



Attachments

Local Planning Panel meeting

**Wednesday 23 September 2026
at 4:00 PM**



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LOCAL PLANNING PANEL

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ATTACHMENT/S

REPORT NO. LPP21/26

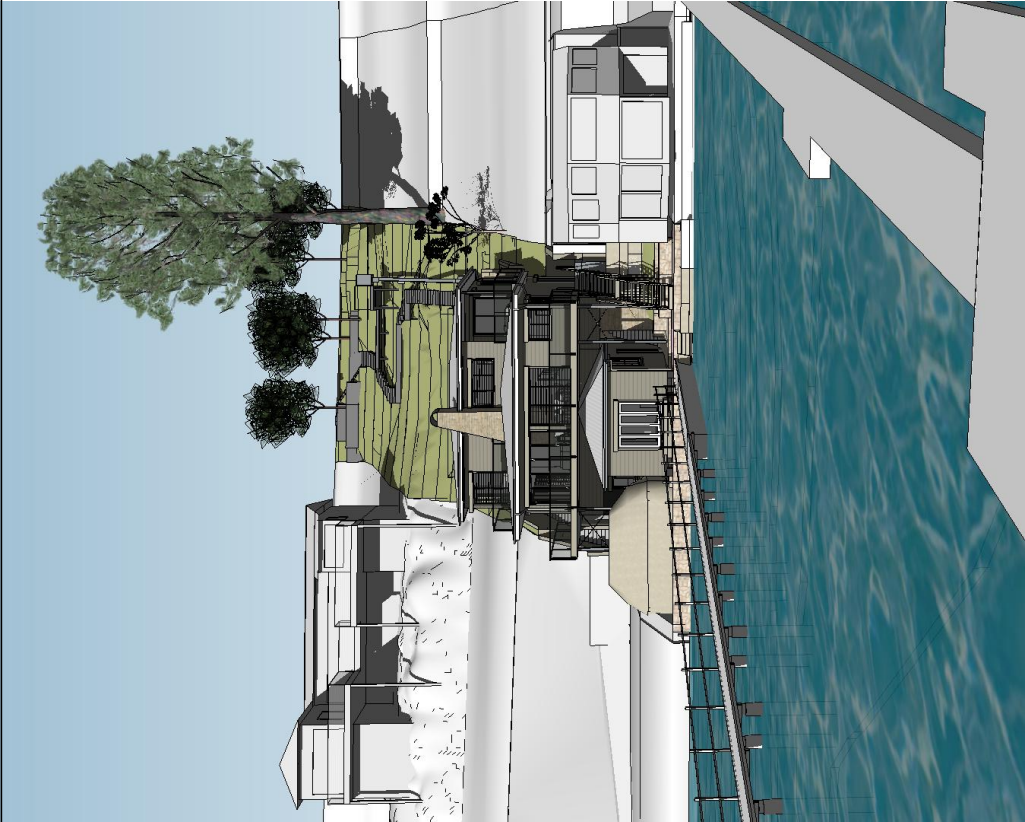
ITEM 1

1. ARCHITECTURAL PLANS

DRAWING LIST		DRAWING LIST, LOCATION PLAN, PERSPECTIVE		DATE AUGUST 2026	
DA00	EXISTING AND PROPOSED PERSPECTIVES	DA00	DRAWING LIST, LOCATION PLAN	DRAWING	SCALE NTS
DA01	SITE PLAN- EXISTING	DA01	PROJECT	DA00	THIS DOCUMENT IS THE PROPERTY OF
DA03	SITE & ROOF PLAN- PROPOSED	DA03	ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	REV G	MELISSA WARD ARCHITECTURE + DESIGN
DA04	AREA CALCULATIONS	DA04			REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS
DA05	ASSET PROTECTION ZONE FOR BAL FZ SITE	DA05			WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT
DA06	POOL LEVEL- PROPOSED	DA06			IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY
DA10	NORTH ELEVATION & PERSPECTIVE	DA10			COMMISSIONED. UNAUTHORISED USE IS FORBIDDEN
DA13	SOUTH ELEVATION & PERSPECTIVE	DA13			
DA14	POOL ELEVATIONS & SECTIONS	DA14			
DA15	MATERIALS PALETTE	DA15			
DA17	BASIX	DA17			
DA18	BASIX	DA18			
LA01	LANDSCAPE AND TREE PROTECTION PLAN	LA01			
LA02	LANDSCAPE PLANT SELECTION & DETAILS	LA02			



1 LOCATION PLAN
SOURCE: SIX MAPS
NOT TO SCALE



2 VIEW FROM WATER

DEVELOPMENT APPLICATION- SECTION 4.55.2

wardarchitecture

bachelor architecture (hons) UTS
NSW Registration 8349
ej.wardarchitect@gmail.com

CLIENT
JANE COTES & CONSTANTINE LAPTEV
ADDRESS
LOT 233 DP 11921
136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083

