



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Wednesday 25 March 2026

at 10:30 AM



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SUPPLEMENTARY REPORTS

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ATTACHMENT/S

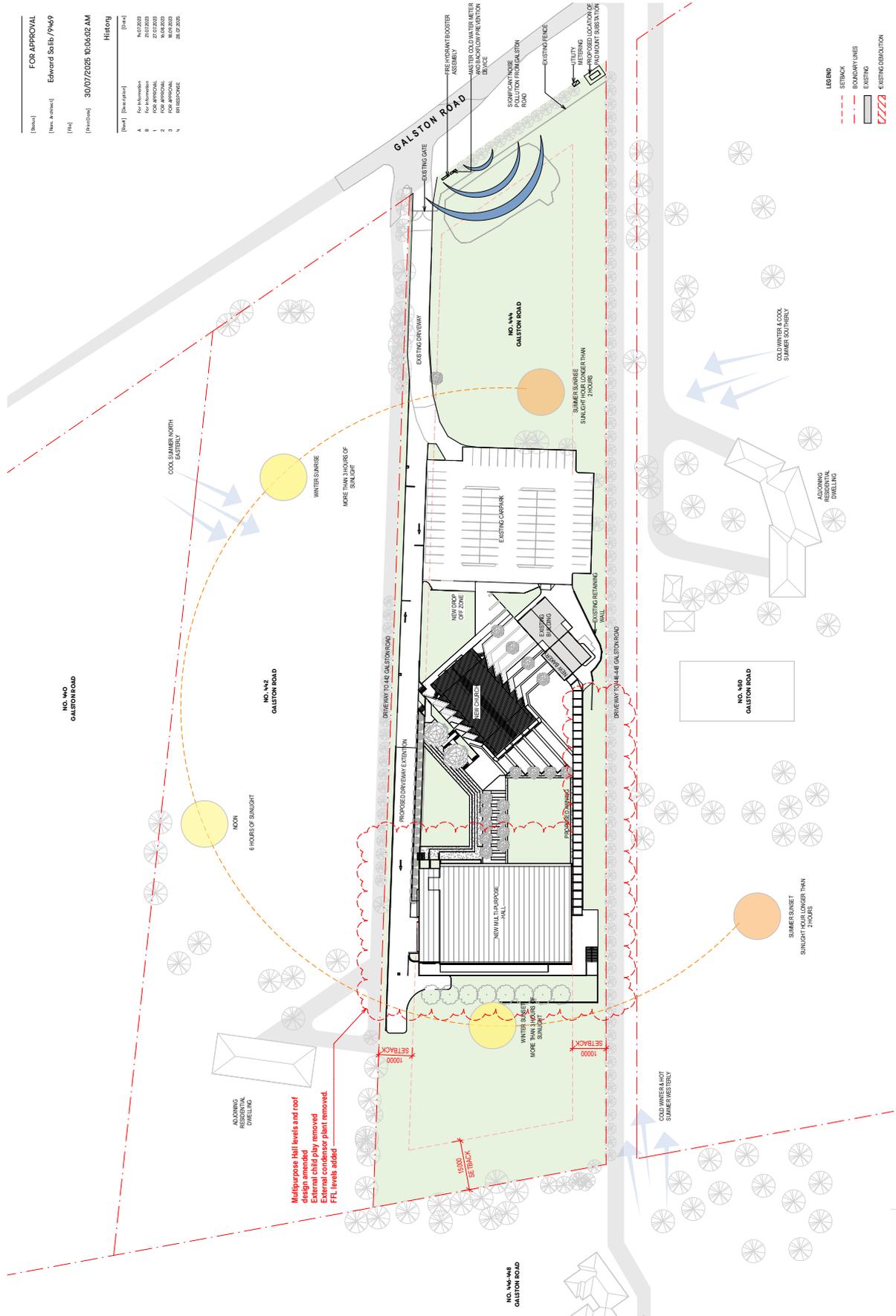
REPORT NO. LPP10/26

ITEM 1

- 1. ARCHITECTURAL PLANS**
- 2. LANDSCAPE PLAN**
- 3. PLAN OF MANAGEMENT**

(Revise)	FOR APPROVAL
(Drawn/checked)	Edward Scallib /9449
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10	FOR APPROVAL	18/07/2025



Multipurpose Hall levels and roof design amended. External condenser plant removed. FFJ levels added.

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Project: 444 Galston Road, Dural
Client: St Mary & St Sidhom Coptic Church

Project No: 20170132
Drawing No: AD-DA0016

Scale: 1:500 @ A1

Page: 4

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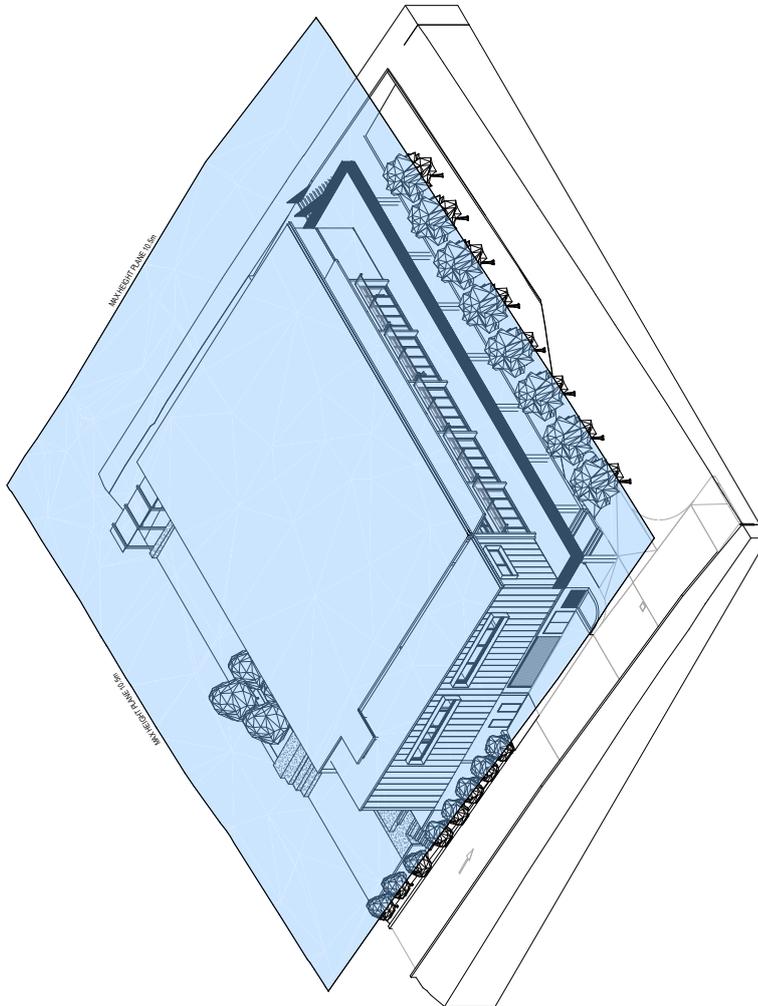
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[Date] 26/7/2025

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1 Build Height Diagram

New Sheet

PROPOSED HEIGHT PLANE INTERSECT

[Project] 20170132

[Drawing] AD-DA0018

[Sheet] 1



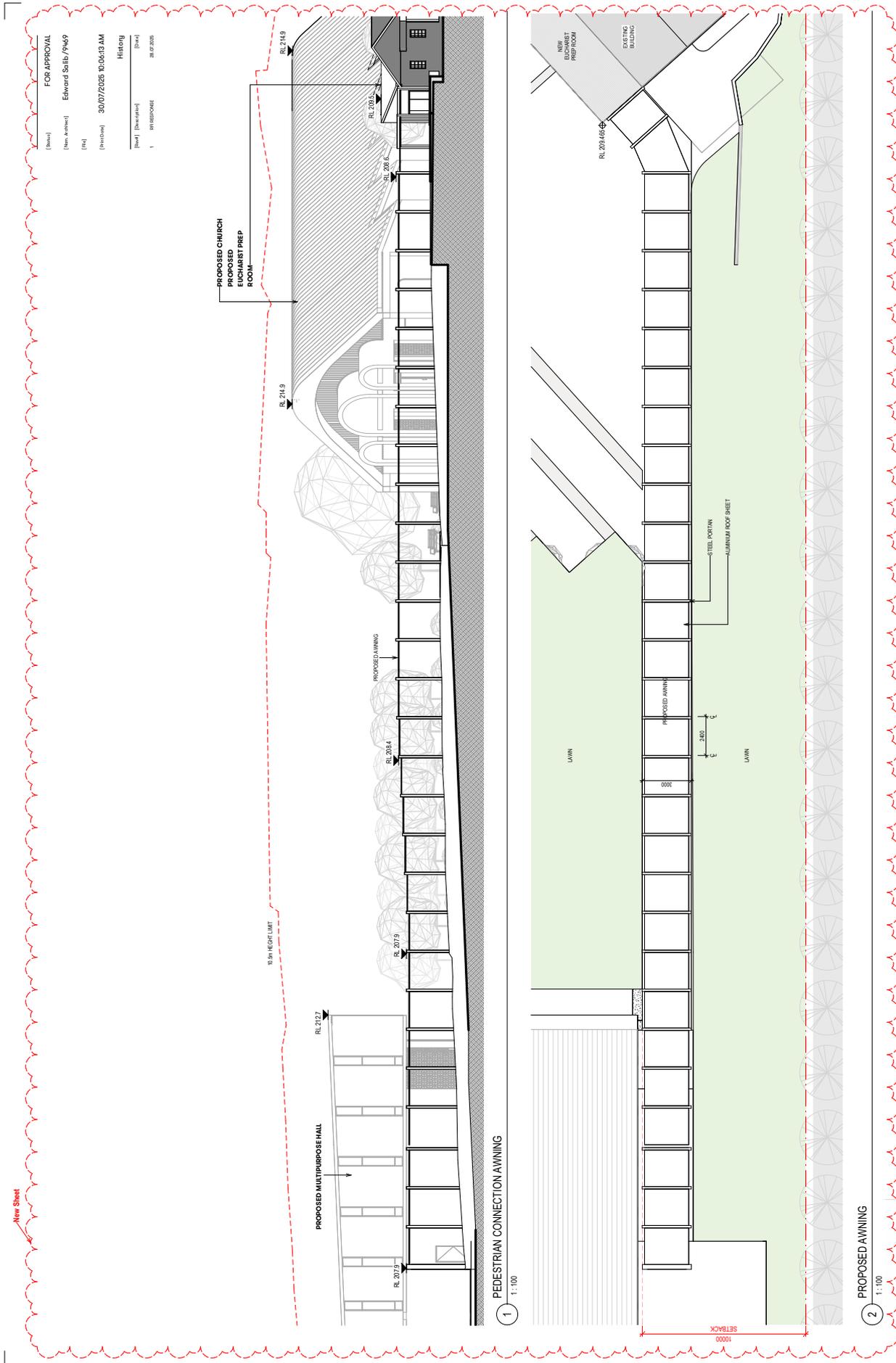
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1 PROPOSED AWNING
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2 PROPOSED AWNING
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PROPOSED PEDESTRIAN CONNECTION
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-View updated to show new levels and roof configuration of Multi Purpose Hall
Landscape levels amended



OVERALL VIEW - 1



OVERALL VIEW - 2

3D VIEWS - SHEET1
[Page No] AD-DA0400 [Rev] 4

[Rev] 20170132

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3	FOR APPROVAL	18/02/2024
4	REVISIONS	28/07/2025



