by maintaining minimum floor levels specified.

Development proposed is located outside existing flow extent.

(e) To ensure the Flood Risk Management of the site is catered for before and after the development.

Generally, the structural design of the property is to cater for any imposed loads due to debris and its velocity. In this situation, with sheet flows adjacent the dwelling having a depth times velocity factor under 0.4, the proposed construction techniques are satisfactory.

Appropriate fencing to the either side of the channel and driveway to the satisfaction of council.

#### 4 CONCLUSION

The proposed development based on the above design criteria and with relevant D.A. conditioning, will ensure that the current use of the properties will not be a hazard to the community in the event of 1 in 100 year (1%) storm event.

The proposal to subdivide the property shall adopt the following limitations:

- An 88b restrictions noting any future dwelling on Lot 21 or 22 to be a min. 0.5m above the adjacent 1% flood level, which is RL. 77.11m at the southern end. I.e minimum FFL of 77.61m
- A garage level to Lot 22 higher than or equal to be min 0.3m, above the adjacent 1% flood level or top of the bridge being RL.78.40m. I.e FFL of 78.70m.
- The maintaining of all natural ground levels adjacent the channel with a recommended restriction on the channel to the top of each bank..
- Appropriate fencing to the either side of the channel and driveway to the satisfaction of council
- An 88b restriction for any additional lots created per council DCP for On Site Detention per council standards of 8L/s discharge and 5cum storage.

The proposed development will complement all the design issues raised and provide an extension to any future council flood management proposed.

In summary, the results show that the proposed development would not have any adverse impact on adjacent buildings/environment, downstream properties, and all the design aims have been achieved.

## **APPENDIX A**

### **Part 1**

**Part 1. Hydrological data from council records.**



17-Sep-2024

Wal Dobrow  
[Redacted]

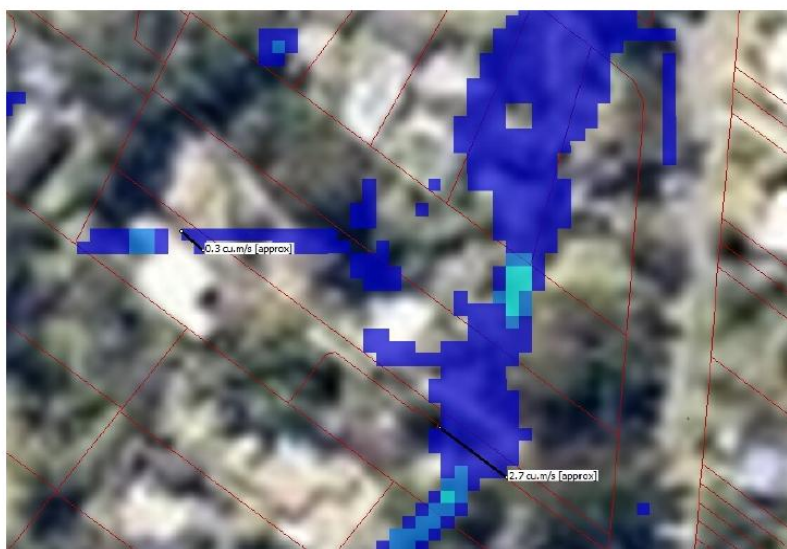
Dear Wal Dobrow,

1 in 100 Year ARI Storm Catchment Flows at  
19A Day Road, CHELTENHAM NSW 2119 - Lot 1 DP 1298219

I refer to your request for stormwater drainage consultation to provide the 1% AEP storm catchment flows draining through 19A Day Road, CHELTENHAM NSW 2119.

The catchment flows within the natural watercourse is approximately  $Q_{100} = 2.7 \text{ m}^3/\text{s}$  and  $Q_{100} = 0.3 \text{ m}^3/\text{s}$  in the overland flow path from the upstream properties to the west. Please refer to the diagram below.

Please be advised that if you wish to undertake your own catchment analysis supporting documentation is required to be submitted to Council for assessment with any development application.



Should you require further information, please contact the undersigned on 9847 6681.

Yours faithfully



Andrew Lam  
Development Engineer  
Planning Division

TRIM Reference: F2008/00080

ATTACHMENT 3 - ITEM 1



Extract of council online flood mapping

Flows from West along 19a Day Road as advised by council being 0.3cumec results in a sheets flow of 61mm along the driveway and such have no impact on this reports outcomes being shallow sheet flows.

|                      | Depth |          | Width |
|----------------------|-------|----------|-------|
| Channel Dimensions = | 0.061 | m        |       |
| Channel Slope =      | 0.020 | x        | 3.00  |
| Area of Channel =    | 0.183 | m/m (S)  |       |
| Wetted Perimeter =   | 3.1   | sq.m (A) |       |
| Hydraulic Radius =   | 0.060 | m (R)    |       |
| n =                  | 0.013 | (n)      |       |

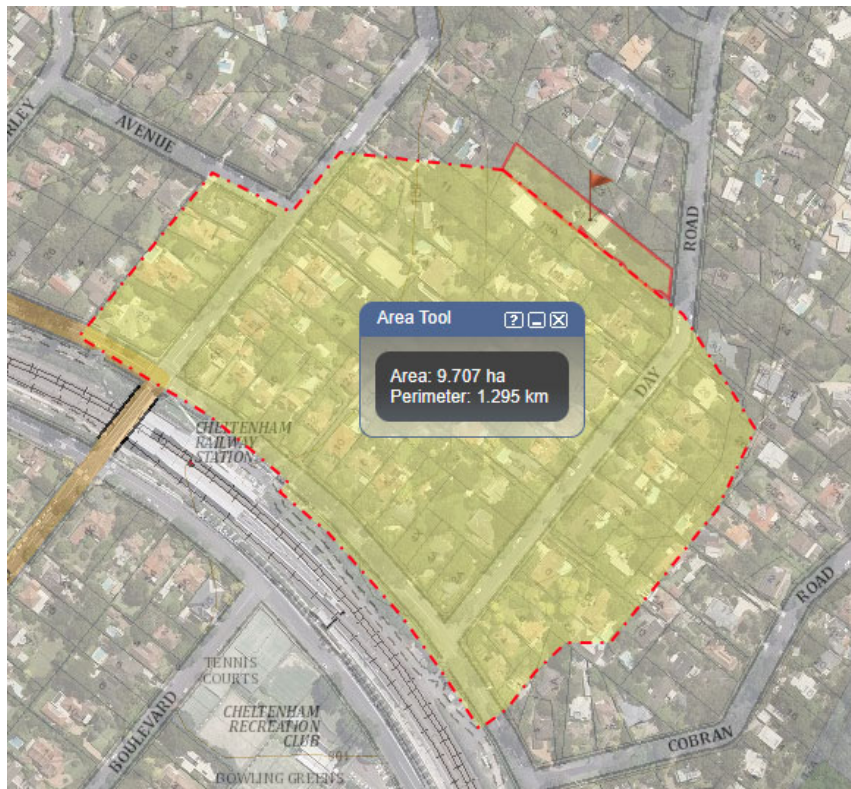
$$\text{Therefore Section Capacity} = (A)/(n) \times (S)^{(1/2)} \times (R)^{(2/3)}$$

$$= 0.301 \text{ cu .m/s}$$

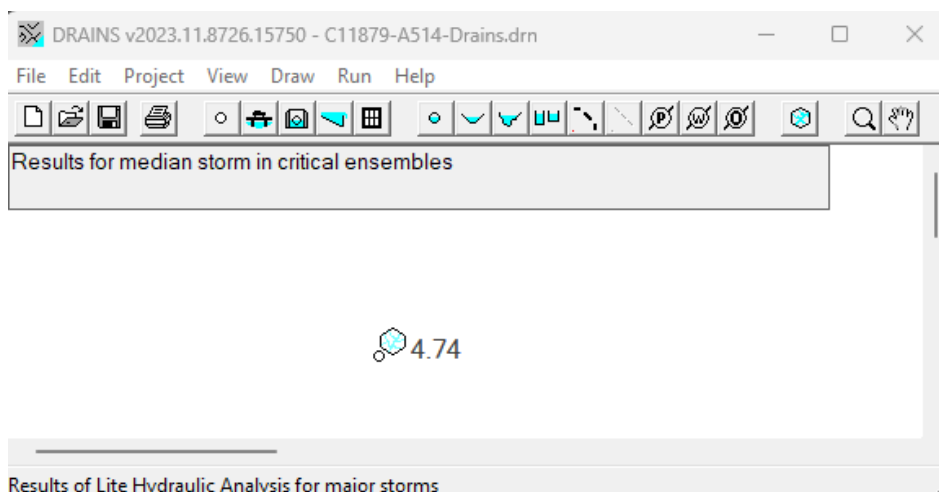


# ATTACHMENT 3 - ITEM 1

**Part 2. Hydrological data using Drains Software.**

**ATTACHMENT 3 - ITEM 1**

Estimated Catchment area – Six Maps



DRAINS results prepared from Version 2023.11.8726.15750 - **Pre Developed**

| PIT / NODE DETAILS |                       | Version 8                 |                            |          |          |          |
|--------------------|-----------------------|---------------------------|----------------------------|----------|----------|----------|
| Name               | Max HGL<br>Constraint | Max Pond                  | Max Surface                | Max Pond | Min      | Overflow |
|                    | HGL                   | Flow Arriving<br>(cu.m/s) | Volume Freeboard<br>(cu.m) |          | (cu.m/s) |          |

## SUB-CATCHMENT DETAILS

| Name | Max<br>Flow Q<br>(cu.m/s) | Paved<br>Max Q<br>(cu.m/s) | Grassed<br>Max Q<br>(cu.m/s) | Paved<br>Tc<br>(min) | Grassed<br>Tc<br>(min) | Supp.<br>Tc<br>(min) | Due to Storm                 |
|------|---------------------------|----------------------------|------------------------------|----------------------|------------------------|----------------------|------------------------------|
| Cat1 | <b>4.741</b>              | 4.426                      | 0.314                        | 4.10                 | 28.56                  | 0.00                 | 1% AEP, 5 min burst, Storm 1 |

## PIPE DETAILS

| Name | Max Q<br>(cu.m/s) | Max V<br>(m/s) | Max U/S<br>HGL (m) | Max D/S<br>HGL (m) | Due to Storm |
|------|-------------------|----------------|--------------------|--------------------|--------------|
|------|-------------------|----------------|--------------------|--------------------|--------------|

## CHANNEL DETAILS

| Name | Max Q<br>(cu.m/s) | Max V<br>(m/s) | Due to Storm |
|------|-------------------|----------------|--------------|
|------|-------------------|----------------|--------------|

## DETENTION BASIN DETAILS

| Name | Max WL | MaxVol<br>Total | Max Q<br>Low Level | Max Q<br>High Level |
|------|--------|-----------------|--------------------|---------------------|
|------|--------|-----------------|--------------------|---------------------|

DRAINS results prepared from Version 2023.11.8726.15750 – **Post Developed**

| PIT / NODE DETAILS |                                  | Version 8                 |                            |          |          |          |
|--------------------|----------------------------------|---------------------------|----------------------------|----------|----------|----------|
| Name               | Max HGL<br>Constraint            | Max Pond                  | Max Surface                | Max Pond | Min      | Overflow |
|                    | HGL                              | Flow Arriving<br>(cu.m/s) | Volume Freeboard<br>(cu.m) |          | (cu.m/s) |          |
| N1                 | 75634484122098883412728217600.00 |                           |                            |          | 5.663    |          |

## SUB-CATCHMENT DETAILS

| Name | Max<br>Flow Q<br>(cu.m/s) | Paved<br>Max Q<br>(cu.m/s) | Grassed<br>Max Q<br>(cu.m/s) | Paved<br>Tc<br>(min) | Grassed<br>Tc<br>(min) | Supp.<br>Tc<br>(min) | Due to Storm                 |
|------|---------------------------|----------------------------|------------------------------|----------------------|------------------------|----------------------|------------------------------|
| Cat1 | <b>4.741</b>              | 4.427                      | 0.314                        | 4.10                 | 28.56                  | 0.00                 | 1% AEP, 5 min burst, Storm 1 |

## PIPE DETAILS

| Name | Max Q<br>(cu.m/s) | Max V<br>(m/s) | Max U/S<br>HGL (m) | Max D/S<br>HGL (m) | Due to Storm |
|------|-------------------|----------------|--------------------|--------------------|--------------|
|------|-------------------|----------------|--------------------|--------------------|--------------|

## CHANNEL DETAILS

| Name | Max Q<br>(cu.m/s) | Max V<br>(m/s) | Due to Storm |
|------|-------------------|----------------|--------------|
|------|-------------------|----------------|--------------|

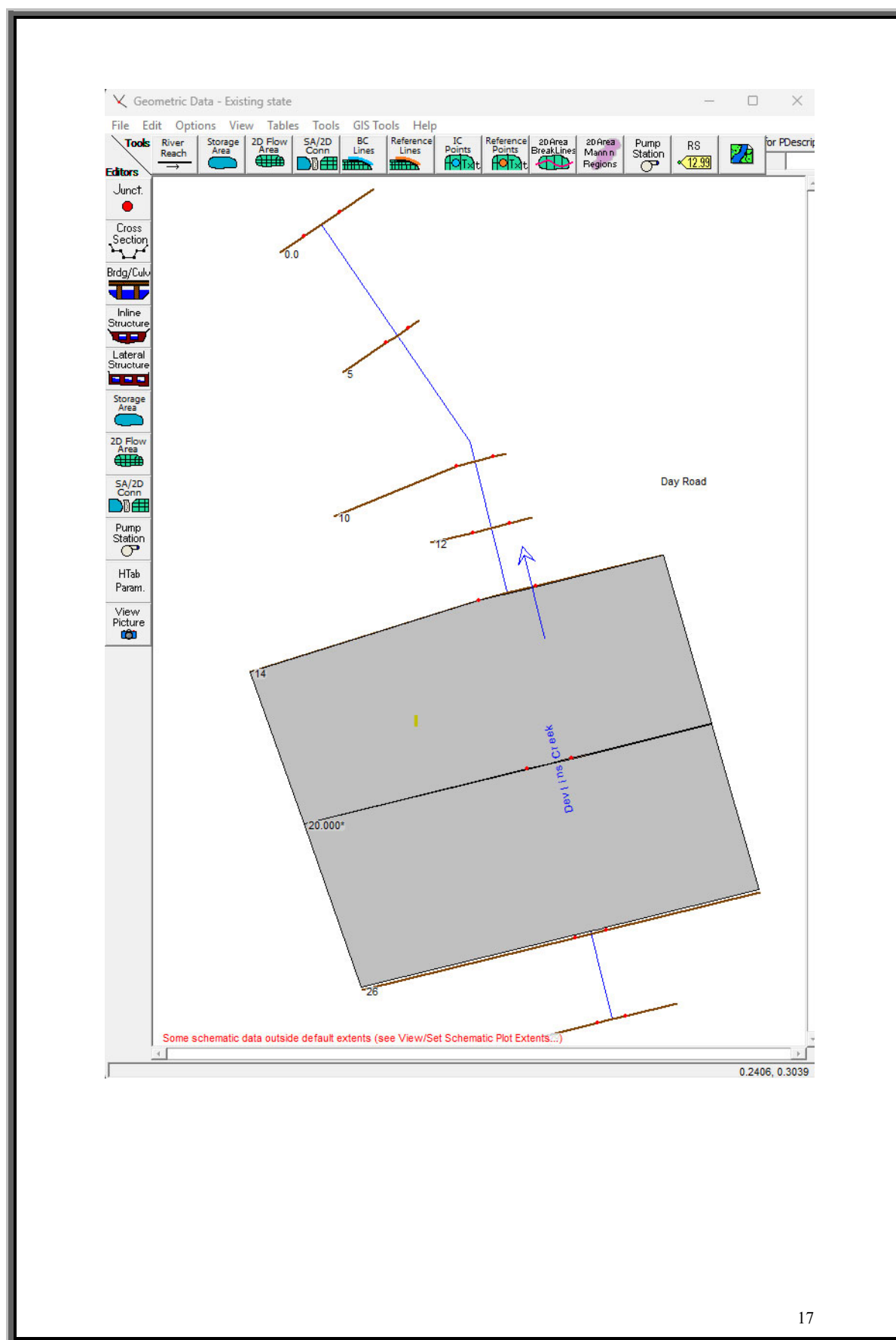
## DETENTION BASIN DETAILS

| Name | Max WL | MaxVol<br>Total | Max Q<br>Low Level | Max Q<br>High Level |
|------|--------|-----------------|--------------------|---------------------|
|------|--------|-----------------|--------------------|---------------------|

## Part 3

### **Part 3. Hydraulic Calculations using Hec – Ras 6.4.1**

Hec-Ras output results based on council and Drains modelling.



# ATTACHMENT 3 - ITEM 1

# ATTACHMENT 3 - ITEM 1

## Summary of Pre-Post Developed Drains & Council Flow Data and Flood Levels



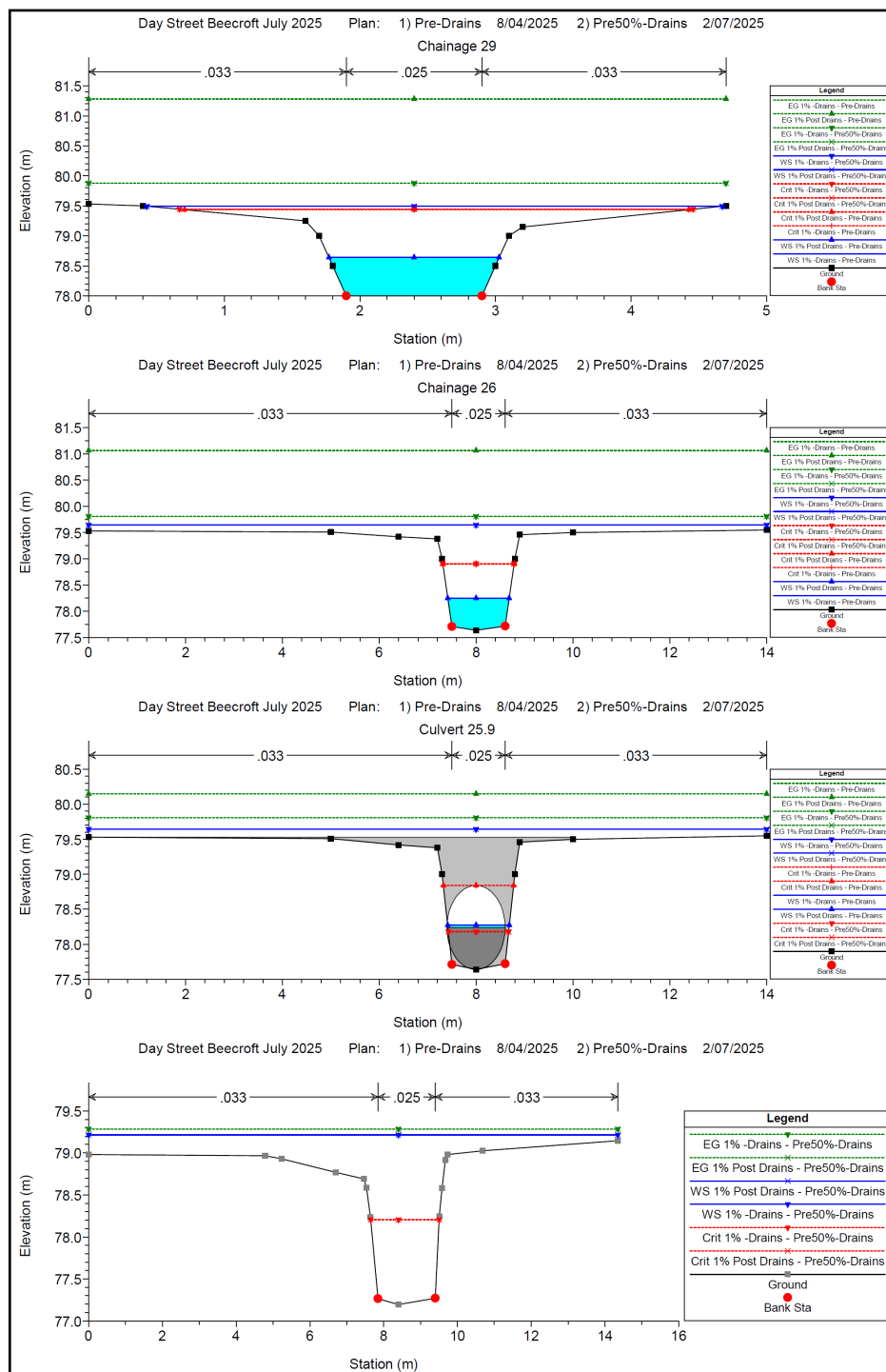
HEC-RAS River: Devlins Creek Reach: Day Road