ATTACHMENT 1 - ITEM 1

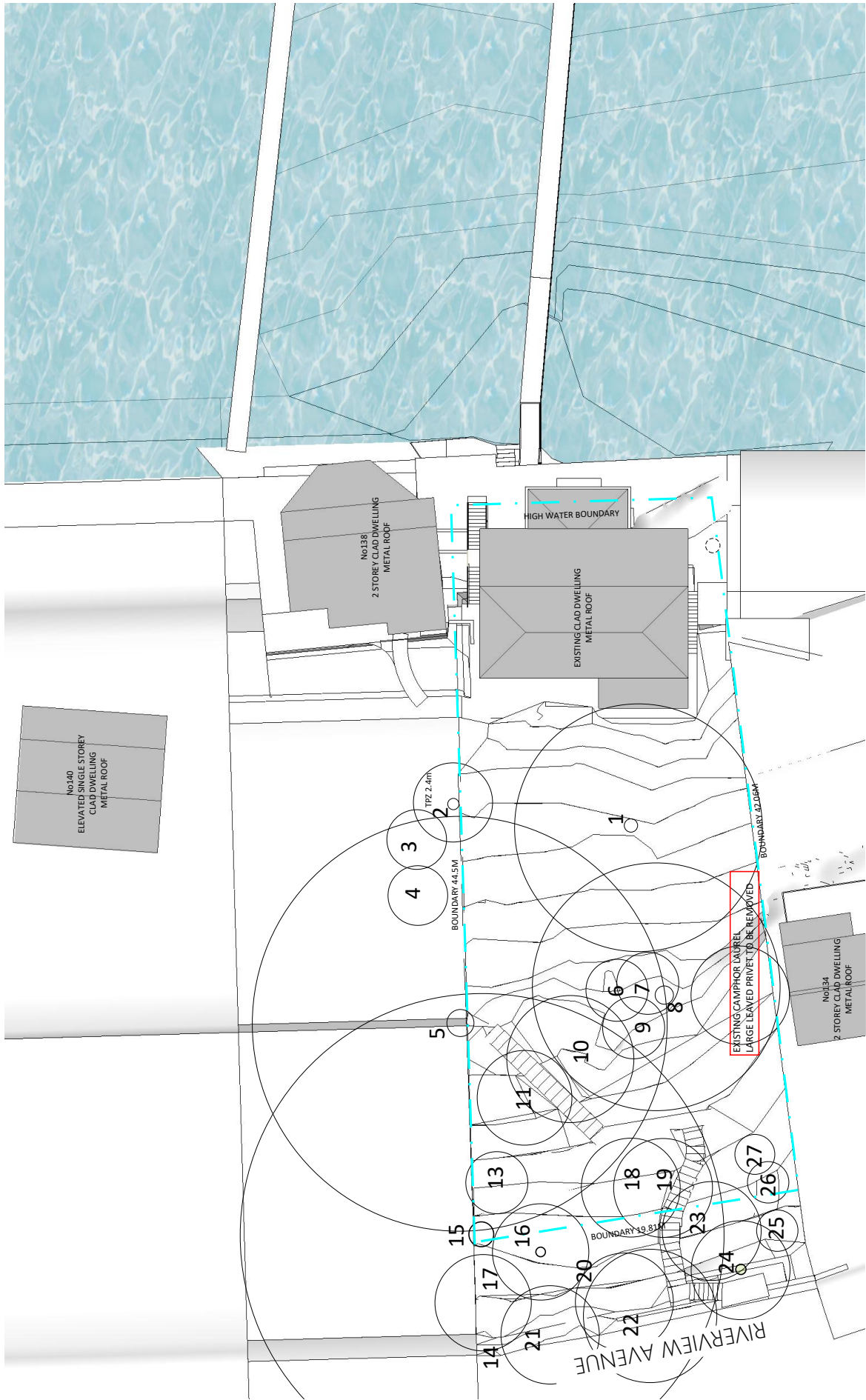


1 EXISTING

2 PROPOSED

DEVELOPMENT APPLICATION- SECTION 4.55.2		CLIENT	DRAWING EXISTING AND PROPOSED PERSPECTIVES	DRAWING	DATE
wardarchitecture		JANE COTES & CONSTANTINE LAPTEV	PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	DA01	AUGUST 2026
bachelor architecture (horns) UTS NSW Registration 8349 ej.wardarchitect@gmail.com		ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		REV G	NTS
m 0412 225 683 www.melissawardarchitect.com ABN 44 736 024 315					
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DEVELOPMENT APPLICATION- SECTION 4.55.2		CLIENT	JANE COTES & CONSTANTINE LAPTEV	DRAWING	SITE PLAN- EXISTING	DRAWING	DA03	DATE	AUGUST 2026
wardarchitecture		ADDRESS	LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	PROJECT		ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		SCALE	1:200
wardarchitecture bachelor architecture (p/n)s UTS NSW Registration 8349 e wardarchitect@gmail.com m 0412 225 683 www.melissawardarchitect.com ABN 44 736 024 375		THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE REPRODUCTION IS PROHIBITED WITHOUT WRITTEN PERMISSION OF MELISSA WARD ARCHITECTURE COMMISSIONED UNAUTHENTIC		EXPRESS DOCUMENT IDEN		REV G			

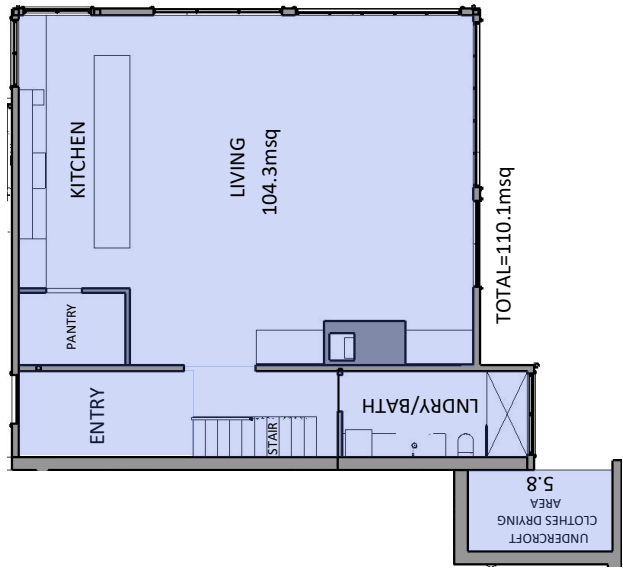
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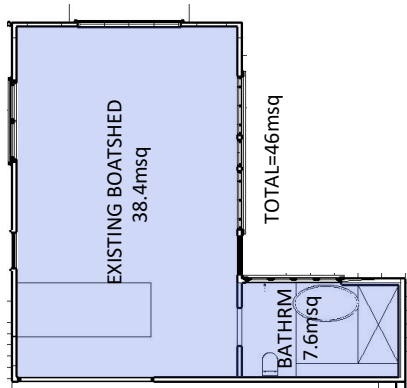
wardarchitecture badshah architecture (hons) uts NSW Registration 8349 e wardarchitect@gmail.com m 0412 228 683 www.melissawardarchitect.com ABN 44 736 024 375	DEVELOPMENT APPLICATION- SECTION 4.55.2		CLIENT JANE COTES & CONSTANTINE LAPTEV	DRAWING SITE PLAN	DRAWING DA04	DATE: AUGUST 2026
			ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	REV G	SCALE 1:200 THIS DOCUMENT IS THE PROPERTY OF MELISSAWARDARCHITECTURE - DESIGN REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSAWARD. THIS DOCUMENT WILL BE USED FOR THE SPECIFIC PURPOSE IT WAS COMMISSIONED. UNAUTHORISED USE IS FORBIDDEN

