

Relevant Information for Local Planning Panel

FILE: D/2022/846 **DATE:** 27 June 2023

TO: Local Planning Panel Members

FROM: Bill Mackay , Acting Executive Manager Planning Assessments

SUBJECT: Information Relevant To Item 4 – Development Application: 8 Coneill Place, Forest Lodge – D/2022/846

Alternative Recommendation

It is resolved that consent be granted to Development Application No D/2022/846, subject to the conditions detailed in Attachment A to the subject report to the Local Planning Panel on 28 June 2023, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(24) TREE PROTECTION ZONE

- (a) Before the commencement of works, Tree Protection Zone/s (TPZ) must be established around all trees to be retained not less than the distance indicated in the TPZ schedule below.
- (b) Tree protection must be installed and maintained in accordance with the Australian Standard 4970 Protection of Trees on Development Sites and with the following schedule:

TPZ Schedule

Tree No.	Species Name	Location	Radius (m) From Trunk
1-2	<i>Celtis australis</i> (<i>Southern Hackberry</i>)	Street tree – front	10.0

4	<i>Elaeocarpus reticulatus</i> (Blueberry Ash)	Neighbouring property – South boundary	2.5
15	<i>Phoenix canariensis</i> (Canary Island Date Palm)	Rear yard – South west corner	44.0 3.5
16	<i>Magnolia grandiflora</i> (Southern Magnolia)	Neighbouring property – South boundary	6.0
17	<i>Callistomen viminalis</i> (Weeping Bottlebrush)	Neighbouring property – South boundary	6.0

Note: Only applies to the TPZ within the subject development site and the public domain.

- (c) Ground surface protection must be installed if construction access is required through any TPZ of this condition where hard surface / paving is not existing. The ground protection must be:
- (i) Protected with boarding (ie scaffolding board or plywood sheeting or similar material), placed over a layer of mulch to a depth of at least 75mm and geotextile fabric;
 - (ii) The protective boarding must be left in place for the duration of the construction and development.
- (e) The following works must be excluded from within any TPZs:
- (i) Excavation; - except for the localised siting of piers / demolition of the concrete slab
 - (ii) Soil cut or fill including trenching;
 - (iii) Soil cultivation, disturbance or compaction;
 - (iv) Stockpiling, storage or mixing of materials;
 - (v) The parking (except existing on street parking), storing, washing and repairing of tools, equipment and machinery;
 - (vi) The disposal of liquids and refuelling;
 - (vii) The disposal of building materials;
 - (viii) The siting of offices or sheds;

- (ix) Any action leading to the impact on tree health or structure.
- (f) Any trenching works for services / hydraulics / drainage etc must not be undertaken within any TPZ. Alternative installation methods for services, such as directional boring/drilling, or redirection of services must be employed.
- (g) All work undertaken within or above the TPZ must be:
 - (i) Carried out in accordance with a work methodology statement prepared by an Arborist (minimum AQF Level 5) and written approval is obtained from Council's Tree Management Officer before its implementation; and
 - (ii) Supervised by a Project Arborist (minimum AQF Level 5).

Reason

To ensure the protection and ongoing health of trees.

Background

In response to the draft conditions in Attachment A to Item 4 – Development Application: 8 Coneill Place, Forest Lodge, the applicant has requested the following changes to Condition 2(a) 'Design Modifications', Condition 3 'Affordable Housing Contributions', and Condition 24 'Tree Protection Zone'. These are discussed below:

Condition 2 – Design Modifications

The applicant requests that condition 2(a) relating to the first-floor setback be deleted or the wording be changed to: "The weighted setback from the southern boundary is to be increased to 2.5m for the first floor".

The following comments are provided by the applicant in relation to the proposed condition (2)(b):

The building bulk has been reduced and the first floor amended twice. The development complies with planning controls relating to overshadowing, privacy and floor space ratio.

The proposed first floor setbacks have an average of 2.2m and exceed the existing setbacks in the area.

If the above request is not agreed, it is then requested the wording be changed to: "The weighted setback from the southern boundary is to be increased to 2.5m for the first floor".

Council Response

The condition was recommended by Council's urban designer to address the bulk and scale impacts of the first-floor setbacks to the neighbouring dwelling at 9 Coneill Place.

The proposed development is a large 7-bedroom dwelling with a generous void space and courtyard at the centre. The development could be reduced to allow for the increased first floor setbacks without compromising the internal amenity of 8 Coneill Place.

The applicant has submitted a summary of the setbacks within the area to demonstrate that the proposed development provides a greater setback than the surrounding dwellings within the area. The summary is inaccurate as it does not distinguish between the ground and first floor setbacks and refers to DA plans for properties which do not have development consent for a two-storey dwelling. The first-floor setbacks of the surrounding development vary at the first floor for each site to respond to irregular site boundaries. Further, the neighbouring dwelling at 9 Coneill Place is the only site on Coneill Place where the private open space located at the side boundary, rather than the rear of the site.

To provide further clarification, an analysis of the first-floor setbacks prepared by Council is submitted in **Attachment B**, with the relevant plans submitted in **Attachment C**. The first floor setbacks vary within Coneill Place and there are examples of dwellings that contain a first floor building line that is setback closer to the boundary than the proposed development, as indicated by the applicant. However, the subject development is different from the surrounding development in that it is the only site that has a neighbouring development where the private open space is located along the side boundary, rather than the rear of the site. This has been considered in the assessment of the proposal and is discussed under the 'Amendments' heading (pages 13 – 15) and the 'Overbearing and Bulk' heading (page 35) of the delegated report.

The first-floor setback along the southern boundary would be acceptable if the private open space for 9 Coneill Place were located at the rear of that site, rather than the side boundary.

It is recommended that the condition is retained to address the Bulk and Scale to the private open space for 9 Coneill Place.

Condition 3 – Affordable Housing Contribution

The following is the response from the applicant on condition (3):

It is requested that the required contribution of \$213,000 be reconsidered given that the proposal is for a replacement single dwelling, and no credit has been provided for the existing dwelling.

The Affordable Housing Contribution program is aimed at increasing demand for affordable housing and increases in density, and the dwelling density is unchanged by the proposal.

The definition of Total Floor Area (TFA) is different to Gross Floor Area (GFA) in that the calculations include voids and wall thickness. If the voids were excluded the contribution would be significantly reduced.

Council Response

Forest Lodge, is located in the 'residual lands' for affordable housing purposes and attracts a 3% contribution rate on the total residential floor space. In the residual lands, this rate applies to all "new or more intensively used floor area". The proposal involves the demolition of an existing dwelling and the construction of a new dwelling.

The affordable housing provisions in Sydney Local Environmental Plan (SLEP) 2012 (cl. 7.13(1)) apply to specified development types and scales. This includes development

involving “the demolition of existing floor area and the subsequent creation, whether for the same or different purpose, of more than 200sqm of GFA”. The SLEP 2012 also notes (cl. 7.13(5)) “it does not matter whether the floor area ... was in existence before, or is created after, the commencement of this clause, or whether or not the floor area concerned replaces a previously existing area”. The Affordable Housing Program (the Program) then clarifies that in the residual lands, the requirement applies to new or more intensely used floor space. The example given on page 11 of the Program states that “existing floor area that is demolished and replaced is not ‘credited’ against the contribution requirement.

The Program does exempt developments from making a contribution where the total contribution amount is unreasonable given the nature of the development. The only exemptions from an affordable housing contribution are listed in Section 2.2 of the Program. This is defined as when the affordable housing contribution would be more than 15% of the agreed cost of construction.

The cost of construction for the subject development application is \$2,718,842.00, and 15% of the cost of construction is \$407,826.30. As the required contribution is less than 15% of the cost of works, it is approximately 7.8%, the development is not exempt from making the necessary contribution.

The [City of Sydney Affordable Housing Program](#) provides a clear justification for how development of this kind reduces the availability of affordable housing in the area and therefore justifies the requirement for a contribution towards affordable housing (refer to pages 35-37).

Floor space used to calculate an affordable housing levy contribution is based on Total Floor Area, not Gross Floor Area, and has consistently been applied in this way. This is a requirement of the Clause 7.13 of the SLEP 2012.