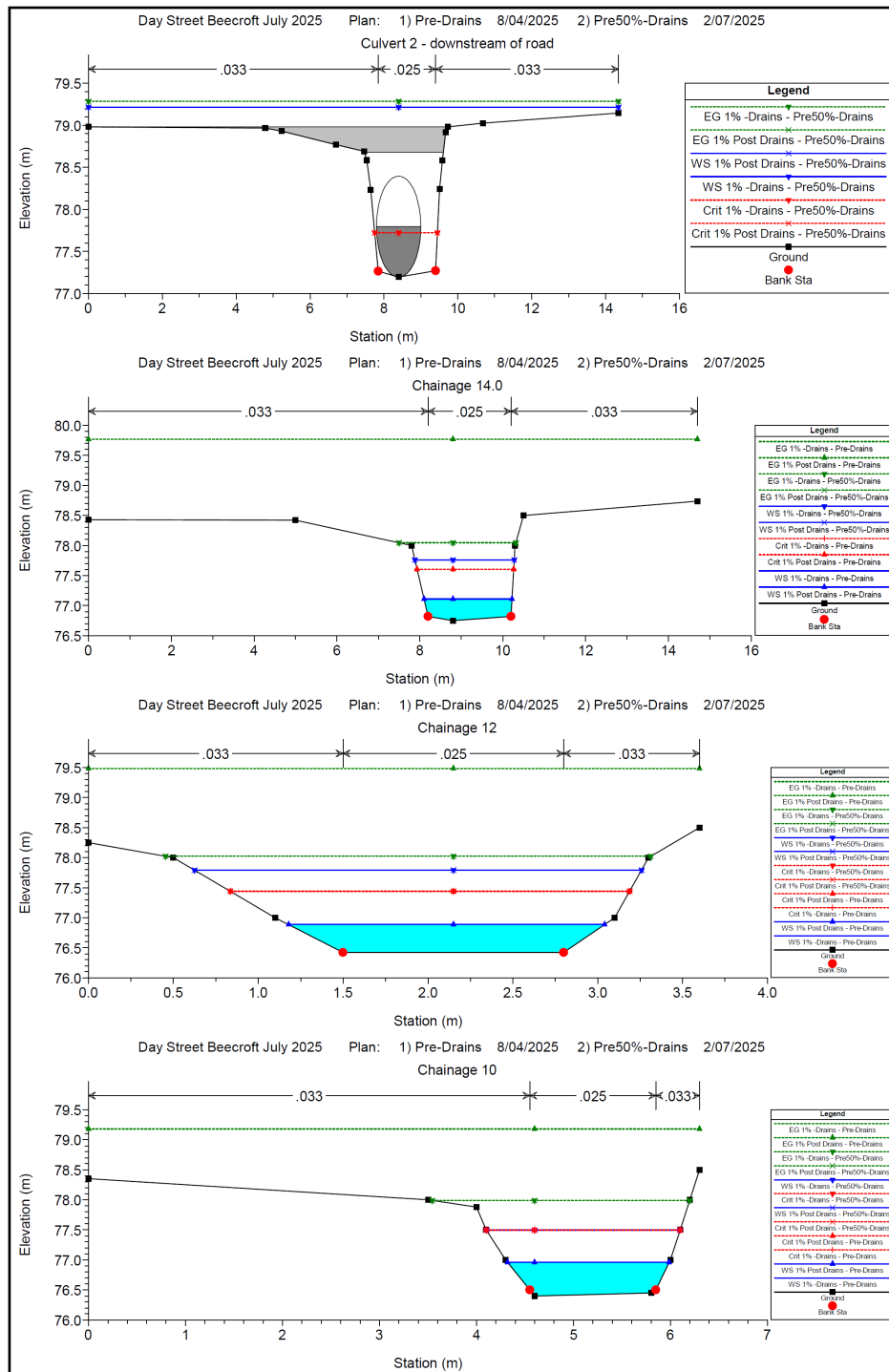
| Reach    | River Sta | Profile        | Plan          | E.G. Elev<br>(m) | W.S. Elev<br>(m) | Vel Head<br>(m) | Frictn Loss<br>(m) | C & E Loss<br>(m) | Q Left<br>(m3/s) | Q Channel<br>(m3/s) | Q Right<br>(m3/s) | Top Width<br>(m) |
|----------|-----------|----------------|---------------|------------------|------------------|-----------------|--------------------|-------------------|------------------|---------------------|-------------------|------------------|
| Day Road | 29        | 1% -Drains     | Pre-Drains    | 81.28            | 78.64            | 2.64            | 0.20               | 0.02              | 0.05             | 4.64                | 0.05              | 1.26             |
| Day Road | 29        | 1% -Drains     | Pre50%-Drains | 79.88            | 79.49            | 0.38            | 0.00               | 0.07              | 0.18             | 4.30                | 0.26              | 4.24             |
| Day Road | 29        | 1% Post Drains | Pre-Drains    | 81.28            | 78.64            | 2.64            | 0.20               | 0.02              | 0.05             | 4.64                | 0.05              | 1.26             |
| Day Road | 29        | 1% Post Drains | Pre50%-Drains | 79.88            | 79.49            | 0.38            | 0.00               | 0.07              | 0.18             | 4.30                | 0.26              | 4.24             |
| Day Road | 26        | 1% -Drains     | Pre-Drains    | 81.06            | 78.25            | 2.81            |                    |                   | 0.02             | 4.70                | 0.02              | 1.27             |
| Day Road | 26        | 1% -Drains     | Pre50%-Drains | 79.81            | 79.64            | 0.16            |                    |                   | 0.36             | 4.15                | 0.23              | 14.00            |
| Day Road | 26        | 1% Post Drains | Pre-Drains    | 81.06            | 78.25            | 2.81            |                    |                   | 0.02             | 4.70                | 0.02              | 1.27             |
| Day Road | 26        | 1% Post Drains | Pre50%-Drains | 79.81            | 79.64            | 0.16            |                    |                   | 0.36             | 4.15                | 0.23              | 14.00            |
| Day Road | 25.9      |                | Culvert       |                  |                  |                 |                    |                   |                  |                     |                   |                  |
| Day Road | 20.000*   | 1% -Drains     | Pre50%-Drains | 79.28            | 79.22            | 0.07            |                    |                   | 0.69             | 3.88                | 0.16              | 14.35            |
| Day Road | 20.000*   | 1% Post Drains | Pre50%-Drains | 79.28            | 79.22            | 0.07            |                    |                   | 0.69             | 3.88                | 0.16              | 14.35            |
| Day Road | 14        | 1% -Drains     | Pre-Drains    | 79.77            | 77.11            | 2.66            | 0.27               | 0.02              | 0.02             | 4.72                | 0.00              | 2.12             |
| Day Road | 14        | 1% -Drains     | Pre50%-Drains | 78.05            | 77.76            | 0.28            | 0.01               | 0.02              | 0.08             | 4.65                | 0.01              | 2.40             |
| Day Road | 14        | 1% Post Drains | Pre-Drains    | 79.77            | 77.11            | 2.66            | 0.27               | 0.02              | 0.02             | 4.72                | 0.00              | 2.12             |
| Day Road | 14        | 1% Post Drains | Pre50%-Drains | 78.05            | 77.76            | 0.28            | 0.01               | 0.02              | 0.08             | 4.65                | 0.01              | 2.40             |
| Day Road | 12        | 1% -Drains     | Pre-Drains    | 79.48            | 76.89            | 2.60            | 0.19               | 0.11              | 0.18             | 4.44                | 0.12              | 1.86             |
| Day Road | 12        | 1% -Drains     | Pre50%-Drains | 78.02            | 77.79            | 0.23            | 0.01               | 0.03              | 0.46             | 4.06                | 0.22              | 2.63             |
| Day Road | 12        | 1% Post Drains | Pre-Drains    | 79.48            | 76.89            | 2.60            | 0.19               | 0.11              | 0.18             | 4.44                | 0.12              | 1.86             |
| Day Road | 12        | 1% Post Drains | Pre50%-Drains | 78.02            | 77.79            | 0.23            | 0.01               | 0.03              | 0.46             | 4.06                | 0.22              | 2.63             |
| Day Road | 10        | 1% -Drains     | Pre-Drains    | 79.18            | 76.96            | 2.22            | 0.31               | 0.10              | 0.09             | 4.61                | 0.04              | 1.67             |
| Day Road | 10        | 1% -Drains     | Pre50%-Drains | 77.99            | 77.49            | 0.49            | 0.04               | 0.02              | 0.20             | 4.45                | 0.09              | 2.00             |
| Day Road | 10        | 1% Post Drains | Pre-Drains    | 79.18            | 76.96            | 2.22            | 0.31               | 0.10              | 0.09             | 4.61                | 0.04              | 1.67             |
| Day Road | 10        | 1% Post Drains | Pre50%-Drains | 77.99            | 77.49            | 0.49            | 0.04               | 0.02              | 0.20             | 4.45                | 0.09              | 2.00             |
| Day Road | 5         | 1% -Drains     | Pre-Drains    | 78.78            | 76.89            | 1.89            | 0.26               | 0.01              | 0.42             | 4.24                | 0.08              | 1.63             |
| Day Road | 5         | 1% -Drains     | Pre50%-Drains | 77.93            | 77.26            | 0.67            | 0.07               | 0.04              | 0.72             | 3.93                | 0.10              | 2.05             |
| Day Road | 5         | 1% Post Drains | Pre-Drains    | 78.78            | 76.89            | 1.89            | 0.26               | 0.01              | 0.42             | 4.24                | 0.08              | 1.63             |
| Day Road | 5         | 1% Post Drains | Pre50%-Drains | 77.93            | 77.26            | 0.67            | 0.07               | 0.04              | 0.72             | 3.93                | 0.10              | 2.05             |
| Day Road | 0.0       | 1% -Drains     | Pre-Drains    | 78.50            | 76.54            | 1.96            |                    |                   | 0.04             | 4.67                | 0.03              | 1.78             |

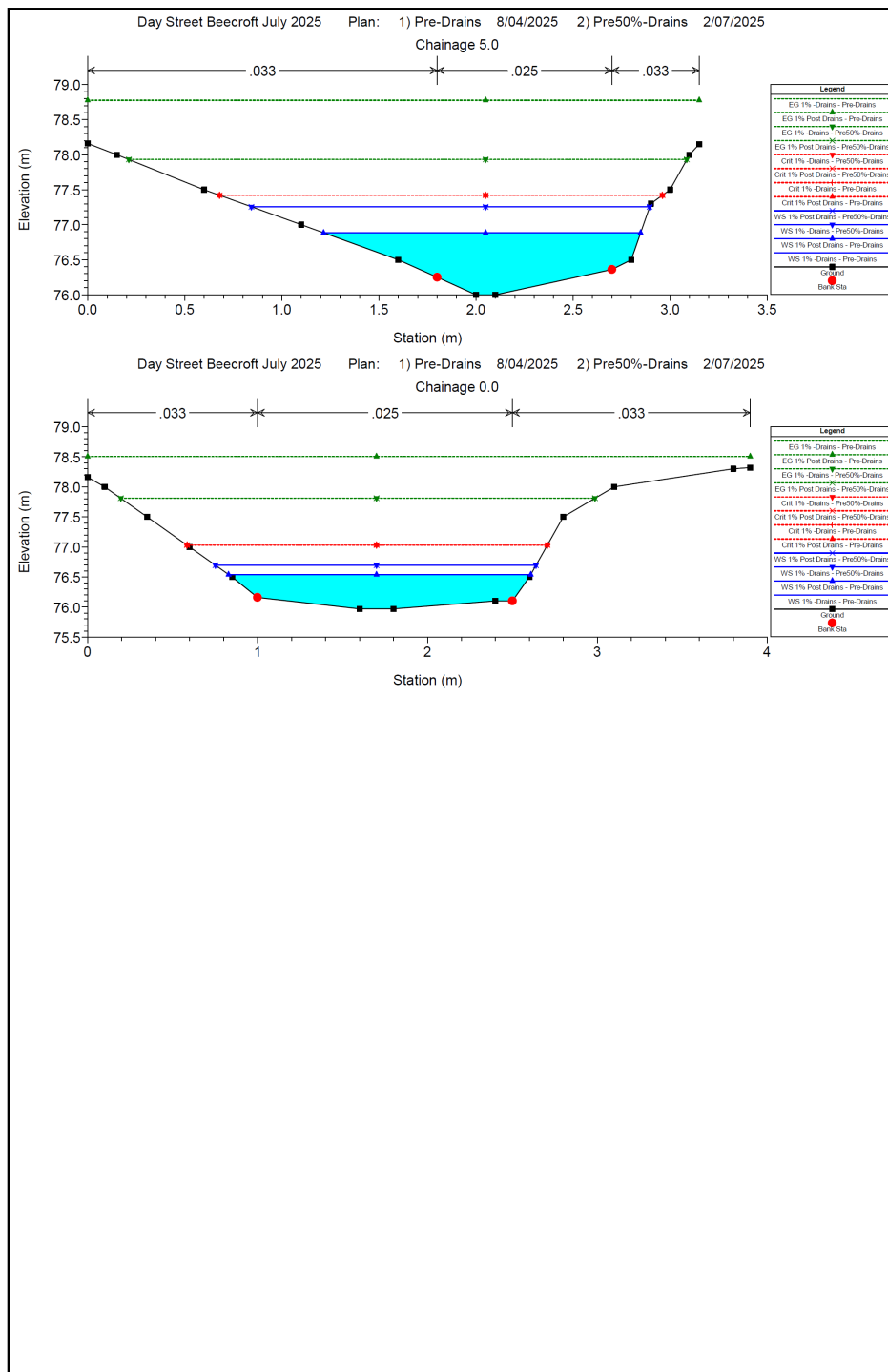
**Cross Sections – Pre/Post Developed Using Drains Flow Data**

20

**ATTACHMENT 3 - ITEM 1**

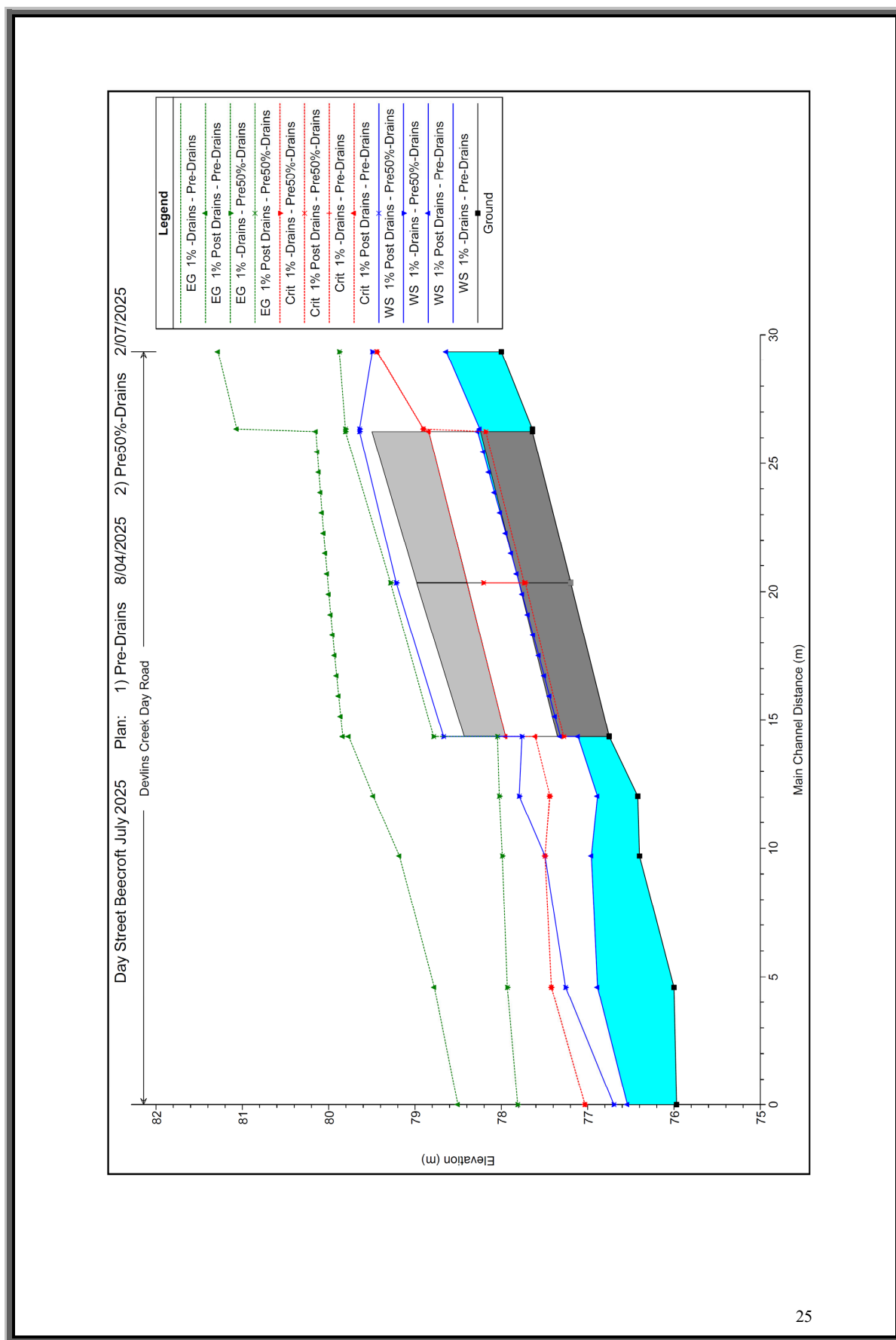






**Profile – Pre & Post Developed Using Drains Flow Data**





# ATTACHMENT 3 - ITEM 1

**Part 4**

**Part 4. Flow extent contained within channel**  
Survey and cross section locations



**ATTACHMENT/S**

**REPORT NO. LPP17/25**

**ITEM 2**

- 1. FINAL ARCHITECTURAL PLANS**
- 2. HJB SHADOW DIAGRAM CERTIFICATION**
- 3. UPDATED SURVEY WITH NEIGHBOURING  
PROPERTIES**
- 4. LANDSCAPE PLANS ISSUE C**
- 5. SUMMARY OF CHANGES TO FINAL ARCHITECTURAL  
PLANS DATED 23 JUNE 2025**



## EXISTING SITE PLAN

[illegible]

**ARCHITECT**  
**DAVID WHITE ARCHITECTS PTY LTD**  
P.O. Box 440  
3 WONGAL CRESCENT SUITE 21 BEECROFT 2119

[illegible]