CHURCH - VIEW 2



CHURCH - VIEW 1



MULTIPURPOSE HALL - VIEW 2



MULTIPURPOSE HALL - VIEW 1

3D VIEWS SHEET 2
(Page 14) AD-DA0401 4

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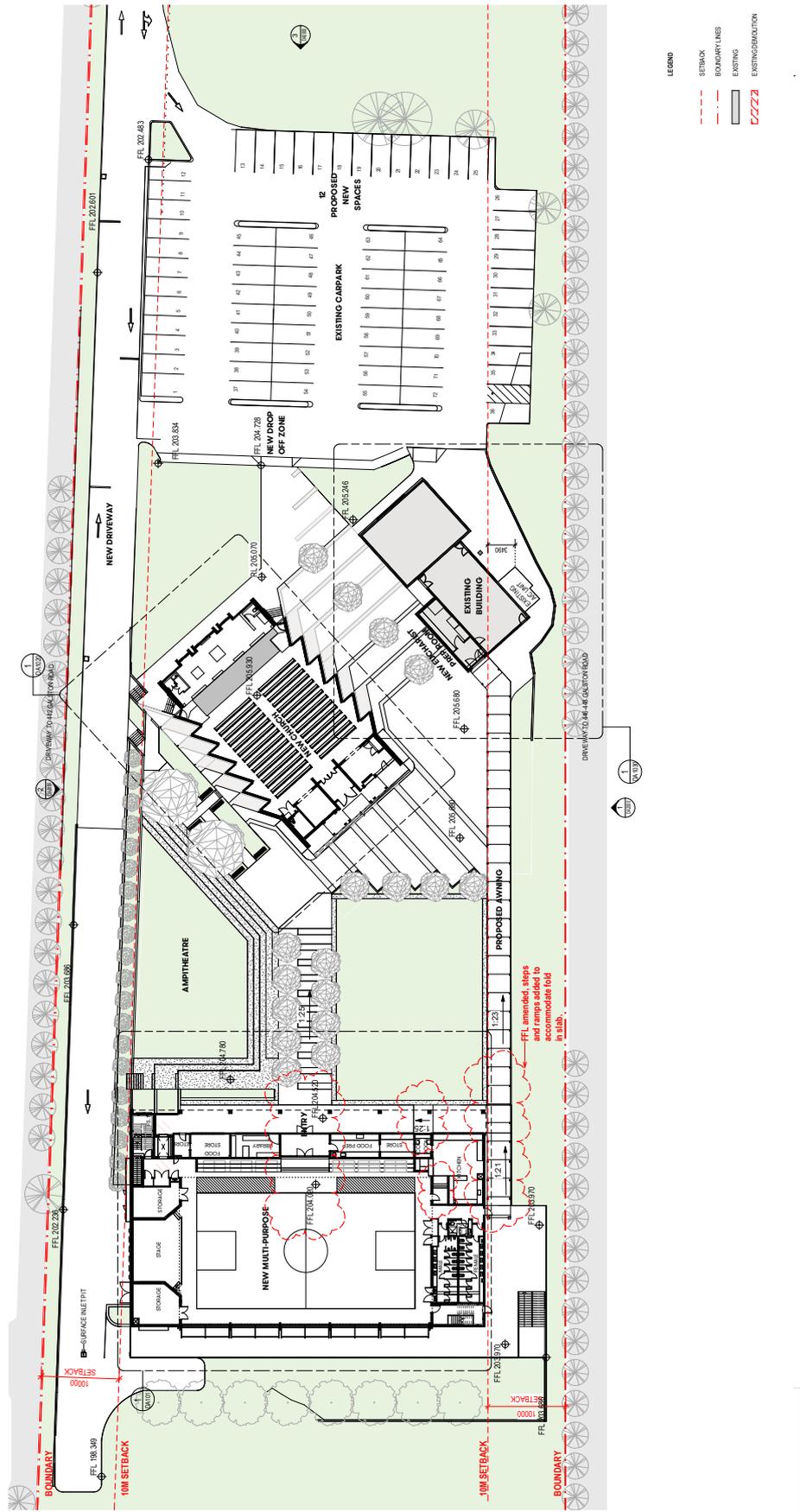
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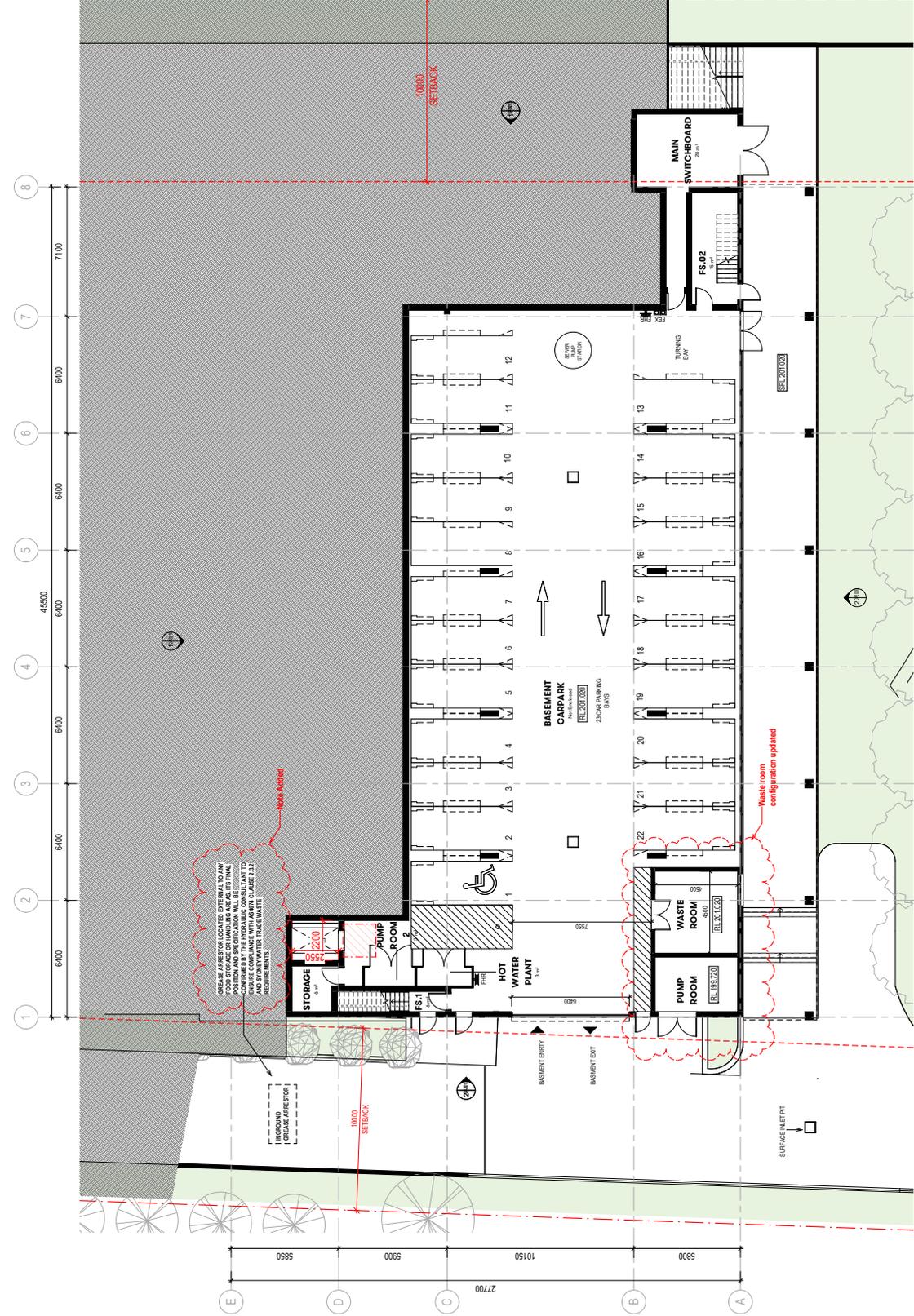
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GA FLOOR PLAN - GROUND
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 Client: St Mary & St Sidhom Coptic Church

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 Drawing: AD-DA1010

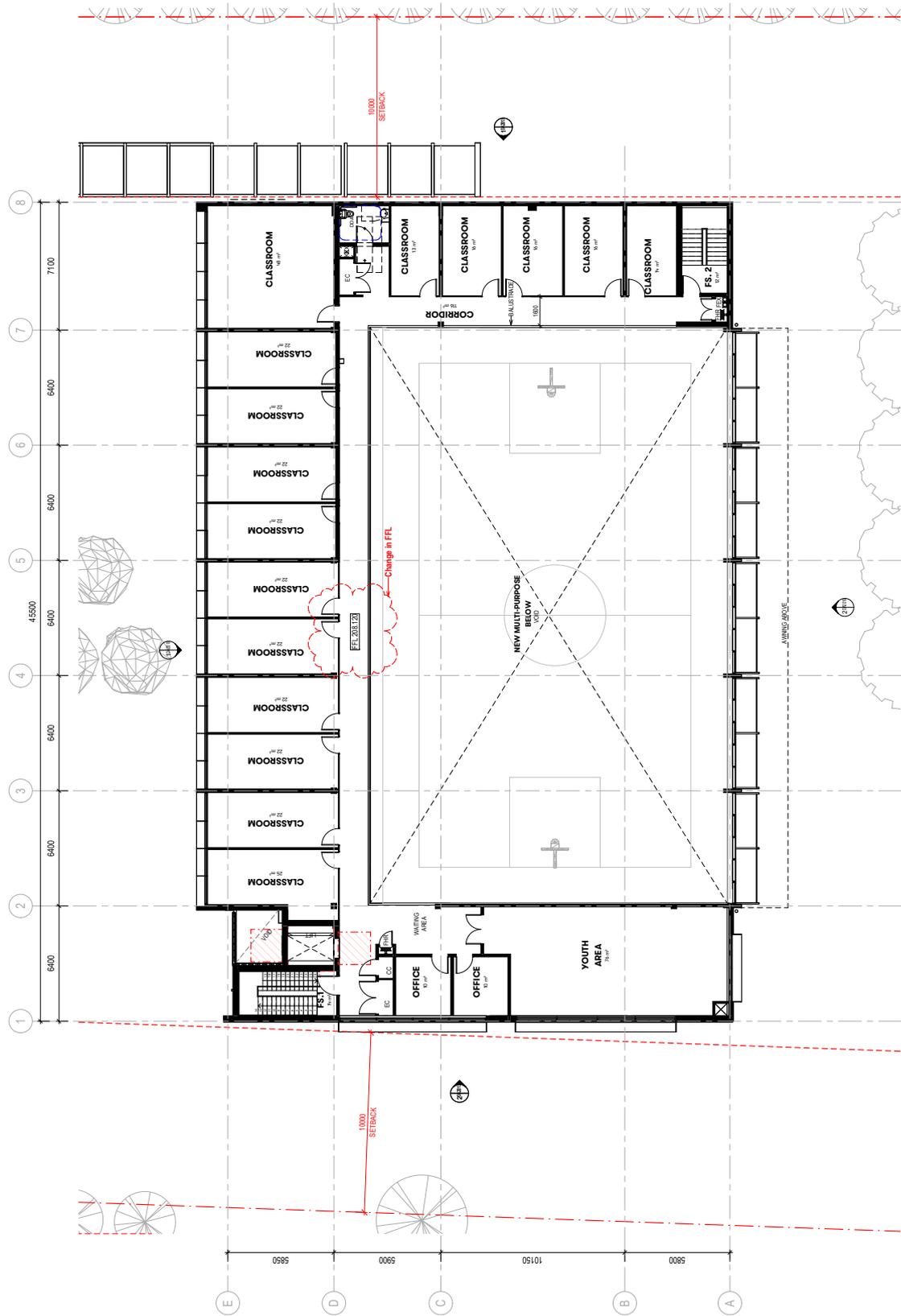
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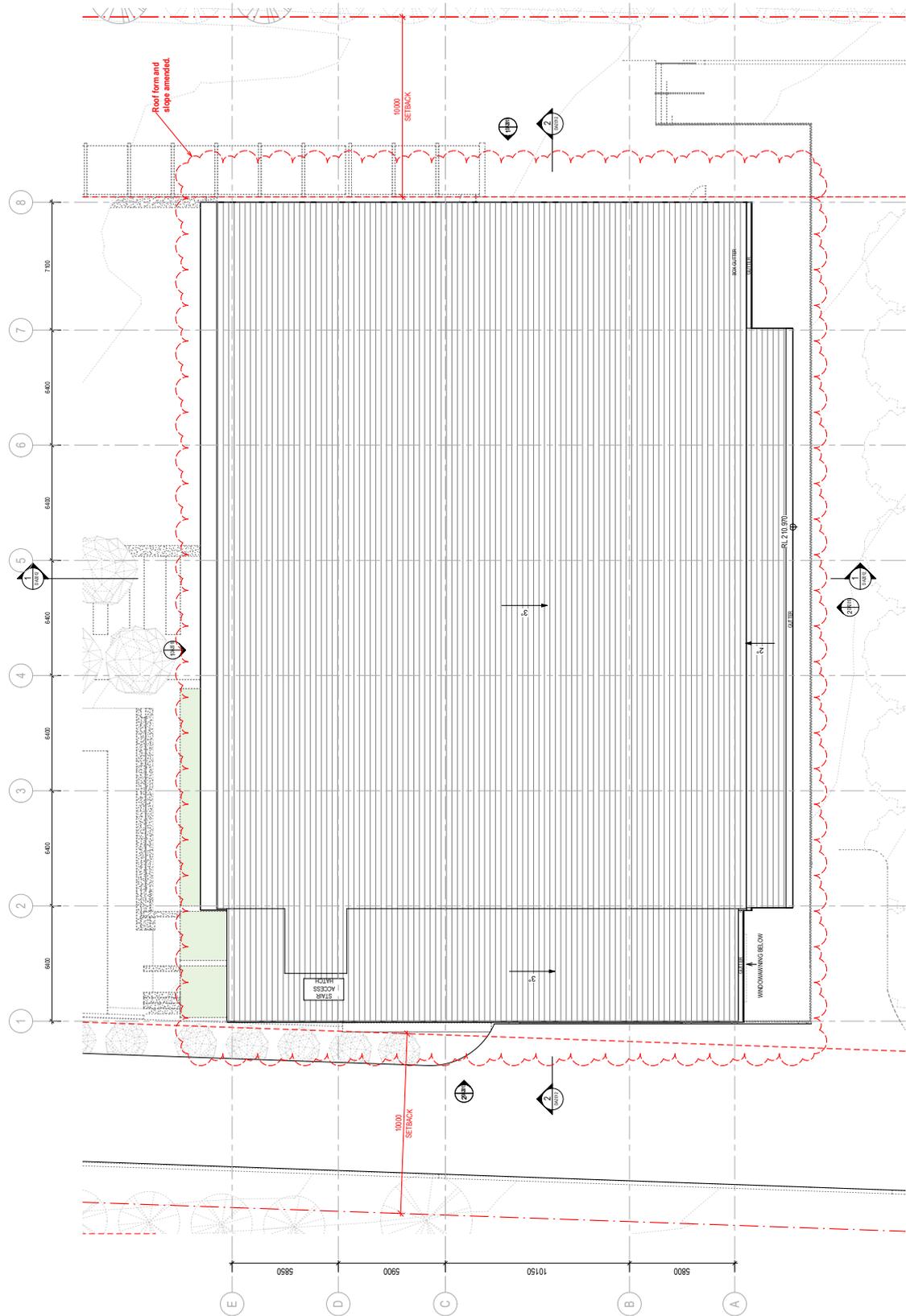
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 Client: St Mary & St Sidhom Coptic Church

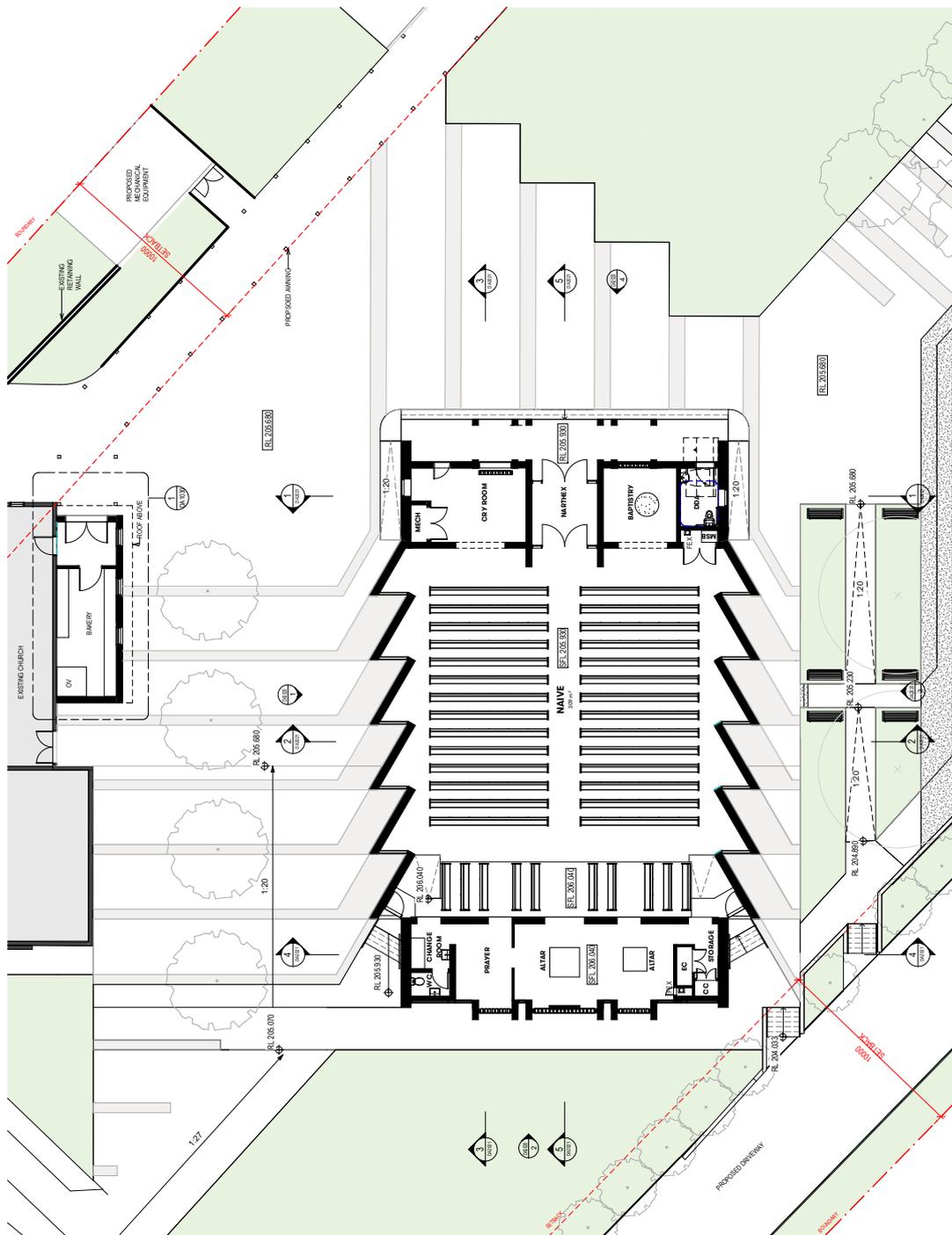
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Project: MULTI PURPOSE ROOF PLAN
 Drawing: AD-DA1013