Condition 24 – Tree Protection Zone

The following comments have been provided by the applicant in relation to the proposed amendment to condition (24):

The 11m tree protection zone radius for Tree 15 (a Canary Island Palm) is over calculated in terms of applicable Australian Standard.

The above comment was discussed with Council's tree officer who recommended the tree protection zone radius. It has been confirmed that the 11m radius was added in error, as the height of the tree is 11m. Council's tree officer has advised that a 3.5m radius is appropriate for this tree.

It is therefore recommended that the condition be amended to require a 3.5m tree protection zone for Tree 15.

Prepared by: Chelsea Thompson, Planner

Attachments

Attachment A. Letter from Applicant

Attachment B. First Floor Setback Summary

Attachment C. Approved and Proposed Floor Plans

Approved



BILL MACKAY

Executive Manager Planning Assessments

Attachment A

Letter from Applicant



26 June 2023

Local Planning Panel Members

c/- City of Sydney Council
456 Kent Street
Sydney 2000

CC: Ms. Chelsea Thompson, Assessing Officer

Re: 8 Coneill Place Forest Lodge – Item on No: DA 2022/846 – Item 4, LPP Meeting 28 June 2023

Dear Chair and Panel members

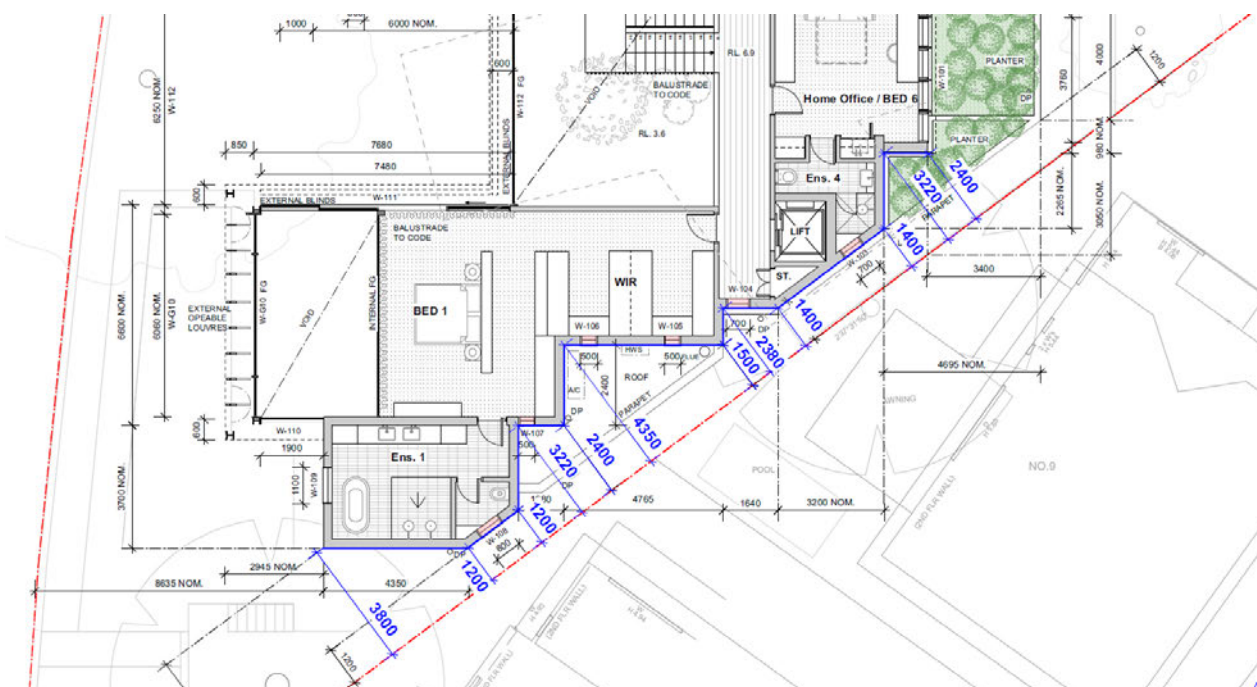
I write on behalf of the applicant for the DA, and owner of the above site. Unfortunately, I am unable to attend the meeting as I am on another Panel meeting at the same time. I therefore write to request the Panel:

1. Delete Condition 2(a) relating to the first-floor southern setback;
2. Review Condition 3 to delete or reduce the affordable housing of over \$213,000;
3. Add a note to Condition 24 regarding the applicable *Australian Standard 497p (2009)*.

The following provides a summary of the reasons to support the above requests:

1. Condition 2(a) – First Floor Southern Setback

For reference, as current first floor plan with setback dimensions is below:



The following reasons support deleting Condition 2(a):

- The building bulk has been reduced and the first floor amended twice to fully comply with the DCP overshadowing requirements, in ongoing consultation with Council;
- As shown in the attached plan, the first floor has been modulated and articulated, while also considering mutual privacy;
- The average weighted first-floor side setback is currently approximately 2.2m;
- The FSR of the proposal is unusually around 6% less than the LEP standard;
- The objective of the setback control in the DCP is to “Ensure that new development relates to the existing setback patterns”. The following table shows setbacks for all the properties in Coneill Place:

Property	Side Setback	Source
1	1100-1600mm	DA Plans
2	900mm	DA Plans
2A	900mm	DA Plans
3	900mm	DA Plans
3A	900mm	DA Plans
4	900mm	DA Plans
4A	900mm-1800mm	DA Plans
5	Varies	Varies
6	1500mm	CDC/visual
6A	800-1400mm	Visual/tape
7	800-1400mm	Visual/tape
9	Varies	Varies
9B	Varies	Varies
10	Varies	Varies

- The proposed setbacks at first floor exceed existing setbacks in the area, as shown in the table above;
- The proposal fully complies with the DCP overshadowing controls (demonstrated in detailed analysis provided to Council, as requested).

If the above request is not agreed, it is then requested the wording be changed to: “The **weighted** setback from the southern boundary is to be increased to 2.5m for the first floor”.

2. Condition 3 – Affordable Housing Contribution

The required contribution in Condition 3 is over \$213,000. After a quick review, I cannot see an error in the calculation, but ask Council and the Panel review the fairness and appropriateness of such an extraordinarily large contribution given:

- The proposal is for a replacement single dwelling;
- The Contribution Plan is aimed at increased demand for affordable housing and increases in density. The dwelling density is unchanged;
- No credit for the existing floorspace demolished is given and the existing dwelling and shed have an area of approximately 200sqm;
- The definition in the Plan is different to GFA and includes voids and wall thicknesses. If voids were excluded this would reduce the contribution significantly.

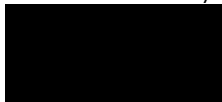
It is understood the Panel cannot change conditions that have a financial impact without prior consultation with the Council's General Manager. But it is hoped the Panel would agree that an affordable housing contribution of over \$213,000 for a replacement dwelling is astounding. It is also hoped Council staff can review this matter to find a more equitable outcome.

3. Condition 24 – Tree 15 TPZ radius

Our arborist has advised that the 11m TPZ radius from Tree 15 (a Canary Island Palm) is over-calculated in terms of the applicable Australian Standard. The following should be added after the table in Condition 24: *"The above radii from the trunk (last column) are approximate and shall be calculated in accordance with the Australian Standard 497p (2009). In the event of an inconsistency, the Australian Standard 497p (2009) shall prevail"*.

We look forward to your consideration and determination. As mentioned I am unable to attend the Panel meeting I am available by phone on 0448-413-558.

Yours sincerely



Jason Perica
Director

Attachment B

First Floor Setback Summary

Attachment B: Coneill Place First Floor Setback Summary

The following table (figure 1) outlines the approved first floor setbacks within Coneill Place, measured from the first-floor building line to the site boundary.