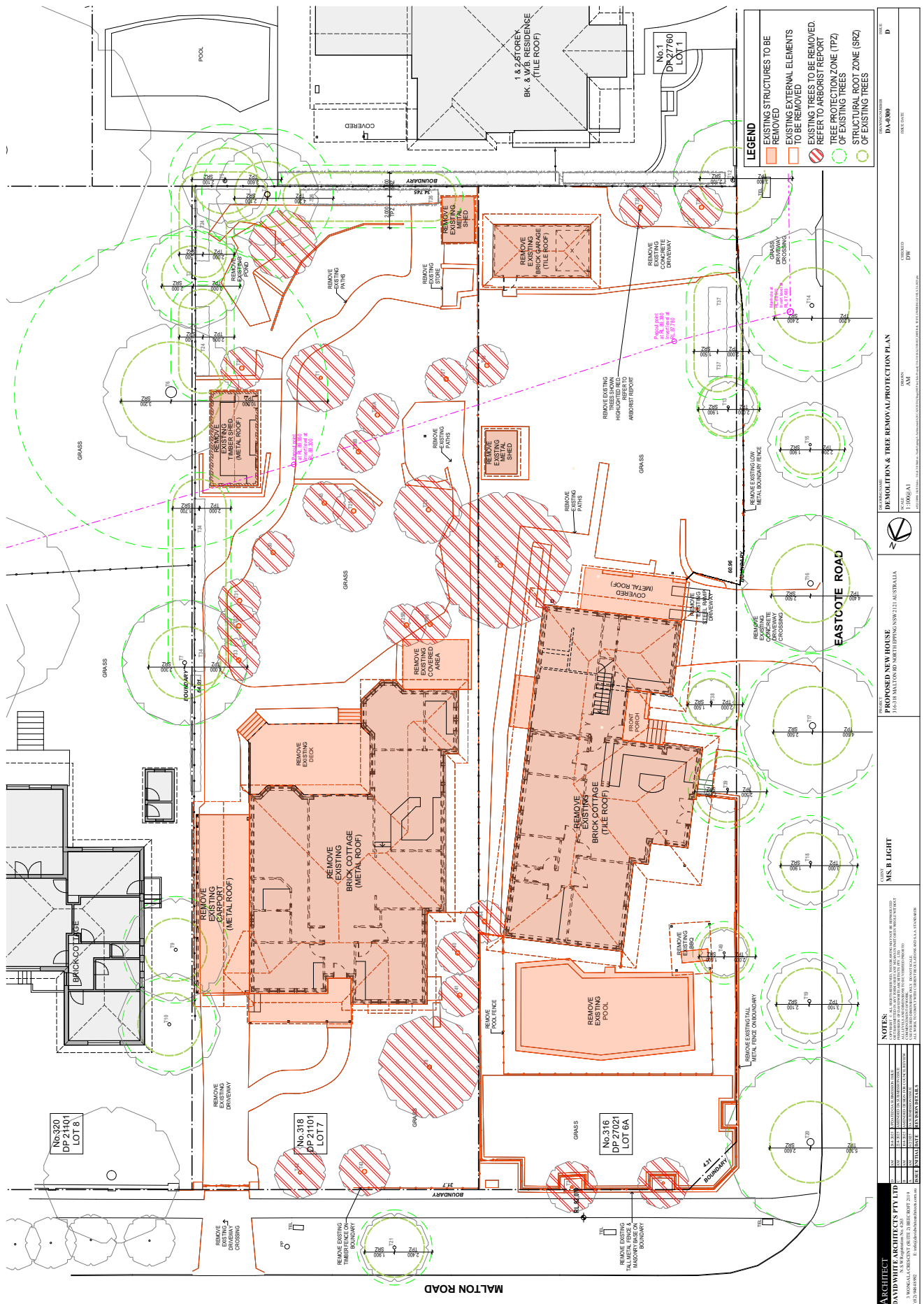
ATTACHMENT 1 - ITEM 2



|                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         |                                                                          |                     |            |             |                     |                        |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------|---------------------|------------|-------------|---------------------|------------------------|-----------|
| Architect<br>DAVID WHITE ARCHITECTS PTY LTD<br>1 WINDGALL CRESENT (SUITE 2) BEVERLY PT 2111<br>1512 15th STREET<br>BEVERLY PT NSW 2111<br>02 9388 8888<br>www.davidwhitearchitects.com.au | NOTES<br>ALL MEASUREMENTS, DIMENSIONS AND VOLUMES ARE APPROXIMATE.<br>THESE PLANS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A CONTRACT.<br>THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF DAVID WHITE ARCHITECTS PTY LTD.<br>THESE PLANS ARE THE PROPERTY OF DAVID WHITE ARCHITECTS PTY LTD. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF DAVID WHITE ARCHITECTS PTY LTD. | PROJECT<br>MS. B. LIGHT | PROPOSED NEW HOUSE<br>116-18 MALTON RD. NORTH RYPPING NSW 2121 AUSTRALIA | EXISTING FLOOR PLAN | DATE<br>AM | DRAWN<br>DW | SCALE<br>1:100 (A1) | PROJECT NO.<br>DA-1900 | DATE<br>D |
|                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         |                                                                          |                     |            |             |                     |                        |           |

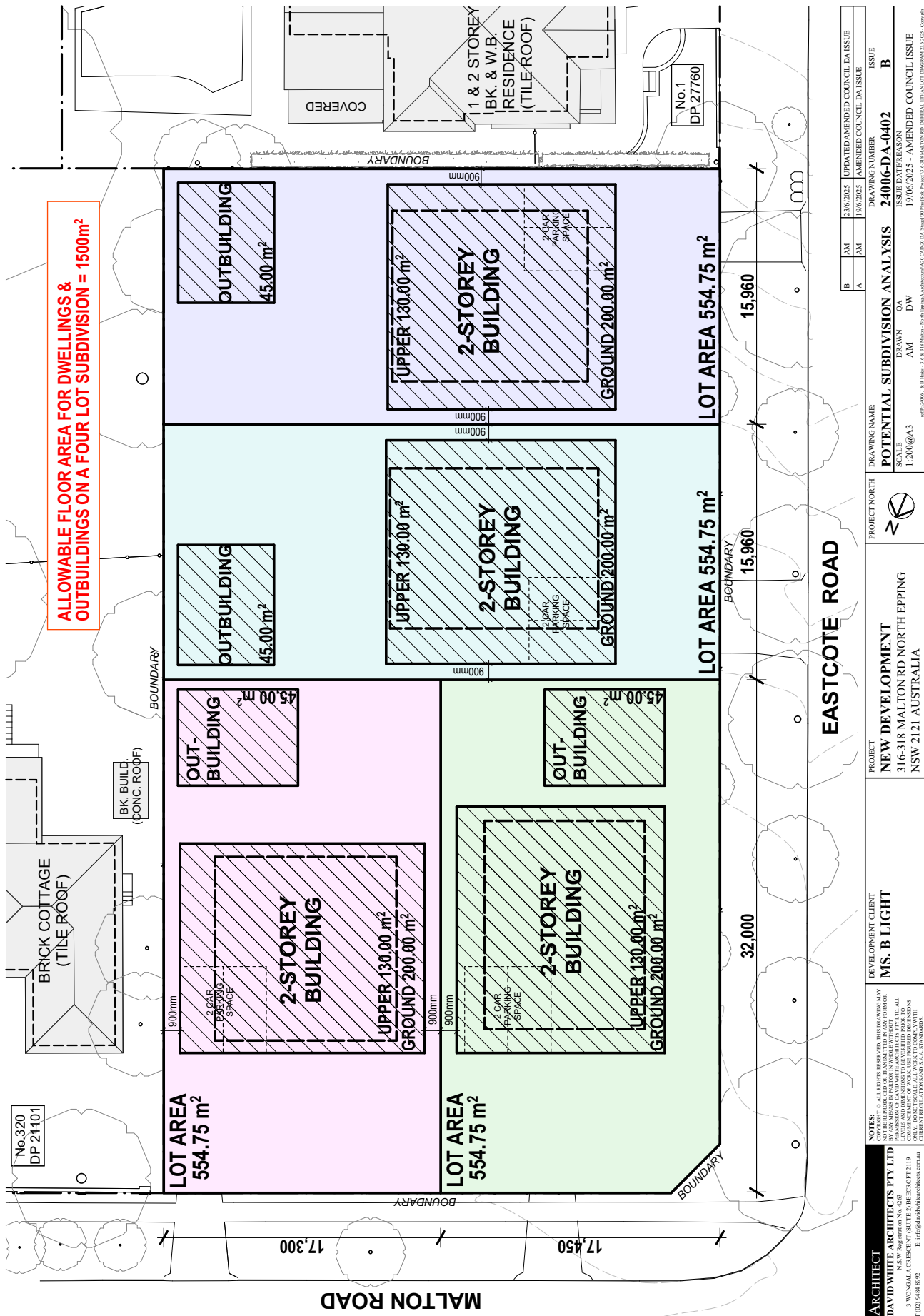
# ATTACHMENT 1 - ITEM 2





# ATTACHMENT 1 - ITEM 2

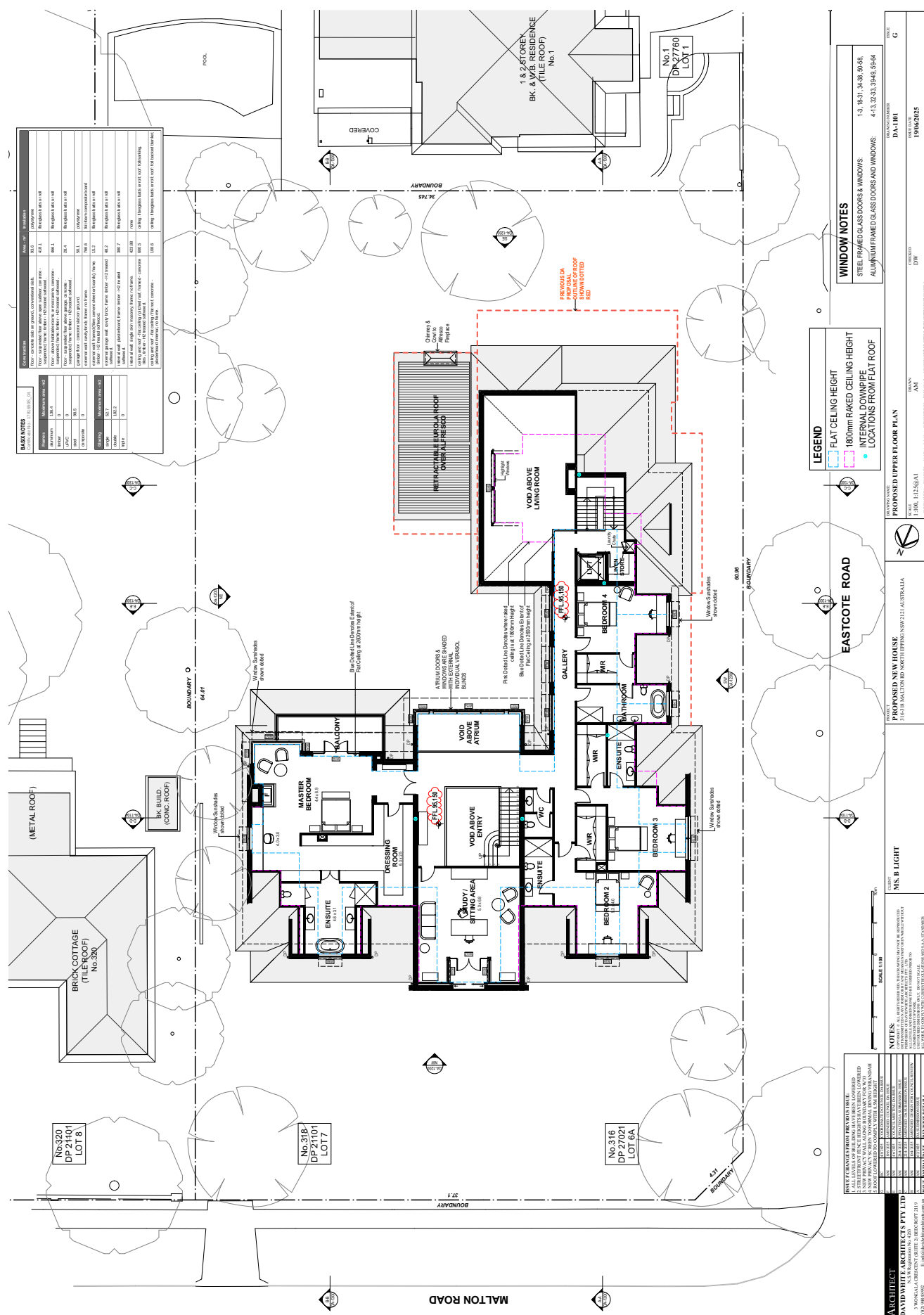




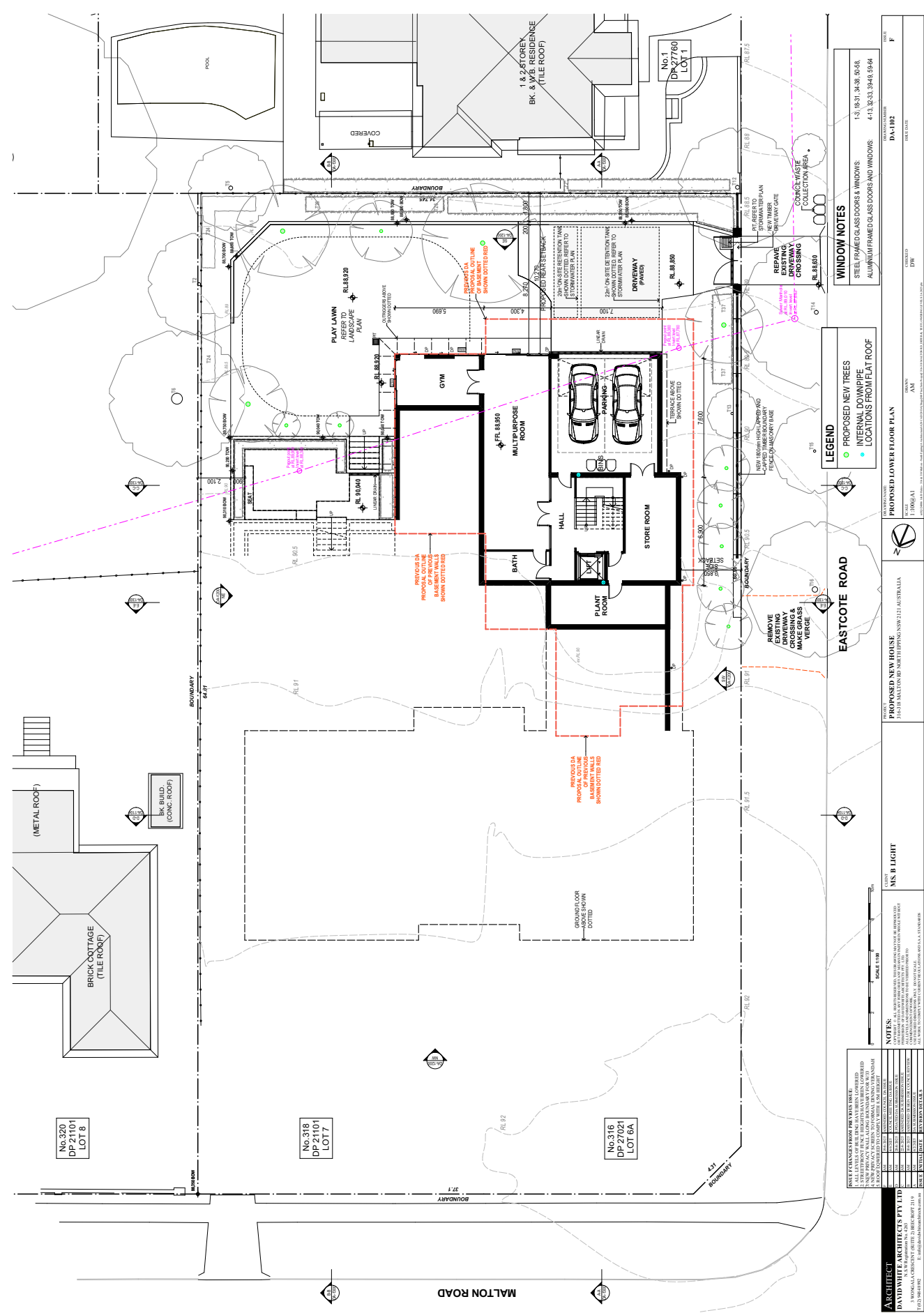
# ATTACHMENT 1 - ITEM 2



ATTACHMENT 1 - ITEM 2



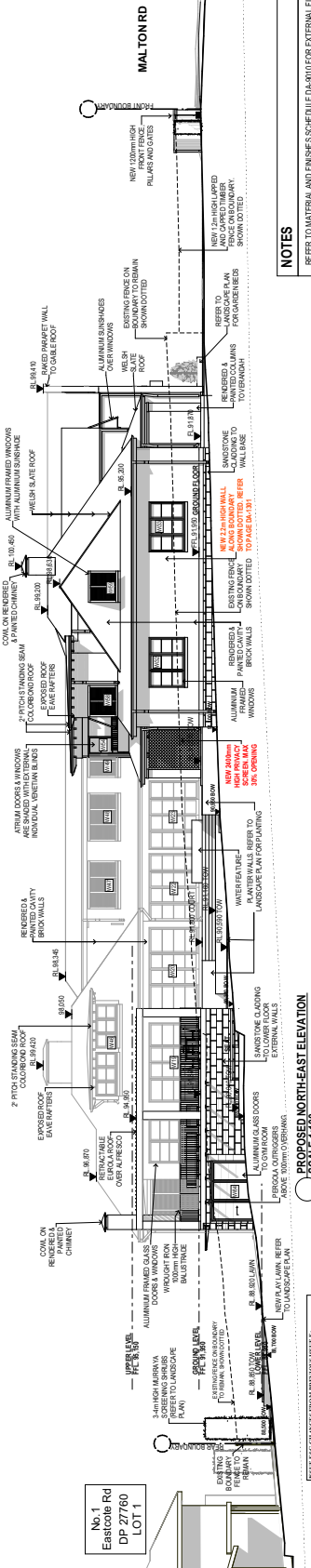
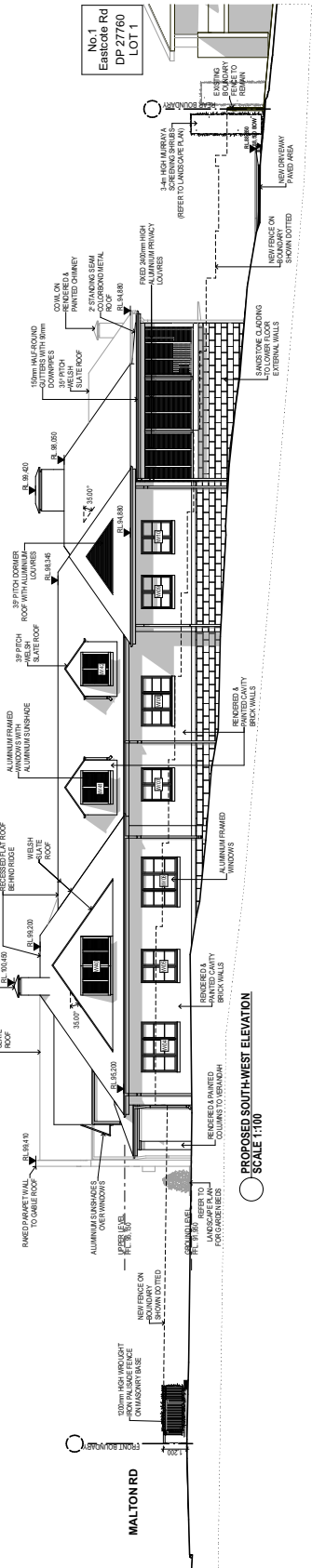
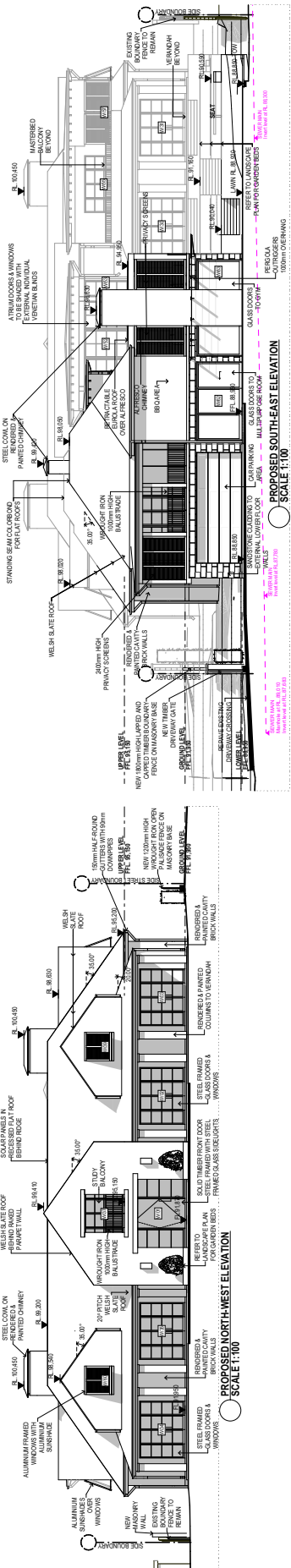
ATTACHMENT 1 - ITEM 2