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3	FOR APPROVAL	18/09/2023



CHURCH FLOOR PLAN - GROUND
 (Rev) 20170132 (Proj No) AD-DA1020 (Rev) 3

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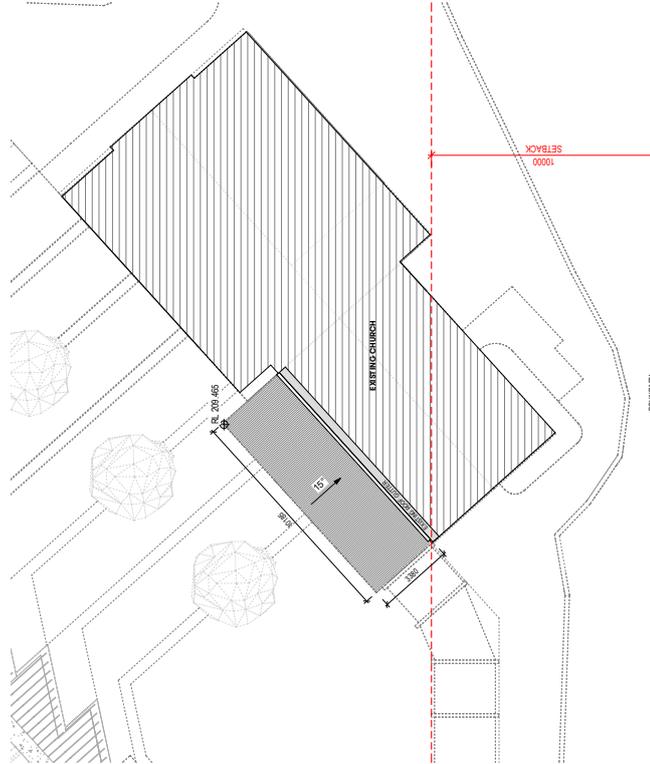


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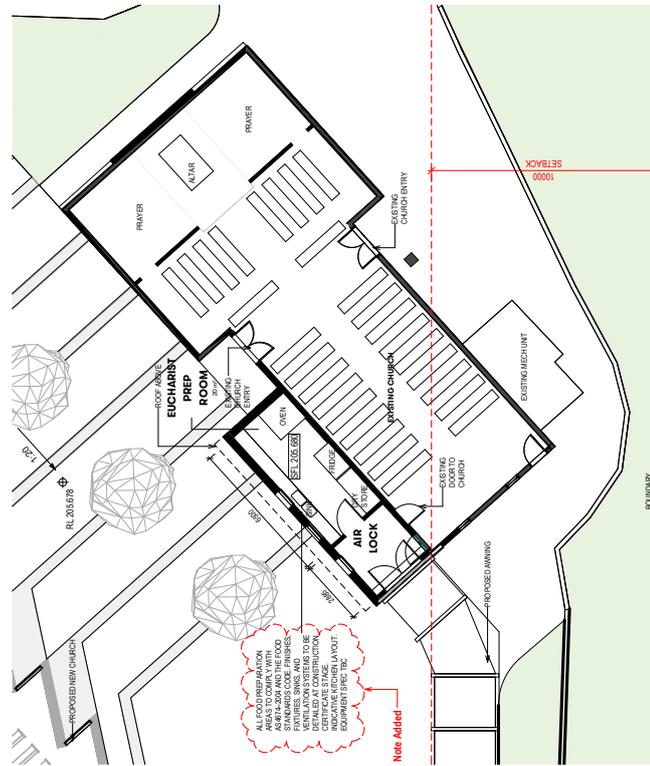
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5	RESPONSE	29.07.2025
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1:100



1 EUCHARIST PREP ROOM - GROUND FLOOR
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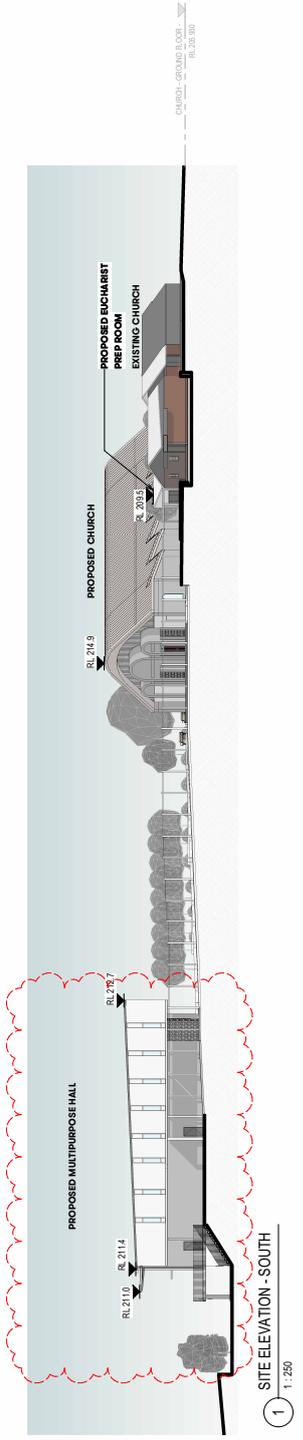
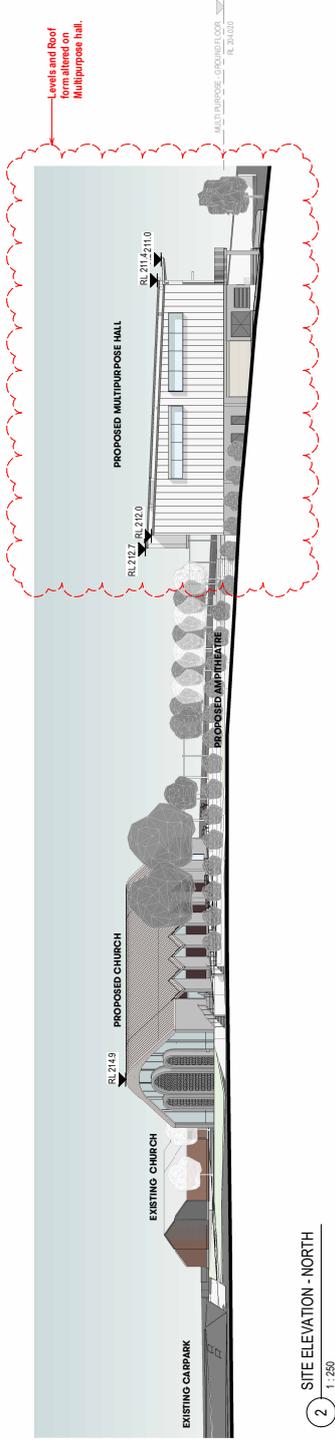
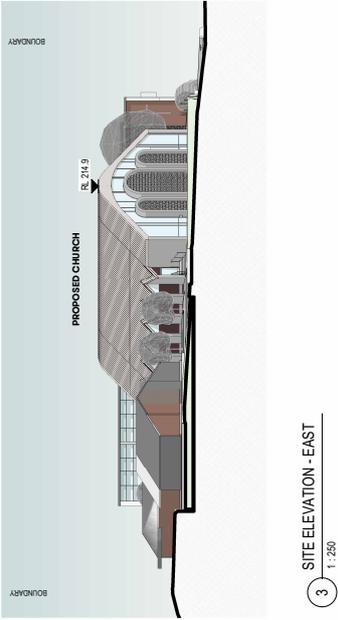
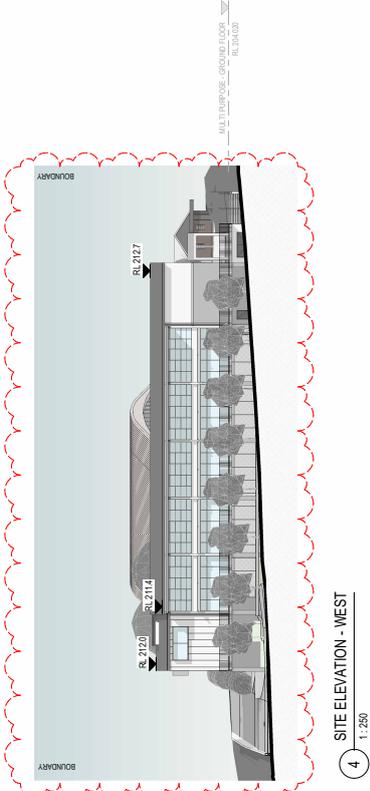
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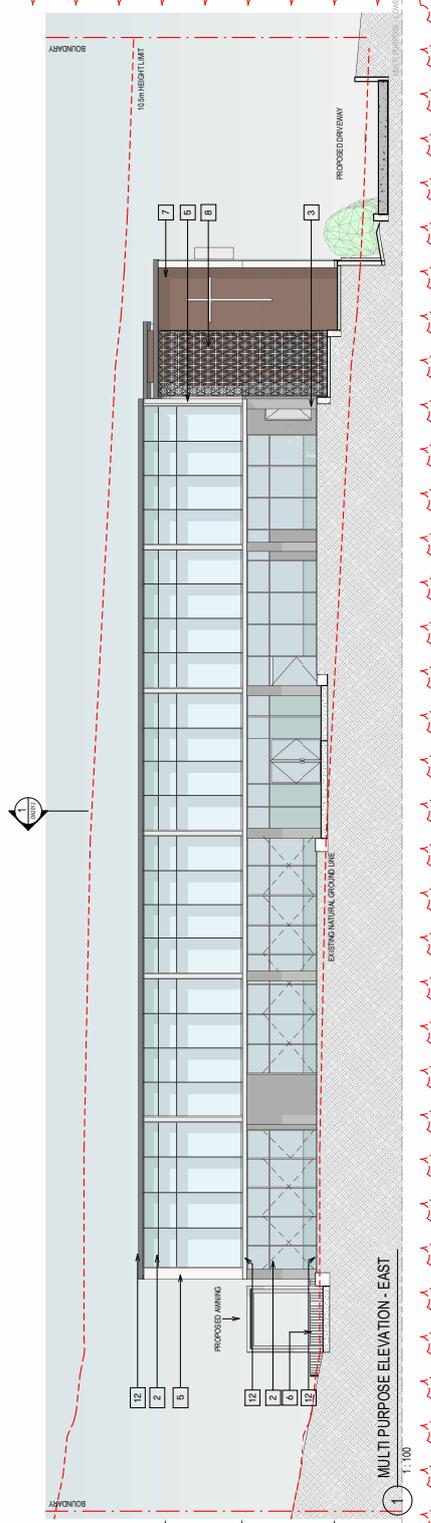
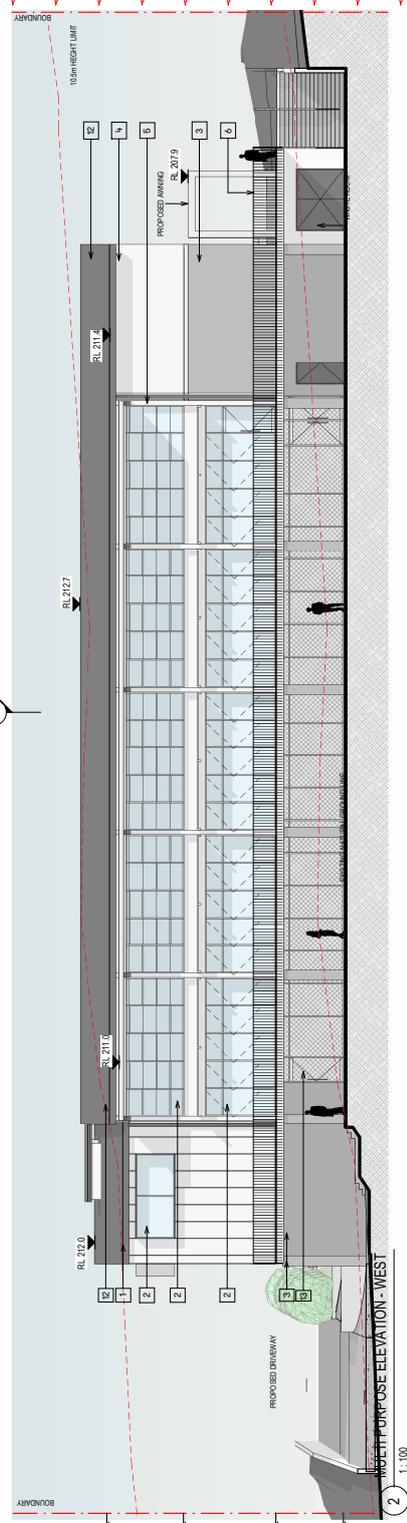
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Update to FE and roof configuration of Multipurpose Hall.
 Note: Building form now Windley within the height limit of 0.5m.