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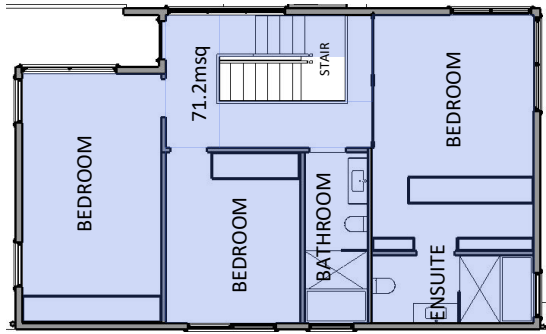
AREA CALCULATIONS	
HORNBSBY LEP ZONE C4 ENVIRONMENTAL LIVING FSR 0.3:1 DEED 765.1 m2 CALCULATED LAND AREA 766.9 GFA 229.5	
HORNBSBY DCP HDCP2024-PART 8 RIVER SETTLEMENTS MAX FLOOR AREA 180 MAX BOATSHED FLOOR AREA 30 270	
GFA BOATSHED LEVEL 46.0 GROUND FLOOR 110.1 UPPER FLOOR 71.2 227.3	
LEGEND	
	GROSS FLOOR AREA



2 GROUND FLOOR PLAN



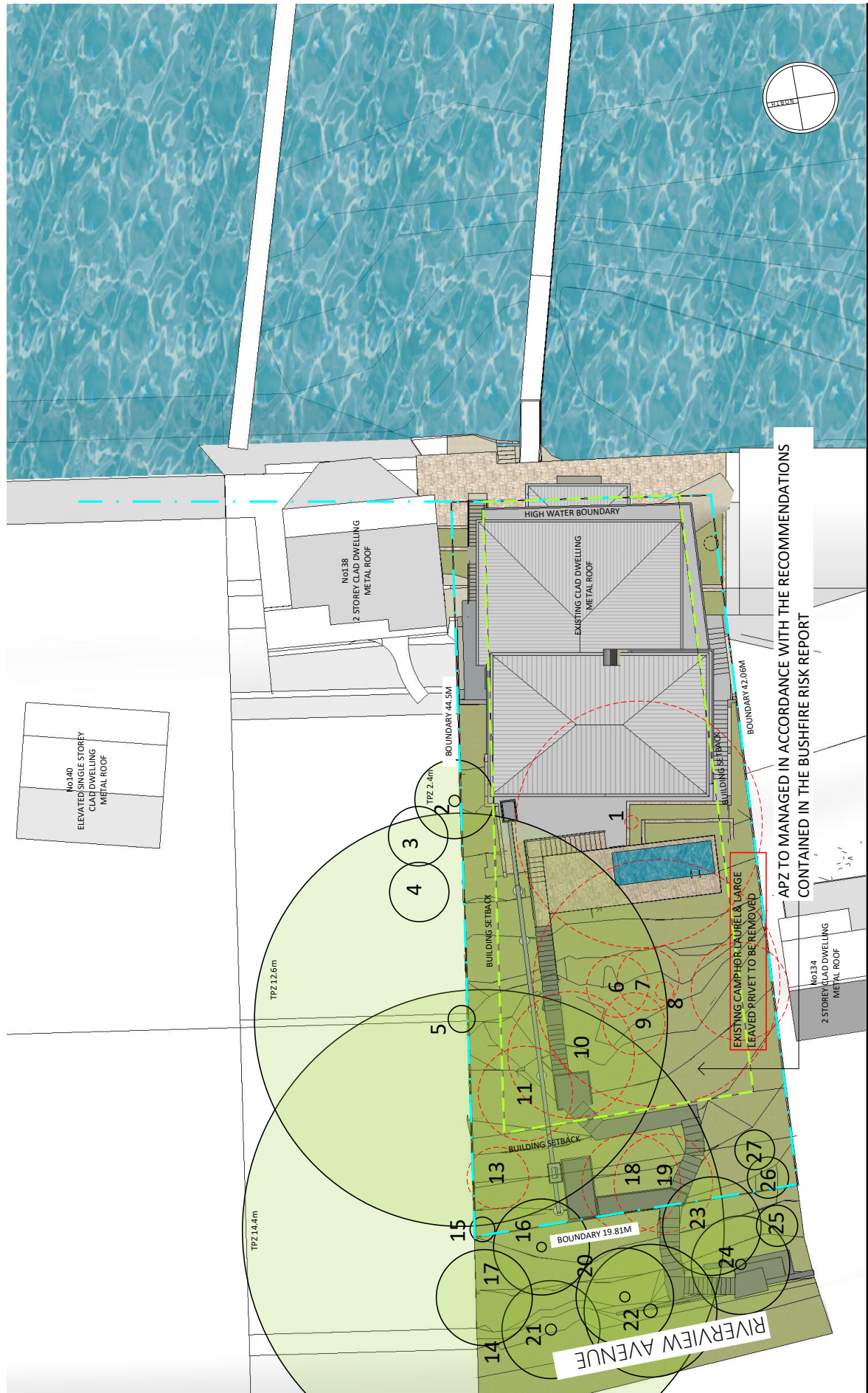
1 BOATSHED FLOOR PLAN



3 UPPER FLOOR PLAN

DRAWING		DATE	
DA05		AUGUST 2026	
REV G		SCALE 1:200	
PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE COMMISSIONED, UNAUTHORISED USE IS FORBIDDEN	
CLIENT JANE COTES & CONSTANTINE LAPTEV		ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	
wardarchitecture bachelor architecture (horns) uts NSW Registration 8349 ej.wardarchitect@gmail.com		m 0412 228 683 www.melissawardarchitect.com ABN 44 736 024 375	

ATTACHMENT 1 - ITEM 1



wardarchitecture		DEVELOPMENT APPLICATION - SECTION 4.55.2		CLIENT		DRAWING		DRAWING	
bachelor architecture (hons) UTS		NSW Registration 8349		JANE COTES & CONSTANTINE LAPTEV		ASSET PROTECTION ZONE FOR BAL FZ SITE		DA06	
e wardarchitect@gmail.com		m 0412 228 683		ADDRESS		PROJECT		REV G	
www.melissawardarchitect.com		ABN 44 736 024 375		LOT 233 DP 11921		ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT WILL BE USED FOR THE SPECIFIC PURPOSE IT WAS COMMISSIONED. UNAUTHORISED USE IS FORBIDDEN	
				136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083				DATE AUGUST 2026	
								SCALE 1:200	