ATTACHMENT 1 - ITEM 2







NOTES

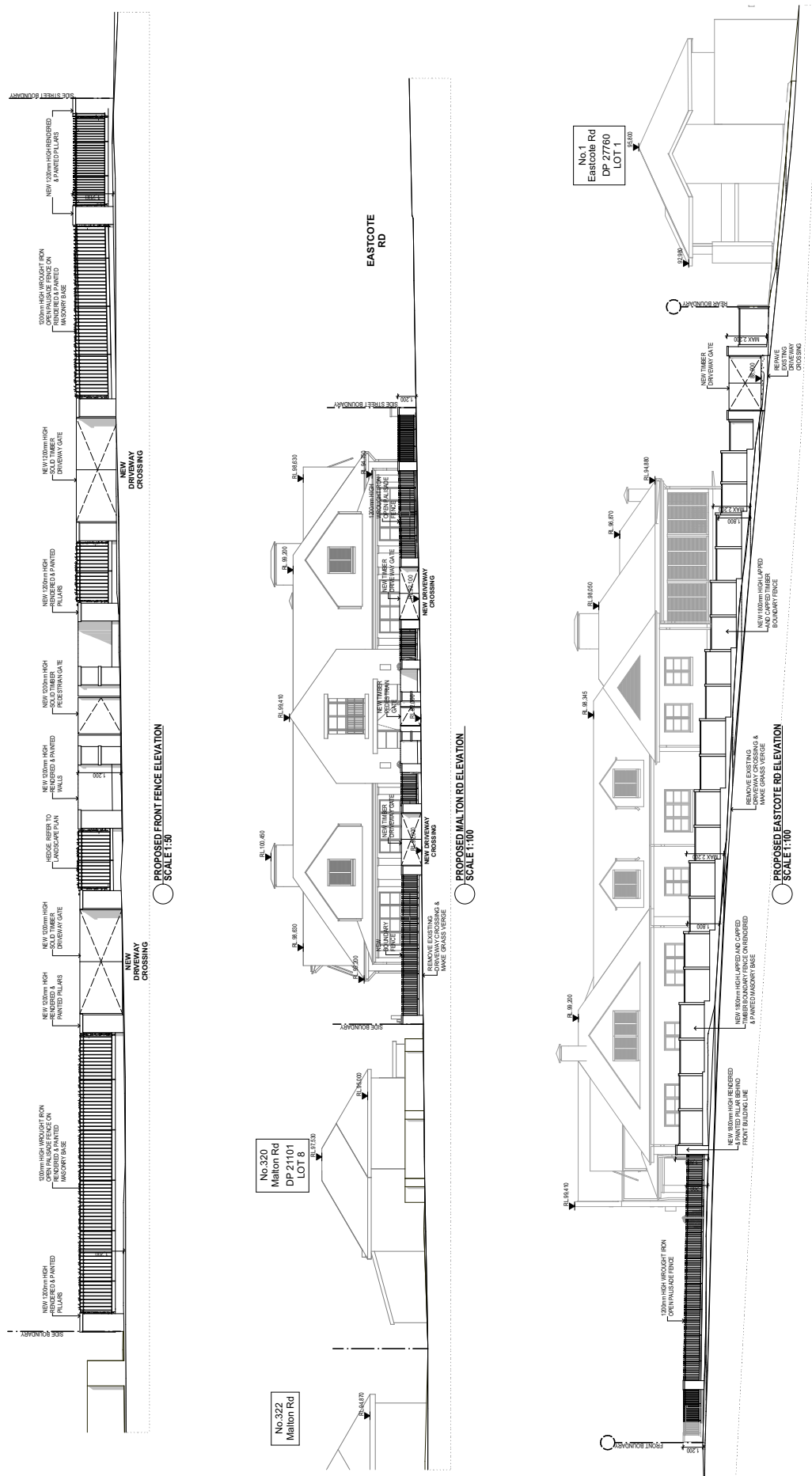
REFER TO MATERIAL AND FINISHES SCHEDULE DA-010 FOR EXTERNAL FINISHES

STEEL FRAMED GLASS DOORS & WINDOWS 1.3, 18.31, 34.38, 50.58,

ALUMINUM FRAMED GLASS DOORS AND WINDOWS 4.13, 33.33, 39.43, 59.44

|                 |                                                  |              |                    |                     |            |    |
|-----------------|--------------------------------------------------|--------------|--------------------|---------------------|------------|----|
| ARCHITECT       | DAVID WHITE ARCHITECTS PTY LTD                   | PROJECT NAME | PROPOSED NEW HOUSE | PROPOSED ELEVATIONS | DATE       | G  |
|                 |                                                  |              |                    |                     |            |    |
| DRAWN           | AM                                               | SCALE        | 1:100 (A1)         | DATE                | 18.08.2025 | DW |
|                 |                                                  |              |                    |                     |            |    |
| PROJECT ADDRESS | 116-118 MALTON RD NORTH LEPPI NSW 2121 AUSTRALIA | PROJECT NO.  | DA-1290            | DATE                | 18.08.2025 | DW |
|                 |                                                  |              |                    |                     |            |    |

# ATTACHMENT 1 - ITEM 2



ATTACHMENT 1 - ITEM 2

ISSUE CHANGES FROM PREVIOUS ISSUE:  
ALL LEVELS OF BUILDING HEIGHTS HAVE BEEN LOWERED  
STREETFRONT PUNCH HEIGHTS HAVE BEEN LOWERED  
NEW PRIVACY WALL ALONG BOUNDARY FOR W3  
NEW PRIVACY SCREEN TO FORMAL DINING VERANDAH  
CONC. LOWERED TO COMB. W. RUTHERF. & 484 HERBERT

|    |           |                                   |
|----|-----------|-----------------------------------|
| AM | 19/6/2021 | AMENDED COUNCIL DA ISSUE          |
| AM | 4/6/2021  | COUNCIL MEETING DA ISSUE          |
| AM | 26/4/2021 | APPOINTED DA SUBMISSION ISSUE     |
| AM | 22/4/2021 | AMENDED DA SUBMISSION ISSUE       |
| AM | 10/4/2021 | AMENDED DESIGN FOR COUNCIL REVIEW |
| AM | 6/2/2021  | DA SUBMISSION ISSUE               |

**ARCHITECT**  
**DAVID WHITE ARCHITECTS PTY LTD**  
N.S.W.R Registration No. 4 263  
3 WONGALA CRESCENT (SUITE 2) BEEC ROFT 2119

|                            |                                |             |               |            |                           |            |
|----------------------------|--------------------------------|-------------|---------------|------------|---------------------------|------------|
| PROPOSED STREET ELEVATIONS | SCALE<br>1"=100', 1/8"=1' @ A1 | DRAWN<br>AM | CHECKED<br>DW | ISSUE DATE | DRAWING NUMBER<br>DA-1201 | SHEET<br>F |
|----------------------------|--------------------------------|-------------|---------------|------------|---------------------------|------------|

|         |                                                                        |
|---------|------------------------------------------------------------------------|
| PROJECT | PROPOSED NEW HOUSE<br>316-18 MALTON RD NORTH EPPING NSW 2121 AUSTRALIA |
|---------|------------------------------------------------------------------------|

CLIENT  
**MS. B LIGHT**

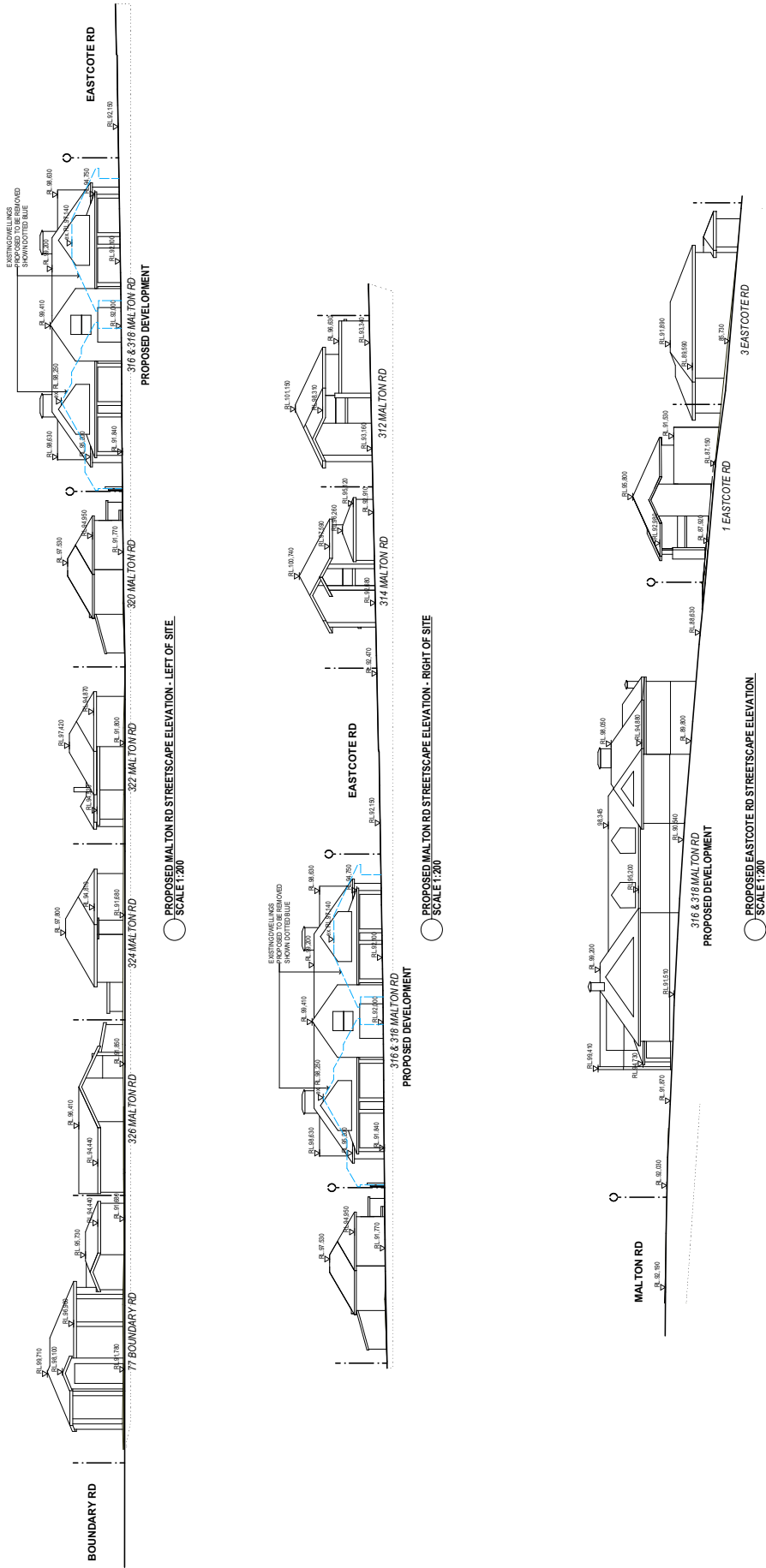
**NOTES:**

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ALL LENGTHS AND DIMENSIONS TO THE YIMBED PRIOR TO COMBINATION OF WORK.

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.



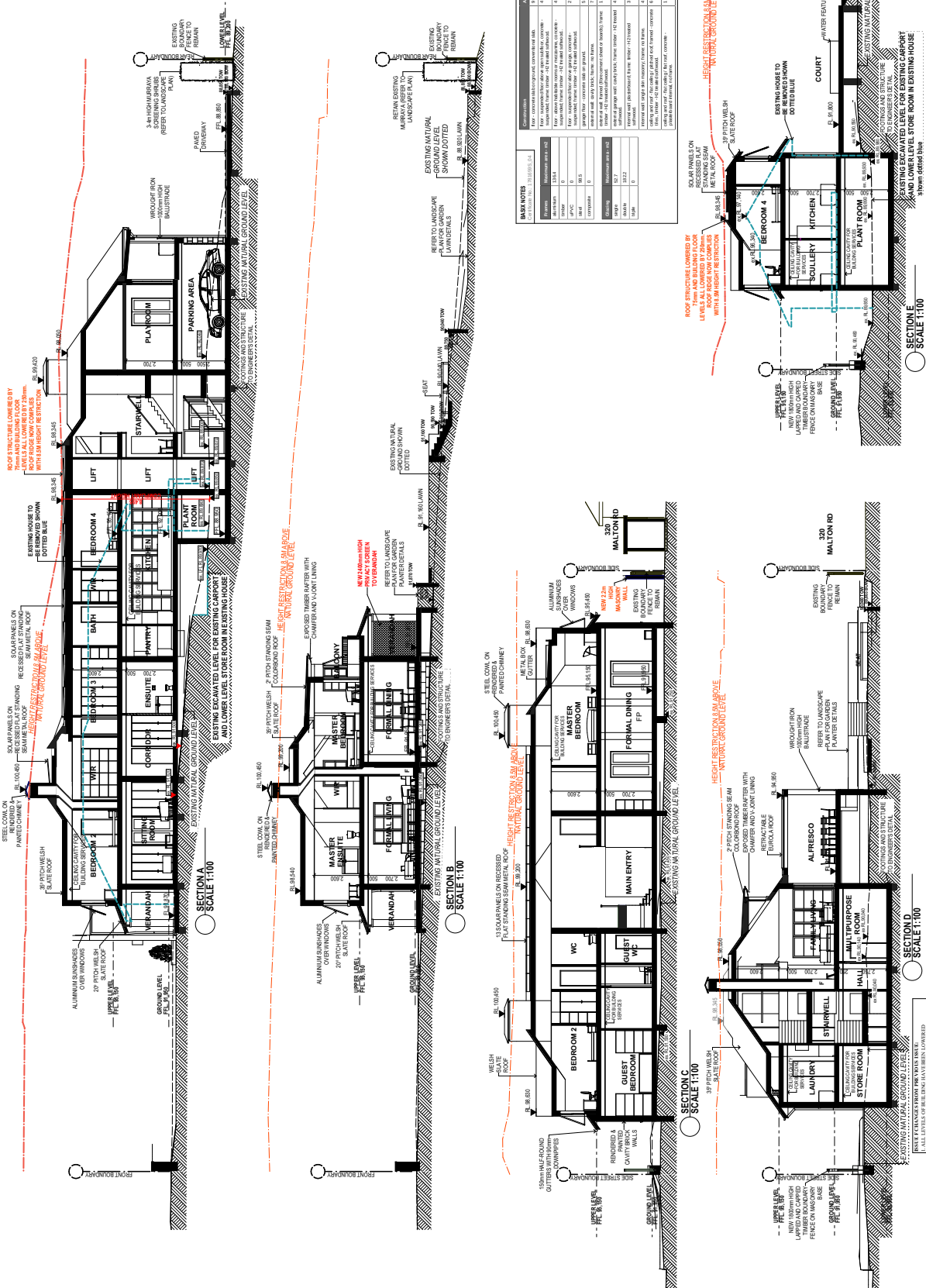


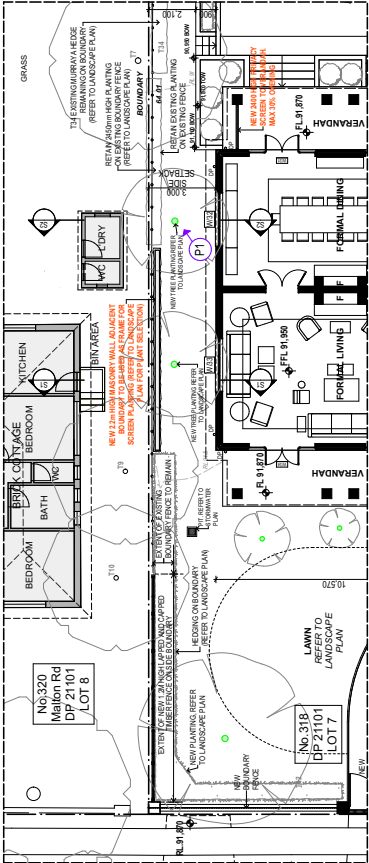
NOTE: REFER TO HILL & BLUME SURVEY DRAWING NUMBER 66246001A & 66246002A  
NOTE: FENCING NOT SHOWN

|                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                         |                                                                        |                        |  |                    |             |               |                    |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------|------------------------|--|--------------------|-------------|---------------|--------------------|------------|
| ARCHITECT<br>DAVID WHITE ARCHITECTS PTY LTD<br>1 WINDGALLA CRESCENT (SUITE 2) BELMONT PT 2111<br>NSW 1500<br>P 02 9460 8000<br>E david@dwarchitects.com.au | NOTES<br>ALL INFORMATION, INCLUDING ANY STATEMENTS OF INTENT, IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT AGREES TO HOLD DAVID WHITE ARCHITECTS PTY LTD HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE COSTS OF DEFENCE, IN CONNECTION WITH THE PROJECT. THE CLIENT'S OBLIGATIONS ARE NOT LIMITED BY ANY STANDARD CONDITIONS OF SALE OR CONTRACT. THE CLIENT'S OBLIGATIONS ARE NOT LIMITED BY ANY STANDARD CONDITIONS OF SALE OR CONTRACT. THE CLIENT'S OBLIGATIONS ARE NOT LIMITED BY ANY STANDARD CONDITIONS OF SALE OR CONTRACT. | PROJECT<br>MS. B. LIGHT | PROPOSED NEW HOUSE<br>116-18 MALTON RD NORTH EPPING NSW 2121 AUSTRALIA | STREETSCAPE ELEVATIONS |  | DATE<br>12/09/2021 | DRAWN<br>AM | CHECKED<br>DW | DATE<br>08/10/2021 | SCALE<br>A |
|                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                         |                                                                        |                        |  |                    |             |               |                    |            |

ATTACHMENT 1 - ITEM 2

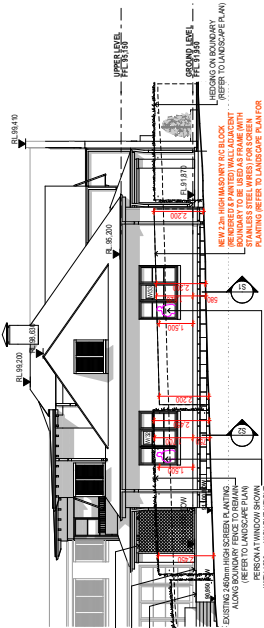
# ATTACHMENT 1 - ITEM 2

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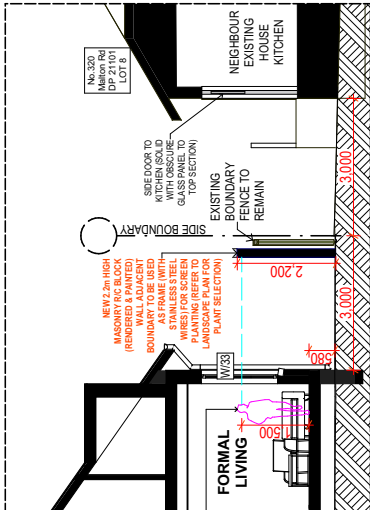


P1 SITE PHOTO OF 318 MALTON RD EXISTING SCREEN PLANTING ON FENCE TO REMAIN (REFER TO PLAN FOR LOCATION)

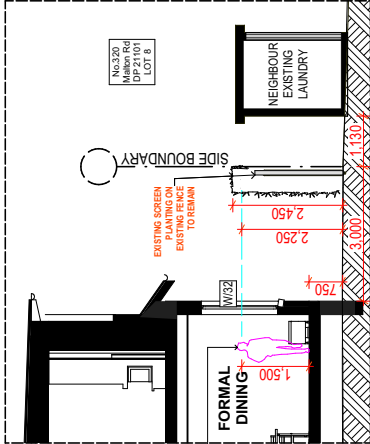
PROPOSED PART GROUND FLOOR PLAN (SHOWING W132 & W133)  
SCALE 1:100