FINISHES SCHEDULE

01	FIBRE CEMENT CLADDING (LIGHT GREY)
02	GLAZING
03	CONCRETE
04	ALUMINIUM CLADDING (BRONZE)
05	POWDERCOATED STEEL
06	STEEL HANDRAIL (BLACK)
07	BROOKLYN (LIGHT GREY)
08	ROLLER SHUTTER DOOR
09	ANODISED ALUMINIUM (BRONZE)
10	SPAND RELIEF GLAZING
11	SPAND RELIEF GLAZING
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MULTI PURPOSE DETAIL ELEVATIONS
 20170132
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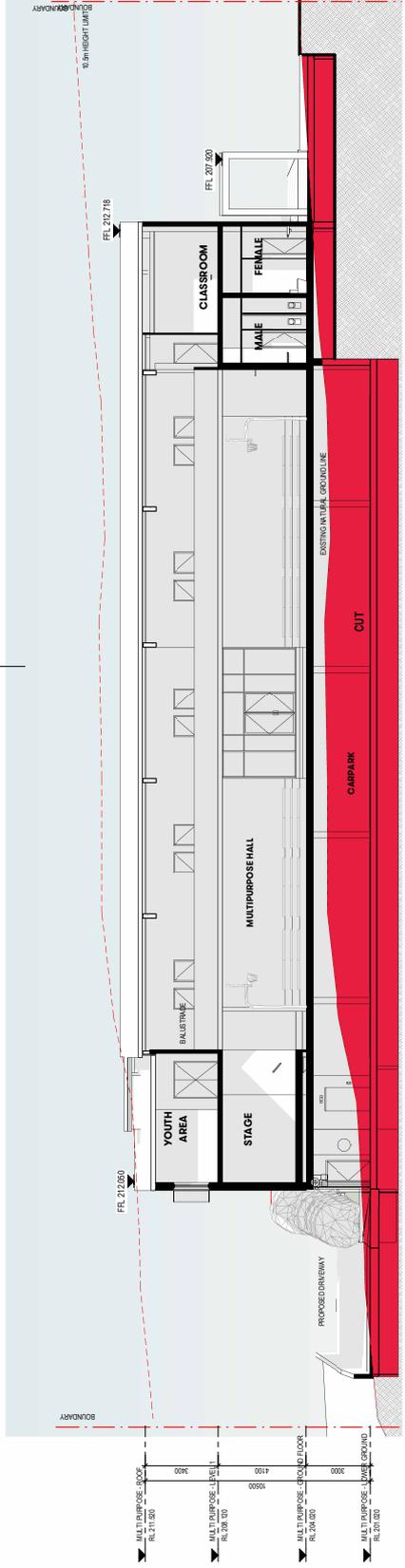
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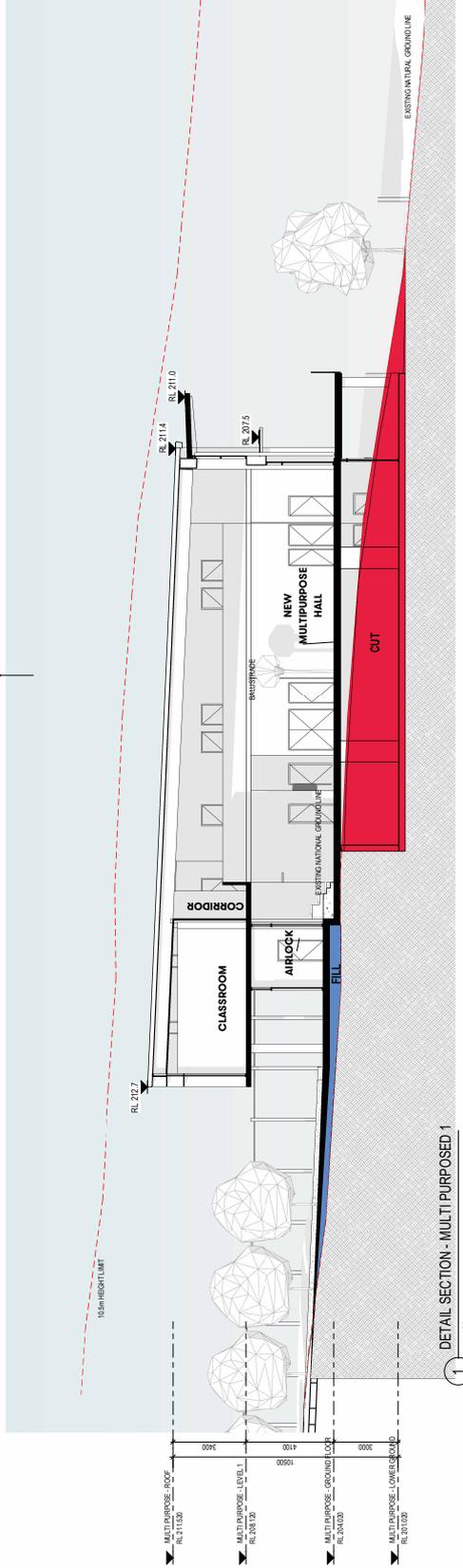
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2 DETAIL SECTION - MULTI PURPOSED 2
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1 DETAIL SECTION - MULTI PURPOSED 1
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MULTI PURPOSE DETAIL SECTIONS
 20170132 AD-DA2012

444 Galston Road, Dural
 St Mary & St Sidhom Coptic Church

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ATTACHMENT 1 - ITEM 1

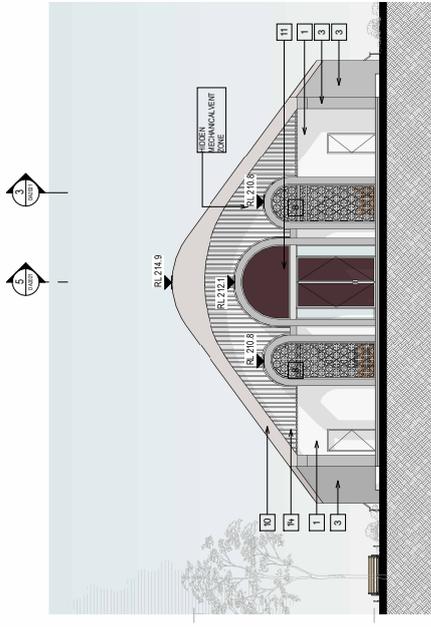
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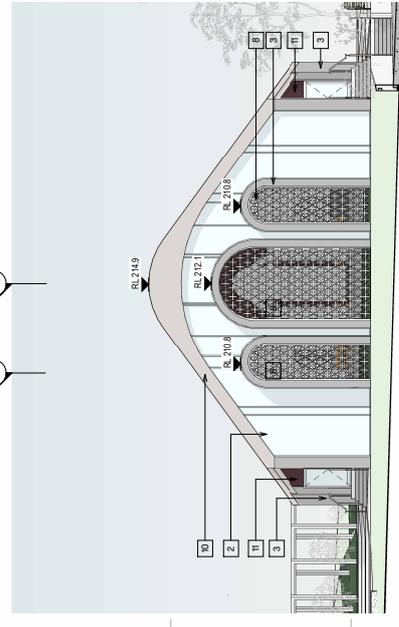
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E	FOR APPROVAL	18/09/2023
F	FOR APPROVAL	18/09/2023

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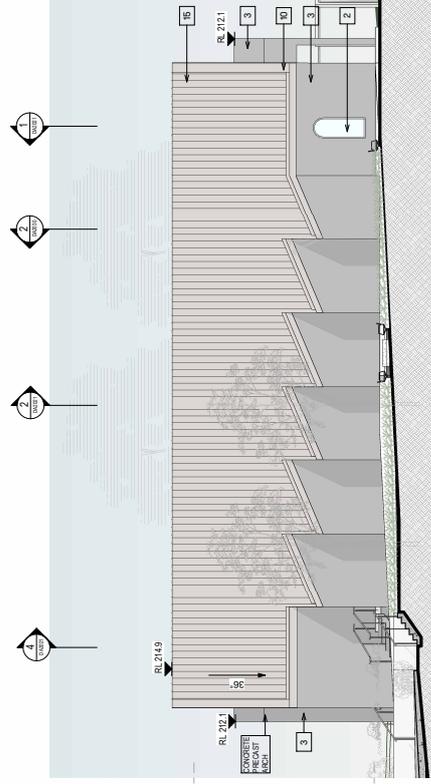
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02 GLAZING
03 CONCRETE
04 ALUMINIUM CLADDING (BRONZE)
05 POWDERCOATED STEEL
06 STEEL HANDRAIL (BLACK)
07 BRICKWORK (LIGHT GREY)
08
09 ROLLER SHUTTER DOOR
10 ANODISED ALUMINIUM (BRONZE)
11 STAINED GLASS
12 VISION PANEL
13 PERFORATED METAL SCREEN
14 ANODISED ALUMINIUM BATTENS (BRONZE)
15 SPACING BEAM ROOF (BRONZE)



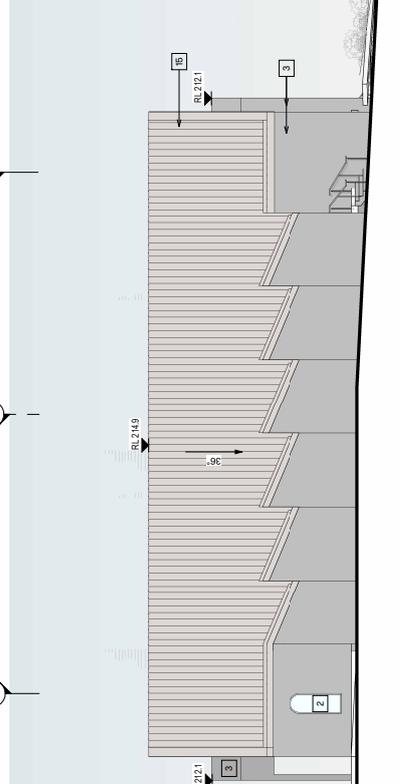
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1:100



3 CHURCH ELEVATION - NORTH
1:100



1 CHURCH ELEVATION - SOUTH
1:100

Project: 444 Galston Road, Dural
 Client: St Mary & St Sidhom Coptic Church

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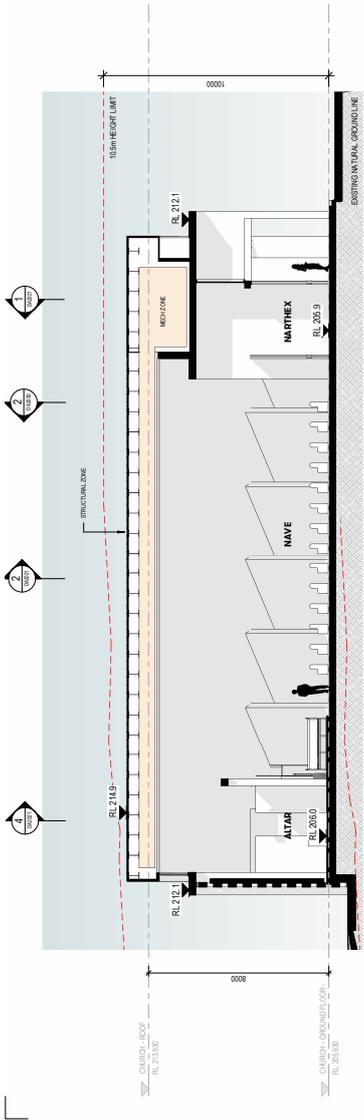
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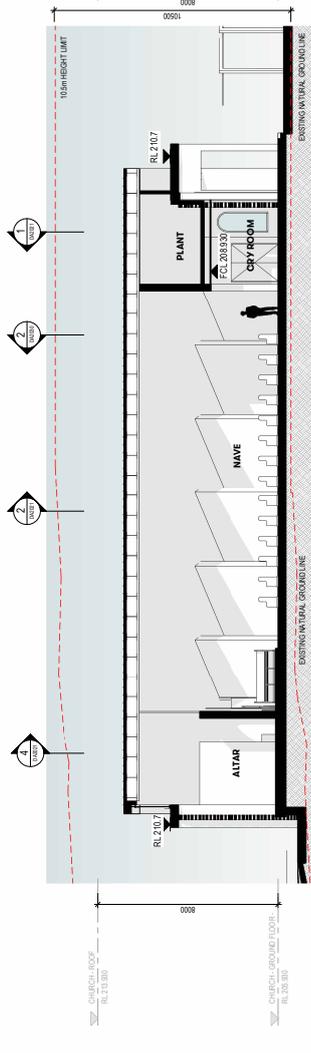
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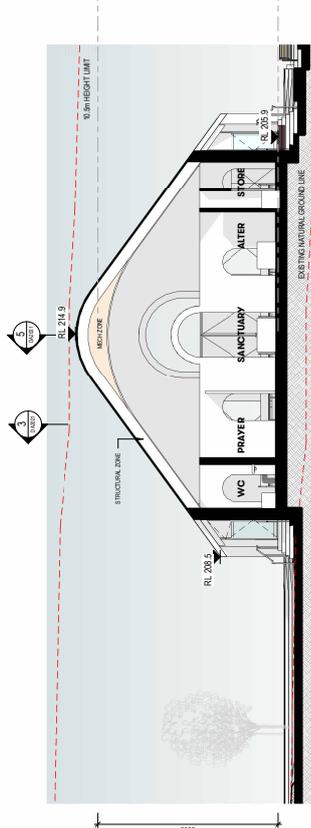
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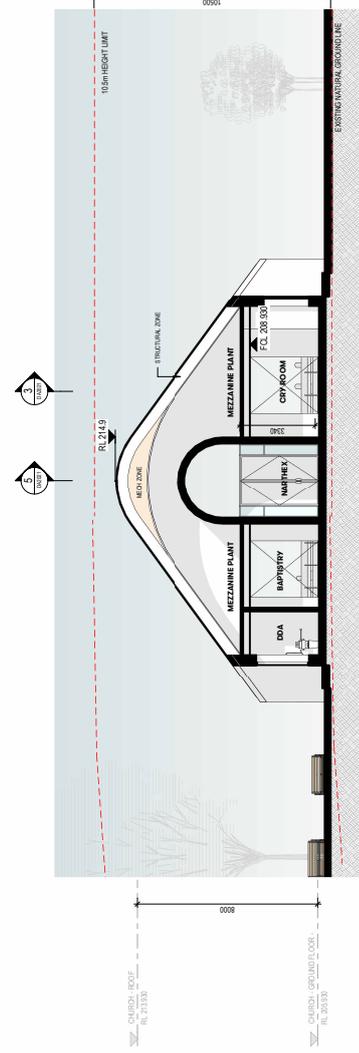
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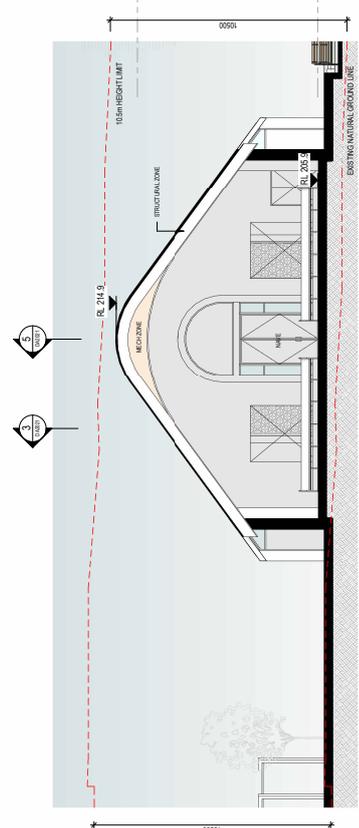
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4 DETAIL SECTION - CHURCH
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1 DETAIL SECTION - CHURCH
1:100