DEVELOPMENT APPLICATION- SECTION 4.55.2

wardarchitecture

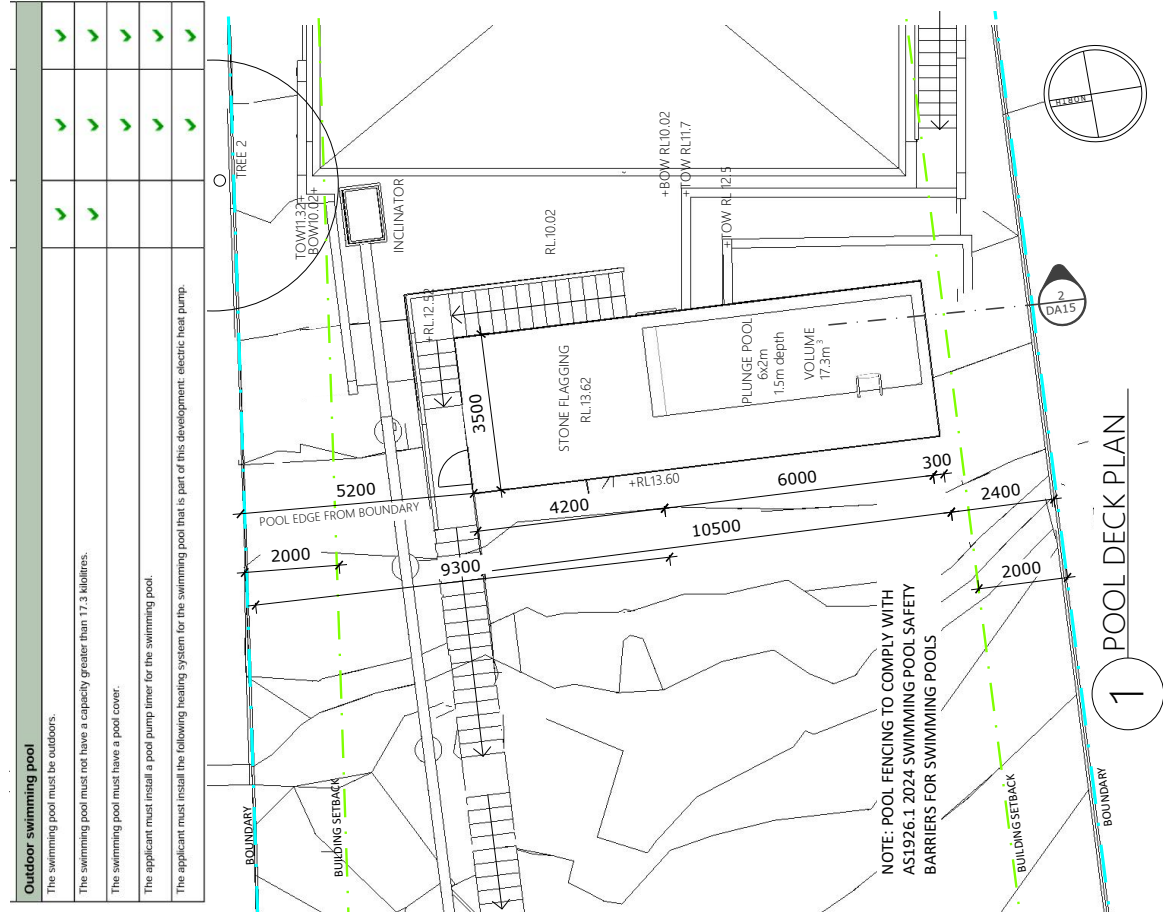
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JANE COTES & CONSTANTINE LAPTEV

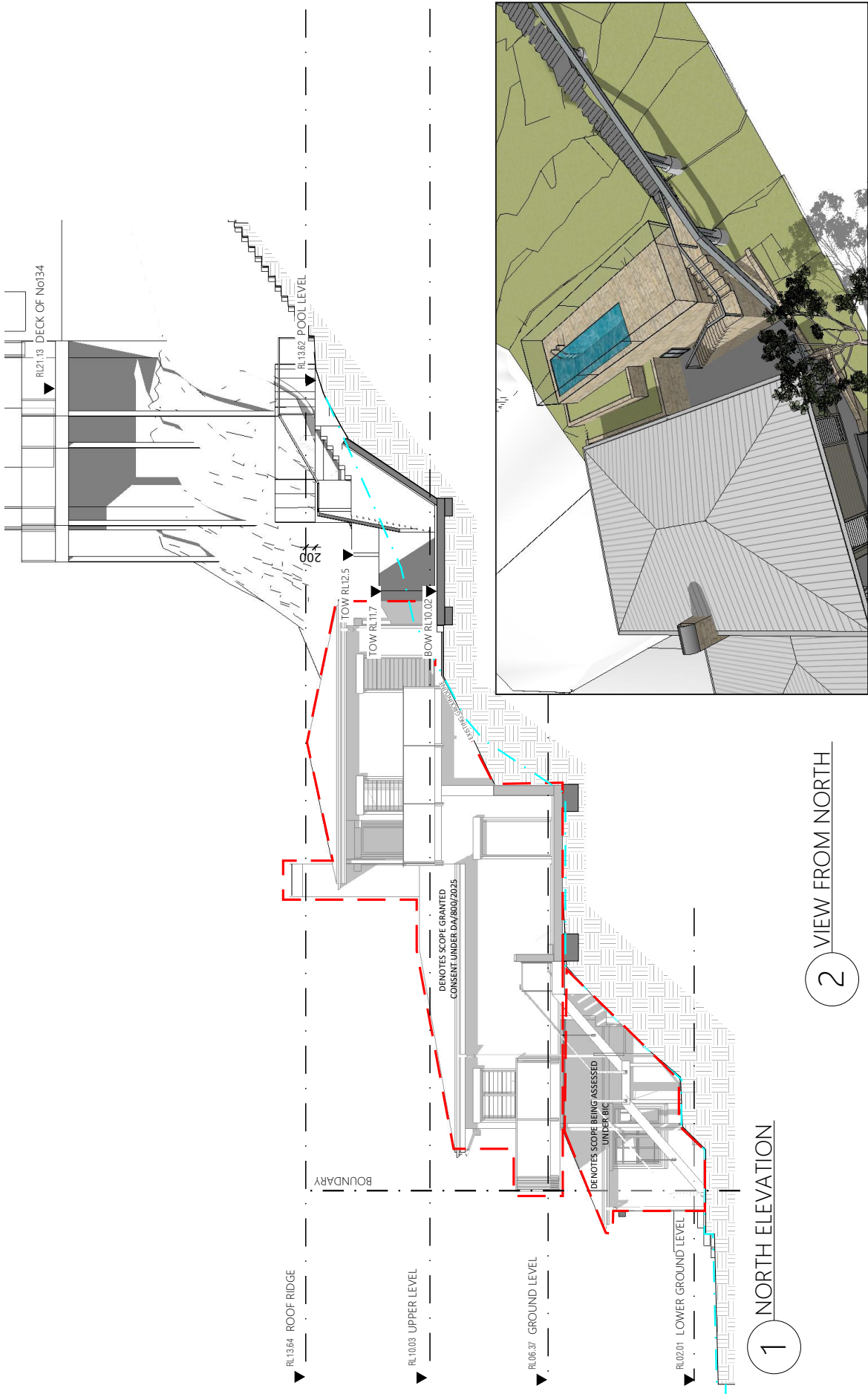
LOT 233 DP 11921
136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083