PROPOSED PART NORTH-EAST ELEVATION (SHOWING W132 & W133)  
SCALE 1:100



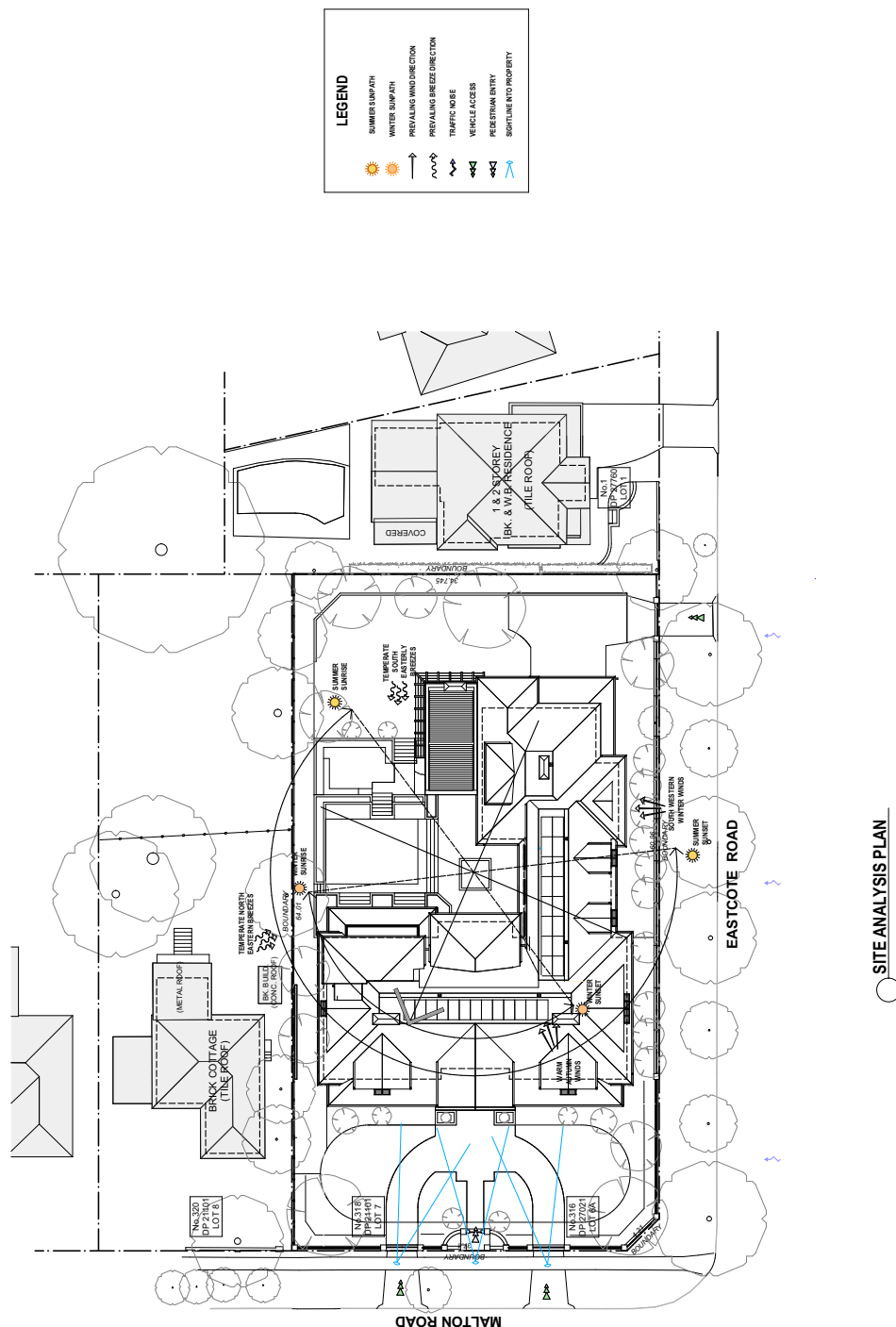
PROPOSED SECTION S1 THROUGH W133  
SCALE 1:50



PROPOSED SECTION S2 THROUGH W133  
SCALE 1:50

|                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            |                        |                                                                         |                                                          |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------|----------------------------------------------------------|---------------------------|
| ARCHITECT<br>DAVID WHITE ARCHITECTS PTY LTD<br>1 WINDALL CRESCENT (SUITE 2) BEECROFT 2111<br>TEL: 02 9461 8400<br>E: DAVID@DAVIDWHITEARCHITECTS.COM.AU | NOTES<br>ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.<br>DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.<br>CONSTRUCTION OF WALLS AND ROOFS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.<br>THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING. | CLIENT<br>MS. B. LIGHT | PROPOSED NEW HOUSE<br>316-18 MALTON RD NORTH HIPPERS NSW 2111 AUSTRALIA | PROPOSED SIDE BOUNDARY DETAILS - PRIVACY ISSUES ANALYSIS |                           |
|                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            |                        |                                                                         | DATE<br>1-100, 1:50/01/21                                | DATE<br>1-100, 1:50/01/21 |
|                                                                                                                                                        |                                                                                                                                                                                                                                                                                                            |                        |                                                                         | BY<br>AM                                                 | DATE<br>DW                |

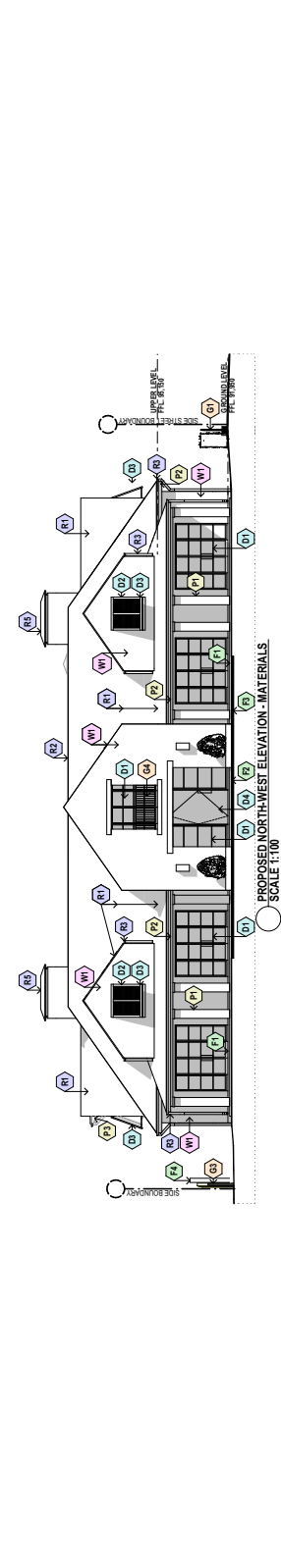
# ATTACHMENT 1 - ITEM 2



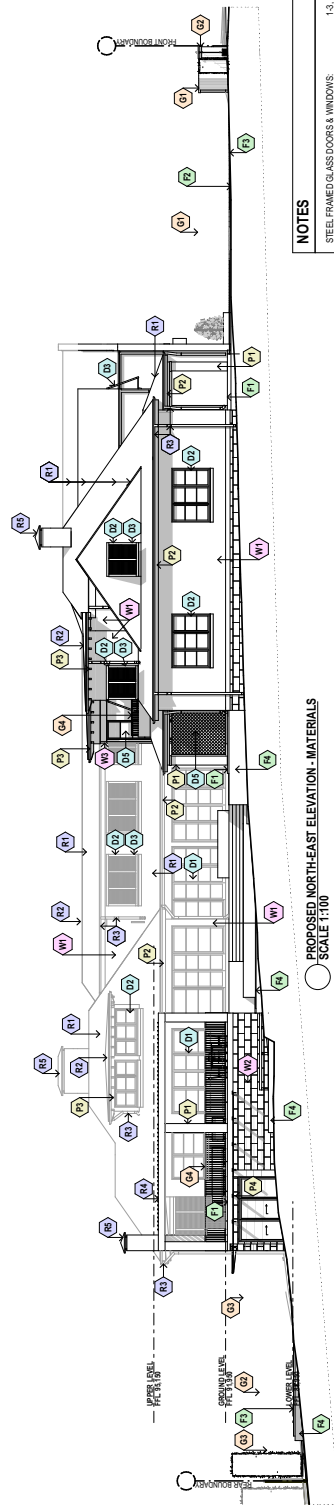
## SITE ANALYSIS PLAN

|                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                    |  |                                                                                                                              |  |                                                                                    |  |                                                                         |  |                                        |  |                                   |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------|--|----------------------------------------|--|-----------------------------------|--|
| <div>ARCHITECT</div> <div>DAVID WHITE ARCHITECTS PTY LTD</div> <div>1/100 KINGS ROAD, SYDNEY NSW 1585</div> <div>TEL: 02 9550 1000 FAX: 02 9550 1001</div> <div>WWW.DAVIDWHITEARCHITECTS.COM.AU</div> <div>1/100 KINGS ROAD, SYDNEY NSW 1585</div> <div>TEL: 02 9550 1000 FAX: 02 9550 1001</div> <div>WWW.DAVIDWHITEARCHITECTS.COM.AU</div> | <div>NOTES:</div> <div>1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</div> <div>2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</div> <div>3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</div> <div>4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</div> <div>5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</div> <div>6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</div> <div>7. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</div> <div>8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</div> <div>9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</div> <div>10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</div> |  | <div>MS B LIGHT</div> <div>PROPOSED NEW HOUSE</div> <div>316-18 SULLIVAN RD NORTH RIPPING NSW 2121 AUSTRALIA</div> |  | <div></div> <div>SITE ANALYSIS PLAN</div> |  | <div>PROJECT NUMBER</div> <div>DA-9000</div> <div>DATE</div> <div>06/01/2008</div> |  | <div>DRAWN BY</div> <div>AM</div> <div>DATE</div> <div>06/01/2008</div> |  | <div>SCALE</div> <div>1:2000(A1)</div> |  | <div>SHEET NO.</div> <div>D</div> |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------|--|----------------------------------------|--|-----------------------------------|--|

**ATTACHMENT 1 - ITEM 2**



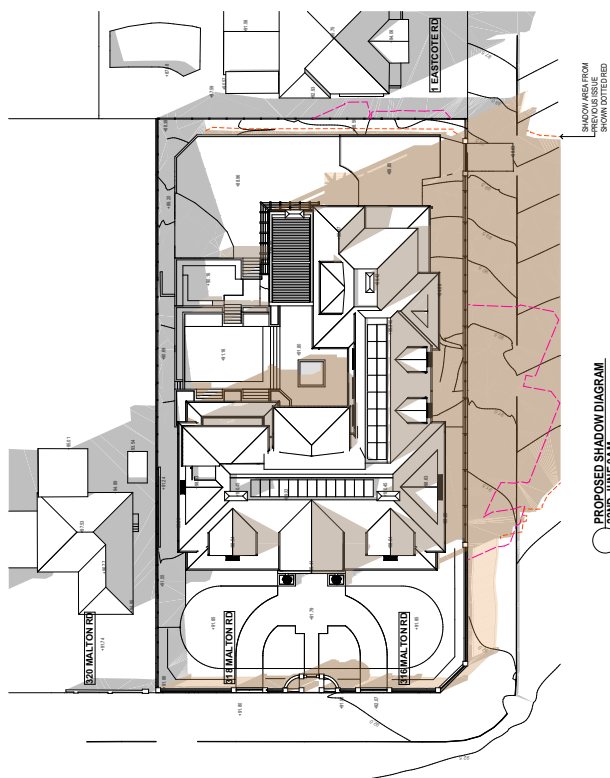
| G - GATE & FENCE FINISHES                                                                                                                                                                                                                                                                                                                                                                                     | W - WALL FINISHES                                                                                                                                                                                                                              | D - DOOR & WINDOW FINISHES                                                                                                                                                                                                                                                                                                                                                                                         | R - ROOF ELEMENT FINISHES                                                                                                                                                                                                                                                                                                                                                                   | P - POST & BEAM FINISHES                                                                                                                                                                                                                                                                                                                                                              | F - FLOOR FINISHES                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>Streetfront Boundary Fence - Wrought Iron Palisade Fence on Masonry Base with Pillars, Rendered &amp; Painted Dulux White Exchange</div> <div>Street Pedestrian &amp; Driveway Gates - Solid Timber Stained Charcoal</div> <div>Side Boundary Fence - Timber Lapped &amp; Capped Stained Charcoal on Rendered &amp; Painted Masonry Base</div> <div>External Balustrades - Wrought Iron Balustrade</div> | <div>House External Walls - Cavity Brick Walls, Rendered and Painted Dulux White Exchange</div> <div>Lower Floor External Walls - Concrete Block Walls with Sandstone Cladding</div> <div>Artrium Wall Frame for Windows - Steel I-Beams</div> | <div>Doors &amp; Windows - Steel Framed in Dulux Monument Colour</div> <div>Doors &amp; Windows - Aluminium Framed in Dulux Monument Colour</div> <div>Window Shutters - Aluminium Shutters Powdercoated in Dulux Monument Colour</div> <div>Front Solid Door - Timber Solid Door Leaf with Steel Frame, Dulux Monument Colour</div> <div>Atrium Shading - External Venetian Blinds in Dulux Monument Colour</div> | <div>Roof Pitched between 20° to 35° - Welsh Slate</div> <div>Flat Roof - Standing Seam Colorbond in Monument Colour</div> <div>Gutters and Downpipes - 150mm Half-Round Gutter, 90mm Downpipes, Colorbond Monument Colour</div> <div>Retractable Roof - Europa Retractable Roof, Colorbond Southery Colour</div> <div>Chimneys - Masonry Rendered and painted with Powdercoated Cowl</div> | <div>Verandah Pillar - Masonry Rendered and Painted Dulux White Exchange</div> <div>Verandah Ceilings and Roof Eaves Soft - V-Jointed Timber Ceilings Painted</div> <div>Flat Roof Eaves - Exposed Timber Rafter with Chamber Painted &amp; Painted Timber V-Joint Lining</div> <div>Outriggers - Steel Beams painted Microbond Bridge Paint Carbon &amp; Stainless Steel Wires</div> | <div>Verandah &amp; Terrace Floor - Porcelain Tile</div> <div>Front Path - Sandstone Flagging</div> <div>Driveway Path - Cobblestone</div> <div>Planters &amp; Garden Retaining Walls - Masonry Rendered &amp; Painted Dulux White Exchange</div> |



| NOTES                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------|
| STEEL FRAMED GLASS DOORS & WINDOWS 1-3, 13-31, 34-38, 40-58, ALUMINUM FRAMED GLASS DOORS AND WINDOWS 4-13, 33-33, 39-49, 59-64 |

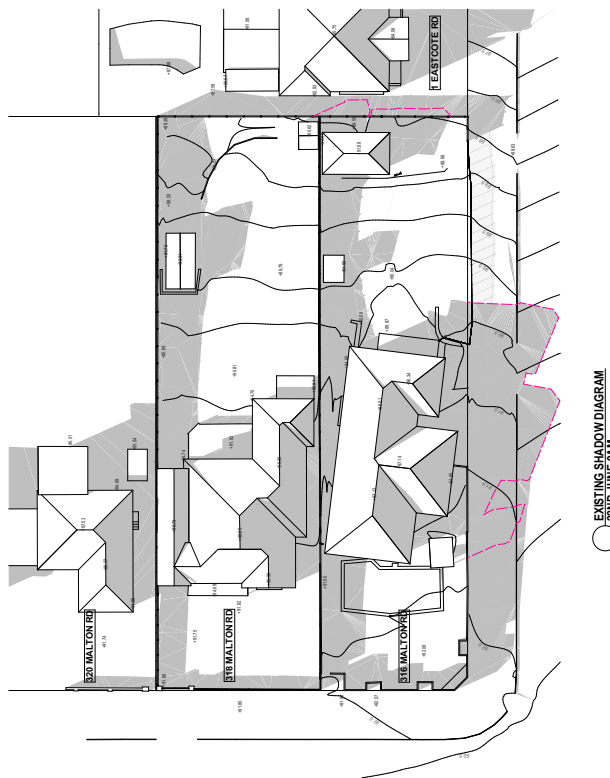
| ARCHITECT                                                                                                                                           | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PROPOSED NEW HOUSE                                                                        | MATERIAL & FINISHES SCHEDULE                  | DATE                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------|
| DANIEL WHITE ARCHITECTS PTY LTD<br>3 WINDGALL CRESCENT (SUITE 2) BEVERLY PT 2114<br>NSW 2146<br>P: 02 9440 4400<br>E: dan@danwhitearchitects.com.au | NOTES<br>1. ALL LEVELS OF BUILDING FINISHES LOWERED<br>2. NEW PRIVACY WALLS AND BOUNDARY FENCE TO BE INSTALLED<br>3. NEW PRIVACY WALLS AND BOUNDARY FENCE TO BE INSTALLED<br>4. NEW PRIVACY WALLS AND BOUNDARY FENCE TO BE INSTALLED<br>5. NEW PRIVACY WALLS AND BOUNDARY FENCE TO BE INSTALLED<br>6. NEW PRIVACY WALLS AND BOUNDARY FENCE TO BE INSTALLED<br>7. NEW PRIVACY WALLS AND BOUNDARY FENCE TO BE INSTALLED<br>8. NEW PRIVACY WALLS AND BOUNDARY FENCE TO BE INSTALLED<br>9. NEW PRIVACY WALLS AND BOUNDARY FENCE TO BE INSTALLED<br>10. NEW PRIVACY WALLS AND BOUNDARY FENCE TO BE INSTALLED | PROPOSED NEW HOUSE<br>316-18 SALTON RD NORTH RYPPING NSW 2121 AUSTRALIA<br>SCALE 1:100/A1 | MATERIAL & FINISHES SCHEDULE<br>DATE AM<br>DW | DATE F<br>DA-9000<br>DATE DATE |

# ATTACHMENT 1 - ITEM 2



○ PROPOSED SHADOW DIAGRAM  
22ND JUNE 9AM

| LEGEND |                                                                            |
|--------|----------------------------------------------------------------------------|
|        | SHADOWS OF EXISTING BUILDINGS AND FENCES                                   |
|        | SHADOWS OF PROPOSED NEW DWELLING & FENCES                                  |
|        | OUTLINE OF 316 & 318 MALTON RD EXISTING SHADOWS ON NEIGHBOURING PROPERTIES |



○ EXISTING SHADOW DIAGRAM  
22ND JUNE 9AM

| LEGEND |                                                                            |
|--------|----------------------------------------------------------------------------|
|        | EXISTING SHADOWS                                                           |
|        | OUTLINE OF 316 & 318 MALTON RD EXISTING SHADOWS ON NEIGHBOURING PROPERTIES |

| NOTES                                                                                 |  |
|---------------------------------------------------------------------------------------|--|
| 1. ALL LEVELS OF BUILDING FINISHES LOWERED TO FINISH GRADE.                           |  |
| 2. NEW PRIVATE WALL AND BOUNDARY FENCE TO BE CONSTRUCTED TO COMPLY WITH 4.5M HEIGHT.  |  |
| 3. NEW PRIVATE WALL AND BOUNDARY FENCE TO BE CONSTRUCTED TO COMPLY WITH 4.5M HEIGHT.  |  |
| 4. NEW PRIVATE WALL AND BOUNDARY FENCE TO BE CONSTRUCTED TO COMPLY WITH 4.5M HEIGHT.  |  |
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| 10. NEW PRIVATE WALL AND BOUNDARY FENCE TO BE CONSTRUCTED TO COMPLY WITH 4.5M HEIGHT. |  |

| REVISIONS |                   |
|-----------|-------------------|
| NO.       | DESCRIPTION       |
| 1         | ISSUED FOR PERMIT |
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| 3         | ISSUED FOR PERMIT |
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| REVISIONS |                   |
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| NO.       | DESCRIPTION       |
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| 9         | ISSUED FOR PERMIT |
| 10        | ISSUED FOR PERMIT |



| PROPOSED NEW HOUSE                               |  |
|--------------------------------------------------|--|
| 316-18 MALTON RD NORTH EPPING NSW 2121 AUSTRALIA |  |

| MS. B. LIGHT                                     |  |
|--------------------------------------------------|--|
| 316-18 MALTON RD NORTH EPPING NSW 2121 AUSTRALIA |  |

| NOTES                                                                                 |  |
|---------------------------------------------------------------------------------------|--|
| 1. ALL LEVELS OF BUILDING FINISHES LOWERED TO FINISH GRADE.                           |  |
| 2. NEW PRIVATE WALL AND BOUNDARY FENCE TO BE CONSTRUCTED TO COMPLY WITH 4.5M HEIGHT.  |  |
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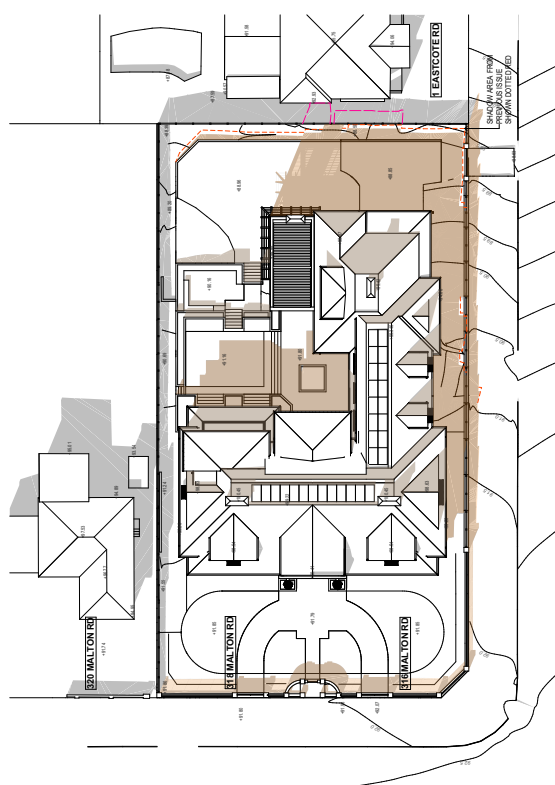
| REVISIONS |                   |
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| REVISIONS |                   |
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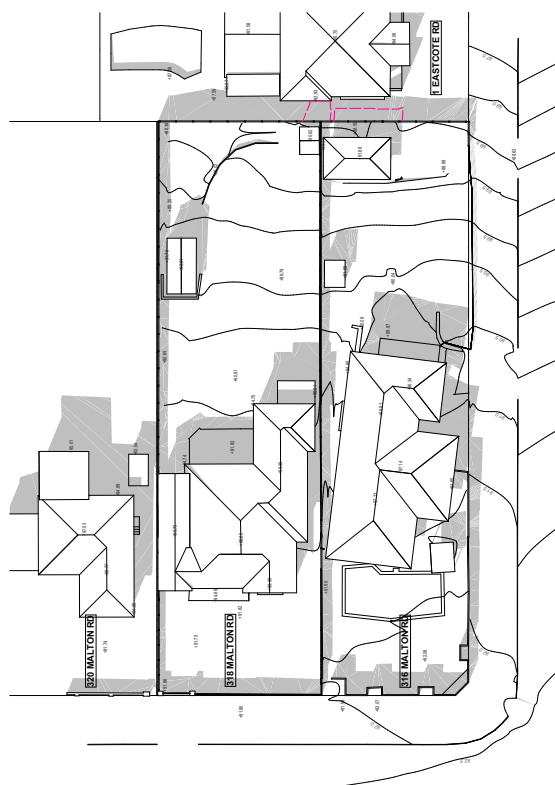
| REVISIONS |                   |
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| NO.       | DESCRIPTION       |
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| 9         | ISSUED FOR PERMIT |
| 10        | ISSUED FOR PERMIT |