2 DETAIL SECTION - CHURCH
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Project: 444 Galston Road, Dural
 Client: St Mary & St Sidhom Coptic Church

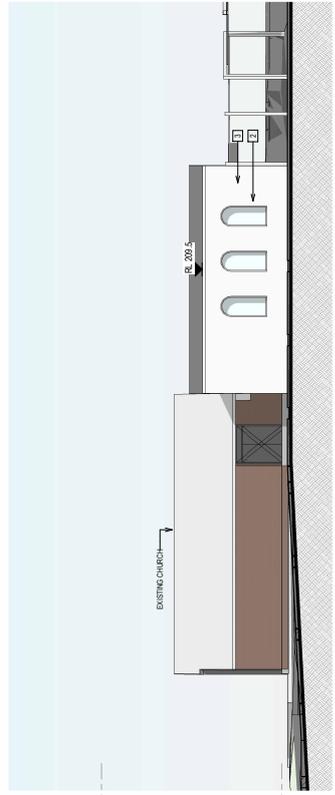
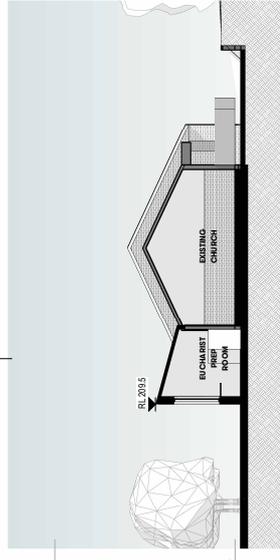
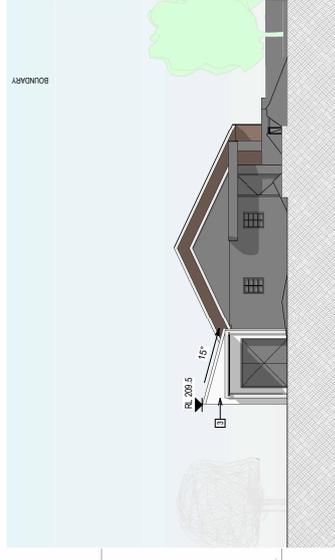
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 Project: 20170132
 Date: AD-DA2021

ATTACHMENT 1 - ITEM 1

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 History
 A For Information 20/07/2025
 1 FOR APPROVAL 20/07/2025
 2 FOR APPROVAL 18/07/2025
 3 FOR APPROVAL 18/07/2025

FINISHES SCHEDULE

01	FIBRE CEMENT CLADDING (LIGHT GREY)
02	GLAZING
03	CONCRETE
04	ALUMINIUM CLADDING (BRONZE)
05	POWDERCOATED STEEL
06	STEEL HANDRAIL (BLACK)
07	BROOKWORK (LIGHT OAK)
08	ROLLER SHUTTER DOOR
09	ROLLER SHUTTER DOOR
10	ANODISED ALUMINIUM (BRONZE)
11	SPAND GLAZING
12	SPANDREL PANEL
13	PERFORATED METAL SCREEN
14	ANODISED ALUMINIUM (BRONZE)
15	SPANDREL ROOF (BRONZE)



Project: 444 Galston Road, Dural
 Client: St Mary & St Sidhom Coptic Church
 20170132
 1:100 @ A1
 AD-DA2030

FOR APPROVAL
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 1 FOR APPROVAL 20/07/2025
 2 FOR APPROVAL 18/07/2025
 3 FOR APPROVAL 18/07/2025

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ATTACHMENT 1 - ITEM 1

(Status)	FOR APPROVAL	
(New version)	Edward Scib / 9449	
(File)		
(Previous)	18/09/2023 11:02:44 PM	
History		
(Date)	(Description)	(By)
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2	FOR APPROVAL	EDWARD SCIB
3	FOR APPROVAL	EDWARD SCIB

FINISHES SCHEDULE



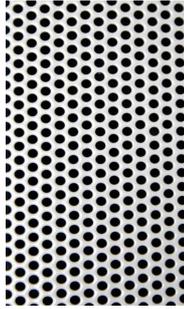
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05 POWDERCOATED STEEL



09 ROLLER SHUTTER DOOR



13 PERFORATED METAL SCREEN



02 SLATS



06 STEEL HANDRAIL (BLACK)



10 ANODISED ALUMINIUM (BRONZE)



14 ANODISED ALUMINIUM BATTENS (BRONZE)



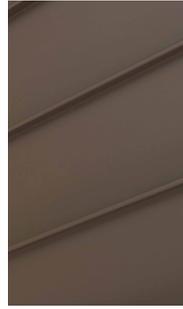
03 CONCRETE



07 BRICKWORK (LIGHT CREAM)



11 STAINED GLAZING



15 STANDING SEAM ROOF (BRONZE)



04 ALUMINIUM CLADDING (BRONZE)



08 BREEZE BLOCK



12 VISION PANEL



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(Client) St Mary & St Sidhom Coptic Church

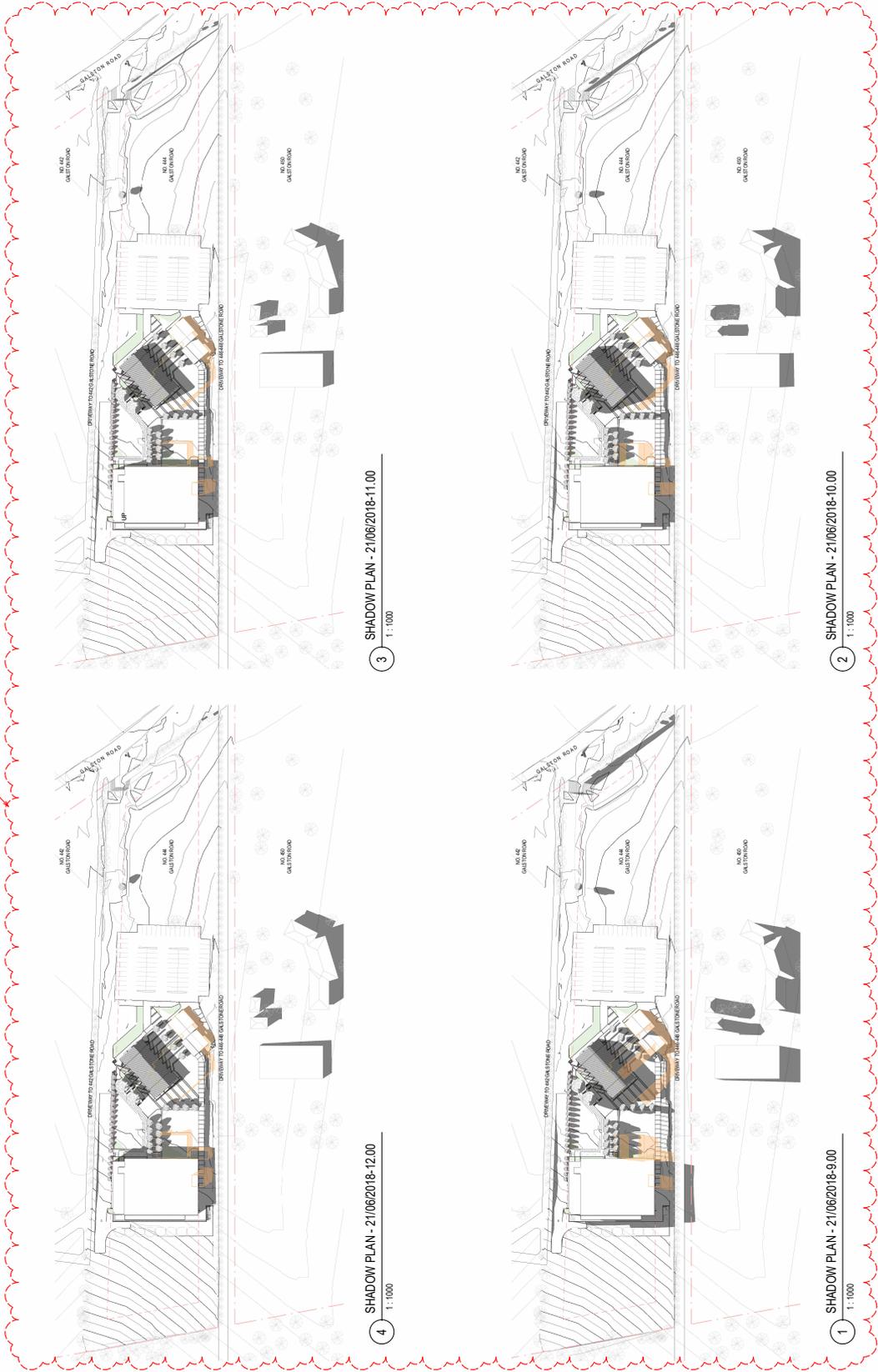
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(Rev) 20170132 (Page 14) AD-DA6000 3

ATTACHMENT 1 - ITEM 1

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(File)	
(Printed)	30/07/2025 10:07:10 AM

(Rev)	(Description)	(Date)
1	FOR APPROVAL	21/06/2018
2	FOR APPROVAL	18/08/2018
3	FOR APPROVAL	21/06/2018
4	FOR APPROVAL	21/06/2018

Shadows amended based on updates



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Scale: 1:1000 @ A1
 (Rev) 20170132

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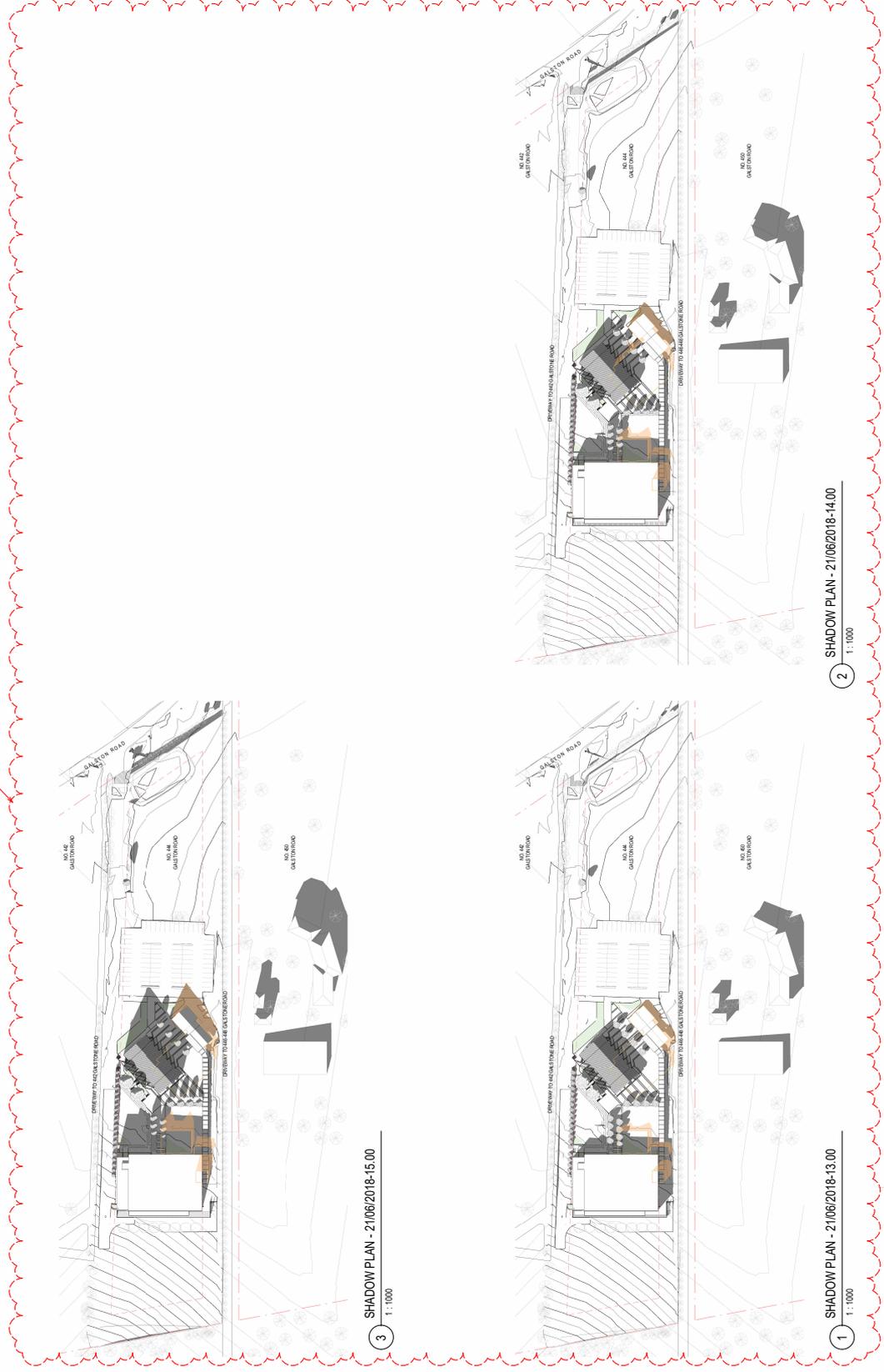
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SHADOW DIAGRAMS - SHEET 1
 (Rev) AD-DA9000 4

ATTACHMENT 1 - ITEM 1

FOR APPROVAL	FOR APPROVAL
Edward Scalls /9449	
30/07/2025 10:07:19 AM	

Shadows amended based on updates



FOR APPROVAL	FOR APPROVAL
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Shadows amended based on updates

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FOR APPROVAL	FOR APPROVAL
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Shadows amended based on updates

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ATTACHMENT 1 - ITEM 1

FOR TENDER
 (Drawn) Esther Dodson BL4981083
 (Rev. Author) 15/09/2023 3:27:55 PM
 (PH)
 (Revised) 15/09/2023 3:27:55 PM
History

Rev	Description	Date
1	FOR APPROVAL	15/09/2023
2	FOR APPROVAL	15/09/2023
3	FOR APPROVAL	15/09/2023

GENERAL NOTES

1. EXIST SCALE FROM WALLS WITH FINISHING WORK. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
2. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
3. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
4. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
5. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
6. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2012.
7. DESIGN DRAWINGS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND PHOTOGRAPHS TO VERIFY THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER.
8. ALL SERVICES AND UTILITIES TO BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF WORK.
9. ALL SERVICES AND UTILITIES TO BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF WORK.
10. ALL SERVICES AND UTILITIES TO BE LOCATED ON SITE PRIOR TO COMMENCEMENT OF WORK.