Property	First Floor Side Setback	Private Open Space Location	Source	Attachment C Drawing Reference
2	419mm – 2502mm	Rear of site	D/2015/982:	Drawing A
2A	738mm – 1845mm	Rear of site	Approved plan titled 'First floor plan', prepared by Arkivis, dated 10/07/2015.	
4	827mm – 3200mm	Rear of site	D/2019/554:	Drawing B
4A	900-3900mm	Rear of site	Approved plan titled "First floor Plan" prepared by Arkhaus, dated 20/10/20.	
6	Eastern setback (from 5 Coneill Place): 1325mm – 4000mm Southwestern setback (from 6A Coneill Place): 1802mm – 3200mm	Rear and side	CDC/389-0314: Approved plan titled "Proposed first floor analysis", prepared by Development Design Pty Ltd, dated 26/03/2014	Drawing C
6A	Northern setback (from 6 Coneill Place): 900mm – 1499mm Southern setback (from 7 Coneill Place): 4087mm – 5340mm	Rear of site	CDC/389-0314: Approved plan titled "Proposed first floor analysis", prepared by Development Design Pty Ltd., dated 26/03/2014.	Drawing D
7	Northern setback (from 6A Coneill Place): 907mm - 5913mm	Rear of site	CDC/389-0314: Approved plan titled "Proposed first floor analysis",	Drawing E

	Southern setback (from 8 Coneill Place): 900mm – 1499mm		prepared by Development Design Pty Ltd, dated 16/01/014.	
9	Northern setback (from 8 Coneill Place): 3400mm – 6900mm Western setback (from 9B Coneill Place): 1600mm Southern setback (from 10 Coneill Place) : 2900m	Side boundary (north of site)	D/2009/2125: Approved plan titled “Proposed first floor analysis”, prepared by Development Design Pty Ltd, dated 18/09/09.	Drawing F
9B	Northern setback (from 8 Coneill Place): 2000mm - 2300mm North eastern setback (from 9B Coneill Place): 3900mm South eastern setback (from 10 Coneill Place): 1700mm to 9000mm	Rear of site	D/2015/501: Approved plan titled ‘First Floor Plan’, prepared by The Site Foreman.	Drawing G

Figure 1: Approved two storey developments in Coneill Place

The following table (figure 2) outlines the first-floor setbacks that are proposed under development applications that are currently under assessment by Council, or that have previously been approved but were not constructed. The proposed first floor setbacks have been measured from the first-floor building line to the site boundary.

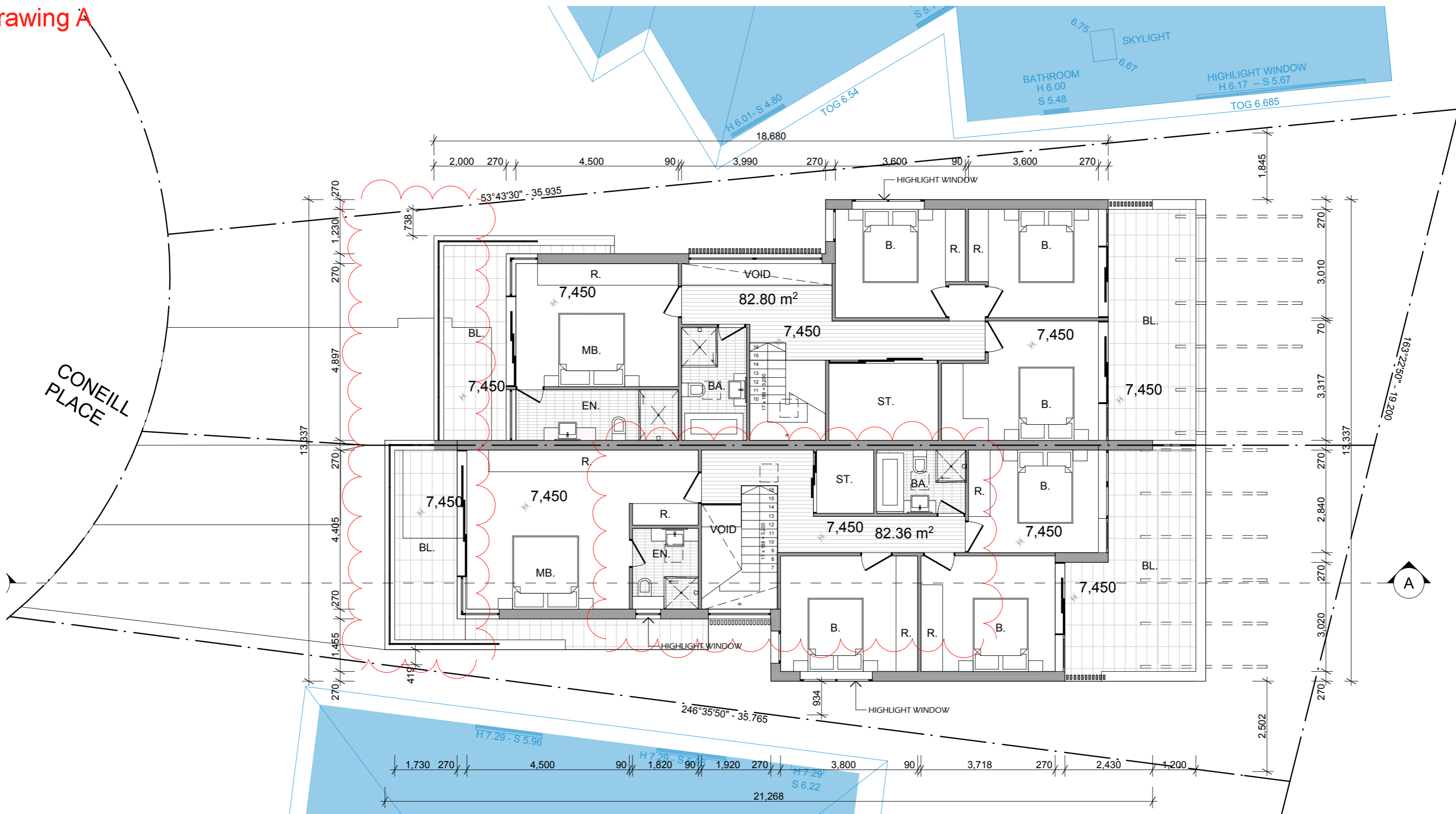
Property	Existing Development	Proposed First Floor Side Setback	Private Open Space Location	Source	Attachment C Drawing Reference
1	Single story dwelling. Two storey dwelling proposed and currently under assessment.	1650mm	Rear of site	D/2022/610 (Under assessment): Amended architectural plans notified 26 April 2023.	Drawing H

				Drawing title 'First Floor Plan' Rev. C, prepared by Hecticrat architects dated 20/1/23.	
3	Single Storey dwelling. Two storey dwelling proposed and currently under assessment.	900mm – 4240mm	Rear of site	D/2022/1224 – (under assessment). Plans notified 30 November 2022	Drawing I
3A	N/A	900mm- 3500mm	Rear of site	Proposed first floor plan titled "DA106 Issue 1", prepared by Vaughan architects dated 4/10/22.	
5	Single Storey dwelling	N/A	N/A	N/A	N/A
10	Single Storey Dwelling	Western setback (from 9 & 9B Coneill Place): 1700mm – 8200mm	Side and rear of site. Existing site contains POS at rear of site only.	D/2004/1663 A two-storey dwelling approved but not constructed and no longer a valid consent. Approved plan titled "upper floor plan", dated 10.12.04.	Drawing J