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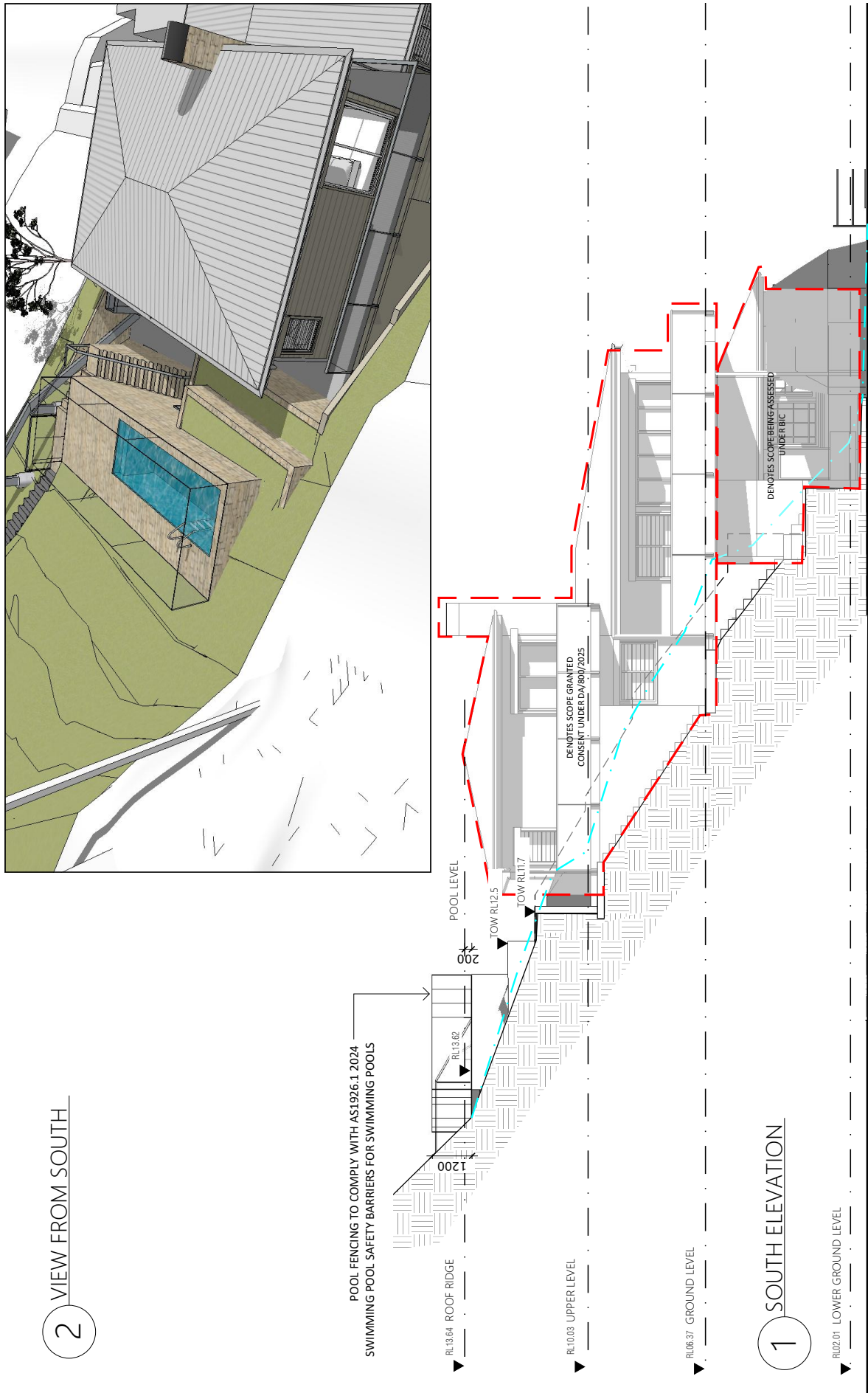
Outdoor swimming pool The swimming pool must be outdoors. The swimming pool must not have a capacity greater than 17.3 Mollitres. The swimming pool must have a pool cover. The applicant must install a pool pump timer for the swimming pool. The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		CLIENT JANE COTES & CONSTANTINE LAPTEV ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		DRAWING POOL DECK AND POOL PUMP ROOM PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	DRAWING DA10 REV G	DATE AUGUST 2026 SCALE 1:100
wardarchitecture wardarchitecture (hons) UTS NSW Registration 8349 e wardarchitect@gmail.com m 0412 228 683 www.melissawardarchitect.com ABN 44 736 024 375		DEVELOPMENT APPLICATION- SECTION 4.55.2		THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS OR COMMISSIONED UNAUTHORISED USE IS FORBIDDEN.		