NOTE REFER TO ARCHITECTURAL DRAWINGS FOR LEVELS

- LEGEND:**
- BOUNDARY LINE
 - LA 10 TURF
 - LA 10 PLANTING
 - LA 10 IMPROVED TURF
 - LA 10 MULCH
 - PVA6 CONCRETE
 - PVA6 CONCRETE BLOCKS
 - PVA6 WOODEN STAGE
 - PROPOSED TREE
 - REMOVED TREE
 - RETAINING WALL
 - RETAINING WALL PAINTING



Groundcover ID	Botanical Name	Common Name	Min. Height	Pl. Spacing	Number
GRA1	Rhaphidocarpus	Indian Hawthorn	1000mm	300mm	32

Groundcover ID	Botanical Name	Common Name	Min. Height	Pl. Spacing	Area
GRA1	Dianella ensiformis	Silver Swan	500	200mm	81 m ²
GRA2	Hardybania virens	Hardybania	500	300mm	24 m ²
GRA3	Leptocarpus tenax	Leptocarpus	2000	200mm	400 m ²
GRA4	Leptocarpus tenax	Leptocarpus	1500	150mm	15 m ²
GRA5	Leptocarpus tenax	Leptocarpus	1500	150mm	256 m ²

TREE BOTANICAL NAME	TREE COMMON NAME	TREE HEIGHT	TREE DIA. @ 1.3M	CONV.
Grassia hirsuta	Grassia	10000	100	5
Grassia hirsuta	Grassia	10000	100	5
Grassia hirsuta	Grassia	10000	100	5
Grassia hirsuta	Grassia	10000	100	5
Grassia hirsuta	Grassia	10000	100	5

PLANTING PLAN
 (Drawn) 20170132
 (Rev) LD-DA151
 (Scale) 1:250 @ A1

444 GALSTON ROAD, DURAL
 St Mary & St Sidhom Bishop Church

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ATTACHMENT 2 - ITEM 1

Plan of Management

PLACE OF WORSHIP AND COMMUNITY FACILITY
444 GALSTON ROAD, DURAL

ATTACHMENT 3 - ITEM 1

*Place of Worship and Community
Facility*

Date: 30 January 2026

Plan of Management:
444 Galston Road, Dural

Contents

1- PLAN OF MANAGEMENT OVERVIEW 3

2- PLACE OF WORSHIP & OPERATIONS 4

3- WASTE MINIMISATION..... 6

 Loading and Deliveries..... 6

 Waste Collection 6

4- TRAFFIC AND PARKING MANAGEMENT 7

5- MANAGEMENT OF PARKING DURING SPECIAL EVENTS..... 7

6- NOISE MANAGEMENT..... 8

7- EMERGENCY EVACUATION PLAN 10

8- COMPLAINTS HANDLING PROCEDURE..... 10

General Complaints 10

9- Graffiti Management Plan..... 11

10- Landscape, Fencing and Building Maintenance 11

ATTACHMENT 3 - ITEM 1

Plan of Management:
444 Galston Road, Dural

1 - PLAN OF MANAGEMENT OVERVIEW

This Plan of Management has been prepared for the operation and management of a Place of Worship and Community Facility at 444 Galston Road, Dural.

This Plan of Management identifies appropriate strategies and procedures to address operational elements of the facility.

A plan of management is an accepted concept in environmental law and can be used in a range of circumstances. This plan of management assists in addressing a better understanding of the proposal and the way in which it is proposed to operate.

This Plan of Management will require ongoing revision to reflect operational needs and may need to be updated to reflect any DA conditions of consent imposed by Council.

Plan of Management:
444 Galston Road, Dural

2- Place of Worship and Operations

The proposed church and multi-purpose hall will be typically operated in the following schedule, noting that there are a small number of larger events that occur set out in the broader timetable provided over the page- noting the table over the page on Page 5 should be used for the purpose of any conditions of consent rather than the summary below.

The number of attendees in the table below includes patrons and church staff.

Day	AM	PM
Monday	-	-
Tuesday	-	-
Wednesday	9.00-11.00 Mass – Existing Church (100 people)	6.00-8.00 Night Mass –100 people
Thursday	-	-
Friday	7.00-9.00 Mass – Existing Church (60 people)	7.00-10.00 Night Service – Multi- Purpose Hall (100 people
Saturday	8.30-11.00 Mass – Existing Church (80 people)	6.00-10.00 Vespers – New Church (60 people)
Sunday	8.00-11.00 Mass – New Church (150 people)	-
	8.00-11.00 Mass – Existing Church (100 people)	
	11.30am-1.00pm Sunday School Service – Multi-Purpose Hall (100 people)	

ATTACHMENT 3 - ITEM 1

Plan of Management:
444 Galston Road, Dural

The broader time table of events is provided below.

No	Description	Day	Commencement	Completion	PAX	Location	Comments
	Annual Days						
1	Mass	Mon-Sat	8:30am	11:00am	100	Existing Church	To cater for annual and some feast days, e.g. Nineveh's Feast
2	Mass	Sunday	8:00am	10:30am	150	Existing Church	Arabic
3	Mass	Sunday	8:30am	11:00am	150	New Church	English
4	Sunday School Service	Sunday	11:30am	1:00pm	100	MP Hall	
5	Vespers	Saturday	6:00pm	10:00pm	80	New Church	
6	Night Service	Friday	7:00pm	10:00pm	100	MP Hall	Mass and Bible studies
7	Feast mass	Sunday	8:00am	12:00pm	150	New Church	Cater for early commencement of feasts e.g. Pentecost, Apostle's feast, etc.
	Feast Services						
8	Passion week morning	M-F	9:00am	1:00pm	150	New Church	
9	Passion week evening	M-F	5:00pm	9:00pm	150	New Church	
10	Covenant Thursday	Thursday	6:00am	2:00pm	150	New Church	
11	Good Friday	Friday	7:00am	5:00pm	150	New Church	
12	Resurrection Feast	Saturday	6:00pm	10:00pm	150	New Church	
13	Nativity Service	Saturday	6:00pm	10:00pm	150	New Church	
	Other						
14	New Year's Eve	Varies	6:00pm	11:00pm	150	New Church	
15	Funeral Services	Varies	10:00am	12:00pm	150	New Church	

Plan of Management:
444 Galston Road, Dural

3 - WASTE MINIMISATION

Menus are to be planned to minimise food waste. Where possible, food waste will be recycled as compost used in the gardens and as an integral part of the process of promoting on-site sorting and storage of waste products pending re-use or collection with the aim of maximising re-use and minimising disposal.

Loading and Deliveries

Minor deliveries associated will be adequately undertaken by light commercial vehicles such as vans, utility vehicles and the like (i.e. B99 vehicles). Such servicing activities are proposed to be accommodated within the single loading spaces on-site.

Waste Collection

Waste storage facilities will be provided within the kitchen, bottle preparation and nappy change areas and emptied by staff to the basement waste facility on a regular basis throughout the day.

The proposed development will utilize a private contractor and a private waste collection services.

A Waste Management & Minimisation Plan accompanies the submitted DA documentation.

Plan of Management:
444 Galston Road, Dural

4- TRAFFIC AND PARKING MANAGEMENT

The following procedures are to be adopted for the proposal.

- There should be a total of 94 parking spaces made available
- All parking must occur within the sign posted spaces;
- Vehicles must enter and exit the site car parking area in a forward direction at all times;
- The disabled car spaces must be used by people with a valid disability permit;
- The pedestrian walkway connecting the car parking spaces to be kept clear at all times;
- No double parking is permitted in the car parking aisle;
- The car parking area is not to be used for storage purposes, thereby reducing the number of available car spaces;
- This traffic and parking management plan is to be regularly reviewed and amended as deemed necessary.

5- MANAGEMENT OF PARKING DURING SPECIAL EVENTS

The parking demand during special events can be accommodated within the proposed on-site car parking provision.

It is recommended that ahead of any special event that announcements are made and notices are displayed encouraging car sharing and public transport.

During these events it is recommended that at least 2 -4 church members patrol the entry gate and driveway in high visibility vests to ensure strict compliance with parking regulations and car park capacity is never exceeded.

The traffic patrol is recommended to extend to neighboring streets to ensure no vehicles are illegally parked and / or obstructing driveways or footpaths.

Plan of Management:
444 Galston Road, Dural

6- NOISE MANAGEMENT

The following procedures are to be adopted in relation to the management of noise;

- The premises is to operate as per the relevant recommendations of the Noise Assessment by Acoustic Logic as follows.

5 COMPLYING MITIGATION

The modelling indicates that additional mitigation is needed to achieve compliance with the trigger levels. The effect of the following mitigation treatment (physical or management) has been assessed, including additional modelling of emissions where applicable. The modelling indicates that with the proposed mitigation, noise emissions will not exceed the trigger levels and there are no residual noise impacts.

Church

Management Controls

- Doors of church to remain closed during services, except when required for patrons ingress/egress.
- Amplified speech/music to be limited to a uniform sound pressure level of 90 dB(A) within the church.
- No amplified sound to be generated outside of approved operating hours.
- Services are not to commence prior to 7am Monday to Saturday & 8am on Sundays.
- Congregation to be reminded to leave the premises in a quiet and orderly manner.

Physical Controls

- Metal deck roof construction as follows:
 - 0.48 metal deck roof | minimum 250mm air gap | 13mm plasterboard internal lining | 75mm thick/11kg/m³ density glasswool insulation in cavity.

Multipurpose Hall

Management Controls

- Doors of multipurpose hall to remain closed during operations except for patron ingress/egress.
- Amplified speech/music to be limited to a uniform sound pressure level of 85 dB(A) within the hall.
- No amplified sound to be generated outside of approved operating hours.
- Patrons to be reminded to leave the premises in a quiet and orderly manner.

Physical Controls

- Any glazing on north-western façade and main entry to be 10.38mm thick with minimum Rw of 35 and be acoustically sealed. Remaining glazing (offices/classrooms/shops etc) may be standard glazing.
- Metal deck roof construction as follows:
 - 0.48 metal deck roof backed with 6mm FC sheet | minimum 250mm air gap | 13mm Fyrchek internal lining | 75mm thick/11kg/m³ density glasswool insulation in cavity.

Mechanical Plant

- Detailed acoustic review should be undertaken at CC stage to determine acoustic treatments to control noise emissions to satisfactory levels.

Plan of Management:
444 Galston Road, Dural

- Management will engage volunteers during weekends or special events to implement the recommendations of the acoustic logic report
- The event leader will conduct a prestart induction with the volunteers to outline the following noise control measures:
 - Man all doors to ensure doors are always closed unless used for egress / ingress purposes
 - Ensure noise levels are kept to normal levels
 - Ensure patrons leave the premises in a quiet manner
 - Ensure amplified equipment is used in accordance with the acoustic report recommendations
 - Ensure strict compliance with the operation times
- Management will maintain a log of any complaints received.
- All complaints will be investigated to determine if any breach of the acoustic recommendations has occurred. Any breaches will be rectified immediately, and an action plan will be developed and implemented to ensure no such breaches occur in future.

Plan of Management:
444 Galston Road, Dural

7- EMERGENCY EVACUATION PLAN

An Emergency Evacuation Plan will be prepared and attached to this Plan of Management prior to commencement of operations. The plan will contain pictorial instructions detailing evacuation steps in the case of an emergency. The plan is to include evacuation routes, assembly points, and a plan of action once a fire alarm has been activated. The Emergency Evacuation Plan is to be prominently located in each room and in the common area.

8- COMPLAINTS HANDLING PROCEDURE

General Complaints

The owner/operator of the facility will maintain a "Complaints Book" recording details of any incident that occurs (including the time of the incident), a description of the incident and any actions taken by the management of the Centre in response to the incident. All complaints must include the details of the person reporting the incident including a contact phone number so that management may follow up any complaint.

The contact number, and email address, for the operation is to be provided at the front of the centre so that any complaints regarding centre operation can be made.

The option will be given to a Complainant as to whether a complaint is confidential or non-confidential.

An "Incident" includes:

- any breach of this Plan; or
- any complaint by any person about the operation of the premises.

The owner/operator of each separate land use must investigate any incident within 5 working days and the Complainant will receive a response within 10 working days detailing what action has been taken (if any action is deemed necessary) in order to address the complaint or concern.

The Complaints Book must be updated within 24 hours of any incident. The owner/operator must review and initial and date all entries made in the Complaints Book in his/her absence whenever he/she is next at the centre. The Complaints Book must be made available to Council officers for inspection upon request.

Plan of Management:
444 Galston Road, Dural

The owner/operator must review the Complaints Book regularly and where appropriate amend this Plan so as to eliminate the possibility of the incident recurring or to minimise the impacts of the incident should it recur.

The approved provider will also schedule at least 2 community meetings per year that will be open to anyone wishing to attend. The purpose of these meetings will be to allow any concerns to be raised and aims to develop positive relationships within the community.

9- Graffiti Management Plan

- The premises is to be inspected monthly for any vandalism and/or graffiti;
- Graffiti is to be removed within 2 weeks of identification;
- CCTV should be checked and reported to Police to identify the offender;
- Residents are also to report graffiti on the premises as they become aware of it such that it can be rectified quickly which will reduce the likelihood of recurring events if the offending graffiti is removed quickly.

10 - Landscape, Fencing and Building Maintenance

- The operator is to organise building and landscaping maintenance as required through the engaging of contractors to undertaken maintenance, landscaping and cleaning functions. Any damage to buildings, fencing or landscaping are to be identified and suitably repaired.