# ATTACHMENT 1 - ITEM 2





**PROPOSED SHADOW DIAGRAM**  
**22ND JUNE 12PM**



**EXISTING SHADOW DIAGRAM**  
22ND JUNE 12PM

**LEGEND**

|                                                                                     |                                                                                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
|  | SHADOWS OF EXISTING<br>NEIGHBOURING BUILDINGS<br>AND FENCES                      |
|  | SHADOWS OF PROPOSED NEW<br>DWELLING & FENCES                                     |
|  | OUTLINE OF 316 & 318 MALTON<br>RD EXISTING SHADOWS ON<br>NEIGHBOURING PROPERTIES |

**LEGEND**

- EXISTING SHADOWS
- OUTLINE OF 316 & 318 MALTON RD EXISTING SHADOWS ON NEIGHBOURING PROPERTIES

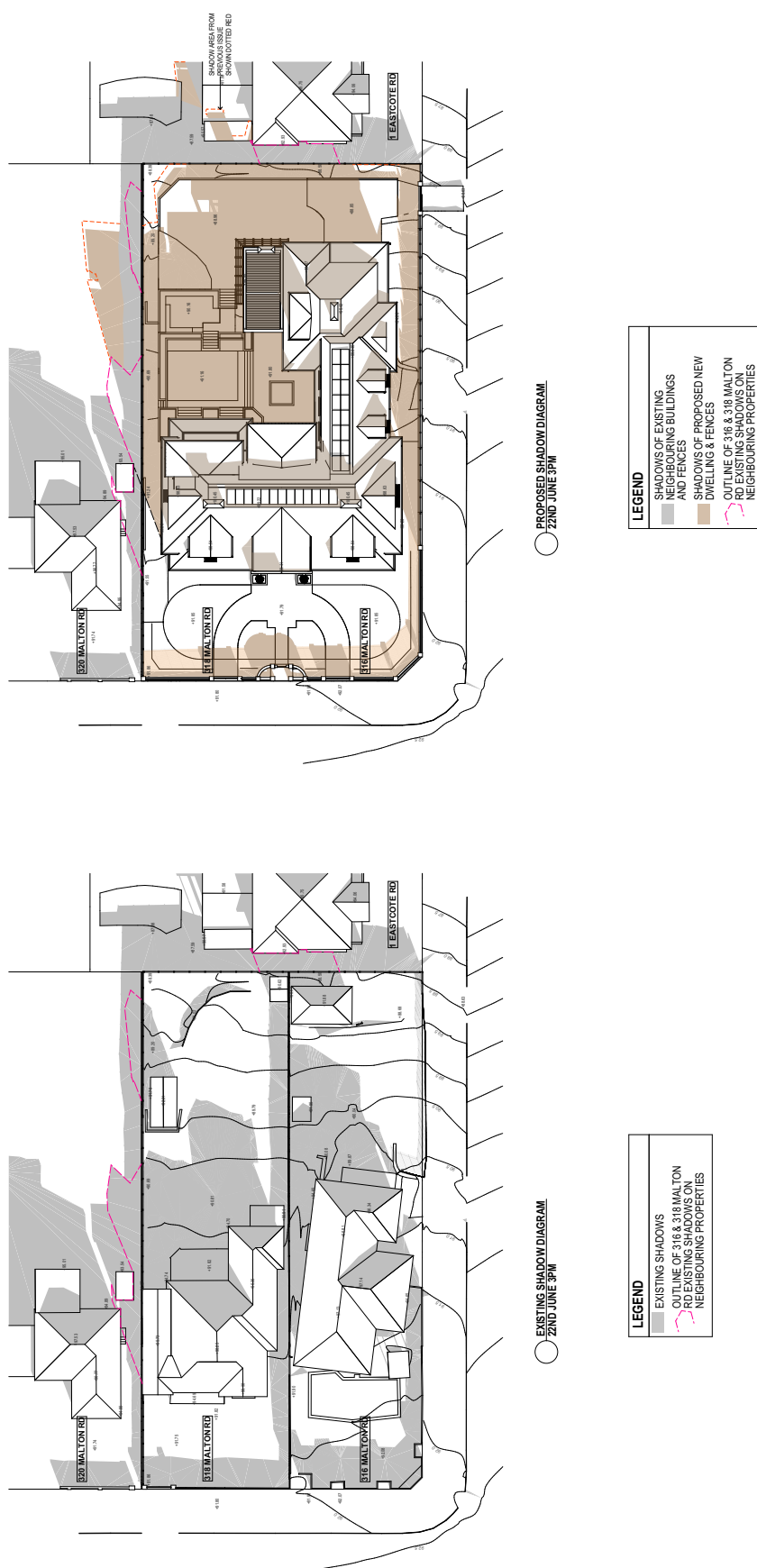
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**ARCHITECT**  
**DAVID WHITE ARCHITECTS PTY LTD**  
N.S.W. Registration No. 4263  
3 WONGALLA CRESCENT (SUITE 2) BEECROFT 2119

|                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                            |  |                                        |  |                               |  |                            |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|--|----------------------------------------|--|-------------------------------|--|----------------------------|--|
| <b>ARCHITECT</b><br>DAVAN WHITE ARCHITECTS PTY LTD<br>10/100A CRENSHAW STREET, BEACONSFIELD VIC 3084<br>PH: 03 9450 1234 FAX: 03 9450 1235<br>WWW.DAVANWHITE.COM.AU |  | <b>NOTES:</b><br>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. |  | <b>PROJECT:</b><br>MS B LIGHT<br>1/63 MILLTON NORTH OPPINSON ST, AUSTRALIA |  | <b>DATE:</b><br>22/06/2011<br>12:00 PM |  | <b>PROJECT NO:</b><br>DA-9081 |  | <b>DATE:</b><br>22/06/2011 |  |
| <b>CLIENT:</b><br>1/63 MILLTON NORTH OPPINSON ST, AUSTRALIA                                                                                                         |  | <b>DATE:</b><br>22/06/2011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | <b>PROJECT NO:</b><br>DA-9081                                              |  | <b>DATE:</b><br>22/06/2011             |  | <b>PROJECT NO:</b><br>DA-9081 |  | <b>DATE:</b><br>22/06/2011 |  |

**ATTACHMENT 1 - ITEM 2**

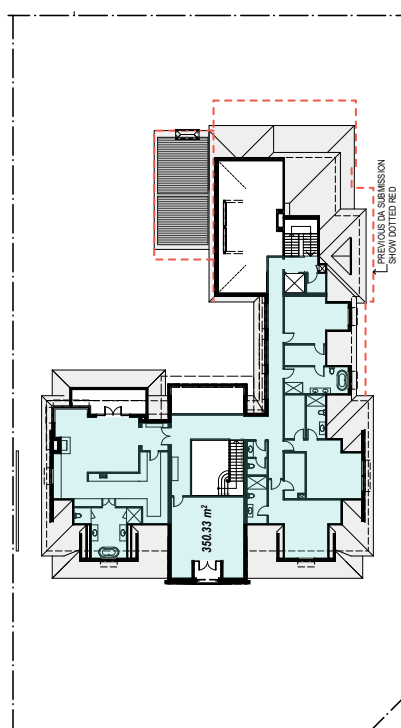




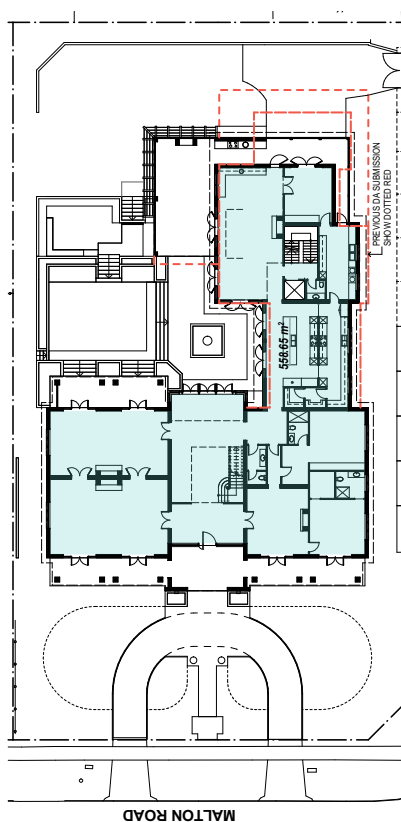
ATTACHMENT 1 - ITEM 2

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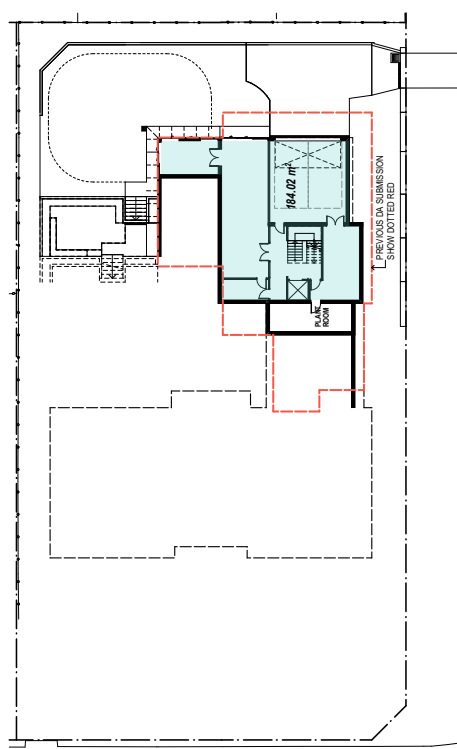
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| <b>ARCHITECT</b><br>DAVAN WHITE ARCHITECTS PTY LTD<br>10/100A DUNDAS STREET (SUITE 2) BEACONSFIELD VIC 3084<br>PH: 03 9439 1000 FAX: 03 9439 1001<br>WWW.DAVANWHITE.COM.AU |  | <b>NOTES</b><br>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. |  | <b>PROJECT</b><br>MS. B LIGHT<br>3163/18 MULLION RD NORTH THURGOOD NSW 2211 AUSTRALIA |  | <b>DATE</b><br>22/06/2018 |  |
| <b>CLIENT</b><br>3163/18 MULLION RD NORTH THURGOOD NSW 2211 AUSTRALIA                                                                                                      |  | <b>PROPOSED NEW HOUSE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | <b>SHADOW DIAGRAM 22nd JUNE 3PM</b>                                                   |  | <b>DATE</b><br>22/06/2018 |  |
| <b>ARCHITECT</b><br>DAVAN WHITE ARCHITECTS PTY LTD<br>10/100A DUNDAS STREET (SUITE 2) BEACONSFIELD VIC 3084<br>PH: 03 9439 1000 FAX: 03 9439 1001<br>WWW.DAVANWHITE.COM.AU |  | <b>NOTES</b><br>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. |  | <b>PROJECT</b><br>MS. B LIGHT<br>3163/18 MULLION RD NORTH THURGOOD NSW 2211 AUSTRALIA |  | <b>DATE</b><br>22/06/2018 |  |
| <b>ARCHITECT</b><br>DAVAN WHITE ARCHITECTS PTY LTD<br>10/100A DUNDAS STREET (SUITE 2) BEACONSFIELD VIC 3084<br>PH: 03 9439 1000 FAX: 03 9439 1001<br>WWW.DAVANWHITE.COM.AU |  | <b>NOTES</b><br>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.<br>10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. |  | <b>PROJECT</b><br>MS. B LIGHT<br>3163/18 MULLION RD NORTH THURGOOD NSW 2211 AUSTRALIA |  | <b>DATE</b><br>22/06/2018 |  |



PROPOSED UPPER FLOOR GFA  
SCALE 1:200



PROPOSED GROUND FLOOR GFA  
SCALE 1:200



PROPOSED LOWER FLOOR GFA  
SCALE 1:200

|                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>GROSS FLOOR AREA CALCULATIONS</b></p> <p>GROUND FLOOR GFA = 558.65m<sup>2</sup></p> <p>UPPER FLOOR GFA = 350.33m<sup>2</sup></p> <p>LOWER LEVEL GFA = 184.02m<sup>2</sup></p> <p><b>TOTAL GROSS FLOOR AREA = 1093.00m<sup>2</sup></b></p> | <p><b>HORNSBY COUNCIL FLOOR AREA REQUIREMENTS</b></p> <p>3.1.1</p> <p>MAXIMUM FLOOR AREA OF DWELLING HOUSE = 433m<sup>2</sup></p> <p>OVER MAXIMUM BY = 660.00m<sup>2</sup></p> <p>COMPLIANCE: NO</p> <p>(Floor area to be less than 10% on base of land)</p> |
| <p><b>PREVIOUS DA TOTAL GROSS FLOOR AREA = 1365.92m<sup>2</sup></b></p> <p><b>REDUCED BY = 270.92m<sup>2</sup></b></p>                                                                                                                          |                                                                                                                                                                                                                                                              |

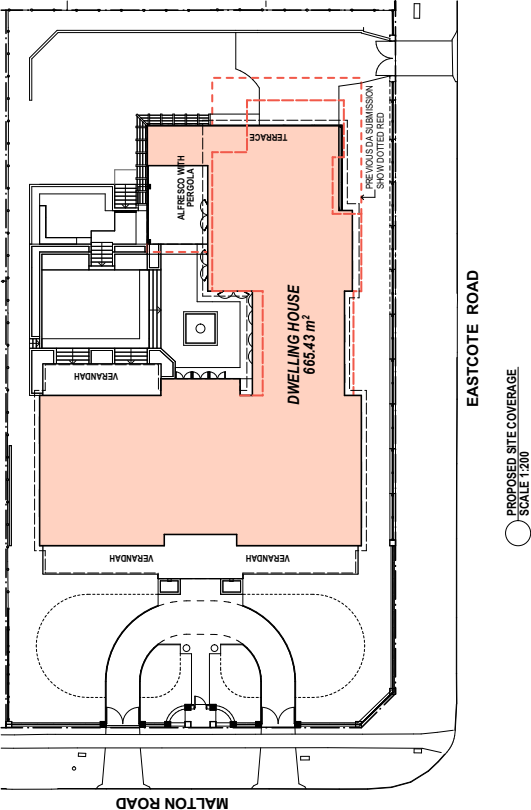
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 SCALE 1:200

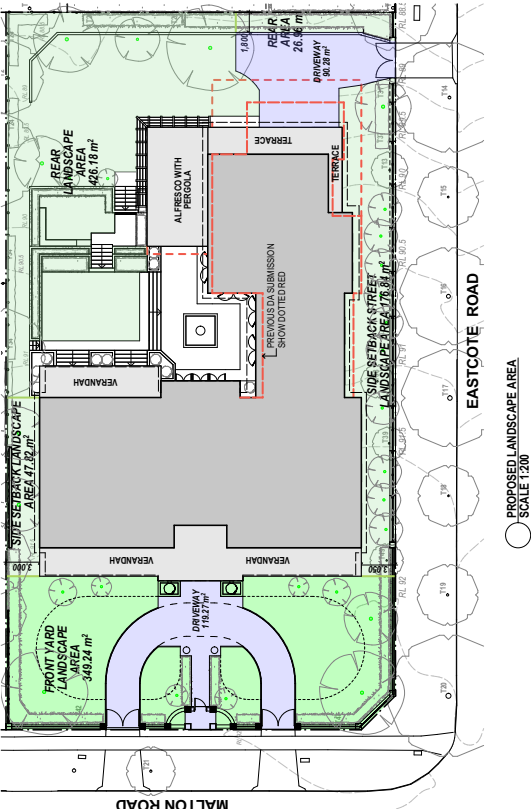
**ARCHITECT**
  
**DAVID WHITE ARCHITECTS PTY LTD**
  
 N.S.W. Registration No. 4263
   
 3 WONGALLA CRESCENT (SUITE 2) BEECROFT 2119

[illegible]

**ATTACHMENT 1 - ITEM 2**



| SITE COVERAGE CALCULATIONS                                                                                                                                        |                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| SITE AREA                                                                                                                                                         | = 2219m <sup>2</sup>   |
| TOTAL SITE COVERAGE                                                                                                                                               | = 665.43m <sup>2</sup> |
| HORNBSBY COUNCIL SITE COVERAGE REQUIREMENTS                                                                                                                       |                        |
| (Site Coverage is the area of the site occupied by buildings, verandahs, decks, patios and driveways not included. Basements, eaves and awnings are not included) |                        |
| MAXIMUM SITE COVERAGE (30%)                                                                                                                                       | = 665.70m <sup>2</sup> |
| UNDER MAXIMUM BY                                                                                                                                                  | = 0.2m <sup>2</sup>    |
| COMPLIANCE: YES                                                                                                                                                   |                        |



| LANDSCAPE AREA CALCULATIONS                                                                                                                                                  |                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| SITE AREA                                                                                                                                                                    | = 2219m <sup>2</sup>                                 |
| TOTAL DRIVEWAY AREA (driveways not included in landscape area)                                                                                                               | = 209.55m <sup>2</sup>                               |
| FRONT YARD LANDSCAPED AREA                                                                                                                                                   | = 349.24m <sup>2</sup>                               |
| LANDSCAPED AREA BEHIND FRONT BUILDING LINE                                                                                                                                   | = 877.80m <sup>2</sup>                               |
| TOTAL LANDSCAPED AREA                                                                                                                                                        | = 1027.04m <sup>2</sup>                              |
| HORNBSBY COUNCIL LANDSCAPE AREA REQUIREMENTS                                                                                                                                 |                                                      |
| Landscaped Area is the area of the site occupied for growing plants, grasses and trees, all areas not include any building structure, pool or hard paved area. Min 1.5m wide |                                                      |
| MINIMUM % OF SITE TO BE LANDSCAPED                                                                                                                                           | = 45% = 998.55m <sup>2</sup>                         |
| LANDSCAPE AREA OVER MINIMUM BY                                                                                                                                               | = 28.40m <sup>2</sup>                                |
| COMPLIANCE: YES                                                                                                                                                              |                                                      |
| AT LEAST 50% OF MINIMUM LANDSCAPED AREA TO BE BEHIND FRONT BUILDING LINE IS                                                                                                  | = 513.52m <sup>2</sup>                               |
| % BEHIND BUILDING LINE IS                                                                                                                                                    | = 677.00m <sup>2</sup> = 65%                         |
| COMPLIANCE: YES                                                                                                                                                              |                                                      |
| MINIMUM 50% OF FRONT YARD TO BE LANDSCAPED                                                                                                                                   | = 50% of 468.57m <sup>2</sup> = 234.28m <sup>2</sup> |
| LANDSCAPE AREA OVER MINIMUM BY                                                                                                                                               | = 114.98m <sup>2</sup>                               |
| COMPLIANCE: YES                                                                                                                                                              |                                                      |

NOTES

1. ALL LAYOUTS OF BUILDING, DRIVEWAYS, TERRACE, VERANDAH, DECK, PATIO, POOL, AND OTHER STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH THE LPP17/25 DEVELOPMENT PLAN AND THE LPP17/25 DEVELOPMENT PLAN.