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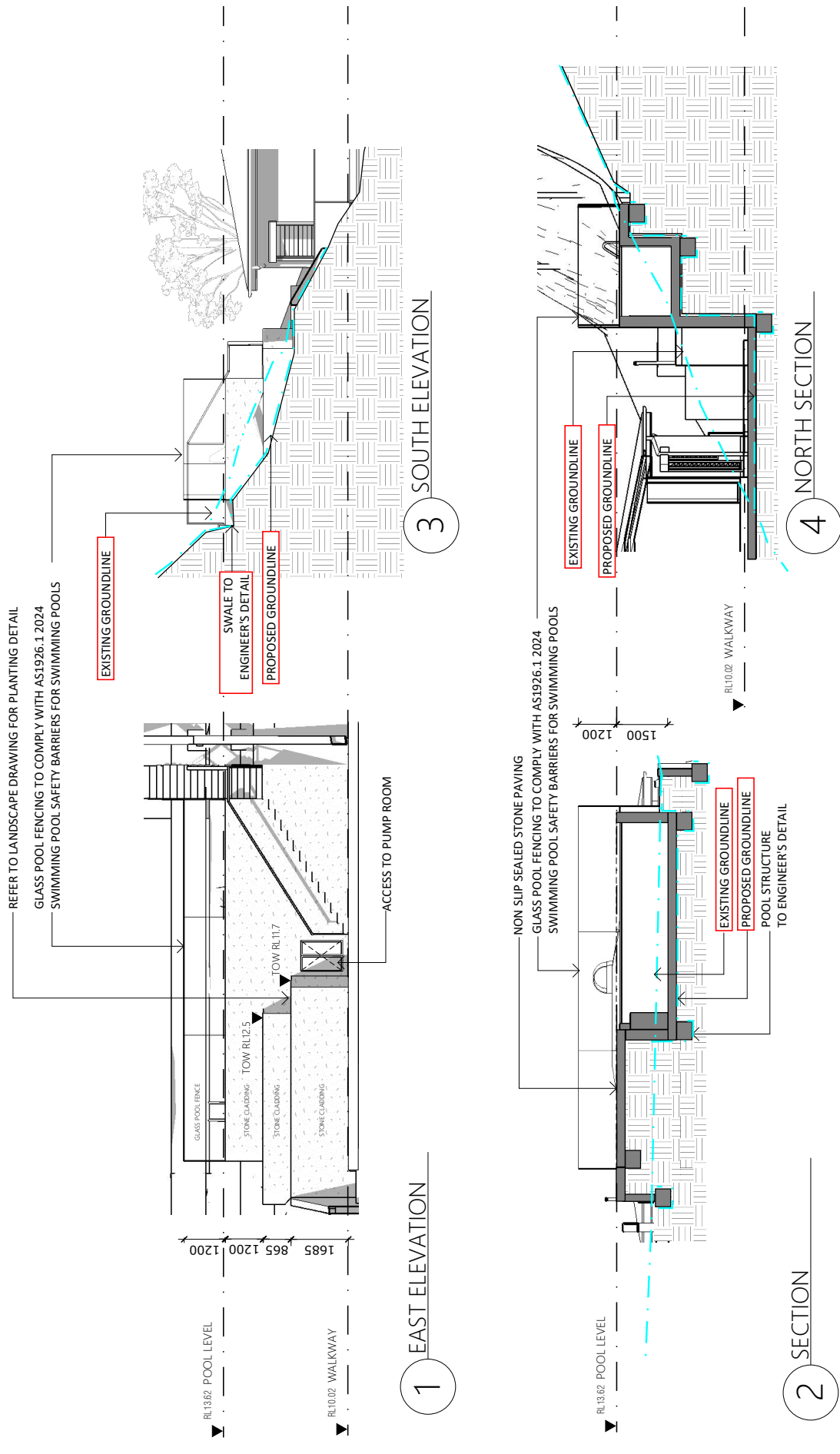
DEVELOPMENT APPLICATION- SECTION 4.55.2 wardarchitecture bachelor architecture (t/ons) UTS NSW Registration 8349 e/wardarchitect@gmail.com m/ 0412 225 683 www.melissawardarchitect.com ABN 44 736 024 375		CLIENT JANE COTES & CONSTANTINE LAPTEV ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DRAWING NORTH ELEVATION & PERSPECTIVE PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	DRAWING DA13 REV G	DATE AUGUST 2026 SCALE 1:100 THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE COMMISSIONED, UNAUTHORISED USE (S) FORBIDDEN
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CLIENT		DRAWING		DATE	
JANE COTES & CONSTANTINE LAPTEV		SOUTH ELEVATION & PERSPECTIVE		AUGUST 2026	
ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELLING		SCALE 1:100	
wardarchitecture bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com m 0412 225 683 www.melissawardarchitect.com ABN 44 736 024 375		DRAWING DA14 REV G		THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS OR COMMISSIONED UNAUTHORISED USE IS FORBIDDEN	