ATTACHMENT/S

REPORT NO. LPP3/26

ITEM 2

- 1. CLAUSE 4.6 WRITTEN REQUEST**
- 2. SUBDIVISION PLAN**
- 3. SERVICING PLAN**

2025

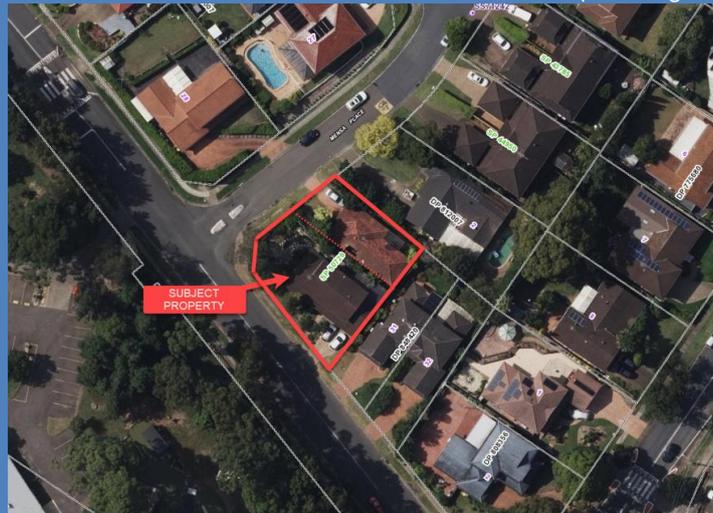
Clause 4.6 Variation Written Request to Vary the Minimum Lot Size Development Standard (Clause 4.1 HLEP 2013).

PROPERTY:- 6 Oakhill Drive and 2 Mensa Place, Castle Hill.

Lots 1 and 2 in S.P.50726.

Ref. 15972

Report to Accompany Subdivision Layout Plans to Hornsby Shire Council for Assessment for a Strata Title Conversion to Torrens Title (2 existing dwellings).



Natalie Richter (Consultant Planner) and Gary Skow (Registered Surveyor)
Hammond Smeallie Surveyors Hornsby NSW
4/2/202



[CLAUSE 4.6 VARIATION.] 4 February 2026

Subject site: No.6 Oakhill Drive and No.2 Mensa Place, Castle Hill
Lots 1 and 2 in S.P.50726

Prepared by: Natalie Richter and Gary Skow for
Hammond Smeallie & Co Pty Ltd Surveyors

Client: Mr Vikas Prasad and Mr Dat Pham

Proposal: Conversion of a Strata subdivision to a Torrens Title
Subdivision

Date: 3rd February 2026 (update for Council request)

Surveyor Reference: 15972

Registered Surveyor: Gary John Skow

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1. Introduction

This Clause 4.6 written request supports a Development Application seeking approval to convert the existing 2 lot Strata Plan (SP 50726) into a conventional 2 lot Torrens Title land subdivision at 6 Oakhill Drive and 2 Mensa Place, Castle Hill. The application to convert the titles would not change the housing density or presentation however would change the lot entitlements and management.

The site contains 2 freestanding dwellings. Each dwelling has a street frontage as the site is a corner lot.

The existing Strata boundaries accurately reflect the functional division of the 2 houses on the site.

The houses are detached and sit within a garden setting, similar to those in the area.

Each dwelling has operated independently for approximately 30 years. The second dwelling was approved for the site on 8 June 1993 (DA 780/92). Under DA amendment 780/92/B it is understood that the site, containing the 2 dwellings, was converted from Torrens Title to Strata Title and the subdivision was subsequently registered in around 1995.

At the time of approval and subdivision, the development was approved as a dual occupancy/2 dwellings on 1 lot and the strata subdivision reflected the available subdivision track/option at that time. The existing dual occupancy on the site has existed for many years and forms part of the established local housing pattern.

There are other examples of smaller Torrens Title lots in the direct vicinity. The directly adjoining dwellings at 4 and 4A Oakhill Drive are on undersized Torrens Titled lots. These, and the dwellings at 6 Oakhill Drive and 2 Mensa Place set the streetscape character with the subject homes forming a consistent density pattern along Oakhill Drive. These houses are well located, opposite a school and near a local shopping centre. Other smaller lot examples are located further along Oakhill Drive.

As of 2025, broader options are now available in terms of R2 density. Pursuant to Clause 4.1D of the HLEP, approved detached dual occupancies can be Torrens Title subdivided with 400m² lots.

Consequently, the outcome of the proposed technical conversion from Strata to Torrens Title will not be out of character with the area. This action will not create any physical change to the site. With no physical change, there will be no additional adverse impacts or change to the density or the area presentation or dwelling pattern.

Conversion to Torrens Title would allow the independence of the dwellings and remove administrative and management issues associated with 2 free standing homes and gardens being governed by a Strata Plan/requirements.

The conversion to be independent housing on Torrens Title is considered unreasonable given no physical change and in the context of adjoining small lot subdivisions and the emerging higher densities expected in R2 zones.

The purpose of this request is to seek a technical variation of the applicable Minimum Lot Size Development Standard under Clause 4.1 of the Hornsby Local Environmental Plan

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('HLEP') 2013, which provides a minimum lot size of 500m² for Torrens Title subdivision in the R2 zone.

Clause 4.1 applies due to this being a historical dual occupancy approval. Clause 4.1D (Minimum Subdivision Lot Sizes for Dual Occupancy) will apply to dual occupancies lawfully approved under recent changes allowing dual occupancies in R2 zones under the NSW housing reforms.

The lot is not mapped as bushfire or flood prone and is not located within a Heritage Conservation Area.

The subject property has 2 street frontages and is not a battle axe lot for the purposes of calculating lot size.

No change is proposed to access or services.

This application to vary the applicable lot size standard is technical only, to change the titling with no physical change to the site development, density, layout, presentation or character.

In planning terms the proposal is a technicality. A better planning outcome is provided from an ownership and administrative point of view, with a no character, density, environmental or amenity change.

This written request demonstrates:

1. Compliance with the standard is unreasonable and unnecessary in the circumstances of this case;
2. There are sufficient environmental planning grounds to justify contravention of the development standard;
3. The proposal is consistent with the objectives of the R2 Low Density Residential zone and the objectives of the Minimum Subdivision Lot Size clause;
4. The proposed subdivision simply relates to the conversion of an existing Strata titled historical dual occupancy and converts this to Torrens Title. This is consistent with the existing and emergent patterns and lot sizes and all creates a better planning outcome. No physical or density change is proposed and the lot sizes are consistent with the objectives of the R2 zone and allowable forms/densities. The request is reasonable in the context;
5. The proposed variation is in the public interest, being consistent with planning objectives and controls, does not create any adverse or environmental impacts and raises no issues of State or regional significance.

2. Proposed Variation to Development Standard

2.1 Minimum Lot Size Requirement (Clause 4.1)

The HLEP Minimum Lot Size Map specifies a minimum lot size of 500m² for subdivision in this location.

Proposed Lot Areas

Proposed Lot	Existing Strata Lot Area	Lot Area Required	Variation
Lot 1	512.6m ²	500m ²	Compliant
Lot 2	312.7m ²	500m ²	187.3m ² under (37% variation)

Lot 1 complies with the minimum lot size applicable for dwelling houses in the R2 zone.

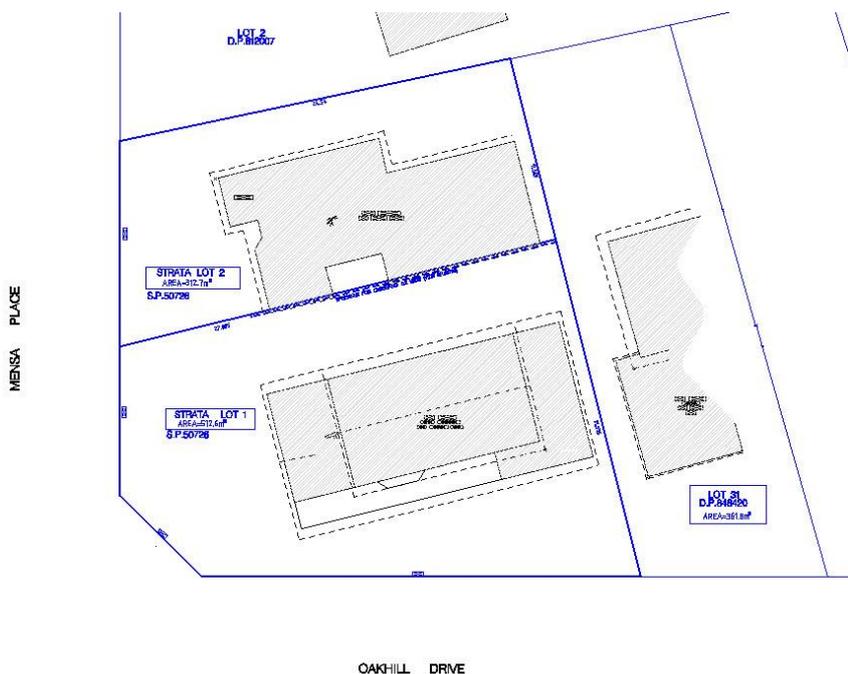
Lot 2 remains the same size as the existing strata lot, which has functioned effectively since 1995. No change is proposed to the physical presentation or dwelling density of the site however the conversion from Strata to Torrens Title would involve a technical numeric variation to the applicable lot size standard set by Clause 4.1 of the HLEP.

Given the historical approval/background from the 1990's as detailed above, the variation is relatively significant for proposed Lot 2 however the lot size is compliant for proposed Lot 1. The site size per dwelling variation was created via a lawful 'second dwelling' approval in 1993 and is existing infill housing density.

2.2 Extent of Variation

The proposed conversion of the title from Strata to Torrens creates no new boundaries, no physical works, and no changes to areas, no change to dwellings, open space, layout, separation or access.

The contravention relates solely to Lot 2, with a significant variation below the prescribed minimum. This is having regard to the historical development of the site and the fact that the density was established under previous planning allowances.



3. Compliance with the Development Standard is Unreasonable or Unnecessary in the Circumstances of this Case.

Clause 4.6(3)(a) requires that Council be satisfied that strict compliance is unreasonable or unnecessary. The following circumstances demonstrate this:

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1. The dwellings are existing, approved, and long-established (since the late 1990's). The 2 dwellings on the site were approved under a previous planning regime at the current density and at a time when Strata lots were able to be created without the option of Torrens Title to divide dual occupancy developments.
2. Other adjoining smaller/undersized Torrens Title subdivisions exist in the area, as detailed within this report. Therefore, the proposed variation and Torrens Title conversion is not out of character with surrounding R2 density/lot patterns.
3. Dual occupancy developments are now permissible under state legislation in the R2 zone, with lot sizes for detached dual occupancy dwellings of 400m². The proposed variation is generally consistent with this new density and the variation is closer/less significant having regard to this relevant change. One lot is larger (consistent with dwelling houses standards) and one is slightly smaller (consistent with dual occupancy standards).
4. The existing dwellings on site and (and proposed Torrens lots) are consistent in size with the smaller size of adjoining lots (4 and 4A Oakville Drive). The streetscape character and consistency with R2 and lot size objectives will not change.
5. Smaller lot sizes and variety in lot sizes provides housing to suit different household sizes, budgets and needs in accordance with housing planning objectives.
6. The housing density will not change. The proposal involves a practical conversion of title, with no physical changes. The subdivision merely converts the existing physical arrangement into independent Torrens Title lots.
7. No physical works are proposed, no change to the dwellings or open spaces, boundaries or streetscape presentation. As the proposal is a change in tenure only, there will be no environmental impacts.
8. The proposal seeks simply to convert the existing legally defined strata lots into Torrens Title lots which makes practical sense, will improve the value, independent tenure and sales ability for the owners, removing the need for requirements imposed by Strata schemes. The current strata plan is outdated, undesirable due to administrative issues and requires replacement. This is achievable and is now consistent with new dual occupancy provisions. Torrens Title, being allowed for dual occupancies and being consistent with the area is considered to result in a better planning outcome. Removal benefits both owners and reduces administrative issues.
9. Following the subdivision of the site, the 2 lots can (if so desired) be sold separately which will allow potential home buyers the opportunity for buying land that has proven to be of a suitable size for residential purposes.
10. The ongoing imposition of a Strata scheme for only 2 detached dwellings is considered unreasonable and unnecessary in this context. This approach is considered to be no longer reasonable and necessary when dual occupancy developments can be divided under Torrens Title.
11. Strict compliance would constrain the ability to convert the properties to Torrens Title and remove the administrative issues. This would not provide any environmental benefits and would impose unreasonable and adverse impacts upon the landowners with no particularly environmental planning benefit or change.
12. The 2 dwellings have operated as independent properties for decades with separate open space, access, services and amenity/no change proposed.
13. The development capacity of the land remains unchanged.
14. No additional dwelling entitlements are created.
15. The proposed development will not impact on the residential capacity of the subject site.
16. The proposal will not alter the residential character, streetscape, density, or amenity of Oakhill Drive or Mensa Place and the proposal is entirely consistent with planning objectives for the R2 zone and the Minimum Lot size Clause/s within the HLEP.
17. The variation does not undermine the intent of the minimum lot size standard, as both dwellings demonstrably function on the existing lots, providing space, amenity, planting and R2 area consistency.

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18. As noted, the proposal would be consistent with other approved small/undersized Torrens Title lots in the area and is reasonable.
19. The underlying objectives or purpose would be defeated or thwarted if compliance was required, as strict compliance with the development standard would result in a missed opportunity to create independent living with each owner responsible for decisions for their own property. Therefore, strict numeric compliance given the historical background and lot pattern context is unreasonable.

Accordingly, compliance with the minimum lot size standard in Clause 4.1 is unreasonable and unnecessary given the particular circumstances of this case.