Figure 2: Other developments in Coneill Place

Attachment C

Approved and Proposed Floor Plans



1 FIRST FLOOR
Scale 1:100

LEGEND		DOUBLE GARAGE	DG	ROBE	R	LIFT	LF
BALCONY	BL	ENSUITE	EN	RUMPUS	RU	LIGHT WELL	LW
BARBECUE AREA	BBQ	ENTRY	E	SERVICES	SE	LIVING	L
BATHROOM	BA	FIRE STAIR	FS	STORE	S	LOBBY	LB
BEDROOM	B	GARAGE	G	STUDY	ST	MASTER BEDROOM	MB
BIKE RACK	BR	GARBAGE ROOM	GR	TERRACE	T	NOOK	N
COURTYARD	C	KITCHEN	K	VOID	V	PANTRY	PA
DECK	DK	LAUNDRY	LD	WALK IN PANTRY	WIP	POWDER	P
DINING	D					WALK IN ROBE	WIR



amendments

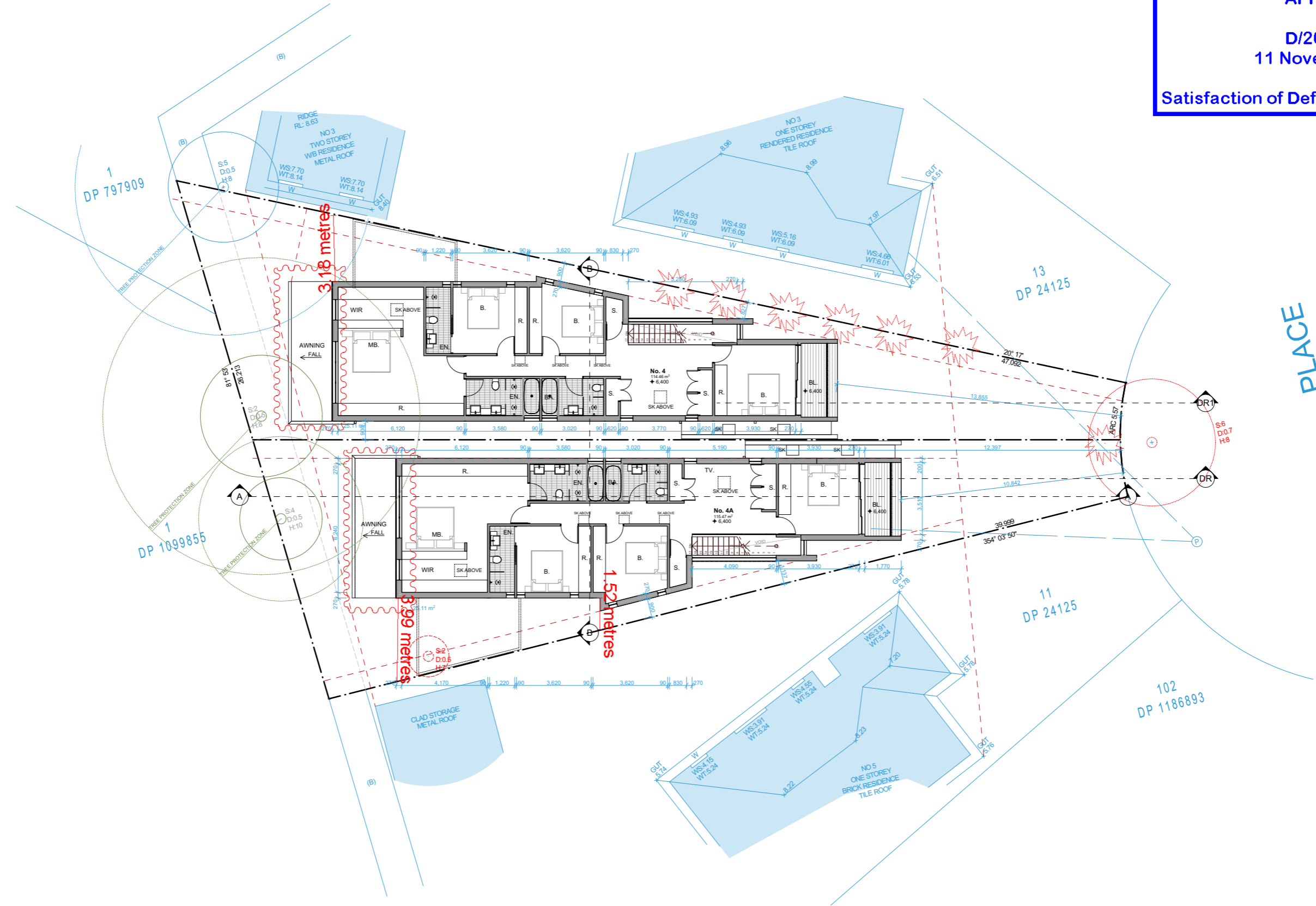
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10/07/2015	A	DAAPPLICATION

client	project [description]	sheet [no.]
Mr Jason Khoury	NEW DUAL OCCUPANCY	DA.05
drawing	project [address]	job [no.]
FIRST FLOOR PLAN	CONEILL PLACE	02115DA

Drawing B



CITY OF SYDNEY
CITY PLANNING DIVISION
APPROVAL
D/2019/554
11 November 2021
Satisfaction of Deferred Commencement



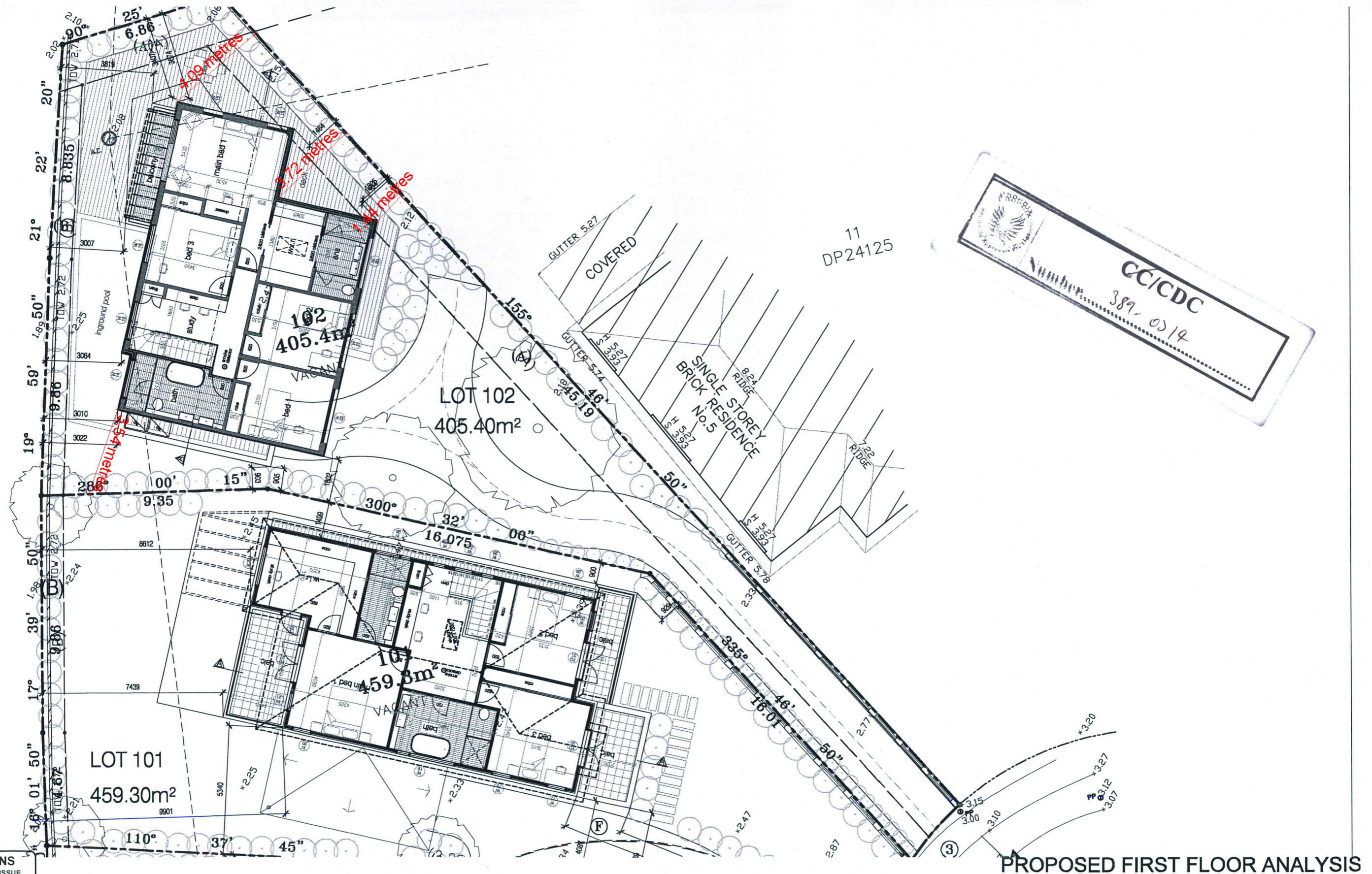
FIRST FLOOR
 Scale 1:200

LEC S34 REVISION

ARKHAUS (02) 9697 9554 hello@arkhaus.com.au www.arkhaus.com.au Suite 4.03/ 77 Dunning Avenue, Rosebery NSW 2018
The works to be completed in accordance with the National Construction Code, Australian Standards and relevant by laws. All proprietary items are to be installed in accordance with manufacturers details and specifications. Statutory authority approvals and specifications that form part of the construction methods are to be adhered to. Work references of dimensioned measurements are to be taken over scaled measurements. These drawings have been prepared by Arkhaus and remain the property of the above mentioned part. These drawings are not to be used in any way without the permission of Arkhaus and are subject to copyright laws.