2. NEW PRIVATE WALL AND BOUNDARY FENCE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LPP17/25 DEVELOPMENT PLAN AND THE LPP17/25 DEVELOPMENT PLAN.

3. NEW PRIVATE WALL AND BOUNDARY FENCE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LPP17/25 DEVELOPMENT PLAN AND THE LPP17/25 DEVELOPMENT PLAN.

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6. NEW PRIVATE WALL AND BOUNDARY FENCE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LPP17/25 DEVELOPMENT PLAN AND THE LPP17/25 DEVELOPMENT PLAN.

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DAVID WHITE ARCHITECTS PTY LTD

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**ATTACHMENT 1 - ITEM 2**

**THOMAS HAMEL**  
& ASSOCIATES

316 & 318 Malton Road, North Epping  
DA/85/2025

**SHADOW DIAGRAM REVIEW AND CERTIFICATE**

Rev 1

27<sup>TH</sup> June 2025

In relation to the development application for a new dwelling at 316–318 Malton Road, North Epping, I have reviewed the following documentation and a 3D digital model of the proposed dwelling and its immediate surroundings, all prepared by David White Architects Pty Ltd:

- DA-0401 Existing & Proposed Site Plans (Issue F)
- DA-1100 Proposed Ground Floor Plan (Issue G)
- DA-1101 Proposed Upper Floor Plan (Issue F)
- DA-1102 Proposed Lower Floor Plan (Issue F)
- DA-1103 Proposed Roof Plan (Issue F)
- DA-1200 Proposed Elevations (Issue G)
- DA-1300 Proposed Sections (Issue F)
- DA-9030 Shadow Diagram – 22nd June 9am (Issue F)
- DA-9031 Shadow Diagram – 22nd June 12pm (Issue F)
- DA-9032 Shadow Diagram – 22nd June 3pm (Issue F)

As well as the following survey:

- 65585001B Detail Level and Boundary Identification Survey of 316 and 318 Malton Road, North Epping (Rev B), prepared by Hill & Blume Consulting Surveyors.

Based on my review, I confirm that the shadow diagrams listed above provide an accurate representation of both existing and proposed overshadowing on 22<sup>nd</sup> June at 9am, 12pm and 3pm.

This certificate supersedes the previous certificate dated 19<sup>th</sup> June 2025.



**Neil Lunn**  
Nominated Architect  
NSW Registration Number 12052

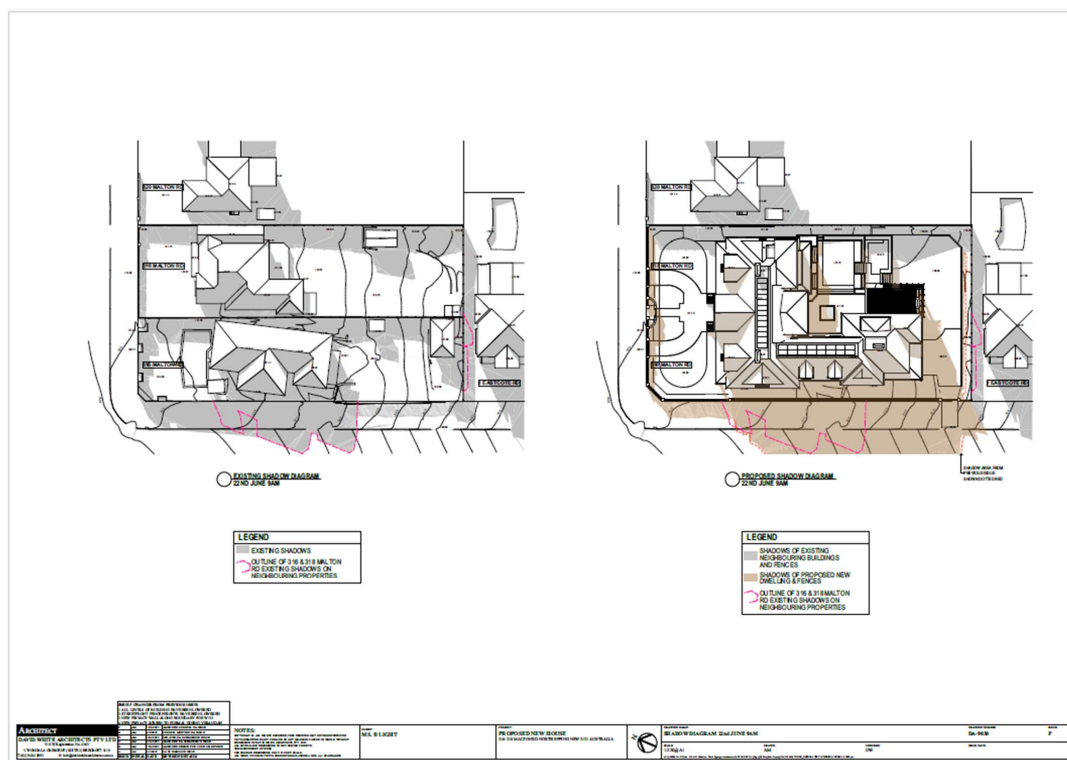
**THOMAS HAMEL & ASSOCIATES** | ABN: 20 052 995 374  
98 Foveaux Street, Surry Hills, NSW 2010 T: +61 2 9699 3688 E: info@thomashamel.com W: thomashamel.com  
Nominated Architect: Neil Lunn NSW Architects Registration number: 12052

1

**ATTACHMENT 2 - ITEM 2**

THOMAS HAMEL  
& ASSOCIATES

# ATTACHMENT 2 - ITEM 2



**DA-9030 Shadow Diagram – 22nd June 9am (Issue F)**

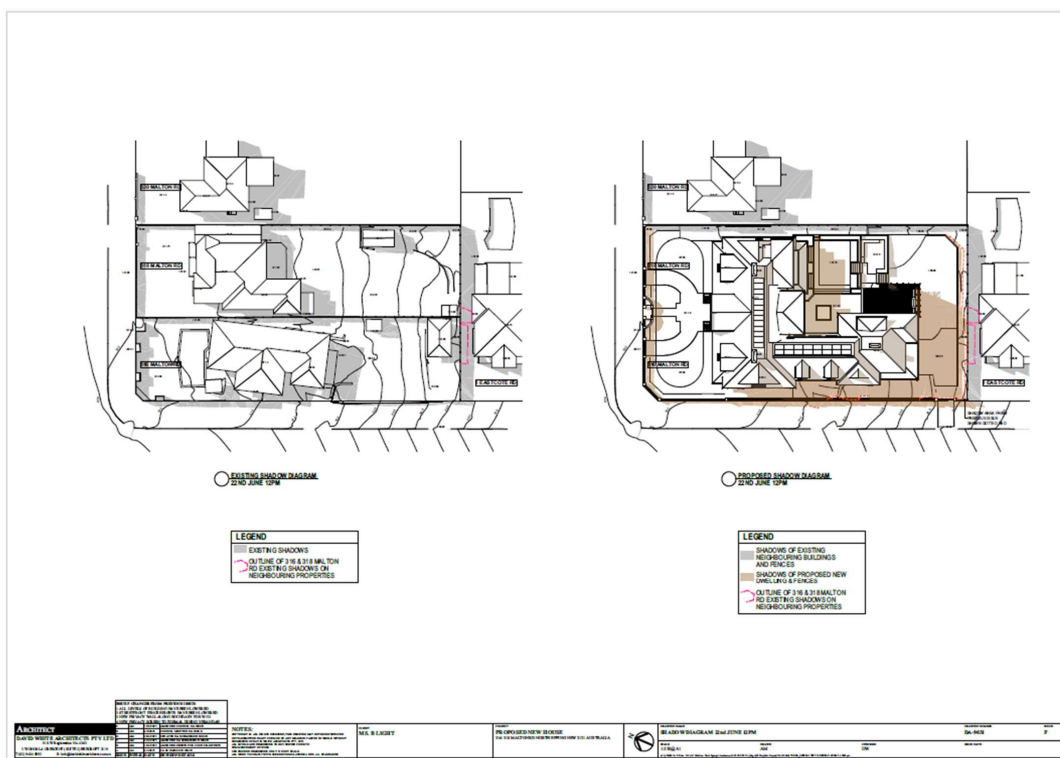
**THOMAS HAMEL & ASSOCIATES** | ABN: 20 052 995 374

98 Foveaux Street, Surry Hills, NSW 2010 T: +61 2 9699 3688 E: [info@thomashamel.com](mailto:info@thomashamel.com) W: [thomashamel.com](http://thomashamel.com)

**Nominated Architect:** Neil Lunn **NSW Architects Registration number:** 12052

2

# THOMAS HAMEL & ASSOCIATES



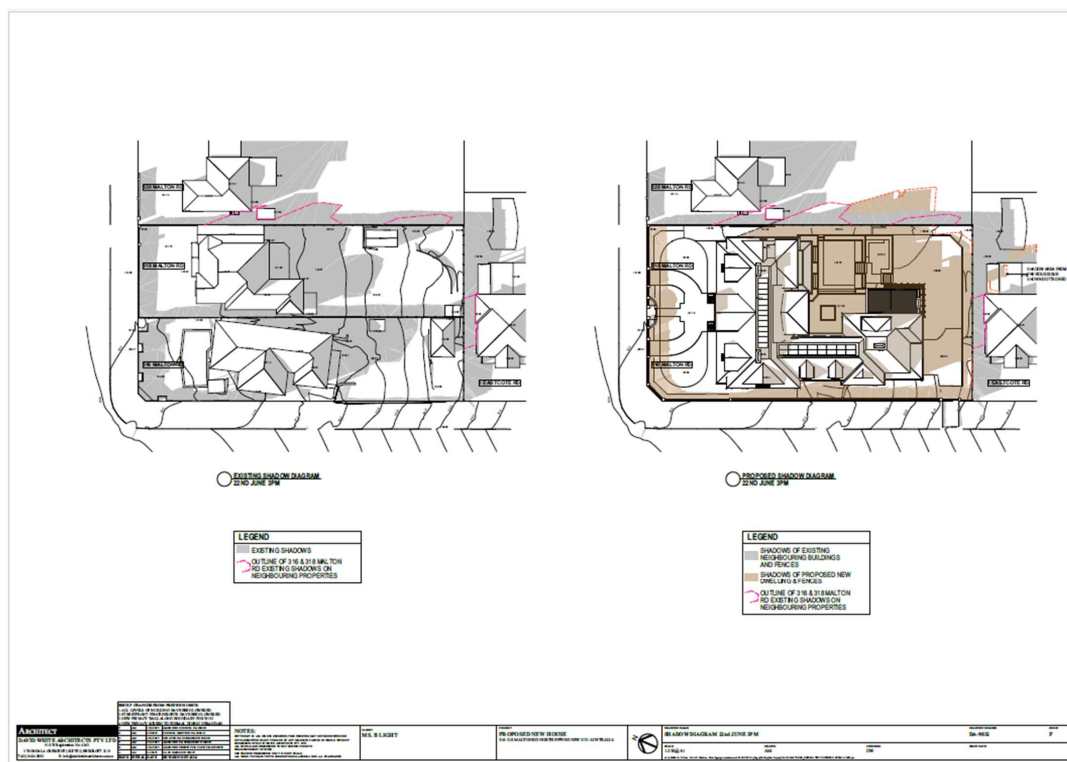
DA-9031 Shadow Diagram – 22nd June 12pm (Issue F)

# ATTACHMENT 2 - ITEM 2

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 Nominated Architect: Neil Lunn NSW Architects Registration number: 12052



# THOMAS HAMEL & ASSOCIATES

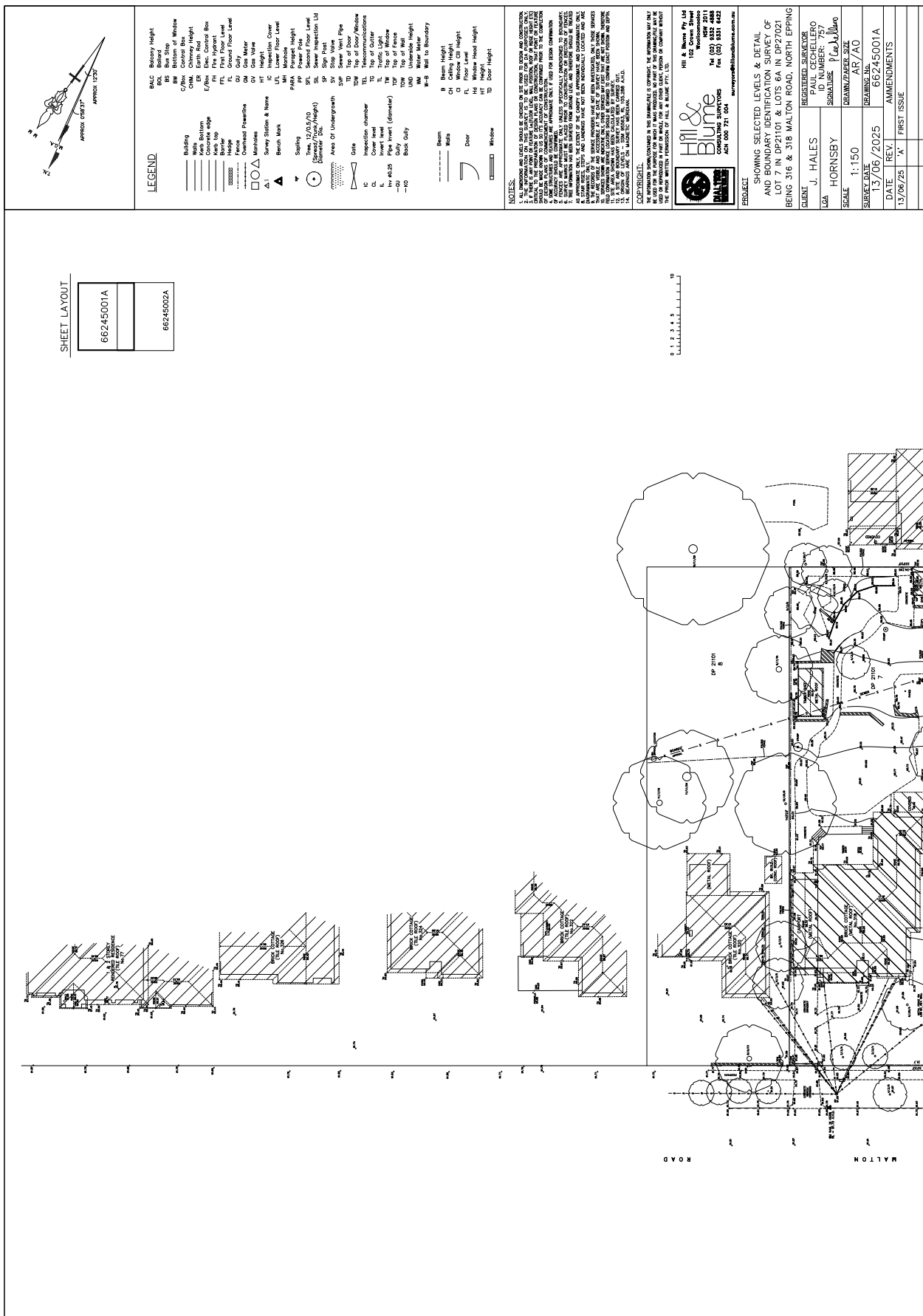


DA-9032 Shadow Diagram – 22nd June 3pm (Issue F)

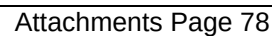
# ATTACHMENT 2 - ITEM 2

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 98 Foveaux Street, Surry Hills, NSW 2010 T: +61 2 9699 3688 E: info@thomashamel.com W: thomashamel.com  
 Nominated Architect: Neil Lunn NSW Architects Registration number: 12052

## ATTACHMENT 3 - ITEM 2



## ATTACHMENT 3 - ITEM 2



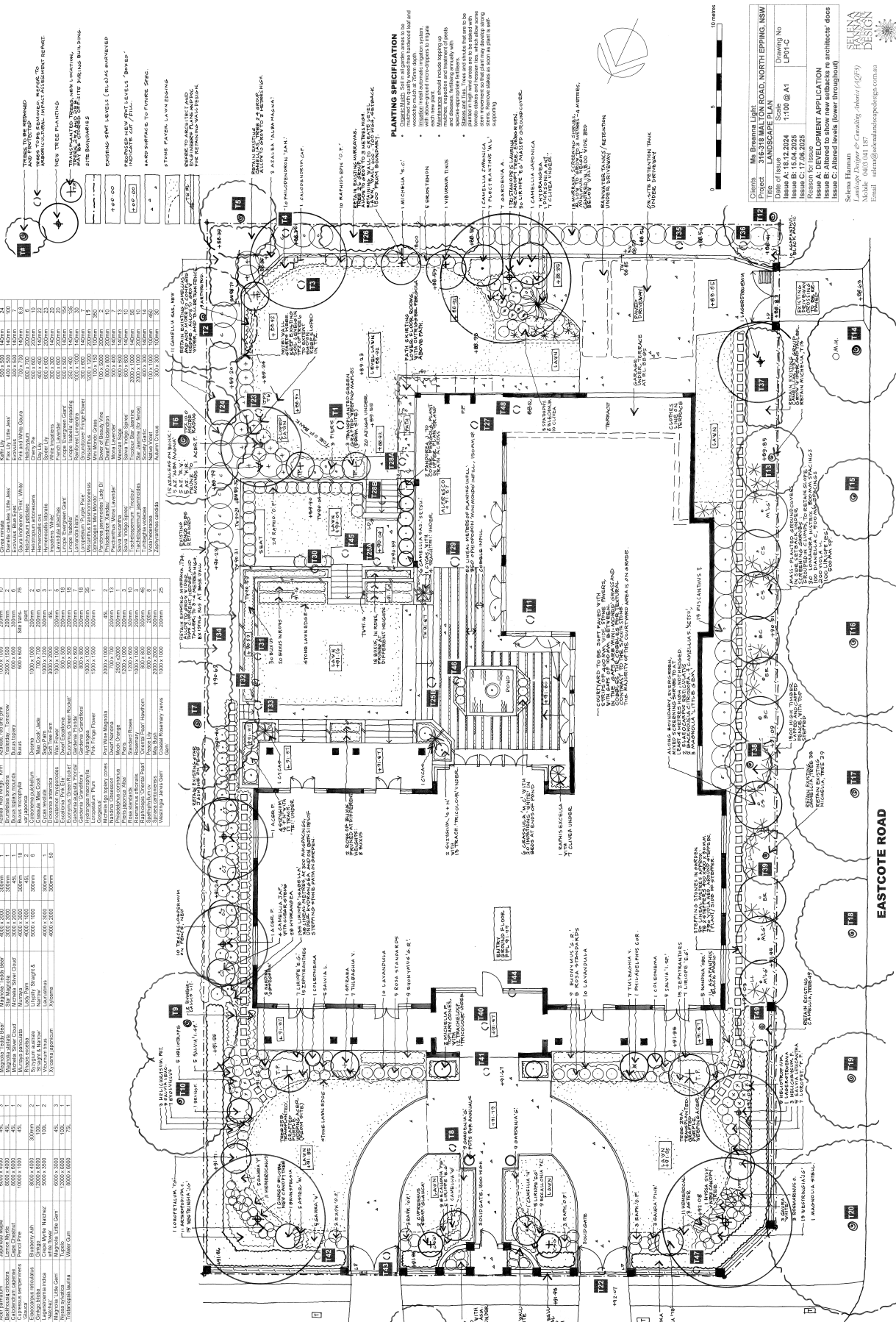
## PLANT SCHEDULE

[illegible]

| sequence name                | seed and medium shells       | common Name                  | Size range (mm)         | Depth (m)   | Zone   |
|------------------------------|------------------------------|------------------------------|-------------------------|-------------|--------|
| A                            | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 2      |
|                              | Alveoliferous (Alveoliferus) | Male                         | 2000 x 1500             | 5000 m      | 3      |
|                              | Alveoliferous (Alveoliferus) | Female                       | 2000 x 1500             | 5000 m      | 4      |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 5      |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 6      |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 7      |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 8      |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 9      |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 10     |
|                              | B                            | Alveoliferous (Alveoliferus) | Shells of early Weeping | 2000 x 1500 | 5000 m |
| Alveoliferous (Alveoliferus) |                              | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 12     |
| Alveoliferous (Alveoliferus) |                              | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 13     |
| Alveoliferous (Alveoliferus) |                              | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 14     |
| Alveoliferous (Alveoliferus) |                              | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 15     |
| Alveoliferous (Alveoliferus) |                              | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 16     |
| Alveoliferous (Alveoliferus) |                              | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 17     |
| Alveoliferous (Alveoliferus) |                              | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 18     |
| Alveoliferous (Alveoliferus) |                              | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 19     |
| C                            |                              | Alveoliferous (Alveoliferus) | Shells of early Weeping | 2000 x 1500 | 5000 m |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 21     |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 22     |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 23     |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 24     |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 25     |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 26     |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 27     |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 28     |
|                              | Alveoliferous (Alveoliferus) | Shells of early Weeping      | 2000 x 1500             | 5000 m      | 29     |

[illegible]

## LEGEND



# ATTACHMENT 4 - ITEM 2

## NOLAN PLANNING CONSULTANTS

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### ADDITIONAL INFORMATION – 23 June 2025

DA/85/2025

316-318 MALTON ROAD, NORTH EPPING

### DEMOLITION AND CONSTRUCTION OF A NEW DWELLING HOUSE

Development Application (DA/85/2025) was referred to the Hornsby Local Planning Panel on 28 May 2025. The application was recommended for approval. However, the Panel resolved to defer the matter to request the Applicant submit the following:

- *Amended plans which include design changes to:*
  - *Address privacy impacts along boundary with No. 320 Malton Road through the use of highlight windows facing the northern boundary.*
  - *Reduce the size and scale of the dwelling including increased setbacks to the north eastern boundary.*
  - *Reduce the height of the dwelling to comply with the Height of Buildings Development Standard (if not achieved, amend the Clause 4.6 request to address the current requirements).*
- *A streetscape assessment.*
- *Certification of the submitted shadow diagrams or any amended shadow diagrams arising as a result of the design amendments above.*
- *Expand the SEE to include potential uses of the dwelling house and frequency of operation.*

A further meeting was held with Council's assessment staff on the 4 June 2025 to discuss the resolution and potential amendments.