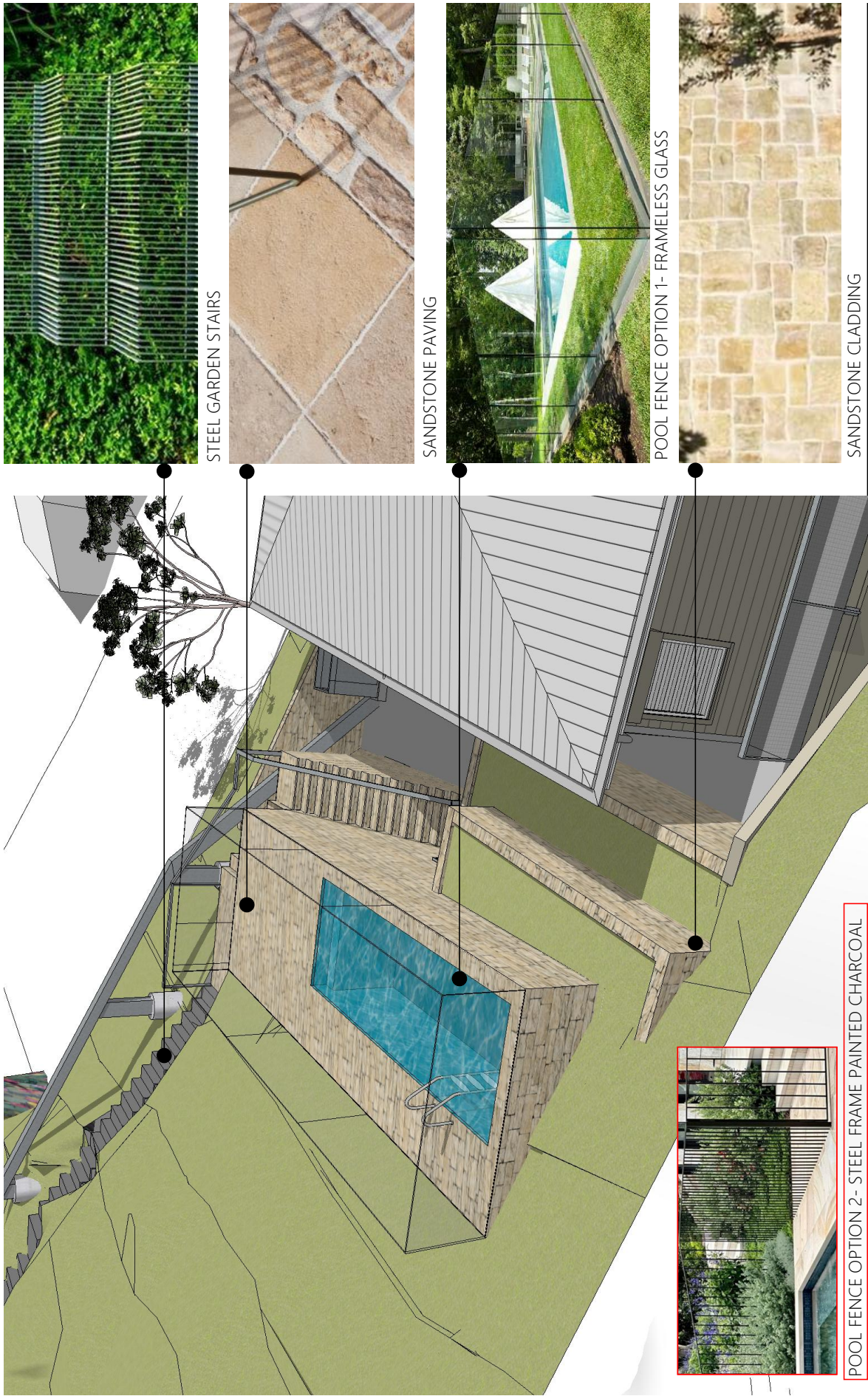
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DEVELOPMENT APPLICATION- SECTION 4.55.2		CLIENT	POOL ELEVATIONS & SECTIONS	DRAWING	DATE
wardarchitecture	bachelor architecture (tjns) UTS NSW Registration 8349 ej.wardarchitect@gmail.com	JANE COTES & CONSTANTINE LAPTEV	DA15	DA15	AUGUST 2026
		ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	REV G	SCALE 1:100

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DEVELOPMENT APPLICATION- SECTION 4.55.2 wardarchitecture bachelor architecture (hons) UTS NSW Registration 8349 www.melissawardarchitecture.com ABN 44 736 024 375 m 0412 225 683 www.melissawardarchitecture.com ABN 44 736 024 375		CLIENT JANE COTES & CONSTANTINE LAPTEV ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DRAWING MATERIALS PALETTE PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	DRAWING DA17 REV G	DATE AUGUST 2026 SCALE NTS	THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT MAY BE USED FOR INFORMATION ONLY AND IS NOT TO BE COMMISSIONED, UNAUTHORISED USE IS FORBIDDEN
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ATTACHMENT 1 - ITEM 1

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1816162_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled 'BASIX Definitions' dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Of Planning
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	alterations and additions to existing dwelling, 02
Street address	136 RIVERVIEW AVENUE DANGAR ISLAND 2083
Local Government Area	Hornsby Shire Council
Plan type and number	Disposited Plan DP11921
Lot number	233
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by	
(please complete before submitting to Council or PCA)	
Name / Company Name: Ms MELISSA WARD	
ABN (if applicable):	

Pool and Spa	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 801.18 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rainwater runoff from at least 128 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 17.3 kilolitres.	✓	✓	✓
The swimming pool must have a pool cover.		✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.		✓	✓

Fixtures and systems	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: electric heat pump system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

Construction	Show on DA Plans	Show on CC/DC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceiling(s/roofs)) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
suspended floor with enclosed subfloor: AAC panel on frame (75 mm) (R0.88); external wall: framed (weatherboard, fibro, metal clad)	R0.42 (down) (or R1.30 including construction)	N/A	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
rafter ceiling, pitched/skillion roof: framed	ceiling: R0.50 (up), roof: foil backed blanket (100 mm)	light (solar absorbance < 0.475)	

DEVELOPMENT APPLICATION- SECTION 4.55.2

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NSW Registration 8349
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ADDRESS
LOT 233 DP 11921
136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083

CLIENT
JANE COTES & CONSTANTINE LAPTEV

DRAWING
BASIX

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING DWELLING

DRAWING
DA18

DATE
AUGUST 2026

SCALE
NTS

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ATTACHMENT 1 - ITEM 1

BASIX Certificate number A1816162_02

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshading height (m)	Overshading distance (m)	Shading device	Frame and glass type			
D02	E	7.56	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
D06	E	4.37	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W09	E	2.86	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W10	E	3.78	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
D04	S	7.7	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			

BASIX Certificate number A1816162_02

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BASIX Certificate number A1816162_02

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Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clearair gap/clear glazing, or tempered gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.						
				✓	✓	✓
					✓	✓
					✓	✓
					✓	✓

BASIX Certificate number A1816162_02

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshading height (m)	Overshading distance (m)	Shading device	Frame and glass type			
W05	S	4.03	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W06	S	1.89	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
D08	S	4.37	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W11	S	1.37	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W12	W	1.37	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			

BASIX Certificate number A1816162_02

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BASIX Certificate number A1816162_02

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshading height (m)	Overshading distance (m)	Shading device	Frame and glass type			
W01	N	1.65	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W07	N	2.05	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W08	N	2.05	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W02	E	1.65	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W03	E	6	0	0	external louvreblind	timber or uPVC, single			

BASIX Certificate number A1816162_02

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Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshading height (m)	Overshading distance (m)	Shading device	Frame and glass type			
W13	W	3.99	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			

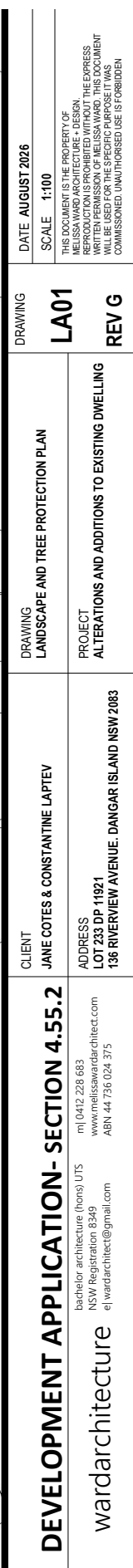
BASIX Certificate number A1816162_02

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Legend						
In these commitments, "applicant" means the person carrying out the development.						
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).						
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.						
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.						