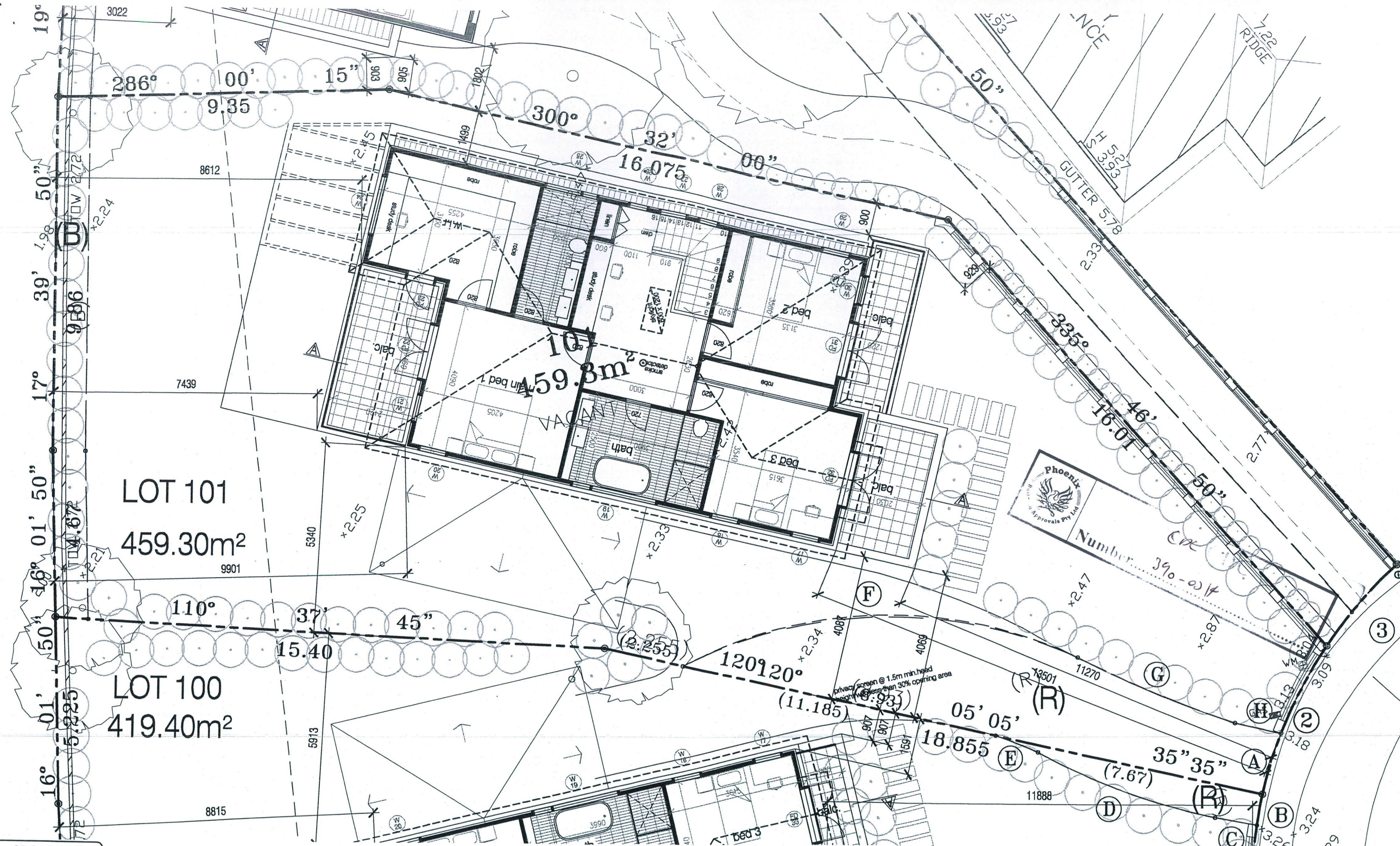
amendments		
Date	Issue	Description
29/04/19	A	DEVELOPMENT APPLICATION
20/10/20	A.S34_1	S34 FINAL ISSUE

Client STONE ENTERTAINMENT PTY LTD Drawing FIRST FLOOR PLAN	Project description TWO DETACHED SINGLE DWELLINGS LTD Project address 4 CONEILL PL FOREST LODGE	Sheet no. DA.05 Job no. 03318
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CDC PLANS
CONSTRUCTION ISSUE

ISSUE: A	AMENDMENTS: CDC ISSUE	DATE: 26.03.2014	Development Design Pty Ltd ACN 107 176 867 340a Riley Street Surry Hills NSW 2010 +61(02) 9211 7600 info@developmentdesign.com.au www.developmentdesign.com.au	CLIENT: BRAD LANCKEN ADDRESS: LOT 102 in D.P 1186893 6 CONEILL PLACE FOREST LODGE 2037	PROJECT: PROPOSED NEW DWELLING DRAWING: PROPOSED FIRST FLOOR ANALYSIS	SCALE: 1:150 @ A3 DRAWN: P.G CHECKED: S.G	 DO NOT SCALE DRAWING	ISSUE: A CDC SHEET No: 0.02
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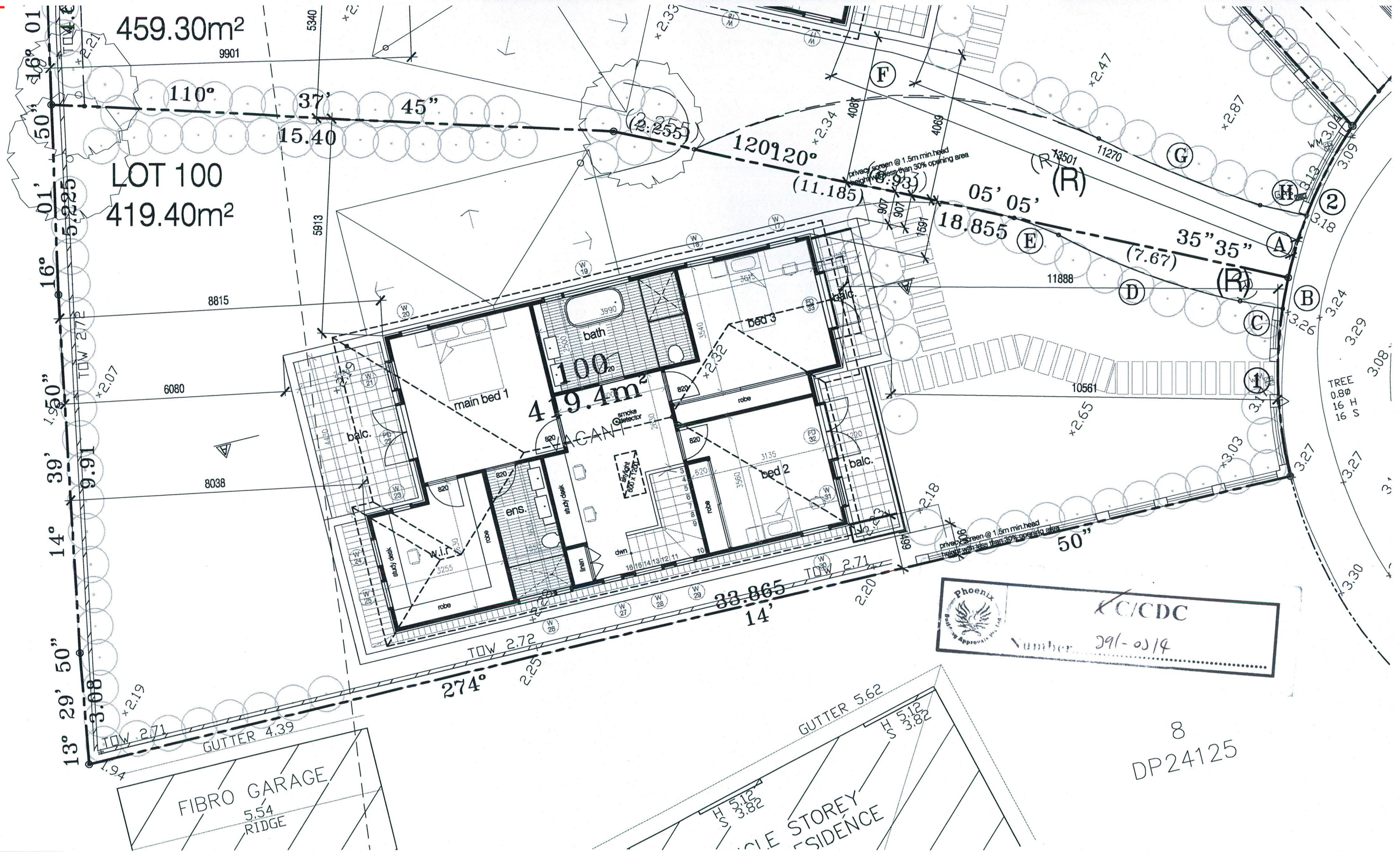