As a result of the resolution and the further discussions with Council amended plans and additional information has been prepared. The following additional documentation have been relied upon in the preparation of this document:

- Architectural Plans, Finishes Schedule, Streetscape Analysis and Shadow Diagrams prepared by David White Architects, Issue F and dated 18/06/2025.
- Landscape Plan prepared by Selena Hannan Landscape Designer, Drawing No. LP01-C, Issue C and dated 17/06/2025.
- Potential Subdivision Analysis prepared by David White Architects, Issue A and dated 19/06/2025.
- Certification of Shadow Diagrams prepared by Neil Lunn (NSW Board of Architects Registered No. 12052) of Thomas Hamel & Associates and dated 19/06/2025.

The architectural plans have been amended as follows:

- All levels of dwelling have been lowered. The dwelling complies with the maximum 8.5m height limit. The floor levels have been reduced by 250mm and reducing the roof height (in the area previously in non compliance) by 75mm.
- Street front fencing has been reduced in height to 1.2m.

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316-318 Malton Road, North Epping

- New privacy wall provided along the north-eastern boundary to a height of 2.2m. Existing carport and attached lattice panels to be demolished.
- New privacy screen to a height of 2.1m proposed along north east elevation of verandah adjacent to dining room.

In response to the issues identified at the Panel meeting, the following is provided in support of the proposal:

- *Amended plans which include design changes to:*
  - *Address privacy impacts along boundary with No. 320 Malton Road through the use of highlight windows facing the northern boundary.*

Comment: The proposed dwelling provides for a setback of 3.0m to the north-eastern boundary which adjoins No. 320 Malton Road. Clause 3.1.6 of the Hornsby DCP provides prescriptive measures and guidelines for privacy. The dwelling has been designed to comply with both the prescriptive requirements and design outcome of this clause.

Specifically, Clause 3.16 requires:

- Living and entertaining areas of dwelling houses should be located on the ground floor and oriented towards the private open space of the dwelling house and not side boundaries.*
- A proposed window in a dwelling house should have a privacy screen if:*
  - it is a window to a habitable room, other than a bedroom, that has a floor level of more than 1 metre above existing ground level,*
  - the window is setback less than 3 metres from a side or rear boundary, and*
  - the window has a sill height of less than 1.5 metres.*
- A deck, balcony, terrace or the like should be located within 600mm of existing ground level where possible to minimise potential visual and acoustic privacy conflicts.*
- Decks and the like that need to be located more than 600mm above existing ground should not face a window of another habitable room, balcony or private open space of another dwelling located within 9 metres of the proposed deck unless appropriately screened.*

The dwelling provides for all high use living and entertaining areas to be located on the ground floor level. The first floor provides for only bedrooms, bathrooms and study. It is noted that the study is located centrally and is orientated towards Malton Road, thereby not having any impact on the privacy of the adjoining properties.

The ground floor level is provided with a setback of 3.0m to the north-eastern side boundary. The formal living room has a floor level with a maximum height of 580mm above existing ground level and as such this window is not required to have any screening. The formal dining room is provided with a floor level with a maximum height of 750mm as such this window is not required to have any screening.

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Furthermore, opposite the formal dining room window there is an existing screen planting to a height of approximately 2.45m adjacent to the north-eastern boundary which will be retained to prevent views into the rear private open space of No. 320 Malton Road.

It is noted that opposite the proposed formal dining, there is on the adjoining property a non-habitable brick shed.

To further supplement the existing landscaping a masonry wall with a height of 2.2m is proposed to be constructed adjacent to the north-eastern boundary opposite the formal living room. This wall will support a climbing vine as detailed in the Landscape Plan. This wall will obstruct any views into the side setback area of No. 320 Malton Road, which is a service area. All private open space of No. 320 Malton is at the rear of the dwelling and not visible from the formal living or dining areas. It is noted that the wall will be equivalent to standard eye height when viewed from the formal living room of the proposed dwelling. The floor plan of the existing dwelling at No. 320 Malton Road is such that high use living areas are located on the eastern portion of the site, away from the subject site, and orientated towards the rear yard. The proposal will not provide any views into these areas.

The proposed wall replaces the existing carport and attached lattice panels which has a height of between 2.5m to 2.8m, and as such will reduce the height and length of the existing screen.

The northeast facing windows of the formal living and formal dining room are integral to the design of the dwelling, ensuring good solar access for these living areas. A privacy screen fixed externally or a highlight window would obstruct the northeastern solar access.

The proposal provides for a 2.1m high privacy screen to be provided along the north-eastern (side) elevation of the proposed verandah adjacent to the formal dining room. This screen will obstruct any views into the principal area of private open space of No. 320 Malton Road.

The proposed development is supported by a Landscape Plan which depicts retention of the existing vegetative hedges along the north-eastern boundary which adjoins No. 320 Malton Road. This existing vegetation is supported by additional landscaping.

A Proposed Side Boundary Details - Privacy Issues Analysis has been prepared by David White Architects depicting the issues relating to the privacy of No. 320 Malton Road.

The dwelling has been designed to comply with Clause 3.16 (Privacy) of the Hornsby DCP, in that the dwelling is setback 3.0m from the side boundary and the floor level does not exceed a height of 1m (in fact a maximum height 750mm) above existing ground level. The dwelling provides for a substantial setback which is supplemented by the existing and proposed landscaping. A screen is proposed to the verandah and new wall adjacent to the north-eastern boundary will further ensure privacy is provided to the adjoining property.



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- *Reduce the size and scale of the dwelling including increased setbacks to the north eastern boundary.*

Comment: With regard to the increased side setback to the north eastern, we note the justification to not increasing the side setback in the narrative above.

The proposal has been amended to provide for a maximum building height of 8.495m to ensure compliance with the maximum building height development standard of Clause 4.3 of the Hornsby LEP.

The dwelling as proposed has been provided with generous setbacks to all boundaries (front, side and rear) well in excess of the minimum requirements specified in Council's DCP. Further landscaped area and site coverage requirements specified in Council's Development Control Plan are also achieved. This demonstrates that the proposed dwelling is appropriate for a site of this size.

In relation to floor area, it is noted that the DCP specifies a maximum floor area for a dwelling on a site with an area of over 900m<sup>2</sup> is 430m<sup>2</sup> with an additional 100m<sup>2</sup> permitted for outbuildings. The proposal provides for a floor area of 1,093.92m<sup>2</sup>. Whilst this does not achieve compliance with the numerical controls of this clause, the proposal is considered to achieve the objectives of this clause and is justified in this instance. The floor area controls are not specified in the Local Environmental Plan, which is a legally binding document, and as such is not a development standard. The floor area controls are contained only in the Development Control Plan which is a guideline with merit based objectives. The proposed dwelling house achieves the stated objectives of the floor area controls of the DCP. In this regard, these provisions of the DCP in relation to floor area controls do not envisage single dwelling house developments on such a large allotment.

The site comprises two parcels of land with an area of 2219m<sup>2</sup>, well in excess of the lot size (900m<sup>2</sup>) envisaged by this clause of the DCP. An analysis of the potential of subdivision of the site has been prepared by David White Architects (Refer to Figure 1). This demonstrates that the site could be subdivided into 4 complying Torrens Title allotments. Each allotment would then be capable of supporting a dwelling house with a floor area of 330m<sup>2</sup> (to comply with the DCP) and an outbuilding of 45m<sup>2</sup>. This analysis depicts the potential building footprints, also which complies with the DCP. The importance of this analysis is to depict the form of development which the DCP encourages and permits. This form of development results in a greater impact to adjoining properties, with the built form extending substantially closer to the adjoining property at No. 1 Eastcote Road and No. 320 Malton Road. These dwellings could be setback between 0.9m (to the ground floor) and 1.5m (to the upper floor to the north-eastern and southern boundaries of the subject site).

Further, this analysis depicts that the site, subdivided into four allotments, is capable of supporting a floor area of 1,500m<sup>2</sup>, well in excess of that proposed with the current development application.

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The dwelling as currently proposed provides for a superior planning outcome for the site, by providing for a single dwelling house of a size commensurate with the site area and with substantial setbacks encompassing well landscaped gardens and canopy trees.

- *Reduce the height of the dwelling to comply with the Height of Buildings Development Standard (if not achieved, amend the Clause 4.6 request to address the current requirements).*

Comment: The proposal has been amended to provide for a maximum building height of 8.495m to ensure compliance with the maximum building height development standard of Clause 4.3 of the Hornsby LEP.

- *A streetscape assessment.*

Comment: A Streetscape Assessment has been prepared by David White Architects in conjunction with additional survey work carried out by Hill & Blume Surveyors. The Streetscape Assessment depicts the proposed development in relation to existing development to both the northeast and west of the subject site as viewed from both Malton and Eastcote Roads. The Streetscape Assessment includes five (5) properties to the left (north) and two (2) properties to the right (south) on Malton Road and on Eastcote Road, two properties down the street to the right.

The area has a mix of predominantly newer two storey dwellings and older original housing stock comprising single storey dwellings. The locality is emerging from a single storey character to larger more modern two storey dwellings.

The Streetscape Assessment depicts that the proposed dwelling is residential in scale and designed to present as a single storey with modulated components such as dormer windows and gables incorporating the first floor rooms predominantly in the roof. The wall height of the proposed dwelling is predominantly the height of a single storey dwelling with the upper floor carefully expressed predominantly as dormer windows.

The proposed dwelling incorporates generous side setbacks which are compatible and generally greater than that provided by the existing surrounding development and also ensures a generous area for landscaping, which can support both large shrubs and trees, to enhance the landscape character of the locality.

The front façade to Malton Road is provided with an ample setback of 13.5m to the street frontage which is compatible with the established building line to Malton Road. The front setback is in excess of the minimum required and provides generous landscaping including 2 canopy trees. The front façade is well modulated with varied setbacks and a verandah providing articulation. The dwelling incorporates an attic style first floor, resulting in a dwelling that presents a single storey residential dwelling with dormers in the roof form.

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The development when viewed from Malton Road, by virtue of its architectural presentation, complying building height, well articulated facades and substantial setback to the street frontage, is compatible with the residential character of the locality. The streetscape will be further enhanced by a considered landscape design that provides for a variety of shrubs, hedges and canopy trees.

In relation to the Eastcote Road frontage, this streetscape is characterised by a row of large Callistemon's (Weeping Bottlebrush) on the Council's road reserve all of which will be retained. This existing vegetation provides a natural screen with the proposed dwelling predominantly obscured by this vegetation which is to be retained.

Notwithstanding the existing vegetation, the proposed dwelling is appropriate in the Eastcote Road streetscape. The considered design provides for a dwelling that complies with the maximum building height development standard with the roof form stepping down to be sympathetic to the slope of the site. The parking is contained within a lower level and not dominant when viewed from the street. The dwelling is provided with a substantial setback to the adjoining built form at No. 1 Eastcote Road. In this regard the dwelling is setback at least 10.2m to the southern rear boundary (noting that the DCP specifies a minimum rear setback of only 8.0m).

- *Certification of the submitted shadow diagrams or any amended shadow diagrams arising as a result of the design amendments above.*

Comment: The shadow diagrams prepared by David White Architects have been certified by registered Architect Neil Lunn at Thomas Hamel & Associates. The shadow diagrams depict that the proposal will not result in any additional shadow to the adjoining properties, No. 1 Eastcote or No. 320 Malton Road at 9am or 12noon on the winter solstice. At 3pm on the winter solstice there is minimal additional overshadowing to the rear yard of both No. 1 Eastcote and No. 320 Malton Road. The additional shadow is minimal and does not extend the main living areas nor the north facing windows of the adjoining properties.

Clause 3.1.5(b) (Sunlight Access) of Council's DCP provides:

*On 22 June, 50 percent of the required principal private open space on any adjoining property should receive 3 hours of unobstructed sunlight access between 9am and 3pm.*

As depicted in the certified shadow diagrams, the proposal complies with this clause.

- *Expand the SEE to include potential uses of the dwelling house and frequency of operation.*

Comment: The proposal seeks approval for the construction of a single dwelling house. The dwelling house will be occupied by the applicant's family. The dwelling house will not be used for any commercial purpose nor as a place of public worship. The dwelling will be utilised for normal family activities.

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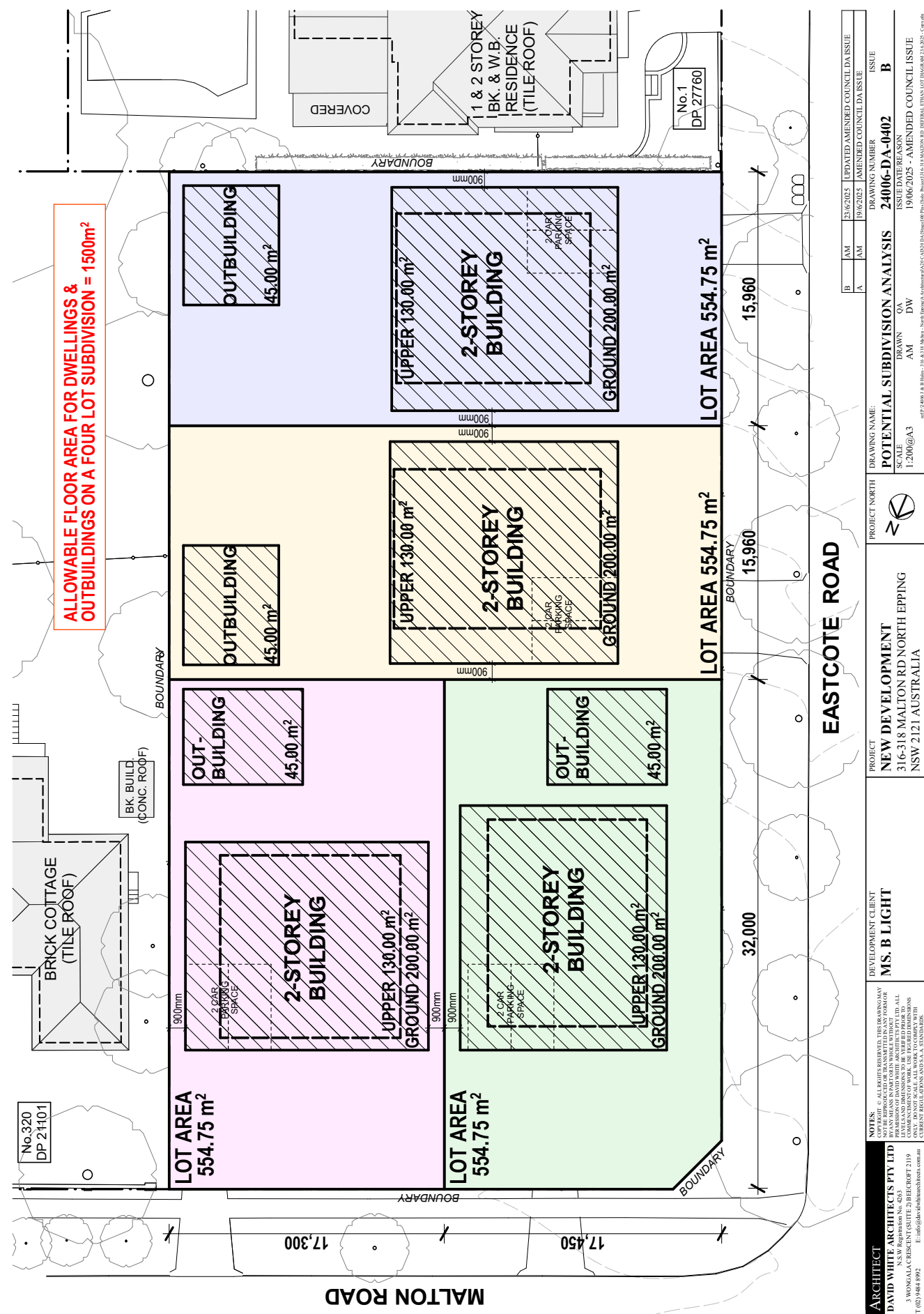
316-318 Malton Road, North Epping**SUMMARY**

The applicant has carefully considered the comments of the Planning Panel. The proposal provides for generous boundary setbacks with commensurate landscaping. With the height reduced and additional privacy measures we consider the proposed dwelling is worthy of a positive determination by the Hornsby Local Planning Panel in accordance with the recommendation of Council's Planning Officer.

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**FIGURE 1 - Analysis of the Potential of Subdivision – Refer to Drawing prepared by David White Architects on following page (Drawing No. 24006-DA-0402, Issue B)**

**ATTACHMENT 5 - ITEM 2**



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| <b>ARCHITECT</b><br>DAVID WHITE ARCHITECTS PTY LTD<br>N.S.W. Registration No. 4263<br>3 WONGALLA CRESCENT (SUITE 2) HURKROFT 2119<br>T (02) 9424 4992<br>E info@dwarchitects.com.au | <b>NOTES:</b><br>COPYRIGHT © ALL RIGHTS RESERVED. THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF DAVID WHITE ARCHITECTS PTY LTD. ALL LEVELS AND DIMENSIONS TO BE VERIFIED PRIOR TO CONSTRUCTION. THIS DRAWING IS FOR INFORMATION ONLY. DO NOT SCALE. ALL WORK TO COMPLY WITH CURRENT REGULATIONS AND S.A.A. STANDARDS. | <b>DEVELOPMENT CLIENT</b><br>MS. B. LIGHT | <b>PROJECT</b><br>NEW DEVELOPMENT<br>316-318 MALTON RD NORTH EPPING<br>NSW 2121 AUSTRALIA | <b>PROJECT NORTH</b><br> | <b>DRAWING NAME:</b><br>POTENTIAL SUBDIVISION ANALYSIS<br><b>SCALE</b><br>1:200@A3 | <b>DRAWING NUMBER</b><br>24006-DA-0402<br><b>ISSUE DATE/REASON</b><br>19/06/2025 - AMENDED COUNCIL ISSUE | <b>ISSUE</b><br>B<br><b>DATE</b><br>19/06/2025<br><b>REASON</b><br>AMENDED COUNCIL ISSUE |
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ATTACHMENT 5 - ITEM 2