4. ENVIRONMENTAL PLANNING GROUNDS JUSTIFYING THE CONTRAVENTION

In accordance with Clause 4.6(3)(b), there are sufficient environmental planning grounds to justify the variation:

1. Existing dwellings on both lots meet planning controls relating to solar access, privacy, setbacks, open space, parking and streetscape. The conversion to Torrens Title does not alter any environmental outcomes. No physical change is proposed.
2. Dwelling/site density is unchanged. It is just the title system from Strata to Torrens which is proposed to change which recognises and would separate the existing on each existing lot size/layout. This would allow independence and separation and release the need for 2 detached homes and gardens under Strata title/requirements.
3. The dwellings have functioned successfully for 30 years, no change is proposed except the title type allowing the separation of the 2 homes in a similar way to others in the area.
4. The proposed lot areas correspond exactly to existing Strata lots, meaning no intensification, modification or adverse impact is involved.
5. The proposal does not create any matter of State or regional significance.
6. The proposal is consistent with housing objectives, providing for choice.
7. This is an infill subdivision/technical legal title adjustment with no environmental change or impact.
8. Strata subdivision was the only appropriate title for some of the older dual occupancy developments approved in the 1990s. Now that Torrens Title subdivision is available for dual occupancy uses, the proposed simple conversion from Strata to Torrens Title is considered reasonable given the physical and planning context, particularly given that no physical change or change to dwelling density is proposed. This involves the delineation of existing dwellings. No change to separation, housing offerings or the streetscape.
9. The proposed conversion is considered to make practical sense and is considered to accord with existing and expected densities.
10. The lot pattern is consistent with the area pattern, including the directly adjoining subdivided lots at 4 and 4A Oakhill Drive which are similar in size to proposed. There are numerous other examples of smaller lot sizes in this area, and the proposal would not have a detrimental or unintended effect on density.
11. As noted, recent reforms allow detached dual occupancies in the R2 zone with 1 detached dual occupancy dwelling able to be subdivided to a child lot of 400m². When considering this change to planning controls and future density, the proposed numeric variation (involved for a historic dual occupancy typology) is significantly less and certainly not out of character with intended future outcomes. Proposed Lot 1 at 512.6m² is larger than required and fully consistent with the surrounding detached housing pattern and proposed Lot 2 at 312.7m² is much closer to the 400m² minimum site size now permissible for detached dual occupancy developments.

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12. Torrens Title subdivision enhances property management, legal clarity and owner autonomy, aligning with planning objectives relating to orderly development.

5. CONSISTENCY WITH ZONE & STANDARD OBJECTIVES

5.1 R2 Low Density Residential Zone Objectives

The proposal is consistent because:

- It continues to provide established low-density residential housing, providing housing options and attainable/house and lot sizes to cater for varied local housing needs.
- The proposed conversion to Torrens Title would not result in any change in built form, density, amenity, streetscape character or land use and is consistent with expected R2 density character (homes within garden settings).
- The subdivision retains existing the existing housing, landscaped character and residential amenity/separation.
- As noted, the site enjoys a previous approval as a dual occupancy from the 1990s. There are numerous examples of these across Hornsby Shire, and these provide a characteristic density element within R2 zones. Smaller lot sizes are barely visible in the context of housing within a garden context.
- The site is fully serviced and located near community facilities and transport.
- The proposed development will enable the adjoining properties and other land uses in the area to meet their daily needs. The subject site remains for the same residential purpose, with existing dwellings retained and the proposed change in title will not affect neighbouring land.

5.2 Objectives of the Minimum Lot Size Standard (Clause 4.1 HLEP)

The proposal provides consistency with Clause 4.1 as follows—

Objective a: to provide for the subdivision of land at a density that is appropriate for the site constraints, development potential and infrastructure capacity of the land

The dwellings already demonstrate appropriate density and have operated effectively for decades as part of the streetscape and area.

The proposed change in title from Strata to Torrens will not change the notional site areas and gardens per existing dwelling.

No change is proposed to siting or separation, and the subdivision will therefore be at the same density as existing and as adjoining (4 and 4A Oakhill Drive).

The density is appropriate for the site constraints, development potential and infrastructure capacity of the land. Infrastructure currently supports the 2 homes.

No change is proposed to site constraints. The site has the capacity for the dwellings.

Objective b: to ensure lots are of sufficient size to accommodate development consistent with development controls

As noted above, the site demonstrates sufficient size to accommodate development which is consistent with development controls and as an approved dual occupancy.

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The existing dwellings are part of the established streetscape and dwelling pattern in the area and allow for a variety of house and lot types to meet community needs.

Objective c: to ensure new subdivisions reflect characteristic lot sizes and patterns of the area

It is submitted that this is not a 'new subdivision' as this is a conversion of Strata to Torrens and will not change the physical scale and pattern and will recognise the existing housing pattern on separated titles.

Although there is a numerical variation to the currently applicable 500m² minimum lot for proposed Lot 2 only, proposed Lot 1 complies and this scenario was created out of a 1990's dual occupancy approval. The proposed title conversion/subdivision reflects the existing approved dwelling density on the site with no physical change to the housing development pattern.

The proposed Torrens Title subdivision is consistent with the adjoining smaller lot Torrens Title subdivision at 4 and 4A Oakville Drive and provides a consistent streetscape pattern/no change.

The proposed Torrens Title conversion is consistent with incoming relevant smaller lot sizes allowed for contemporary dual occupancies in R2 pursuant to Clause 4.1D of the HLEP. Having regard to these recent housing reforms and legislative changes, the subject R2 area is considered to be in density and character transition over to some smaller lot sizes where dual occupancies occur.

The proposed Torrens Title subdivision provides 1 lot of over 500m² (consistent with current R2 detached housing standards) and 1 lot relatively close to compliance with the current minimum lot size standards of 400m² for detached dual occupancies.

Based on this incoming character, the proposed conversion is considered to be consistent with both the existing and emerging area character.

The proposal is therefore consistent with the objective of reflecting 'characteristic' lot sizes and patterns for this R2 area.

Objective d: to ensure lots are large enough to protect cultural and natural features

As noted, no change is proposed to the lot size per dwelling and this application seeks 'lines on a plan'/subdivision and allocation of existing lots to the existing approved dwellings at the current density and site layout.

The proposed conversion does not have any bearing on lots being large enough to protect cultural or natural features. The proposal would have a neutral impact on this objective as no change is proposed physically to the site.

No change is proposed to the protection of cultural and natural features. The proposal is therefore consistent with this objective.

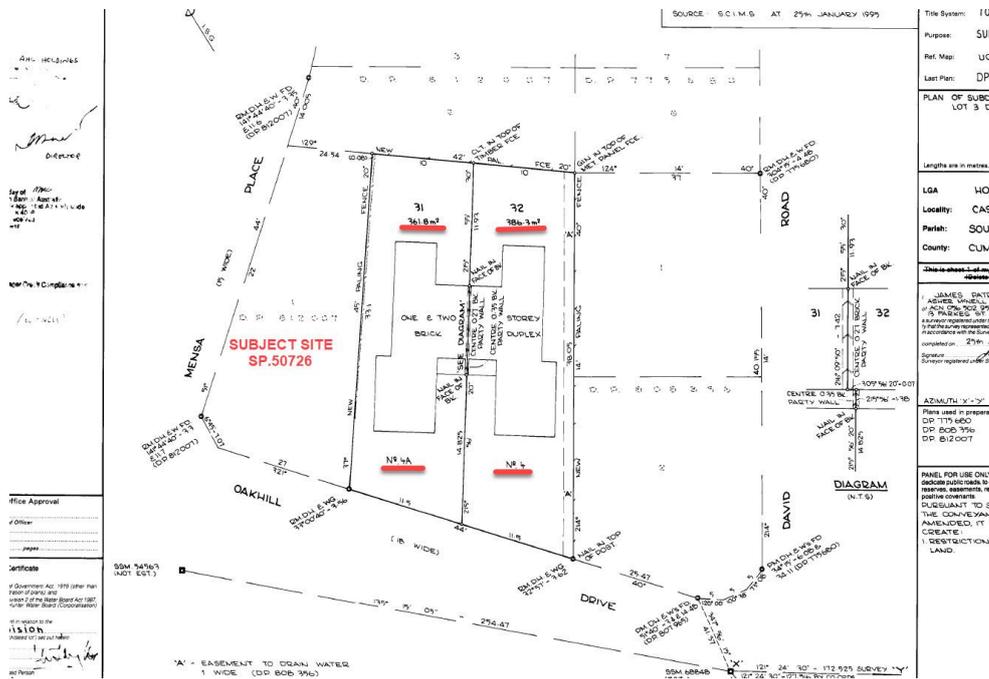
The proposal satisfies the objectives of the development standard.

6. ADDITIONAL SUPPORTING CONTEXT – PRECEDENT SUBDIVISIONS

Nearby subdivisions which are considered to support the existing subdivision and area character are:

(1) 4 and 4A Oakhill Drive – DP 848420

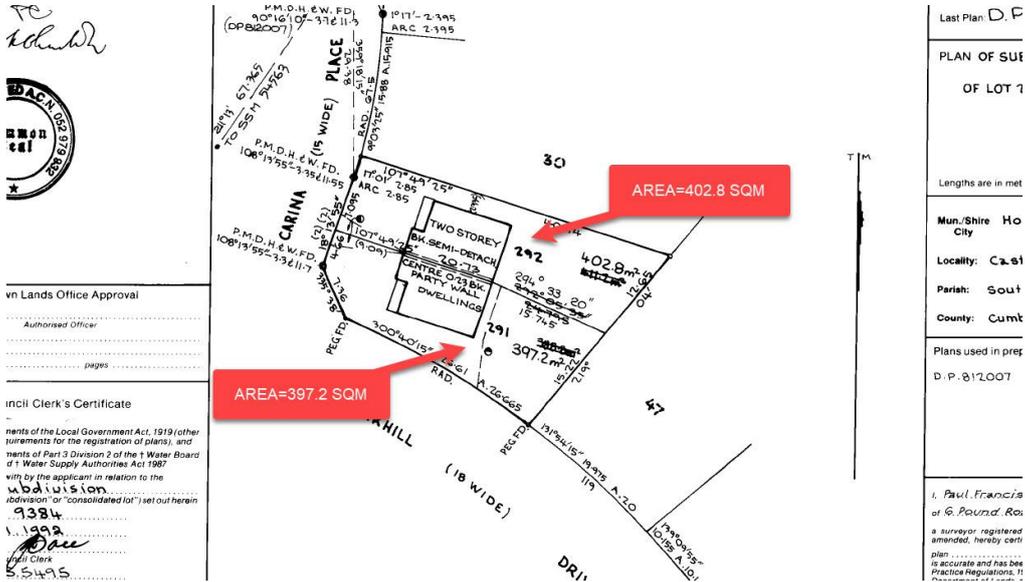
- Directly adjoins the subject site.
- Lot sizes: 361.8m² and 386.3m² — both significantly below 500m².
- Registered in the same era as the subject strata plan (circa 1995).



(2) Corner of Oakhill Drive and Carina Place – DP 827172

- Approximately 100m north of the site.
- Appears to be a duplex subdivision containing undersized lots.

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The following zoning map from eplanning spatial viewer indicates that 24/24A, 28/28A and 30/30A Oakhill Drive comprise smaller lot subdivisions under Torrens Title with lots of less than 500m².



These demonstrate:

- Council has historically accepted undersized subdivisions in this locality.
- The cadastral pattern includes lots smaller than Lot 2, reinforcing that variation is reasonable. The proposal is consistent with surrounding and prevailing varied lot patterns in the subject R2 area.

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- It is reasonable to support the technical numeric variation of the current 2013 HLEP to allow these homes to be separated and individualised rather than being 2 homes on 1 Strata lot. There are numerous examples of undersized lots in the area based on similar historical dual occupancy approvals and subsequent undersised Torrens Title subdivisions.

7. **PUBLIC INTEREST & SECRETARY'S CONCURRENCE**

The proposal is in the public interest because:

- It retains the existing urban form and residential character.
- No additional amenity issues, environmental impacts or intensification occur as no physical change is proposed.
- Owners gain improved autonomy and property management arrangements via an easier lot arrangement and an arrangement which is consistent with the patterns in the area.
- The objectives of the Development Standards remain fully achieved despite the numerical variation, as detailed.
- The proposed outcome is consistent with planning controls and housing objectives. The housing does not change and the subdivision would allow different housing options and affordability levels (based on land size).
- The proposal is consistent with the social, environmental and economic objectives of the Environmental Planning and Assessment Act.
- The site is suitable for the proposed subdivision as the subdivision supports and recognises the existing detached dwellings on the site.
- The proposal promotes housing choice and affordability (via smaller lot sizes) and provides for the orderly and economic use of land resources with houses separated onto individual lots.
- The variation is considered reasonable based on the case specific situation and merits provided.
- The request raises no matters of State or regional significance and is considered to satisfy Secretary's concurrence requirements.

8. **Conclusion**

This Clause 4.6 request demonstrates that:

- Strict compliance with the 400m² minimum lot size is unreasonable and unnecessary for the reasons outlined in this report.
- The area is under transition to smaller lots via new dual occupancy provisions and there are numerous undersized lots under Torrens Titled detailed in the locality.
- The Torrens Title subdivision arrangement is consistent with the existing housing density/subdivision pattern and nearby precedent undersized lots.
- The lot sizes which result from this Torrens Title subdivision are consistent with existing and future anticipated density. Proposed Lot 1 is compliant and proposed Lot 2 is considered to be consistent with objectives and other smaller lots in the area.
- The conversion would allow independent dwelling lots to be consistent with adjoining smaller lot subdivisions.
- No change is proposed to the existing housing density on the site under the dual occupancy approval of 1993.
- The development results in no physical change, no adverse impacts, no change to dwelling yield/density and no change to the streetscape character.
- The proposed Torrens Title arrangement would be more practical than the existing Strata arrangement.

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- The proposal aligns with the zone objectives, minimum lot size objectives and applicable planning objectives.
- Approval of the variation will formalise an existing, functional development pattern and produce a superior planning outcome as detailed within this request.
- There are sound and demonstrated environmental planning grounds for the variation.
- For these reasons, approval of the Clause 4.6 variation by Hammond Smeallie Surveyors is respectfully requested to allow for the proposed Torrens Title arrangement.

Yours Faithfully



Hammond Smeallie & Co Pty Ltd

Per: Gary Skow (Registered Surveyor) with assistance from Natalie Richter (Consultant Town Planner)

ATTACHMENT 1 - ITEM 2

ATTACHMENT/S

REPORT NO. LPP13/26

ITEM 3

1. DAS OVER 180 DAYS

List of development applications required to be determined by the LPP that are over 180 calendar days from lodgement.

DA No.	Proposal	Address	Reason	Est. Date to LPP	Advice to Chair	No. Days at 25/3
DA/919/2014/B	S4.55(2) application to extend trading hours	Hornsby RSL Club, 4 High Street, Hornsby	>10 Submissions	Apr	Amended supporting documents to support the proposed hours of operation submitted 13 February 2026. Report to be prepared for the April LPP meeting.	203
DA/1035/2025	West Pennant Hills Sports Club - 24/7 Gym	103-109 New Line Road, Cherrybrook	>10 Submissions	May	The site is flood-prone and additional information including submission of a flood study is required. The application will be referred to internal branches for comment and further assessment.	187

ATTACHMENT 1 - ITEM 3