PROPOSED FIRST FLOOR ANALYSIS

CDC PLANS
CONSTRUCTION ISSUE

ISSUE: A	AMENDMENTS: CDC ISSUE	DATE: 26.03.2014	Development Design Pty Ltd ACN 107 176 867 340a Riley Street Surry Hills NSW 2010 +61(02) 9211 7600 info@developmentdesign.com.au www.developmentdesign.com.au	CLIENT: BRAD LANCKEN ADDRESS: LOT 101 in D.P 1186893 6A CONEILL PLACE FOREST LODGE 2037	PROJECT: PROPOSED NEW DWELLING DRAWING: PROPOSED FIRST FLOOR ANALYSIS	SCALE: 1:100 @ A3 DRAWN: P.G CHECKED: S.G	 DO NOT SCALE DRAWING	ISSUE: A CDC SHEET No: 0.02
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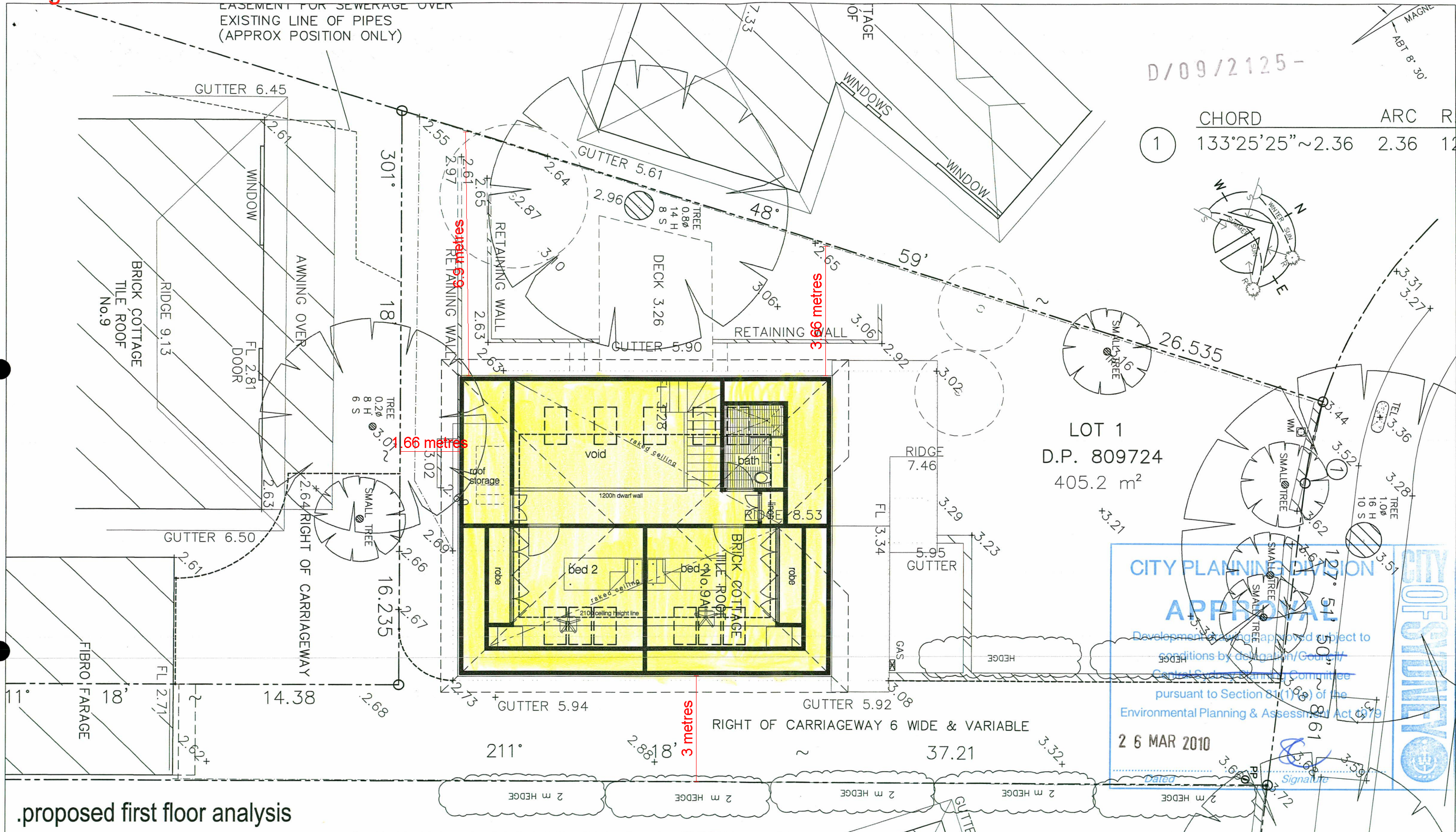


Phoenix Building Approvals
 K/C/CDC
 Number 291-0514

PROPOSED FIRST FLOOR ANALYSIS

<p>CDC PLANS CONSTRUCTION ISSUE</p>		<p>Development Design Pty Ltd ACN 107 176 867</p>		<p>CLIENT: BRAD LANCKEN</p>		<p>PROJECT: PROPOSED NEW DWELLING</p>		<p>SCALE: 1:100 @ A3</p>		<p>ISSUE: A</p>			
<p>ISSUE: A</p>		<p>AMENDMENTS: CDC ISSUE</p>		<p>DATE: 16.01.2014</p>		<p>ADDRESS: LOT 100 in D.P 1186893 7 CONEILL PLACE FOREST LODGE 2037</p>		<p>DRAWING: PROPOSED FIRST FLOOR ANALYSIS</p>		<p>DRAWN: P.G</p>		<p>CDC</p>	
		<p>340a Riley Street Surry Hills NSW 2010 +61(02) 9211 7600 info@developmentdesign.com.au www.developmentdesign.com.au</p>						<p>CHECKED: S.G</p>		<p>DO NOT SCALE DRAWING</p>		<p>SHEET No: 0.02</p>	