DEVELOPMENT APPLICATION- SECTION 4.55.2			CLIENT	DRAWING	DRAWING
wardarchitecture			JANE COTES & CONSTANTINE LAPTEV	BASIX	DA19
bachelor architecture (horns) UTS NSW Registration 8349 ej.wardarchitect@gmail.com			ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	PROJECT ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	REV G
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ATTACHMENT 1 - ITEM 1



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MAINTENANCE PROGRAM

The typical range of maintenance tasks required over a 12 month period is summarised in the table.

Any information provided in the table must be assessed in the light of the weather and general site conditions. For example, watering frequency depends on the soil drainage and rainfall; fertiliser type and frequency needs to be adjusted to suit the plant requirements and the soil fertility and pH.

MULCH

Mulch will need to be topped up periodically to maintain a min. depth of 75mm. Mulch should be kept at least 50mm away from plant stems to reduce the risk of collar rot.

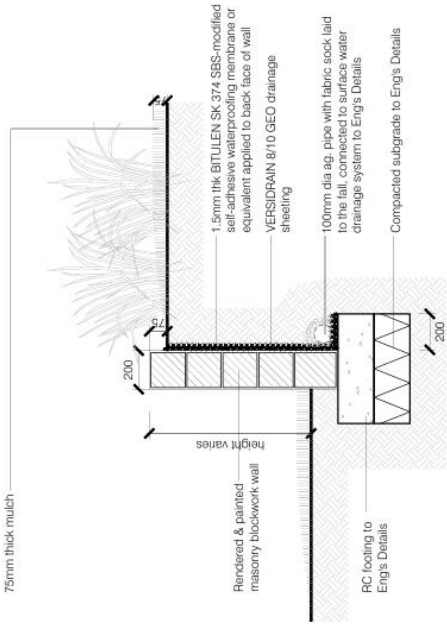
WEEDS

Weeds in mulched beds will need to be controlled by hand pulling or by the use of non residual herbicides. When using herbicides be very careful to avoid spray drifting onto valuable plants, the smallest contact with the chemicals can cause damage.

PLANT MAINTENANCE

Deep watering once or twice a week is more beneficial to plants than frequent light watering. Frequent watering will produce shallow roots and make the plant less stable and susceptible to drought. Maintain moisture to the bottom of the rootball for the first 3 months. To help safeguard plants remove labels immediately after planting. Where plants are susceptible to damage by vehicles to pedestrians, maintain protective fences until plants are well established. Replace dead plants fortnightly until such time as alternative maintenance procedures are in places.

Maintenance Task	Frequency											
	January	February	March	April	May	June	July	August	September	October	November	December
Grass												
Mowing lawn	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Watering lawn	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Fertilising lawn	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Weed control												
Top dressing												
Aerating												
Re-seeding												
Trees & Shrubs												
Watering	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Pruning												
Mulching												
Weed control												
Thinning												
Insect & disease control												



1 TYPICAL DETAIL
RETAINING WALL



Correa reflexa nummularifolia
ROUNDLEAF CORREA



Oenothera biennis
COAST EVERLASTING



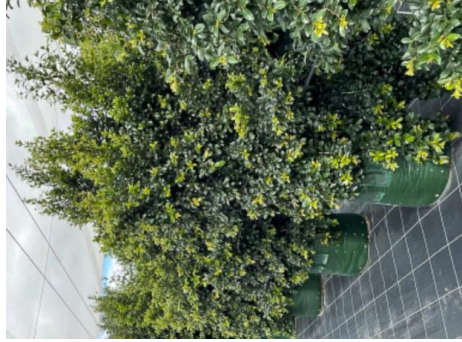
Festuca glauca
BLUE FESCUE



Doryanthes excelsa
GYMEA LILY



Pennisetum alopecuroides Narrafay PBR
FOUNTAIN GRASS



Syzygium australe 'Resilience'
LILLI PILLI
PLANTED TO PROVIDE VISUAL PRIVACY
FOR NEIGHBOUR AT No140



Westringia fruticosa
NATIVE ROSEMARY



Angozanthos Big Red
KANGAROO PAW



Atriplex cinerea
COAST SALT BUSH



Senecio mandraliscae
BLUE CHALKSTICKS



Viola hederacea
NATIVE VIOLET

DEVELOPMENT APPLICATION- SECTION 4.55.2

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JANE COTES & CONSTANTINE LAPTEV

DRAWING
LANDSCAPE PLANT SELECTION & DETAILS

LA02

PROJECT
ALTERATIONS AND ADDITIONS TO EXISTING DWELLING

REV G

DATE
AUGUST 2026

SCALE
NTS

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ATTACHMENT 1 - ITEM 1

ATTACHMENT/S

REPORT NO. LPP25/26

ITEM 2

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 23/9
DA/14/17/2025	Demolition existing structures, construction of 2 school buildings & basement car park and site consolidation	35-43 Wongala Crescent, 63-71 Beecroft Road & 16B Chapman Avenue, Beecroft (Arden)	>10 Submissions	Oct	Additional information has been submitted to address heritage, contamination and traffic impacts. The heritage and contamination matters have been addressed, and the additional traffic reports have been referred to TfNSW and the response is outstanding. Subject to concurrence from TfNSW, a report will be drafted for the October meeting.	252
DA/12/4/2026	Torrens title subdivision of one lot into two	19A Day Road, Cheltenham	>10 Submissions	Oct	The site is flood-prone and additional information regarding flood extent and the overland flow path has been requested. Clarification is also sought regarding the shared accessway approved under DA/1407/2024 and not yet constructed, as inconsistencies on the plan for works proposed.	209
DA/28/4/2026	Childcare Centre	37 & 39 Edward Bennett Drive, Cherrybrook	>10% height & >10 Submissions	Oct	Additional information has been submitted to address driveway access and design issues and to address waste management issues. The amended plans and supporting information has been sent to internal teams and a report is being drafted for the October meeting.	180

ATTACHMENT 1 - ITEM 2