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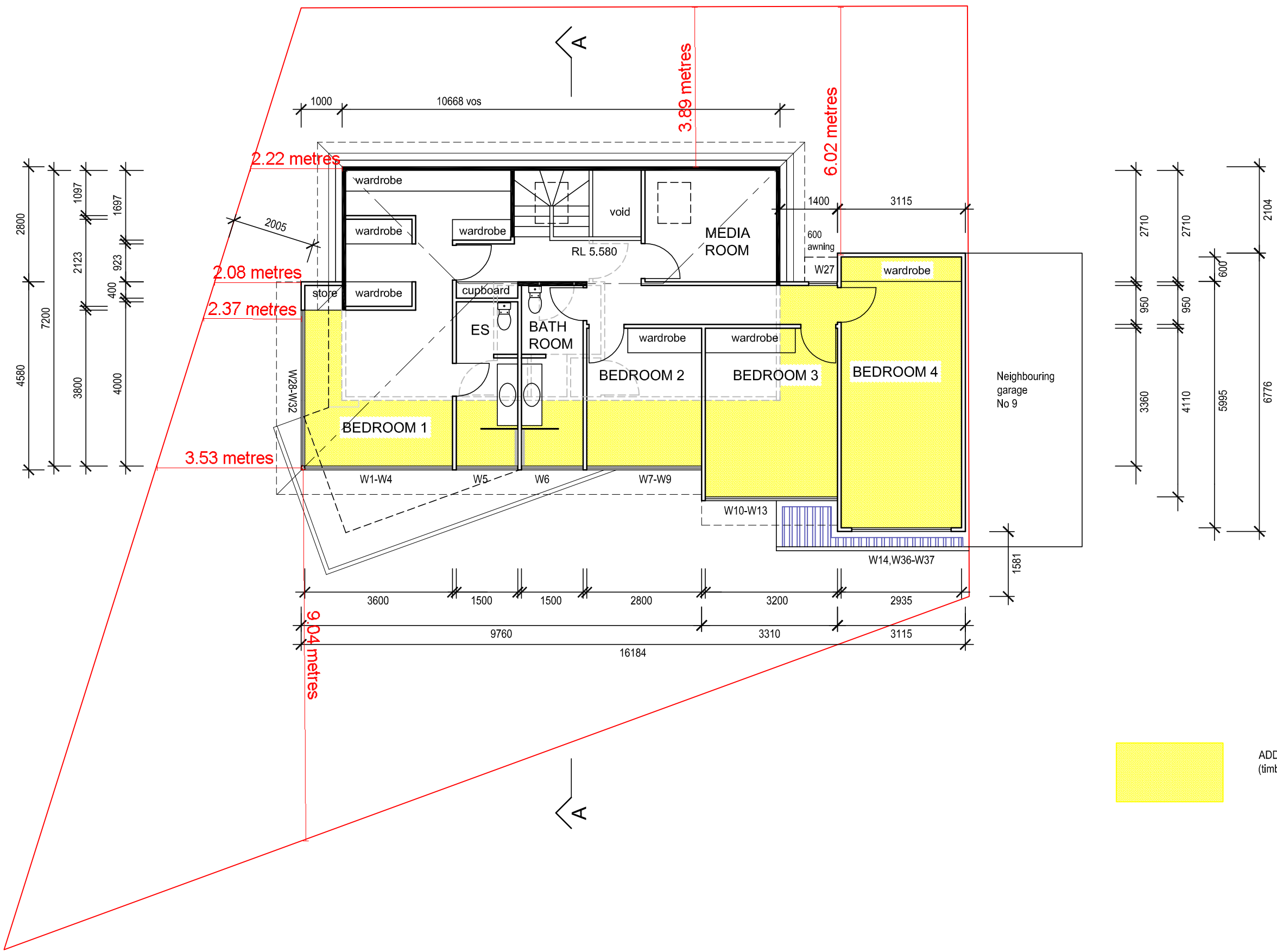
CITY PLANNING DIVISION
APPROVAL
 Development and/or approved subject to conditions by designation/Governor/Governor General/Planning Committee pursuant to Section 81(1)(a) of the Environmental Planning & Assessment Act 1979
26 MAR 2010
 Dated: _____ Signature: _____


.proposed first floor analysis

ISSUE:	AMENDMENTS:	DATE:	CLIENT: PROPOSED ADDITIONS & ALTERATIONS FOR: JOHN BUTTERS	DESIGN NAME: CONEILL_9A DESIGN No. : SK10 FACADE: EXISTING
SK13	NOT FOR CONSTRUCTION, D.A ONLY	08.12.09	DEVELOPMENT DESIGN PTY LTD ACN 107 176 867 340A CNR.FOVEAUX & RILEY STREETS SURRY HILLS NSW 2010 P 9211 7600 F 9211 7600 M 0400 228 335	ADDRESS: PROPOSED ADDITIONS & ALTERATIONS AT: LOT 1 D.P 809724 NO. 9A CONEILL PLACE FOREST LODGE
				JOB N: CONEILL DATE: 18.09.09 DRAWN: P.G CHECKED: S.G SCALE: 1:100 DRAWING N: DF DO NOT SCALE DRAWING

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Drawing G



 ADDITIONAL FLOOR AREA (timber framed)

THE SITE FOREMAN

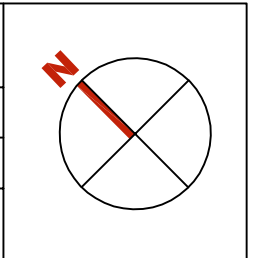
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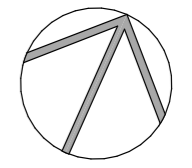
t: 1300 728 006 f: 1300 728 440
w: THESITEFORMAN.COM.AU
a: LEVEL 1, 381 LIVERPOOL ROAD ASHFIELD 2131 NSW

ISSUE	REVISIONS	DATE
A	ISSUED FOR DA	

PROJECT	ALTERATIONS & ADDITIONS TO DWELLING
	FIRST FLOOR PLAN
ADDRESS	9B CONEILL PLACE, FOREST LODGE

DRAWN BY	PW
SCALE	1:100
JOB NO	2400
DRAWING NO	DA 04 A





FIRST
1:200



PO Box 393 Bondi Road
Bondi NSW 2026
Mobile 0433 377 938
demis@hecticrat.com.au

Client
JOSH KUBA
Project Address
**1 CONEIL PLACE
FOREST LODGE**

Project
**SUBDIVISION +
TWO ATTACHED DWELLINGS**
Status: **DEVELOPMENT APPLICATION**

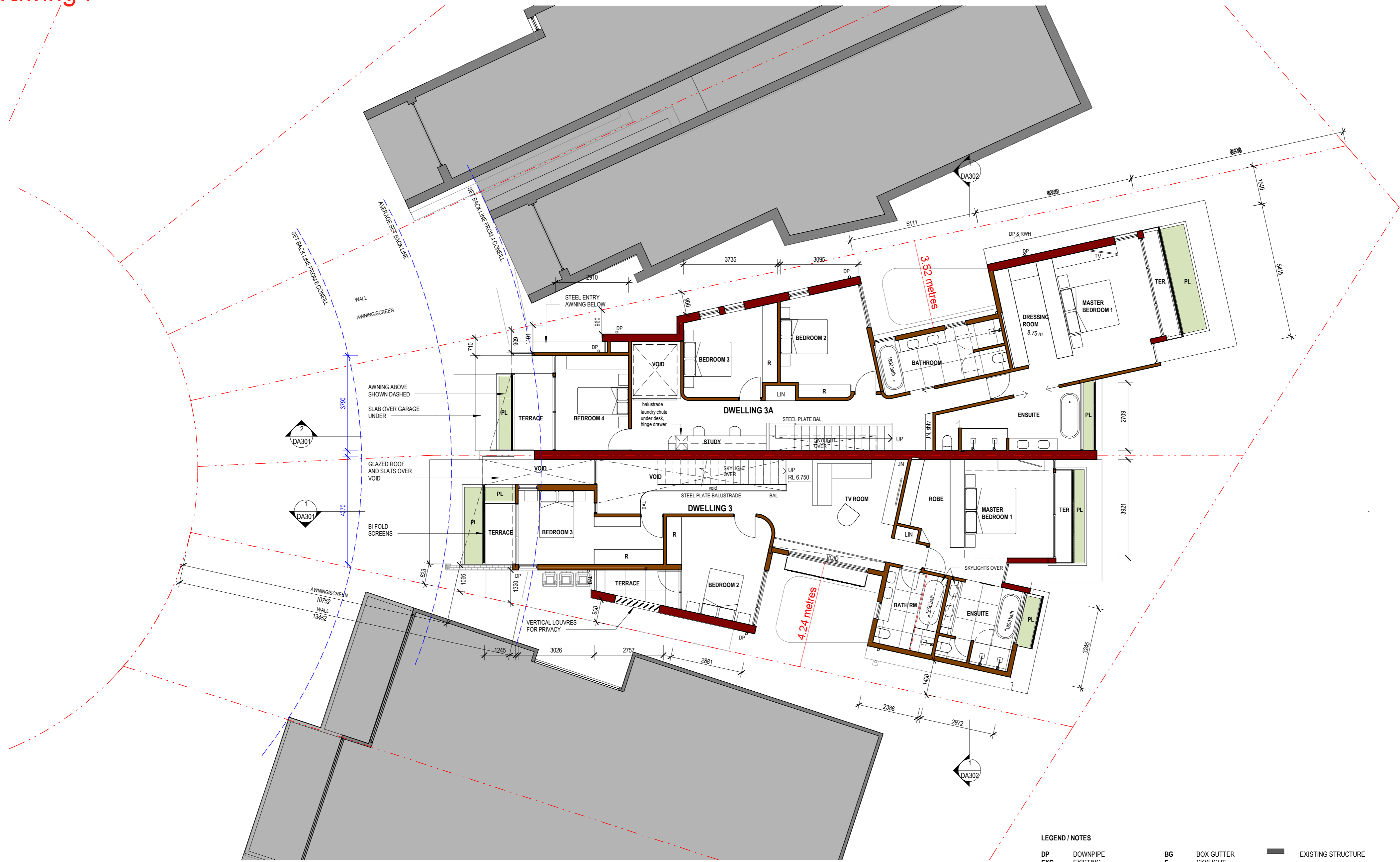
Contractors are responsible for all site levels and dimensions and must verify these at the job before the commencement of any work, the preparation of shop drawings or the fabrication of components. Do not scale drawings use figured dimensions only.
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Revision	Date	Description
C	20/1/23	amended DA issue (not for construction)
B	24/5/22	amended DA issue (not for construction)
A	25/3/22	Development Application issue (not for construction)

Drawing Title:
FIRST FLOOR PLAN


Scale: 1:100 UNO	Date: 20 JANUARY 2023
Drawn: DRB	Sheet No. 1CON-06
	Rev. C

Drawing I



LEGEND / NOTES					
DP	DOWNPIPE	BG	BOX GUTTER	█	EXISTING STRUCTURE
EXG	EXISTING	S	SKYLIGHT	█	NEW GLAZING / SWIMMING POOL
F	FIXED PANEL			█	NEW MASONRY/CONCRETE STRUCTURE
LS	LANDSCAPE			█	NEW FRAMED STRUCTURE
OP	OPAQUE GLASS			█	LANDSCAPING TO LANDSCAPE ARCHITECTS DETAILS
PF	POOL FENCE				
PG	POOL GATE				
W	WINDOW				

ISSUE	DATE	DESCRIPTION	BY
1	04/10/22	DA SUBMISSION	


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PROJECT:
**DUAL OCCUPANCY - 3 & 3A CONEILL PL,
 FOREST LODGE 2037**

NOTES:
 1. Use only figured dimensions, do not scale drawings.
 2. All discrepancies and omissions to be referred to Vaughan Architects Pty Ltd prior to construction.
 3. Check all dimensions, Building Code of Australia, relevant codes and council approvals.
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DRAWING:
PROPOSED FIRST FLOOR PLAN

SCALE: @ A2
1 : 100

DATE:
04/10/22

DRAWN BY:
Author

CLIENT: Owner

DRAWING NO:
DA106

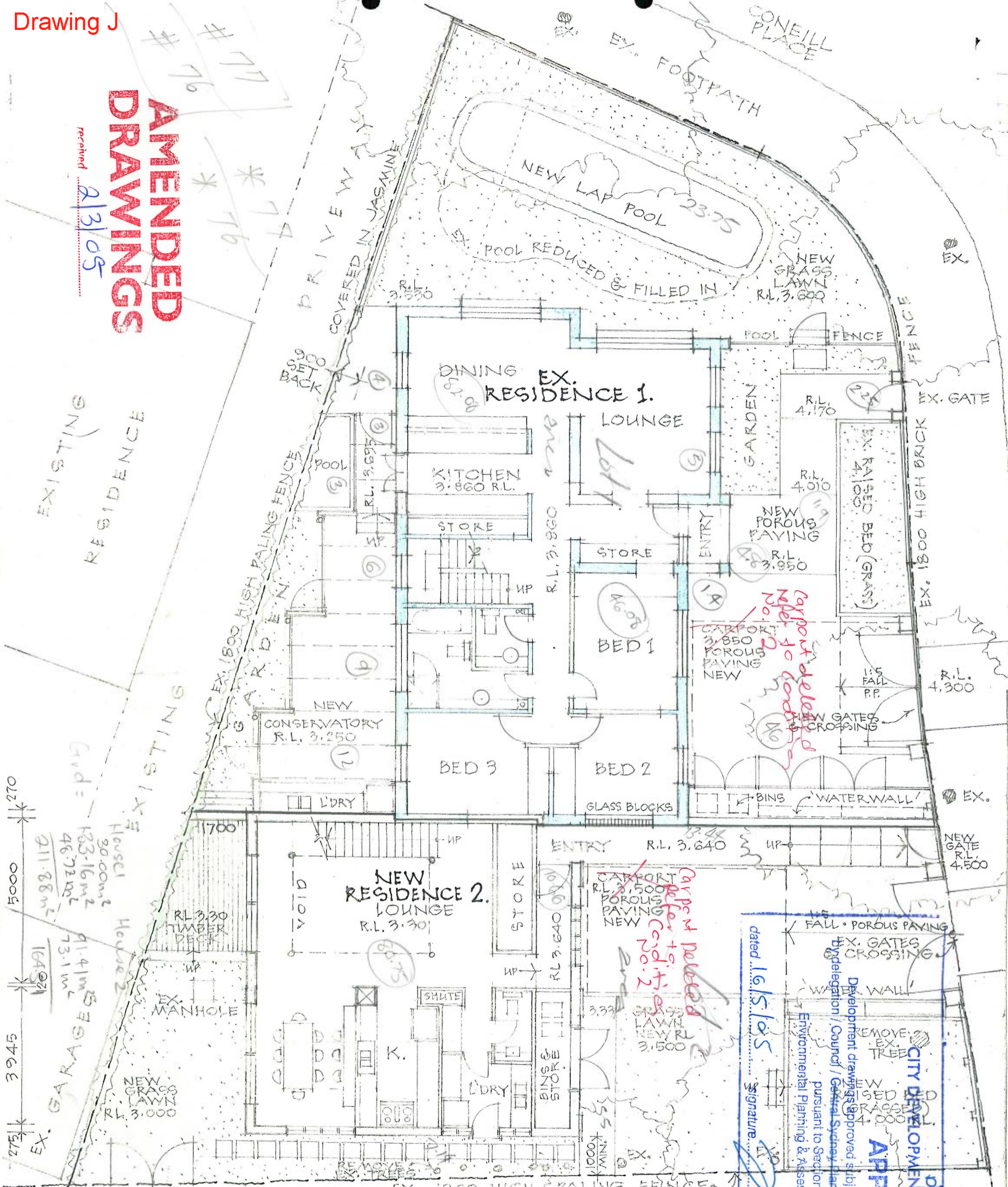
ISSUE:
1

PROJECT NO:
2207

21/11/2022 3:17:42 PM

AMENDED DRAWINGS

received 2/3/05



dated 16/5/05
signature

Development drawings approved subject to conditions of delegation / Council / Central Sydney Planning Committee pursuant to Section 81 (1) (a) of the Environmental Planning & Assessment Act 1979

APPROVAL

CITY DEVELOPMENT DIVISION

10.420

NEW ACCESS GATES AS REQD. BY WATER BOARD

EX. WATER BOARD RESERVE & ELEVATED AQUEDUCT

TA.01'A

275 | 3000 | 2400 | 1500 | 1100 | 1000 | 275 BRICK VENEER

NO 10 CONEILL PLACE GROUND FLOOR PLAN

10.12.04

1:100

A DIMENSIONS & R.L.S NOTED 27/2/05

EXISTING WALLS - ALL OTHER WALLS ARE PROPOSED